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2618 Johnston St  
Los Angeles, CA 90027

tracy do | COLDWELL BANKER REALTY

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### Summary

Price:	\$799,000
Number of Legal Units:	2
Cost per Legal Unit:	\$399,500
Approx. Age:	1932
Approx. SF	1,242
\$/SF	\$643.32
Lot Size (SF):	3,801



### Annualized Operating Data

<b>Actual Gross Income:</b>	<b>Current Rents</b>			
	<b>\$12,299.04</b>			
Less Vacancy Rate Reserve:	\$369	3%	*	
Gross Operating Income:	\$11,930			
Less Expenses:	\$12,244			
<b>Net Operating Income:</b>	<b>(\$314)</b>			

### Market

<b>Market Rents</b>	
<b>\$40,800</b>	
\$1,224	3% *
\$39,576	
\$12,244	
<b>\$27,332</b>	

\* As a percent of Scheduled Gross Income.

### Scheduled Income

### Estimated Yearly Expenses

No. of Units	Unit #	Bd/Ba	Current Rents		Market Rents		Taxes	
			Monthly Income	Monthly Rent/Unit	Monthly Rent/Unit	Monthly Rent/Unit		
1	2618	1+1	\$0	\$1,700			\$4,024	
1	3010	1+1	\$1,025	\$1,700			\$1,312	
							\$5,000	
							\$1,248	
							\$660	

### Total Scheduled Rent

Monthly Scheduled Gross Income:	\$1,024.92	\$3,400	<b>*Total Expenses:</b>	<b>\$12,244</b>
Annual Scheduled Gross Income:	\$12,299.04	\$40,800		

**Expenses Per Unit: \$6,122**

### Expenses are Estimates

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.