6868 LAUREL CANYON BLVD.

NORTH HOLLYWOOD, CA



PRICE:

\$1,750,000

INVESTMENT HIGHLIGHTS:

- Great NORTH HOLLYWOOD Location
- Non-Rent Control Building
- 13.21 GRM & 4.88% Cap Rate
- Unit Mix: 8-1+1

- High Demand Rental Location
- RENTAL UPSIDE
- On-Site Laundry
- Certificate of Occupancy 1979



KW COMMERCIAL

12001 VENTURA PLACE SUITE #404 STUDIO CITY, CA 91604 **PRESENTED BY:**

MICHAEL PESCI

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

JAMES ANTONUCCI

VP OF INVESTMENTS BRE # 01822661 (818) 432-1513 JAMES@APLAGROUP.COM

	INVESTMENT SUMMARY	
Price:		\$1,750,000
Down Payment:	38%	\$669,375
Units:		8
Cost per Unit:		\$218,750
Current GRM:		13.21
Current CAP:		4.88%
Market GRM:		11.67
Market CAP:		5.80%
Age:		1979
Lot SF:		7,399
Building SF:		5,658
Price per SF:		\$309.30
Zoning:		R3

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Great NORTH HOLLYWOOD Location Unit Mix: 8-1+1 High Demand Rental Location 13.21 GRM & 4.88% Cap Rate

PROPOSED FINANCING

First Loan Amount: \$1,080,625

Terms: 3.95% 30 Years (5-Year Fix)

Monthly Payment: \$5,128

ANNUALIZED OPERATING DATA					
	CURRI	PRO-FORMA			
Scheduled Gross Income:	\$132,432		\$150,000		
Less Vacancy Rate Reserve:	3,973	3.0%	4,500	3.0%	
Gross Operating Income:	128,459		145,500		
Less Expenses:	43,038	32.5%	44,061	29.4%	
Net Operating Income:	\$85,421		\$101,439		
Less Loan Payments:	61,536	1.39	61,536		
Pre-Tax Cash Flow:	\$23,885	3.6%	\$39,904	6.0%	
Plus Principal Reduction:	19,195		19,195		
Total Return Before Taxes:	\$43,080	6.4%	\$59,098	8.8%	

	PR0	PERTY RENTAL	_ INFORMATION			ESTIMATED EXF	PENSES
UNIT	MIX	CURI	RENT	PRO-F	ORMA	Taxes: (new)	\$21,875
# OF	UNIT	RENT	TOTAL	RENT	TOTAL	Insurance:	\$1,980
UNITS	TYPE	PER UNIT	INCOME	PER UNIT	INCOME	Utilities:	\$8,640
8	1+1	\$1,367	\$10,936	\$1,550	\$12,400	Maintenance:	\$6,423
						Rubbish:	\$1,920
						Reserves:	\$1,600
						Landscaping:	\$600
		_				Off-Site Mgmt:	
Total Sche	duled Rent:	-	\$10,936		\$12,400		
Laundry:			\$100		\$100		
Parking, Stora	age, Misc:					Total Expenses:	\$43,038
Monthly Sche	duled Gross Income:		\$11,036		\$12,500	Per SF:	\$7.61
Annual Sc	heduled Gross Incom	ne:	\$132,432		\$150,000	Per Unit:	\$5,380



RENT ROLL

UNIT #	unit Type	CURRENT RENT	Market Rent
1	1+1	\$1,353	\$1,550
2	1+1	\$1,351	\$1,550
3	1+1	\$1,500	\$1,550
4	1+1	\$1,337	\$1,550
5	1+1	\$1,293	\$1,550
6	1+1	\$1,342	\$1,550
7	1+1	\$1,331	\$1,550
8	1+1	\$1,430	\$1,550

