


Westline Properties

116755 Wilshire Blvd Suite 1250, Los Angeles, CA 90025 (310) 795-7807

Property Information Summary

	Property Type	4-plex
	Price	\$999,000
	Down Pymt	\$250,000
	Address	6236 Arroyo Glen St. 90042 Highland Park CA
	Units	4
	Bldg Sq. Ft.	3,034
	Lot Size	4,800
	Zoning	
	Year Built	1952
	Pool	No
Alley Parking		

Investment Information

GRM - Current Rents	12.50	Cap Rate - Current Rents	6.07%
GRM - Market Rents	9.05	Cap Rate - Market Rents	8.91%
Cost Per Unit	\$249,750	Cash on Cash Return - Current	0.33%
Cost Per Sq. Ft.	\$329	Cash on Cash Return - Market	11.67%

Property Description

Well kept four unit property Owner will deliver one 2+1 unit vacant upon Close of Escrow.

Location Description

Desirable area of Highland Park

Contact Information

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Westline Properties
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Direct: (310) 795-7807



The information above has been obtained from sources believed reliable. While we do not doubt it's accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm it for accuracy and completeness

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Estimated Cash Flow Analysis

		Owner Occ Rents	Fully Rented Rents
Scheduled Gross Income	(Year)	\$79,908	\$110,400
Vacancy	3.00%	(\$2,397)	(\$3,312)
Effect Gross Income		\$77,511	\$107,088
Maintenance	2.00%	\$1,598	\$2,208
Replacements	2.00%	\$1,598	\$2,208
Property Taxes		\$12,488	\$12,488
Insurance		\$1,200	\$1,200
Other Expenses			\$0
Total Operating Expenses		\$16,884	\$18,104
Net Operating Income		\$60,627	\$88,985
Debt Service		\$59,797	\$59,797
Pre Tax Cash Flow		\$830	\$29,187

Rent-Unit Mix Information

Current				Projected Income			
1+1 6236	1	\$1,066	\$1,066	1+1	1	\$1,900	
2+1 3236 1/2	1	\$1,253	\$1,253	1+1	1	\$2,200	
2+1 6238	1	\$2,900	\$2,900	1+1	1	\$2,900	
2+1 6240	1	\$1,498	\$1,440	1+1	1	\$2,200	
			\$0			\$0	
Laundry			\$0	Laundry		\$0	
Storage				Storage			
Garage		\$0		Garage		\$0	\$0
Parking				Parking			
Scheduled Gross Income - Current (Monthly)			\$6,659	Scheduled Gross Income - Market (Monthly)			\$9,200

Financing Information

Type	Amount	Rate	Term - Yrs	Due	Annual Debt Svc
Proposed New Loan	\$749,000	7.00%	30	30 Yrs	\$59,797
Description:	30-year fixed				