

6-Units, Los Angeles (County Area)  
13816 Avalon Blvd. | Los Angeles (County), CA 90061

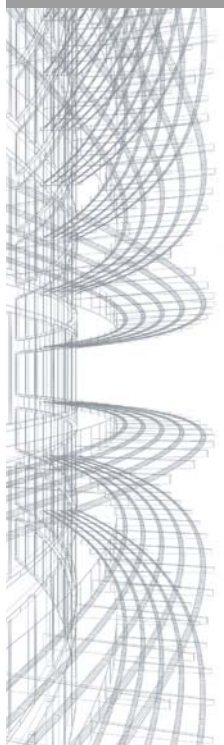


- No L.A. City Rent Control
- 7.38 GRM; 8% CAP Rate; \$70,833 Per Unit
- Newer Roof; Copper Plumbing
- May Possibly Purchase Adjacent Property
- Remodeled Interiors



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### INVESTMENT SUMMARY

Price:	\$425,000
Units:	6
Price/Unit:	\$70,833
RSF:	2,232
Price/RSF:	\$190.41
Cap Rate:	8.0%
Market Cap Rate:	8.61%
GRM:	7.4
Market GRM:	7.0

### FINANCING SUMMARY

Loan Amount:	\$318,750
Down Payment:	\$106,250
Loan Type:	Fixed
Interest Rate:	6.00000%
Term:	30 years
Monthly Payment:	\$1,911

### UNIT MIX & MONTHLY SCHEDULED INCOME

Type	Units	Actual	Total	Market	Total
1 bed, 1 bath	1	\$825	\$825	\$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	\$825	\$825	\$850	\$850
1 bed, 1 bath	1	\$750	\$750	\$850	\$850
Single	1	\$750	\$750	\$775	\$775
<b>TOTALS</b>	<b>6</b>		<b>\$4,800</b>		<b>\$5,025</b>

### ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$57,600	\$60,300
Less: Vacancy	(\$2,880)	(\$3,015)
<b>Effective Gross Income</b>	<b>\$54,720</b>	<b>\$57,285</b>
Less: Expenses	(\$20,700)	(\$20,700)
<b>Net Operating Income</b>	<b>\$34,020</b>	<b>\$36,585</b>
Debt Service	(\$22,933)	(\$22,933)
<b>Net Cash Flow after Debt Service</b>	<b>\$11,087</b>	<b>\$13,652</b>
Principal Reduction	\$3,914	\$3,914
<b>Total Return</b>	<b>\$15,001</b>	<b>\$17,566</b>

### ANNUALIZED EXPENSES

	Actual	Market
Estimated Total	\$20,700	\$20,700
<b>Total Expenses</b>	<b>\$20,700</b>	<b>\$20,700</b>
<b>Expenses Per RSF</b>	<b>\$9.27</b>	<b>\$9.27</b>
<b>Expenses Per Unit</b>	<b>\$3,450</b>	<b>\$3,450</b>



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## Unit Mix Report

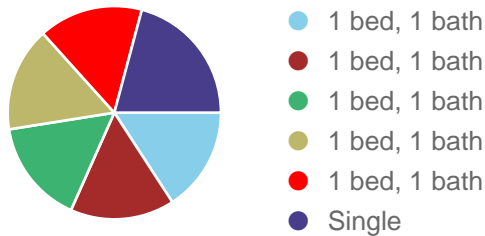
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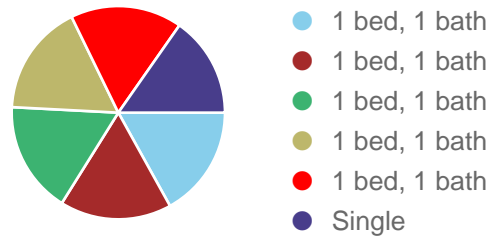
### UNIT MIXES

Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
1	1 bed, 1 bath	365	\$825	\$825	\$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	\$825	\$825	\$850	\$850
1	1 bed, 1 bath	365	\$750	\$750	\$850	\$850
1	Single	300	\$750	\$750	\$775	\$775
6		2,125		\$4,800		\$5,025

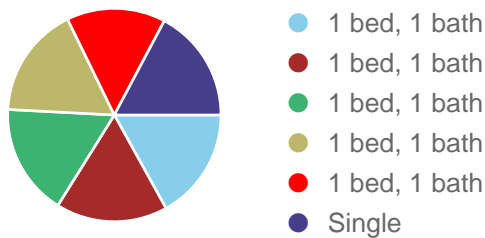
### UNIT MIX



### UNIT MIX SQUARE FEET



### UNIT MIX INCOME



### UNIT MIX MARKET INCOME

