



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
\$1,785,000

936 North Harper Avenue 90048



FINANCIAL PROFILE

PROPERTY

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

INCOME

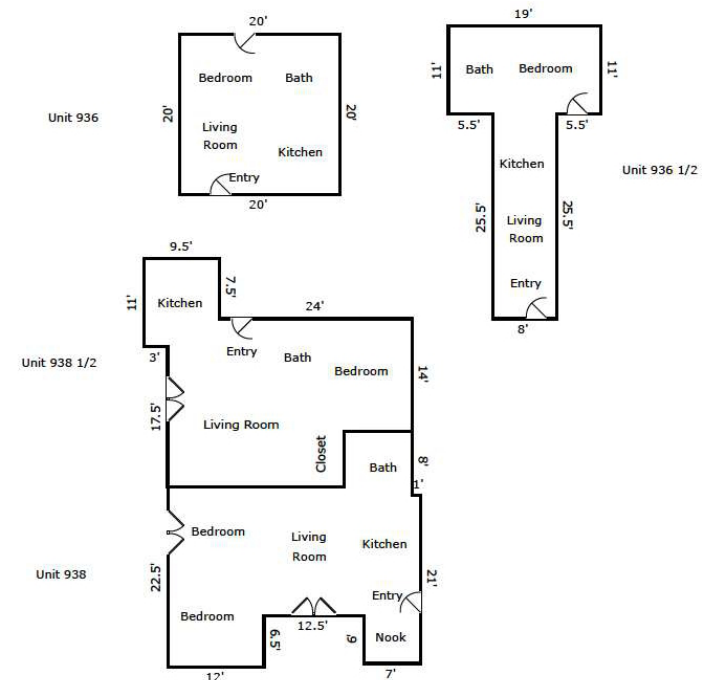
Gross Scheduled Income	\$135,600
Approximate Operating Income Expenses (incl. property tax at \$1,785,000 purchase)	\$38,957
Net Operating Income	\$96,643
CAP Rate	5.41%

FINANCIAL SUMMARY

Offering Price	\$1,785,000
Price Per Unit	\$446,250
Price Per SF	\$915
GRM	13.16

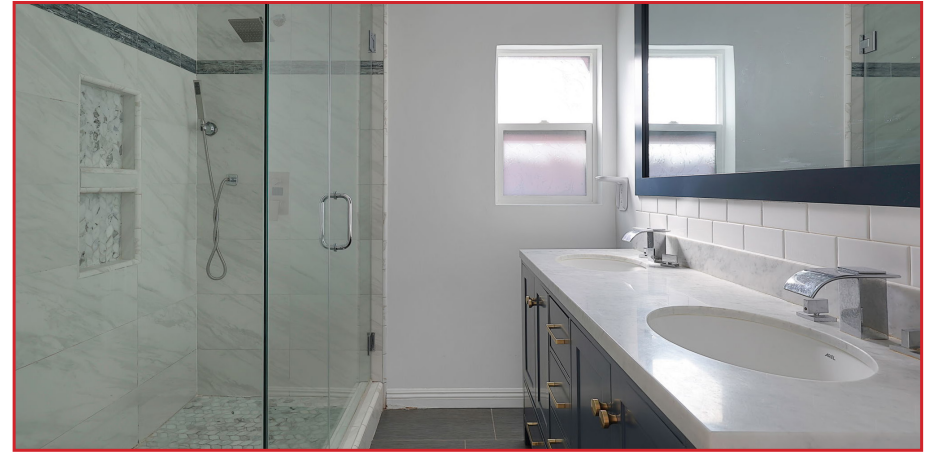
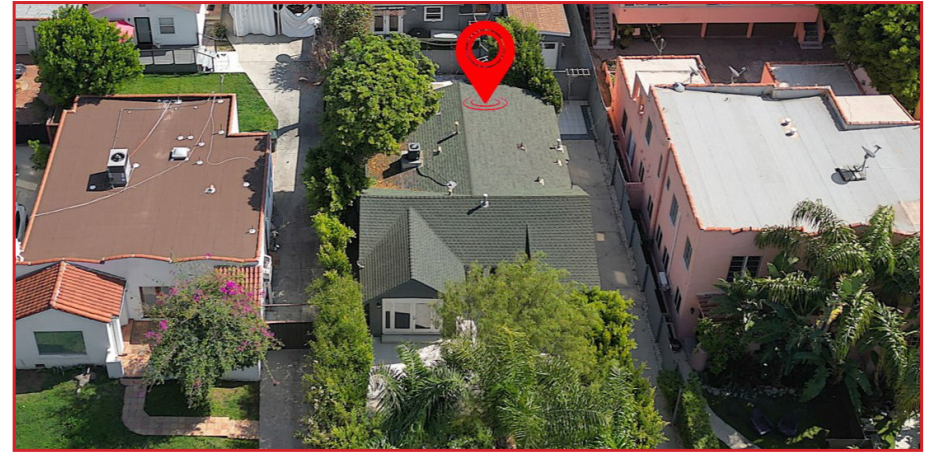
RENT ROLL

	Current Rent	Unit Mix
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
Total	\$11,300	5+4



936 North Harper Avenue 90048





936 North Harper Avenue 90048





Brian Joy &
Nancy Sanborn

310.277.2858

SanbornTeam.com

email **info@sanbornteam.com**

DRE# 01324371 / 00771096

**BERKSHIRE
HATHAWAY** | CALIFORNIA
HOMESERVICES | PROPERTIES

©2024 Berkshire Hathaway HomeServices California Properties
is a member of the franchise system of BHH
Affiliates LLC. CalBRE 00771096

936 North Harper Avenue 90048

