

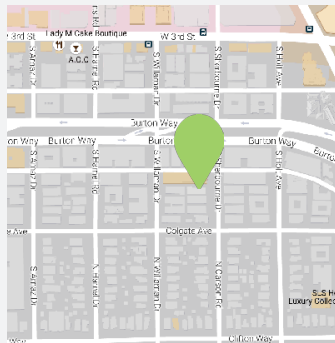
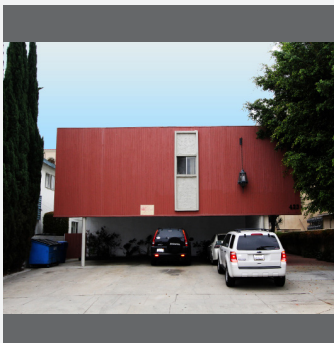


Offered at
\$2,989,000.00

423 South Sherbourne Drive, 90048

FOR SALE

- **8 Units**
- **Prime Los Angeles area**
- **3.9 CAP**
- **17.91 GRM**
- **Brand New Roof**
- **Owners unit will be delivered Vacant**



ABOUT THE PROPERTY & FEATURES

A.J. Morgan & Company proudly presents 423 S. Sherbourne Drive. This 5,152 Square foot multi-family home sits on a 6,529 square foot lot and features 8 units including a two level owners unit that is to be delivered vacant. This property is located in the heart of West Los Angeles near The Beverly Center, The SLS Hotel, Cedars-Sinai, & the Grove. The closest grocery store is Trader Joes. Just around the corner from the new Caruso development at 333 La Cienega. Two of the Units are completely remodeled with over \$25,000.00 in renovations each, while the other units also have significant upgrades. Building has horizontal copper plumbing that was done in 2012. Brand New Roof has just been installed.



Justin Jacob
Executive Vice President
(323) 658-9494
Justin@ajmorganco.com
DRE #01916171

Hai Ben-David
Senior Associate
(323) 658-9494
Hai@ajmorganco.com
DRE #02003259

423 South
Sherbourne Drive



244K

people within 3 miles



100% leased



116K NOI

Investment Summary

Price	\$2,989,000.00
CAP	3.9
GRM	17.91
Lot SF	6529
Building SF	5152
Price Per Square Foot	\$458
Units	8
Year Built	1954
Gross Income	\$166,917.24
Annual Expenses	\$50,705.99
NOI	\$116,211.25

Estimated Expenses

Taxes	\$35,599
Insurance	\$3,007
Utility	\$5,300
Gardener	\$1,800
Maintenance/Repair	\$5,000
Annual Expenses	\$50,706

Rent Roll

unit	Bed/Bath	Monthly Base Rent
1	1+1	\$1,596.50
2	1+1	\$1,776.75
3	1+1	\$1,052.52
4	2+2	\$2,900.00
5	1+1	\$1,639.00
6	1+1	\$1,420.50
7	1+1	\$1,596.50
8	1+1	\$1,828.00
Rent Income		\$13,809.77
Laundry Income		\$100.00
Total Monthly Income		\$13,909.77
Annual Gross Income		\$166,917.24

Get More Info



Justin Jacob
Executive Vice President
(323) 658-9494
Justin@ajmorganco.com
DRE #01916171

Hai Ben-David
Senior Associate
(323) 658-9494
Hai@ajmorganco.com
DRE #02003259