



PROPERTY OVERVIEW

- ✓ **Property Address:** 5011 Wadsworth Ave, Los Angeles, CA 90011
- ✓ **Property Type:** 3bdr 2ba Single Family Residence
- ✓ **Property Condition:** Good— structurally sound needing minor cosmetic work.
- ✓ **Area:** Working class residential neighborhood in South Los Angeles
- ✓ **Market Value*:** Comparables support a value of \$165,000
- ✓ **Notable Information:** This is a small 3/2 on a small lot but has character and requires very little rehab work.. This should be an easy quick flip to a small family retail buyer.

** Market Value is determined by taking the median price point for recent comparable sales within the last 6 months and 1/2 mile from the subject*



THE INVESTMENT OPPORTUNITY

Quick Flip Opportunity Details:

- | | |
|--|---|
| ✓ Purchase Price: \$110,000 | ✓ Total Investment to Value: 72% |
| ✓ After Repair Value: \$165,000 | ✓ Liquidation Strategy: Quick Resale <120 days |
| ✓ Price to Value: 66% | ✓ Estimated Cash Return: \$45,000 less fees |
| ✓ Estimated Rehab Costs: \$10,000 | ✓ Estimated Return on Investment: 37.5% |
| ✓ Total Investment: \$120,000 | |

Investment Outlook: We believe this is an easy quick flip project that can generate a nice return for the investor, With minor cosmetic improvements; this house can be made into a desirable home for a small family. This project is ideal for a quick flip or cash flow purposes as it would yield \$1,700 per month through section 8.

**The views expressed herein are only opinions. You are encouraged to do your own due diligence prior to making any investment decision.*

For more information about this or any of our investment opportunities please contact us at 800-915-6860 or invest@arrowcapitalgroup.com

5011 Wadsworth Ave. Investment Analyzer

Buy/Flip Analysis

Property Information

Location	5011 Wadsworth Ave Los Angeles CA 90011			Year Built	1910	Condition:	Fair
Type:	SFR	Sq. Ft.:	866	Lot Size:	2050	Area Rating:	C
Bed/Bath	3./2	Other		Purchased:	1/10/2011	Sold:	

Market Value:	\$165,000
Buy price:	\$110,000
Price/Value	66.7%

* Market data available upon request

Conservative		Expected	
Project Investment and Costs		Project Investment and Costs	
Buy Price:	\$110,000	Buy Price:	\$110,000
*Rehab:	\$15,000	*Rehab:	\$10,000
Property Taxes Paid:	\$990	Property Taxes Paid:	\$516
Eviction/CFK:	\$0	Eviction/CFK:	\$0
Legal Filings:	\$40	Legal Filings:	\$40
Closing Costs:	\$1,650	Closing Costs:	\$1,650
Deed/Ins/Utilities:	\$495	Deed/Ins/Utilities:	\$495
Total Investment:	\$128,175	Total Investment:	\$122,701
Investment to Value Ratio:	77.68%	Investment to Value Ratio:	74.36%
*Rehab cost breakdown available upon request		*Rehab cost breakdown available upon request	
Profit Projection		Profit Projection	
Sales Price:	\$150,000	Sales Price:	\$165,000
Sales Commission:	\$4,500	Sales Commission:	\$4,950
Total Investment:	\$128,175	Total Investment:	\$122,701
Projected Gross Profit:	\$17,325	Projected Gross Profit:	\$37,349
*Sales Commission is 3% of estimated sales price		*Sales Commission is 3% of estimated sales price	
Total Project Return:	13.52%	Total Project Return:	30.44%
**Projected Annual Return	47.31%	**Projected Annual Return:	106.54%

** Projected Annual returns are based on a 3 1/2 month sales cycle.

**All Projections are estimated figures solely for example purposes and should not be construed as accurate. You are encouraged to conduct your own due diligence prior to making any investment decision.*

Property Detail Report

Subject Property

**5011 Wadsworth Ave
Los Angeles, CA 90011-4125
Los Angeles County**



 Bank Owned

Owner Info:

