

1428 N Hill Ave

PASADENA, CA



PRICE:

\$1,100,000

INVESTMENT HIGHLIGHTS:

- Great Pasadena Location
- Pasadena City College Nearby
- High Demand Rental Location
- Unit Mix: 1-2+1 | 1-3+1
- On-Site Parking
- Nearby Shopping/Transit
- Individually Metered for Gas & Electric
- Quick Access To CA-710, CA-134, & I-210 Freeways

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

PRESENTED BY:

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

DUPLEX ON HILL AVENUE

INVESTMENT SUMMARY		
Price:		\$1,100,000
Down Payment:	100%	\$1,100,000
Units:		2
Cost per Unit:		\$550,000
Current GRM:		16.67
Current CAP:		3.57%
Market GRM:		14.10
Market CAP:		4.58%
Age:		1923
Lot SF:		7,333
Building SF:		1,881
Price per SF:		\$584.80
Zoning:		PSR1



PROPOSED FINANCING	
First Loan Amount:	-
Terms:	
Monthly Payment:	-

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ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$66,000			\$78,000	
Less Vacancy Rate Reserve:	1,980	3.0%		2,340	3.0%
Gross Operating Income:	64,020			75,660	
Less Expenses:	24,796	37.6%		25,262	32.4%
Net Operating Income:	\$39,224			\$50,398	
Less Loan Payments:	-			-	
Pre-Tax Cash Flow:	\$39,224	0.0%		\$50,398	0.0%
Plus Principal Reduction:	-			-	
Total Return Before Taxes:	\$39,224	0.0%		\$50,398	0.0%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	2+1	\$2,400	\$2,400	\$2,800	\$2,800
1	3+1	\$3,100	\$3,100	\$3,700	\$3,700
Total Scheduled Rent:			\$5,500		\$6,500
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$5,500		\$6,500
Annual Scheduled Gross Income:			\$66,000		\$78,000

ESTIMATED EXPENSES	
Taxes: (new)	\$13,750
Insurance:	\$2,445
Utilities:	\$3,240
Maintenance:	\$2,561
Rubbish:	-
Reserves:	\$400
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$24,796
Per SF:	\$13.18
Per Unit:	\$12,398

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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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	\$2,400	\$2,800
2	3+1	\$3,100	\$3,700
TOTAL:		\$5,500	\$6,500

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DUPLEX ON HILL AVENUE

PHOTOS



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DUPLEX ON HILL AVENUE

AERIAL VIEW



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PARCEL MAP

1996

3-20-60
1-A-66 REVISED
670323 7-29-59
96022110004003-05



PARCEL MAP
P.M. 6 - 24

FOR PREV. ASSM'T. SEE: 1804 - 16

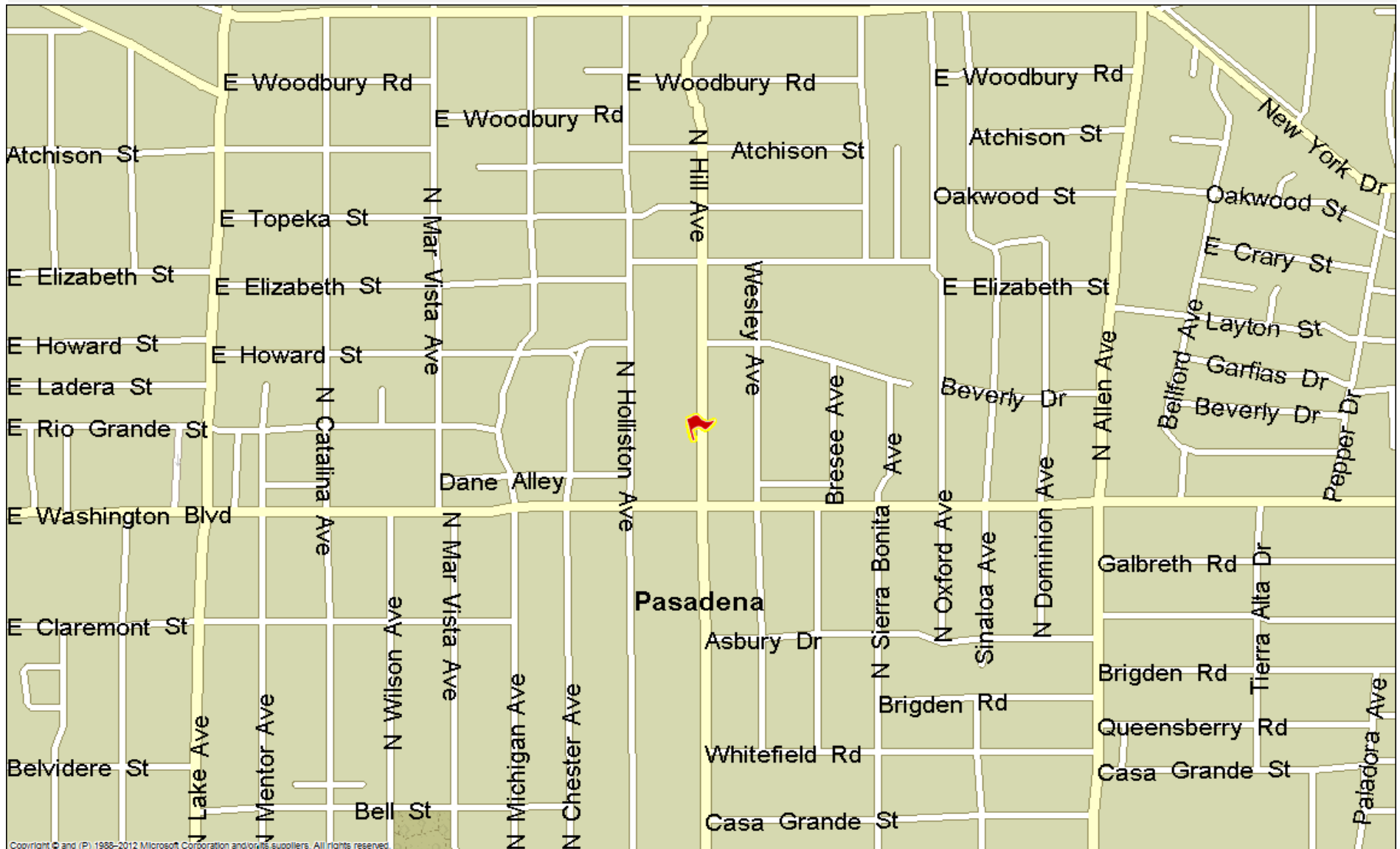
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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DUPLEX ON HILL AVENUE

STREET MAP



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