



6 Units on Fulton Ave in North Hollywood

Price: \$1,175,000



**6949 Fulton Ave
North Hollywood, CA**

INVESTMENT HIGHLIGHTS

- Great North Hollywood Location
- High Demand Rental Location
- Lack of Inventory on Market
- Freeway / Transit Access
- Unit Mix: 2-1+1 | 4-2+1
- Secure Entry
- Secure On-Site Parking
- Rental Upside

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6949 Fulton Ave, North Hollywood, CA 91605

INVESTMENT SUMMARY

Price:		\$1,175,000
Down Payment:	45%	\$528,750
Units:		6
Cost per Unit:		\$195,833
Current GRM:		15.11
Current CAP:		3.61%
Market GRM:		11.39
Market CAP:		5.58%
Age:		1957
Lot SF:		5,999
Building SF:		4,445
Price per SF:		\$264.34
Zoning:		R3



Great Unit Mix: 2-1+1 | 4-2+1
Secure Entry & On-Site Parking
High Demand Rental Location
Lack of Inventory on Market

PROPOSED FINANCING

First Loan Amount:		\$646,250
Terms:	3.30%	30 Years (5-Year Fix)
Monthly Payment:		\$2,830

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$77,760		\$103,200	
Less Vacancy Rate Reserve:	2,333	3.0%	3,096	3.0%
Gross Operating Income:	75,427		100,104	
Less Expenses:	33,004	42.4%	34,484	33.4%
Net Operating Income:	\$42,424		\$65,620	
Less Loan Payments:	33,963	1.25	33,963	
Pre-Tax Cash Flow:	\$8,460	1.6%	\$31,656	6.0%
Plus Principal Reduction:	12,830		12,830	
Total Return Before Taxes:	\$21,290	4.0%	\$44,486	8.4%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	1+1	\$850	\$1,700	\$1,200	\$2,400
4	2+1	\$1,195	\$4,780	\$1,550	\$6,200
Total Scheduled Rent:			\$6,480		\$8,600
Laundry:			\$0		\$0
Parking, Storage, Misc:			\$0		\$0
Monthly Scheduled Gross Income:			\$6,480		\$8,600
Annual Scheduled Gross Income:			\$77,760		\$103,200

ESTIMATED EXPENSES

Taxes: (new)	\$14,688
Insurance:	\$1,556
Utilities:	\$6,840
Maintenance:	\$3,771
Rubbish:	\$792
Reserves:	\$1,200
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	\$3,017
Total Expenses:	\$33,004
Per Net Sq. Ft.:	\$7.42
Per Unit:	\$5,501



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550 SOUTH HOPE STREET, SUITE #500, LOS ANGELES, CA 90071

6 Units on Fulton Ave

Rent Roll

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$850	\$1,200
2	1+1	\$850	\$1,200
3	2+1	\$1,195	\$1,550
4	2+1	\$1,195	\$1,550
5	2+1	\$1,195	\$1,550
6	2+1	\$1,195	\$1,550

GRAND TOTALS:	\$6,480	\$8,600
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Photos



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Photos (continued)



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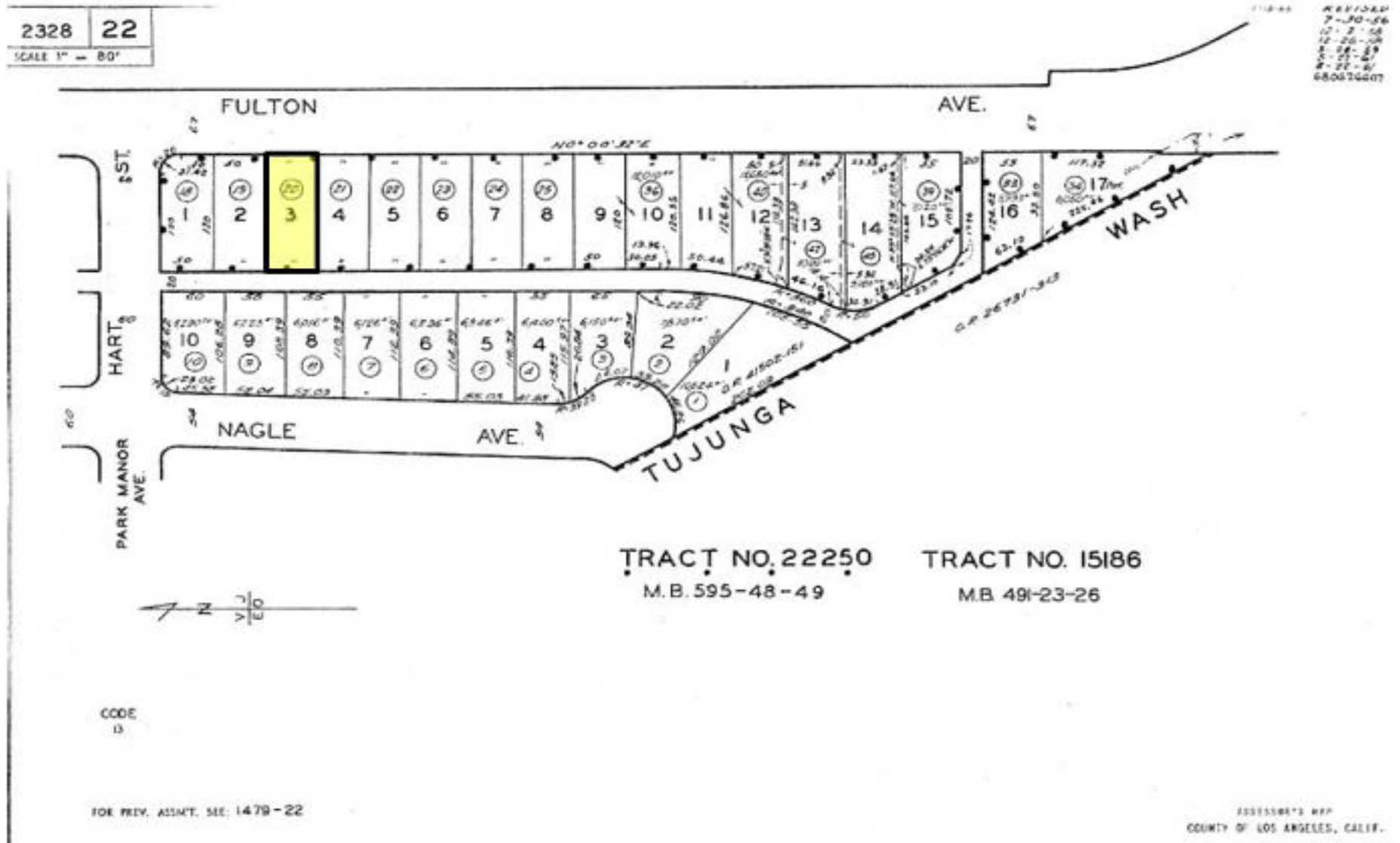
Aerial View



