

11936 HART ST, NORTH HOLLYWOOD, CA 91605

INVESTMENT SUMMARY	
Price:	\$2,425,000
Down Payment: 36%	\$860,875
Units:	12
Cost per Unit:	\$202,083
Current GRM:	13.32
Current CAP:	4.46%
Market GRM:	10.71
Market CAP:	6.13%
Age:	1965
Lot SF:	9,006
Building SF:	7,826
Price per SF:	\$309.86
Zoning:	R3



PROPOSED FINANCING	
First Loan Amount:	\$1,564,125
Terms: 3.15%	30 Years (5-Year Fix)
Monthly Payment:	\$6,722

Unit Mix: 4-Bachelor | 4-1+1 | 4-2+1.5
 13.32 GRM & 4.46% Cap Rate
 Great North Hollywood Location
 Lack of Inventory on Market

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$182,076		\$226,380	
Less Vacancy Rate Reserve:	5,462	3.0%	6,791	3.0%
Gross Operating Income:	176,614		219,589	
Less Expenses:	68,400	37.6%	70,978	31.4%
Net Operating Income:	\$108,214		\$148,610	
Less Loan Payments:	80,659	1.34	80,659	
Pre-Tax Cash Flow:	\$27,555	3.2%	\$67,951	7.9%
Plus Principal Reduction:	31,845		31,845	
Total Return Before Taxes:	\$59,400	6.9%	\$99,796	11.6%

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	Bachelor	\$1,123	\$4,491	\$1,100	\$4,400	Taxes: (new)	\$30,313
4	1+1	\$1,483	\$5,930	\$1,600	\$6,400	Insurance:	\$3,130
4	2+1.5	\$1,172	\$4,687	\$2,000	\$8,000	Utilities:	\$15,360
Total Scheduled Rent:			\$15,108		\$18,800	Maintenance:	\$10,597
Laundry:			\$65		\$65	Rubbish:	\$4,320
Parking, Storage, Misc:						Reserves:	\$2,400
Monthly Scheduled Gross Income:			\$15,173		\$18,865	Landscaping:	\$1,500
Annual Scheduled Gross Income:			\$182,076		\$226,380	Pest Control:	\$780
						Total Expenses:	\$68,400
						Per SF:	\$8.74
						Per Unit:	\$5,700

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