

7133 WHITSETT AVE

NORTH HOLLYWOOD, CA



PRICE:

\$1,549,000

INVESTMENT HIGHLIGHTS:

- Great NORTH HOLLYWOOD Location
- High Demand Rental Location
- 14.96 GRM & 4.08% Cap Rate
- Unit Mix: 2-1+1 , 4-2+1
- Lack of Inventory on Market
- Secure Entry & Gated On-Site Parking
- Individually Metered for Gas & Electric
- Individual Water Heater for Each Unit

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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

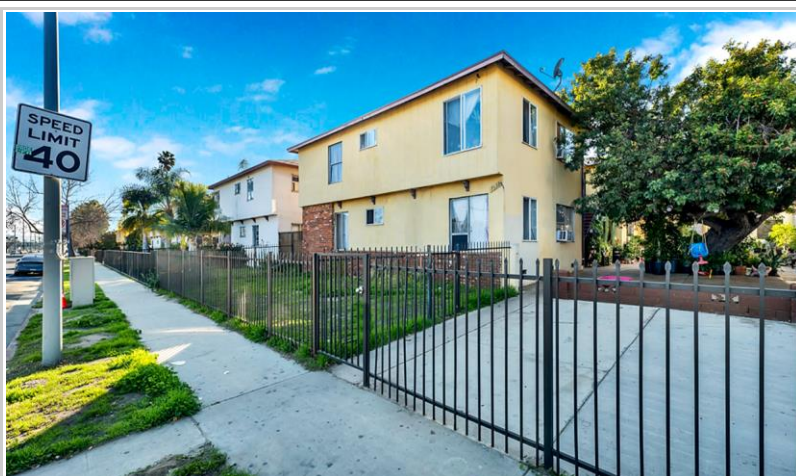
JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

6 UNITS ON WHITSETT

INVESTMENT SUMMARY

Price:		\$1,549,000
Down Payment:	40%	\$619,600
Units:		6
Cost per Unit:		\$258,167
Current GRM:		14.96
Current CAP:		4.08%
Market GRM:		11.47
Market CAP:		5.93%
Age:		1956
Lot SF:		6,187
Building SF:		4,353
Price per SF:		\$355.85
Zoning:		R3



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 Unit Mix: 2-1+1 , 4-2+1
 Lack of Inventory on Market
 14.96 GRM & 4.08% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$929,400
Terms:	3.00%	30 Years (5-Year Fix)
Monthly Payment:		\$3,951

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$103,557		\$135,000	
Less Vacancy Rate Reserve:	3,107	3.0%	4,050	3.0%
Gross Operating Income:	100,451		130,950	
Less Expenses:	37,324	36.0%	39,154	29.0%
Net Operating Income:	\$63,127		\$91,796	
Less Loan Payments:	47,417	1.33	47,417	
Pre-Tax Cash Flow:	\$15,709	2.5%	\$44,379	7.2%
Plus Principal Reduction:	19,403		19,403	
Total Return Before Taxes:	\$35,113	5.7%	\$63,782	10.3%

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	\$1,165	\$2,330	\$1,650	\$3,300
4	2+1	\$1,538	\$6,150	\$1,950	\$7,800
Total Scheduled Rent:			\$8,480		\$11,100
Laundry:			\$150		\$150
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$8,630		\$11,250
Annual Scheduled Gross Income:			\$103,557		\$135,000

ESTIMATED EXPENSES

Taxes: (new)	\$19,363
Insurance:	\$1,741
Utilities:	\$7,200
Maintenance:	\$4,520
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	\$600
Pest Control:	\$540
Total Expenses:	\$37,324
Per SF:	\$8.57
Per Unit:	\$6,221

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	LAST INCREASED	MARKET RENT
1	Section 8	2+1	\$1,882	02/21/2020	\$1,950
2		1+1	\$1,092	12/01/2019	\$1,650
3		2+1	\$1,196	12/01/2019	\$1,950
4		2+1	\$1,190	12/01/2019	\$1,950
5	Section 8	1+1	\$1,237	02/01/2020	\$1,650
6	Section 8	2+1	\$1,882	04/01/2020	\$1,950
TOTAL:			\$8,480		\$11,100

