

6828 Morella Ave

NORTH HOLLYWOOD, CA



PRICE:

\$875,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- On-Site Parking with Storage
- Tremendous Rental Upside
- Unit Mix: 4-1+1 | 1-2+1 SFR
- Low Cost Per SQFT
- Transit/Shopping Access Nearby
- CA-170 Freeway Nearby
- Minutes Away From NoHo Arts District

aplaGROUP

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

MULTIFAMILY APARTMENT ON MORELLA AVE

| INVESTMENT SUMMARY | | |
|--------------------|-----|-----------|
| Price: | | \$875,000 |
| Down Payment: | 58% | \$507,500 |
| Units: | | 5 |
| Cost per Unit: | | \$175,000 |
| Current GRM: | | 13.75 |
| Current CAP: | | 4.29% |
| Market GRM: | | 7.84 |
| Market CAP: | | 9.37% |
| Age: | | 1938 |
| Lot SF: | | 7,901 |
| Building SF: | | 3,108 |
| Price per SF: | | \$281.53 |
| Zoning: | | LARD1.5 |



| PROPOSED FINANCING | | |
|--------------------|-------|-----------------------|
| First Loan Amount: | | \$367,500 |
| Terms: | 6.50% | 30 Years (5-Year Fix) |
| Monthly Payment: | | \$2,345 |

Great North Hollywood Location
 Unit Mix: 4-1+1 | 1-2+1 SFR
 Individually Metered for Gas & Electric
 Low Cost Per SQFT

ANNUALIZED OPERATING DATA

| | CURRENT | | PRO-FORMA | |
|----------------------------|----------|-------|-----------|-------|
| Scheduled Gross Income: | \$63,636 | | \$111,600 | |
| Less Vacancy Rate Reserve: | 1,909 | 3.0% | 3,348 | 3.0% |
| Gross Operating Income: | 61,727 | | 108,252 | |
| Less Expenses: | 24,186 | 38.0% | 26,280 | 23.5% |
| Net Operating Income: | \$37,541 | | \$81,972 | |
| Less Loan Payments: | 28,142 | 1.33 | 28,142 | |
| Pre-Tax Cash Flow: | \$9,398 | 1.9% | \$53,830 | 10.6% |
| Plus Principal Reduction: | 4,107 | | 4,107 | |
| Total Return Before Taxes: | \$13,505 | 2.7% | \$57,937 | 11.4% |

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 | \$943 | \$3,772 | \$1,700 | \$6,800 |
| 1 | 2+1 SFR | \$1,431 | \$1,431 | \$2,400 | \$2,400 |
| Total Scheduled Rent: | | | \$5,203 | | \$9,200 |
| Laundry: | | | \$100 | | \$100 |
| Parking, Storage, Misc: | | | | | |
| Monthly Scheduled Gross Income: | | | \$5,303 | | \$9,300 |
| Annual Scheduled Gross Income: | | | \$63,636 | | \$111,600 |

ESTIMATED EXPENSES

| | |
|-----------------|----------|
| Taxes: (new) | \$10,938 |
| Insurance: | \$2,331 |
| Utilities: | \$5,640 |
| Maintenance: | \$2,778 |
| Rubbish: | - |
| Reserves: | \$1,000 |
| Landscaping: | \$1,500 |
| Total Expenses: | \$24,186 |
| Per SF: | \$7.78 |
| Per Unit: | \$4,837 |

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 # | UNIT TYPE | CURRENT RENT | MARKET RENT |
|-------------|-----------|--------------|-------------|
| Front House | 2+1 SFR | \$1,431 | \$2,400 |
| Unit A | 1+1 | \$989 | \$1,700 |
| Unit B | 1+1 | \$954 | \$1,700 |
| Unit C | 1+1 | \$901 | \$1,700 |
| Unit D | 1+1 | \$928 | \$1,700 |
| TOTAL: | | \$5,203 | \$9,200 |

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PHOTOS



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MULTIFAMILY APARTMENT ON MORELLA AVE

AERIAL VIEW



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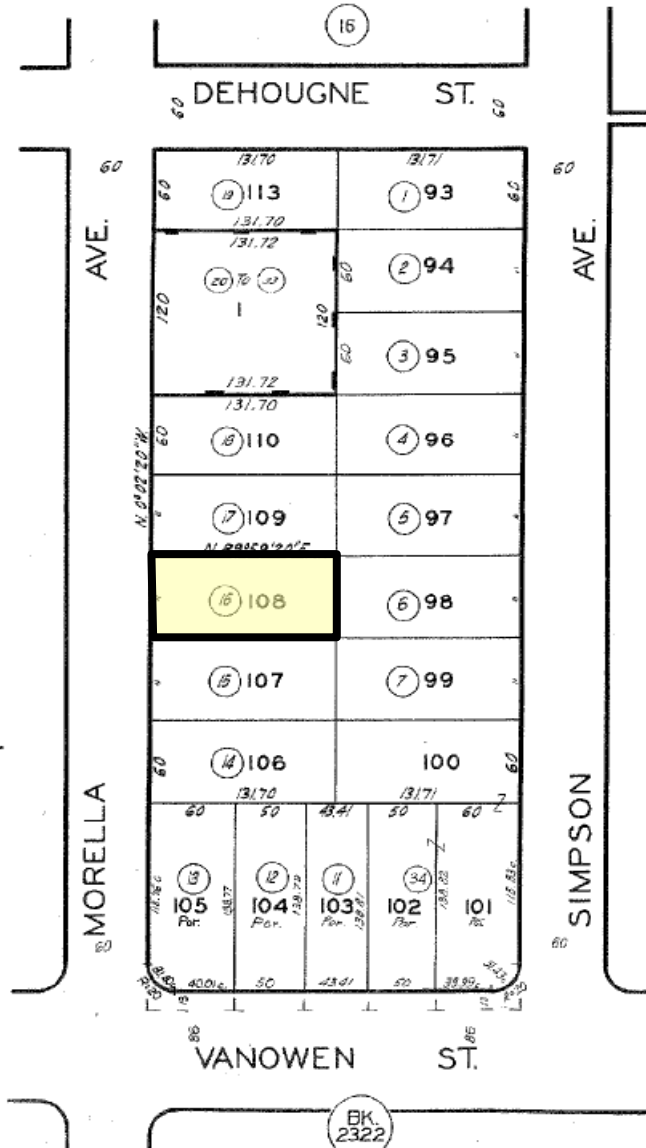
MULTIFAMILY APARTMENT ON MORELLA AVE

