



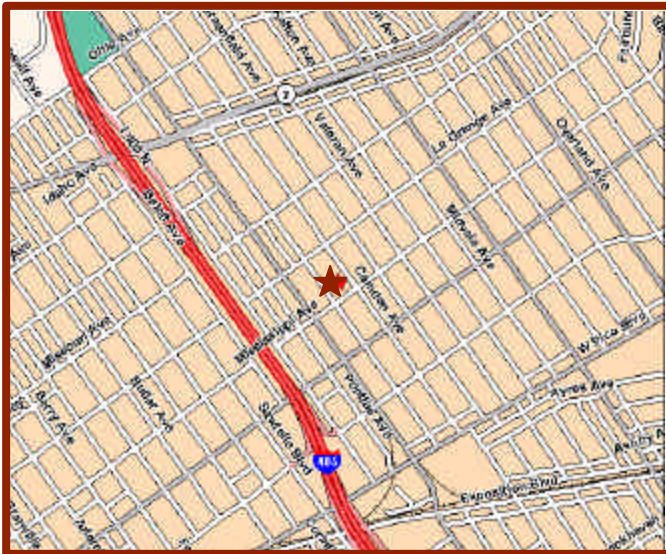
LAURIE INADOMI - HALVORSEN  
YOUR INVESTMENT PROPERTY PARTNER



# APARTMENT **FOR** SALE

2111 SOUTH BENTLEY AVE **WESTLA**

5 UNITS



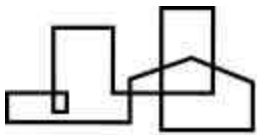
## Property Description

Great Owner/user opportunity in prime West L.A. Move right into the beautifully remodeled owner's unit. Hardwood floors, on-site laundry, gated parking, copper plumbing. Extremely low vacancy history. Owner's unit income is projected at \$2,800/mo but will remain vacant for new owner.

## Location

1 Block east of Sepulveda, north of Olympic.





**Laurie Inadomi - Halvorsen**  
YOUR INVESTMENT PROPERTY PARTNER



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## 2111 SOUTH BENTLEY AVE **WESTLA**

INCOME DETAILS

### FINANCIAL SUMMARY

SCHEDULED GROSS INCOME	\$74,760.00
VACANCY	\$1,507.00
OTHER INCOME	\$600.00
EFFECTIVE GROSS INCOME	\$73,853.00
OPERATING EXPENSE	\$18,966.00
EXPENSE/UNIT	<b>\$3,793.00</b>
EXPENSE/SF )	<b>\$4,181.00</b>
MAINTENANCE	\$7,500.00
TAXES	\$9,970.00
INSURANCE	\$1,200.00
OTHER EXPENSES	\$2,235.00
TOTAL EXPENSES	\$20,905.00
NET OPERATING INCOME	\$52,959.00
DEBT SERVICE	\$42,983.00
OTHER CAPITAL COSTS	\$0.00
PRE TAX CASH FLOW	\$9,976.00

### RENT ROLL

UNIT	TYPE	CURRENT RENTS	MARKET RENTS
1	3+2	\$ 2800.00	\$ TBD
2	1+1	\$ 896.00	\$ TBD
3	S+1	\$ 895.00	\$ TBD
4	S+1	\$ 895.00	\$ TBD
5	S+1	\$ 694.00	\$ TBD

### INTERIOR UNIT



### FINANCING

TYPE	AMOUNT	RATE	TERM	DUE	ANNUAL DEBT SERVICE
PROPOSED	\$581,750	6.25%	3 0 yr	10 yr	\$42,983

### For More Information:

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