

11906 Hart St

NORTH HOLLYWOOD, CA



PRICE:

\$1,600,000

INVESTMENT HIGHLIGHTS:

- Redeveloping North Hollywood Location
- Statewide Rent Control (AB1482)!
- 11.57 GRM & 5.40% Cap Rate
- Unit Mix: 6-1+1 | 1-2+1
- Individually Metered for Gas & Electric!
- 8 On-Site Parking Spaces!
- Minutes from NoHo Arts District & Studios!
- Close to Burbank Airport & Freeways!

apla GROUP

KW COMMERCIAL
12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

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

JAMES ANTONUCCI
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7 UNITS ON HART ST

INVESTMENT SUMMARY

Price:		\$1,600,000
Down Payment:	35%	\$560,000
Units:		7
Cost per Unit:		\$228,571
Current GRM:		11.57
Current CAP:		5.40%
Market GRM:		11.18
Market CAP:		5.67%
Age:		1980
Lot SF:		7,400
Building SF:		4,494
Price per SF:		\$356.03
Zoning:		R3



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 Unit Mix: 6-1+1 | 1-2+1
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PROPOSED FINANCING

First Loan Amount:		\$1,040,000
Terms:	3.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,566

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$138,300		\$143,100	
Less Vacancy Rate Reserve:	4,149	3.0%	4,293	3.0%
Gross Operating Income:	134,151		138,807	
Less Expenses:	47,770	34.5%	48,166	33.7%
Net Operating Income:	\$86,381		\$90,641	
Less Loan Payments:	54,789	1.58	54,789	
Pre-Tax Cash Flow:	\$31,592	5.6%	\$35,852	6.4%
Plus Principal Reduction:	20,821		20,821	
Total Return Before Taxes:	\$52,413	9.4%	\$56,674	10.1%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
6	1+1	\$1,583	\$9,500	\$1,650	\$9,900
1	2+1	\$1,950	\$1,950	\$1,950	\$1,950
Total Scheduled Rent:			\$11,450		\$11,850
Laundry:			\$75		\$75
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$11,525		\$11,925
Annual Scheduled Gross Income:			\$138,300		\$143,100

ESTIMATED EXPENSES

Taxes: (new)	\$20,000
Insurance:	\$2,247
Utilities:	\$7,800
Maintenance:	\$6,037
Rubbish:	\$2,520
Reserves:	\$1,400
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	\$5,366
Total Expenses:	\$47,770
Per SF:	\$10.63
Per Unit:	\$6,824

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$1,650	\$1,650
2	1+1	\$1,575	\$1,650
3	1+1	\$1,633	\$1,650
4	1+1	\$1,602	\$1,650
5	1+1	\$1,574	\$1,650
6	1+1	\$1,466	\$1,650
7	2+1	\$1,950	\$1,950
TOTAL:		\$11,450	\$11,850

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PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI
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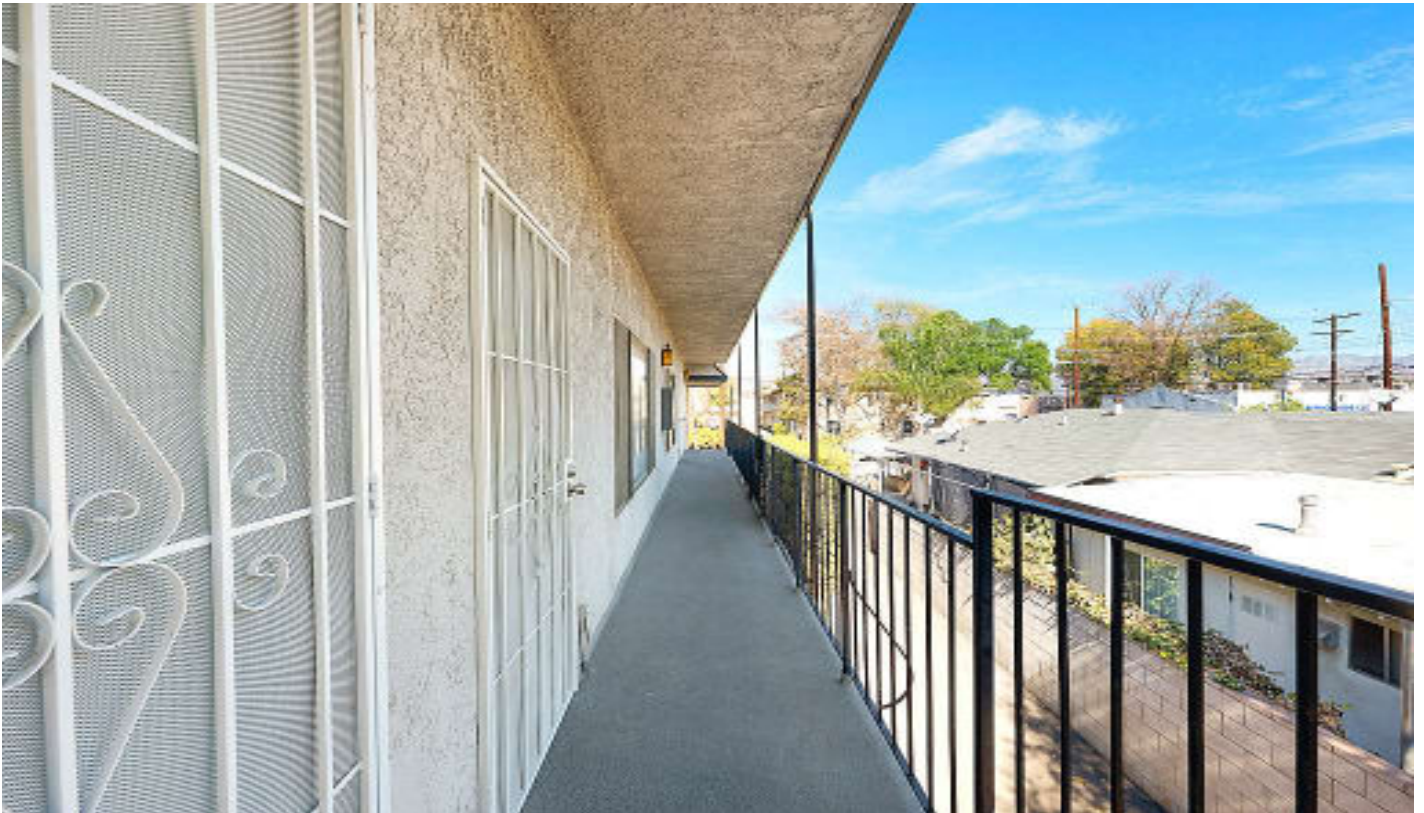


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AERIAL VIEW



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PARCEL MAP

2321	12 SHEET	P.A. 2321 - 12 & 13	T.R.A. E88E	REVISED 2008/01-07/01/0001-03 2010/11/20/01/0001-03	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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7 UNITS ON HART ST

STREET MAP



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