

SHARI BANER

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FOR SALE

RARE SPANISH COURTYARD TROPHY BUILDING

PRIME MID-WILSHIRE/KOREATOWN



ADDRESS:

3963 West 7th Street, Los Angeles, CA 90005

T.G.#:633 H3

FACTS:

NO. OF UNITS: **10**
SALES PRICE: **\$1,575,000**
DOWN PYMT: **\$551,250** 35%
FINANCING: **\$1,023,750**
5%/30/7
Total Debt Service: **\$65,949**
LOT SIZE: **8,102**
NET RENTABLE SF: **7,040**
STORIES/CONSTRUCTION: **2Story/stucco**
AGE: **1930**

UNITS:

NO:	TYPE:	RENTS*
**2	Twnhs.	\$1,827-1,850
6	1Bd/1	\$838-1,175
2	S/1	\$725-800

**Townhouse units-2Bd/ 1 1/2 baths (parking)
Laundry \$100

AMENITIES:

Hardwood floors, leaded glass windows, wrought iron details, fireplaces, refrig. ,stoves, dishwasher, A/C, security entry, GARAGE PARKING for townhouse units, Laundry facilities, and more

COMMENTS Fantastic Spanish trophy building,dramatic lush garden courtyard, water fountain, Vintage Malibu Decorative tile, detail architecture throughout, leaded glass windows,and more. Individually Metered for Gas and Electric. RARE OPPORTUNITY TO OWN A PIECE OF HISTORY!!!

VALUE INDICATORS:

GROSS RENT MULTIPLIER: **11.47**
CAPITALIZATION RATE: **5.70**
COST PER UNIT: **\$157,500**
COST PER SQ. FT: **\$224**
RENT PER SQ. FT: **\$1.63**
EXPENSES PER SQ. FT: **\$1.63**
VACANCY FACTOR: **5.00%**
EXPENSE FACTOR: **29.63%**
EXPENSES/UNIT/YEAR **(\$5.78)**
EXPENSES/S.F./YEAR **(\$5.78)**

CASH FLOW ANALYSIS:

GROSS INCOME: **\$137,365**
LESS VACANCY FACTOR: **(\$6,868)**
GROSS OPERATING INCOME: **\$130,497**
LESS EXPENSES (%): **(\$40,700)**
NET OPERATING INCOME: **\$89,797**
DEBT SERVICE: **(\$65,949)**
CASH FLOW: **\$23,848**
% OF RETURN: **4.33%**

Rent Roll and Income Statement

Unit #	Type	S.F.	Rent	Rent/s.f.
1	S/1	520	\$800.00	\$1.54
2	S/1	520	\$725.00	\$1.39
3	1Bd/1	700	\$838.00	\$1.20
4	1B/1	700	\$820.00	\$1.17
5	TWH	900	\$1,827	\$2.03
6	TWH	900	\$1,850	\$2.06
7	1Bd/1	700	\$1,150	\$1.64
8	1Bd/1	700	\$1,012	\$1.45
9	1Bd/1	700	\$1,175	\$1.68
10	1Bd/1	700	\$1,150	\$1.64

Units 5 & 6 -2Bd 1 1/2 Ba. Townhouses

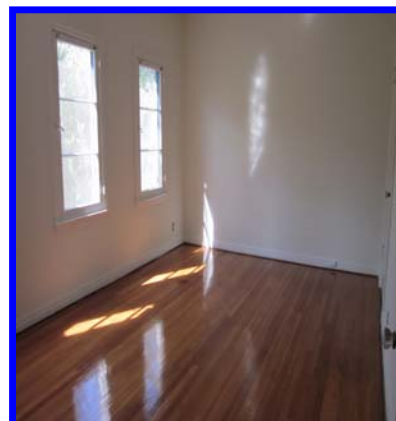
Note: The size of the units are used for illustration purposes ONLY. The total s.f. as per the assessor is 7,040s.f. Buyer to rely solely on his own independent investigation to determine, size,use, value, etc. of these units.



Sub-Total:	11,347
Laundry Inc.:	100
Other Inc.:	0
Monthly Total:	11,447
Annual Income:	137,365

Estimated Expenses

	Annual
Property Tax new	\$19,000
Insurance	\$4,500
Utilities	\$6,247
Cable/Tel./Sec.Entry	\$340
Mgt. Off-site n/a	\$0
Maint./Reserves	\$6,000
Pool	\$0
Landscaping	\$1,200
Rubbish	\$1,500
Pest Control	\$200
License	\$600
Other 0%	
Total Expenses	\$39,587
% Expenses	28.82%



RARE TROPHY BUILDING WITH ARCHITECTURAL FEATURES THROUGHOUT