

Prime Income Opportunity

5 Large Apartment Units
in Vernon Square

844 W 52nd St
Los Angeles, CA 90037

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Exclusively Marketed by:



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OFFERING SUMMARY

ADDRESS	844 W 52nd St Los Angeles CA 90037
COUNTY	Los Angeles
MARKET	Los Angeles
BUILDING SF	5,110 SF
LAND SF	6,799 SF
LAND ACRES	.16
NUMBER OF UNITS	5
YEAR BUILT	1966
APN	5001-003-011
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,750,000
PRICE PSF	\$342.47
PRICE PER UNIT	\$350,000
NOI (CURRENT)	\$70,854
NOI (Pro Forma)	\$129,150
CAP RATE (CURRENT)	4.05 %
CAP RATE (Pro Forma)	7.38 %
GRM (CURRENT)	17.38
GRM (Pro Forma)	11.01



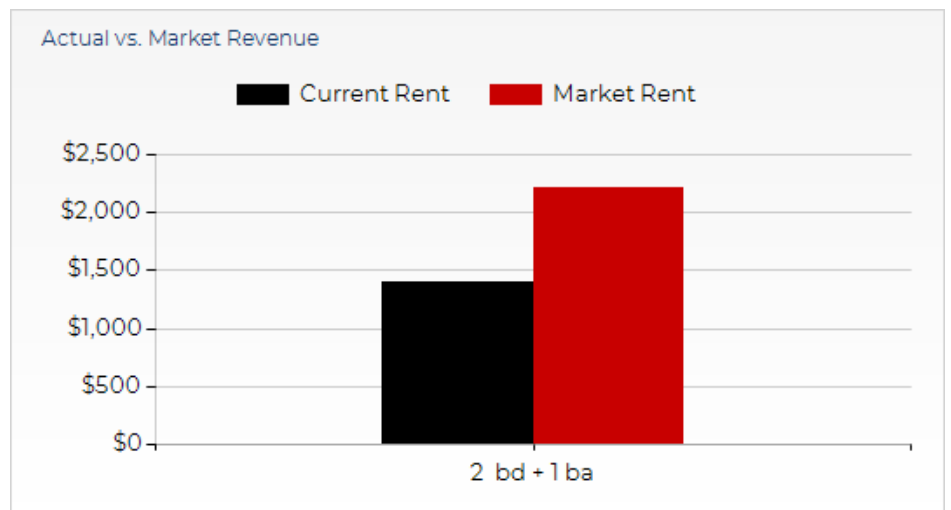
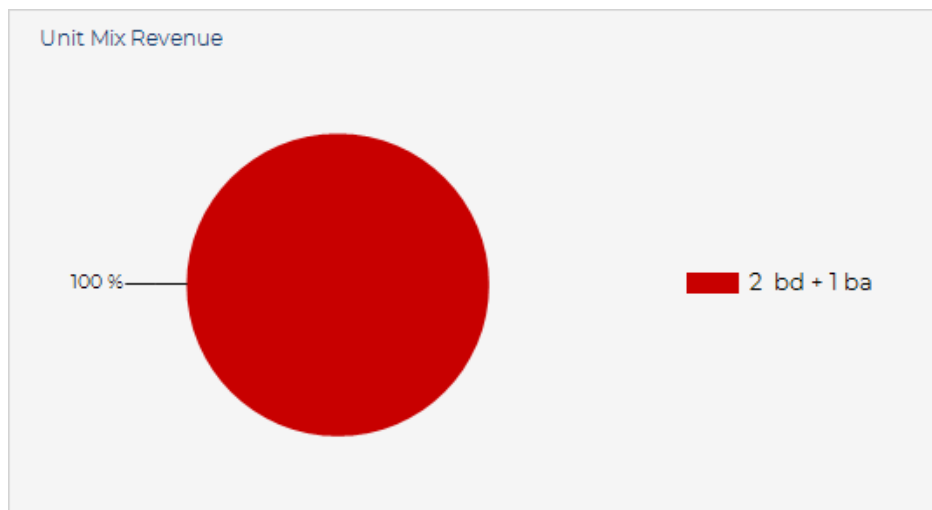
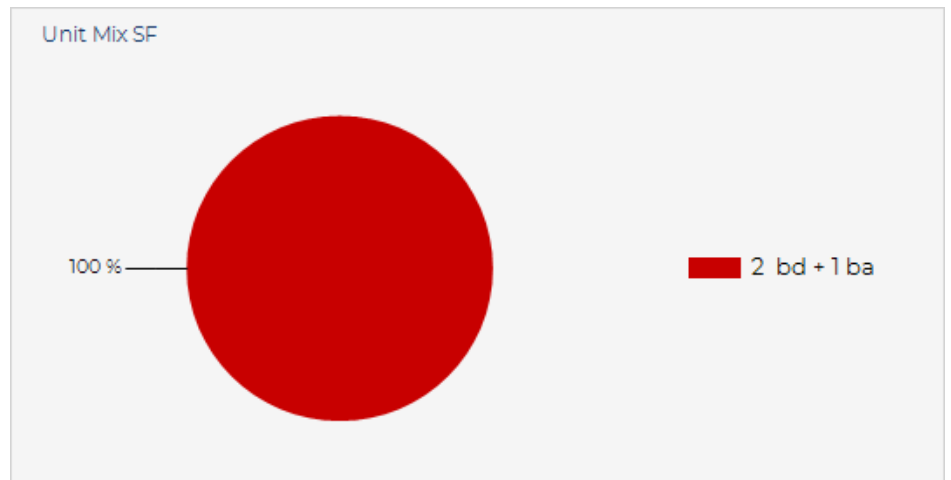
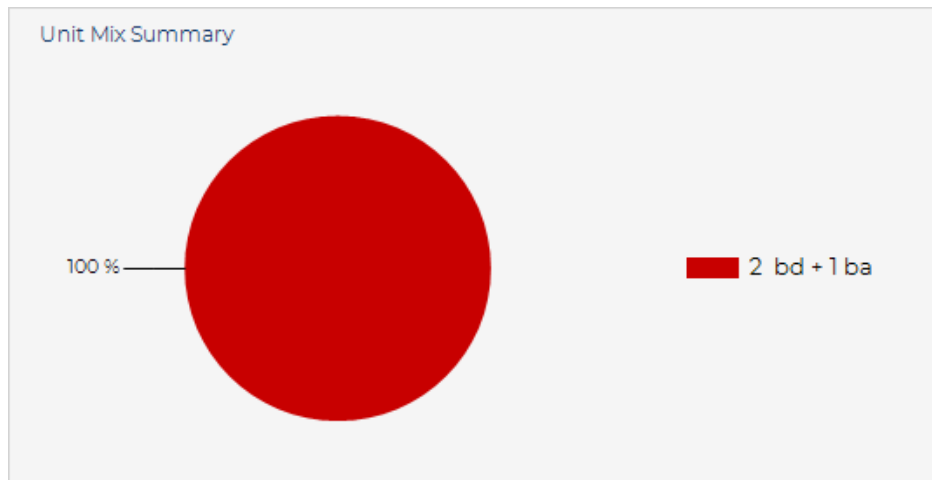
Calling all Investors

