



Gross Income:	\$199680
Operating Expense:	\$ 72983
Net Operating Income:	\$126697
Gross Multiplier:	19
Cap Rate:	3.33%
Proforma Cap Rate:	5.19%
Property Taxes:	\$41846
Insurance:	\$ 4805
Pro Management:	\$ 7851
Utilities:	\$13106
Repairs:	\$ 5300
Maintenance:	\$75

7015 Newlin Ave., Whittier, CA 90602

PRESENTED BY
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**7015 Newlin Ave.,
Whittier, CA 90602**

\$3,800,000

INVESTMENT SUMMARY

Name: Comfort Court Apartments
Rentable Area: 6892 Sq. Ft.
Year Built: 1963
Land Area: 12497 Sq. Ft.
Parcel Number: 8139-026-003
Ownership: Fee Simple (Land & Building)
Number of Units: 18
Stories: 1
Occupancy: 100%
Parking: 18

UNIT#	# OF BEDS	# OF BATHS	TOTAL RENT	MARKET RENT
A	0	1	\$865	\$1500
B	0	1	\$824	\$1500
C	0	1	\$896	\$1500
D	0	1	\$852	\$1500
E	0	1	\$852	\$1500
F	0	1	\$926	\$1500
G	0	1	\$797	\$1500
H	0	1	\$824	\$1500
I	0	1	\$742	\$1500
J	0	1	\$955	\$1500
K	0	1	\$955	\$1500
L	0	1	\$835	\$1500
M	0	1	\$1350	\$1500
N	0	1	\$852	\$1500
O	0	1	\$852	\$1500
P	0	1	\$955	\$1500
Q	0	1	\$1484	\$1500
R	0	1	\$824	\$1500
			\$16640	\$27000