



3509 KINNEY STREET, LOS ANGELES, CA 90065
4 APARTMENT UNITS

OFFERING SUMMARY

Price	\$995,000
Down Payment	100% / \$995,000
Loan Amount	\$0
Loan Type	All Cash
Units	4
Price Per Unit	\$248,750
Rentable SF	2,900
Price Per Rentable SF	\$319
Year Built/Renovated	1954

ASSET PERFORMANCE DATA

	CURRENT	PROFORMA
CAP Rate	2.11%	6.10%
Net Operating Income	\$20,981	\$60,742
GRM	21.48	11.2



INVESTMENT HIGHLIGHTS

- Well Maintained Asset in the Heart of Glassell Park
- Property Values Have Increase in Glassell Park Due to the Redevelopment of its Histor
- Great Unit Mix: Two One-Bedroom/One-Bathroom Units and Two Two-Bedroom/One-Bathroom U
- Over 70 Percent Upside in Rents
- Ample Parking for Tenants

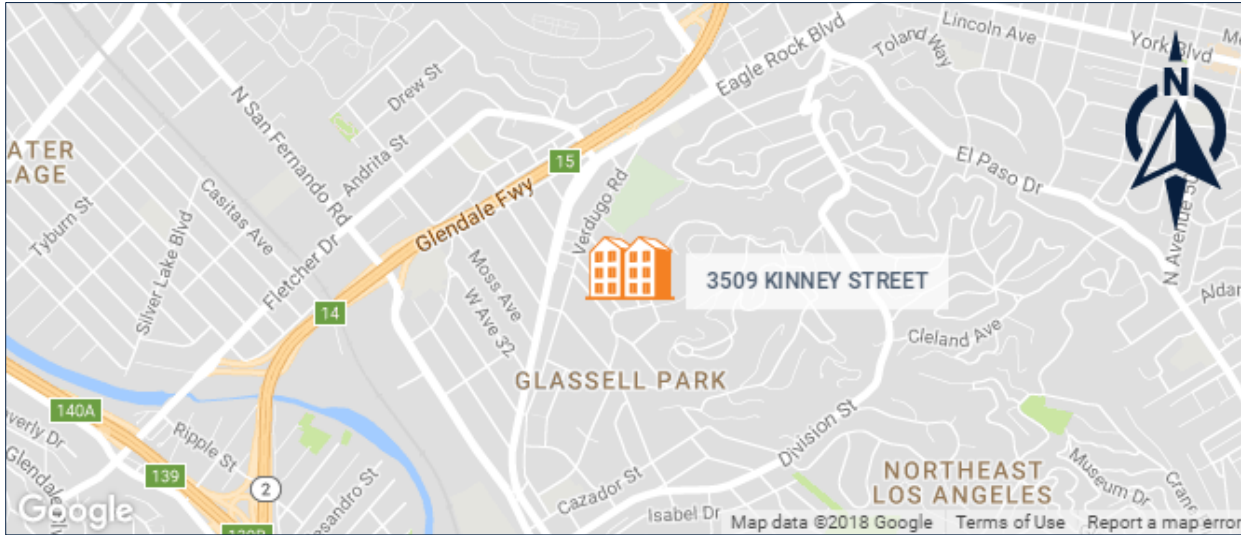
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Tony Azzi
 Executive Managing Director Investments
 Senior Director, National Multi Housing
 Group
 Tel: (310) 909-5454
 Licenses: CA 00910513, CA 01325569
 tony.azzi@marcusmillichap.com
 www.marcusmillichap.com/TonyAzzi

Rabbie Banafsheha
 Licensed Assistant
 Tel: (310) 909-2316
 License: CA 01466016
 rabbie.banafsheha@marcusmillichap.com
 www.marcusmillichap.com/RabbieBanafsheha



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OPERATING DATA

Income	Current	Pro Forma
Gross Potential Rent	\$46,320	\$88,800
Gross Potential Income	\$46,320	\$88,800
Less: Vacancy/Deductions (GPR)	2.5% / \$1,158	2.5% / \$2,220
Effective Gross Income	\$45,162	\$86,580
Less: Expenses	\$24,181	\$25,838
Net Operating Income	\$20,981	\$60,742
Net Cash Flow Before Debt Service	\$20,981	\$60,742

EXPENSES

Real Estate Taxes	\$11,870	\$11,870
Insurance	\$1,402	\$1,402
Utilities	\$2,307	\$2,307
Trash Removal	\$2,351	\$2,351
Repairs & Maintenance	\$4,145	\$4,145
Landscaping	\$300	\$300
Management Fee	\$1,806	\$3,463
Total Expenses	\$24,181	\$25,838
Expenses per SF	\$8.34	\$8.91

UNIT MIX

UNIT COUNT	UNIT TYPE	AVERAGE SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	MONTHLY INCOME
2	1Bdr 1Bath	650			\$1,806	\$1,600	\$2.46	\$3,200
2	2Bdr 1Bath	800			\$2,054	\$2,100	\$2.63	\$4,200