



Great Rehab Opportunity- 5 Unit Apartment Building

711 W 90th St, Los Angeles, CA 90044



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Great Rehab Opportunity- 5 Unit Apartment Building

\$499,000

Probate Sale, subject to Court confirmation, and overbidding in Court. Property sold "AS- IS" and "WHERE IS". Great rehab opportunity for this 5 unit apartment building, built in 1923, under City of LA rent control ordinance. 4 of the 5 units currently vacant. 4 units are 2 bedroom 1 bath and 1 unit is 1 bedroom 1 bath. All income and expense numbers are projected based on market rents. Property is NOT generating any income at this time. Property may have open code violations. Buyer to conduct their own investigations. Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Great value added opportunity. Given the current condition of the property, it may not qualify for a loan.

- Great Rehab Opportunity
- 5 Unit Apartment Building
- Near Interstate 105 & 110
- Probate Sale
- Subject to Court Confirmation & Overbidding
- Sold As Is and Where Is

Price:	\$499,000
No. Units:	5
Building Size:	2,930 SF
Price/Unit:	\$99,800
Property Type:	Multifamily
Property Sub-type:	Garden/Low-Rise
Property Use Type:	Investment
Commission Split:	2.5%
Cap Rate:	8%
Gross Rent Multiplier:	7

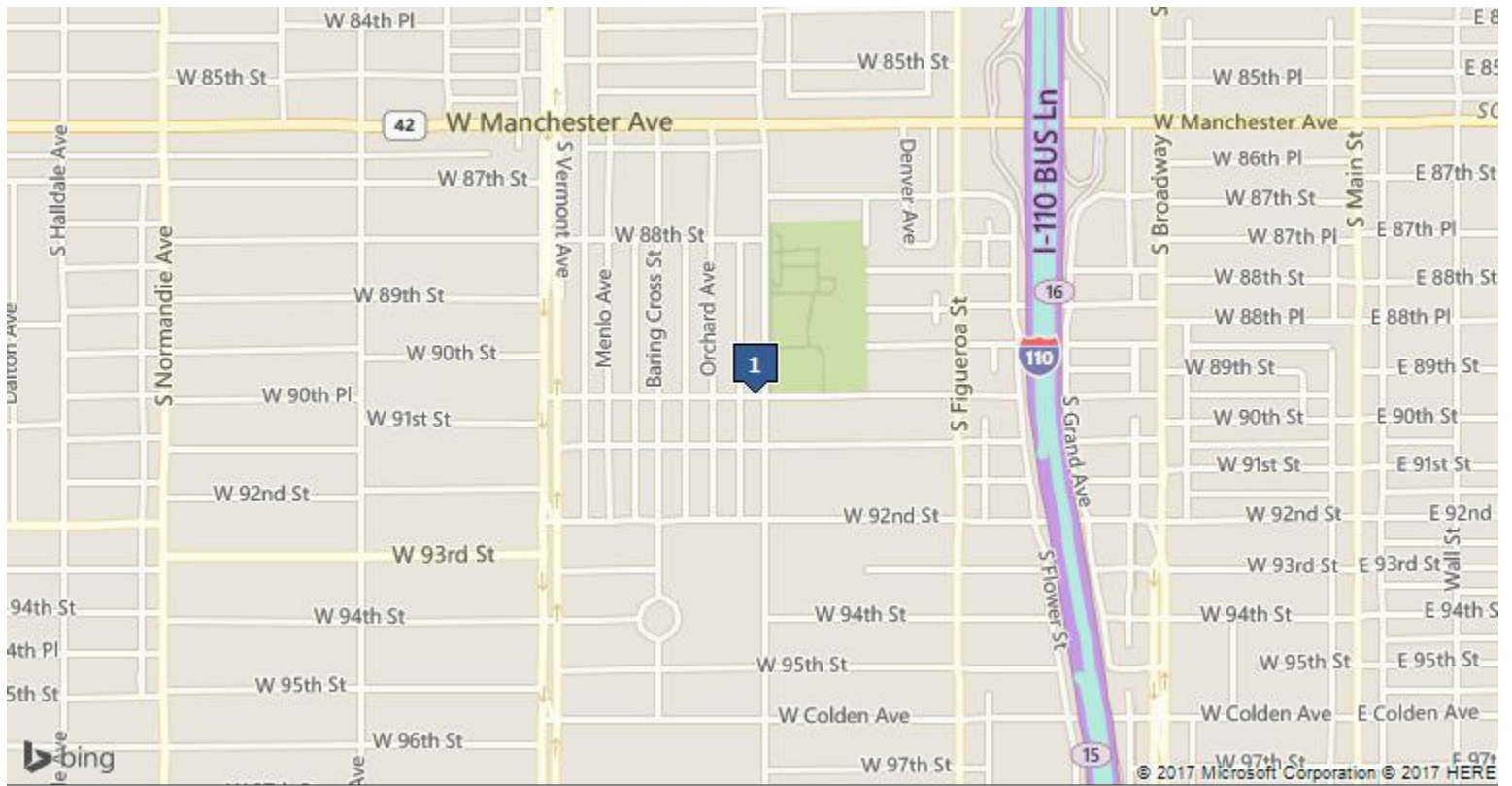


Financial Summary

AnalysisType	Proforma
Scheduled Gross Income	\$72,000
Operating Expenses	\$28,800
Net Operating Income	\$43,200

Unit/Room Mix Information

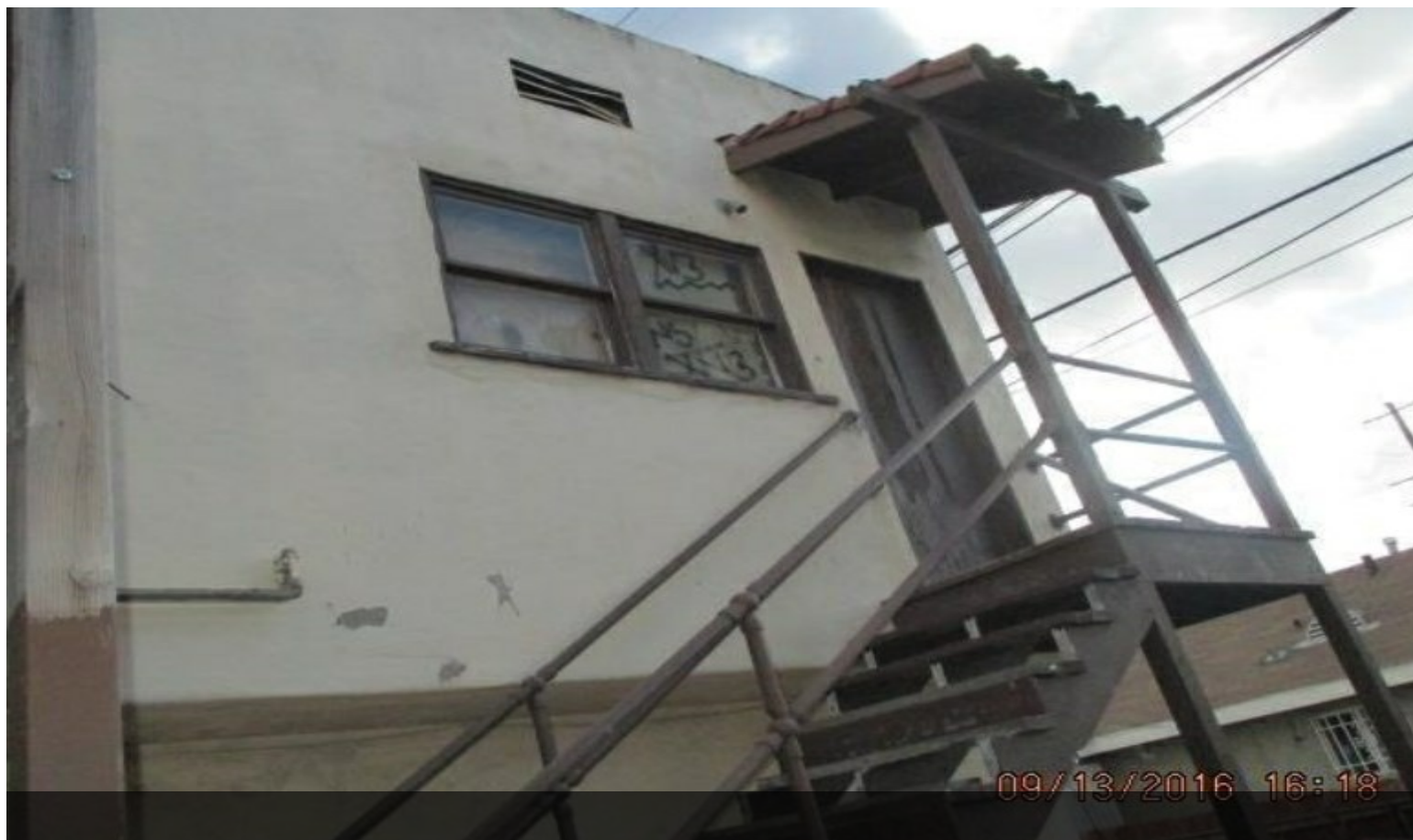
Description	No. Units	Avg. Mo. Rent
701 W 90th St. 1+1	1	\$1,000
703 W 90th St. 2+1	1	\$1,250
705 W 90th St 2+1	1	\$1,250
707 W 90th St. 2+1	1	\$1,250
711 W 90th St. 2+1	1	\$1,250