- This property is for the investor looking for a strong, safe position while still maintaining the opportunity for upside in monthly rents. 844 W 52nd St., is a hold property that will provide great financials to just about any portfolio. The property is nestled amongst other multi-family properties all the while being on a quiet street in a quaint South Los Angeles residential neighborhood. The property consists of 5 2-bedroom, 1 bath units that includes two gated points of entry in the front and rear.

South Figueroa Corridor

Located near Vermont Square and the South Figueroa Corridor, this property offers investors the opportunity for a great marketing campaign in order to attract new tenants to this area. 844 W 52nd St., is central to the hustle and bustle of the Los Angeles area being located only 10 minutes south of Downtown. Though tenants have the opportunity to experience great food, entertainment, and nightlife in Downtown, the subject property is located in a quiet, residential neighborhood perfect for raising a family. Just across the street is 52nd St., Elementary School providing great convenience for families with elementary school children. The property is conveniently situated near the 110 freeway providing tenants easy access to major points of interest such as USC, the Coliseum, Exposition Park, and Banc of California Stadium.

Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	6	137	\$1,399	\$10.21	\$8,392	\$2,208	\$16.12	\$13,250
Totals/Averages	6	137	\$1,399	\$10.21	\$8,392	\$2,208	\$16.12	\$13,250



Unit	Square Feet	Unit Mix	Monthly	Market Rent	Notes
1	0	2 bd + 1 ba	\$1,824	\$2,200	
2	0	2 bd + 1 ba	\$743	\$2,200	
3	0	2 bd + 1 ba	\$1,900	\$2,200	
4	0	2 bd + 1 ba	\$2,200	\$2,200	
5	0	2 bd + 1 ba	\$1,725	\$2,200	
6	825	2 bd + 1 ba	\$0	\$2,250	ADU Potential, 1 Unit over a proposed garage.
Totals/Averages			\$8,392	\$13,250	

04 Financial Analysis

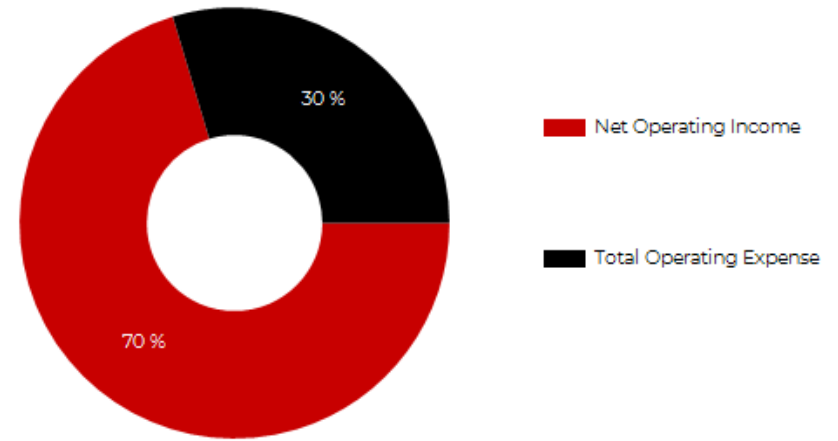
Income & Expense

04



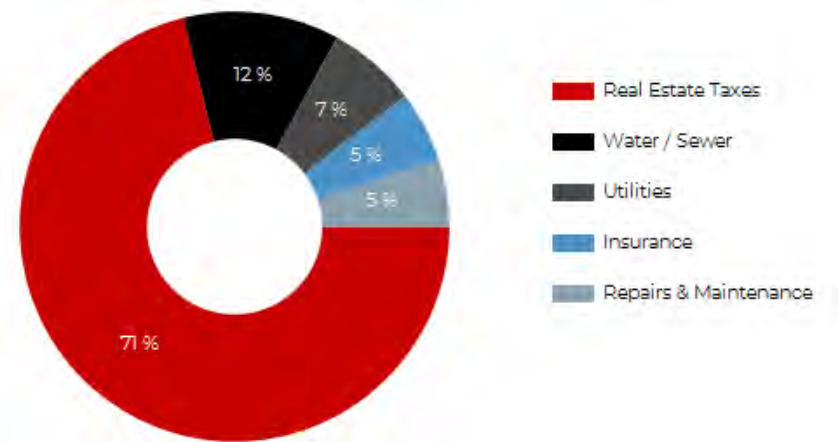
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$100,704	\$159,000
Less: Expenses	\$29,850	\$29,850
Net Operating Income	\$70,854	\$129,150

REVENUE ALLOCATION CURRENT



EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes	\$4,250	\$21,250	\$4,250	\$21,250
Insurance	\$320	\$1,600	\$320	\$1,600
Repairs & Maintenance	\$300	\$1,500	\$300	\$1,500
Water / Sewer	\$700	\$3,500	\$700	\$3,500
Utilities	\$400	\$2,000	\$400	\$2,000
Total Operating Expense	\$5,970	\$29,850	\$5,970	\$29,850
Expense / SF		\$5.84		\$5.84
% of EGI		29.64 %		18.77 %

DISTRIBUTION OF EXPENSES CURRENT



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