

Michael Lembeck  
714-742-3700

## Residential Income

Ref: 1

**RIN** Active

Los Angeles (City) (LA)

Price \$ 1,250,000\*



[Media: 4](#)

Los Angeles County (LA)

A

Have **10 CASH FLOW UNITS**

Area **Los Angeles Southwest (C34)**

Entry Location **Ground Level w/steps**

Style **Other**

XSTS **E/110 FRWY S/FLORENCE**

[Aerial Map](#)

Features **Parking Space, Unit Water Heaters, No Spa**

Terms **Cash, Cash To Existing Loan, Cash To New**

Gr Schd Inc \$ **159,000**

**Loan, Owner Will Carry**

List Type **Exclusive Right To Sell or Lease/Full**

TG **704C1**

**Service**

Zip **90003-2090**

Loans

Units **10**

Gross Equity

Poss **Close of Escrow**

Price/Unit \$

Cap Rate **9.29%**

[View](#)

Remarks **No rent control. All 2 br. 2 ba. units 924 sq. ft. each. Built in 1987. Separate water heaters. Separately metered for gas and electric. Low expenses. HUGE UPSIDE IN RENTS! Seller has not increased rents in approx. 9 years. Market rents for similar units in the area are approx. \$1325 month. Increase rents and increase value. Gross multiplier of 7.86 and cap rate of 9.29% on market rents. Market rents produce cash flow of approx. \$4,426 per month with 30% down. Approx. 14.1% cash on cash return. Market rents used for cash flow analysis. Expenses are obtained from seller and are actual.**

Directions **E/110 FRWY S/FLORENCE**

### Financial Analysis (ANNUAL)

Gross Sched Income	\$ 159,000	Tax Area	6659	Water	District/Public
Vacancy Allow	2% \$ 3,180	Tax Rate Yr		Tax Rate	
Actual Annual Vacancy	\$ 3,180				
Gross Oper Income	\$ 155,820	Land	\$ %		
Actual Gross Annual Income	\$ 159,000				
Operating Exp	25% \$ 39,750	Imprvmnts	% \$		
Net Oper Income	\$ 116,070	Per Prop	\$ %		
Loan Payment	\$ 62,952				
Gross Spend Income	\$ 53,118	Legal:		Lot# 56	Blk# Tract # 0
Cap Rate	9.29%	Zoning		Lot Size	
Gross Multiplier	7.86 X Gross	LtSqft	12623/Assessor	#Bdgs 2	Yr Blt 1987

### Financial Info As Of

No	BR	Bath	P	Rent	Rent	Annual Oper Exp	@ \$ 62,952 /Mo		
10	2	2		1000	10000	New Tax	\$ 13,800	Due	Lender
						Ins	\$ 6,000	Assumable	Fee
						Wrk Comp	\$ 0		@ \$ /Mo
						Gas	\$ 0	Due	Lender
						Electric	\$ 720	Assumable	Fee
						Water/Sw	\$ 6,000		
						Trash	\$ 2,160		
						Supplies	\$ 0	# Sep Mt:	Water 1 Gas 10 Elec 10
						Cable TV	\$ 0	Approx Total SqFt:	9424
						Mnt	\$ 0	10179%	App Avg Apt SqFt:
						Pest Ctl	\$ 0	2BR/942	Studio / 1BR/
						Licenses	\$ 0	3BR/	Tot Bld Sqft 9,424
								SubArea/Tract OTHR	Assessor Name Unknown

#Leased	Tot <b>10000</b>	Gardener	<b>\$ 900</b>	Land Fee	Lse \$	/Mo	YrExp
Other Income		Pool	<b>\$ 0</b>	Zones: Spc Std	Fld	Cstl	Sld
		Manager	<b>\$ 0</b>	Adds, Alts, Repairs?		Bldg Permit	
		Prof Mgt	<b>\$ 0</b>	Tot Prkg <b>20</b>	Garage, # cars	#Caprt	# Garages
Garage, # cars	@ \$ \$	Furn Rep	<b>\$ 0</b>	# Uncovered Spcs	#Patio	Rec Room	<b>No</b>
Laund Eqmt \$		Other:	<b>\$ 0</b>	Tenant Pays	Gas <b>Yes</b>	Elec <b>Yes</b>	Water <b>No</b>
Monthly GSI <b>\$ 10,000</b>		Advertising	<b>\$ 0</b>	Rent Control <b>No</b>	Cable TV Yes	Water Heater <b>Yes</b>	Trash <b>No</b>
Actual Annual Gross Rent <b>\$ 159,000</b>		Elevator	<b>\$ 0</b>	Private Transfer Taxes <b>No</b>	Special Conditions		
Tax Year <b>2008</b>	Total Property Tax <b>6914</b>			Total Assessed Value <b>476213</b>	<b>Standard Sale/None</b>		
	Security <b>\$ 0</b>						
	Total <b>\$ 39,750</b>						

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**Additional Property Features**

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Stry <b>Two Levels</b>	Swr <b>In, Connected &amp; Paid</b>	Cent A/C <b>No</b>	#Wall A/C
#Cpts <b>10</b> #Drap <b>10</b>	#Rnges <b>10</b>	#Refrg	#Displs <b>10</b> #D/W
Wtr Htrs <b>Yes</b> Wtr Htr Desc <b>Natural Gas</b>	Water District	Alley <b>Yes</b> Paved <b>Yes</b>	Distance to Beach (miles)
Pool Htd <b>N</b>	Spa <b>No Spa</b>	Sauna <b>No</b>	
Cnst		Flrs	Roof
ADA Compliant <b>No</b>	Exterior Construction <b>Stucco</b>		Heat
Kitchen Desc	Disability Access <b>None</b>		
Structures, Other			

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**Exterior/Structural Information**

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Pato Characteristics	Doors & Windows
Structures, Other	

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**Listing Activity**

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LP/SqFt <b>\$132.64</b>	Orig Price <b>\$ 1,299,000</b>	Prev Price <b>\$ 1,299,000</b>	Current Price <b>\$1,250,000</b>
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**Contact Information**

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Display Name: **Mike Lembeck**      DRE License: [01019397](#)



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