



2811 Central Ave., Los Angeles, CA 90011

Excellent opportunity and well maintained. It is a 6-unit building, all 2-BR and 1-B.

Gross Income:	\$ 100620
Operating Expense:	\$ 40671
Net Operating Income:	\$ 59949
Gross Multiplier:	13
Cap Rate:	4.4%
Proforma Cap Rate:	9.52%
Property Taxes:	\$ 11525
Insurance:	\$ 2999
Pro Management:	\$ 2881
Utilities:	\$ 19019
Repairs:	\$ 3951
Maintenance:	\$ 296

PRESENTED BY
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\$1,350,000

INVESTMENT SUMMARY

PROPERTY SPECIFICATIONS

Rentable Area: 3564 Sq. Ft.

Year Built: 1960

Land Area: 4707 Sq. Ft.

Address: 2811 Central Ave., Los Angeles, CA
90011

Parcel Number: 5128-022-002

Ownership: Fee Simple (Land & Building)

PROPERTY DETAILS

Name: Central Avenue Apartments

Number of Units: 6

Stories: 2

Occupancy: 100%

Parking: 6

UNIT#	# OF BEDS	# OF BATHS	TOTAL RENT	MARKET RENT
1	2	1	\$2000	\$2350
2	2	1	\$958	\$2350
3	2	1	\$1161	\$2350
4	2	1	\$2350	\$2350
5	2	1	\$958	\$2350
6	2	1	\$958	\$2350
			\$8385	\$14100