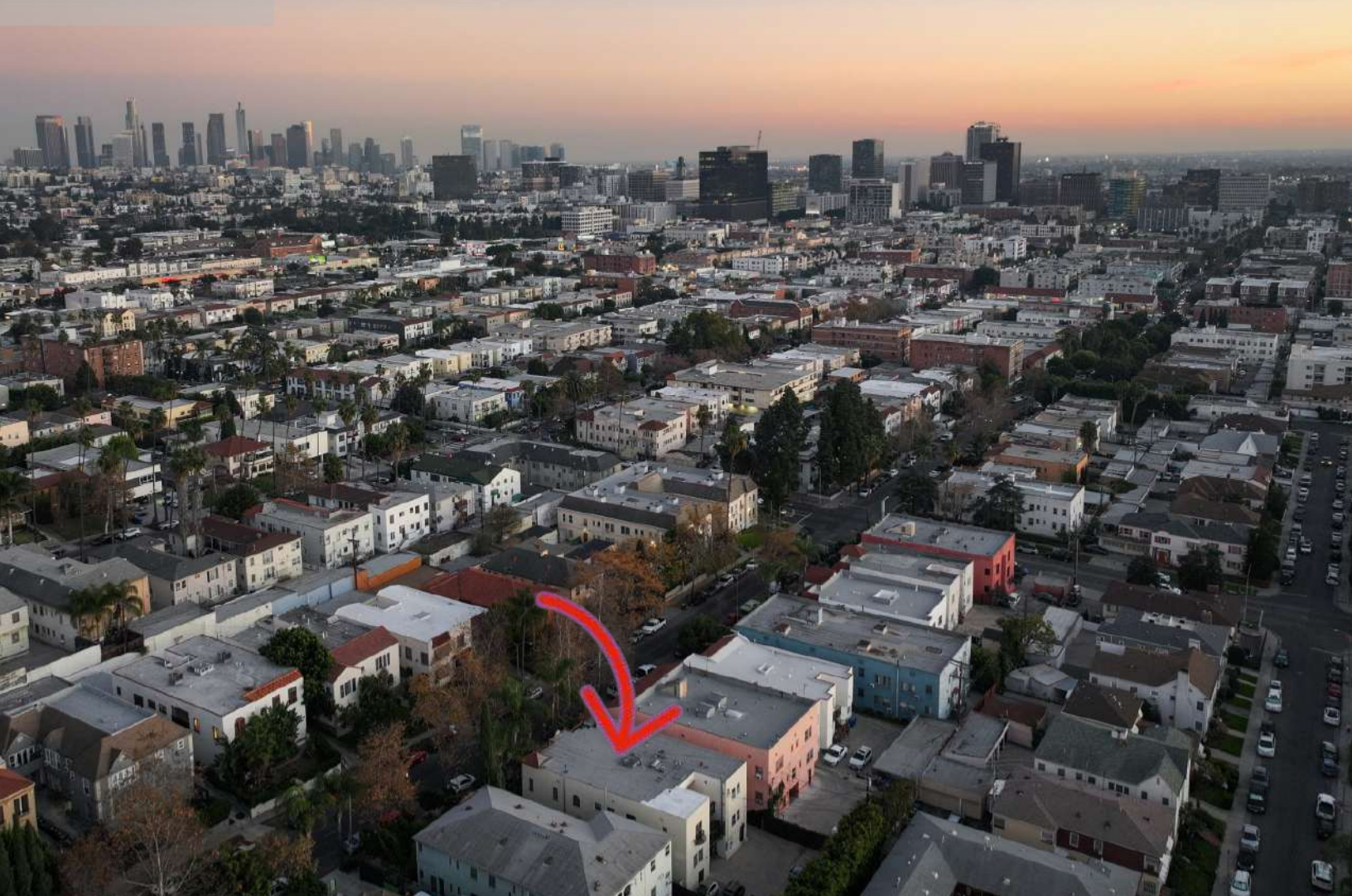


137 North Kenmore Avenue, Los Angeles, CA 90004

\$1,650,000



### Offering Summary:

Number of units:	4
Price per unit:	\$412,500
Price/SF:	\$286
Living space	5,752 Sqft
Lot Size:	7,597 Sqft
Zoning:	R3*

R E N T S

<b>Kenmore Street (137 - 143)</b>							
137	Tenant Profiles	8/1/2021	at-will	2 Bed/2 Bath	Monthly	2/1/2024	2,756.00
139		1/1/2024	12/31/2024	2 Bed/1 Bath	Monthly	1/1/2024	2,995.00
141		8/15/2013	at-will	2 Bed/2 Bath	Monthly	2/1/2024	2,444.00
143		8/1/2021	at-will	2 Bed/2 Bath	Monthly	2/1/2024	2,912.00
<b>Total for Kenmore Street (137 - 143)</b>							<b>\$11,107.00</b>

Gross annual income: \$133,284

O p e r a t i n g   c o s t

<b>Taxes</b>	\$20,716
<b>Insurance</b>	\$8,442
<b>LADWP</b>	\$6,972
<b>Trash bill</b>	\$4,636
<hr/>	
Total	\$40,766

**NOI:            \$92,518**

**CAP: 5.6%**

137 North Kenmore Avenue, Los Angeles, CA 90004



Real Estate Opportunity

137 North Kenmore Avenue, Los Angeles, CA 90004

