

MULTI-FAMILY INVESTMENT OPPORTUNITY
10 Units-Los Angeles

1139 E 69th St Los Angeles, CA 90001

Multi-Family Investment Group

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11766 Wilshire Blvd Suite 270

Los Angeles, CA 90025

Exclusively Offered at: \$1,800,000

Investment Highlights:

Property In Good Condition

Parking For Units

Separate Bungalows with Pit Roofs

Separate Hot Water Heaters

Very Good Rental Market

1139 E 69th St Los Angeles, CA 90001

OFFERING SUMMARY

Price		\$1,800,000
Down Payment	35%	\$630,000
Loan Amount		\$1,170,000
Units		10
Price Per Unit		\$180,000
Price Per SF		\$480.77
Year Built		1923
Rentable SF		3,744
Lot Size		11,151
GRM - Current		7.43
Cap Rate - Current		10.75%
GRM - Market		7.89
Cash on Cash Return--Current		16.64%
Cash on Cash Return--Market		14.62%
Zoning		LCR3

UNIT MIX

# of Units	Unit Type	Current Totals	Market Totals
10	1+1	\$2,018	\$1,900

FINANCING SUMMARY

Loan Type	New First Trust Deed
Loan Amount	\$1,170,000
Interest Rate	6.50%
Variable or Fixed	Fixed Rate
Amortization	30 Years
Monthly Loan Payment	\$7,395
Annual Loan Payment	\$88,742

OPERATING DATA

INCOME		CURRENT		MARKET
Scheduled Gross Income:		\$242,160		\$228,000
Less Vacancy Rate Reserve:	5%	\$12,108	5%	\$11,400
Gross Operating Income:		\$230,052		\$216,600
Less Expenses:	15.1%	\$36,477	15.7%	\$35,777
Net Operating Income:		\$193,575		\$180,823
Less Loan Payments:		\$88,742		\$88,742
Pre-Tax Cash Flow:	16.6%	\$104,833	14.6%	\$92,081

EXPENSES	CURRENT	MARKET
Taxes	\$21,600	\$21,600
Insurance	\$3,957	\$3,957
Maintenance & Repair	\$4,200	\$3,500
Utilities	\$6,000	\$6,000
Gardening	\$720	\$720

Scheduled Rental Income:	\$20,180	\$19,000
Additional Income (Laundry):	\$0	\$0
Additional Income (Other):	\$0	\$0
Total Monthly Income:	\$20,180	\$19,000
Annual Scheduled Gross Income:	\$242,160	\$228,000

TOTAL EXPENSES	\$36,477	\$35,777
Expenses Per Unit	\$3,648	\$3,578
Expenses Per SF	\$9.74	\$9.56
% of GOI	15.86%	16.52%

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Multi-Family - Rent Schedule

Property Address: 1139 E 69th St
 City, State, Zip Code: Los Angeles, CA 90001

of Units: 10
 Year Built: 1923

RENT SCHEDULE

UNIT TYPE	DETAILS	Current RENT	MARKET RENT
1139	1+1 (374 Sq Ft) (Section 8)	\$2,250.00	\$1,900.00
1139 1/2	1+1 (374 Sq Ft) (Section 8)	\$2,244.00	\$1,900.00
1139 1/4	1+1 (374 Sq Ft) (Section 8)	\$2,354.00	\$1,900.00
1141	1+1 (374 Sq Ft) (Section 8)	\$2,354.00	\$1,900.00
1141 1/2	1+1 (374 Sq Ft) (Section 8)	\$2,304.00	\$1,900.00
1141 1/4	1+1 (374 Sq Ft) (Under Evction)	\$1,002.00	\$1,900.00
1143	1+1 (374 Sq Ft)	\$1,422.00	\$1,900.00
1143 1/2	1+1 (374 Sq Ft) (Section 8)	\$2,100.00	\$1,900.00
1143 1/4	1+1 (374 Sq Ft) (Vacant)	\$1,900.00	\$1,900.00
1143 3/4	1+1 (374 Sq Ft) (Section 8)	\$2,250.00	\$1,900.00
MONTHLY SUBTOTAL:		\$20,180.00	\$19,000.00
MONTHLY LAUNDRY:		\$0.00	\$0.00
MONTHLY OTHER :		\$0.00	\$0.00
MONTHLY TOTAL:		\$20,180.00	\$19,000.00
ANNUAL TOTAL:		\$242,160.00	\$228,000.00

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