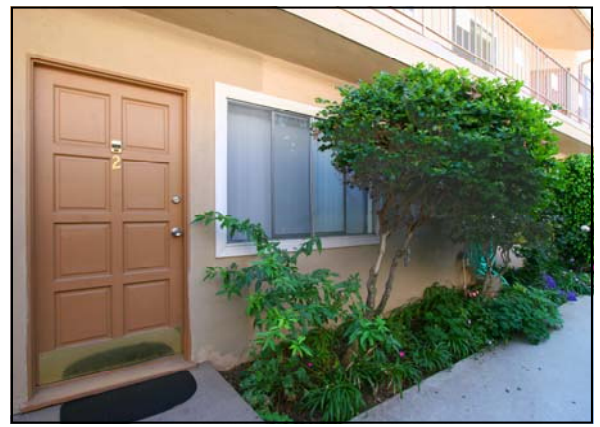
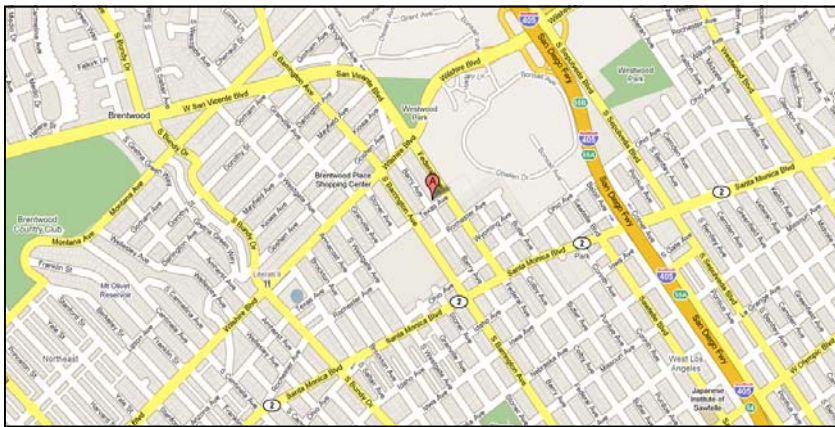
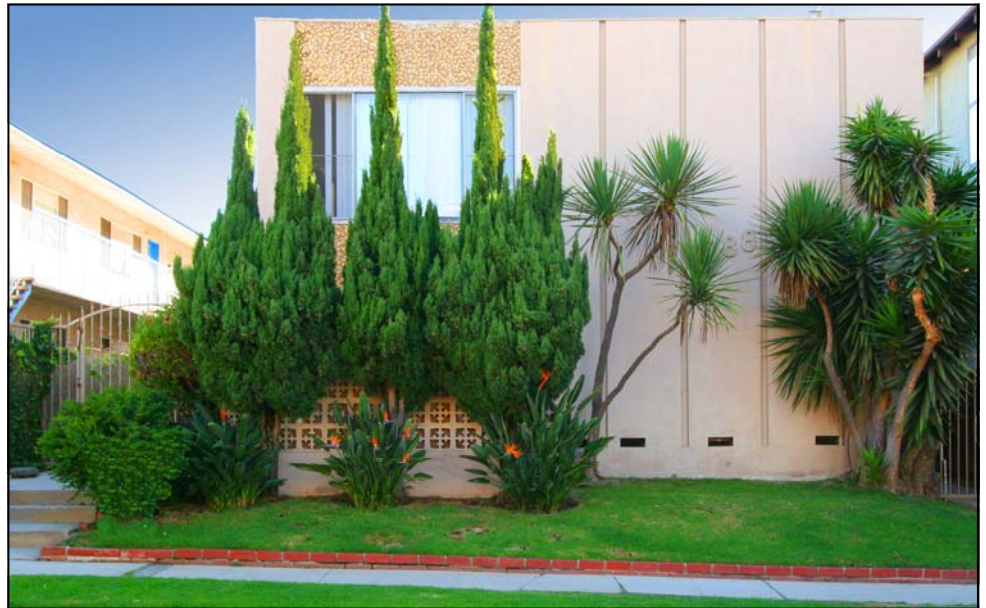


