3552 S CENTINELA AVE, LOS ANGELES, CA 90066

TAMAS BATYI GROUP

11 Units in Mar Vista | Non-RSO | Approx. 25% Rental upside | Offered @ $345,454 per unit | Ideally located in the heart of Mar Vista, just minutes from Venice Beach and Downtown Culver City.

COMPASS

TAMAS BATYI

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LOS ANGELES, CA 90066

Property Overview

TAMAS BATYI GROUP

ADDRESS

3552 S Centinela Ave, Los Angeles, CA 90066

OFFERING PRICE $3,800,000	PRICE PER UNIT $345,454	PRICE PER FOOT $361	MARKET CAP 6.9%
NUMBER OF UNITS 11	BLDG. SIZE 10,514	YEAR BUILT 1987	CURRENT GRM 12.8
UNIT MIX 9x 2B/2B, 2x 1B/1B	LOT SIZE 8,444	CURRENT CAP 5.3%	MARKET GRM 10.4

Exterior Photography

TAMAS
BATYI
GROUP

Interior Photography

TAMAS
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APPROX YEAR BUILT	1987
APPROX LOT SIZE	8,444
APPROX BLDG SIZE	10,514

PRICE PER SF	$361
CURRENT CAP	5.3%
MARKET CAP	6.9%

Financials

3552 S Centinela Ave | Offered at $3,800,000

Investment Summary

PRICE	$3,800,000
DOWN PAYMENT	$000,000
NUMBER OF UNITS	11
PRICE PER UNIT	$345,454
CURRENT GRM	12.8
POTENTIAL GRM	10.4

Annualized Operating Data

	CURRENT RENTS	MARKET RENTS
SCHEDULED GROSS INCOME	$300,140	$363,348
VACANCY ALLOWANCE	$7,503 | 2.5%	$9,083
GROSS OPERATING INCOME	$292,636	$354,265
LESS EXPENSE	$92,085	$100,085
NET OPERATING INCOME	**$200,551**	**$254,265**
LESS LOAN PAYMENT	$0,000	$000,000
PRE-TAX CASH FLOW	$200,551	$254,265
PLUS PRINCIPAL REDUCTION	$000,000	$000,000
RETURN BEFORE TAXES	$200,551	$254,265

Estimated Expenses

TAXES	$45,000
INSURANCE	$9,797
UTILITIES	$16,460
REPAIRS/MAINTENANCE	$10,828
PROFESSIONAL MGMT	$9,000
ON-SITE MANAGER	$0
MISC	$1,000
TOTAL EXPENSES	$92,085

Income

		CURRENT RATES		POTENTIAL RENTS	
# OF UNITS	UNIT MIX	MO RENT/UNIT	MO INCOME	MO RENT/UNIT	MO INCOME
9	2B 2B	$2,290.3	$20,613	$2,800	$25,200
2	1B 1B	$2,060	$4,120	$2,400	$4,800
0	0	0	0	0	0
TOTAL SCHEDULED RENT			$24,733		$30,000
LAUNDRY INCOME			$279		$279
MONTHLY GROSS INCOME			$25,011		$30,279
ANNUAL GROSS INCOME			$300,140		$363,348

Rent Roll

TAMAS BATYI GROUP

UNIT	UNIT TYPE	MOVE IN DATE	CURRENT RENT	MARKET RENT
101	2 BD 2 BA	8/15/2025	$3,200	$3,400
102	2 BD 2 BA	08/01/2024	$2,400	$2,800
103	2 BD 2 BA	08/15/2016	$2,276	$2,800
104	2 BD 2 BA	06/01/2002	$1,890.05	$2,800
105	1 BD 1 BA	05/01/2022	$2,060	$2,400
106	2 BD 2 BA	11/16/1997	$1,951.85	$2,800
201	2 BD 2 BA	06/01/2015	$2,005	$2,800
202	2 BD 2 BA	07/15/2026	$2,350	$2,800
203	2 BD 2 BA	VACANT	$2,600	$2,800
204	1 BD 1 BA	12/01/2024	$2,060	$2,400
205	2 BD 2 BA	04/01/2005	$1,951.85	$2,800
		MONTHLY	$24,733	$30,600
		ANNUAL	$296,796	$367,200
			UPSIDE	24%

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