

# 2191 EL SERENO AVENUE | ALTADENA, CA 91001

Listed at: \$1,950,000

## Real Estate Investment Opportunity

A great opportunity with plenty of upside potential. This two-story building has 16 units - 13 singles and 3 one-bedroom units. Sold in "as-is" condition and close to shopping and transportation. Current rents are low and buyer to cooperate with seller's exchange. Make an offer subject to interior inspection. Do not disturb occupants, no rent control.

- Lot Size: 15,909 square feet
- Building Size: 7,524 square feet
- Scheduled Annual Income: \$133,560
- Annual Expenses: \$62,554
- Annual Net Income: \$71,006
- Cost Per Unit: \$121,875
- Projected G.R.M. 14.6/Cap Rate 3.2
- Year Built: 1924
- 17 parking spaces
- 2 coin operated washers
- 2 coin operated dryers
- Central 100 gallon water heater
- 17 gas and electric meters
- Basement

This property is represented by:



### ENRIQUE J. LIZARAZU

Cell > 626.818.0980 Office > 626.639.1683

Fax > 626.639.1685

Email > enriquel@lizarazurealty.com

CalBRE > #00691382

897 Granite Drive | Pasadena, CA 91101



UNIT/SIZE	RENT	NOTES
1-Single	\$680	month-to-month
2-Single	\$700	month-to-month
3-Single	\$725	month-to-month
4-Single	\$650	month-to-month
5-Single	\$750	month-to-month
6-One Bedroom (On-site manager)	\$0	1-year lease (expires 8/15)
7-Single	\$750	month-to-month
8-Single	\$650	month-to-month
9-Single	\$650	month-to-month
10-Single	\$750	month-to-month
11-Single	\$650	month-to-month
12-Single	\$700	month-to-month
13-Single	\$700	month-to-month
14-One Bedroom	\$800	month-to-month
15-Single	\$750	month-to-month
16-One Bedroom	\$975	month-to-month
Laundry	\$250	month-to-month
<b>Total</b>	<b>\$11,130</b>	<b>As of March 2015</b>

ANNUAL EXPENSES	2014-2015
Bank Service Charges	\$36
Insurance	\$4,797.24
Loans	\$0
Management Fees	\$7,174.93
Pest Control	\$300
Repairs	\$6,294.56
Repairs Building	\$1,434.14
Repairs Equipment	\$324
Replacements	\$2,963.87
Supplies	\$28.84
Taxes Licenses	\$224
Taxes Property	\$24,375 (Projected)
Utilities	\$14,601.61
<b>Total</b>	<b>\$62,554</b>
	<b>As of March 2015</b>