

6911 Ben Ave

NORTH HOLLYWOOD, CA



PRICE:

\$2,312,500

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- On-Site Parking with Storage
- 17.13 GRM & 3.35% Cap Rate
- Unit Mix: 1-Single | 4-1+1 | 3-2+1
- Individually Metered for Gas & Electric
- On-Site Laundry
- High Demand Rental Location
- Lack of Inventory on Market

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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 BEN AVE

INVESTMENT SUMMARY

Price:		\$2,312,500
Down Payment:	55%	\$1,271,875
Units:		8
Cost per Unit:		\$289,063
Current GRM:		17.13
Current CAP:		3.35%
Market GRM:		13.62
Market CAP:		4.75%
Age:		1985
Lot SF:		7,938
Building SF:		6,292
Price per SF:		\$367.53
Zoning:		RD1.5



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PROPOSED FINANCING

First Loan Amount:		\$1,040,625
Terms:	4.20%	30 Years (5-Year Fix)
Monthly Payment:		\$5,137

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$135,000		\$169,800	
Less Vacancy Rate Reserve:	4,050	3.0%	5,094	3.0%
Gross Operating Income:	130,950		164,706	
Less Expenses:	53,530	39.7%	54,880	32.3%
Net Operating Income:	\$77,420		\$109,826	
Less Loan Payments:	61,649	1.26	61,649	
Pre-Tax Cash Flow:	\$15,770	1.2%	\$48,176	3.8%
Plus Principal Reduction:	17,697		17,697	
Total Return Before Taxes:	\$33,467	2.6%	\$65,873	5.2%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Single	\$1,050	\$1,050	\$1,400	\$1,400
4	1+1	\$1,363	\$5,450	\$1,550	\$6,200
3	2+1	\$1,500	\$4,500	\$2,100	\$6,300
Total Scheduled Rent:			\$11,000		\$13,900
Laundry:			\$250		\$250
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$11,250		\$14,150
Annual Scheduled Gross Income:			\$135,000		\$169,800

ESTIMATED EXPENSES

Taxes: (new)	\$28,906
Insurance:	\$3,146
Utilities:	\$9,360
Maintenance:	\$5,238
Rubbish:	\$2,880
Reserves:	\$1,600
Landscaping:	\$1,500
Pest Control:	\$900
Total Expenses:	\$53,530
Per SF:	\$8.51
Per Unit:	\$6,691

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$1,350	\$1,550
2	2+1	\$1,500	\$2,100
3	2+1	\$1,500	\$2,100
4	1+1	\$1,350	\$1,550
5	2+1	\$1,500	\$2,100
6	1+1	\$1,400	\$1,550
7	Single	\$1,050	\$1,400
8	1+1	\$1,350	\$1,550
TOTAL:		\$11,000	\$13,900

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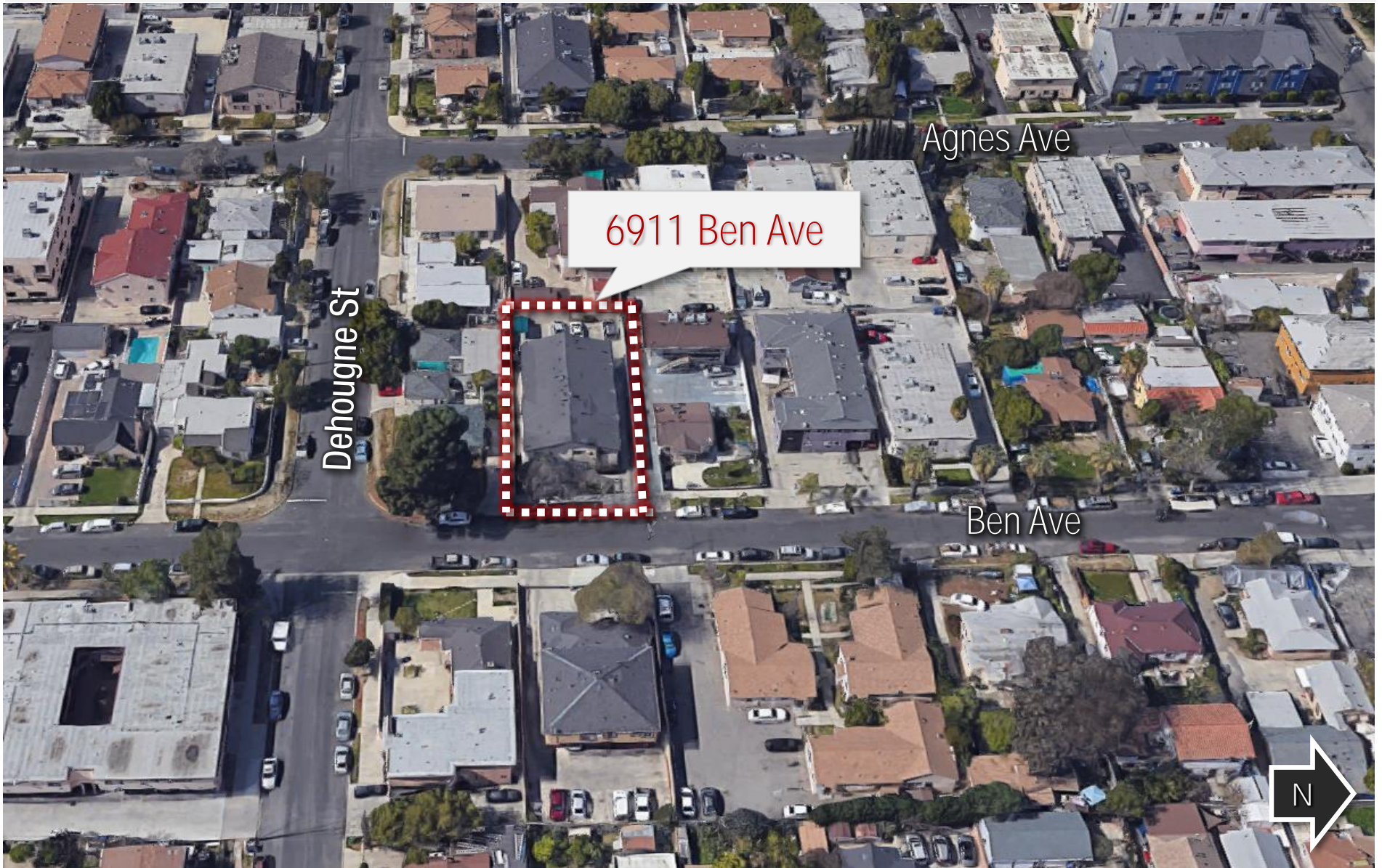


