

PROPERTY INFORMATION:

Property Address: 322 S. Swall Dr., Los Angeles, CA 90048
APN: 4335-013-015
Number of Units: 5
Year Built: 1962
Approx. Bldg. Sq. Ft.: 6,850
Approximate Lot Size: 5,405

**Probate Sale, Court confirmation
MAY be required.**



INVESTMENT OVERVIEW:

AS IS Value Estimate: \$3,200,000

Value Per Unit \$640,000
Value per Square Foot \$467.15

INCOME/EXPENSE ANALYSIS:

Number of Units	Bdrms./ Baths	Ave. Unit Size	SCHEDULED		PROJECTED		Estimated Annual Expenses	
			Ave. Rent/Unit*	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
5	2bed/2bath		\$3,201	\$16,006	\$4,200	\$21,000	New R. E. Taxes	\$36,000
5	Monthly Scheduled Rents			\$16,006		\$21,000	New Insurance	\$1,250
	Laundry Income			\$50		\$150	Electricity	\$900
	Total Monthly Income			\$16,056		\$21,150	Water & Sewer	\$6,000
	Annual Scheduled Gross Income (GSI)			\$192,668		\$253,800	Gas (House meter)	\$1,200
	Less Vacancy & Concessions (5%)			(\$9,633)		(\$12,690)	Landscaping	\$1,200
	Effective Gross Income			\$183,035		\$241,110	Pest Control	\$600
	Less Estimated Annual Expenses	31.31%		(\$57,317)	26.15%	(\$63,049)	Repairs & Maint. (4% of GSI)	\$7,707
	Net Operating Income			\$125,718		\$178,061	Annual City RSO & SCEP	\$533
	Gross Rent Multiplier			16.61		12.61	Misc. Expenses (1% of GSI)	\$1,927
	CAP Rate			3.93%		5.56%	Total Expenses	\$57,317
							Per Net Sq. Ft.	\$8.37
							Per Unit	\$11,463

*Scheduled average rent/unit shown above includes market rent for the 3 current vacant units. Value estimate includes discount for the expense a buyer would need to incur for soft-story retrofit, plus rehab of the unit and the property, in today's market. **Probate Sale, Court confirmation MAY be required.** 5-Unit residential property, for sale AFTER 39 years! All units are large 2 Bed 2 Bath, **3 of 5 units are vacant and will be delivered vacant at COE.** Separately metered for both gas and electricity. Mandatory Soft Story Retrofit has NOT been done. No known upgrades (to any systems) done. Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property. **Sold AS IS & Where IS,** with current tenant(s) in place. Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to conduct their own investigations.

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As of August 16, 2023					
Unit	Tenant	Unit Type	Market Rent	Current Rent	Term
01	<i>VACANT</i>	2bd/2ba	4,000.00	4,000.00	
02	Cory Pohlman	2bd/2ba	4,000.00	1,690.49	M-to-M
03	Kambiz Shooshtaripour	2bd/2ba	4,500.00	1,815.21	M-to-M
04	<i>VACANT</i>	2bd/2ba	4,000.00	4,000.00	
05	<i>VACANT</i>	2bd/2ba	4,500.00	4,500.00	
5	Units		21,000.00	16,005.70	

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