

EXCLUSIVELY LISTED BY APLA GROUP

5761 Fair Ave

NORTH HOLLYWOOD, CA



PRICE:

\$1,000,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- On-Site Parking
- Corner Lot
- Unit Mix: 4-2+2
- Individually Metered for Gas & Electric
- CA-170 Freeway Closeby
- Has City Violations
- Short Distance to NoHo Arts District

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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

4 UNITS ON FAIR AVE

INVESTMENT SUMMARY		
Price:		\$1,000,000
Down Payment:	100%	\$1,000,000
Units:		4
Cost per Unit:		\$250,000
Current GRM:		11.04
Current CAP:		5.73%
Market GRM:		8.68
Market CAP:		8.02%
Age:		1945
Lot SF:		6,525
Building SF:		5,100
Price per SF:		\$196.08
Zoning:		LARD1.5



PROPOSED FINANCING		
First Loan Amount:		-
Terms:	7.50%	30 Years (5-Year Fix)
Monthly Payment:		-

Great North Hollywood Location
Unit Mix: 4-2+2
Individually Metered for Gas & Electric
11.04 GRM & 5.73% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$90,600		\$115,200	
Less Vacancy Rate Reserve:	2,718	3.0%	3,456	3.0%
Gross Operating Income:	87,882		111,744	
Less Expenses:	30,555	33.7%	31,510	27.4%
Net Operating Income:	\$57,327		\$80,234	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$57,327	0.0%	\$80,234	0.0%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$57,327	0.0%	\$80,234	0.0%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	2+2	\$1,888	\$7,550	\$2,400	\$9,600
Total Scheduled Rent:			\$7,550		\$9,600
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$7,550		\$9,600
Annual Scheduled Gross Income:			\$90,600		\$115,200
Taxes: (new)					\$12,500
Insurance:					\$5,100
Utilities:					\$6,240
Maintenance:					\$3,515
Rubbish:					-
Reserves:					\$800
Landscaping:					\$1,500
Pest Control:					\$900
Off-Site Mgmt:					-
Total Expenses:					\$30,555
Per SF:					\$5.99
Per Unit:					\$7,639

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	CURRENT RENT	MARKET RENT
001A	Conforming	2+2	\$1,550	\$2,400
002A	Vacant Conforming	2+2	\$2,400	\$2,400
003A	Conforming	2+2	\$1,200	\$2,400
0004	Conforming	2+2	\$2,400	\$2,400
001B	Non-Conforming			
002B	Non-Conforming			
003B	Non-Conforming			
TOTAL:			\$7,550	\$9,600

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AERIAL VIEW



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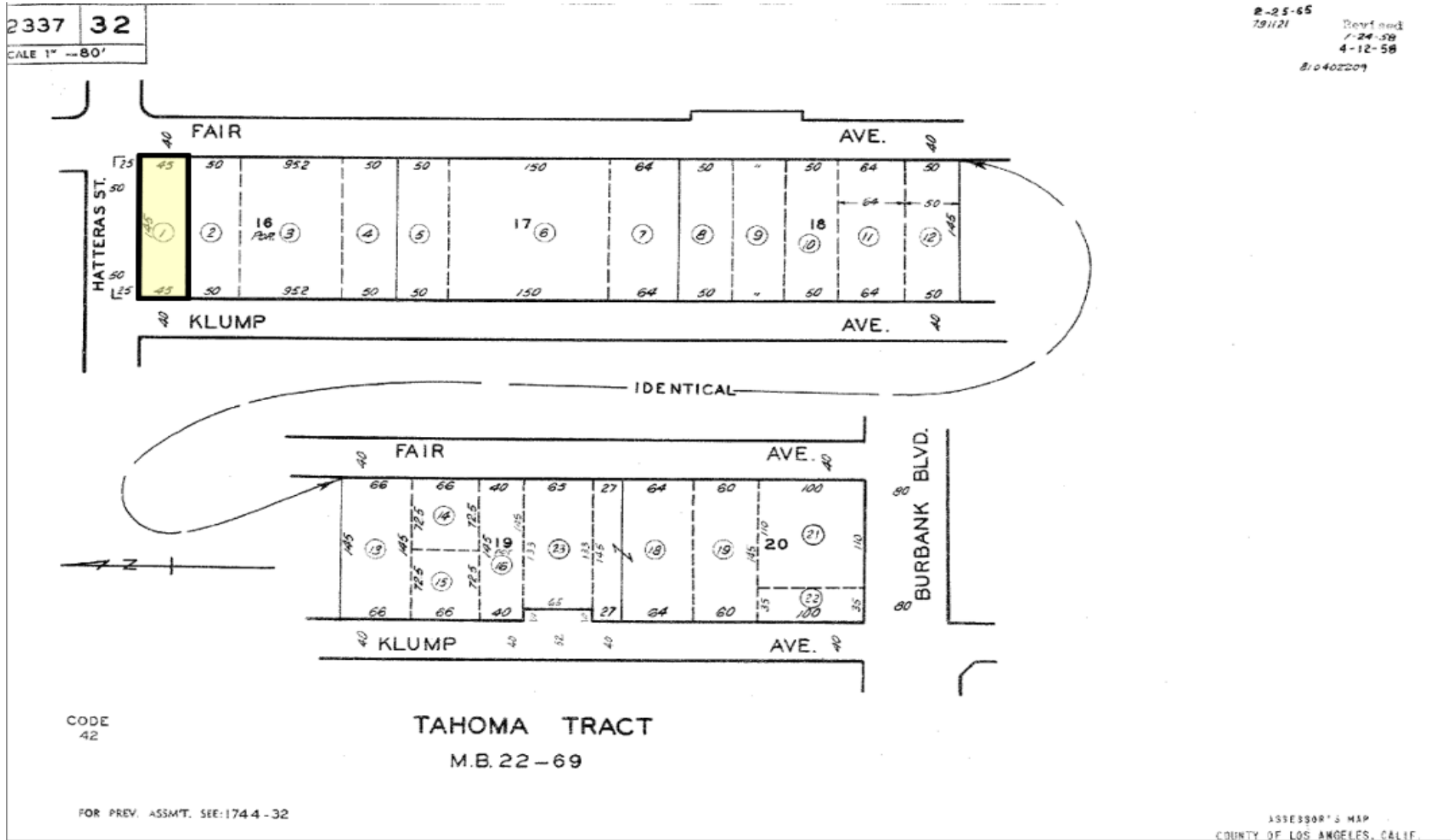
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PARCEL MAP