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South on the I-110. Exit on Manchester Ave. head South on S Hoover St. East of S Vermont Ave.

Property Photos

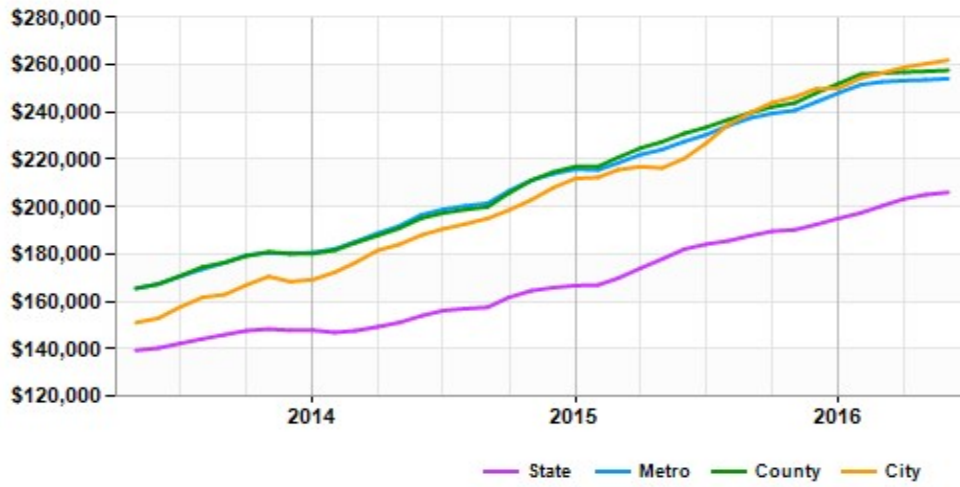


Property Photos



Market Trends

Asking Prices Multifamily for Sale Los Angeles, CA (\$/Unit)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$206,014	+2.9%	+13.1%
Metro	\$254,071	+0.5%	+11.7%
County	\$257,654	+0.5%	+11.6%
City	\$261,916	+2.1%	+18.9%