6928 Laurel Canyon Blvd

NORTH HOLLYWOOD, CA

PRICE:

$1,075,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Minutes From Dining and Nightlife
- 14.72 GRM & 3.83% Cap Rate
- Unit Mix: 5-1+1 | 1-2+1
- High Demand Rental Location
- On-Site Parking
- Close Proximity to Freeway
- High Potential Upside

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KW COMMERCIAL
12001 VENTURA BLVD
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

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6 UNITS ON LAUREL CANYON

INVESTMENT SUMMARY

Price:		**$1,075,000**
Down Payment:	50%	$537,500
Units:		**6**
Cost per Unit:		$179,167
Current GRM:		**14.72**
Current CAP:		**3.83%**
Market GRM:		9.28
Market CAP:		7.45%
Age:		1977
Lot SF:		7,537
Building SF:		4,043
Price per SF:		$265.89
Zoning:		R3

Great North Hollywood Location
Unit Mix: 5-1+1 I 1-2+1
High Demand Rental Location
14.72 GRM & 3.83% Cap Rate

PROPOSED FINANCING

First Loan Amount:		$537,500
Terms:	4.75%	30 Years (5-Year Fix)
Monthly Payment:		$2,804

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	**$73,020**		**$115,800**	
Less Vacancy Rate Reserve:	2,191	3.0%	3,474	3.0%
Gross Operating Income:	70,829		112,326	
Less Expenses:	29,711	40.7%	32,200	27.8%
Net Operating Income:	**$41,119**		**$80,126**	
Less Loan Payments:	33,646	1.22	33,646	
Pre-Tax Cash Flow:	**$7,473**	**1.4%**	**$46,479**	**8.6%**
Plus Principal Reduction:	8,293		8,293	
Total Return Before Taxes:	**$15,766**	**2.9%**	**$54,773**	**10.2%**

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	**UNIT TYPE**	**RENT PER UNIT**	**TOTAL INCOME**	**RENT PER UNIT**	**TOTAL INCOME**
5	1+1	$962	$4,812	$1,550	$7,750
1	2+1	$1,273	$1,273	$1,900	$1,900

Total Scheduled Rent:	**$6,085**	**$9,650**
Laundry:		
Parking, Storage, Misc:		
Monthly Scheduled Gross Income:	$6,085	$9,650
Annual Scheduled Gross Income:	**$73,020**	**$115,800**

ESTIMATED EXPENSES

Taxes: (new)	$13,438
Insurance:	$1,415
Utilities:	$6,660
Maintenance:	$2,833
Rubbish:	$900
Reserves:	$1,200
Landscaping:	$600
Pest Control:	$540
Off-Site Mgmt:	$2,125
Total Expenses:	**$29,711**
Per SF:	$7.35
Per Unit:	$4,952

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	$772	$1,550
2	1+1	$1,350	$1,550
3	1+1	$815	$1,550
4	1+1	$1,030	$1,550
5	1+1	$845	$1,550
6	2+1	$1,273	$1,900
	TOTAL:	$6,085	$9,650

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PHOTOS

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AERIAL VIEW

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PARCEL MAP

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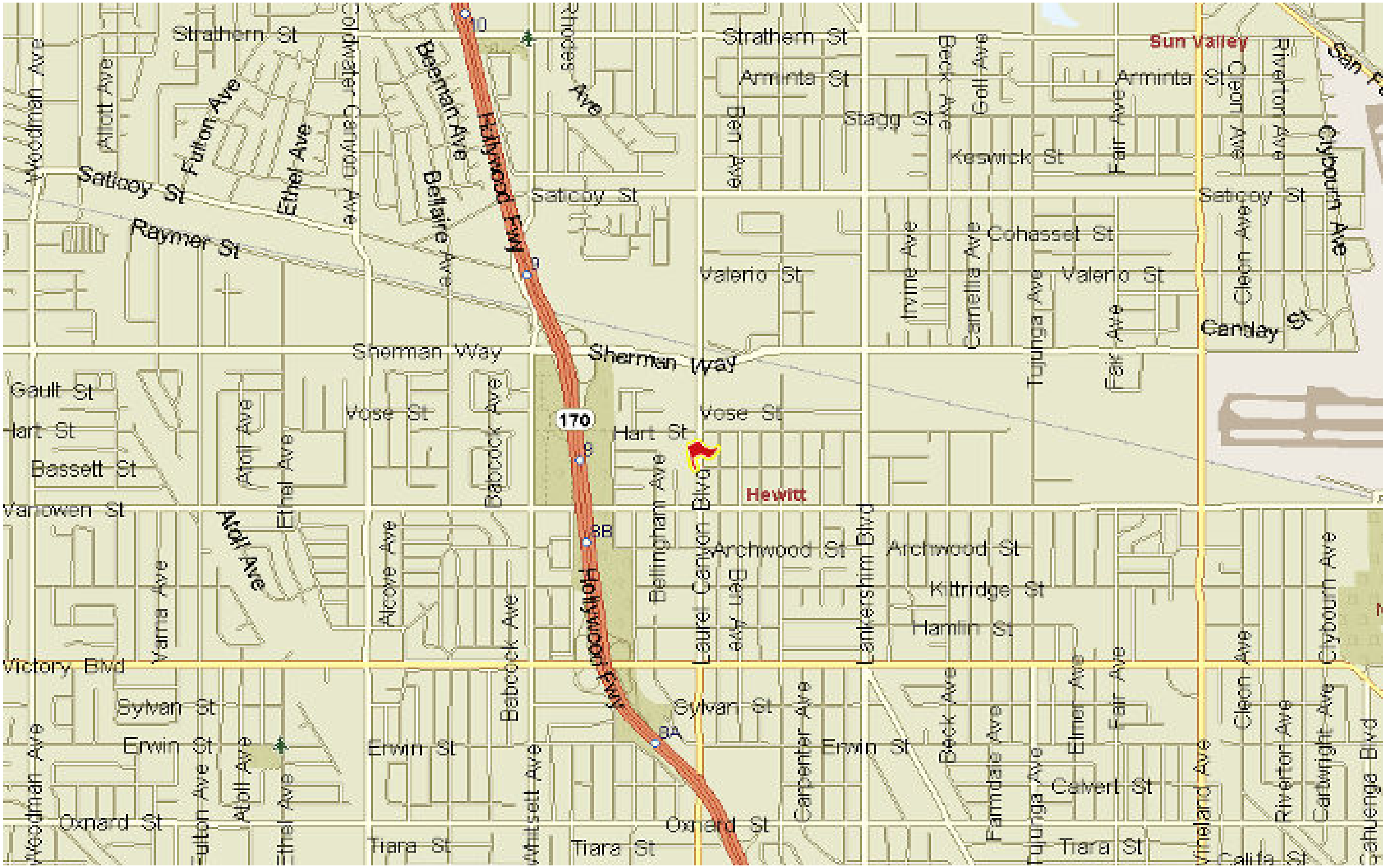
STREET MAP



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