RESIDENTIAL INCOME PROPERTY · 4 UNITS

532 W 51st Street

Los Angeles, CA 90037

OFFERED AT

$1,245,000



4	9.1%	8.87	$311,250	4,712	6,501
UNITS	PRO FORMA CAP	PRO FORMA GRM	PER UNIT	SQ FT (APPROX.)	LOT SQ FT (APPROX.)





Property Highlights

- All 4 units delivered vacant — lease at today's rents or owner-occupy
- Updated kitchens: white shaker cabinetry, quartz counters, stainless appliances
- Vinyl plank flooring and recessed lighting
- New windows, fresh exterior stucco and gutters
- Ductless mini-split A/C; tenants pay electricity & gas
- Gated lot with private yard area and on-site parking pad

Unit Mix

4 Bd / 3 Ba	**$3,500/mo**
3 Bd / 3 Ba	**$2,800/mo**
3 Bd / 2 Ba	**$2,800/mo**
2 Bd / 1 Ba	**$2,600/mo**
Pro forma monthly	**$11,700**

Pro forma rents; units are currently vacant.

Farhoud (Fred) Bastan
310-486-1224 · Fred@CGNUSA.com · DRE #01738433

Meran Solamany
310-666-7822 · solamany@gmail.com · DRE #01301571

KELLER WILLIAMS REALTY

RESIDENTIAL INCOME ANALYSIS

532 W 51st Street

Los Angeles, CA 90037 · 4 Units · Built 1961

OFFERED AT
$1,245,000

9.1%	$113,567	8.87	11.3%
PRO FORMA CAP RATE	PRO FORMA NOI	GROSS RENT MULTIPLIER	CASH-ON-CASH (25% DOWN)

Summary

Price	**$1,245,000**
Number of Units	**4**
Cost per Unit	**$311,250**
Approx. Building Size	**4,712 sq ft**
Cost per Sq Ft	**$264**
Approx. Lot Size	**6,501 sq ft**
Year Built (approx.)	**1961**

Proposed Financing

Down Payment (25%)	**$311,250**
First Loan Amount	**$933,750**
Interest Rate	**7.50%**
Term	**30 yrs, due in 10**
Annual Debt Service	**$78,347**
Monthly Payment	**$6,529**

Annualized Operating Data

	PRO FORMA RENTS		MARKET RENTS	
Scheduled Gross Income	$140,400		$142,020	
Less Vacancy Reserve (1%)	($1,404)		($1,420)	
Gross Operating Income	**$138,996**		**$140,600**	
Less Expenses (est.)	($25,429)	18.1%	($25,429)	17.9%
Net Operating Income	**$113,567**		**$115,171**	
Less Loan Payments	($78,347)		($78,347)	
Pre-Tax Cash Flow	**$35,220**	11.3%	**$36,824**	11.8%
Plus Principal Reduction	$8,316		$8,316	
Total Return Before Taxes	**$43,536**	14.0%	**$45,140**	14.5%

Scheduled Income

#	TYPE	PRO FORMA	MARKET
1	4 Bd / 3 Ba	$3,500	$3,585
2	3 Bd / 3 Ba	$2,800	$2,800
3	3 Bd / 2 Ba	$2,800	$2,800
4	2 Bd / 1 Ba	$2,600	$2,650
	Monthly Total	**$11,700**	**$11,835**
	Annual Total	**$140,400**	**$142,020**

Estimated Expenses

Property Taxes (1.22%)	**$15,189**
Insurance	**$4,200**
Utilities	**$3,600**
Maintenance	**$1,000**
Landscaping	**$960**
Business License	**$480**
Total	**$25,429**
Per Unit / Per Sq Ft	**$6,357 / $5.40**

Percentages beside expenses are of scheduled gross income; beside cash flow and total return, of down payment. Units are vacant; rents shown are pro forma projections, not current income. Tenants pay electricity & gas. Information deemed reliable but not guaranteed; buyer to verify all figures.

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