

EXCLUSIVELY LISTED BY APLA GROUP

4024 Nicolet Ave

LOS ANGELES, CA



PRICE:

CALL FOR PRICE

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- High Demand Rental Location
- Nearby Public Transportation
- Unit Mix: 13-1+1 | 7-2+2
- Potential Rental Upside
- Soft-Story Completed 2018
- Secure Entry with On-Site Parking
- On-Site Laundry

apla GROUP

KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

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

20 UNIT APARTMENT COMPLEX ON NICOLET AVE

RENT ROLL

UNIT #	NOTES	UNIT TYPE	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
1		1+1	\$800	\$1,228	\$2,000
2		1+1	\$3,800	\$1,900	\$2,000
3	(Section 8)	2+2		\$1,835	\$2,400
4	(Section 8)	1+1		\$1,826	\$2,000
5	(Section 8)	1+1		\$1,827	\$2,000
6		2+2	\$1,000	\$1,546	\$2,400
7	(Section 8)	1+1	\$3,630	\$1,896	\$2,000
8	(Section 8)	1+1	1,500	\$1,754	\$2,000
9	(Section 8)	1+1	820	\$1,099	\$2,000
10	(Section 8)	1+1	1,000	\$1,861	\$2,000
11		1+1		\$887	\$2,000
12	(Section 8)	2+2		\$1,872	\$2,400
13		1+1		\$1,924	\$2,000
14	Vacant	2+2		\$2,400	\$2,400
15	(Section 8)	2+2		\$2,278	\$2,400
16	Manager	1+1		\$2,000	\$2,000
17	(Section 8)	2+2	1,300	\$2,273	\$2,400
18		1+1	1,500	\$1,616	\$2,000
19	(Section 8)	1+1	3,432	\$1,837	\$2,000
20		2+2		\$1,190	\$2,400
TOTAL:			\$18,782	\$35,050	\$42,800

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

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PHOTOS



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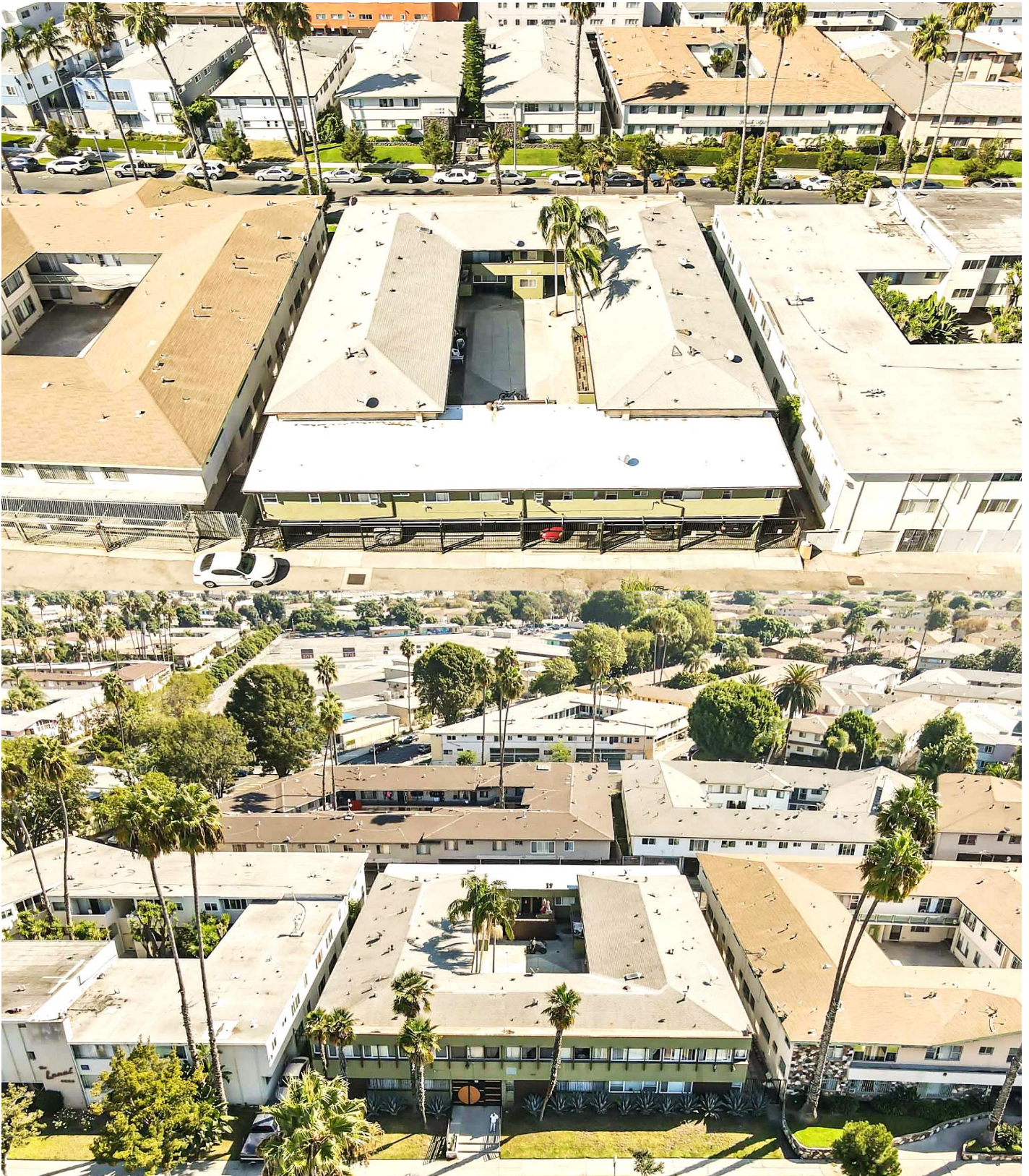
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AERIAL VIEW



