

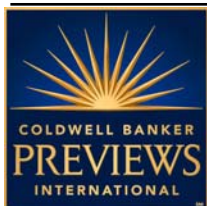
THE ANDERSON APARTMENT-CONDOS

1166 ASBURY ROAD



10 SPACIOUS TOWNHOME UNITS ***19,840 Reported Square Feet on .815 Acres***

- \$87,000 + Gross Income
- Possible 30% Return on Cash if converted
- Solid Tenant Base
- 8% Cap Rate
- \$61,390 NOI
- EBP per unit \$170.00
- 1100 SF Townhome Style
- 2+BR with Family Rm & Basement
- Volume Spaces
- Management Office Site
- Anderson Schools
- Adjacent to European Health Spa Site
- Separate Utilities
- Improved 1961 Construction
- Central Air
- Professionally Managed
- Up to \$850 per month rental income
- 100% Occupancy



Exclusively Represented By: Gail S. Coughlin
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Photos available at: www.gcoughlin.com



COLDWELL BANKER WEST SHELL

OWNED & OPERATED BY NRT, INC.





*Asbury at LA Fitness Proposed
Health Spa Site!*



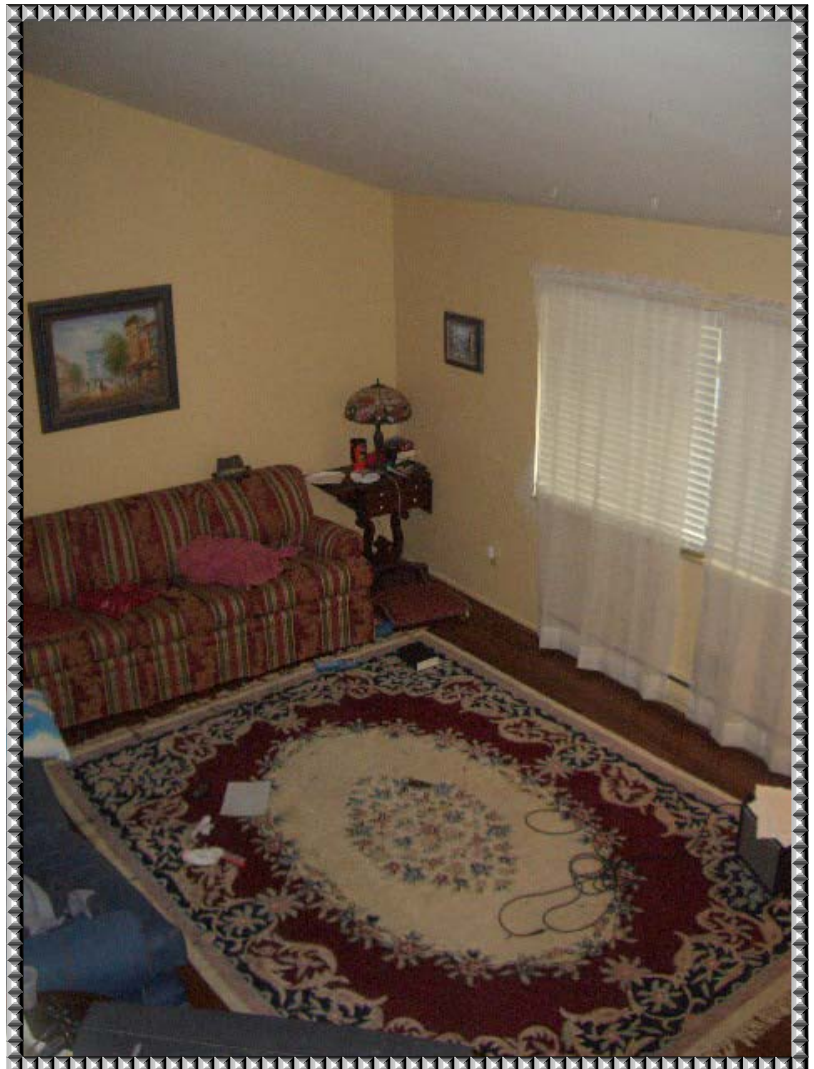


No Hallway Efficiency!





*Expansive Open
Spaces!*





***Living-Dining
Great Room!***





***Kitchen Hearth
Room!***

