



FOR SALE

Charming 4-Plex

8616 Gregory Way,
Los Angeles, CA 90035

OFFERED AT \$2,129,000

Building Size	± 5,259 Sq. Ft.
Land Size	± 5,839 Sq. Ft.
Units	4
CAP Rate	3.67 %
Current Gross Income	\$135,334
Pro Forma Gross Income	\$191,400
Year Built	1960
APN	4333-024-002

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DRE# 00986769



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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	2,129,000
Total Acquisition Costs	2,129,000

INCOME

Potential Gross Income	
Vacancy Factor	-3.00%
Effective Gross Income	

Operating Expenses

		Monthly Expense	CURRENT	PROFORMA
Growth Factor			135,334	191,400
Real Estate Taxes	1.20% Purchase Price	1,925	(4,060)	(5,742)
Insurance	6,137 (Actual)	511	131,274	185,658
Repairs & Maintenance	4,984 (Actual)	415		
Utilities (Electric/Gas/Trash/Water/Sewer)	9,974 (Actual)	831		
Permits/Fees	1,750 (Actual)	146		
Pest Control	960 (Actual)	80		
Landscaping	2,515 (Actual)	210		
General/Admin	Est. 0.25/PSF	110		
TOTAL OPERATING EXPENSES			53,183	53,183
NET OPERATING INCOME			78,091	132,475
CAP RATE			3.7%	6.2%
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 All numbers contained herein are subject to rounding, errors and omissions and may be changed or withdrawn at any time.

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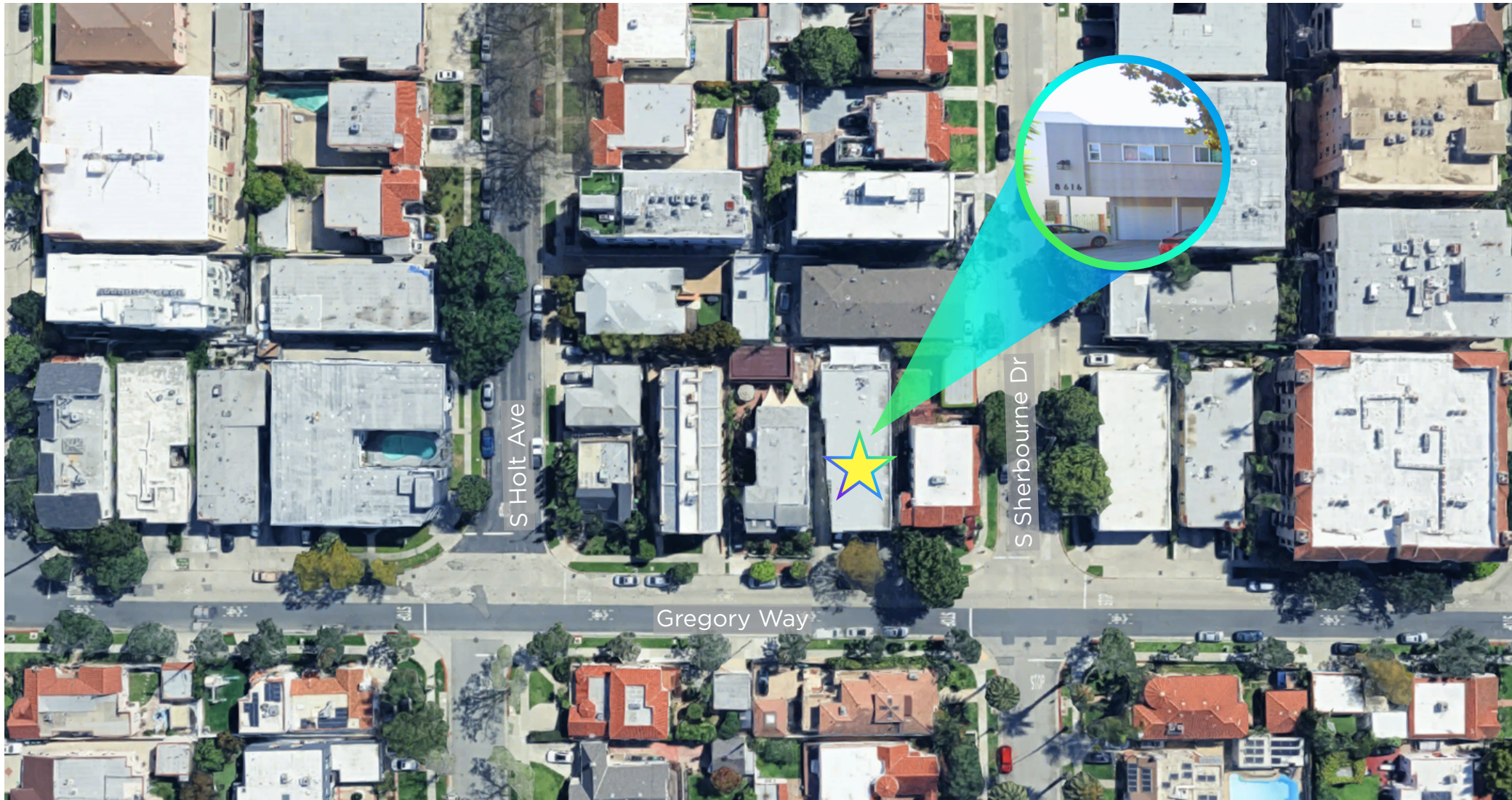


