### 3663 MENTONE AVE, PALMS 90034 NORTH of VENICE BLVD 8 UNITS



UNIT#	BED	BATH	RENT	MARKET	
1 2 3 4 5 6 7 8 Laundry	3 2 1 2 1 1 2	2.5 2 1 2 1 2 1 2	\$ 5,795 * 2,995 2,095 1,654 2,895 1,800 2,000 1,154 75	\$ 5,795 2,995 2,495 2,495 2,995 2,495 2,495 2,495 2,995 75	
MONTHLY GROSS INCOME			\$ 20,463	24,835	
ANNUAL GROSS INCOME			245,556	298,020	
GROSS RENT MULTIPLIER (GRM) 14.6 12.0 * Vacant, projected rent					

EXPENSES: (2022 actual)

Property Taxes:	\$45,000 (new)
Building Insurance:	4,653
Repairs (Est at \$750/unit):	6,000
Water/Elec/Sewer:	4,916
Gas:	2,600
Gardening:	1,200
Rent Control Fee:	700
Miscellaneous:	2000
Management:	12000

# ROQUE & MARK Co. REAL ESTATE SINCE 1965

DAVID SCHUCHMAN ROQUE & MARK Co. (310) 903-7706 - cell David@roque-mark.com CA DRE: 01472937

#### 2802 Santa Monica Blvd Santa Monica, CA 90404 (310) 828-7525 x108

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## Offered at \$3,595,000



BUILDING SF: 7,658LOT SIZE: 7,508DIMENSIONS: approx. 50 x 150PARKING: 8 (10 as tandem)ROOF: Composition

YEAR BUILT: 1968 ZONING: LAR3 APN: 4314-009-014 STORIES: 2 LAUNDRY: Common

8 unit apartment building in a prime Westside Palms neighborhood, nestled conveniently between Mar Vista, Culver City, and West LA. Fresh designer remodeled OWNER/USER front 3 bed + 2.5 baths open concept townhouse with a huge kitchen counter, inside laundry, dual pane windows, recessed lighting, two car parking, and a private yard. It will be delivered vacant. Great mix consisting of (1) 3 bed + 2.5 baths townhome, (3) 2 bed + 2 baths, and (4) 1 bed + 1 bath. Excellent parking with 8 individual spaces and 10 spaces total if used as tandem. Soft-story retrofit has been completed!! Subject to Los Angeles Rent Stabilization.

#### ANALYSIS:

Annual Gross Income	\$ 245,556
Vacancy Reserve 2%	4,911
Gross Operating Income	\$ 240,645
Gross Operating Income	\$ 240,645
Operating Expenses	- 79,069
Net Operating Income	\$ 161,576
Cap Rate = 4.5%	

www.Roque-Mark.com

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