

4918 Cahuenga Blvd

NORTH HOLLYWOOD, CA



PRICE:

\$2,250,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- High Demand Rental Location
- Copper Plumbing
- New Electrical Panel
- 11.23 GRM & 6.02% Cap Rate
- On-Site Laundry
- Unit Mix: 4-1+1 | 3-2+1 | 1-3+2
- Individually Metered for Gas & Electric

aplaGROUP

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

8 UNIT APARTMENT ON CAHUENGA BLVD

INVESTMENT SUMMARY		
Price:		\$2,250,000
Down Payment:	39%	\$877,500
Units:		8
Cost per Unit:		\$281,250
Current GRM:		11.23
Current CAP:		6.02%
Market GRM:		10.03
Market CAP:		7.02%
Age:		1948
Lot SF:		12,424
Building SF:		6,083
Price per SF:		\$369.88
Zoning:		LARD1.5



Great North Hollywood Location
 Unit Mix: 4-1+1 | 3-2+1 | 1-3+2
 New Electrical Panel
 11.23 GRM & 6.02% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		\$1,372,500
Terms:	5.25%	30 Years (5-Year Fix)
Monthly Payment:		\$7,654

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$200,316		\$224,400	
Less Vacancy Rate Reserve:	6,009	3.0%	6,732	3.0%
Gross Operating Income:	194,307		217,668	
Less Expenses:	58,779	29.3%	59,713	26.6%
Net Operating Income:	\$135,528		\$157,955	
Less Loan Payments:	91,843	1.48	91,843	
Pre-Tax Cash Flow:	\$43,684	5.0%	\$66,111	7.5%
Plus Principal Reduction:	19,351		19,351	
Total Return Before Taxes:	\$63,035	7.2%	\$85,462	9.7%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$1,598	\$6,391	\$1,900	\$7,600
3	2+1	\$2,234	\$6,702	\$2,500	\$7,500
1	3+2	\$3,500	\$3,500	\$3,500	\$3,500
Total Scheduled Rent:			\$16,593		\$18,600
Laundry:			\$100		\$100
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$16,693		\$18,700
Annual Scheduled Gross Income:			\$200,316		\$224,400

ESTIMATED EXPENSES

Taxes: (new)	\$28,125
Insurance:	\$3,042
Utilities:	\$11,520
Maintenance:	\$7,772
Rubbish:	\$2,880
Reserves:	\$1,600
Landscaping:	\$1,500
Pest Control:	\$900
Pool	\$1,440
Total Expenses:	\$58,779
Per SF:	\$9.66
Per Unit:	\$7,347

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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RENT ROLL

UNIT #	NOTES	UNIT TYPE	Move In Date	CURRENT RENT	MARKET RENT
4918	Fireplace	3+2	5/13/22	\$3,500	\$3,500
4918 1/2		1+1	8/1/19	\$1,513	\$1,900
4920		1+1	4/23/11	\$1,403	\$1,900
4920 1/2	Vacant	1+1		\$1,900	\$1,900
4922		2+1	7/6/22	\$2,345	\$2,500
4922 1/2		1+1	2/2/14	\$1,575	\$1,900
4924		2+1	9/15/09	\$1,857	\$2,500
4924 1/2		2+1	1/1/10	\$2,500	\$2,500
TOTAL:			\$295,698	\$16,593	\$18,600

