

2025 Griffith Park Boulevard

LOS ANGELES, CA



PRICE:

\$1,350,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- Lack of Inventory on Market
- All Two Bedroom and One Bath Units
- Large Units - 1200 SQ Ft Average
- High Demand Rental Location
- Secure Entry & On-Site Parking
- Tremendous Rental Upside
- Residential Financing Available



KW COMMERCIAL

12001 VENTURA BLVD
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
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JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
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4 UNITS ON GRIFFITH PARK BOULEVARD

INVESTMENT SUMMARY		
Price:		\$1,350,000
Down Payment:	100%	\$1,350,000
Units:		4
Cost per Unit:		\$337,500
Current GRM:		31.55
Current CAP:		1.06%
Market GRM:		10.04
Market CAP:		7.25%
Age:		1929
Lot SF:		5,008
Building SF:		4,787
Price per SF:		\$282.01
Zoning:		RD2



Great Los Angeles Location
Unit Mix: 4-2+1
High Demand Rental Location
31.55 GRM & 1.06% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		-
Terms:	4.75%	30 Years (5-Year Fix)
Monthly Payment:		-

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$42,788		\$134,400	
Less Vacancy Rate Reserve:	1,284	3.0%	4,032	3.0%
Gross Operating Income:	41,505		130,368	
Less Expenses:	27,191	63.5%	32,522	24.2%
Net Operating Income:	\$14,314		\$97,846	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$14,314	1.1%	\$97,846	7.2%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$14,314	1.1%	\$97,846	7.2%

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	2+1	\$891	\$3,566	\$2,800	\$11,200
Total Scheduled Rent:			\$3,566		\$11,200
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$3,566		\$11,200
Annual Scheduled Gross Income:			\$42,788		\$134,400
Taxes: (new)					\$16,875
Insurance:					\$1,675
Utilities:					\$5,040
Maintenance:					\$1,660
Rubbish:					-
Reserves:					\$800
Landscaping:					\$600
Pest Control:					\$540
Off-Site Mgmt:					-
Total Expenses:					\$27,191
Per SF:					\$5.68
Per Unit:					\$6,798

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apla GROUP

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	LAST INCREASED	MARKET RENT
1	2+1	\$666	03/01/2018	\$2,800
2	2+1	\$991	03/01/2018	\$2,800
3	2+1	\$917	03/01/2018	\$2,800
4	2+1	\$993	03/01/2018	\$2,800
TOTAL:		\$3,566		\$11,200

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AERIAL VIEW



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4 UNITS ON GRIFFITH PARK BOULEVARD

PARCEL MAP

5431 3
SCALE 1" = 60'

CODE
13

P. E. DANIELS TRACT
M.B. 16 - 185
IVANHOE
M.R. 17 - 65-68

FOR PREV. ASSAULT, SEE: 593-6



ASSESSOR'S MAP
COUNTY OF LOS ANGELES

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

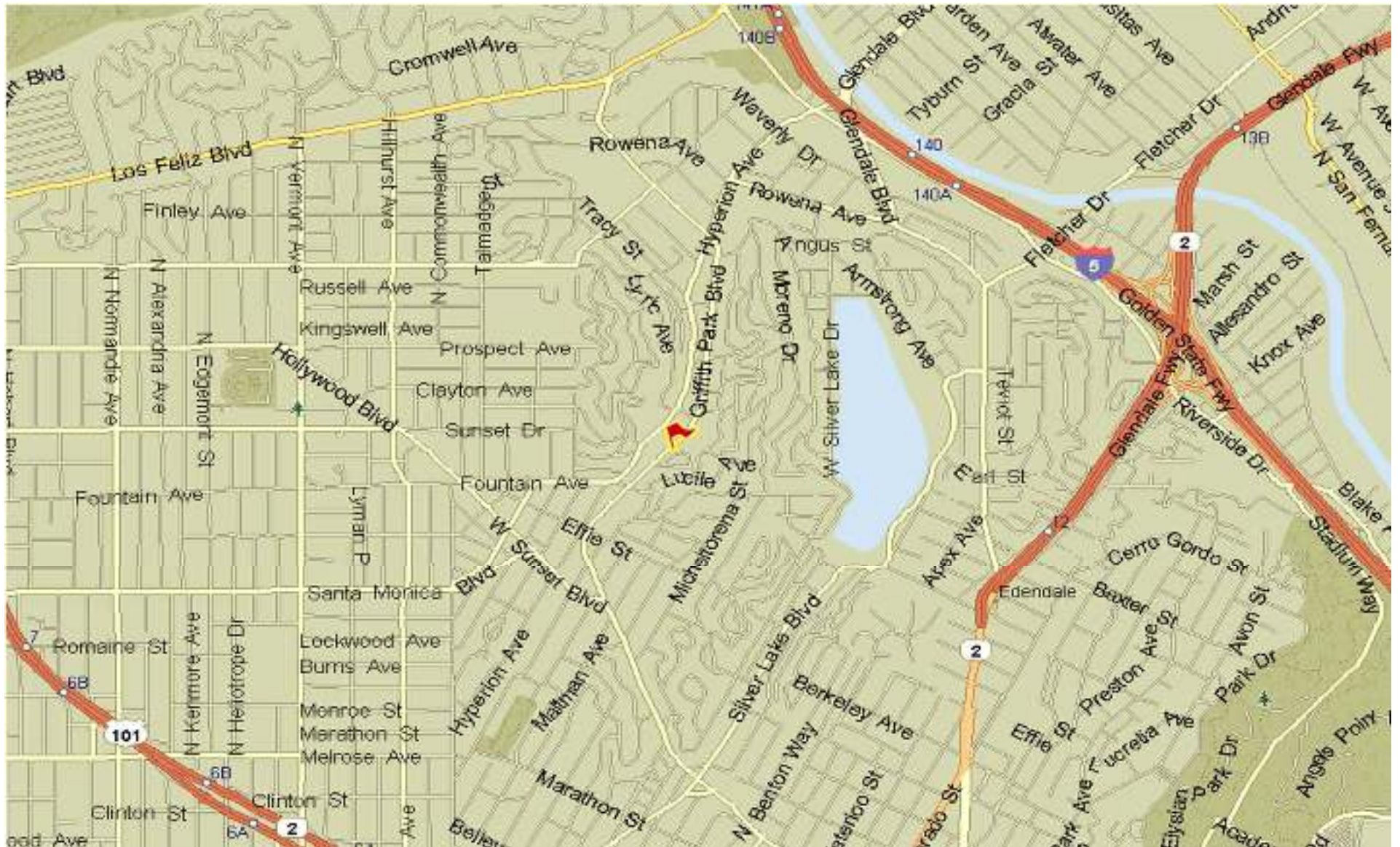
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STREET MAP



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