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PHOTOS



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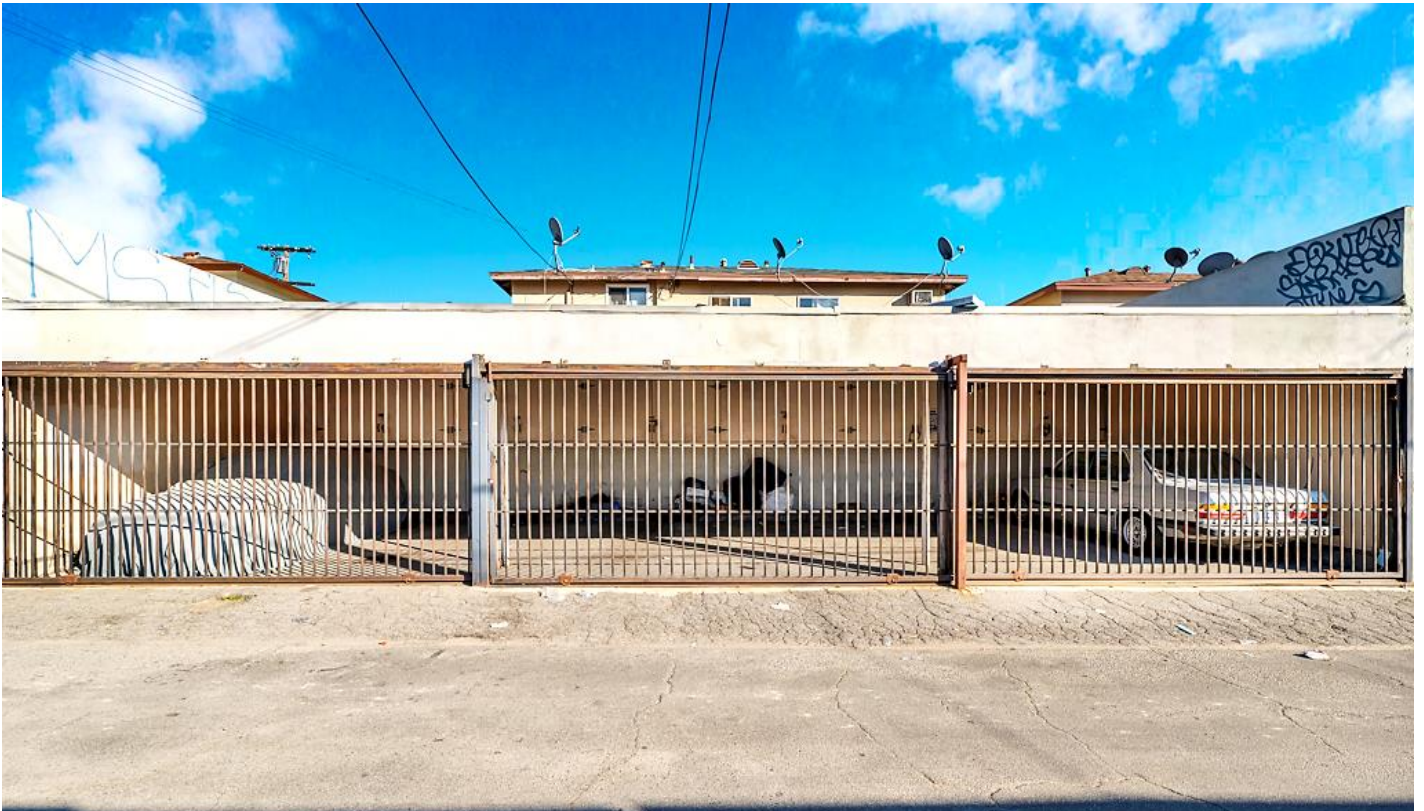
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AERIAL VIEW



