



## PROPERTY HIGHLIGHTS

Prime location near Melrose and Santa Monica Boulevard

One unit currently vacant

Mature hedges create added privacy for the front unit

Private outdoor space for each unit

Charming bungalow-style residences

In-unit laundry for each unit

Updated interiors

*offered for*  
**\$2,095,000**

**936** North Harper Avenue 90048



# FINANCIAL PROFILE

## PROPERTY

Units	4
Gross SF	1,950
Lot SF	6,157
APN	5529-011-031

## INCOME

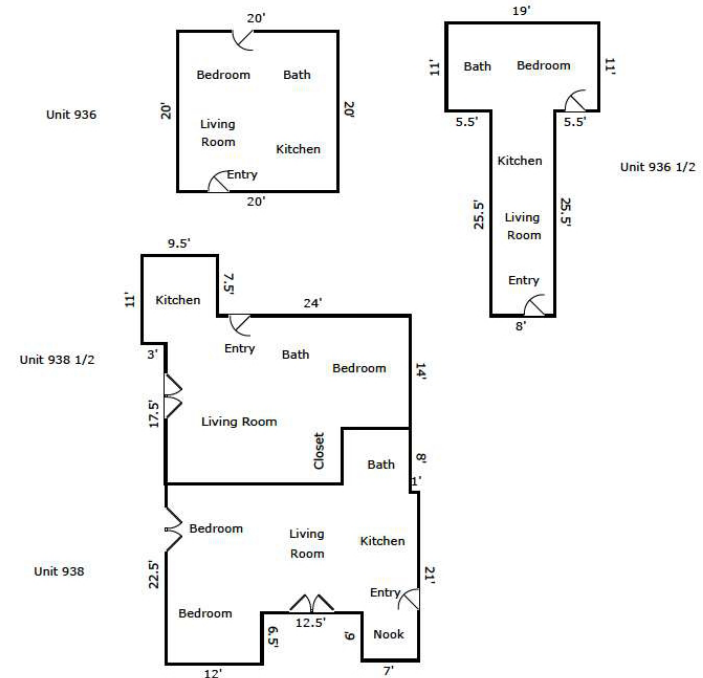
Gross Scheduled Income	\$135,600
Approximate Operating Income Expenses (incl. property tax at \$2,095,000 purchase)	\$44,137
Net Operating Income	\$90,863
CAP Rate	4.34%

## FINANCIAL SUMMARY

Offering Price	\$2,095,000
Price Per Unit	\$523,750
Price Per SF	\$1,074
GRM	15.44

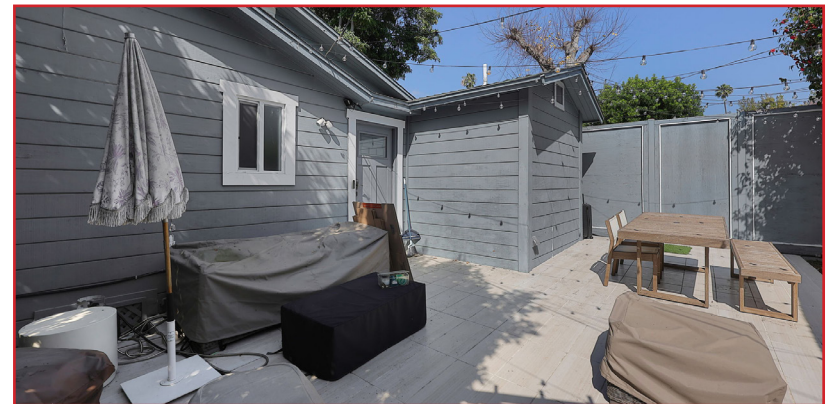
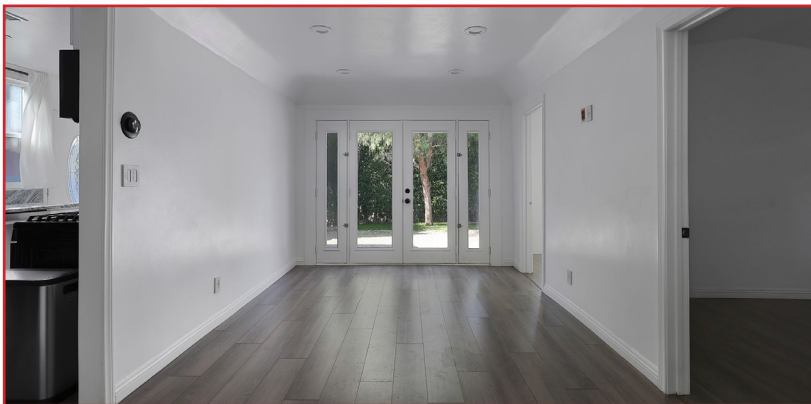
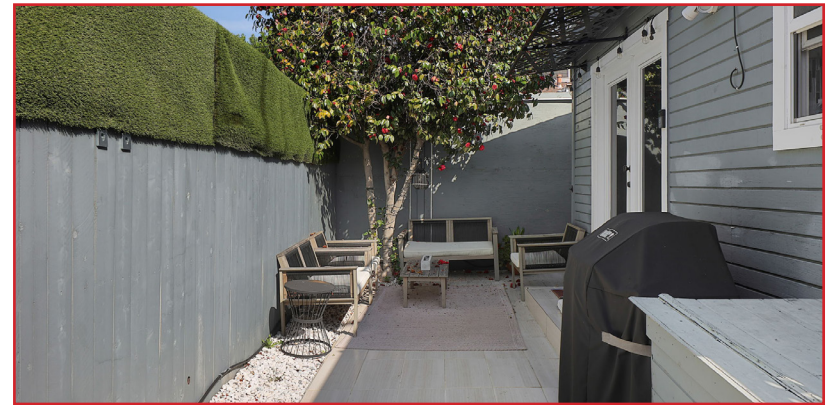
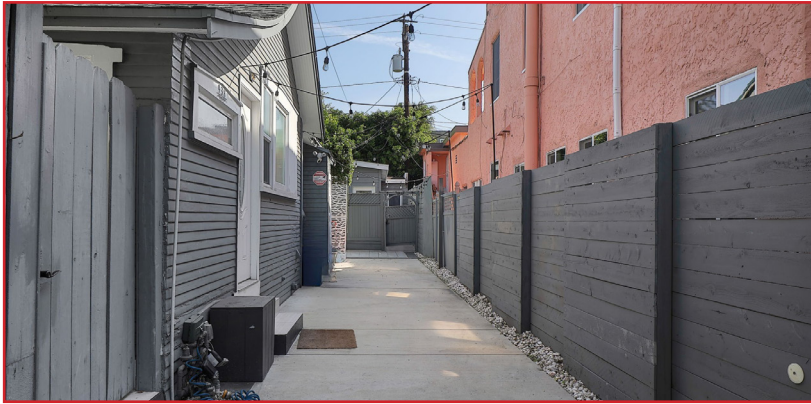
## RENT ROLL

Unit	Current Rent	Unit Mix
938(vacant)	\$4,000(projected)	2+1
938½	\$2,500	1+1
936	\$2,800	1+1
936½	\$2,000	1+1
<b>Total</b>	<b>\$11,300</b>	<b>5+4</b>



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