

CRIS Net Regional MLS Multi-Residential Full Report

1074 S GENESEE AVE

LOS 90019 OSA \$1595000

R2041014

0633B3 NEW



List Date: 06/23/2006 Exp. Date:

Rent Schedule

APN:5086026004

Number of Units: 4

Annual Itemized Expenses

Annual Itemized Expenses	Unit# /	Unit Type /	Rent
Taxes: 0 %	1	3+3.5	4000
Tax Rate: 1 % 18000	2	SINGLE	1000
Insurance: 2440	3	1+1	1600
Utilities: 600	4	1+1	1500
Advertising: 0	0		0
Licenses: 300	0		0
Rubbish: 0	0		0
Landscape: 900	0		0
Pool Service: 0	0		0
Pest Control: 360	0		0
Repair/Maint: 1944	0		0
Elevator: 0	0		0
Security: 0	0		0
Res. Manager: 0	0		0
Prof. Mgt. Fee: 0	0		0
Miscellaneous: 150	0		0
Reserve: 0.00 %	0		0
Total Expenses 24694	0		0
Per Net Sq Ft:			
Expense Ratio:25.00 % 24694			

Projected Annualized Operating Data

Scheduled Gross Income:	97200 - 0.00%
Other Income:	0 - 0.00%
Less Vacancy:	0 - 0.00%
Gross Operating Income:	97200 - 0.00%
Less Expenses:	24694 - 25.00%
Net Operating Income:	72506 - 75.00%
Less Debt Service:	47502 - 66.00%
Pre Tax Cash Flow:	25004 - 3.00%

Contingent: N

Approx. Age: 73	Year Built: 1933	Financing: SUBMIT
Unit Mix:	Apx. Lot Size: 7579	Apx Bldg SqFt: 5054
1 BR 2 2 BR 0 3 BR 1	Price / Unit: 398750	Capitalization Rate: 5.00 %
4 BR 0 Studio 0 Other 1	Gross Rent Multiplier: 16.00%	Gross Ann. Income: 40000
Const. Type:WD-STUCCO	Roof Type:TILE	Special Ftrs:BIG NEW OWNER UNIT
Electric Utils.:IND-TN	Gas Utils.:IND-TN	Heater Utils.:IND-TN
Heating Type:CENTRAL	Cooling Type:CENTRAL	Elevators:0
Parking Spaces:6	Open:	Covered:
Exchange For:	Motivation:YES	Sub:
	Security /Limited Access:	Alley:Y
	SCA:NO	SOC:2.50
		SOC Type:%

Virtual Tour

Public OWNER UNIT - WHOLE LOWER FLOOR perfect for xtra large family w/3BR/3.5BA. Hard-To-Find. Being kept vacant. Downstairs Meticulously Remodeled - Just Completed. Total Upgrade incl New Kitchen/Baths. Bring Fussiest Clients, Bev Hills Adjacent. Close To The Grove & Farmers Mkt. La Rent Control. 3 Up Units On M/M. Parking off alley. Walk To Temple.

Agent SUPRA iBOX; GO DIRECT TO VACANT DOWNSTAIRS/OWNER-USER UNIT. Easy To Preview And/Or Show.
Remarks: Do Not Disturb 3 Upstairs Tenants. Buyer to verify square footage. Projected market rents for all units \$8100/mo.

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FAX

The above information, which has not been independently verified by agent, does not guarantee the accuracy of square footage, lot size, boundary lines or other information provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify the accuracy of this information through personal inspection with appropriate professionals.