

Meticulously Maintained Turn-Key Property

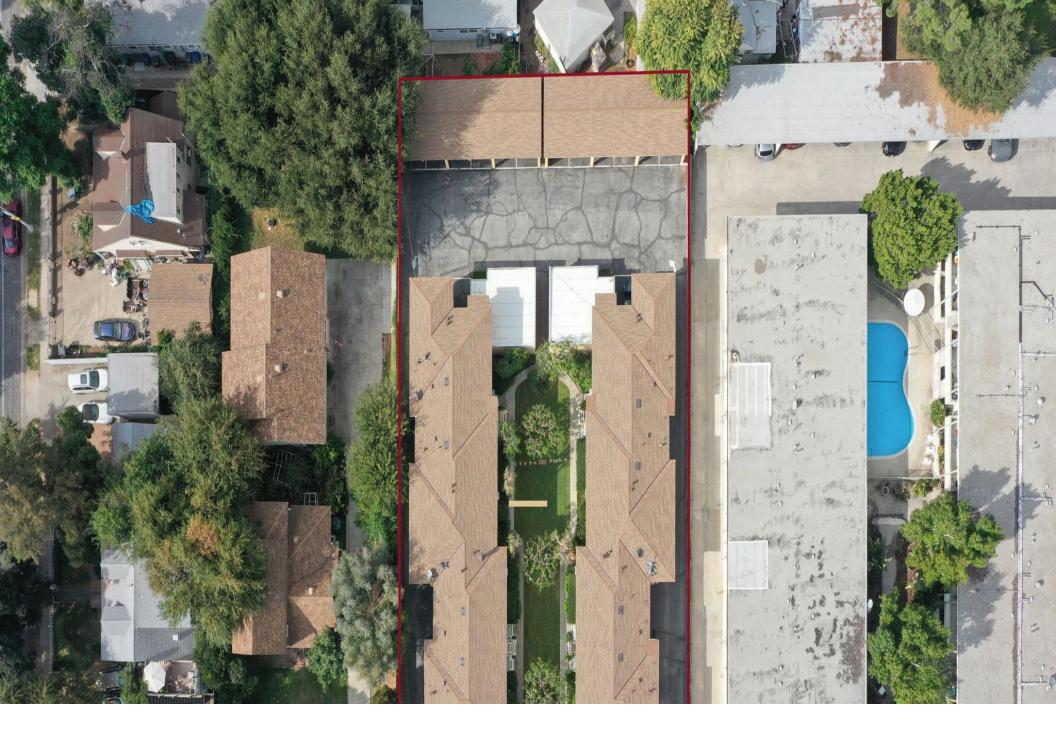
CENTURY 21 COMMERCIAL.

