

11741 W. WASHINGTON BL. CULVER CITY, CA 90066

DOUGLAS ELLIMAN COMMERCIAL

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Property 1741 W. WASHINGTON BL Address: CULVER CITY, CA 90066

PRICE: \$2,399,000



INVESTMENT SUMMARY			
YEAR BUILT	1955		
SEPARATE UNITS	6		
APPX. LOT SIZE	7,008		
APPX . SQ. FT.	4,396		
STORIES	2		
PARKING SPACES	6		
ZONING	CCC3YY		
	Current	Pro Forma	
CAP:	5.01%	5.88%	
Cash on Cash:	0.00%	#DIV/0!	

11741 W. WASHINGTON BL. CULVER CITY, CA 90066 APN# 4233-012-017				
SCHEDULED INCOME:	CURRENT RENT		PROFORMA	
	Unit	Monthly Income	Monthly Income	
	A - 2 + 1	\$2,800	\$2,995	
	B - 2 + 1	\$2,880	\$2,995	
	C - 1 + 1	\$1,990	\$2,200	
UNITS A & D TO BE DELIVERED VACANT	D - 2 + 1	\$2,880	\$2,900	
	E - 2 + 1	\$2,139	\$2,995	
	F - 1 + 1	\$1,951	\$2,200	
Total Scheduled Rent:		\$14,641	\$16,285	
NNN INCOME				
Parking Income:		\$0	\$600	
Monthly Gross Income:		\$14,641	\$16,885	
Annual Gross Income:		\$175,689	\$202,620	

ANNUAL INCOME					
	Current			Pro Forma	
Scheduled Gross Income:	\$175,689			\$202,620	
Less Vacancy Reserve Rate:			*	(\$6,079)	3.00%
Gross Operating Income:	\$175,689			\$196,541	
Less Expenses:	(\$55,599)	31.65%	*	(\$55,599)	27.44%
Net Operating Income:	\$120,090			\$140,943	
Less Debt Service:					
Pre-Tax Cash Flow:	\$120,090		**	\$140,943	#DIV/0!
Plus Principal Reduction:					
Total Return Before Taxes:	\$120,090		**	\$140,943	#DIV/0!
* As a percent of Scheduled Gross Income.	e. ** As a percent of Down Payment.				

FINANCING INFORMATION			
Price:		Terms:	Years Amoritized
Down Payment:		Interest rate:	Fixed for 5 yrs
Loan amount:		Monthly Payment:	

ESTIMATED ANNUAL EXPENSE		
ITEM	AMOUNT	
Real Estate Taxes	\$26,989	
Insurance	\$9,180	
Gardener	\$1,800	
Trash	\$9,400	
Water	\$2,230	
Electricity	\$2,000	
Maintenance & Repairs	\$2,000	
Professional Fees	\$2,000	
TOTAL EXPENSES:	\$55,599	

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information.