



*Offered at \$1,895,000*

**RENT ROLL:**

UNIT#	BED	BATH	RENT	MARKET
1621	2	2	\$ 2,452	\$ 4,000
1623	1	1	1,957	2,500
1625	1	1	1,516	2,500
MONTHLY GROSS INCOME			5,925	9,000
ANNUAL GROSS INCOME			71,100	108,000
GROSS RENT MULTIPLIER (GRM)			26.6	17.5

<b>BUILDING SF:</b> 2,791	<b>YEAR BUILT:</b> 1948
<b>LOT SIZE:</b> 6,463	<b>ZONING:</b> LAR3
<b>DIMENSIONS:</b> approx. 50 x 130	<b>STORIES:</b> 2
<b>APN:</b> 4325-032-005	<b>PARKING:</b> 6
<b>ROOF:</b> Composition	<b>LAUNDRY:</b> Common

OWNER/USER opportunity in prime Westwood and in the coveted Fairburn School District! Nestled atop a hill and on a beautiful street, this charming triplex features a 2 bedroom + 2 baths owner's unit that has a large front yard and a huge, private patio. The owner's unit is in excellent condition and has a functional layout. In the rear of the property are (2) 1 bed + 1 bath units, each with a large patio. Parking consists of a 2-car enclosed garage and a 1-car enclosed garage. Large surface parking lot for additional vehicles. Located north of SM Blvd. Property is subject to City of Los Angeles Rent Stabilization. Inside with accepted offer only.

**EXPENSES: (2020 actual)**

Property Taxes:	\$22,740 (new)
Building Insurance:	1,400
Repairs:	3,000
Water/Elec/Sewer:	2,400
Gas:	0 (tenants pay)
Gardening:	1,200
Rent Control Fee:	250
Miscellaneous:	500
<b>Total Expenses:</b>	<b>\$ 31,490</b>

**ANALYSIS:**

Annual Gross Income	\$ 71,100
Vacancy Reserve 2%	1,422
Gross Operating Income	\$ 69,678
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Operating Expenses	- 31,490
Net Operating Income	\$ 38,188
Cap Rate = 2.0%	



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