

4052 Chevy Chase Dr

LOS ANGELES, CA



PRICE:

\$2,395,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- On-Site Parking & Laundry
- High Demand Rental Location
- Unit Mix: 4-1+1 | 4-2+1
- Nearby Shopping/Transit
- Individually Metered for Gas & Electric
- Soft Story Retrofit Completed
- New Exterior Paint

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

PRESENTED BY:

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

8 UNITS ON CHEVY CHASE DR

INVESTMENT SUMMARY		
Price:		\$2,395,000
Down Payment:	55%	\$1,317,250
Units:		8
Cost per Unit:		\$299,375
Current GRM:		12.78
Current CAP:		4.59%
Market GRM:		10.62
Market CAP:		6.01%
Age:		1960
Lot SF:		7,099
Building SF:		6,430
Price per SF:		\$372.47
Zoning:		LAR1



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 Unit Mix: 4-1+1 | 4-2+1
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 Soft Story Retrofit Completed

PROPOSED FINANCING		
First Loan Amount:		\$1,077,750
Terms:	5.75%	30 Years (5-Year Fix)
Monthly Payment:		\$6,351

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$187,474		\$225,600	
Less Vacancy Rate Reserve:	5,624	3.0%	6,768	3.0%
Gross Operating Income:	181,849		218,832	
Less Expenses:	71,964	38.4%	74,923	33.2%
Net Operating Income:	\$109,885		\$143,909	
Less Loan Payments:	76,214	1.44	76,214	
Pre-Tax Cash Flow:	\$33,671	2.6%	\$67,695	5.1%
Plus Principal Reduction:	13,863		13,863	
Total Return Before Taxes:	\$47,533	3.6%	\$81,557	6.2%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$1,557	\$6,229	\$2,050	\$8,200
4	2+1	\$2,349	\$9,394	\$2,650	\$10,600
Total Scheduled Rent:			\$15,623		\$18,800
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$15,623		\$18,800
Annual Scheduled Gross Income:			\$187,474		\$225,600

ESTIMATED EXPENSES	
Taxes: (new)	\$29,938
Insurance:	\$8,359
Utilities:	\$12,240
Maintenance:	\$9,092
Rubbish:	\$2,880
Reserves:	\$1,600
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	\$5,455
Total Expenses:	\$71,964
Per SF:	\$11.19
Per Unit:	\$8,996

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. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		2+1	\$2,373	\$2,650
2		1+1	\$1,576	\$2,050
3		2+1	\$2,282	\$2,650
4		2+1	\$2,495	\$2,650
5		2+1	\$2,244	\$2,650
6		1+1	\$2,049	\$2,050
7		1+1	\$1,536	\$2,050
8		1+1	\$1,068	\$2,050
TOTAL:			\$15,623	\$18,800

