

Property Address:
2800 Maple Ave.
Los Angeles, CA 90011



2800 Maple Ave. Los Angeles CA 90011
5 Residential Units & 2 Commercial Units

List Price: \$595,000.

Prepared By:

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Principal, Broker/Officer

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PROPERTY INFORMATION:

Property Address: 2800 Maple Ave. & 404 - 410 E 28th St., Los Angeles CA 90011
 APN: 5128-008-001
 Number of Units: 7 (5 residential + 2 Commercial)
 Year Built: 1893
 Approx. Bldg. Sq. Ft.: 4,092
 Approximate Lot Size: 5,998



INVESTMENT OVERVIEW:

Asking Price: \$595,000

Value Per Unit \$85,000
 Value per Square Foot \$145.41

INCOME/EXPENSE ANALYSIS:

Number of Units	Bdrms./ Baths	Ave. Unit Size	Rent As of April 2015		Market		Estimated Annual Expenses	
			Ave. Rent/Unit	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
3	0bed/1bath		\$431.46	\$1,294.38	\$650	\$1,950	New R. E. Taxes	\$7,438
1	1bed/1bath		\$1,024.85	\$1,024.85	\$1,095	\$1,095	New Insurance	\$3,500
1	2bed/1bath		\$600.00	\$600.00	\$1,095	\$1,095	Water & Sewer	\$2,450
2	Commercial		\$1,584.58	\$3,169.16	\$1,825	\$3,650	Gas	\$1,000
7	Monthly Scheduled Rents			\$6,088		\$7,790	Repairs and Maint. (5%)	\$3,653
	Total Monthly Income			\$6,088		\$7,790	Prof Fees (RSO, SCEP, Regist.)	\$339
	Annual Scheduled Gross Income (GSI)			\$73,061		\$93,480	Fire System/Extinguisher	\$300
	Less Vacancy & Concessions (5%)			(\$3,653)		(\$4,674)	Pest Control	\$600
	Effective Gross Income			\$69,408		\$88,806		
	Less Estimated Annual Expenses		27.78%	(\$19,280)	23.88%	(\$21,208)		
	Net Operating Income			\$50,128		\$67,598		
	Gross Rent Multiplier			8.14		6.36		
	CAP Rate			8.42%		11.36%		
							Total Expenses	\$19,280
							Per Net Sq. Ft.	\$4.71
							Per Unit	\$2,754

Property Features: Just South of Martin Luther King Jr. Blvd. and West of Central Ave. East of the I-10 freeway. **Probate sale subject to Court Confirmation.** Sold "As Is" And "Where Is". Good existing cash flow with upside potential. Street Parking Only. PLease review the attached rent roll and notes therein about utilities and tenancies. Buyer to conduct their own investigations.

Ingenious Asset Group, Inc.									
2800 Maple Ave Los Angeles CA 90011									
Rent Roll									
Unit	Tenant	Unit Type	Market Rent	Current Rent *	Deposit	Lease From	Lease To	Tenant Paid Utilities	Owner Paid Utilities
2800 Maple Ave	Luis Moreno	Commercial - General Market	\$3,000.00	\$2,546.16	\$2,352.00	11/1/2012	11/1/2022	All	None
404 E. 28th St	Felix Cuevas	Commercial - Barber Shop	\$650.00	\$623.00	\$0.00	MTM		All	None
406 E. 28th St	Felix Cuevas	0 bed + 1 bath	\$650.00	\$435.69	\$423.00	MTM		Electric & Trash	Water, Sewer, and Gas
406 ½ E. 28th St	Angel V. Romero	0 bed + 1 bath	\$650.00	\$435.69	\$0.00	MTM		Electric & Trash	Water, Sewer, and Gas
408 E. 28th St	Ricardo Rugerio **	0 bed + 1 bath	\$650.00	\$423.00	\$423.00	MTM		Electric & Trash	Water, Sewer, and Gas
408 ½ E. 28th St	Abelardo Romero **	2 bed + 1 bath	\$1,095.00	\$600.00	\$0.00	MTM		Electric & Trash	Water, Sewer, and Gas
410 E. 28th St	William P. Hernandez	1 bed + 1 bath	\$1,095.00	\$1,024.85	\$995.00	MTM		Gas, Electric & Trash	Water & Sewer
			\$7,790.00	\$6,088.39	\$4,193.00				
Unit Mix	# of Units								
Studio	3								
1 Bed/1 Bath	1								
2 Bed/1 Bath	1								
Commercial	2								
Total Units	7								
* Current Rents reflect recent rent increases given out to some tenants to be effective March 1, 2015 for residential tenants and April 1, 2015 for the salon.									
** Tenants in Unit 408 and 408 1/2 E. 28th St. are currently under Eviction for Non-payment of rent. Ownership cannot guarantee the outcome of the ongoing unlawful detainer action against these 2 tenants prior to close of escrow. Any units that become vacant during escrow will be delivered vacant at close of escrow AS IS. Current owner will not be responsible for making them rent ready prior to COE. Current owner may also decide to settle the ongoing eviction cases prior to close of escrow, and the current tenant(s) may remain in their respective units.									

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