

Probate Sale. Subject to Court Confirmation.

Property Address

4542 Avocado St.
Los Angeles, CA 90027-2002



4542 Avocado St. Los Angeles, CA 90027

2 Unit Residential

List Price: \$795,000.00

Prepared By:

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Ingenious Asset Group, Inc.

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CA BRE License # 01413466

PROPERTY INFORMATION:

Property Address: 4542 Avocado St., Los Angeles, CA 90027
 APN: 5590-003-025
 Number of Units: 2
 Year Built: 1923
 Approx. Bldg. Sq. Ft.: 1,768
 Approximate Lot Size: 5,532

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INVESTMENT OVERVIEW:

Asking Price: \$795,000

Value Per Unit \$397,500

Value per Square Foot \$449.66

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 | | |
| 2 | 1 Bed/1 Bath | | \$1,695 | \$3,390 | \$1,895 | \$3,790 | | |
| 2 | Monthly Scheduled Rents | | | \$3,390 | | \$3,790 | | New R. E. Taxes \$8,944 |
| | Laundry Income: | | | \$0 | | \$0 | | New Insurance \$600 |
| | Total Monthly Income | | | \$3,390 | | \$3,790 | | Water \$450 |
| | Annual Scheduled Gross Income (GSI) | | | \$40,680 | | \$45,480 | | Sewer \$486 |
| | Less Vacancy & Concessions (5%) | | | (\$2,034) | | (\$2,274) | | Gas \$495 |
| | Effective Gross Income | | | \$38,646 | | \$43,206 | | House Electricity \$525 |
| | Less Estimated Annual Expenses | 37.30% | | (\$14,414) | 36.70% | (\$15,855) | | Landscaping \$780 |
| | Net Operating Income | | | \$24,232 | | \$27,351 | | Repairs and Maint. (5%) \$2,034 |
| | Gross Rent Multiplier | | | 19.54 | | 17.48 | | Prof. Fees (RSO, SCEP, Regist.) \$100 |
| | CAP Rate | | | 3.05% | | 3.44% | | Total Expenses \$14,414 |
| | | | | | | | | Per Net Sq. Ft. \$8.15 |
| | | | | | | | | Per Unit \$7,207 |

Subject property is a Duplex with two 1 bedroom 1 bath units, in the highly desirable neighborhood of Los Feliz. Per title records the property was built in 1923, with approx. building of 1,768 square feet on a 5,532 square feet Lot, zoned LARD1.5. Each unit rented for \$1,695. per month. Total income = \$3,390. per month. For sale AFTER 23 years. Probate Sale. Subject to Court Confirmation. Drive-by only. Please do not disturb the tenants. Adjoining 6 units at 2120 Rodney Dr. is also for sale. Just south of Los Feliz, West of Hillhurst Ave., West of Vermont, and North of Franklin Ave. Huge upside potential.

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|--|-------------------|------------------|--------------------|---------------------|-------------------|-------------------|-----------------|
| Ingenious Asset Group, Inc. | | | | | | | |
| Rent Roll - As of Dec. 31, 2013 | | | | | | | |
| Unit | Tenant | Unit Type | Market Rent | Current Rent | Deposit | Lease From | Lease To |
| 4542 Avocado | Torre & hourihan | 1 Bed/1 Bath | \$1,895.00 | \$1,695.00 | \$1,695.00 | 12/1/2013 | 11/30/2014 |
| 4544 Avocado | Melanie Minichino | 1 Bed/1 Bath | \$1,895.00 | \$1,695.00 | \$1,695.00 | 6/1/2013 | 5/31/2014 |
| | | | \$3,790.00 | \$3,390.00 | \$3,390.00 | | |
| | | | | | | | |

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