

6432 Troost Ave

NORTH HOLLYWOOD, CA



PRICE:

\$1,692,500

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- New Roof & Plumbing
- 12.58 GRM & 4.56% Cap Rate
- Unit Mix: 5-1+1 | 3-2+1
- Seismic Retrofit Completed
- On-Site Tuck-Under Parking with Storage
- On-Site Laundry
- Individually Metered for Gas & Electric

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KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

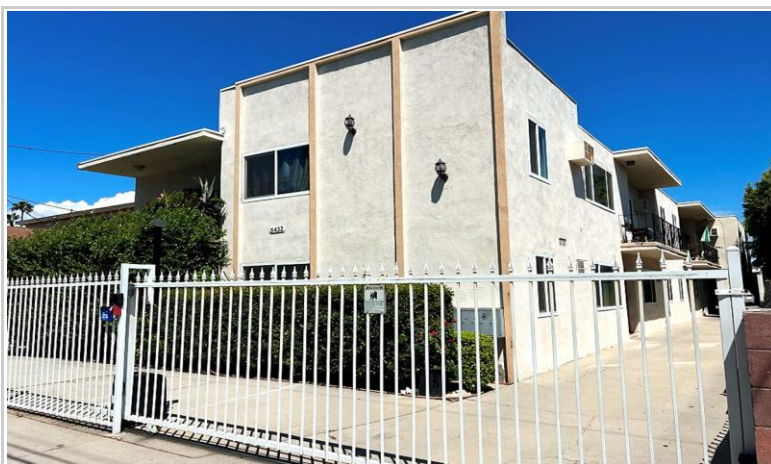
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
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8 UNITS ON TROOST AVE

INVESTMENT SUMMARY		
Price:		\$1,692,500
Down Payment:	60%	\$1,015,500
Units:		8
Cost per Unit:		\$211,563
Current GRM:		12.58
Current CAP:		4.56%
Market GRM:		8.37
Market CAP:		8.25%
Age:		1965
Lot SF:		7,750
Building SF:		6,488
Price per SF:		\$260.87
Zoning:		LARD1.5



Great North Hollywood Location
 Unit Mix: 5-1+1 | 3-2+1
 Seismic Retrofit Completed
 12.58 GRM & 4.56% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		\$677,000
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,209

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$134,520		\$202,200	
Less Vacancy Rate Reserve:	4,036	3.0%	6,066	3.0%
Gross Operating Income:	130,484		196,134	
Less Expenses:	53,228	39.6%	56,511	27.9%
Net Operating Income:	\$77,256		\$139,623	
Less Loan Payments:	50,506	1.53	50,506	
Pre-Tax Cash Flow:	\$26,750	2.6%	\$89,117	8.8%
Plus Principal Reduction:	7,932		7,932	
Total Return Before Taxes:	\$34,682	3.4%	\$97,049	9.6%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
5	1+1	\$1,351	\$6,755	\$1,900	\$9,500
3	2+1	\$1,435	\$4,305	\$2,400	\$7,200
Total Scheduled Rent:			\$11,060		\$16,700
Laundry:			\$150		\$150
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$11,210		\$16,850
Annual Scheduled Gross Income:			\$134,520		\$202,200

ESTIMATED EXPENSES

Taxes: (new)	\$21,156
Insurance:	\$6,488
Utilities:	\$11,280
Maintenance:	\$6,524
Rubbish:	\$2,880
Reserves:	\$1,600
Landscaping:	\$1,800
Pest Control:	\$1,500
Total Expenses:	\$53,228
Per SF:	\$8.20
Per Unit:	\$6,654

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.

MICHAEL PESCI & JAMES ANTONUCCI

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		2+1	\$1,110	\$2,400
2		1+1	\$1,300	\$1,900
3		2+1	\$1,195	\$2,400
4		2+1	\$2,000	\$2,400
5		1+1	\$1,700	\$1,900
6		1+1	\$1,055	\$1,900
7		1+1	\$1,200	\$1,900
8		1+1	\$1,500	\$1,900
TOTAL:			\$11,060	\$16,700

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PHOTOS



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AERIAL VIEW



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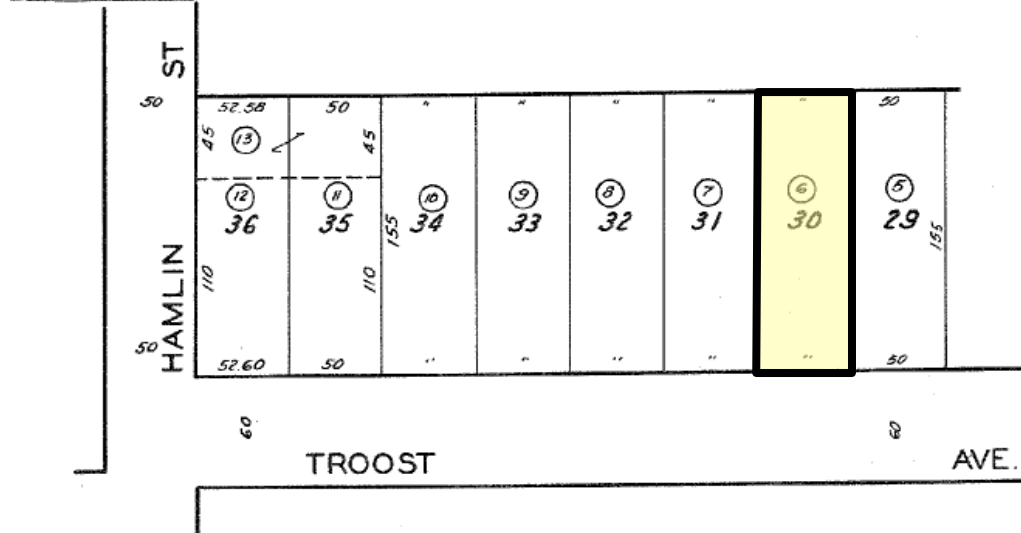
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8 UNITS ON TROOST AVE

PARCEL MAP

2335 11
SCALE 1" = 60'

12-28-64
2-6-65
Revised
2-18-64



TRACT NO. 7455

M. B. 81-12-13

CODE
13

FOR PREV. ASSM'T. SEE: 1742 - 11

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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8 UNITS ON TROOST AVE

AMENITY MAP



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