

PROPERTY INFORMATION:

Property Address: 3809 Wisconsin St. Los Angeles, CA 90037
 APN: 5037-017-011
 Number of Units: 4
 Year Built: 1905
 Approx. Bldg. Sq. Ft.: 1,864
 Approximate Lot Size: 8,023

Probate Sale. Subject to Court Confirmation.



INVESTMENT OVERVIEW:

Asking Price: **\$495,000**
 Value Per Unit: \$123,750
 Value per Square Foot: \$265.56

INCOME/EXPENSE ANALYSIS:

Number of Units	Bdrms./ Baths	Ave. Unit Size	Current		Market		Estimated Annual Expenses	
			Ave. Rent/Unit	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
3	Studio		\$458	\$1,374	\$900	\$2,700	New R. E. Taxes	\$5,569
1	1 Bed/ 1 Bath		\$435	\$435	\$1,195	\$1,195	New Insurance	\$1,200
4	Monthly Scheduled Rents			\$1,810		\$3,895	Water & Sewer	\$1,800
	Parking Income			\$60		\$200	Pest Control	\$600
	Total Monthly Income			\$1,870		\$4,095	Annual City of LA Fee	\$271
	Annual Scheduled Gross Income (GSI)			\$22,435		\$49,140	Repairs and Maint. (5%)	\$1,122
	Less Vacancy & Concessions (5%)			(\$1,122)		(\$2,457)	Misc. Reserves (2%)	\$449
	Effective Gross Income			\$21,314		\$46,683		
	Less Estimated Annual Expenses		51.66%	(\$11,011)	25.94%	(\$12,112)		
	Net Operating Income			\$10,303		\$34,571		
	Gross Rent Multiplier			22.06		10.07	Total Expenses	\$11,011
	CAP Rate			2.08%		6.98%	Per Net Sq. Ft.	\$5.91
							Per Unit	\$2,753

PROPERTY HIGHLIGHTS:

PROBATE Sale, subject to Court Confirmation, and overbidding in Court. Great 4 units near USC. For Sale AFTER more than 60 years. Huge Lot. Zoning per title is LAR3. Could be a great development opportunity. Separately metered for gas and electricity. All units need rehab. Sold "As Is" And "Where Is", with current tenants in place. Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Buyer to conduct their own investigations.

3809 Wisconsin St. Los Angeles, CA 90037

As of Dec. 31, 2017

Unit	Unit Type	Tenant Name	Current Rent	Market Rent
3809	Studio	Ana Silva Anaya	483.21	\$900.00
3809 1/4	Studio	Adrian Lemuz	389.83	\$900.00
3809 1/2	Studia	Maria Casco	501.28	\$900.00
3811	1 Bed/1 Bath	Maria Renderos	435.29	\$1,195.00
			\$1,809.61	\$3,895.00

3809 Wisconsin St. Los Angeles, CA 90037

