FOR SALE

4632 - 4636 W. WASHINGTON BLVD., LOS ANGELES, CA 90016

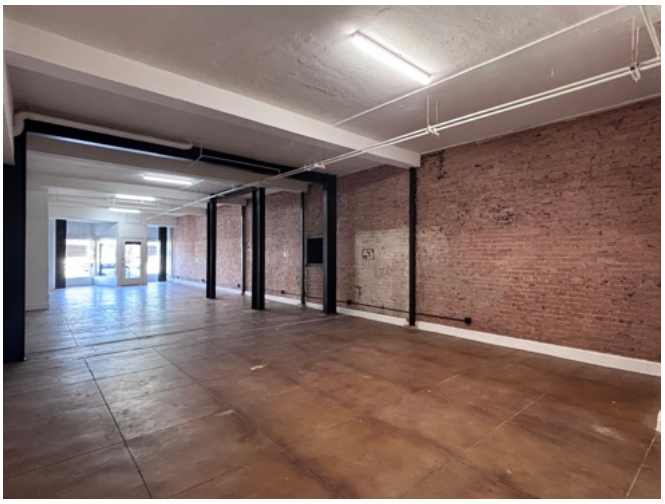


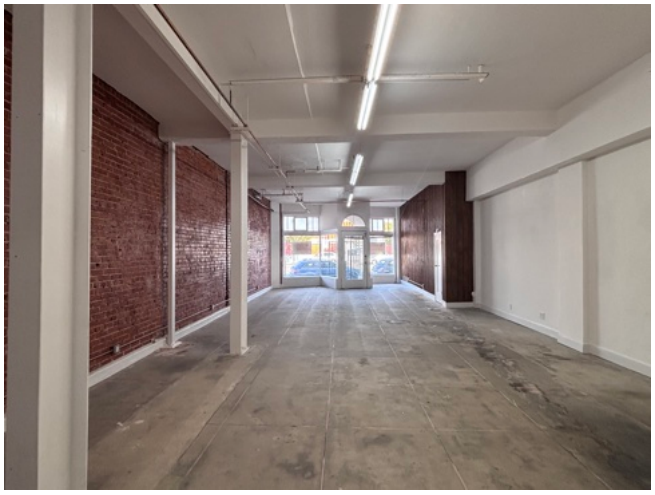
Property Details

- Commercial/residential purchase opportunity
- 100% leased rent controlled investment opportunity
- $143,600.56 actual net annual income – 6.0% cap rate
- Individual meters
- New main sewer line
- Studio apartments average $1,260/month rent in the area
- Located 6 blocks east of La Brea Ave and 1/4-mile north of the Santa Monica (I-10) Freeway

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All information deemed reliable but not guaranteed.







INFO@NICKHADIM.COM
310-804-7993
2611 Brighton Ave
Los Angeles, CA 90018
www.nickhadim.com
LIC. # 01885300

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Total Annual gross Incom	
Gross Income	$196,740.00

Annual expenses	
Property Tax	$26,250.00
Insurance	$10,613.62
Los Angeles Housing	$853.52
Waste Service	$4,597.09
Common Area Cleaning	$3,696.00
Utilities	$6,535.28
Phone	$593.93
Total	$53,139.44

Summary	
Price Per SF	$290.80
Year Built	1927
Approx. Land SF	4,630 SF
Approx. BUILDING SF	8,236 SF

