

6903-09 Fulton Ave

NORTH HOLLYWOOD, CA



PRICE:

\$2,325,000

INVESTMENT HIGHLIGHTS:

- New Plumbing | New Seismic
- On-Site Laundry
- 12.37 GRM & 4.85% Cap Rate
- Unit Mix: 2-1+1 | 8-2+1 | 2-3+2
- On-Site Parking with Storage
- Partial New Roof
- Individually Metered for Gas & Electric
- Minutes Away From NoHo Arts District

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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

12 UNITS ON FULTON AVE

INVESTMENT SUMMARY		
Price:		\$2,325,000
Down Payment:	48%	\$1,116,000
Units:		12
Cost per Unit:		\$193,750
Current GRM:		12.37
Current CAP:		4.85%
Market GRM:		7.07
Market CAP:		10.46%
Age:		1957
Lot SF:		12,699
Building SF:		9,864
Price per SF:		\$235.71
Zoning:		R3



Great North Hollywood Location
 Unit Mix: 2-1+1 | 8-2+1 | 2-3+2
 On-Site Parking with Storage
 12.37 GRM & 4.85% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		\$1,209,000
Terms:	5.35%	30 Years (5-Year Fix)
Monthly Payment:		\$6,818

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$187,896			\$328,800	
Less Vacancy Rate Reserve:	5,637	3.0%		9,864	3.0%
Gross Operating Income:	182,259			318,936	
Less Expenses:	69,556	37.0%		75,707	23.0%
Net Operating Income:	\$112,703			\$243,229	
Less Loan Payments:	81,813	1.38		81,813	
Pre-Tax Cash Flow:	\$30,890	2.8%		\$161,417	14.5%
Plus Principal Reduction:	16,738			16,738	
Total Return Before Taxes:	\$47,628	4.3%		\$178,155	16.0%

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	\$1,014	\$2,028	\$1,800	\$3,600
8	2+1	\$1,289	\$10,315	\$2,250	\$18,000
2	3+2	\$1,483	\$2,965	\$2,725	\$5,450
Total Scheduled Rent:			\$15,308		\$27,050
Laundry:			\$350		\$350
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$15,658		\$27,400
Annual Scheduled Gross Income:			\$187,896		\$328,800

ESTIMATED EXPENSES	
Taxes: (new)	\$29,063
Insurance:	\$4,932
Utilities:	\$18,240
Maintenance:	\$8,202
Rubbish:	\$4,320
Reserves:	\$2,400
Landscaping:	\$1,500
Pest Control:	\$900
Total Expenses:	\$69,556
Per SF:	\$7.05
Per Unit:	\$5,796

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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VP OF INVESTMENTS & VP OF INVESTMENTS
 BRE # 01274379 & BRE # 01822661
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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
6903 #1	3+2	\$1,433	\$2,725
6903 #2	2+1	\$1,372	\$2,250
6903 #3	2+1	\$1,292	\$2,250
6903 #4	2+1	\$1,304	\$2,250
6903 #5	1+1	\$1,036	\$1,800
6903 #6	2+1	\$1,273	\$2,250
6909 #1	3+2	\$1,532	\$2,725
6909 #2	2+1	\$1,277	\$2,250
6909 #3	2+1	\$1,228	\$2,250
6909 #4	2+1	\$1,293	\$2,250
6909 #5	1+1	\$992	\$1,800
6909 #6	2+1	\$1,276	\$2,250
TOTAL:		\$0 \$15,308	\$27,050

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AERIAL VIEW



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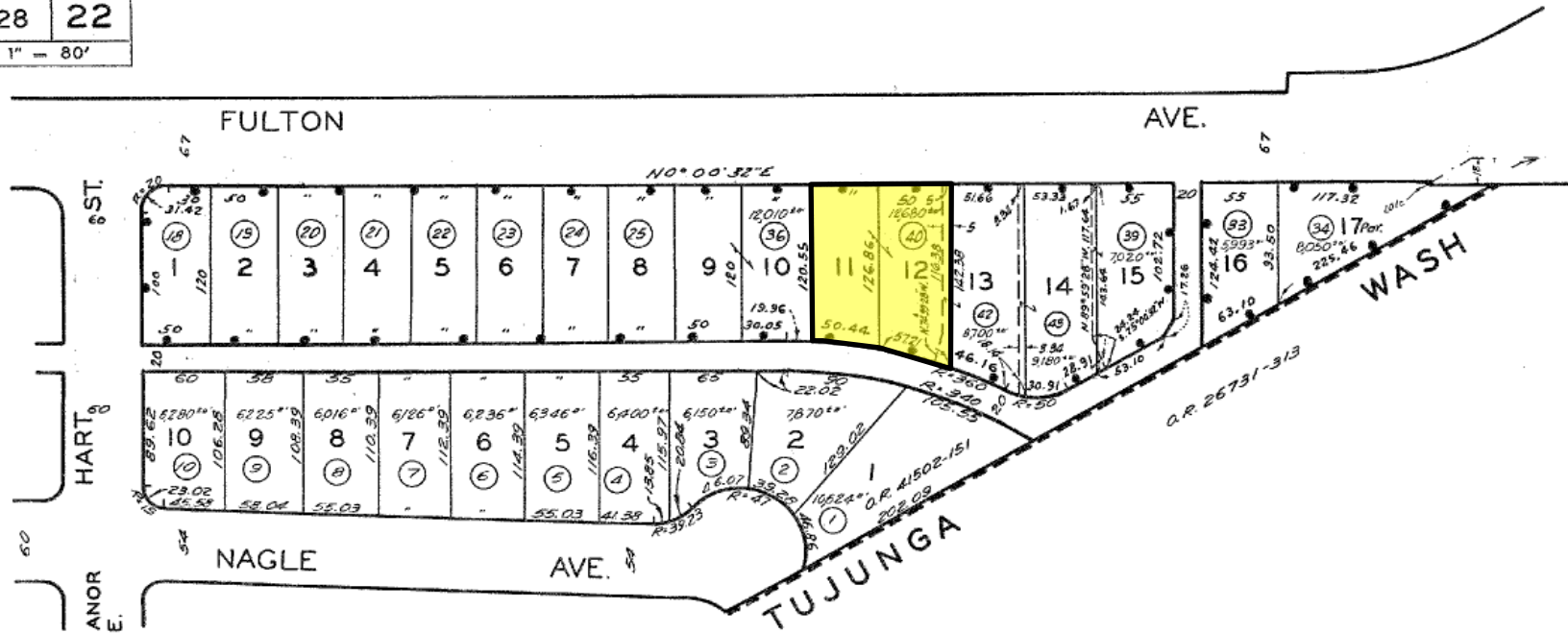
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PARCEL MAP

