

6828 MORELLA AVE, NORTH HOLLYWOOD, CA 91605

INVESTMENT SUMMARY		
Price:		\$830,000
Down Payment:	35%	\$290,500
Units:		5
Cost per Unit:		\$166,000
Current GRM:		14.12
Current CAP:		4.31%
Market GRM:		9.88
Market CAP:		7.08%
Age:		1938
Lot SF:		7,901
Building SF:		3,108
Price per SF:		\$267.05
Zoning:		LARD1.5



PROPOSED FINANCING		
First Loan Amount:		\$539,500
Terms:	4.00%	30 Years (5-Year Fix)
Monthly Payment:		\$2,576

Unit Mix: 4-1+1 | 1-2+1
 14.12 GRM & 4.31% Cap Rate
 Great North Hollywood Location
 Lack of Inventory on Market

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$58,800		\$84,000	
Less Vacancy Rate Reserve:	1,764	3.0%	2,520	3.0%
Gross Operating Income:	57,036		81,480	
Less Expenses:	21,279	36.2%	22,746	27.1%
Net Operating Income:	\$35,757		\$58,734	
Less Loan Payments:	30,908	1.16	30,908	
Pre-Tax Cash Flow:	\$4,849	1.7%	\$27,826	9.6%
Plus Principal Reduction:	9,500		9,500	
Total Return Before Taxes:	\$14,349	4.9%	\$37,326	12.8%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$875	\$3,500	\$1,300	\$5,200
1	2+1	\$1,300	\$1,300	\$1,700	\$1,700
Total Scheduled Rent:			\$4,800	\$6,900	
Laundry:			\$100	\$100	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$4,900	\$7,000	
Annual Scheduled Gross Income:			\$58,800	\$84,000	

ESTIMATED EXPENSES	
Taxes: (new)	\$10,375
Insurance:	\$932
Utilities:	\$5,580
Maintenance:	\$2,852
Rubbish:	-
Reserves:	\$1,000
Landscaping:	-
Pest Control:	\$540
Off-Site Mgmt:	-
Total Expenses:	\$21,279
Per SF:	\$6.85
Per Unit:	\$4,256

MICHAEL PESCI, JAMES ANTONUCCI, & ANTHONY QUINTERO

VP OF INVESTMENTS, VP OF INVESTMENTS, & INVESTMENT ASSOCIATE

BRE # 01274379, BRE # 01822661, & BRE # 01192373

(213) 820-1335, (818) 381-6601, & (213) 422-7133



6828 MORELLA AVE, NORTH HOLLYWOOD, CA 91605

RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$900	\$1,300
2	1+1	\$875	\$1,300
3	1+1	\$850	\$1,300
4	1+1	\$875	\$1,300
5	2+1	\$1,300	\$1,700
TOTAL:		\$4,800	\$6,900

MICHAEL PESCI, JAMES ANTONUCCI, & ANTHONY QUINTERO

VP OF INVESTMENTS, VP OF INVESTMENTS, & INVESTMENT ASSOCIATE

BRE # 01274379, BRE # 01822661, & BRE # 01192373

(213) 820-1335, (818) 381-6601, & (213) 422-7133