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AERIAL VIEW

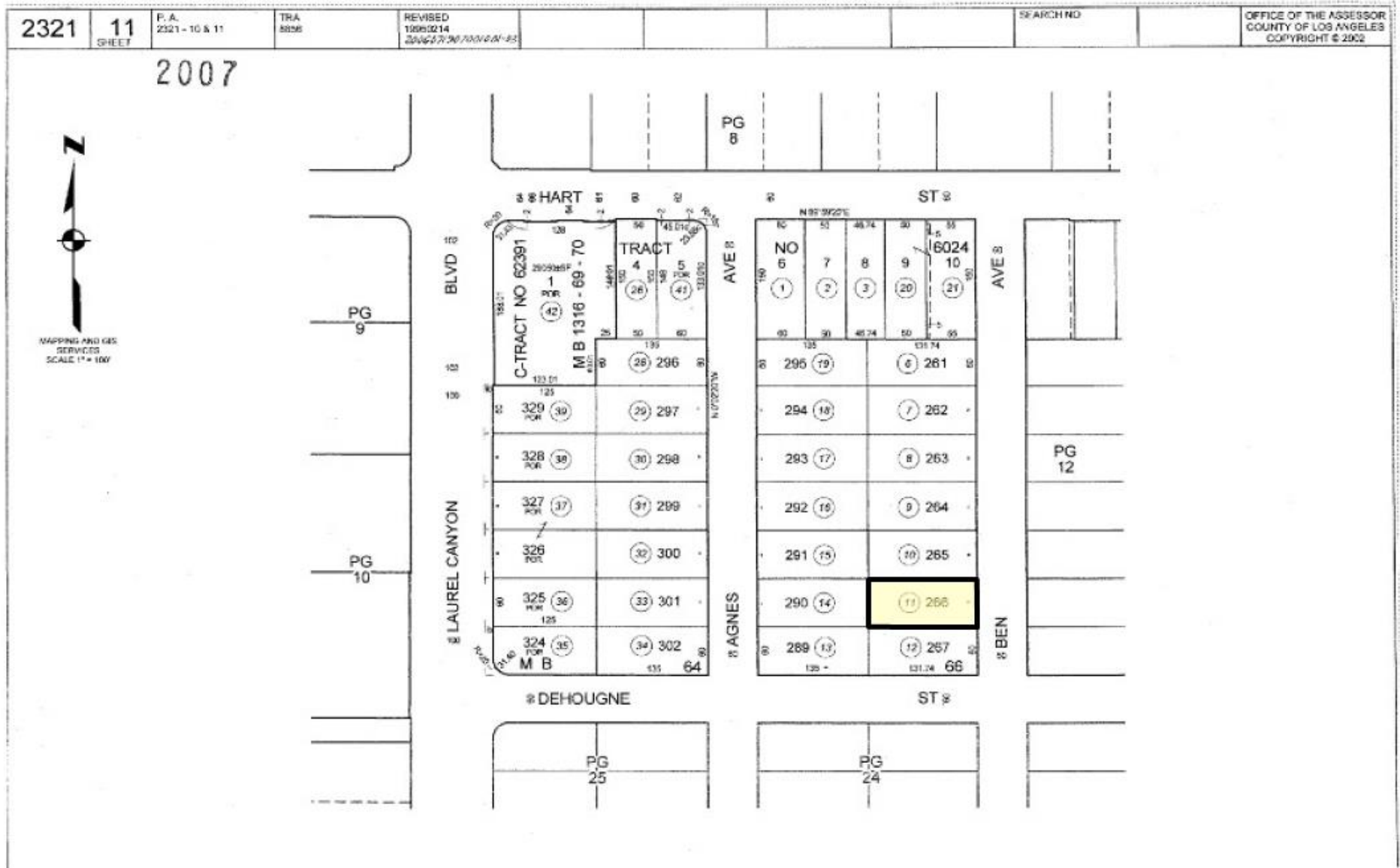


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PARCEL MAP



