

COMMERCIAL

# **12** Units in North Hollywood!



## 6648-50 Lemp Ave North Hollywood, CA

## **INVESTMENT HIGHLIGHTS**

- 12 Units All One Bedroom & One Bath Units
- Great North Hollywood Location
- Copper Plumbing / Pitched Roof
- Minutes for No Ho Art District & Red Line
- Individually Metered for Gas & Elect.
- On-Site Parking
- Residential Financing Available
- 170 Freeway Adjacent & Transit Access

## James Antonucci & Mike Pesci

**RE/MAX Commercial & Investment Realty 550 South Hope St.** 

Suite 500

Los Angeles, CA 90071

Direct Line: (213) 233-4374 Cell Phone: (818) 381-6601

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Email: jamesa@remaxcir.com BRE Lic# 01822661 / BRE Lic# 01274379

See Below For Financial Details and Rent Roll



#### James Antonucci & Michael Pesci BRE # 01822661 & BRE #01274379

**RE/MAX Commercial & Investment Realty** 

(213) 233-4374 - Phone

(213) 769-5002 - Fax

**Property Address** 

6648-50 Lemp Ave North Hollywood, CA

#### **Investment Summary**

Price: 1,500,000 **Down Payment:** 35% 525,000 **Number of Units:** 12 Cost per Unit: \$ 125,000 **Current GRM:** 11.70 **Current CAP:** 5.05% Market GRM: 10.96 Market CAP: 5.57% Approx. Age: 1957 Approx. Lot Size: (Sq. Ft.) 9,988 Approx. Building Sq. Ft.: 5,544 Cost per Net RSF: 270.56



#### **Proposed Financing**

First Loan Amou \$975,000 **New Financing** 

Terms: 4.00% \$4,654.80 Monthly (5 yr. fix / due in 30)

- Individually Metered \* On-Site Laundry & Parking
- All 1+1
- \* Tremendous Rental Location
- Close to Transit
- \* High Demand Rental Location

#### **Annualized Operating Data**

	Current Rents		Market Rents			
Scheduled Gross Income:	\$	128,196		\$ 136,800		
Less Vacancy Rate Reserve:		3,846	3.0%	4,104 3.0%		
Gross Operating Income:		124,350		132,696		
Less Expenses:		48,647	37.95%	49,148 35.93%		
Net Operating Income:	\$	75,703		\$ 83,548		
Less Loan Payments:		55,858	1.36	55,858		
Pre-Tax Cash Flow:	\$	19,845	3.78%	27,690 5.27%		
Plus Principal Reduction:		17,169		17,169		
Total Return Before Taxes:	\$	37,014	7.1%	\$ 44,859 8.5%		

Property	Rental Informati	on								Estimated Annu	ualized	Expenses
<u>Un</u> # of Units	<u>it Mix</u> Unit Type	Ave. Mo Rent/U	onthly Jnit	Income		Monthly Rent/Unit		Ket Rents Monthly Income		Taxes: (New) Insurance Utilities	\$ \$ \$	18,750 2,218 12,240
12	1+1	\$	890	\$	10,683	\$	950	\$	11,400	Maintenance Rubbish Reserves & Misc Landscaping Pest Control Off-Site Mgmt	\$ \$ \$ \$	7,692 1,584 2,400 600 600 2,564
Total Scheo	duled Rent:		_	\$	10,683			\$	11,400			
Laundry:				\$	=			\$	-	<b>Total Expenses:</b>	•	\$48,647
Parking, Sto	orage, Misc:			\$	-			\$	-	Per Net Sq. Ft.:		\$8.77
Monthly So	cheduled Gross Inc	come:		\$	10,683			\$	11,400	Per Unit:	\$4	1,053.94
Annual Sch	neduled Gross Inco	ome:		\$	128,196			\$	136,800			

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			Estimated Annual Expenses
Unit #	Unit Type	Rent	Item Amount
		\$	Taxes \$
		ć	Insur-
		\$	ance \$
		\$	Water/Trash \$
		\$	Gas \$
		\$	Electricity \$
		\$	Maint. / Repairs \$
		\$	Landscaping \$
		\$	Management \$
		\$	Misc. / Reserves \$
		\$	
		\$	Current Loan Bal- ance:
		\$	<del></del>
		\$	Monthly Payment:
		\$	
		\$	
		\$	
		\$	Contact Information
		\$	Owner:
		\$	Phone:
		\$	Address:
		\$	
		\$	
		\$	Email:
		\$	
		\$	
		\$	
		\$	
		\$	Please fax to 213-769-5002
		\$	(No Cover Page Needed)
		\$	(All Information will be kept confidential.)
		ှ	(All information will be kept confidential.)



### James Antonucci

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