TOTAL: \$10,936 \$12,400

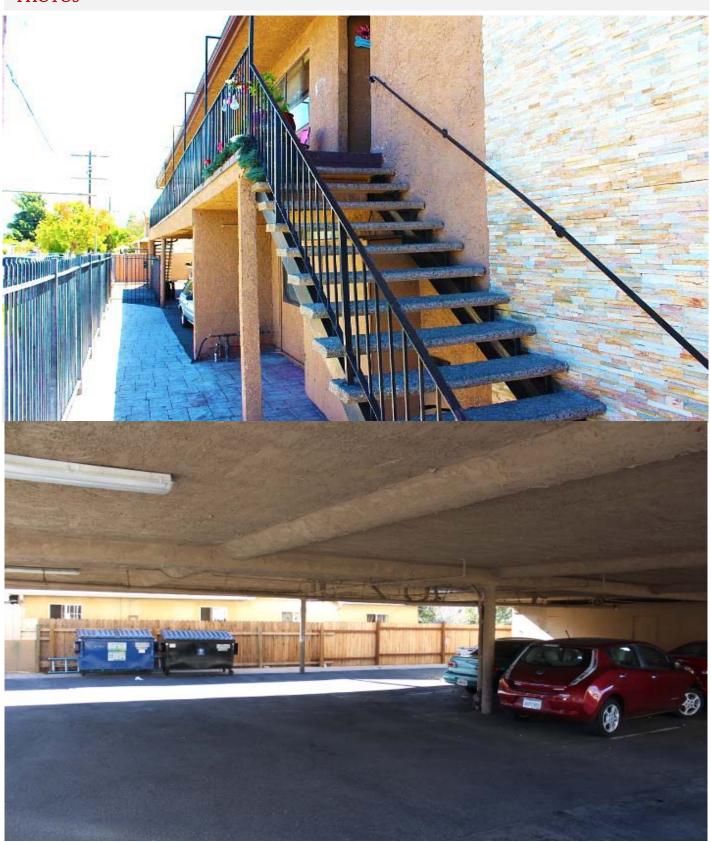




MICHAEL PESCI & JAMES ANTONUCCI



PHOTOS





VP OF INVESTMENTS & VP OF INVESTMENTS BRE # 01274379 & BRE # 01822661

BRE # 01274379 & BRE # 0182266 (818) 432-1627 & (818) 432-1513



PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI



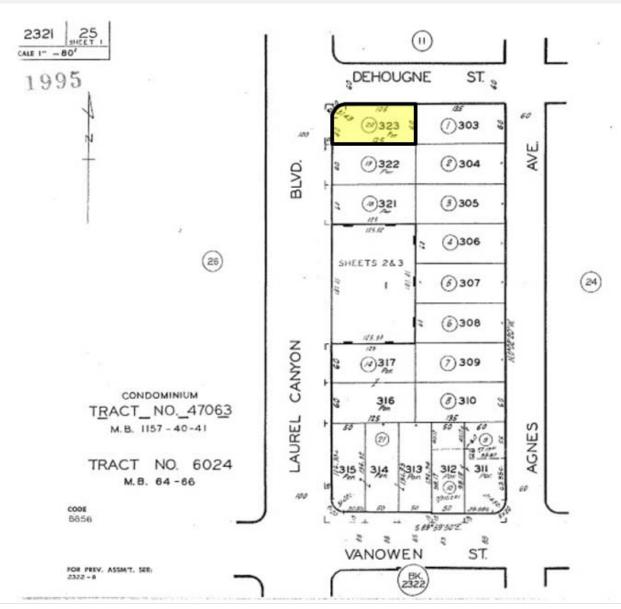
AERIAL VIEW







PARCEL MAP



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ASSESSOR'S MAI COUNTY OF LOS ANGELES, CALIF.





STREET MAP Goodland Ave Seck Ave Beeman Arminta St diverton Allott Ave Clean N Varna Ave Ben Ave Å 8 Keswick St Lull St Saticey, St Los Angeles Raymer St Sattery et St Cohasset St Cartwright Bellaire Vama Ave Valerio St ≹ Valerio St 🥞 Clean ₹6 Atoll Ave oldwate Hinds Traff. te St Cantay & Sheman Way \$herman Way Sherman Way Sherman Way Z Canyon Ave Bob Hope Cantaloupe Ave Airport Goodland Ave Gault St 畫 Babcock Ave a ≹ Hart St Hart St A PER Bassett St Hewitt and W aurel Canyor Blv Bellingham Welby Way ¥,e Archwood St Archwood St. FE ankershim Alcove e ₹ Mammoth Kittridge St Kittridge St Kittridge St 170 Clybourn 8 Denny Ave Valhalla Me njunga /аппа Carpenter Ave 0) 2 e A Teesdale Ave Babcock Camellia Simpson Ave Cartwright Ave. Cahuenga Blvd Sylvan St Sylvan St Sylvan St Sylvan St Beck Erwin St Erwin St Erwin St Erwin -St Erwin St TOT AVE St Bessemer St Calvert St Bessemer St N Chyboum Ave Oxpard St Craner 替品 Partie Ct. Tiara St Tiara St Califa St Califa St THE THE Califa St Califa St Riverton ₹Emelita St urel Canyon Troost Hatteras St Hatteras St ulunga atilija Ave Clean Av ilton Ave Fair Ave ner Ave đ. oodman neen Collins St ∦ 品等



