

6003 Klump Ave

NORTH HOLLYWOOD, CA



PRICE:

\$1,700,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Subject to Rent Control
- 13.79 GRM & 3.05% Cap Rate
- Unit Mix: 10-Bachelor | 6-Single | 1-1+1
- On-Site Parking
- High Demand Rental Location
- On-Site Laundry
- Tremendous Rental Upside

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KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

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

16 UNITS ON KLUMP

INVESTMENT SUMMARY		
Price:		\$1,700,000
Down Payment:	100%	\$1,700,000
Units:		17
Cost per Unit:		\$100,000
Current GRM:		13.79
Current CAP:		3.05%
Market GRM:		7.08
Market CAP:		9.32%
Age:		1949
Lot SF:		9,778
Building SF:		3,886
Price per SF:		\$437.47
Zoning:		LARD1.5



PROPOSED FINANCING		
First Loan Amount:		-
Terms:	3.25%	30 Years (5-Year Fix)
Monthly Payment:		-

Great North Hollywood Location
 Unit Mix: 10-Bachelor | 6-Single | 1-1+1
 On-Site Parking
 13.79 GRM & 3.05% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$123,252		\$240,000	
Less Vacancy Rate Reserve:	3,698	3.0%	7,200	3.0%
Gross Operating Income:	119,554		232,800	
Less Expenses:	67,629	54.9%	74,423	31.0%
Net Operating Income:	\$51,926		\$158,377	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$51,926	3.1%	\$158,377	9.3%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$51,926	3.1%	\$158,377	9.3%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
10	Bachelor	\$443	\$4,425	\$1,050	\$10,500
6	Single	\$691	\$4,146	\$1,300	\$7,800
1	1+1	\$1,550	\$1,550	\$1,550	\$1,550
Total Scheduled Rent:			\$10,121	\$19,850	
Laundry:			\$150	\$150	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$10,271	\$20,000	
Annual Scheduled Gross Income:			\$123,252	\$240,000	

ESTIMATED EXPENSES		
Taxes: (new)	\$	21,250
Insurance:	\$	1,554
Utilities:	\$	18,360
Maintenance:	\$	4,782
Rubbish:	\$	5,100
Reserves:	\$	3,400
Landscaping:	\$	600
Pest Control:	\$	600
Off-Site Mgmt:	\$	4,782
On-Site Mgmt:	\$	7,200
Total Expenses:		\$67,629
Per SF:		\$17.40
Per Unit:		\$3,978

MICHAEL PESCI, JAMES ANTONUCCI, & ERNESTO RAMOS

VP OF INVESTMENTS, VP OF INVESTMENTS, & BROKER-ASSOCIATE

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Bachelor	\$515	\$1,050
2	Bachelor	\$700	\$1,050
3	Bachelor	\$206	\$1,050
4	Bachelor	\$328	\$1,050
5	Bachelor	\$492	\$1,050
6	Bachelor	\$412	\$1,050
7	Bachelor	\$600	\$1,050
8	Bachelor	\$416	\$1,050
9	Bachelor	\$400	\$1,050
10	Bachelor	\$356	\$1,050
11	Single	\$618	\$1,300
12	Single	\$547	\$1,300
13	Single	\$637	\$1,300
14	Single	\$547	\$1,300
15	Single	\$547	\$1,300
16	Single	\$1,250	\$1,300
17	1+1	\$1,550	\$1,550
TOTAL:		\$10,121	\$19,850

