



**20609-17 Hartland St.
Winnetka, CA 91306**

**\$2,760,000 (5.3% Cap)
12 Units**



**Brett Howard
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Winnetka, CA 91306
12 Units**

Unit Mix: 8 @ 1+1 4 @ 2+1

Built: 1958
SF: 8,128 SF
Lot: 14,243 SF
Zoning: R3
4 @ 2+1
8 @ 1+1
12 Parking

Howard Realty Group Inc. is pleased to bring to market 20609-17 Hartland St., Winnetka, CA. Onsite laundry and is owned by Owner (Not leased). Tremendous upside in rents. EQ Retrofit has been completed.

	<u>Actual:</u>	<u>Market</u>
Rental Income	\$206,937	\$297,600
Laundry Income:	\$3,000	\$3,000
TOTAL INCOME:	\$209,937	\$300,600

Expenses:	
Taxes:	\$36,000 (New)
Insurance:	\$6,520
Gardner:	\$1,400
Trash:	\$3,450
DWP:	\$7,951
Pest Control:	\$750
Gas:	\$283
Cleaning:	\$1,500
Maintenance:	\$4,893

Expenses:	<u>\$62,747</u>
NOI	\$147,190
CAP	5.3%



20609-17 Hartland St., Winnetka, CA (12 Units)



Unit:	Unit Mix:	Rent	Market Rent:
1:	2 Bedroom, 1 Bath	\$1,207.44	\$2,300.00
2:	1 Bedroom, 1 Bath	\$1,286.04	\$1,950.00
3:	1 Bedroom, 1 Bath	\$1,895.00	\$1,950.00
4:	2 Bedroom, 1 Bath	\$1,143.43	\$2,300.00
5:	1 Bedroom, 1 Bath	\$1,025.60	\$1,950.00
6:	1 Bedroom, 1 Bath	\$1,835.60	\$1,950.00
A:	2 Bedroom, 1 Bath	\$1,417.52	\$2,300.00
B:	1 Bedroom, 1 Bath	\$1,895.00	\$1,950.00
C:	1 Bedroom, 1 Bath	\$1,484.20	\$1,950.00
D:	2 Bedroom, 1 Bath	\$1,476.80	\$2,300.00
E:	1 Bedroom, 1 Bath	\$1,512.16	\$1,950.00
F:	1 Bedroom, 1 Bath	\$1,066.00	\$1,950.00
		\$17,244.79	\$24,800.00

