



Gross Income:	\$ 52380
Operating Expense:	\$ 18479
Net Operating Income:	\$33901
Gross Multiplier:	16
Cap Rate:	3.85%
Proforma Cap Rate:	10.63%
Property Taxes:	\$ 7805
Insurance:	\$ 2296
Pro Management:	\$ 1747
Utilities:	\$ 3335
Repairs:	\$ 2283
Maintenance:	\$ 1013

230 E Century Blvd., Los Angeles, CA 90003

Room for two ADUs

PRESENTED BY
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**230 E Century Blvd.,
Los Angeles, CA 90003**

\$880,000

INVESTMENT SUMMARY

Name: Century Apartments
Rentable Area: 2200 Sq. Ft.
Year Built: 1971
Land Area: 4606 Sq. Ft.
Parcel Number: 6063-002-012
Ownership: Fee Simple (Land & Building)
Number of Units: 4
Stories: 2
Occupancy: 100%
Parking: 4 spaces

UNIT#	# OF BEDS	# OF BATHS	TOTAL RENT	MARKET RENT
1	2	1	\$1005	\$2100
2	1	1	\$755	\$1800
3	2	1	\$1005	\$2100
4	1	1	\$1600	\$1800
			\$4365	\$7800