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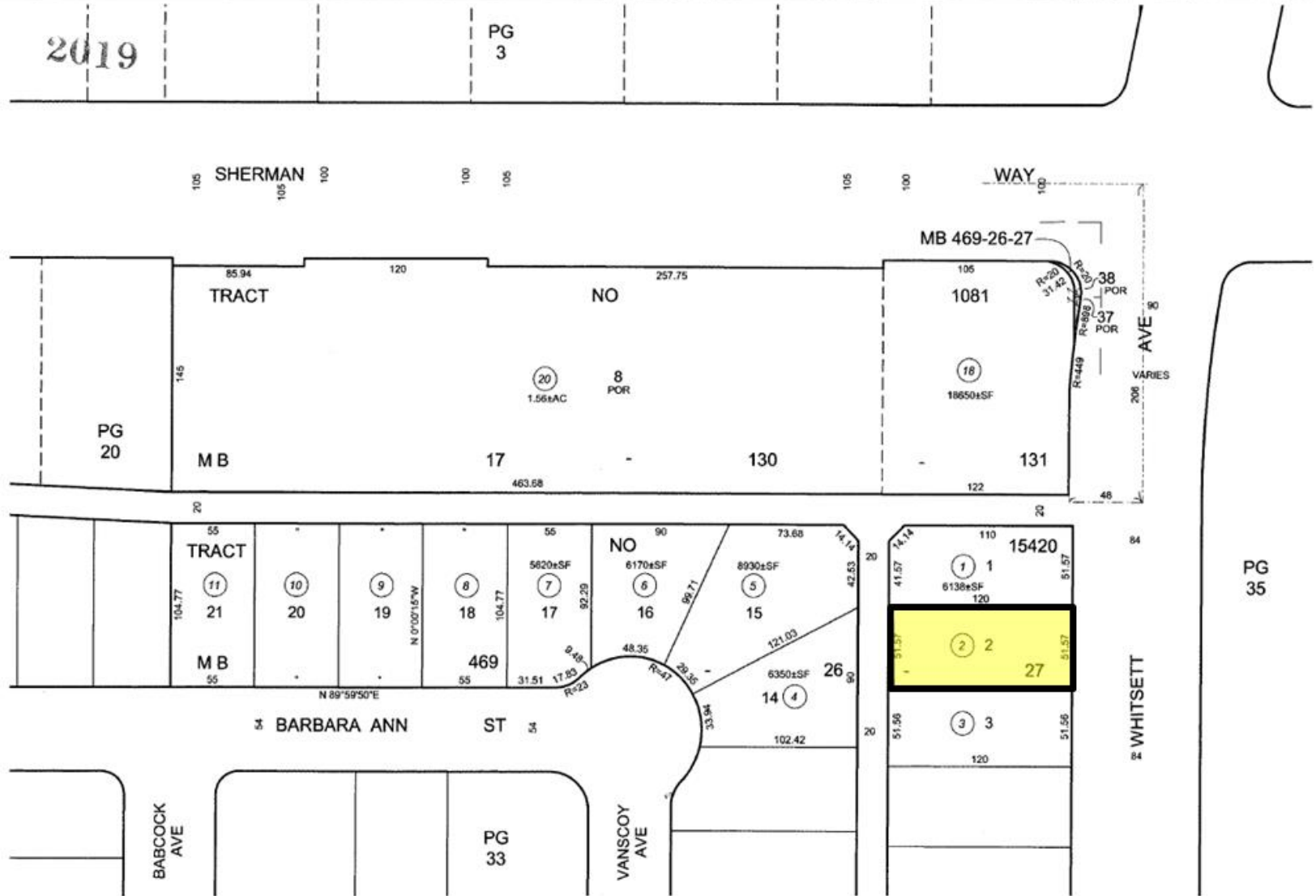
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PARCEL MAP

2324	34 SHEET	P. A. 1481-34	TRA 13	REVISED 770707301 2005081704004001-24	2019022773005001-24		SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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6 UNITS ON WHITSETT

STREET MAP



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