

5902 TUJUNGA AVE , NORTH HOLLYWOOD, CA 91601

INVESTMENT SUMMARY		
<b>Price:</b>		<b>\$1,825,000</b>
Down Payment:	35%	\$638,750
<b>Units:</b>		<b>9</b>
Cost per Unit:		\$202,778
<b>Current GRM:</b>		<b>13.72</b>
<b>Current CAP:</b>		<b>4.31%</b>
Market GRM:		8.50
Market CAP:		8.40%
Age:		1954
Lot SF:		8,233
Building SF:		7,866
Price per SF:		\$232.01
Zoning:		LAR3



Unit Mix: 3-1+1 | 6-2+1  
 13.72 GRM & 4.31% Cap Rate  
 Great North Hollywood Location  
 Huge Rental Upside

PROPOSED FINANCING		
First Loan Amount:		\$1,186,250
Terms:	3.15%	30 Years (5-Year Fix)
Monthly Payment:		\$5,098

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
<b>Scheduled Gross Income:</b>	<b>\$133,008</b>		<b>\$214,800</b>	
Less Vacancy Rate Reserve:	3,990	3.0%	6,444	3.0%
Gross Operating Income:	129,018		208,356	
Less Expenses:	50,290	37.8%	55,050	25.6%
<b>Net Operating Income:</b>	<b>\$78,728</b>		<b>\$153,306</b>	
Less Loan Payments:	61,173	1.29	61,173	
<b>Pre-Tax Cash Flow:</b>	<b>\$17,555</b>	<b>2.7%</b>	<b>\$92,133</b>	<b>14.4%</b>
Plus Principal Reduction:	24,152		24,152	
<b>Total Return Before Taxes:</b>	<b>\$41,707</b>	<b>6.5%</b>	<b>\$116,285</b>	<b>18.2%</b>

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES			
UNIT MIX		CURRENT		PRO-FORMA			
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME		
3	1+1	\$1,567	\$4,700	\$1,750	\$5,250	Taxes: (new)	\$22,813
6	2+1	\$1,056	\$6,334	\$2,100	\$12,600	Insurance:	\$3,146
						Utilities:	\$11,160
						Maintenance:	\$6,451
						Rubbish:	\$3,240
						Reserves:	\$1,800
						Landscaping:	\$1,200
						Pest Control:	\$480
						Off-Site Mgmt:	-
<b>Total Scheduled Rent:</b>			<b>\$11,034</b>		<b>\$17,850</b>	<b>Total Expenses:</b>	<b>\$50,290</b>
Laundry:			\$50		\$50	Per SF:	\$6.39
Parking, Storage, Misc:						Per Unit:	\$5,588
Monthly Scheduled Gross Income:			\$11,084		\$17,900		
<b>Annual Scheduled Gross Income:</b>			<b>\$133,008</b>		<b>\$214,800</b>		

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