Owner Name: : Gmac Mtg Llc	Recording Date: : 04/20/1984
Tax Billing Address: : 1100 Virginia Dr	Annual Tax: : \$1,405
Tax Billing City & State: : Fort Washington PA	County Use Code: : Single Family Resid
Tax Billing Zip: : 19034	Universal Land Use: : SFR
Tax Billing Zip+4: : 3204	

Location Info:

Zoning: : Lard2	TGNO: : 674-E4
Waterfront Influence: : Corner	Census Tract: : 2292.00
School District: : Los Angeles	Carrier Route: : C028
Location Influence: : Corner	Old Map: : 52-C3

Tax Info:

Tax ID: : 5108-014-002	Total Assessment: : \$107,609
Tax Year: : 2010	% Improv: : 31%
Annual Tax: : \$1,405	Tax Area: : 7
Assessment Year: : 2010	Legal Description: : Central Park Tract S 41 Ft Of Lot 1
Land Assessment: : \$74,215	Lot Number: : 1
Improved Assessment: : \$33,394	Block ID: : K

Characteristics:

Lot Frontage: : 41	Lot Depth: : 50
Heat Type: : Heated	Lot Acres: : .047
Lot Sq Ft: : 2,050	Lot Shape: : IRREGULAR
Building Sq Ft: : 866	Stories: : 1
Total Units: : 1	Bedrooms: : 3
Total Baths: : 2	Full Baths: : 2
Year Built: : 1910	Effective Year Built: : 1926
Topography: : Rolling/Hilly	Other Impvs: : Addition
Sewer: : Type Unknown	Price Per Sq Ft: : \$57.16

Last Market Sale:Recording Date: : **04/20/1984**Sale Price: : **\$49,500**Document No: : **478029**Deed Type: : **Deed (Reg)**Owner Name: : **Gmac Mtg Llc****Sales History:**

Recording Date: : 06/29/2010	12/20/2005	06/30/2004	04/17/2002
Sale Price: : \$189,000			
Nominal: :	Y	Y	Y
Buyer Name: : Gmac Mtg Llc	Macias Jose A	Macias Jose A & Tracy	Macias Jose A
		T	
Seller Name: : Ets Services Llc	Macias Tracy T	Macias Jose A	Macias Tracy T
Document No: : 886228	3128453	1672789	895412
Document Type: : Trustee's Deed	Quit Claim Deed	Interspousal Deed	Interspousal Deed
		Transfer	Transfer

Mortgage History:

Mortgage Date: :	12/20/2005	12/20/2005	07/28/2004
Mortgage Amt: :	\$248,000	\$62,000	\$50,000
Mortgage Lender: :	Mortgageit Inc	Mortgageit Inc	Bank Of America
Mortgage Type: :	Conventional	Conventional	Conventional

Courtesy of Arrow Capital Group

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Comparable Sales

For Property Located At
5011 Wadsworth Ave
Los Angeles, CA 90011-4125

Summary

	Address	City State Zip	Recording Date	Sale Price	Price Per Sq Ft	Building Sq Ft	Bedrooms	Total Baths	Dist (miles)	Year Built	Total Assessment
1.	1639 E 53rd St	Los Angeles CA 90011	09/09/2010	\$82,000	\$84.36	972	3	1	.860663	1906	\$218,000
2.	1555 E 48th Pl	Los Angeles CA 90011	11/15/2010	\$95,000	\$96.54	984	3	1	.725062	1921	\$125,701
3.	1466 E 53rd St	Los Angeles CA 90011	04/12/2010	\$140,000	\$141.70	988	3	1	.623955	1910	\$20,846
4.	1273 E 56th St	Los Angeles CA 90011	01/04/2011	\$143,000	\$154.76	924	3	1	.49622	1908	\$82,509
5.	1007 E 49th Pl	Los Angeles CA 90011	08/19/2010	\$165,500	\$171.33	966	3	1	.112273	1905	\$203,765
6.	984 E 50th St	Los Angeles CA 90011	04/06/2010	\$170,000	\$182.99	929	3	1	.045992	1915	\$163,000
7.	1340 E 58th Pl	Los Angeles CA 90001	05/06/2010	\$193,000	\$217.83	886	3	2	.7666	1924	\$175,000
8.	992 E 42nd St	Los Angeles CA 90011	06/30/2010	\$225,000	\$236.84	950	3	2	.703332	1908	\$145,000
9.	1628 E 48th Pl	Los Angeles CA 90011	12/07/2010	\$237,000	\$243.83	972	3	2	.808794	1914	\$215,462