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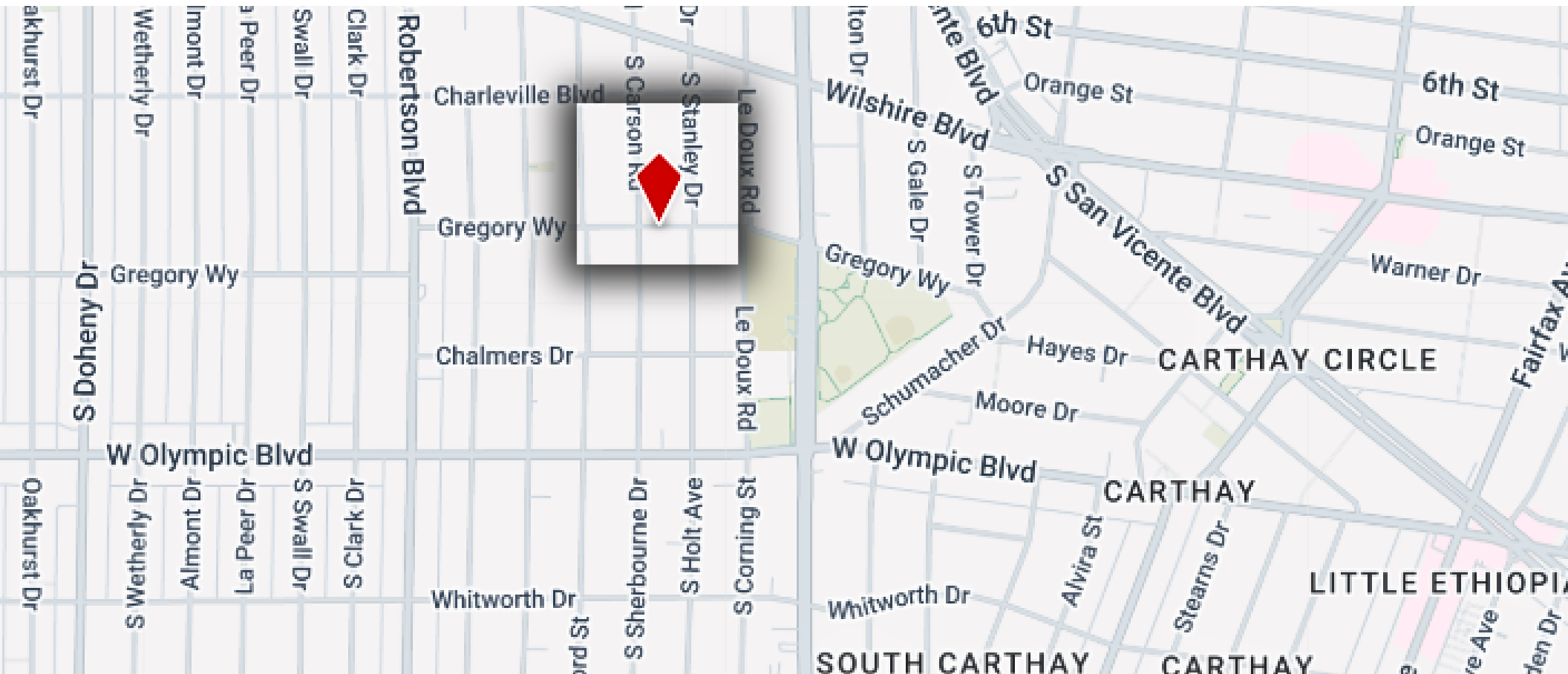


