

# 4033 W 135th Street

4033 W 135th Street, Hawthorne, CA 90250



- 6 Unit Apartment Building
- Excellent Unit Mix
- No Rent Control
- Strong Rental Market
- Close to Shopping and Freeways



**John Crow**

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CalBRE#: 00984341

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## Property Description

John Crow  
310 502 7650

### ***4033 W 135th Street***

4033 W 135th Street, a 6 Unit apartment building, located in Hawthorne, CA. The subject property is conveniently located near grocery stores and retail shopping, with easy access to the 110, 91, 105 and 405 Freeways.

Built in 1964 and 100% occupied, the property has an excellent unit mix. There is Three 3 bedroom, 2 bath unit, and Three 2 bedroom, 2 bath units. The property is not subject to rent control.

Some upgrades have been done throughout the building, and there is very little deferred maintenance. This building has upside in rents and a fantastic tenant base.



## Real Estate Investment Details

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### ANALYSIS

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**Analysis Date**                      **December 2015**

### PROPERTY

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**Property**                              4033 W 135th Street  
**Property Address**                4033 W 135th Street  
   Hawthorne, CA 90250  
**Year Built**                            1964



### PURCHASE INFORMATION

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**Property Type**                      MultiFamily  
**Purchase Price**                    \$1,395,000  
**Units**                                    6  
**Total Rentable Sq. Ft.**            7,170

### FINANCIAL INFORMATION

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**Down Payment**                      \$348,750

### LOANS

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	<b>Debt</b>	<b>Term</b>	<b>Amortization</b>	<b>Rate</b>	<b>Payment</b>	<b>LO Costs</b>
<b>Fixed</b>	<b>\$1,046,250</b>	<b>30 years</b>	<b>30 years</b>	<b>3.5%</b>	<b>\$4,698</b>	

### INCOME & EXPENSES

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**Gross Operating Income**            \$99,464  
**Monthly GOI**                            \$8,289  
**Total Annual Expenses**            (\$30,584)  
**Monthly Expenses**                    (\$2,549)

### CONTACT INFORMATION

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John Crow 310 502 7650

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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## Pro Forma Summary

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### INVESTMENT SUMMARY

Price:	\$1,395,000
Year Built:	1964
Units:	6
Price/Unit:	\$232,500
RSF:	7,170
Price/RSF:	\$194.56
Lot Size:	8,700 sf
Floors:	2
Cap Rate:	4.94%
Market Cap Rate:	5.23%
GRM:	13.6
Market GRM:	13.05

### FINANCING SUMMARY

Loan Amount:	\$1,046,250
Down Payment:	\$348,750
Loan Type:	Fixed
Interest Rate:	3.5%
Term:	30 years
Monthly Payment:	\$4,698
DCR:	1.22

### UNIT MIX & ANNUAL SCHEDULED INCOME

Type	Units	Actual	Total	Market	Total
2+1	3	\$14,800	\$44,400	\$15,540	\$46,620
3+2					

#### TOTALS

### ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$102,540	\$106,920
Less: Vacancy	(\$3,076)	(\$3,208)
<b>Effective Gross Income</b>	<b>\$99,464</b>	<b>\$103,712</b>
Less: Expenses	(\$30,584)	(\$30,716)
<b>Net Operating Income</b>	<b>\$68,879</b>	<b>\$72,997</b>
Debt Service	(\$56,378)	(\$56,378)
<b>Net Cash Flow after Debt Service</b>	<b>\$12,502</b>	<b>\$16,619</b>
Principal Reduction	\$20,079	\$20,079
<b>Total Return</b>	<b>\$32,581</b>	<b>\$36,698</b>

### ANNUALIZED EXPENSES

	Actual	Market
Property Management Fee	\$3,076	\$3,208
Building Insurance	\$3,226	\$3,226
Grounds Maintenance	\$660	\$660
Maintenance	\$1,800	\$1,800
Reserves	\$1,500	\$1,500
Taxes - Real Estate	\$16,740	\$16,740
Utilities	\$1,620	\$1,620
Water/Sewer	\$1,962	\$1,962
<b>Total Expenses</b>	<b>\$30,584</b>	<b>\$30,716</b>
<b>Expenses Per RSF</b>	<b>\$4.27</b>	<b>\$4.28</b>
<b>Expenses Per Unit</b>	<b>\$5,097</b>	<b>\$5,119</b>

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## Property Photos

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### ***4033 W 135th Street***

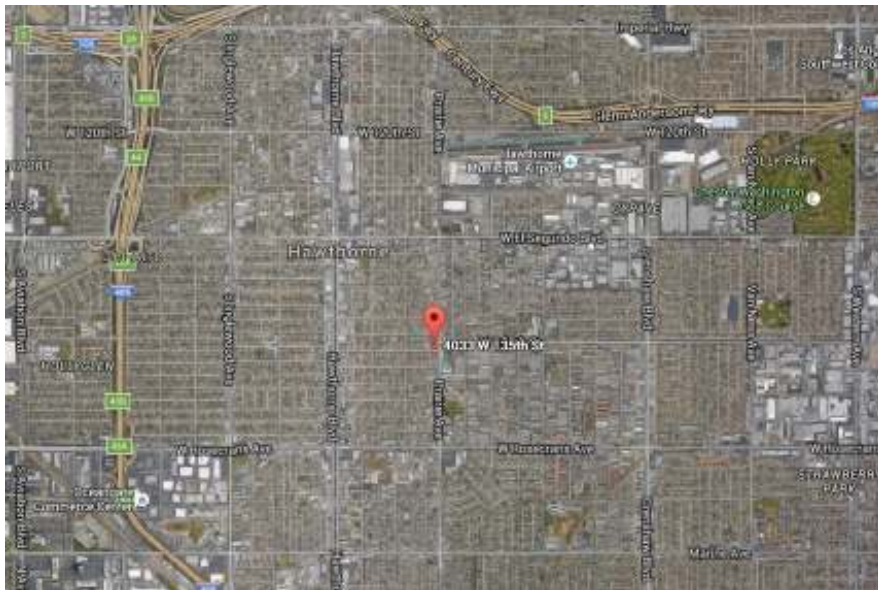


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## Maps and Aerials

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### Map and Aerial



4033 W 135th Street

## Unit Rent Roll

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Unit	Description	Approx. Sq. Ft.	Current Rent	Pro Forma Rent	Comments
A	3+2	1,365	\$1,625	\$1,675	
B	2+1	1,025	\$1,200	\$1,295	
C	2+1	1,025	\$1,250	\$1,295	
D	3+2	1,365	\$1,625	\$1,675	
E	2+1	1,025	\$1,250	\$1,295	
F	3+2	1,365	\$1,595	\$1,650	