PARCEL MAP

2321 19
SHEET 1
SCALE 1" = 80'

1995

REVISED
3-4-64
3-4-64
701021501
710528003
710521400
703104002
760908
730602108
558214



CONDOMINIUM
TRACT NO. 23217
M.B. 735-14-15

TRACT NO. 6024
M.B. 64-66

CODE
6856

FOR PREV. ASSM'T. SEE:
2322-2

"The assessments of units in Tr. No. 23217 Condominium include all rights and interests of record in the common area designated as Lot 1 and as set forth in deeds of record."

For subdivision of airspace of Lot 1 Tract No. 23217 see condominium O.R. - M 1731-159-166 on sheet 2

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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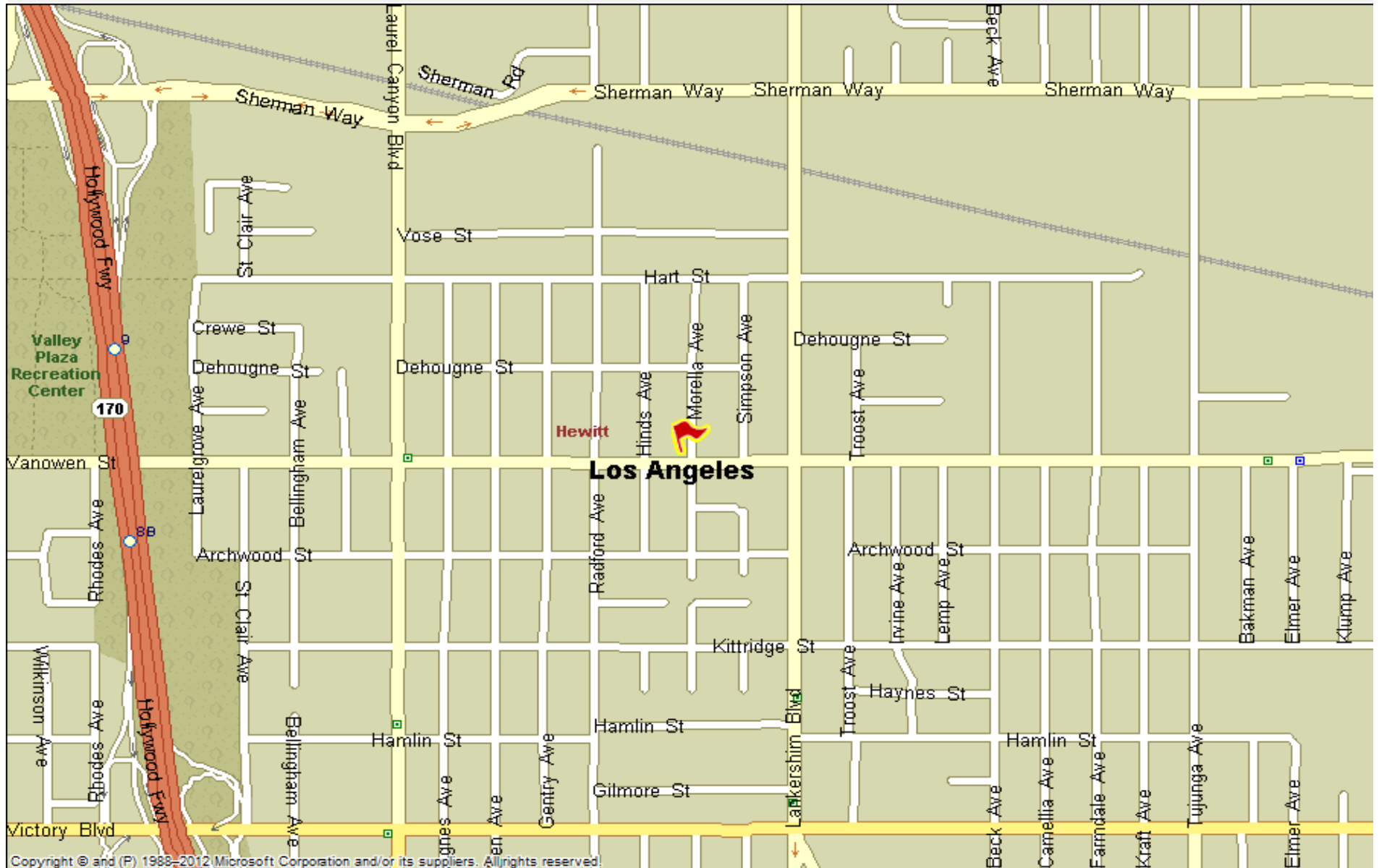
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MULTIFAMILY APARTMENT ON MORELLA AVE

STREET MAP



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MULTIFAMILY APARTMENT ON MORELLA AVE

AMENITY MAP



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