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PHOTOS



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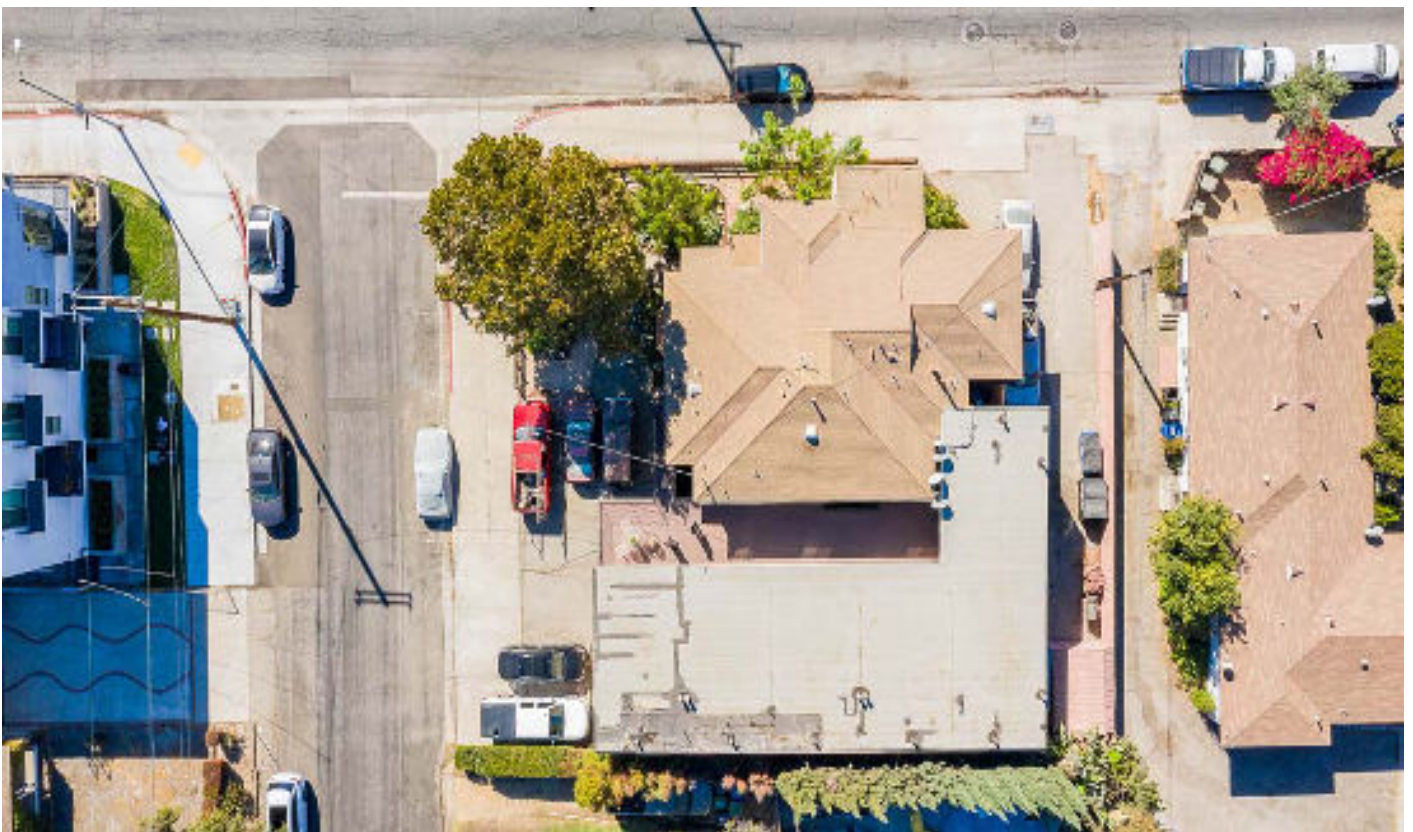
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AERIAL VIEW



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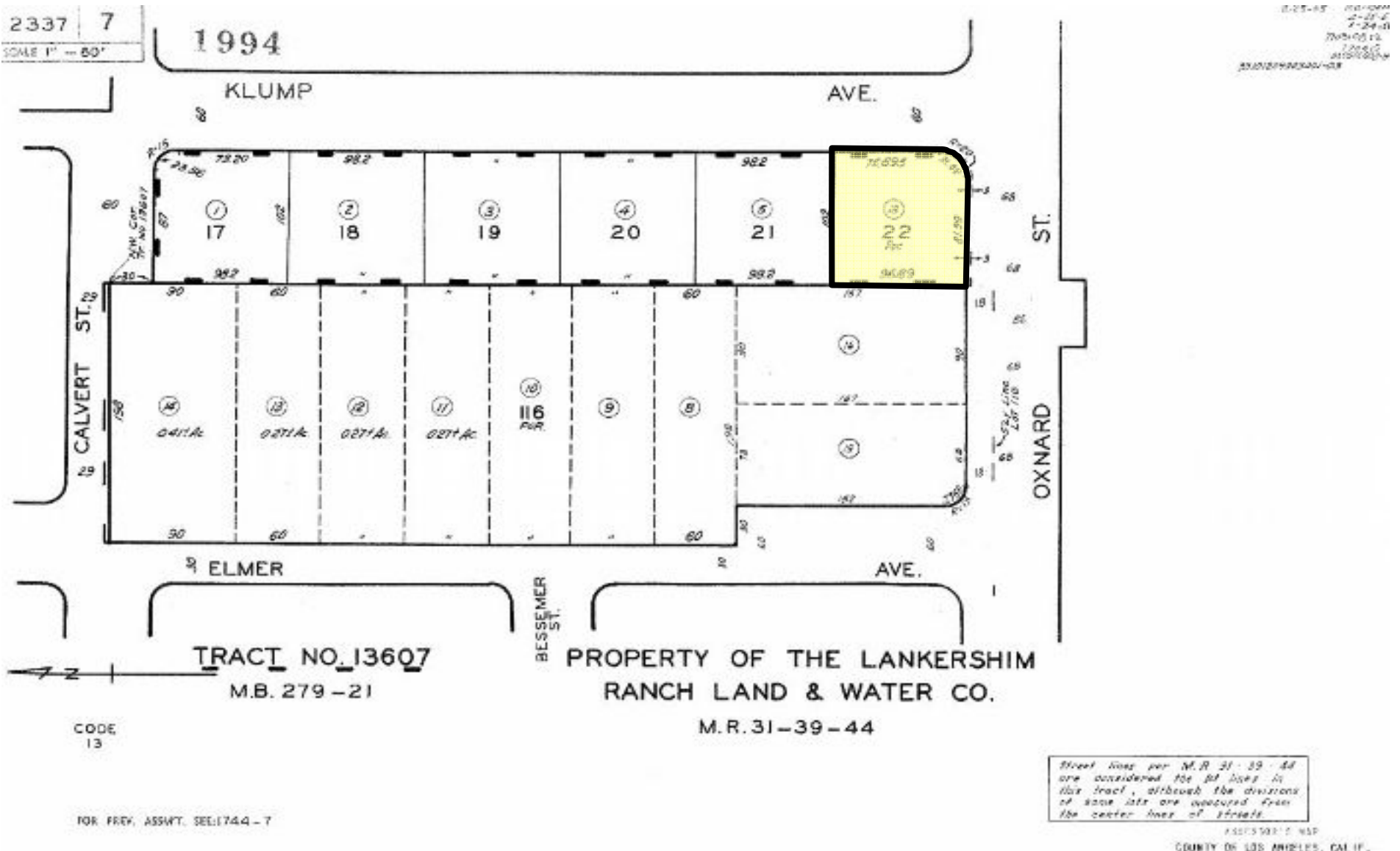
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PARCEL MAP