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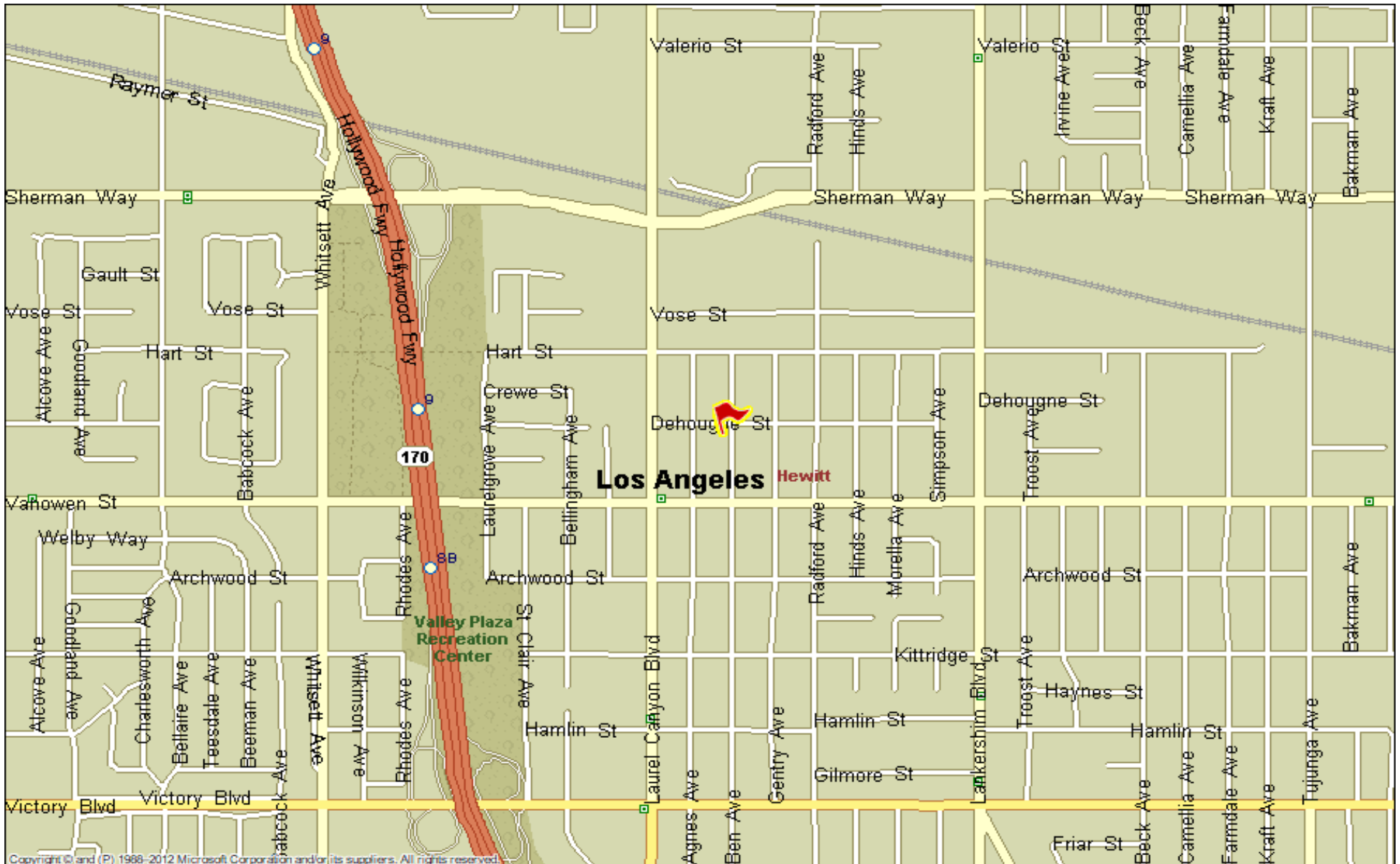
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STREET MAP



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