

- 8-Unit Apartment Building, with
   1 Unit Non-Conforming
- Excellent Unit Mix
- No Rent Control
- Close to shopping and freeways



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CalBRE#: 009843

## **Property Description**

11936 Grevillea Ave 11936 Grevillea Ave Hawthorne, CA 90250

John Crow 310-502-7650

## 11936 Grevillea Avenue

11936 Grevillea Ave, an 8 Unit apartment building with 1 Unit Non-Conforming, 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 1962 and 100% occupied, the property has an excellent unit mix. There is One 3 bedroom, 2 bath unit, Five 1 bedroom, 1 bath units, and Two 2 bedroom, 2 bath units. The property is not subject to rent control.



### **ANALYSIS**

Analysis Date

December 2015

### PROPERTY

Property	11936 Grevillea Ave
Property Address	11936 Grevillea Ave Hawthorne, CA 90250
Year Built	1962



### **PURCHASE INFORMATION**

Property Type	MultiFamily
Purchase Price	\$1,295,000
Units	8
Total Rentable Sq. Ft.	5,971

#### **FINANCIAL INFORMATION**

Down Payment	
•	

\$323,750

### LOANS

Fixed	Debt \$971,250	Term 30 years	Amortization 30 years	Rate 3.5%	Payment \$4,361	LO Costs
INCOME & EXPENSES			Сом	NTACT INFO	ORMATION	
Gross Operating Inco	me	\$98,125	Jo	hn Crow 310	502 7650	
Monthly GOI		\$8,177				
Total Annual Expense	es	(\$34,007)				
Monthly Expenses		(\$2,834)				

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.

#### 11936 Grevillea Ave

# Pro Forma Summary

#### 11936 Grevillea Ave Hawthorne, CA 90250

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## INVESTMENT SUMMARY

Price:	\$1,295,000
Year Built:	1962
Units:	8
Price/Unit:	\$161,875
RSF:	5,971
Price/RSF:	\$216.88
Lot Size:	7,733 sf
Floors:	2
Cap Rate:	4.95%
Market Cap Rate:	5.17%
GRM:	12.8
Market GRM:	12.19

# FINANCING SUMMARY

Loan Amount:	\$971,250
Down Payment:	\$323,750
Loan Type:	Fixed
Interest Rate:	3.5%
Term:	30 years
Monthly Payment:	\$4,361
DCR:	1.23

# UNIT MIX & ANNUAL SCHEDULED INCOME

Туре	Units	Actual	Total	Market	Total
1+1	5	\$10,908	\$54,540	\$11,292	\$56,460
2+1	2	\$14,160	\$28,320	\$14,700	\$29,400
3+2	1	\$18,300	\$18,300	\$20,340	\$20,340
TOTALS	8		\$101,160		\$106,200

## ANNUALIZED INCOME

Actual	Market
\$101,160	\$106,200
(\$3,035)	(\$3,186)
\$98,125	\$103,014
(\$34,007)	(\$36,018)
\$64,118	\$66,996
(\$52,336)	(\$52,336)
\$11,782	\$14,660
\$18,640	\$18,640
\$30,422	\$33,299
	\$98,125 (\$34,007) \$64,118 (\$52,336) \$11,782 \$18,640

# ANNUALIZED EXPENSES

	Actual	Market
Property Management Fee	\$3,035	\$3,186
Building Insurance	\$2,687	\$2,687
Grounds Maintenance	\$880	\$880
Maintenance	\$2,400	\$2,400
Reserves	\$4,689	\$4,689
Taxes - Real Estate	\$15,540	\$17,400
Utilities	\$2,160	\$2,160
Water/Sewer	\$2,616	\$2,616
Total Expenses	\$34,007	\$36,018
Expenses Per RSF	\$5.70	\$6.03
Expenses Per Unit	\$4,251	\$4,502

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# Property Photos

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# 11936 Grevillea Avenue







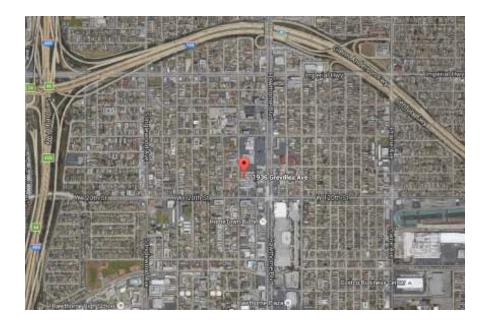


# Maps and Aerials

## 11936 Grevillea Ave Hawthorne, CA 90250

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11936 Grevillea Ave

# Unit Rent Roll

11936 Grevillea Ave Hawthorne, CA 90250

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Unit	Description	Approx. Sq. Ft.	<b>Current Rent</b>	Pro Forma Rent	Comments
А	3+2	1,195	\$1,525	\$1,695	Owner Pays Utillities
A2	1+1	596	\$795	\$825	Owner Pays Utillities, Non-Conforming Unit
В	1+1	596	\$940	\$970	
С	1+1	596	\$940	\$970	
D	1+1	596	\$880	\$970	
Е	1+1	596	\$990	\$970	
F	2+1	898	\$1,180	\$1,225	
G	2+1	898	\$1,180	\$1,225	