



Gross Income:	\$145980
Operating Expense:	\$ 40035
Net Operating Income:	\$105945
Gross Multiplier:	12
Cap Rate:	5.63%
Proforma Cap Rate:	6.35%
Property Taxes:	\$20916
Insurance:	\$ 3947
Pro Management:	\$ 5592
Utilities:	\$5642
Repairs:	\$3587
Maintenance:	\$351

**11757 Colima Rd., Whittier, CA 90604**

PRESENTED BY  
**Raj Gudapati**  
 Countrywide Group

714-606-2600  
[raj@countrywidgroup.com](mailto:raj@countrywidgroup.com)  
 CA DRE 01897788

**Countrywide Group, Inc.**  
 140 E Commonwealth Ave., Ste 104  
 Fullerton, CA 92832



**11757 Colima Rd.,  
Whittier, CA 90604**

**\$1,880,000**

**INVESTMENT SUMMARY**

**Name:** Colima Apartments  
**Rentable Area:** 4972 Sq. Ft.  
**Year Built:** 1978  
**Land Area:** 11025 Sq. Ft.  
**Parcel Number:** 8030-002-020  
**Ownership:** Fee Simple (Land & Building)  
**Number of Units:** 6  
**Stories:** 2  
**Occupancy:** 100%  
**Parking:** 6

<b>UNIT#</b>	<b># OF BEDS</b>	<b># OF BATHS</b>	<b>TOTAL RENT</b>	<b>MARKET RENT</b>
A	2	2	\$2500	\$2595
B	1	1	\$1959	\$1900
C	2	1	\$2300	\$2300
D	2	1	\$2100	\$2300
E	1	1	\$1745	\$1900
F	2	1	\$1561	\$2300
			\$12165	\$13295