# 6 Units in Great WLA Location for Sale

1288 Barry Ave. Los Angeles, CA 90025



## *Quality Building in Great Area!*

### ***\$1,995,000 !! REDUCED !!***

- Great Wilshire & Barrington Neighborhood
- Convenient to Brentwood Shopping, Restaurants & Entertainment
- Close Proximity to UCLA & Westwood Village
- Quality, Well Maintained Building
- High Demand Rental Market
- 6 Updated Units
- New 100 Gal Water Heater & Furnaces
- Roof in Good Shape
- 6 New Shower Pans & Remodeled Bathrooms
- Some Copper Piping
- All New Appliances in Units
- New Carpet & Hardwood Floors
- Exterior & Interior Newly Painted

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# 6 Units in Great WLA Location for Sale

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## Summary

<b>Price:</b>	<b>\$1,995,000</b>
Down Payment	\$698,250 35%
Number of Units:	6
Cost per Unit:	\$332,500
Current GRM:	11.29
Current CAP:	6.41%
Approx. Age:	1960
Approx. Lot Size:	6,300
Approx. Bldg. SF:	6,787
Cost per GSF:	\$294
Parking Space	5
Zoning	LAR3

## Proposed Financing

First Loan Amount:	\$1,296,750
Terms:	7 years due in 30
Interest rate:	5.50%



## Annualized Operating Data

	Current Rents			Market Rents		
<b>Scheduled Gross Income:</b>	<b>\$176,760</b>			<b>\$176,760</b>		
Less Vacancy & Concessions:	5,303	3.0%	*	5,303	3.0%	*
Gross Operating Income:	171,457			171,457		
Less Expenses (estimated):	43,483	25%	*	43,483	25%	*
<b>Net Operating Income:</b>	<b>\$127,975</b>			<b>\$127,975</b>		
Less Loan Payments:	88,354			88,354		
Pre-Tax Cash Flow:	39,621	5.7%	**	39,621	5.7%	**
Plus Principal Reduction:	17,032			17,032		
<b>Total Return Before Taxes:</b>	<b>\$56,653</b>	<b>8.1%</b>	<b>**</b>	<b>\$56,653</b>	<b>8.1%</b>	<b>**</b>

\* As a percent of Scheduled Gross Income.

\*\* As a percent of Down Payment.

## Scheduled Income

Unit #	Bdrms/Baths	Est. Sqft	Current Rents Monthly	Market Rents Monthly
1	3+2	1,200	2,450.00	2,450.00
2	0+1	300	1,095.00	1,095.00
3	4+3	1,450	3,600.00	3,600.00
4	3+2	1,200	2,350.00	2,350.00
5	4+3	1,450	2,695.00	2,695.00
6	3+2	1,200	2,450.00	2,450.00
<b>Total Scheduled Rent:</b>			<b>14,640.00</b>	<b>14,640.00</b>
<b>Rent per foot</b>			<b>\$2.16</b>	<b>\$2.16</b>
Laundry:			\$90	\$90
Other Income:				
<b>Monthly Scheduled Gross Income:</b>			<b>14,730.00</b>	<b>14,730.00</b>
<b>Annual Scheduled Gross Income:</b>			<b>\$176,760</b>	<b>\$176,760</b>
Utilities Paid by Tenant: Electricity				

## Annualized Expenses (Approximate\*\*\*)

Taxes	1.25%	\$ 24,938
Insurance		\$ 3,725
Repairs		\$ 7,600
Water/Elec		\$ 5,000
City Fees		\$ 325
Rubbish		\$ 935
Gardening		\$ 960

\*\*\* Expenses are estimates provided by Owner

<b>Total :</b>	<b>\$ 43,483</b>
Per Net Sq. Ft.:	\$6.41
Per Unit:	\$7,247.08

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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**COLDWELL  
BANKER  
COMMERCIAL**

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## Unit #1 Interior Photos



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# 6 Units in Great WLA Location for Sale

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Unit #3 Interior Photos

Unit #5 Interior Photos



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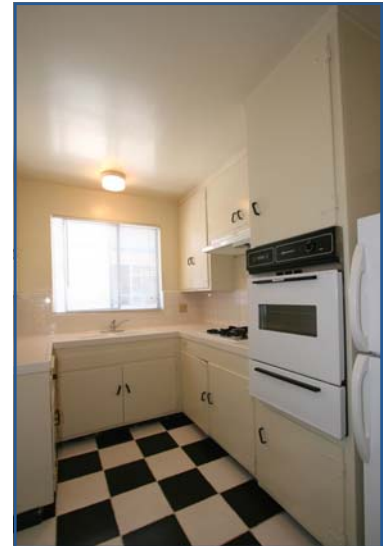
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# 6 Units in Great WLA Location for Sale

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## Unit #6 Interior Photos



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