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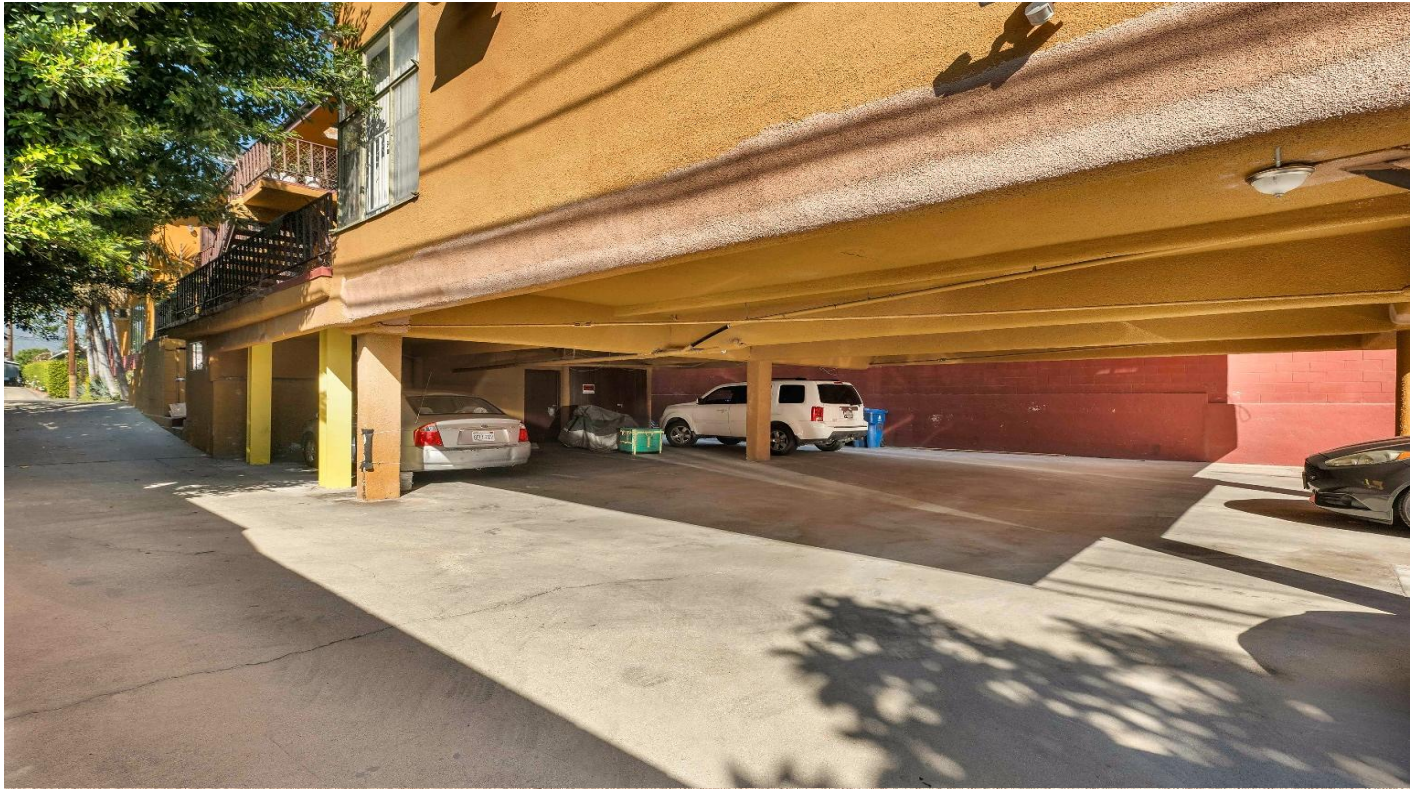