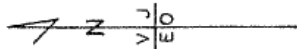
2328 22
SCALE 1" = 80'

7-30-56
12-3-58
12-26-58
3-28-59
5-27-61
8-22-61
680626607



TRACT NO. 22250
M.B. 595-48-49

TRACT NO. 15186
M.B. 491-23-26



CODE
13

FOR PREV. ASSMT. SEE: 1479-22

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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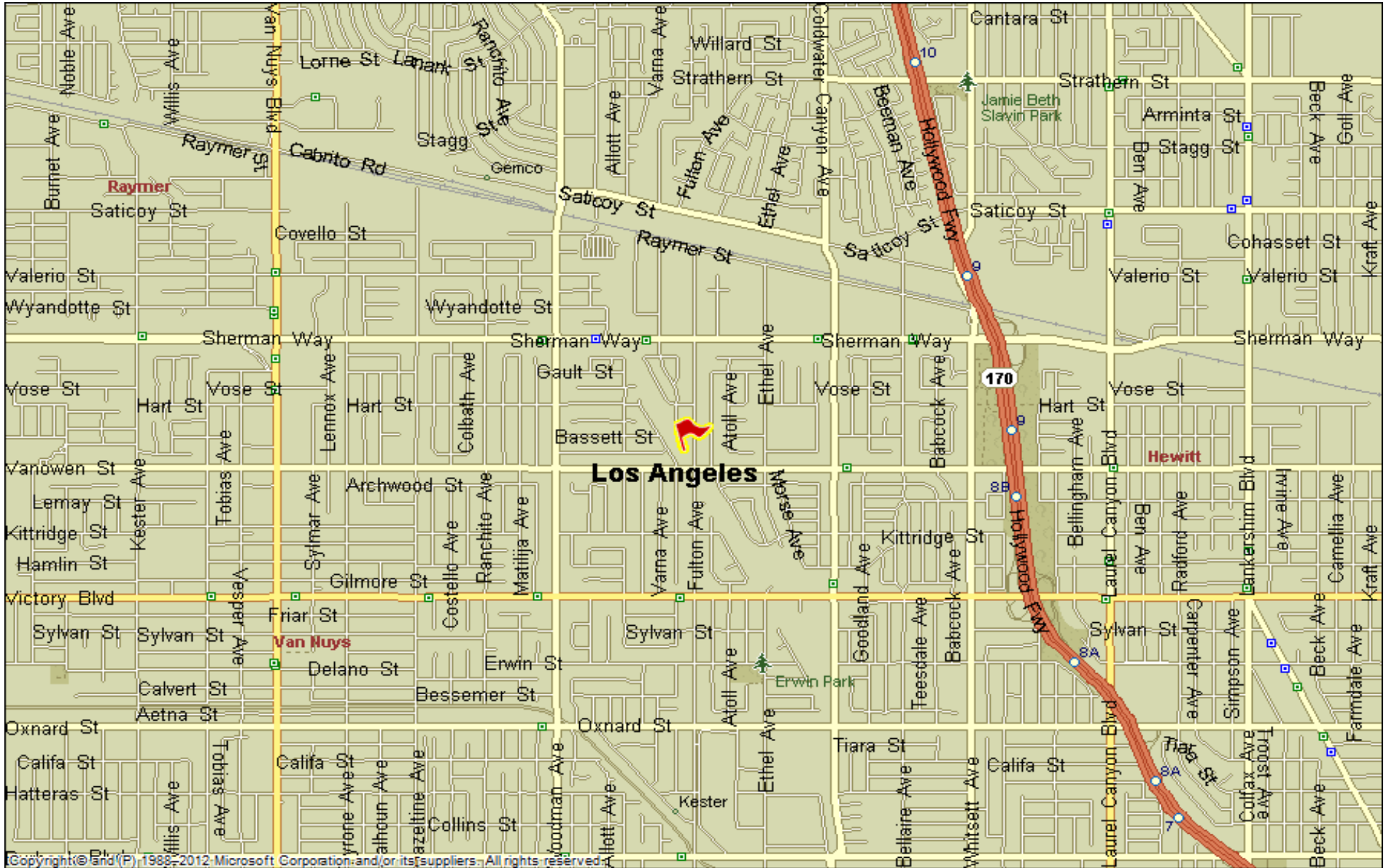
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STREET MAP



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