

SHARI BANER

KW Commercial, 14724 Ventura Blvd. Penthouse, Sherman Oaks, Ca 91403
(818) 906-9655, Fax: (818) 906-9656

EXCLUSIVELY FOR SALE



OVER 45% UPSIDE IN RENTS!!

Has not been on the market in over 20 years!!!

ADDRESS:

842 North Wilcox Avenue, LA, CA 90038

T.G.593 E6

FACTS:

NO. OF UNITS: 8
SALES PRICE: \$929,000
DOWN PYMT: \$371,600
FINANCING: \$557,400
5.75%/30 yr. Amt.
Total Debt Service: \$39,034
LOT SIZE: 6,795
NET RENTABLE SF: 6,855
STORIES/CONSTRUCTION: 2 Story Stucco
AGE: 1958

UNITS:

NO:	TYPE:	SF	RENTS*
5	1Bd/1		\$629
3	2Bd/1 1/2		\$874-1,300

Laundry (facility available)

AMENITIES Individually metered for G and E

Parking in rear, large dining room areas, wall closets, etc.

COMMENTS:

Excellent well located investment in Hollywood with good visibility, near rapid transit, Paramount Studios, attractions, 45% upside in rents! Excellent unit Mix
8. 2 Cap at current market rents.

VALUE INDICATORS:

GROSS RENT MULTIPLIER: 11.74
CAPITALIZATION RATE: 5.03
COST PER UNIT: \$116,125
COST PER SQ. FT: \$136
RENT PER SQ. FT: \$11.55
EXPENSES PER SQ. FT: (\$4.15)
VACANCY FACTOR: 5.00%
EXPENSE FACTOR: 37.81%
EXPENSES/UNIT/YEAR (\$4.15)
EXPENSES/S.F./YEAR (\$4.15)

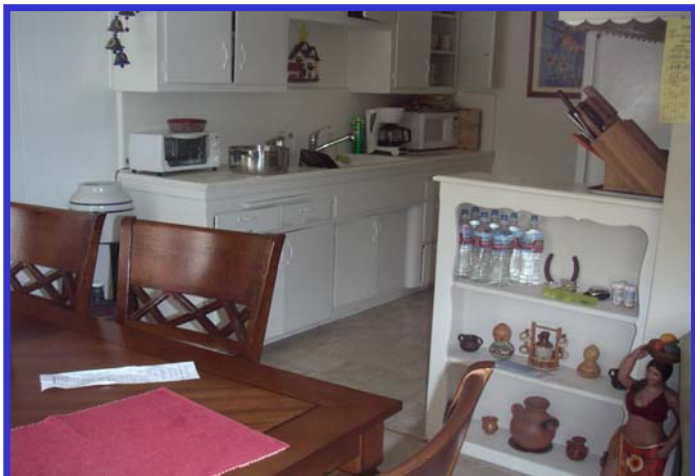
CASH FLOW ANALYSIS:

GROSS INCOME: \$79,152
LESS VACANCY FACTOR: (\$3,958)
GROSS OPERATING INCOME: \$75,194
LESS EXPENSES (%): (\$28,431)
NET OPERATING INCOME: \$46,763
DEBT SERVICE: (\$39,034)
CASH FLOW: \$7,729
% OF RETURN: 2.08%

Rent Roll & Income				
Unit #	Type	S.F.	Rent	Rent/s.f.
1	2Bd/1 1/2	910	\$874	\$0.96
2	1Bd/1	825	\$629	\$0.76
3	2Bd/1 1/2	910	\$1,300	\$1.43
4	2Bd/1 1/2	910	\$1,277	\$1.40
5	1Bd/1	825	\$629	\$0.76
6	1Bd/1	825	\$629	\$0.76
7	1Bd/1	825	\$629	\$0.76
8	1Bd/1	825	\$629	\$0.76

Estimated Expenses		Yearly
Property Tax	new	\$10,800
Insurance	est.	\$3,695
Utilities		\$8,556
Mgt. On-site	n/a	\$0
Mgt. Off-site	n/a	\$0
Maint./Reserves	estimated	\$3,060
Rubbish		\$1,200
Gardener		\$600
License		\$520
Total Expenses		\$28,431

The total s.f. as per the assessor is 6,855 s.f. The size of the units have been estimated and are for illustration purposes ONLY. Buyer to rely solely on his own independent investigation to determine size and value of the units.



Spacious kitchens with large dining areas



Ample wall to wall closets with storage

	\$6,596
Other Inc.:	\$0
Monthly Total:	\$6,596
Annual Income:	\$79,152