CENTURY 21.
Village Realty





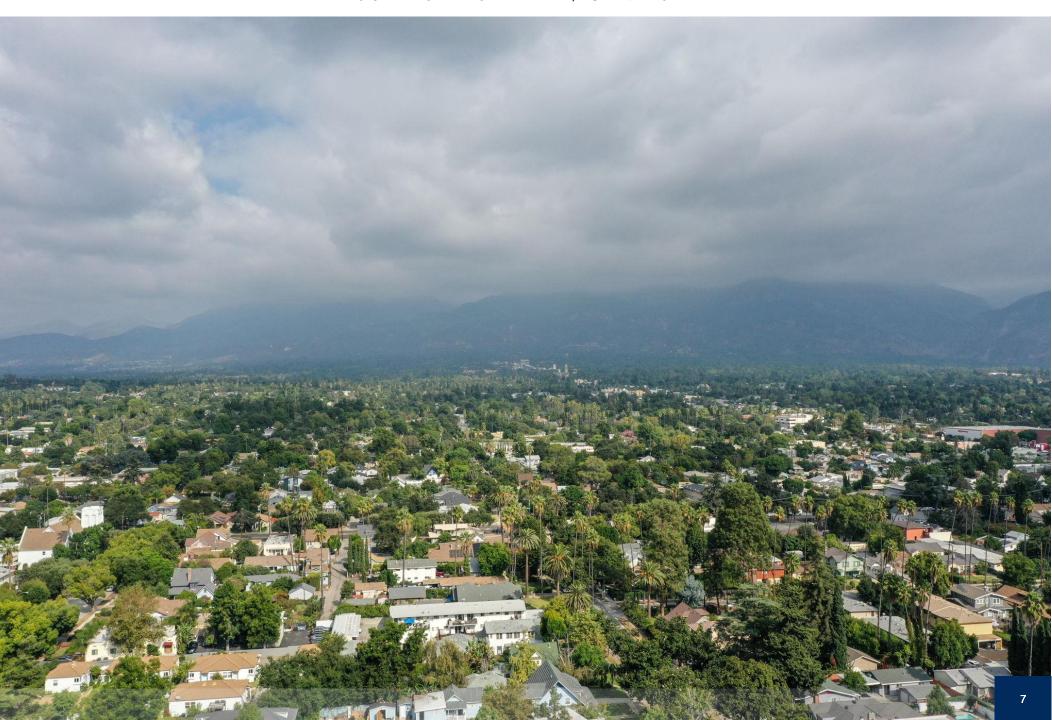




16 Units

515 NORTH EL MOLINO AVENUE

16UNITS PASADENA, CA 91101











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PRICING

OFFERING PRICE		\$4,550,000
PRICE/UNIT		\$284,375
PRICE/SF		\$4385.79
GRM	12.66	11.17
CAP RATE	4.98%	5.98%
	Current	Market

THE ASSET

Units	16
Year Built	1955
Gross SF	11,794
Lot SF	21,030
APN	5731-006-014

FINANCIAL ANALYSIS

MONTHLY RENT SCHEDULE

# of Units	Туре	Est. Unit SF	Avg.Current	Current Total	Market		Market Total
12	1/1	700	\$1,915	\$22,983	\$2,100		\$25,200
3	2/1	800	\$2,156	\$6,468	\$2,400		\$7,200
1	2/1	800	\$900	\$900 _	\$2,400		\$2,400
Scheduled M	onthly Re	nt		\$30,659			\$34,800
Laundry Incor	ne			\$205			\$205
Monthly Sche	duled Gr	oss Income		\$30,864			\$35,005
ANNUALIZE	INCOM	E		Current			Market
Scheduled Gi	ross Incor	ne		\$370,368			\$420,060
Less Vacancy			3%	(\$11,111)		3%	(\$12,602)
Gross Operati	ng Incon	ne		\$359,275			\$407,458
ANNUALIZE	EXPENS	SES		Current			Market
Real Estate Ta	xes		Estimate	\$53,532			\$53,532
Insurance			Current	\$31,620			\$31,620
Water/Power				\$6,944			\$6,944
Gas				\$474			\$474
Trash				\$16,321			\$16,321
Licenses				\$732			\$732
Landscaping				\$5,150			\$5,150
Maintenance	& Repairs	3	5%	\$17,784			\$20,373
Total Expense	:S			\$132,557			\$135,146
Expenses/Unit	t			\$8,289			\$8,447
Expenses/SF				\$11.24			\$11.46
% of GOI				37.9%			33.2%
RETURN				Current			Market
NOI				\$226,718			\$272,312

RENT ROLL

Unit #	Type	Estimated SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	Occupied	Status
515-1	1/1	700	\$2,000	\$2.86	\$2,100	\$3.00	Yes	
515-2	1/1	700	\$2,060	\$2.94	\$2,100	\$3.00	Yes	
515-3	2/1	800	\$2,266	\$2.83	\$2,400	\$3.00	Yes	
515-4	2/1	800	\$1,931	\$2.41	\$2,400	\$3.00	Yes	
515-5	1/1	700	\$1,539	\$2.20	\$2,100	\$3.00	Yes	
515-6	1/1	700	\$2,000	\$2.86	\$2,100	\$3.00	Yes	
515-7	1/1	700	\$2,060	\$2.94	\$2,100	\$3.00	Yes	
515-8	1/1	700	\$1,851	\$2.64	\$2,100	\$3.00	Yes	
517-1	1/1	700	\$2,100	\$3.00	\$2,100	\$3.00	Yes	
517-2	1/1	700	\$1,820	\$2.60	\$2,100	\$3.00	Yes	
517-3	2/1	800	\$900	\$1.13	\$2,400	\$3.00	Yes	Manager's unit
517-4	2/1	800	\$2,271	\$2.83	\$2,400	\$3.00	Yes	
517-5	1/1	700	\$2,000	\$2.94	\$2,100	\$3.00	Yes	
517-6	1/1	700	\$2,008	\$2.87	\$2,100	\$3.00	Yes	
517-7	1/1	700	\$1,793	\$2.56	\$2,100	\$3.00	Yes	
517-8	1/1	700	\$2,060	\$2.94	\$2,100	\$3.00	Yes	
	Total Monthly Rent Laundry Income Total Monthly Income Scheduled Gross Income		\$30,659		\$34,800			
			\$205		\$205			
			\$30,864		\$35,005			
:			\$370,368		\$420,060			



MARY BALDRY

626.344.6410 marybaldry@gmail.com DRE: 01927691



NICK BALDRY

626.344.6233 njbaldry@gmail.com DRE: 01958991

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