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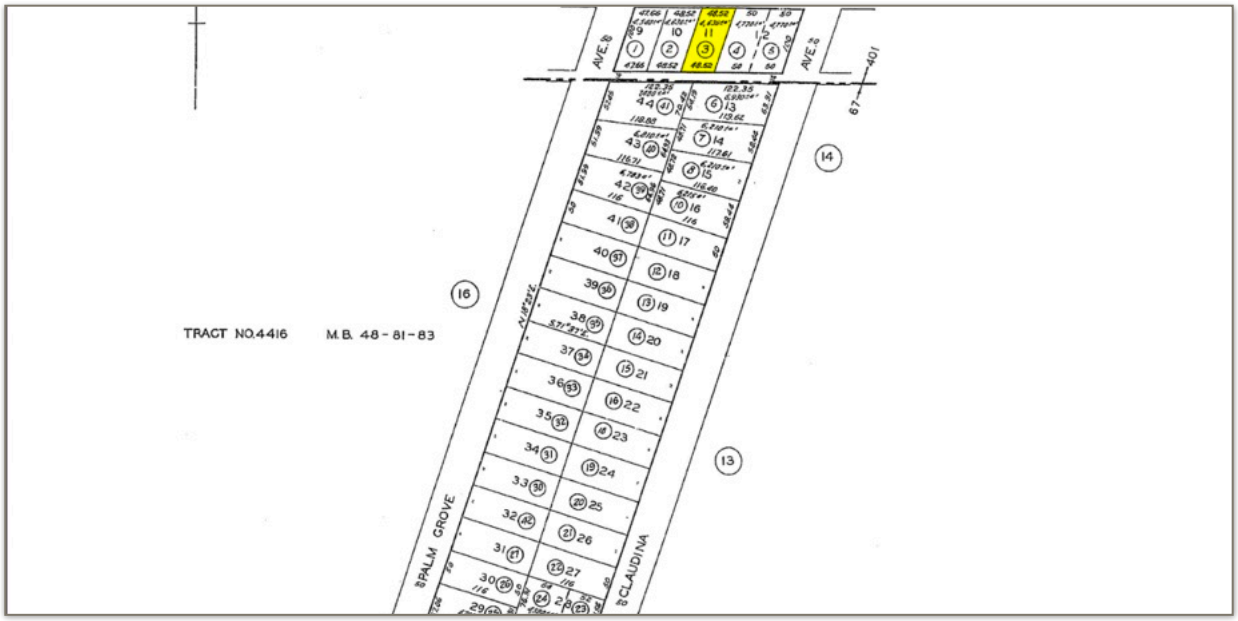


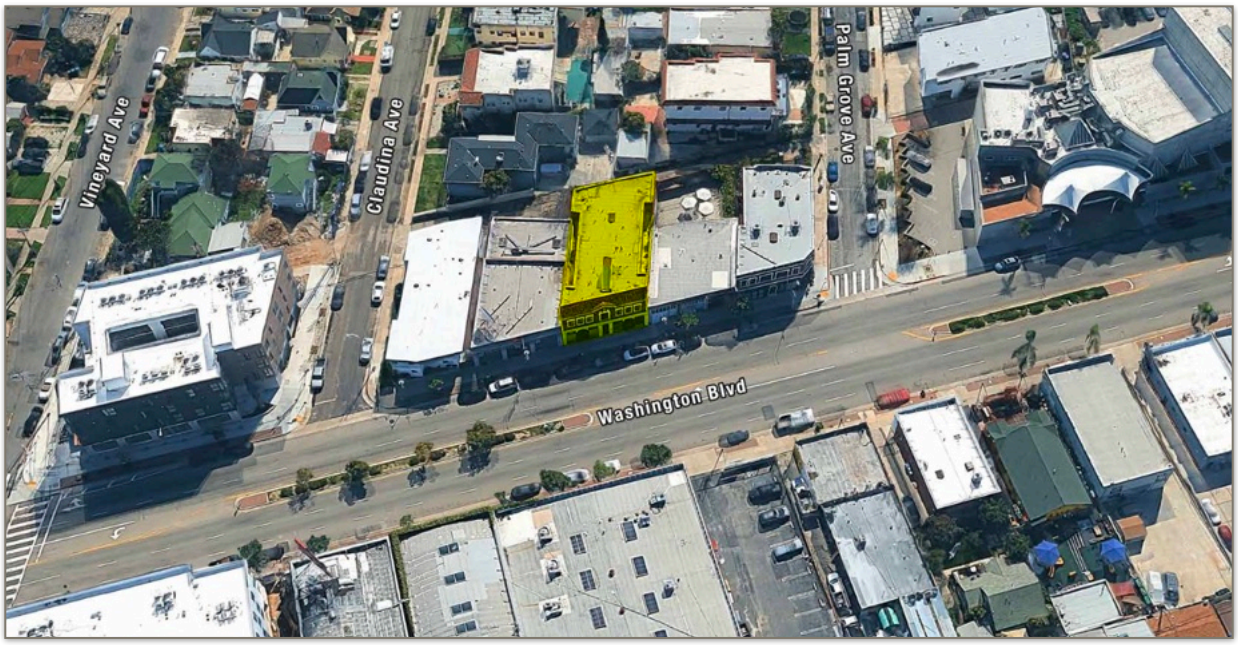




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