

4018 Camero, LA, CA 90027

\$4,150,000



Offering Summary:

Building size : 9,963 sqft sqft

Lot size : 5,357 sqft

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CA DRE# 01963657. NMLS #1911620 FL BK#3599904

Exclusive Commercial Real Estate Opportunity

4018 Camero Ave, LA, CA 90027

\$4,150,000



Offering Summary:

Number of units:	12
Price per unit:	\$ 345K
Price/SF:	\$ 416.54
Living space	9,963 Sqft
Lot Size:	5,357 Sqft

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R E N T S

1	Tenant Profiles	9/15/2017	at-will	2 Bed/1 Bath	Monthly	2/1/2025	2,594.88
2		2/5/2026	2/4/2027	2 Bed/1 Bath	Monthly	2/5/2026	2,995.00
3		6/1/2021	at-will	1 Bed/1 Bath	Monthly	2/1/2025	2,075.90
4		6/8/2026	6/7/2027	1 Bed/1 Bath	Monthly	6/8/2026	2,295.00
5		11/1/2014	at-will	2 Bed/1 Bath	Monthly	2/1/2026	2,529.72
6		11/16/2024	at-will	2 Bed/1 Bath	Monthly	11/16/2024	2,695.00
7		6/1/2021	at-will	2 Bed/1 Bath	Monthly	2/1/2026	2,036.11
9		11/1/2024	at-will	1 Bed/1 Bath	Monthly	11/1/2024	2,195.00
10		11/8/2022	at-will	1 Bed/1 Bath	Monthly	2/1/2024	2,184.00
11		6/24/2021	at-will	2 Bed/1 Bath	Monthly	9/1/2023	2,665.60
12		6/1/2021	at-will	2 Bed/1 Bath	Monthly	2/1/2026	1,960.00
Total for Camero Ave (4018)							\$26,226.21

Gross income: \$314,712

Taxes 2026 1.25%	\$51,875
Insurance	\$8,416
Vacancy loss 3%	\$8,573
Maintenance	\$5,000
Trash bill	\$4,108
Gas bill	\$2,529
LADWP	\$8,112

NET income: 226,099

CAP 5.4%

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Interior photos



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