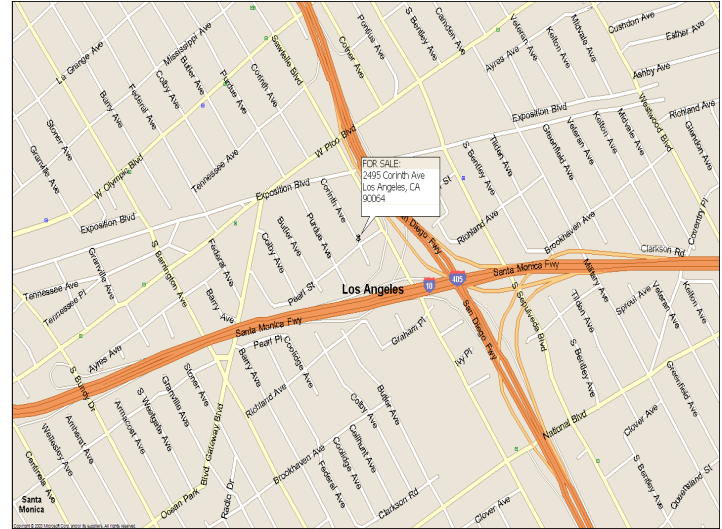


2495 CORINTH AVE., WEST LOS ANGELES 90064 ♦ 8 UNITS



Offered at \$3,250,000



RENT ROLL:

UNIT#	BED	BATH	RENT	MARKET
1	2	2.5	2,350.00	\$ 2,375
2	2	2.5	2,295.00	2,375
3	2	2.5	2,250.00	2,295
4	2	2.5	2,195.00	2,295
5	2	2.5	2,295.00	2,295
6	2	2.5	2,050.00	2,295
7	2	2.5	2,195.00	2,295
8	2	2.5	2,195.00	2,295
MONTHLY GROSS INCOME			17,825.00	18,520
ANNUAL GROSS INCOME			213,900.00	222,240
GROSS RENT MULTIPLIER (GRM)			15.19	14.62

EXPENSES: (estimated)

Property Taxes:	\$40,625 (est)
Building Insurance:	2,771
Repairs:	13,000
Water/Electricity:	5,495
Gas:	0
Rubbish:	1,936
Gardening:	960
Miscellaneous:	2,500
Total Expenses:	\$ 67,287

SQ FT: approx. 9,600 **YEAR BUILT:** 2006
LOT SIZE: approx. 7,496 **ZONING:** LAR3
DIMENSIONS: approx. 50 x 150 **STORIES:** 3
APN: 4260-038-019 **PARKING:** 16
ROOF: Composition **LAUNDRY:** Inside

New construction in 2006! Beautiful mediterranean style apartment building located west of Sepulveda Blvd in the heart of West LA. Eight townhouse units all featuring 2 beds+2.5 baths with granite counters, custom cabinets, central heat and air conditioning, inside washer & dryer, dual paned windows, and private rooftop sundeck with city views. Intercom security access and 16 tandem parking spaces in a gated garage. Individually metered for electric & gas. Property is NOT subject to City of LA rent stabilization. Inside with accepted offer only. Buyer to independently verify all square footage and property details.

ANALYSIS:

Annual Gross Income	\$213,900
Vacancy Reserve 4%	8,556
Gross Operating Income	\$205,344
Gross Operating Income	\$205,344
Operating Expenses	- 67,287
Net Operating Income	\$138,057
Cap Rate =	4.25%

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