



FOR SALE

Charming 4-Plex

8616 Gregory Way,
Los Angeles, CA 90035

OFFERED AT \$2,299,000

Building Size	± 5,259 Sq. Ft.
Land Size	± 5,839 Sq. Ft.
Units	4
CAP Rate	3.3 %
Current Gross Income	\$135,334
Pro Forma Gross Income	\$191,400
Year Built	1960
APN	4333-024-002

Brad Kesner
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DRE# 00986769



Craig Miller
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RENT ROLL

Unit #	Beds	Baths	Current Rent	Pro-Forma Rent	Loss to Lease
1	2	2	\$1,882	\$3,850	\$1,968
2	3	2.5	\$4,428	\$5,500	\$1,072
3	2	2	\$2,673	\$3,850	\$1,177
4	1	1	\$2,295	\$2,750	\$455
4	8	7.5	\$11,278	\$15,950	\$4,672

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8616 Gregory Way Pro-Forma

Building Size	5,259
Land Size	5,839
Total Unit Count	4

ACQUISITION

Purchase Price	2,299,000
Total Acquisition Costs	2,299,000

INCOME

	CURRENT	PROFORMA
Potential Gross Income	135,334	191,400
Vacancy Factor	(4,060)	(5,742)
Effective Gross Income	131,274	185,658

Operating Expenses

		Monthly Expense	CURRENT	PROFORMA
Growth Factor				
Real Estate Taxes	1.20% Purchase Price	1,925	27,588	27,588
Insurance	6,137 (Actual)	511	6,137	6,137
Repairs & Maintenance	4,984 (Actual)	415	4,984	4,984
Utilities (Electric/Gas/Trash/Water/Sewer)	9,974 (Actual)	831	9,974	9,974
Permits/Fees	1,750 (Actual)	146	1,750	1,750
Pest Control	960 (Actual)	80	960	960
Landscaping	2,515 (Actual)	210	2,515	2,515
General/Admin	Est. 0.25/PSF	110	1,315	1,315
TOTAL OPERATING EXPENSES			55,223	55,223

NET OPERATING INCOME

	76,051	130,435
CAP RATE	3.3%	5.6%
GRM	16.90	12.00



*Disclaimer: The numbers contained herein were submitted from outside sources which may or may not be deemed reliable. Wilshire Advisory Group, Inc. makes no representation as to its accuracy. All numbers contained herein are subject to rounding, errors and omissions and may be changed or withdrawn at any time.

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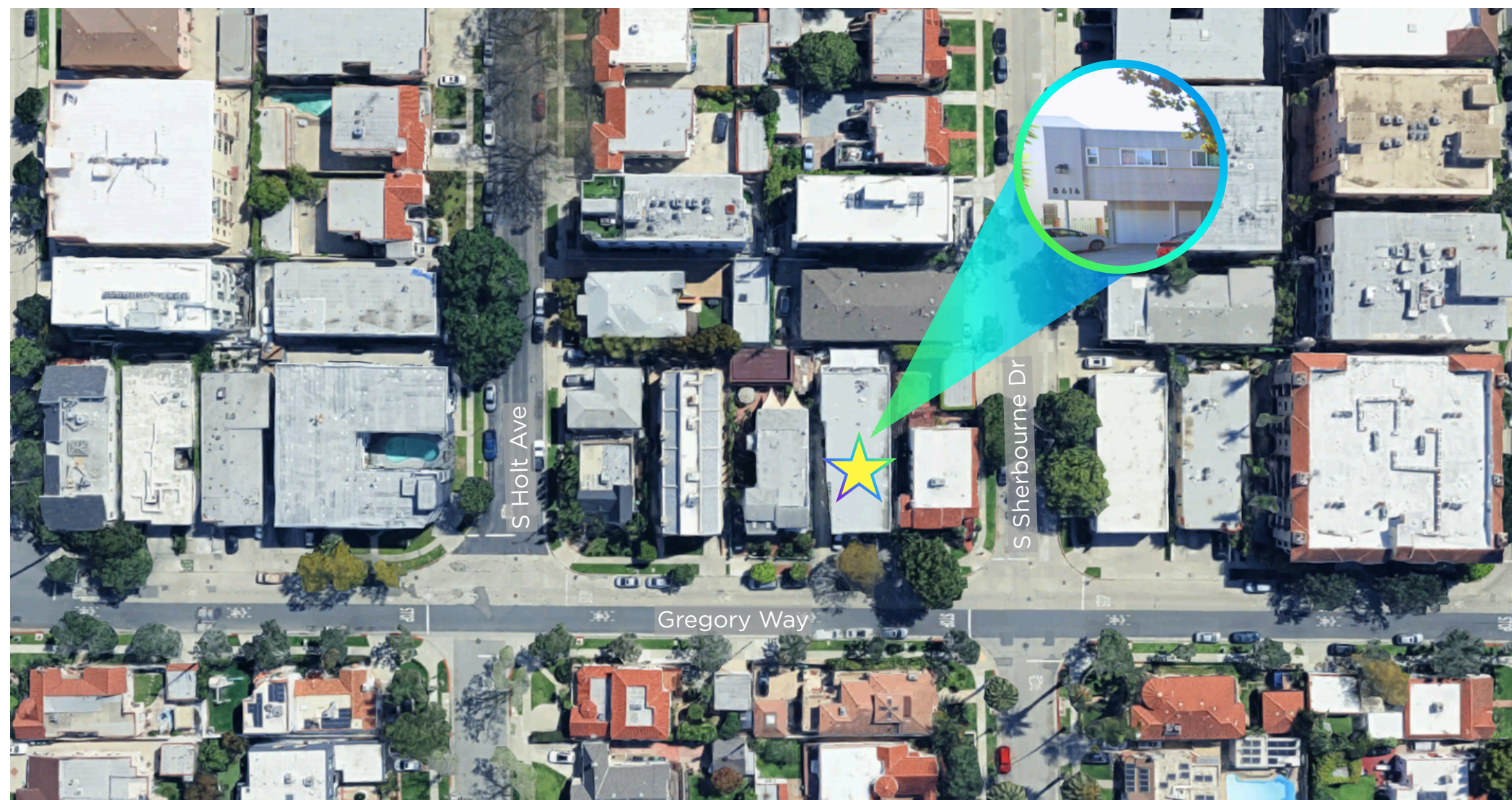


