

EXCLUSIVELY LISTED BY APLA GROUP

# 6828 Morella Ave

NORTH HOLLYWOOD, CA



## PRICE:

CALL FOR PRICE

## 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

**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

# MULTIFAMILY APARTMENT ON MORELLA AVE

## 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

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**

VP OF INVESTMENTS & VP OF INVESTMENTS

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# MULTIFAMILY APARTMENT ON MORELLA AVE

## PHOTOS



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MULTIFAMILY APARTMENT ON MORELLA AVE

AERIAL VIEW



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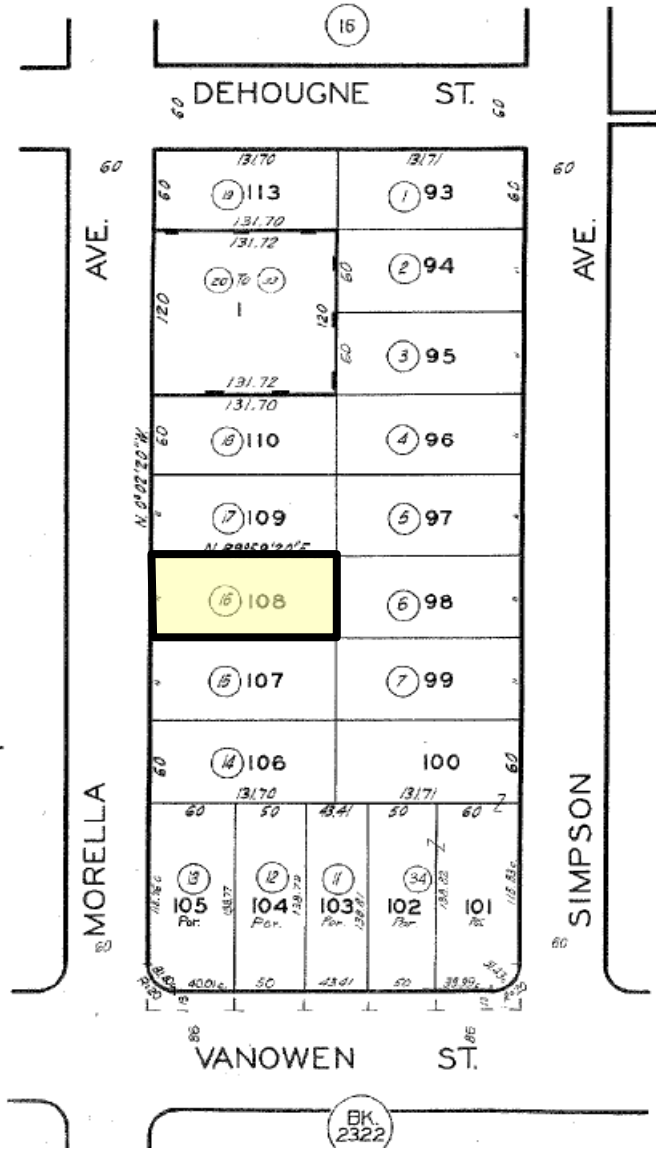
# MULTIFAMILY APARTMENT ON MORELLA AVE

## PARCEL MAP

2321 19  
SHEET 1  
SCALE 1" = 80'

1995

REVISED  
3-4-64  
3-4-64  
701021501  
710529003  
710521400  
703104008  
760908  
730602108  
55214



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

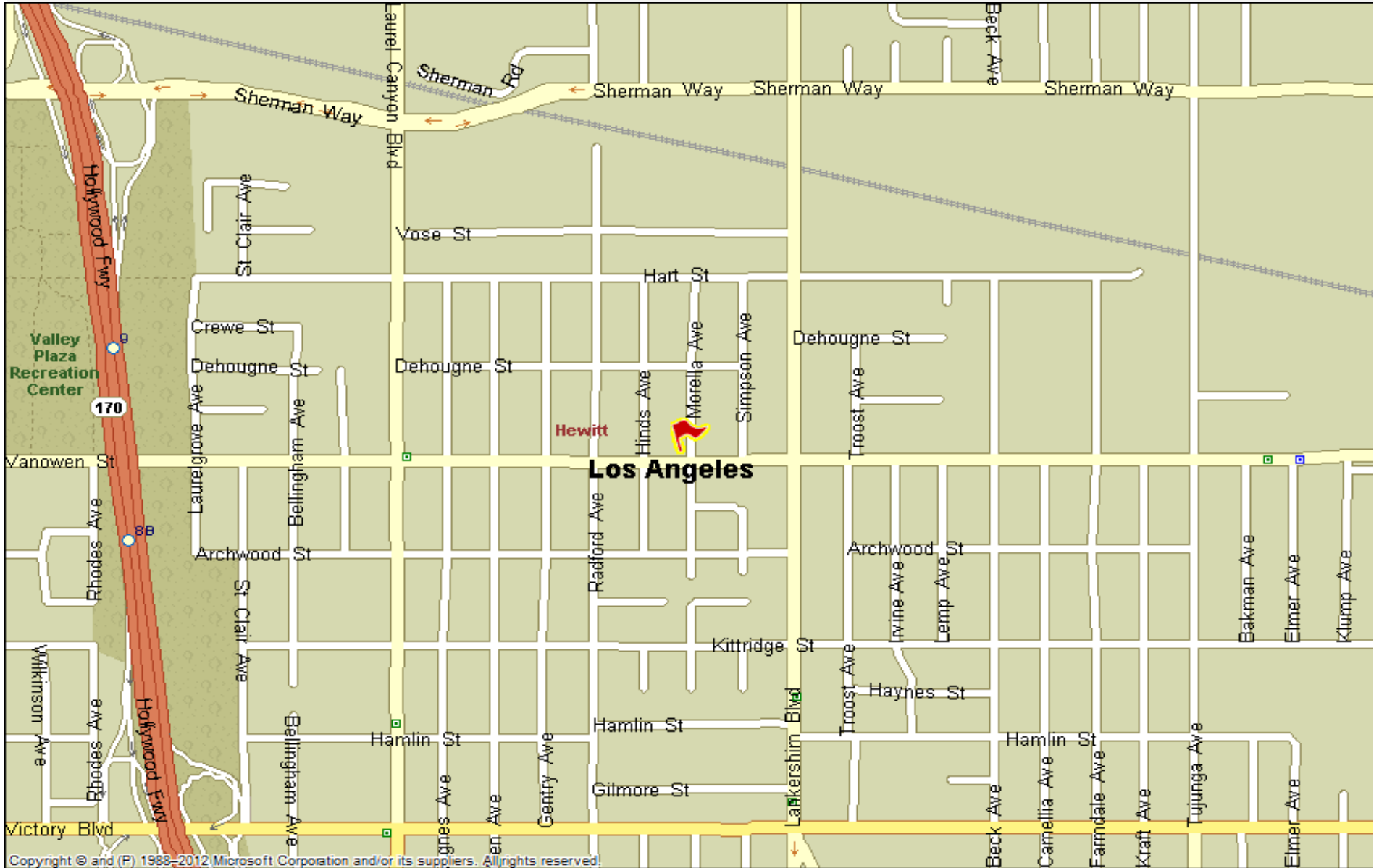
"The assessments of units in Tr. No. 23217 Condominium include all rights and interests of record in the common area designated as Lot 1 and as set forth in deeds of record."

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.

MULTIFAMILY APARTMENT ON MORELLA AVE

STREET MAP



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# MULTIFAMILY APARTMENT ON MORELLA AVE

## AMENITY MAP



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