

Advisory Proposal

Los Angeles (County Area), 6-Units

13812 Avalon Blvd. | Los Angeles (County Area), CA 90061



- No L.A. City Rent Control
- 7.77 GRM; 7.42% CAP Rate; \$75,000 Per Unit
- Copper Plumbing
- Remodeled Kitchens & Bathrooms
- 100% Occupied

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PROPERTY DESCRIPTION

13812 Avalon Blvd. | Los Angeles (County Area), CA 90061

Property Description

This 6-unit apartment building is currently 100% occupied and features remodeled interiors. Some improvements include newer flooring to the kitchens and bathrooms and newer carpeting to the living area and bedrooms. The property has undergone extensive drywall repair and copper plumbing improvements. It also features many newer windows and the roof was replaced less than 10 years ago. The annual scheduled income is \$57,900; the seller is asking price of \$450,000 which runs to a 7.77 GRM, 7.42% CAP Rate, and \$75,000 per unit. The building is located in an unincorporated L.A. County area just north of Rosecrans Avenue and approximately 1 mile east of the 110 Freeway.



PRO FORMA SUMMARY

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UNIT MIX & MONTHLY SCHEDULED INCOME

Type	Units	Actual	Total	Market	Total
1 Bed, 1 Bath	1	\$850	\$850	\$850	\$850
1 Bed, 1 Bath	1	\$850	\$850	\$850	\$850
1 Bed, 1 Bath	1	\$825	\$825	\$850	\$850
1 Bed, 1 Bath	1	\$825	\$825	\$850	\$850
1 Bed, 1 Bath	1	\$725	\$725	\$850	\$850
Single	1	\$750	\$750	\$775	\$775
TOTALS	6		\$4,825		\$5,025

INVESTMENT SUMMARY

Price:	\$450,000
Year Built:	1956
Units:	6
Price/Unit:	\$75,000
RSF:	2,232
Price/RSF:	\$201.61
Lot Size:	5,493 sf
Floors:	1
APN:	6134-017-003
Cap Rate:	7.42%
Market Cap Rate:	7.93%
GRM:	7.8
Market GRM:	7.5

FINANCING SUMMARY

Loan Amount:	\$315,000
Down Payment:	\$135,000
Loan Type:	Fixed
Interest Rate:	5%
Term:	30 years
Monthly Payment:	\$1,691
DCR:	1.65

ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$57,900	\$60,300
Less: Vacancy	(\$2,895)	(\$3,015)
Effective Gross Income	\$55,005	\$57,285
Less: Expenses	(\$21,600)	(\$21,600)
Net Operating Income	\$33,405	\$35,685
Debt Service	(\$20,292)	(\$20,292)
Net Cash Flow after Debt Service	\$13,113	\$15,393
Principal Reduction	\$4,647	\$4,647
Total Return	\$17,761	\$20,041

ANNUALIZED EXPENSES

	Actual	Market
Estimated Total	\$21,600	\$21,600
Total Expenses	\$21,600	\$21,600
Expenses Per RSF	\$9.68	\$9.68
Expenses Per Unit	\$3,600	\$3,600

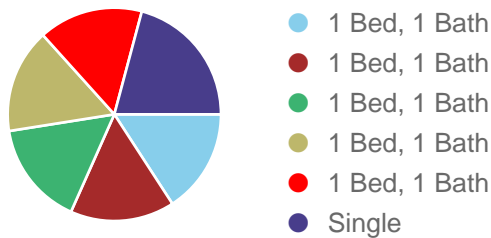
UNIT MIX REPORT

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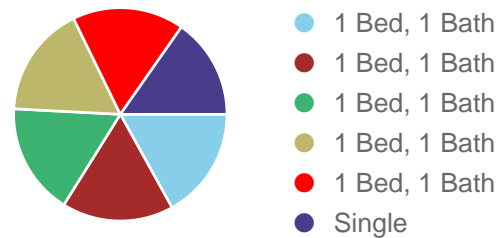
UNIT MIXES

Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
1	1 Bed, 1 Bath	365	\$850	\$850	\$850	\$850
1	1 Bed, 1 Bath	365	\$850	\$850	\$850	\$850
1	1 Bed, 1 Bath	365	\$825	\$825	\$850	\$850
1	1 Bed, 1 Bath	365	\$825	\$825	\$850	\$850
1	1 Bed, 1 Bath	365	\$725	\$725	\$850	\$850
1	Single	300	\$750	\$750	\$775	\$775
6		2,125		\$4,825		\$5,025

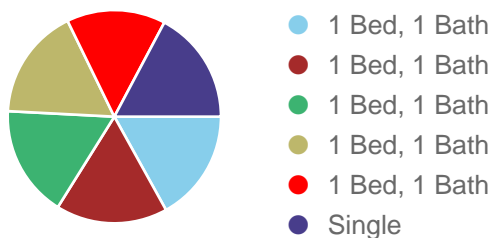
UNIT MIX



UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME

