



Offered at \$3,100,000



**RENT ROLL:**

UNIT#	BED	BATH	RENT	MARKET
1	2	1	\$ 2,490	\$ 3,200
2	1	1	1,277	2,400
3	1	1	1,431	2,400
4	1	1	2,290	2,400
5	2	1	1,493	3,200
6	1	1	2,350	2,400
7	1	1	1,234	2,400
8	1	1	1,690	2,400
9	1	1	1,790	2,400
10	0	1	1,231	2,000
Laundry			100	100
MONTHLY GROSS INCOME			\$ 17,376	25,300
ANNUAL GROSS INCOME			208,512	303,600
GROSS RENT MULTIPLIER (GRM)			14.8	10.2

**BUILDING SF:** 7,060  
**LOT SIZE:** 7,969  
**DIMENSIONS:** approx. 50 x 160  
**PARKING:** 11 (14 as tandem)  
**ROOF:** Composition

**YEAR BUILT:** 1969  
**ZONING:** LAR3  
**APN:** 4208-007-004  
**STORIES:** 2  
**LAUNDRY:** Common

100% Occupied! 10 unit apartment building in a vibrant Westside Palms neighborhood, nestled conveniently between Culver City, Mar Vista, and West LA. Excellent unit mix consisting of (2) 2 bed + 1 bath, (7) 1 bed + 1 bath, and (1) Studio unit. Most units have a patio or balcony. Gated entry. Amazing parking with 11 individual spaces and 14 spaces total if used as tandem. Soft-story retrofit has been completed!!

Only 14.8 GRM and \$310,000/unit with current rents! Subject to City of Los Angeles Rent Stabilization. Over 20% upside rent potential.

**EXPENSES:** (2022 actual)

Property Taxes (1.2%):	\$37,200 (new)
Building Insurance:	4,200
Repairs (Est at \$750/unit):	7,500
Water/Elec/Gas/Sewer:	9,200
Trash:	3,600
Gardening:	1,200
Rent Control Fee:	1000
Miscellaneous:	1000
Management:	10000
<b>Total Expenses:</b>	<b>\$ 74,900</b>

**ANALYSIS:**

Annual Gross Income	\$ 208,512
Vacancy Reserve 2%	4,170
Gross Operating Income	\$ 204,342
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Operating Expenses	- 74,900
Net Operating Income	\$ 129,442
Cap Rate = 4.2%	



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