

977 Chung King Rd
Los Angeles, CA 90039

tracy do | COLDWELL BANKER REALTY

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Summary

Price:	\$1,550,000
Number of Legal Units:	2
Cost per Legal Unit:	\$775,000
Approx. Age:	1950
Approx. SF	2,825
\$/SF	\$548.67
Lot Size (SF):	1,200



Annualized Operating Data

Market

	Current Rents			Market Rents		
Actual Gross Income:	\$0.00			\$81,600		
Less Vacancy Rate Reserve:	\$0	3%	*	\$2,448		3% *
Gross Operating Income:	\$0			\$79,152		
Less Expenses:	\$9,476			\$9,476		
Net Operating Income:	(\$9,476)			\$69,676		

* As a percent of Scheduled Gross Income.

Scheduled Income

Estimated Yearly Expenses

No. of Units	Unit #	Bd/Ba	Current Rents		Market Rents		Estimated Yearly Expenses	
			Monthly Income	Monthly Rent/Unit	Monthly Rent/Unit	Expense	Amount	
1	977	0+2	\$0	\$3,800		Insurance	\$8,600	
1	977 1/2	2+2	\$0	\$3,000		Electrical	\$600	
						Gas	\$276	

Total Scheduled Rent

Monthly Scheduled Gross Income:	\$0.00	\$6,800	*Total Expenses:	\$9,476
Annual Scheduled Gross Income:	\$0.00	\$81,600	Expenses Per Unit:	\$4,738

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.