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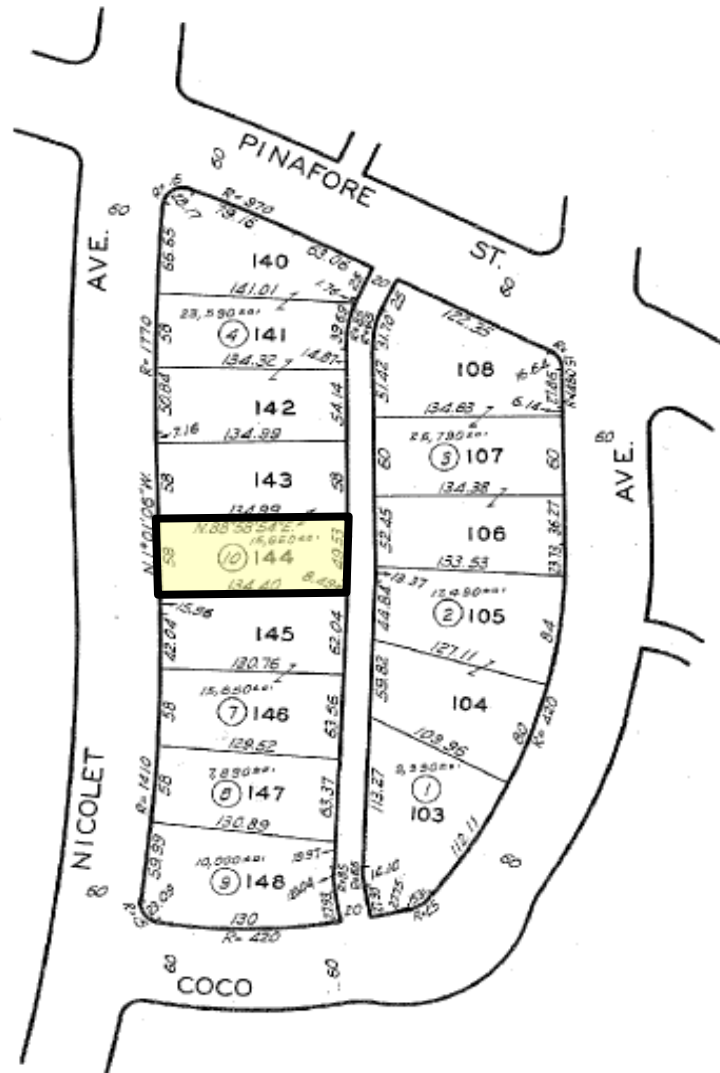
PARCEL MAP

