

**PROPERTY INFORMATION:**

Property Address: 727 N Soto St., Los Angeles, CA 90033  
APN: 5175-004-010  
Number of Units: 19  
Year Built: 1927  
Approx. Bldg. Sq. Ft.: 10,416  
Approximate Lot Size: 8,249



**OFFERING SUMMARY:**

**Asking Price \$1,495,000**

Value Per Unit \$78,684

Value per Square Foot \$143.53

**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	1 Bed/1 Bath		\$789	\$3,943.00	\$1,200	\$6,000	New R. E. Taxes	\$16,819
2	Large Studios		\$592	\$1,184.00	\$1,000	\$2,000	New Insurance	\$3,800
5	Studios		\$670	\$3,351	\$950	\$4,750	LADWP (Elec., Water & Sewer)	\$17,500
7	Guest Rooms		\$574	\$4,019	\$800	\$5,600	Gas Service	\$6,000
19	Monthly Scheduled Rents			\$12,497		\$18,350	Trash Service	\$3,000
	Laundry Income			\$100		\$250	Pest Control	\$600
	Total Monthly Income			\$12,597		\$18,600	Cleaning & Maint.	\$1,200
	<b>Annual Scheduled Gross Income (GSI)</b>			<b>\$151,164</b>		<b>\$223,200</b>	Landscaping	\$1,200
	Less Vacancy & Concessions (5%)			<b>(\$7,558)</b>		<b>(\$11,160)</b>	Maint. Supplies (3% of GSI)	\$4,535
	Effective Gross Income			\$143,606		\$212,040	Repairs & Maint. (5% of GSI)	\$7,558
	Less Estimated Annual Expenses	51.88%		<b>(\$74,505)</b>	38.65%	<b>(\$81,956)</b>	Annual City RSO & SCEP	\$1,290
	<b>Net Operating Income</b>			\$69,100		\$130,084	On-site Mgmt.	\$7,980
	<b>Gross Rent Multiplier</b>			<b>9.89</b>		<b>6.70</b>	Misc. Expenses (2% of GSI)	\$3,023
	<b>CAP Rate</b>			<b>4.62%</b>		<b>8.70%</b>	Total Expenses	<b>\$74,505</b>
							Per Net Sq. Ft.	\$7.15
							Per Unit	\$3,921

**Property Features:**

First time for sale in 44 years! Great income property in the highly desirable Boyle Heights/City Terrace area close to downtown LA, and easy access to Freeways I-10, I-101, I-5, I-710, I-60. Master metered for electricity. There are 12 separate gas meters, but at this time the Owner pays for all utilities. Laundry on-site, currently serviced by Coinmach, but potential for higher income. Total 19 units (12 units + 7 guest rooms per CofO). Multiple CofOs. Buyer to verify. Huge upside potential. Drive By only. PLEASE DO NOT DISTURB THE TENANTS. All Showings will be by appointment with listing office only.

<b>727 N Soto St., Los Angeles, CA 90033</b>			<b>As of Nov. 4, 2016</b>
<b>Unit</b>	<b>Unit Type</b>	<b>Market Rent</b>	<b>Current Rent</b>
101	Guest Room w/Full bath & Kitchnett	800.00	650.00
101 1/2	Large Studio with full kicthen	1,000.00	566.00
102	Guest Room w/Full bath & Kitchnett	800.00	700.00
102 1/2	Studio with full kicthen	950.00	624.00
103	1B + 1B	1,200.00	953.00
104	1B + 1B	1,200.00	758.00
105	Studio with full kicthen	950.00	577.00
106	Guest Room w/Full bath & Kitchnett	800.00	556.00
106 1/2	1B + 1B	1,200.00	892.00
201	Guest Room w/Full bath & Kitchnett	800.00	625.00
201 1/2	Large Studio with full kicthen	1,000.00	618.00
202	Studio with full kicthen	950.00	800.00
202 1/2	Guest Room w/Full bath & Kitchnett	800.00	618.00
203	1B + 1B	1,200.00	1,100.00
204	1B + 1B	1,200.00	240.00
205	Studio with full kicthen	950.00	600.00
206	Guest Room w/Full bath & Kitchnett	800.00	345.00
206 1/2	Studio with full kicthen	950.00	750.00
207	Guest Room w/Full bath & Kitchnett	800.00	525.00
		<b>18,350.00</b>	<b>12,497.00</b>