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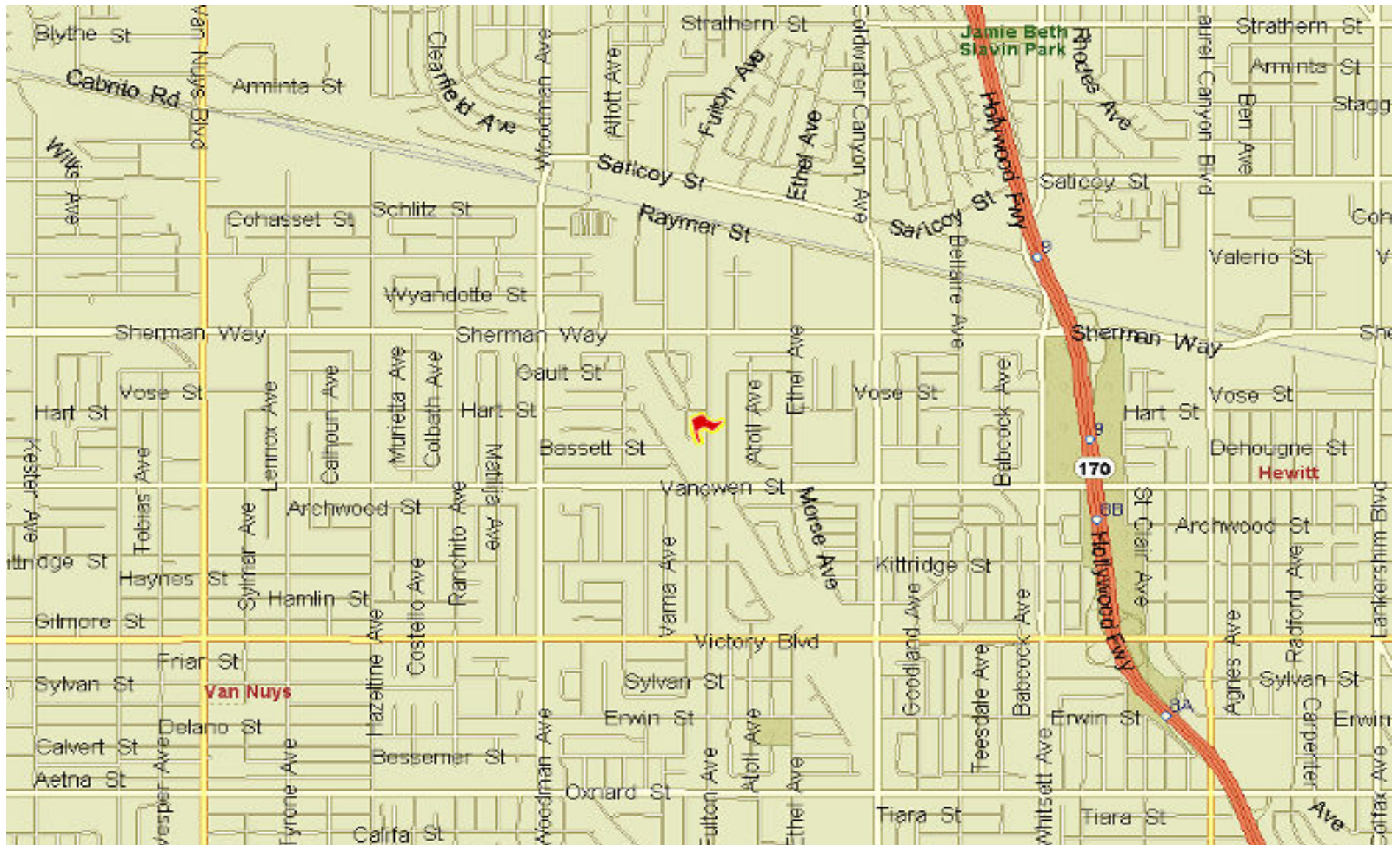
Parcel Map



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Street Map



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