

1351 E. Harvard St., Glendale, California 91205

Pricing Summary

Price:	\$4,212,000
Price / Unit	\$351,000
Price / Sq Foot	\$373.14
Cap Rate	4.00%
GRM	15.75

Property Profile

No. of Units:	12
Year Built:	1950
Square Footage:	11,288
Lot Size:	21,938
Construction Type:	Stucco, wood frame
Roof Type	Hip, Composition shingle
Parking:	Garage Parking, tandem
Type:	Multi-Family
Parcel No.	5680-003-027
Zoning:	GLR4YY

Unit Mix and Rent Schedule

# of Units	Type	Rent	Monthly Income
8	1 + 1	\$1,730 - \$1,800	\$14,030
4	2 + 1	\$2,050 - \$2,100	\$8,250
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12			\$22,280

Income & Expenses

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	Annualized
Scheduled Gross Income	\$267,360
Laundry Income	\$960
Total Scheduled Gross Income	\$268,320
Vacancy Rate (3.0% of SGI)	\$8,021
Effective Gross Income	\$260,299
Expenses (2020)	
Property Tax	\$28,606
Insurance	\$4,456
Mortgage	\$38,047
Gas	\$496
Supplies	\$4,235
Water / Power	\$5,748
Trash	\$3,401
Gardening	\$2,820
Repairs & Maintenance	\$24,001
Pest Control	\$654
Total Expenses	\$112,464
Per Unit	\$7,837
Per Foot	\$11.75
Net Operating Income	\$168,516

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Rent Roll

Unit #	Unit Type	Unit SF (estimate)	Current Rent	Market Rent
1	2 + 1	600	2,050	2,050
2	1 + 1	600	1,750	1,750
3	2 + 1	600	2,050	2,050
4	1 + 1	600	1,750	1,750
5	1 + 1	600	1,800	1,800
6	1 + 1	850	1,750	1,750
7	1 + 1	600	1,750	1,750
8	1 + 1	600	1,730	1,730
9	1 + 1	600	1,750	1,750
10	2 + 1	600	2,100	2,100
11	1 + 1	600	1,750	1,750
12	2 + 1	600	2,050	2,050

Grand Totals

\$22,280

\$22,280

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