Realist Map



Details

	Subject	Comp#1	Comp#2
Address	5011 Wadsworth Ave	1639 E 53rd St	1555 E 48th Pl
Property City	Los Angeles	Los Angeles	Los Angeles
Zip Code	90011	90011	90011
Map Page/Grid	674-E4	674-G5	674-F4
Tract Number			2
School District	Los Angeles	Los Angeles	Los Angeles
Dist (miles)		.860663	.725062
Tax ID	5108-014-002	5105-001-029	5106-018-020
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$1,405	\$2,937	\$1,769
Settle Date		08/27/2010	11/09/2010
Sale Price	\$49,500	\$82,000	\$95,000
Year Built	1910	1906	1921
Recording Date	04/20/1984	09/09/2010	11/15/2010
Building Sq Ft	866	972	984
Style		Contemporary	
Stories	1	1	1
Total Units	1	1	1
Total Rooms		6	
Bedrooms	3	3	3
Total Baths	2	1	1
Full Baths	2	1	1
Fireplaces			
Exterior		Metal	
Garage Type		Carport	
Foundation			
Roof Material		Composition Shingle	
Effective Year Built	1926	1948	1923
Water		Public	
Sewer	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated
Cooling Type			Yes
Lot Frontage	41	36	40
Lot Depth	50	141	125
Lot Acres	.047	.1165	.1147
Waterfront Influence	Corner	Corner	Corner
Lot Sq Ft	2,050	5,076	5,000
Condition		Average	
Quality		Average	
Document No	478029	1268613	1632911
Deed Type	Deed (Reg)	Grant Deed	Grant Deed

	Subject	Comp#3	Comp#4
Address	5011 Wadsworth Ave	1466 E 53rd St	1273 E 56th St
Property City	Los Angeles	Los Angeles	Los Angeles
Zip Code	90011	90011	90011
Map Page/Grid	674-E4	674-F5	674-F5
Tract Number			
School District	Los Angeles	Los Angeles	Los Angeles
Dist (miles)		.623955	.49622
Tax ID	5108-014-002	5104-009-009	5104-018-031
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$1,405	\$442	\$1,133
Settle Date		04/05/2010	12/22/2010
Sale Price	\$49,500	\$140,000	\$143,000
Year Built	1910	1910	1908
Recording Date	04/20/1984	04/12/2010	01/04/2011
Building Sq Ft	866	988	924
Style			Conventional
Stories	1	1	1
Total Units	1	1	1
Total Rooms		6	5
Bedrooms	3	3	3
Total Baths	2	1	1
Full Baths	2	1	1
Fireplaces			
Exterior			Stucco
Garage Type			None
Foundation			Crawl Space
Roof Material			Composition Shingle
Effective Year Built	1926	1920	1912
Water			Public
Sewer	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated
Cooling Type			
Lot Frontage	41	40	40
Lot Depth	50	137	135
Lot Acres	.047	.1258	.1239
Waterfront Influence	Corner	Corner	Corner
Lot Sq Ft	2,050	5,480	5,400
Condition		Good	Average
Quality		Good	Fair
Document No	478029	491860	16019
Deed Type	Deed (Reg)	Grant Deed	Grant Deed

