## **Property Details**

CONTROL: Owner VALUE: \$2,350,000

LOAN: \$1,400,000 EOUITY: \$950,000

TITLE: Palos Verdes Estates SFR

TYPE: Homes/Condos

Single Family home, MASSIVE UPSIDE with minimal investment, owner

HAVE: can access privileges to the PVE country club. This is a CAN ADD property

that I prefer to offer in a 1031, with other buildings.

ADDRESS: 3220 Palos Verdes Drive N, Palos Verdes Estates, California

BENEFITS TO NEW BIG UPSIDE, the upgrades are very inexpensive yet would create hundreds

OWNER: of thousands of dollars of value!

GROSS SCHEDULED INCOME: \$102,000 Projected

VACANCY LOSS: \$5,100
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$25,000
NOI: \$71,900
DEBT SERVICE: \$120,000
CASH FLOW: \$-48,100
CAP RATE: 3.06%



## ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$1,394,000 \$10,000 8% 06/28/2055 No

BENEFITS SOUGHT: This is a CAN ADD property and prefer to use in conjunction in a 103`1 where it might be used to

balance equities.

MOTIVATION: 9

CAN ADD: AZ MF apartment buildings, Chicago apartment buildings, cash

REMARKS: Light development, houses on this street are being transformed monthly, many recently sold,

highly desirable #1 school district, neighborhood, etc.

OWNER: 3220 PV Drive North LLC

COUNSELOR: Paul Krause Phone: 310-850-5178

21515 Hawthorne Blvd, #200 Cell: 310-850-5178

Torrance, California, 90503 Email: krauseandco@hotmail.com