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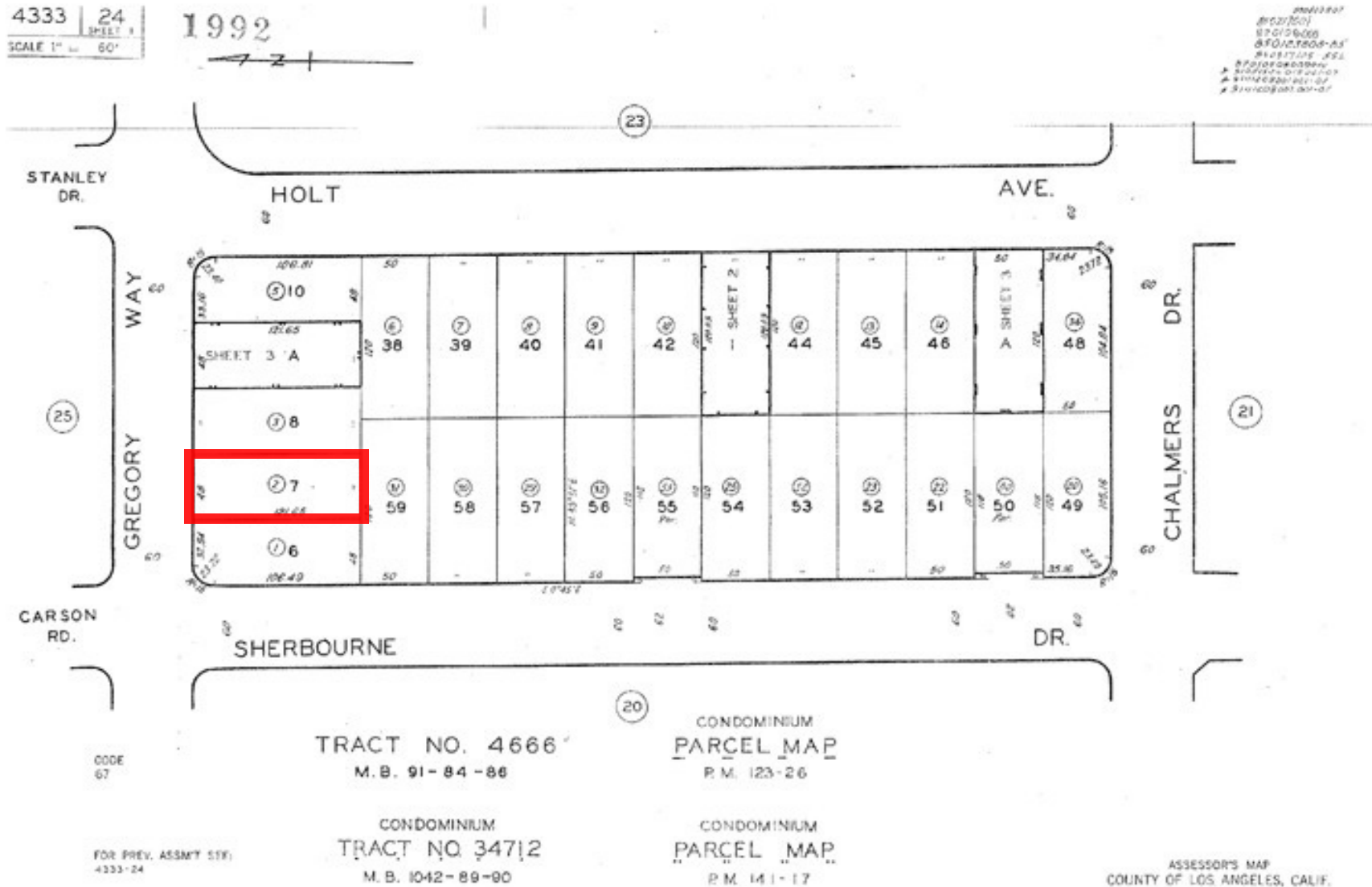
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