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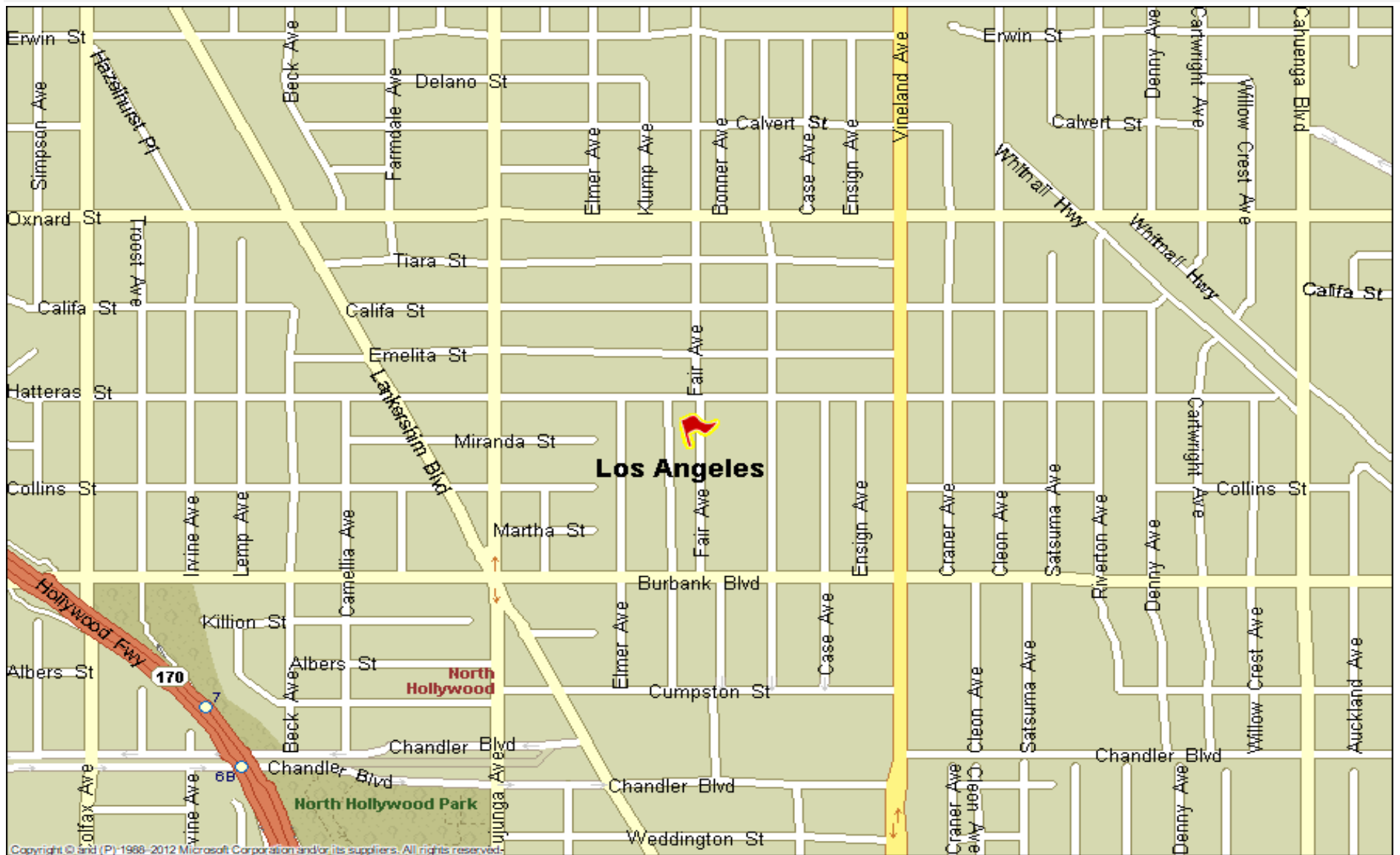
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STREET MAP



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AMENITY MAP



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