Fourplex in North Hollywood

Sales Price: $619,000

5645 Fulcher Ave

Investment Highlights

- **Great North Hollywood Location**
- **Located near Public Transit & Freeways**
- **High Demand Rental Location**
- **Individually Metered for Gas & Elect.**
- **Unit Mix: 4-One Bedroom and One Bath**
- **Possible Owner-User Opportunity**
- **Residential Financing Available**
- **On-Site Parking**

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Property Address

5645 Fulcher Avenue
North Hollywood, CA

Investment Summary

Price:		$	**600,000**
Down Payment:	**30%**	$	**180,000**
Number of Units:			**4**
Cost per Unit:		$	150,000
Current GRM:			**13.56**
Current CAP:			**4.33%**
Market GRM:			10.87
Market CAP:			5.99%
Approx. Age:			1926
Approx. Lot Size: (Sq. Ft.)			7,018
Approx. Building Sq. Ft.:			2,176
Cost per Net RSF:		$	275.74

Proposed Financing

First Loan Amount:	$420,000	New Financing
Terms: 4.00%	$2,005.14	Monthly (5 yr. fix / due in 30)

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	**$ 44,256**		**$ 55,200**	
Less Vacancy Rate Reserve:	1,328	3.0%	1,656	3.0%
Gross Operating Income:	42,928		53,544	
Less Expenses:	16,954	38.31%	17,591	31.87%
Net Operating Income:	**$ 25,975**		**$ 35,953**	
Less Loan Payments:	24,062			
Pre-Tax Cash Flow:	**$ 1,913**	**1.06%**	**35,953**	
Total Return Before Taxes:	**$ 1,913**	**1.1%**	**$ 35,953**	**20.0%**

Property Rental Information

Unit Mix		Current Rents		Market Rents	
# of Units	**Unit Type**	**Ave. Monthly Rent/Unit**	**Monthly Income**	**Monthly Rent/Unit**	**Monthly Income**
4	1+1	$ 922	$ 3,688	$ 1,150	$ 4,600

	Current	Market
Total Scheduled Rent:	**$ 3,688**	**$ 4,600**
Laundry:	$ -	$ -
Parking, Storage, Misc:	$ -	$ -
Monthly Scheduled Gross Income:	**$ 3,688**	**$ 4,600**
Annual Scheduled Gross Income:	**$ 44,256**	**$ 55,200**

Estimated Annualized Expenses

Taxes: **(New)**	$	7,500
Insurance	$	870
Utilities	$	3,600
Maintenance	$	2,655
Rubbish	$	528
Reserves & Misc	$	800
Landscaping	$	600
Pest Control	$	400

Total Expenses:	**$16,954**
Per Net Sq. Ft.:	$7.79
Per Unit:	$4,238.44

If you are looking for an Estimated Selling Price, or you are seriously considering selling your property and would like me to prepare a FREE, No Obligation, In-Depth Market Analysis, please fill out the form below. You may fax it to 213-769-5002. I will contact you upon receipt.

Property Address: ______________________________
____

Number of Units: ________

Year Built: ________

Monthly Income

Unit #	Unit Type	Rent
		$
		$
		$
		$
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		$

Estimated Annual Expenses

Item	Amount
Taxes	$
Insur-ance	$
Water/Trash	$
Gas	$
Electricity	$
Maint. / Repairs	$
Landscaping	$
Management	$
Misc. / Reserves	$

Current Loan Balance: ________________

Monthly Payment: ________________

Contact Information

Owner: ________________

Phone: ________________

Address: ________________
____

Email: ________________

Please fax to 213-769-5002

(No Cover Page Needed)

(All Information will be kept confidential.)

James Antonucci

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