



Offered at \$3,450,000



RENT ROLL:

UNIT#	BED	BATH	RENT	MARKET
A	3	2	\$ 1,336	\$ 4,000
B	2	2	2,056	3,500
C	3	2	2,549	4,000
D	2	2	2,594	3,500
E	1	1	2,151	2,500
F	4	3	3,756	6,000
Laun			100	100
MONTHLY GROSS INCOME			14,542	25,000
ANNUAL GROSS INCOME			<u>174,504</u>	<u>300,000</u>
GROSS RENT MULTIPLIER (GRM)			19.7	14.8

BUILDING SF: 9,640 **YEAR BUILT:** 1961
LOT SIZE: 8,000 **ZONING:** SMR2*
DIMENSIONS: approx. 50 x 160 **STORIES:** 2
APN: 4276-008-021 **PARKING:** 7 (6 garage)
ROOF: Composition **LAUNDRY:** Common

**** IDEAL OWNER/USER OPPORTUNITY ****— Beautiful 6 unit building located North of Wilshire Blvd in the heart of Santa Monica. Rare front townhouse owners unit features 4 beds + 3 baths and approx. 2,500 sf! Also has a huge master bedroom, 2 fireplaces, large patio, enclosed sunroom, private laundry, & 2-car private garage. Copper plumbing. Much larger than similar buildings with 9,640 sf of living area. (2) 3 beds + 2 baths, (2) 2 beds + 2 baths, and (1) 1 bed + 1 bath. Excellent parking with 6 garage spaces and 1 carport. Over 70% upside rent potential!

EXPENSES: (2018 actual)

Property Taxes:	\$41,400 (new)
Building Insurance:	3,000
Repairs:	13,250
Water/Sewer:	5,700
Electricity:	700
Gas:	1,200
Gardening:	480
Rent Control Fee:	1,200
License / Permits:	500
Miscellaneous:	1,000
Total Expenses:	\$ 68,430

ANALYSIS:

Annual Gross Income	\$ 174,504
Vacancy Reserve 2%	3,490
Gross Operating Income	\$ 171,014
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Operating Expenses	<u>- 68,430</u>
Net Operating Income	\$ 102,584
Cap Rate =	3.00%



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