

2822 & 2824 Johnston St
Los Angeles, CA 90031

tracy do | COLDWELL BANKER REALTY

Tracy Do (323) 842-4001
Eva Berges (562) 912-5520

Contact Eva Berges for more information

Summary

Price:	\$745,000
Number of Legal Units:	2
Cost per Legal Unit:	\$372,500
Approx. Age:	1924
Approx. SF	1,344
\$/SF	\$554.32
Lot Size (SF):	4,576



Annualized Operating Data

Market

	Current Rents			Market Rents		
Actual Gross Income:	\$0.00			\$56,400		
Less Vacancy Rate Reserve:	\$0	3%	*	\$1,692		3% *
Gross Operating Income:	\$0			\$54,708		
Less Expenses:	\$12,761			\$12,761		
Net Operating Income:	(\$12,761)			\$41,947		

* As a percent of Scheduled Gross Income.

Scheduled Income

Estimated Yearly Expenses

No. of Units	Unit #	Bd/Ba	Current Rents		Market Rents			
			Monthly Income	Monthly Rent/Unit	Monthly Rent/Unit	Monthly Rent/Unit		
1	2822	1+2	\$0	\$2,350			Taxes	\$9,400
1	2844	1+2	\$0	\$2,350			Insurance	\$961
							Gardener	\$1,000
							Sewer/Trash	\$1,200
							Repairs	\$200

Total Scheduled Rent

Monthly Scheduled Gross Income:	\$0.00	\$4,700	*Total Expenses:	\$12,761
Annual Scheduled Gross Income:	\$0.00	\$56,400	Expenses Per Unit:	\$6,381

Expenses are Estimates

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.