25 Units in North Hollywood!

Sales Price: $3,950,000

7755 Laurel Canyon Blvd
North Hollywood, CA

Investment Highlights

- Unit Mix: 8-1+1 | 17-2+1
- 11.09 GRM and 5.81% Cap Rate
- Great North Hollywood Location
- 9.3% Cash on Cash Return
- Close Proximity to the 5 and 170 Freeways

James Antonucci & Mike Pesci
RE/MAX Commercial & Investment Realty
550 South Hope St., Suite 500
Los Angeles, CA 90071
BRE Lic: #01822661 & #01274379

Direct Line: (213) 233-4374
Cell Phone: (213) 820-1335
Fax: (213) 769-5002
Email: jamesa@remaxcir.com
mpesci@remaxcir.com

James Antonucci & Michael Pesci
BRE # 01822661 & BRE #01274379
RE/MAX Commercial & Investment Realty
(213) 233-4374 - Phone
(213) 769-5002 - Fax

Property Address

7755 Laurel Canyon Blvd
North Hollywood, CA

Investment Summary

Price:		$	**3,950,000**
Down Payment:	**30%**	$	**1,185,000**
Number of Units:			**25**
Cost per Unit:		$	158,000
Current GRM:			**10.86**
Current CAP:			**5.31%**
Market GRM:			9.42
Market CAP:			6.60%
Approx. Age:			1964
Approx. Lot Size: (Sq. Ft.)			20,421
Approx. Building Sq. Ft.:			20,309
Cost per Net RSF:		$	194.50

Proposed Financing

Loan Amount:		$ 2,765,000	New Financing
Terms:	3.80%	$ 8,756	Monthly (Interest Only / 30 YR)

* Unit Mix: 8-1+1 | 17-2+1
* Excellent San Fernando Valley Location
* Close Proximity to North Hollywood Arts District

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	**$ 363,702**		**$ 419,400**	
Less Vacancy Rate Reserve:	10,911	3.0%	12,582	3.0%
Gross Operating Income:	352,791		406,818	
Less Expenses:	142,952	39.30%	146,194	34.86%
Net Operating Income:	**$ 209,838**		**$ 260,624**	
Less Loan Payments:	105,070	2.00	105,070	
Pre-Tax Cash Flow:	**$ 104,768**	**8.84%**	**$ 155,554**	**13.13%**
Plus Principal Reduction:	50,404		50,404	
Total Return Before Taxes:	**$ 155,172**	**13.1%**	**$ 205,958**	**17.4%**

Property Rental Information

Unit Mix		Current Rents		Market Rents	
# of Units	**Unit Type**	**Ave. Monthly Rent/Unit**	**Monthly Income**	**Monthly Rent/Unit**	**Monthly Income**
8	1+1	$ 1,009	$ 8,072	$ 1,150	$ 9,200
17	2+1	$ 1,293	$ 21,987	$ 1,500	$ 25,500

	Current	Market
Total Scheduled Rent:	**$ 30,058**	**$ 34,700**
Laundry:	$ 250	$ 250
Parking, Storage, Misc:	$ -	$ -
Monthly Scheduled Gross Income:	**$ 30,308**	**$ 34,950**
Annual Scheduled Gross Income:	**$ 363,702**	**$ 419,400**

Estimated Annualized Expenses

Taxes: **(New)**	$ 49,375
Insurance	$ 8,124
Utilities	$ 30,060
Maintenance	$ 21,822
Rubbish	$ 4,500
Reserves & Misc	$ 5,000
Landscaping	$ 1,200
Pest Control	$ 600
On-Site Mgmt	$ 8,160
Off-Site Mgmt	$ 14,112
Total Expenses:	**$ 142,952**
Per Net Sq. Ft.:	$7.04
Per Unit:	$5,718.09

If you are looking for an Estimated Selling Price, or you are seriously considering selling your property and would like me to prepare a FREE, No Obligation, In-Depth Market Analysis, please fill out the form below. You may fax it to 213-769-5002. I will contact you upon receipt.

Property Address: ______________________________
____

Number of Units: ________

Year Built: ________

Monthly Income

Unit #	Unit Type	Rent
		$
		$
		$
		$
		$
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		$
		$
		$

Estimated Annual Expenses

Item	Amount
Taxes	$
Insur-ance	$
Water/Trash	$
Gas	$
Electricity	$
Maint. / Repairs	$
Landscaping	$
Management	$
Misc. / Reserves	$

Current Loan Balance: ________________

Monthly Payment: ________________

Contact Information

Owner: ______________________

Phone: ______________________

Address: ______________________
____

Email: ______________________

Please fax to 213-769-5002

(No Cover Page Needed)

(All Information will be kept confidential.)

James Antonucci

San Fernando Valley Apartment Specialist

DRE # 01822661

550 S. Hope Street Ste. 500, Los Angeles, CA 90071

Tel: 213.233.4374 | Fax: 213.769.5002

jamesa@remaxcir.com