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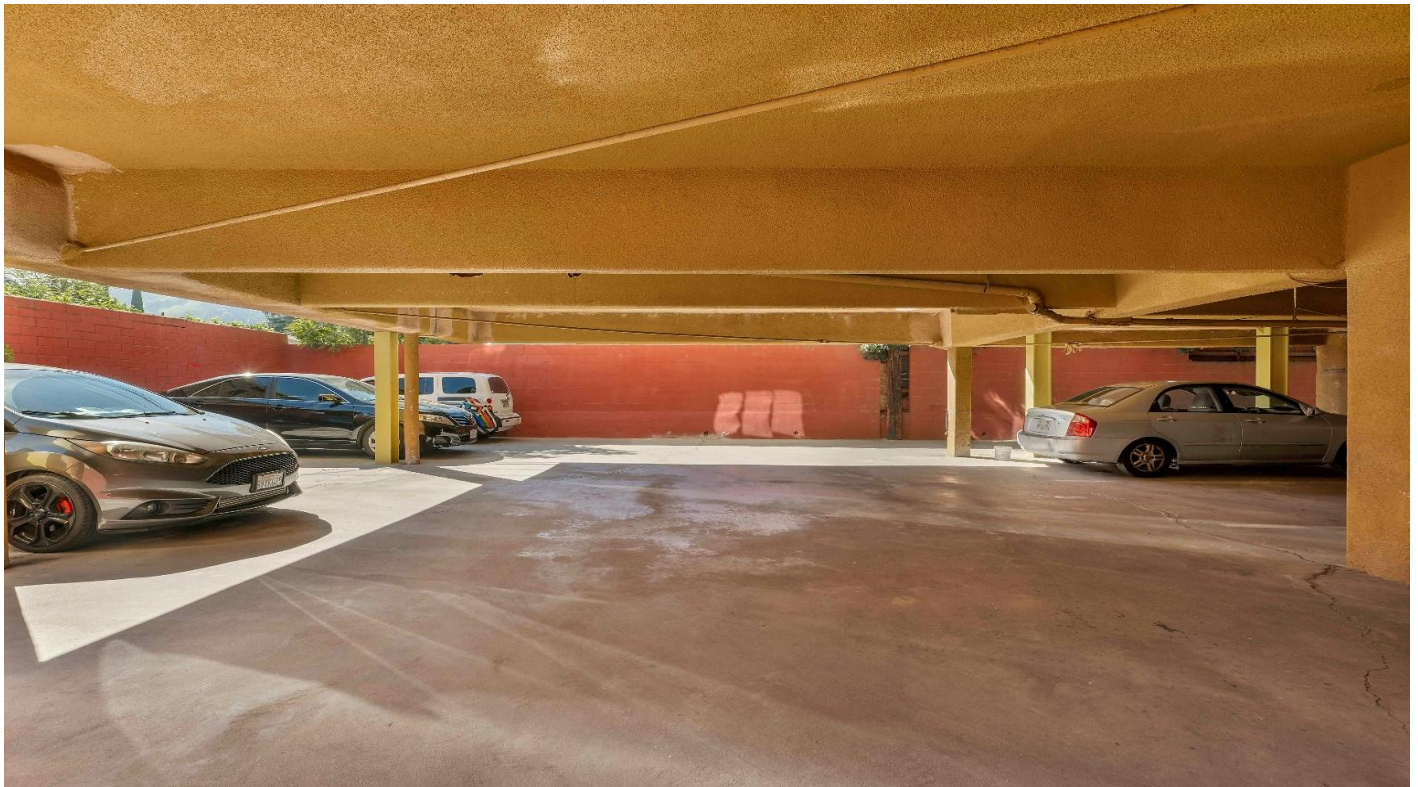