5030 | 16
SCALE 1" = 80'

REVISION:
2-4-59



TRACT NO. 19849
M. B. 532-5-11



FOR PREV. ASSM'T. SEE: 988-74

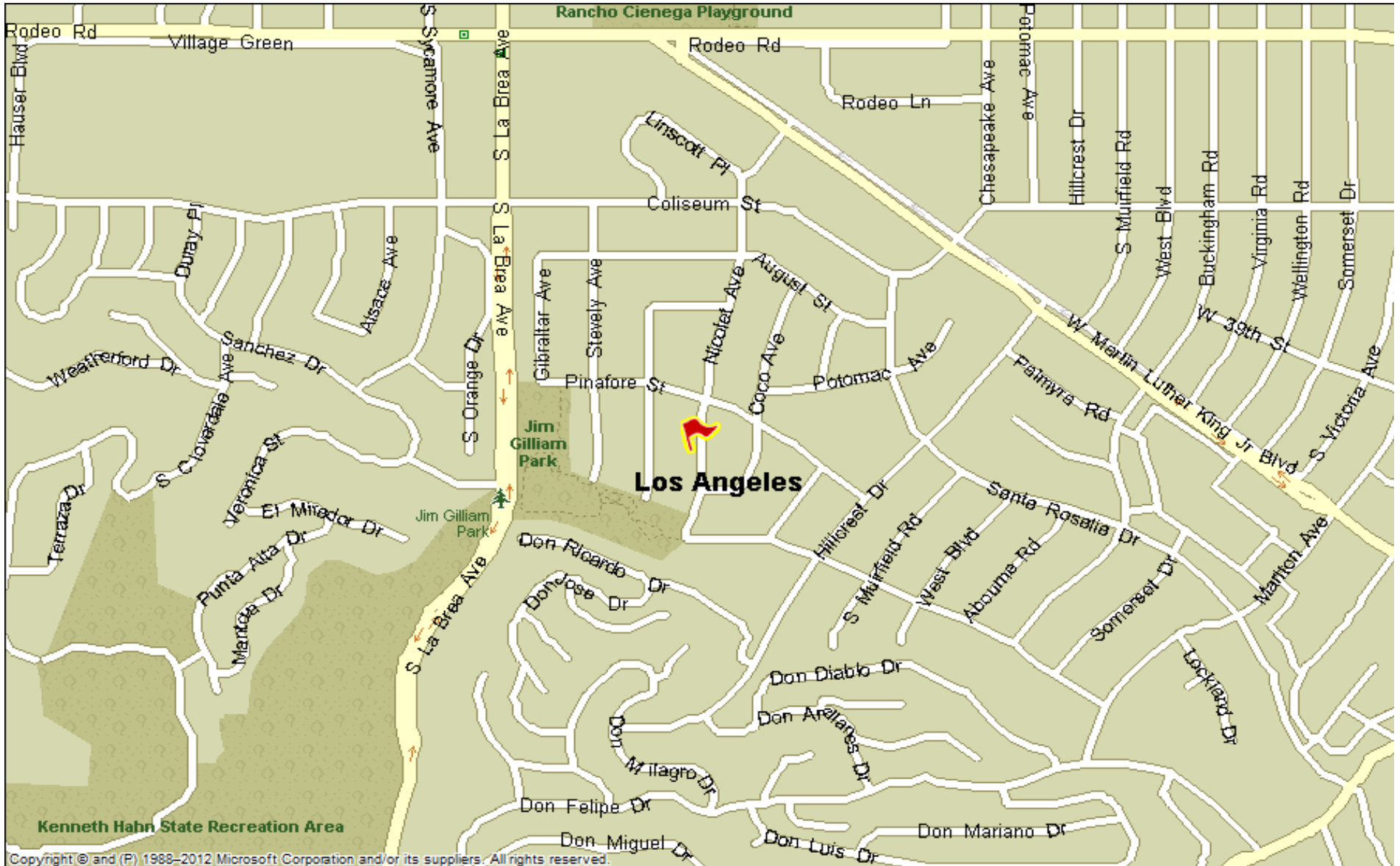
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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AMENITY MAP



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