7 Units on Morella Ave in North Hollywood

Price: $935,000

6838 Morella Ave
North Hollywood, CA

Investment Highlights

- **Great North Hollywood Location**
- **High Demand Rental Location**
- **Lack of Inventory on Market**
- **Well Maintained**
- **Unit Mix: 3 Singles | 3-1+1 | 1-2+1**
- **On-Site Parking**
- **Rental Upside**
- **12.66 GRM & 4.56% Cap Rate**

Michael Pesci, James Antonucci, Luis Morales
RE/MAX Commercial & Investment Realty
550 South Hope St. Suite 500
Los Angeles, CA 90071
BRE #01274379, #01822661, #01485986

Direct: (213) 233-4364, (213) 233-4374, (213) 233-4392
Cell: (213) 820-1335, (818) 381-6601, (818) 309-9879
Fax: (213) 769-5002
Email: **mpesci@remaxcir.com**
jamesa@remaxcir.com
lmorales@remaxcir.com

Michael Pesci & James Antonucci
BRE #01274379 BRE #01822661
RE/MAX Commercial & Investment Realty
(213) 233-4374 - Phone
(213) 769-5002 - Fax

Property Address

6838 Morella Ave.
North Hollywood, CA

Investment Summary

Price:		**$**	**935,000**	
Down Payment:	**35%**	**$**	**327,250**	
Number of Units:			**7**	
Cost per Unit:		$	133,571	
Current GRM:			**12.66**	
Current CAP:			**4.56%**	
Market GRM:			9.59	
Market CAP:			6.87%	
Approx. Age:			1978	
Approx. Lot Sq. Ft.:			7,902	
Approx. Building Sq. Ft.:			4,600	Zoning
Cost per Net RSF:		$	203.26	LARD1.5

Proposed Financing

First Loan Amount: $607,750

Terms: 3.50% $2,729.07 Monthly (5 yr. fix / due in 30)

* Great Rental Location
* On-Site Parking
* Sep. Metered for Gas & Elec.
* Well Maintianed
* UPSIDE IN RENTS

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	**$ 73,860**		**$ 97,500**	
Less Vacancy Rate Reserve:	2,216	3.0%	2,925	3.0%
Gross Operating Income:	71,644		94,575	
Less Expenses:	28,965	39.2%	30,340	31.1%
Net Operating Income:	**$ 42,680**		**$ 64,235**	
Less Loan Payments:	32,749	1.30	32,749	
Pre-Tax Cash Flow:	**$ 9,931**	**3.0%**	**31,486**	**9.6%**
Plus Principal Reduction:	11,663		11,663	
Total Return Before Taxes:	**$ 21,594**	**6.6%**	**$ 43,149**	**13.2%**

Property Rental Information

Unit Mix		Current Rents		Market Rents	
# of Units Rent Control	**Unit Type**	**Ave. Monthly Rent/Unit**	**Monthly Income**	**Monthly Rent/Unit**	**Monthly Income**
3	Singles	$ 806.67	$ 2,420	$ 950	$ 2,850
3	1+1	$ 853.33	$ 2,560	$ 1,250	$ 3,750
1	2+1	$ 1,100	$ 1,100	$ 1,450	$ 1,450
Total Scheduled Rent:			**$ 6,080**		**$ 8,050**
Laundry:			$ 75		$ 75
Parking, Storage, Misc:			$ -		$ -
Monthly Scheduled Gross Income:			**$ 6,155**		**$ 8,125**
Annual Scheduled Gross Income:			**$ 73,860**		**$ 97,500**

Estimated Annualized Expenses

Taxes: **(New)**	$	11,688
Insurance	$	1,610
Utilities	$	7,140
Maintenance	$	3,224
Rubbish	$	1,092
Reserves & Misc	$	1,400
Landscaping	$	600
Pest Control	$	420
Management	$	1,791

Total Expenses:	**$28,965**
Per Net Sq. Ft.:	$6.30
Per Unit:	$4,137.80