	Subject	Comp#5	Comp#6
Address	5011 Wadsworth Ave	1007 E 49th Pl	984 E 50th St
Property City	Los Angeles	Los Angeles	Los Angeles
Zip Code	90011	90011	90011
Map Page/Grid	674-E4	674-E4	674-E4
Tract Number			
School District	Los Angeles	Los Angeles	Los Angeles
Dist (miles)		.112273	.045992
Tax ID	5108-014-002	5108-018-012	5108-015-010
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$1,405	\$2,670	\$2,274
Settle Date		06/28/2010	03/24/2010
Sale Price	\$49,500	\$165,500	\$170,000
Year Built	1910	1905	1915
Recording Date	04/20/1984	08/19/2010	04/06/2010
Building Sq Ft	866	966	929
Style			
Stories	1	1	1
Total Units	1	1	1
Total Rooms			
Bedrooms	3	3	3
Total Baths	2	1	1
Full Baths	2	1	1
Fireplaces		1	
Exterior			
Garage Type			
Foundation			
Roof Material			
Effective Year Built	1926	1905	1917
Water			
Sewer	Type Unknown	Type Unknown	Type Unknown
Heat Type	Heated	Heated	Heated
Cooling Type			
Lot Frontage	41	40	50
Lot Depth	50	125	150
Lot Acres	.047	.1147	.1721
Waterfront Influence	Corner	Corner	Corner
Lot Sq Ft	2,050	5,000	7,500
Condition			
Quality			
Document No	478029	1159677	463198
Deed Type	Deed (Reg)	Grant Deed	Grant Deed

	Subject	Comp#7	Comp#8
Address	5011 Wadsworth Ave	1340 E 58th Pl	992 E 42nd St
Property City	Los Angeles	Los Angeles	Los Angeles
Zip Code	90011	90001	90011
Map Page/Grid	674-E4	674-F5	674-E3
Tract Number			
School District	Los Angeles	Los Angeles	Los Angeles
Dist (miles)		.7666	.703332
Tax ID	5108-014-002	6008-020-007	5115-019-013
County Use Code	Single Family Resid	Single Family Resid	Single Family Resid
Universal Land Use	SFR	SFR	SFR
Annual Tax	\$1,405	\$2,716	\$2,018
Settle Date		03/30/2010	04/08/2010
Sale Price	\$49,500	\$193,000	\$225,000
Year Built	1910	1924	1908
Recording Date	04/20/1984	05/06/2010	06/30/2010
Building Sq Ft	866	886	950
Style			
Stories	1		
Total Units	1	1	1
Total Rooms			
Bedrooms	3	3	3
Total Baths	2	2	2
Full Baths	2	2	2
Fireplaces			
Exterior			Block
Garage Type			None
Foundation			
Roof Material			
Effective Year Built	1926	1932	1915
Water			
Sewer	Type Unknown		
Heat Type	Heated	Heated	Heated
Cooling Type			
Lot Frontage	41		
Lot Depth	50		
Lot Acres	.047	.0862	.118
Waterfront Influence	Corner		
Lot Sq Ft	2,050	3,755	4,977
Condition			Good
Quality			
Document No	478029	617021	896800
Deed Type	Deed (Reg)	Grant Deed	Grant Deed

	Subject	Comp#9	
Address	5011 Wadsworth Ave	1628 E 48th Pl	
Property City	Los Angeles	Los Angeles	
Zip Code	90011	90011	
Map Page/Grid	674-E4	674-G4	
Tract Number		2311	
School District	Los Angeles	Los Angeles	
Dist (miles)		.808794	
Tax ID	5108-014-002	5106-020-022	
County Use Code	Single Family Resid	Single Family Resid	
Universal Land Use	SFR	SFR	
Annual Tax	\$1,405	\$2,906	
Settle Date		11/09/2010	
Sale Price	\$49,500	\$237,000	
Year Built	1910	1914	
Recording Date	04/20/1984	12/07/2010	
Building Sq Ft	866	972	
Style			
Stories	1	1	
Total Units	1	2	
Total Rooms		6	
Bedrooms	3	3	
Total Baths	2	2	
Full Baths	2	2	
Fireplaces			
Exterior		Shingle Siding	
Garage Type		None	
Foundation			
Roof Material			
Effective Year Built	1926	1925	
Water		Public	
Sewer	Type Unknown	Type Unknown	
Heat Type	Heated	Heated	
Cooling Type		Yes	
Lot Frontage	41	30	
Lot Depth	50	149	
Lot Acres	.047	.1026	
Waterfront Influence	Corner	Corner	
Lot Sq Ft	2,050	4,470	
Condition		Good	
Quality			
Document No	478029	1804698	
Deed Type	Deed (Reg)	Grant Deed	

Courtesy of Arrow Capital Group

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