



Gross Income:	\$ 28428
Operating Expense:	\$ 9558
Net Operating Income:	\$ 18870
Gross Multiplier:	19
Cap Rate	3.4%
Proforma Cap Rate:	9.14%
Property Taxes:	\$ 4725
Insurance:	\$ 1127
Pro Management:	\$ 1098
Utilities:	\$ 1641
Repairs:	\$ 413
Maintenance:	\$ 584

2822 N Eastern Ave., Los Angeles, CA 90032

Duplex, unit 1 is a 2BR and 1BA. LA county assessor shows unit 2 as 1BR and 2BA (744SF) and built in 1971-1972. Parking for the second unit is in the back ally.

PRESENTED BY
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2822 N Eastern Ave Los Angeles, CA 90032

\$550,000

UNIT#	# OF BEDS	# OF BATHS	TOTAL RENT	MARKET RENT
1	2	1	\$1033	\$2495
2	2	1	\$1336	\$2495
			\$2369	\$4990

INVESTMENT SUMMARY

PROPERTY SPECIFICATIONS

Rentable Area: 1344 Sq. Ft.
Year Built: 1950 & 1971-1974
Land Area: 2250 Sq. Ft.
Address: 2822 N Eastern Ave., Los Angeles, CA 90032
Parcel Number: 5217-002-009
Ownership: Fee Simple (Land & Building)

PROPERTY DETAILS

Name: 2822 Duplex
Number of Units: 2
Stories: 2
Occupancy: 100%
Parking: 2