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The information furnished regarding rent roll, income, expenses, layouts, measurements and similar data has been submitted to us by others and thus we cannot make any representation as to its accuracy. The information furnished regarding property for sale, rental or financing is submitted subject to errors, omissions, change of price or other conditions, prior sale lease, or withdrawal without notice.

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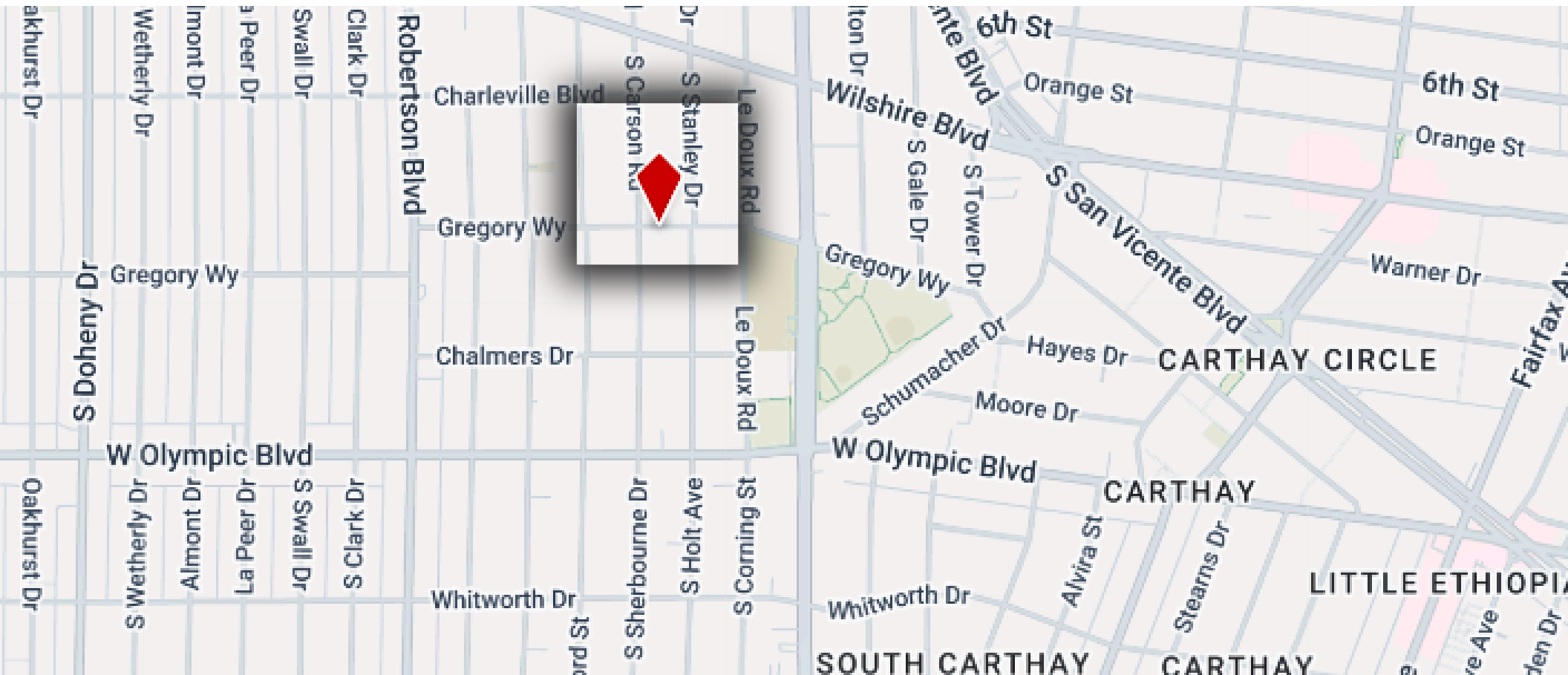
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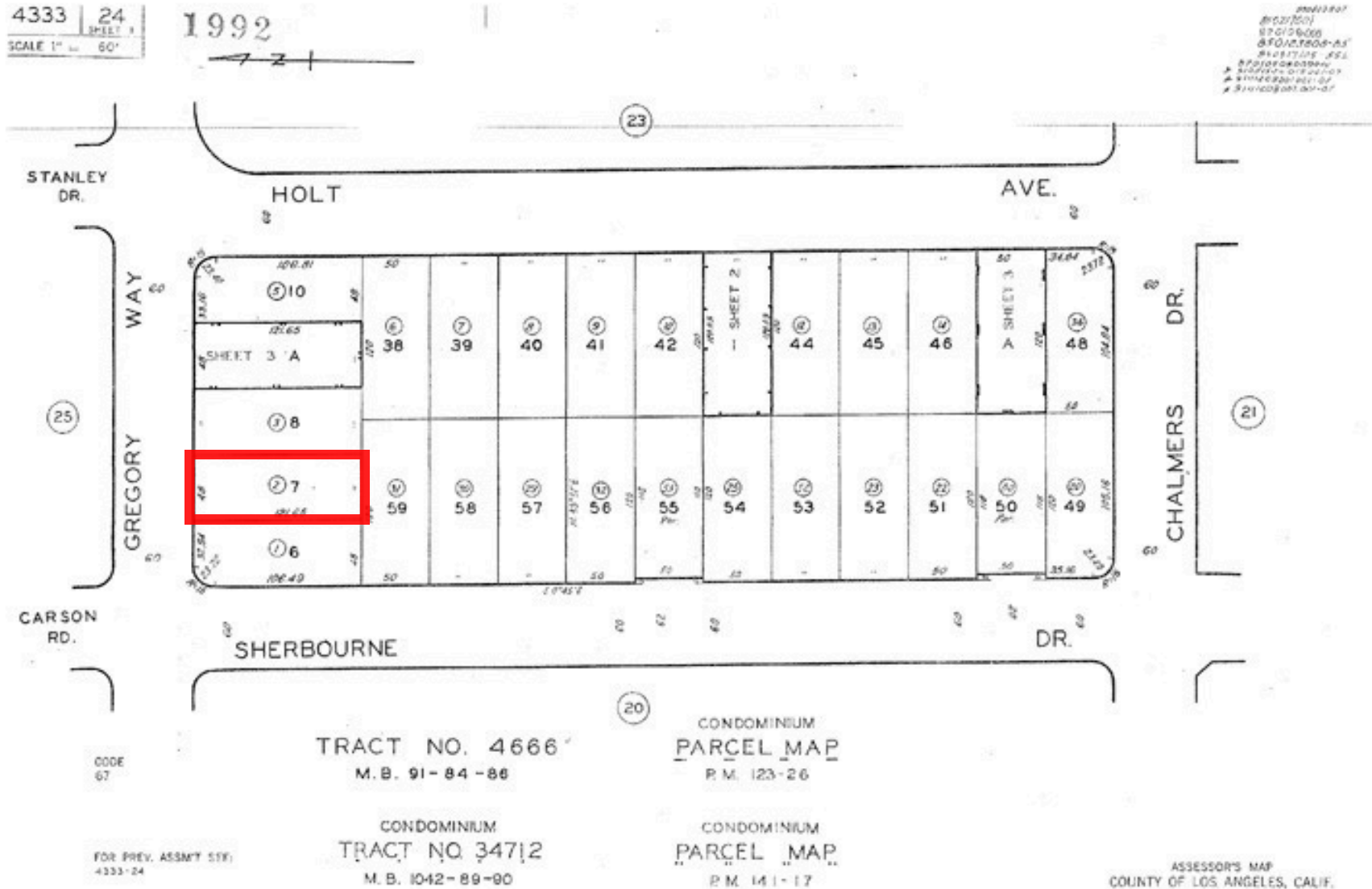
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