

# 7 UNIT APARTMENT COMPLEX

For Sale \$749,000

## 6830 Park Street S., South Pasadena



Excellent opportunity to purchase a 7 unit apartment complex in desirable South Pasadena, close to shopping, dining and St Pete beach

Comprised of a duplex with two large 2br/1ba apartments, and a second building with three 1br/1ba units and 2 spacious studios

The block duplex was built in 1964 and is in very nice condition, with a 2007 roof replacement, a large screen porch and a total of 1,740 square feet

The rear building is 1953 frame construction, totaling 2,854 square feet, with terrazzo floors, block firewalls from floor to roofs between units, and a 2013 roof replacement

Lot size is about 75' x 163', with parking in front for the duplex, and in the rear for the apartment tenants

All units are separately metered for electric and gas; the owner pays the water/sewer/garbage

Please see Page 2 for detailed rent roll and income/expense information

**STRICTLY CONFIDENTIAL AND SHOWN BY APPOINTMENT ONLY,  
AS TENANTS ARE UNAWARE OF POTENTIAL SALE**

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## 6830 PARK ST S. RENT ROLL

UNIT NUMBER	TYPE OF UNIT	MONTHLY RENT	SECURITY DEPOSIT	EXPIRATION DATE
A	1br/1ba	800	\$500	June 30, 2018
B	1br/1ba	700	\$500	March 2018
C	Efficiency	650	\$500	August 2018
D	Efficiency	650	\$500	Dec 2018
E	1br/1ba	700 [100Credit yard]	\$500	June 2018
F	2br/1ba	800	0	March 2018
G	2br/1ba	850	\$550/\$250 pet	May 2018

## PROJECTED INCOME AND EXPENSES

<b>INCOME</b>	72,600
<b>EXPENSES:</b>	
REAL ESTATE TAXES	5,360
INSURANCE	10,149
HOUSE ELECTRIC	636
WATER/SEWER/GARBAGE	2,703
VACANCY FACTOR (5%)	3,630
REPAIRS & MAINTENANCE (4%)	2,904
<b>TOTAL EXPENSES</b>	<b>25,382</b>
<b>PROJECTED CASH FLOW</b>	<b>47,218</b>

The above proforma reflects an owner managed scenario using projected market rents; current rent roll results in \$ 61,800 per year - unit E receives \$ 100 per month credit for providing landscape services to the property

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