

11445 Oxnard St

NORTH HOLLYWOOD, CA



PRICE:

\$1,210,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Unit Mix: 4-1+1 | 2-2+1
- 13.40 GRM & 4.76% Cap Rate
- Individually Metered for Gas & Electric
- Does Not Require Soft-Story Seismic Retrofitting
- Garage Parking for Each Unit
- On-Site Laundry
- Roof Replaced 6 Years Ago

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KW COMMERCIAL

12001 VENTURA BLVD
SUITE #404
STUDIO CITY, CA 91604

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

6 UNITS ON OXNARD ST

INVESTMENT SUMMARY		
Price:		\$1,210,000
Down Payment:	37%	\$447,700
Units:		6
Cost per Unit:		\$201,667
Current GRM:		13.40
Current CAP:		4.76%
Market GRM:		9.41
Market CAP:		7.64%
Age:		1952
Lot SF:		10,115
Building SF:		3,888
Price per SF:		\$311.21
Zoning:		R3



PROPOSED FINANCING		
First Loan Amount:		\$762,300
Terms:	4.50%	30 Years (5-Year Fix)
Monthly Payment:		\$3,862

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ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$90,327		\$128,520	
Less Vacancy Rate Reserve:	2,710	3.0%	3,856	3.0%
Gross Operating Income:	87,618		124,664	
Less Expenses:	30,056	33.3%	32,279	25.1%
Net Operating Income:	\$57,561		\$92,385	
Less Loan Payments:	46,350	1.24	46,350	
Pre-Tax Cash Flow:	\$11,212	2.5%	\$46,036	10.3%
Plus Principal Reduction:	12,297		12,297	
Total Return Before Taxes:	\$23,508	5.3%	\$58,333	13.0%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$951	\$3,802	\$1,575	\$6,300
2	2+1	\$1,583	\$3,165	\$1,925	\$3,850
Total Scheduled Rent:			\$6,967		\$10,150
Laundry:			\$220		\$220
Parking, Storage, Misc:			\$340		\$340
Monthly Scheduled Gross Income:			\$7,527		\$10,710
Annual Scheduled Gross Income:			\$90,327		\$128,520
				Total Expenses:	\$30,056
				Per SF:	\$7.73
				Per Unit:	\$5,009

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Given Notice	1+1	\$639	\$1,575
2		1+1	\$1,497	\$1,575
3		2+1	\$1,806	\$1,925
4		1+1	\$1,026	\$1,575
5		1+1	\$641	\$1,575
6		2+1	\$1,359	\$1,925
TOTAL:			\$6,967	\$10,150

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PHOTOS



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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

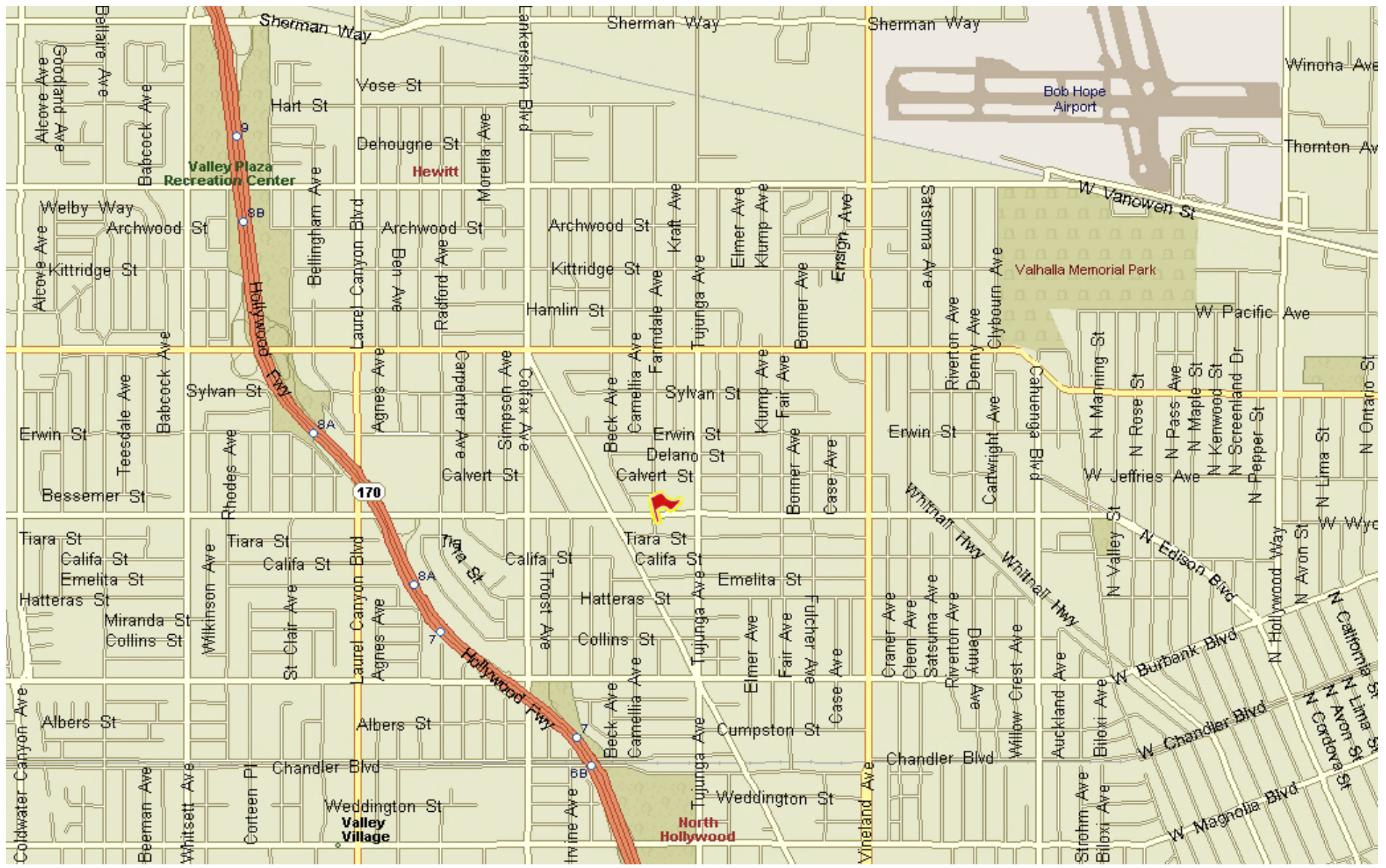
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STREET MAP



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