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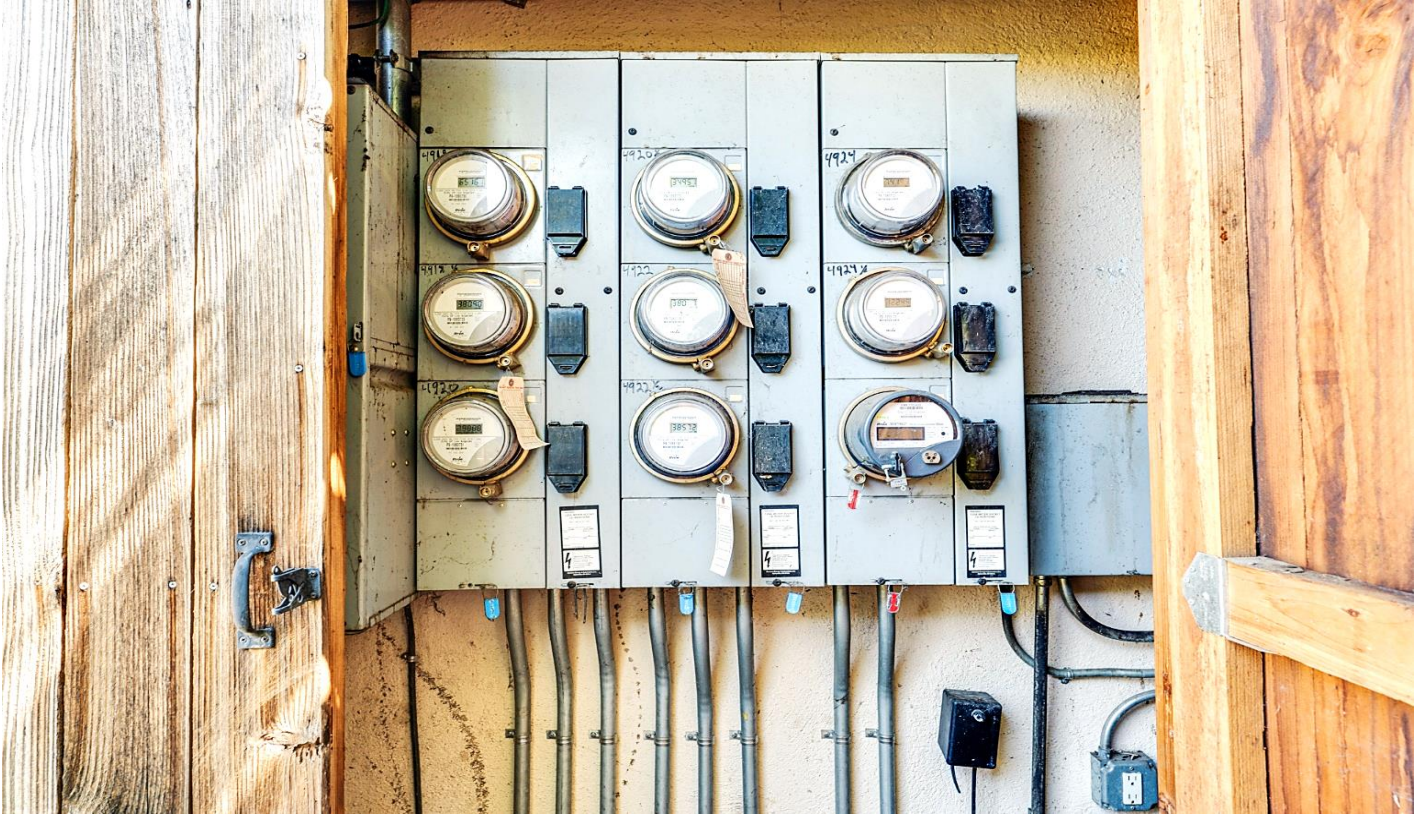
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8 UNIT APARTMENT ON CAHUENGA BLVD

AERIAL VIEW



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8 UNIT APARTMENT ON CAHUENGA BLVD

PARCEL MAP

2420 | I
SHEET 1
SCALE 1" = 60'

2003

2003040208000001-03 10-5-64
2003040208000001-03 11-5-64
3-3-65
4-27-65
8-28-66
11-10-66
4-29-67
7-02-68
7-20-05001
7-30-28602
7-30-907

REVISED
5-1-63

The assessment of units in the following Condominium Plan O.R. -M's includes all rights and interests in the common areas as set forth in deeds of record.

Condominium	Common Area
O.R. Tract No. Lot No. Unit No.	Subdivision of Airspace
44092 - 275 26251	1 Sheet 1