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AERIAL VIEW



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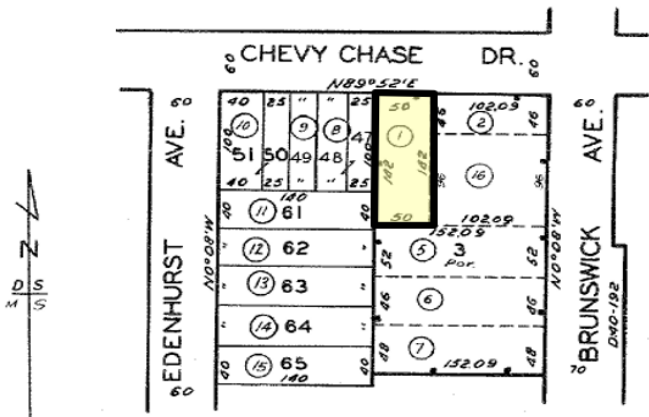
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PARCEL MAP

5594 | 13
SCALE 1" = 100'

2-15-80 12/10/08



TRACT NO.5673 WATTS' SUBDIVISION
M.B. 61-58 OF A PART OF THE RANCHO
SAN RAFAEL
M.R. 5-200-201

CODE
13

FOR PREV. ASSMT. SEE: 1274-13

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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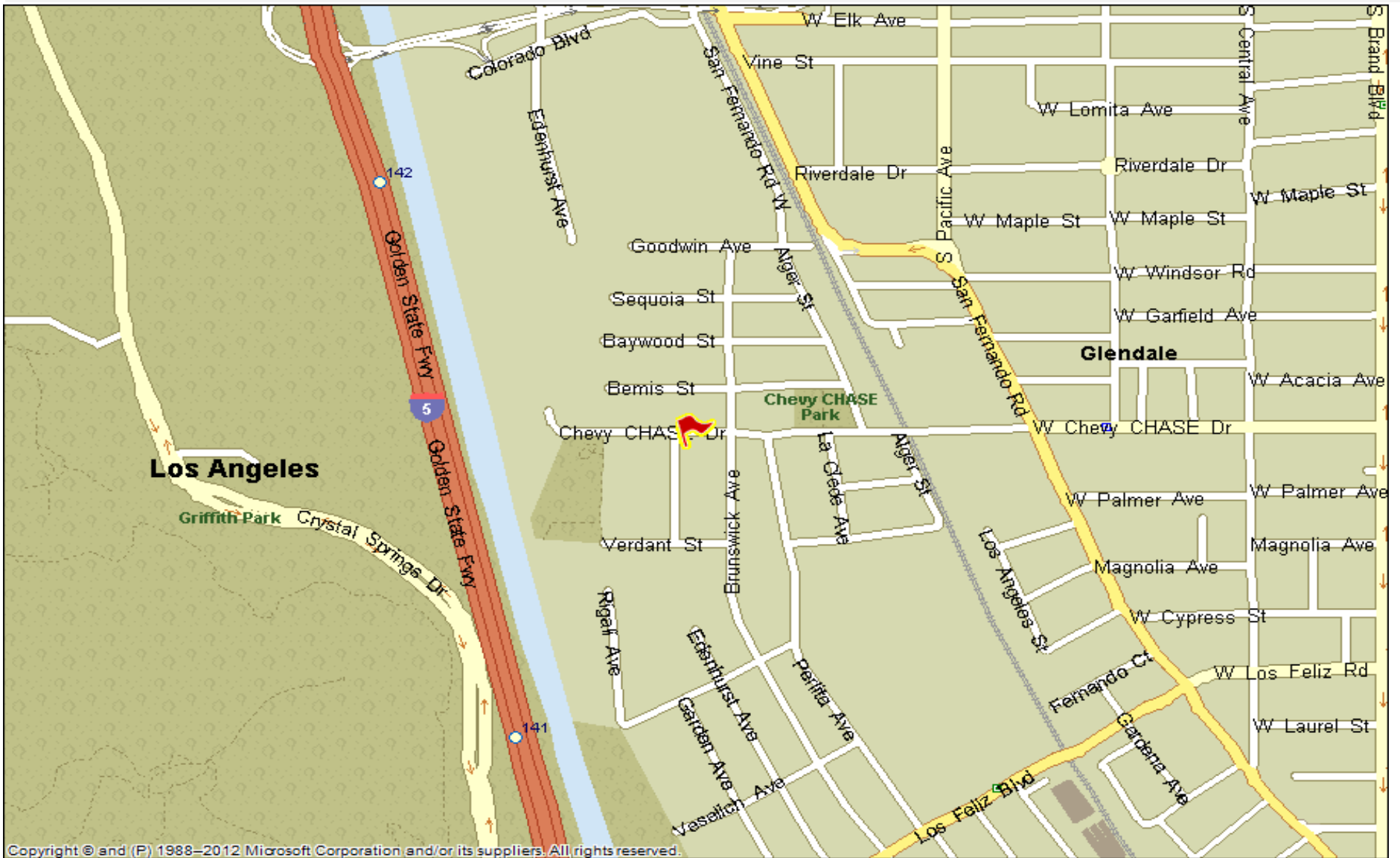
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STREET MAP



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AMENITY MAP



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