

**SHARI BANER**

Senior Vice President

**NAI CAPITAL**

shari@sharibaner.com, www.sharibaner.com

(818) 933-5973, Fax: (818) 474-7188

**EXCLUSIVELY FOR SALE**



ADDRESS: **727 South Coronado Street, Los Angeles, CA 90057**

T.G.: 634 B3

**FACTS:**

NO. OF UNITS: 30  
 SALES PRICE: \$2,055,000  
 DOWN PYMT: \$719,000  
 FINANCING: \$1,335,750  
 4.50%  
 Total Debt Service: \$81,217  
 LOT SIZE: 7,492  
 NET RENTABLE SF: 15,135  
 STORIES/CONSTRUCTION: 3story stucco  
 AGE: 1923

**UNITS:**

NO: TYPE: SF  
 24 S/1  
 6 1Bd/1

\$21,953  
 \$200

Laundry

**AMENITIES**

Security Entry, Laundry, Individually metered for Elec.

**COMMENTS:**

Very well located in a high demand rental area of Koreatown, just south of Wilshire Blvd. Units are spacious with walk in closet areas. Approx. half the units have been upgraded. There is substantial upside in rents.



Information obtained from sources we deem reliable. However, we make no warranties, expressed or implied, as to the accuracy.

**VALUE INDICATORS:**

GRM: 7.72  
 CAP RATE: 7.41  
 COST PER UNIT: \$68,500  
 COST PER SQ. FT.: \$135.78  
 RENT PER SQ. FT.: \$1.46  
 EXPENSES PER SQ. FT.: \$6.64  
 VACANCY FACTOR: 5.00%  
 EXPENSE FACTOR: 37.80%  
 EXPENSES/UNIT/YEAR \$3,351.93

**CASH FLOW ANALYSIS:**

GROSS INCOME: \$266,055  
 LESS VACANCY FACTOR: \$13,303  
 GROSS OPERATING INC.: \$252,753  
 LESS EXPENSES : \$100,558  
 NET OPERATING INCOME: \$152,195  
 DEBT SERVICE: \$81,217  
 CASH FLOW: \$70,978  
 % OF RETURN: 9.87%

RENT ROLL AND INCOME					EXPENSES (est.)		Annual			
Unit #	Type	S.F.	Rent	Rent/s.f.	Property Tax		\$24,000			
100	1Bd/1	622	\$882.96	\$1.42	Insurance		\$5,000			
101	1Bd/1	622	\$957.60	\$1.54	Utilities (actual)		\$23,918			
102	S/1	475	\$763.44	\$1.61	Mgt. On-site		\$11,400			
103	S/1	475	\$590.00	\$1.24	Mgt. Off-site		\$7,890			
104	S/1	475	\$650.00	\$1.37	Maint./Reserves		\$15,843			
105	S/1	475	\$750.00	\$1.58	Misc/Legal/Adm.,Acct.		\$6,495			
106	S/1	475	\$668.68	\$1.41	Landscaping		\$600			
107	S/1	475	\$775.00	\$1.63	Rubbish		\$3,065			
108	S/1	475	\$674.20	\$1.42	Elevator		\$0			
109	S/1	475	\$650.00	\$1.37	Pest Control		\$720			
200	1Bd/1	622	\$988.00	\$1.59	License		\$1,627			
201	1Bd/1	622	\$841.32	\$1.35						
202	S/1	475	\$650.00	\$1.37	<b>Total Expenses</b>		\$100,558			
203	S/1	475	\$650.96	\$1.37	<b>% Expenses</b>		37.80%			
204	S/1	475	\$676.00	\$1.42	<b>Expenses/Unit/Yr.</b>		\$3,351.93			
205	S/1	475	\$777.96	\$1.64	Expenses to be verified by buyer as to accuracy and applicability.					
206	S/1	475	\$775.00	\$1.63	<b>Proposed Financing:</b>					
207	S/1	475	\$775.00	\$1.63	<b>Down Payment:</b>		\$719,000			
208	S/1	475	\$725.00	\$1.53	<b>Terms of 1st:</b>		\$0			
209	S/1	475	\$725.00	\$1.53	<b>Terms of 2nd:</b>					
300	1Bd/1	622	\$679.40	\$1.09	<b>1st:</b>	\$1,335,750	<b>DS:</b> \$81,217			
301	1Bd/1	622	\$925.00	\$1.49	<b>2nd:</b>	\$0	\$0			
302	S/1	475	\$705.08	\$1.48	<b>Total:</b>	<b>\$1,335,750</b>	<b>\$81,217</b>			
303	S/1	475	\$600.97	\$1.27	 					
304	S/1	475	\$650.00	\$1.37						
305	S/1	475	\$650.00	\$1.37						
306	S/1	475	\$731.72	\$1.54						
307	S/1	475	\$658.00	\$1.39						
308	S/1	475	\$775.00	\$1.63						
309	S/1	475	\$650.00	\$1.37						
<p>**Gross s.f. of bldg. as per assessor. The size of the units were estimated for illustration purposes ONLY!</p> <p>Rents in Blue: Section 8</p>										
Monthly Inc.			\$21,971.29							
Laundry			\$200.00							
ADD. INC.:			\$0							
TOTAL MONTHLY INC.:			\$22,171							
ANNUAL INC.:			<b>\$266,055</b>							
<p>**NOTE: The gross s f. of bldg. as per assessor is ( 15,135).Unit size estimated for illustrations purposes only!!!</p>										