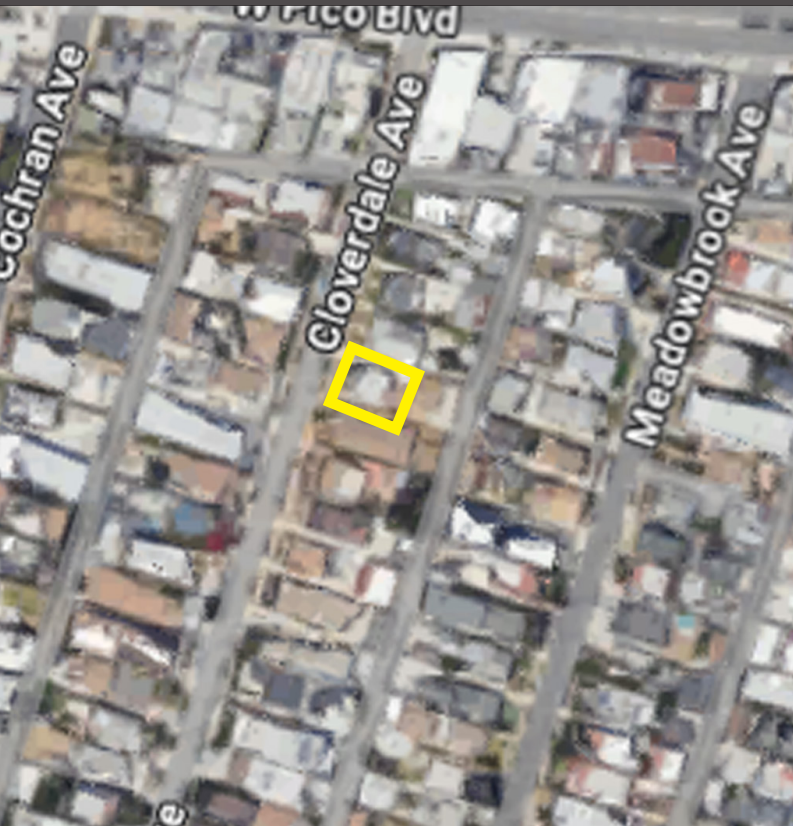


# 1432 Cloverdale Ave. Los Angeles, CA 90019



4 Unit | 2730 SQFT | 6852 LOT  
Built in 1913 | Proforma Cap 11.84%



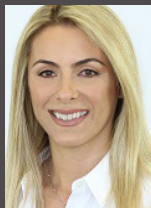
## Property Highlights:

- Highly Desirable Rental Market
- Tremendous Upside Potential
- Next to Brand New Construction
- Close to Restaurants, Shops, and Markets

## Investment Highlights:

UNIT	SIZE	BD/BA	TOTAL RENT	MARKET RENT	MOVE-IN DATE
1432		2+1	\$2,500.00	\$2,800.00	4/01/2022
1434		1+1	\$760.00	\$2,200.00	3/11/2000
1434 1/2		1+1	\$819.00	\$2,200.00	7/15/2015
1436		3+1	\$2,005.00	\$3,200.00	3/21/2022
ADU 1*	787	2+1.5		\$2,900.00	
ADU 2*	756	2+1.5		\$2,900.00	
<b>TOTAL</b>			\$6,084.00	\$16,200.00	

\*Buyer to verify current status of ADU plans



**Debbie Emanuel**  
Emanuel Real Estate Group, Inc.  
cell 310.505.2198  
Debbie.Emanuel@gmail.com  
DRE #01367535

**EREG**  
REAL ESTATE INVESTMENTS



DRE #01428774

**Hooman Emanuel**  
Emanuel Real Estate Group, Inc.  
424-209-0773 | 818-335-0923 cell  
hemanuel126@gmail.com  
DRE #01200237



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