



Gross Income:	\$ 111384
Operating Expense:	\$ 33093
Net Operating Income:	\$ 78291
Gross Multiplier:	16
Cap Rate:	4.2%
Proforma Cap Rate:	4.41%
Property Taxes:	\$ 14323
Insurance:	\$ 3248
Pro Management:	\$ 4193
Utilities:	\$ 9124
Repairs:	\$ 2066
Maintenance:	\$ 139

12007 Sycamore Dr., Norwalk, CA 90650

Excellent opportunity to own a 6 unit building in the city of Norwalk.

PRESENTED BY
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12007 Sycamore Dr Norwalk, CA 90650

\$1,850,000

INVESTMENT SUMMARY

Name: Clarkdale Apartments
Rentable Area: 3000 Sq. Ft.
Year Built: 1962
Land Area: 7092 Sq. Ft.
Parcel Number: 8056-026-0110
Ownership: Fee Simple (Land & Building)
Number of Units: 6
Stories: 1
Occupancy: 100%
Parking: 6

UNIT#	# OF BEDS	# OF BATHS	TOTAL RENT	MARKET RENT
1	1	1	\$1517	\$1595
2	1	1	\$1517	\$1595
3	1	1	\$1577	\$1595
4	1	1	\$1577	\$1595
5	1	1	\$1517	\$1595
6	1	1	\$1577	\$1595
			\$9282	\$9570