CONDOMINIUM
TRACT NO. 26251
M.B. 818-27-28

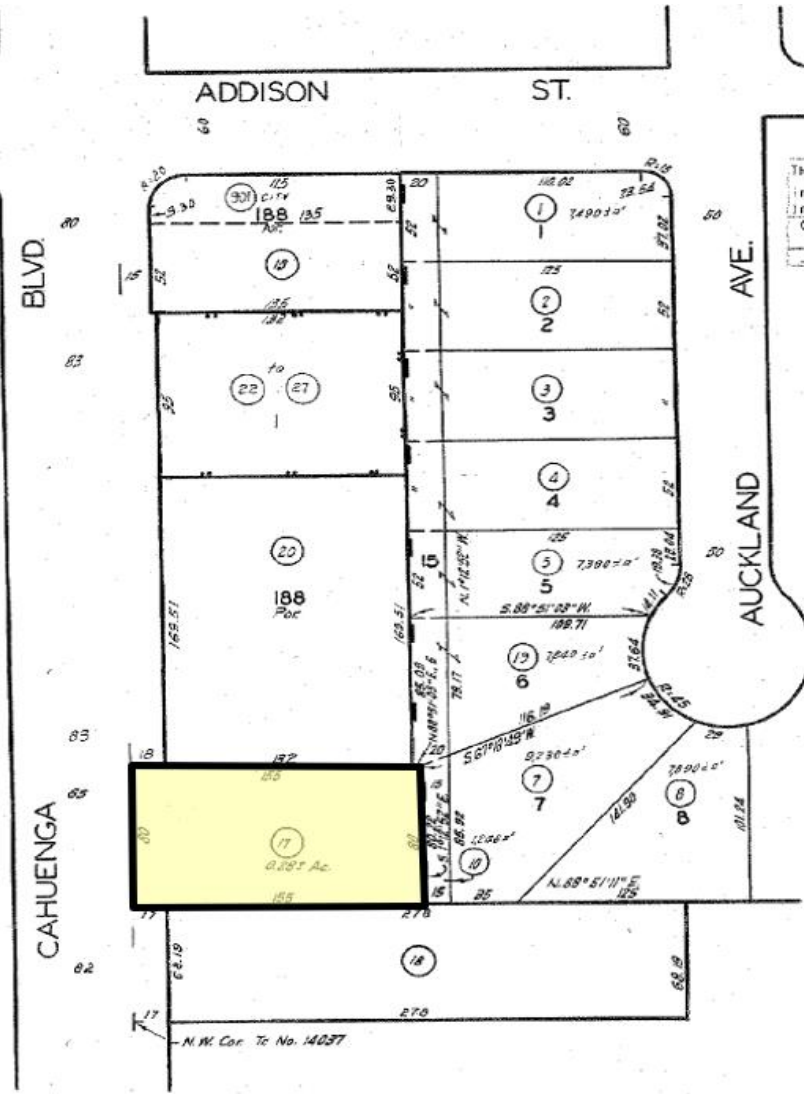
TRACT NO. 18210
M.B. 446-10-11

PROPERTY OF THE
LANKERSHIM RANCH
LAND AND WATER CO.
M.R. 31-39-44

CODE 13

Street lines per M.R. 31-39-44 are considered the lot lines in this tract, although the divisions of some lots are measured from the center lines of the streets.

FOR PREV. ASSMT. SEE: 652 - 215 & 247



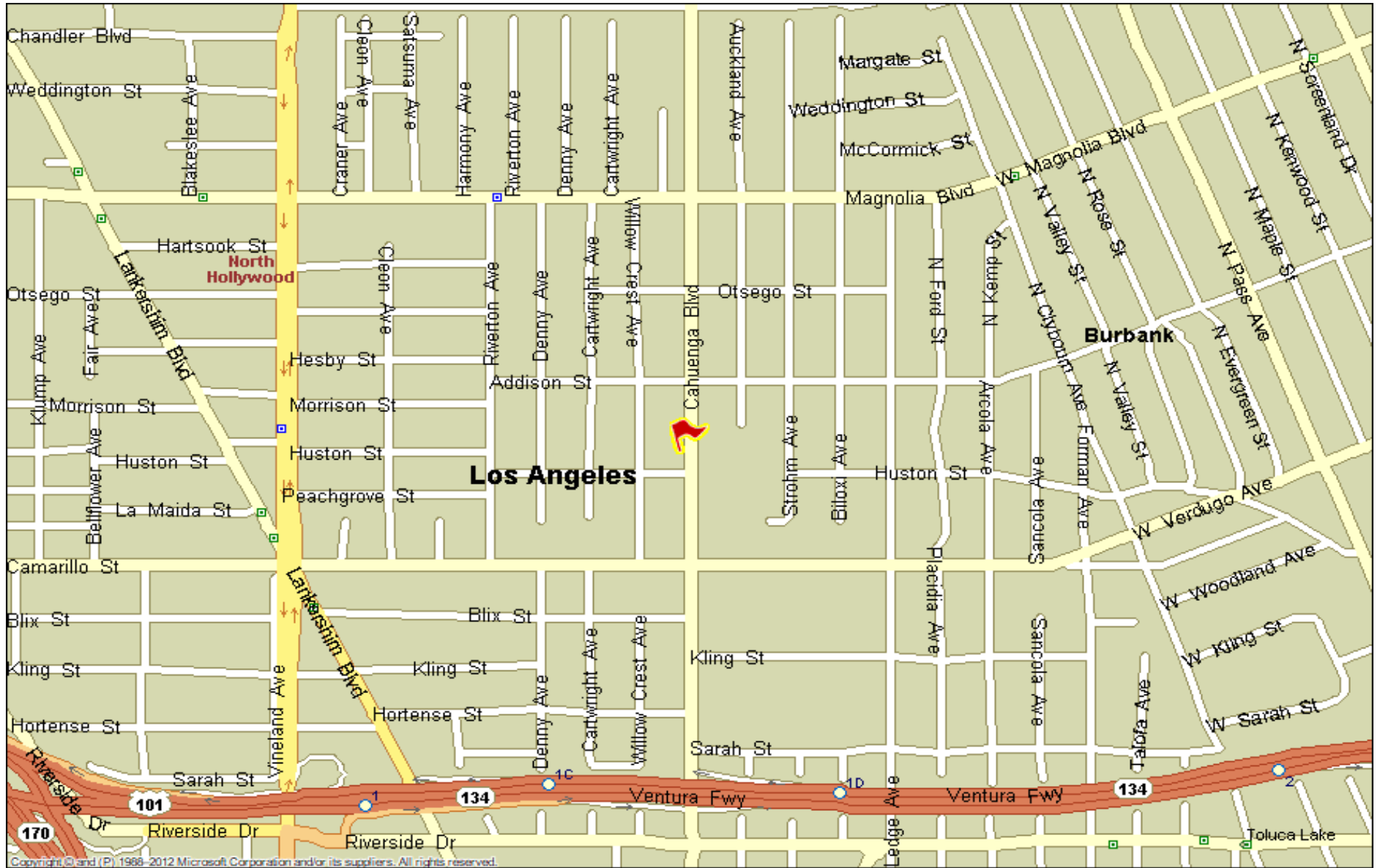
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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