



PRICE REDUCED!



1431 W 24th St., Los Angeles, CA 90007



16 BD/8 BA - QUADRUPLEX

- NUMBER OF UNITS: 4
- CURRENT CAP RATE 7.59%
- PRO FORMA CAP RATE 8.3%
- BUILDING SF: 4,320
- YEAR BUILT 1913
- GRM 10.37 | PROFORMA 8.75



**NOW LISTED AT:
\$1,795,000**

MLS# 24-408585
CSO: 2%



**THE PROUD
CROWD REALTY
310.601.7436**



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SUMMARIES

OFFERING SUMMARY

ADDRESS	1431 W 24TH ST., LOS ANGELES, CA 90007
COUNTY	LOS ANGELES
BUILDING AREA/SF	4,320
LOT SF	3,244
YEAR BUILT	1913
APN	5054-025-017
NUMBER OF UNITS	4

FINANCIAL SUMMARY

PRICE	\$1,795,000
4 UNITS (PRICE/UNIT)	\$448,750
TOTAL PRICE/SF	\$416
CAP RATE (CURRENT)	7.59%
CAP RATE (PRO FORMA)	8.59%
GRM (CURRENT)	10.37
GRM (PRO FORMA)	8.5



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PROPERTY DESCRIPTION

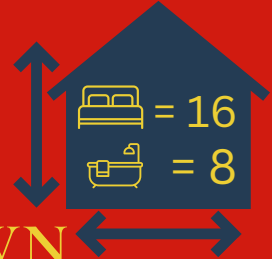


Seasoned investors don't miss this turnkey property with tremendous upside potential... Quadruplex is located a mile from USC Village and has great access to USC transportation, the Metro Expo Line, freeways and City transportation.

The units are attached with two downstairs and two upstairs, and each are about 1100 SF. Units are all remodeled and updated and have 4 bedrooms and 2 baths for a total of 16 bedrooms and 8 baths. The units have a tankless water heater, central AC, heat, laundry machines, fully equipped kitchens and furnished common spaces. Each unit is separately metered for gas and electricity. Bedrooms are rented to students with a bed, desk and mini-fridge in three of the units. One unit is rented to a family.



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UNIT BREAKDOWN

- 4 UNITS
- 4 BDS/2 BATHS EACH UNIT
- EACH UNIT 1080 SF (APPROX.)
- UPDATED AND REMODELED
- EACH ROOM COLLECTS FROM \$780 TO \$1100/MONTH

PRO-FORMA

INCOME	CURRENT	PRO FORMA
Rental Income	\$173,064.00	\$211,200.00
Vacancies (Gross Potential Rent)	\$0.00	\$10,560.00
Effective Gross Income	\$173,064.00	\$200,640.00
Less Expenses	\$36,811.76	\$46,388.35
Net Operating Income	\$136,252.24	\$154,251.65
Current Purchase Price	\$1,795,000.00	\$1,795,000.00
CAP Rate	7.59%	8.59%
GRM	10.37	8.50

EXPENSES	CURRENT	PRO FORMA
Taxes	\$7,582.35	\$22,815*
Registrations, License, Permits	\$508.35	\$508.35
Property Insurance (.99/SF)	\$4,284.00	\$5,000.00
Utilities	\$3,043.63	\$3,043.00
Pest Control	\$266.13	\$300.00
Repairs & Maintenance	\$4,786.92	\$5,000.00
Management	\$9,122.70	\$9,122.00
Cleaning & Gardening	\$7,217.68	\$600.00
Total Operating Expense	\$36,811.76	\$23,573.35

* Mills Act Tax Savings may apply.



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RENT ROLL

Unit #	Room	Monthly Rent	Monthly Utilities
1431	N/A	\$3,600.00	\$0.00
1431 Total		\$3,600.00	
1431.5	A	\$850.00	\$20.00
	B	\$900.00	\$20.00
	C	\$780.00	\$20.00
	D	\$1,144.00	\$40.00
1431.5 Total		\$3,674.00	\$100.00
1433	A	\$780.00	\$20.00
	B	\$850.00	\$20.00
	C	\$1,003.00	\$20.00
	D	\$1,015.00	\$20.00
1433 Total		\$3,648.00	\$80.00
1433.5	A	\$800.00	\$20.00
	B	\$800.00	\$20.00
	C	\$900.00	\$20.00
	D	\$1,000.00	\$20.00
1433.5 Total		\$3,500.00	\$80.00
TOTAL RENT		\$14,422.00	\$260.00

Annual rent: \$173,064

Current GRM: 10.37 | Pro forma: 9.23

FOR MORE INFORMATION CONTACT:



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