



20 Units *
7014 & 7024 Chanslor Ave
Bell, CA 90201

**Can be offered Separately
as 10 Unit buildings.*

LIST PRICE: \$2,390,000

Investment Highlights:

20 Units – 1 – 4 bedroom 1 bath, 6 – 3 bedroom 1bath and 13 2-bedroom 1 bath in very desirable rental area near freeway and shopping center. 2 separate parcels - 10 units each. On-site laundry facility for extra income.

7014 Chanslor - built in 1960 total 7,304 sqft.
7024 Chanslor – Built in 1959 total 7,104 sqft.

Actual total rent income **\$236,460.00**

10.11 MULTIPLE WITH CURRENT RENTS

6.4% CAP, Cash on Cash (4.5% Loan) 12%

Reasonable Profoma rent per unit:
2 bedrooms \$995, 3 bedrooms \$1,200,
and \$1,300 for 4 bedrooms,
giving annual Gross Rents of: **\$269,330**

8.88 PROFOMA RENT MULTIPLE

Expenses	Monthly	Yearly
Prop. Tax (Est @1.5%)	\$ 2,987.50	\$35,850.00
Insurance	\$394.17	\$4,730.00
Trash	\$426.00	\$5,112.00
Electric	\$79.97	\$959.64
Gardener	\$50.00	\$600.00
Water	\$1,363.95	\$16,367.40
Maintenance	\$500.00	\$6,000
Pest control	\$85.00	\$765
Vacancy (3%)	\$591.15	\$7,093.80
	\$6,978.55	\$ 83,487.56

Drive by only – Please do not disturbed tenant. Buyer to verify all information.
For additional information please contact:

George Wang
310 347-1300
georgekwang@sbcglobal.net

Brett Blazicek
310 251-5777
brett@ci-re.com