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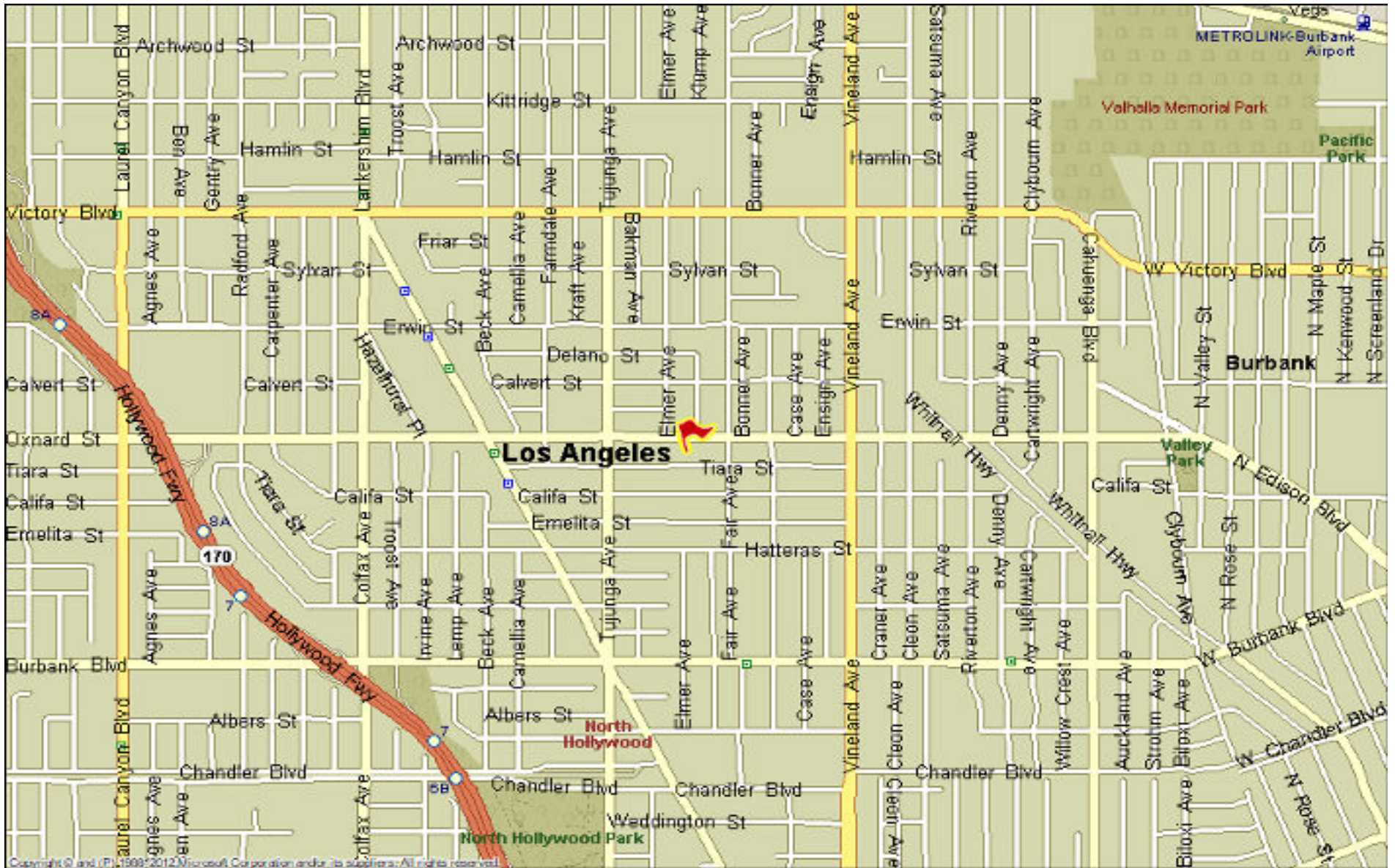
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STREET MAP



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