

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

apla GROUP

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

8 UNITS ON LAUREL CANYON BLVD

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



PROPOSED FINANCING		
First Loan Amount:		\$1,080,625
Terms:	3.95%	30 Years (5-Year Fix)
Monthly Payment:		\$5,128

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ANNUALIZED OPERATING DATA

	CURRENT		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%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
8	1+1	\$1,367	\$10,936	\$1,550	\$12,400
Total Scheduled Rent:			\$10,936	\$12,400	
Laundry:			\$100	\$100	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$11,036	\$12,500	
Annual Scheduled Gross Income:			\$132,432	\$150,000	

ESTIMATED EXPENSES	
Taxes: (new)	\$21,875
Insurance:	\$1,980
Utilities:	\$8,640
Maintenance:	\$6,423
Rubbish:	\$1,920
Reserves:	\$1,600
Landscaping:	\$600
Off-Site Mgmt:	-
Total Expenses:	\$43,038
Per SF:	\$7.61
Per Unit:	\$5,380

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VP OF INVESTMENTS & VP OF INVESTMENTS

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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

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PHOTOS



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AERIAL VIEW



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PARCEL MAP

2321 | 25
SHEET 1
SCALE 1" = 80'

1995



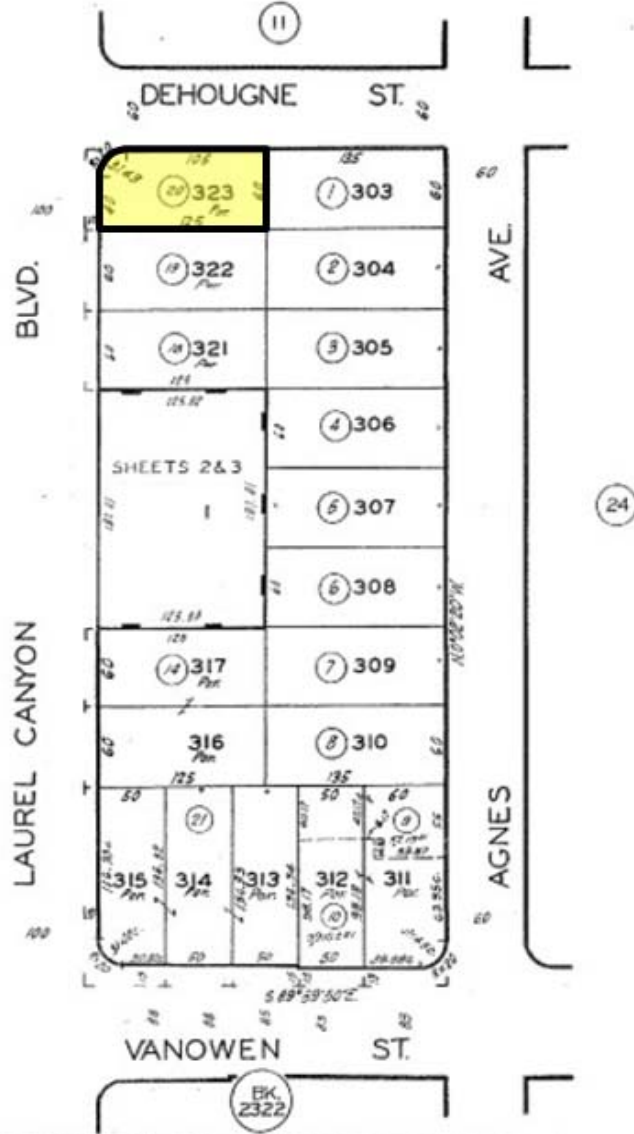
(26)

CONDOMINIUM
TRACT_NO_47063
M.B. 1157 - 40-41

TRACT NO. 6024
M.B. 64 - 66

CODE
6656

FOR PREV. ASSMT. SEE:
2322 - 8



10-8-64
2-11-65

REVISED
3-12-21
7-11-63
9-19-63 P
7-30-64

2005/04/28
70076600

10944443
7005446002
730802307
70671283
050806-66

9004270700300-03
9100134001001-03
RDM

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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