



Gross Income:	\$ 38664
Operating Expense:	\$ 15852
Net Operating Income:	\$ 22812
Gross Multiplier:	16
Cap Rate:	3.5%
Proforma Cap Rate:	11.22%
Property Taxes:	\$ 5387
Insurance:	\$ 1984
Pro Management:	\$ 1486
Utilities:	\$ 3048
Repairs:	\$ 2900
Maintenance:	\$ 1047

## 5128 Woodlawn Ave., Los Angeles, CA 90011

Off-market opportunity for 1<sup>st</sup> time investor. It is a 4 unit building, one 2-BR and 1BA & 3 1BR 1BA. Possible seller financing.

PRESENTED BY  
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# 5128 Woodlawn Ave Los Angeles, CA 90011

**\$650,000**

## INVESTMENT SUMMARY

### PROPERTY SPECIFICATIONS

**Rentable Area:** 1642 Sq. Ft.  
**Year Built:** 1951  
**Land Area:** 5080 Sq. Ft.  
**Parcel Number:** 5109-005-023  
**Ownership:** Fee Simple (Land & Building)

### PROPERTY DETAILS

**Name:** Woodlawn Apartments  
**Number of Units:** 4  
**Stories:** 1  
**Occupancy:** 100%  
**Parking:** 4

UNIT#	# OF BEDS	# OF BATHS	TOTAL RENT	MARKET RENT
1	2	1	\$913	\$2000
2	1	1	\$594	\$1800
3	1	1	\$621	\$1800
4	1	1	\$1094	\$1800
			\$3222	\$7400