

EXCLUSIVELY LISTED BY APLA GROUP

6117 Vineland Ave

NORTH HOLLYWOOD, CA



PRICE:

\$680,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- On-Site Parking
- Burbank Airport Nearby
- Unit Mix: 4-Commercial
- Value Add Opportunity
- Mixed Use
- CA-170 & 101 Freeway Nearby
- Delivered Vacant

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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

COMMERCIAL BUILDING ON VINELAND AVE

INVESTMENT SUMMARY			
Price:			\$680,000
Down Payment:	100%		\$680,000
Units:			4
Cost per Unit:			
Current CAP:			8.32%
Market CAP:			8.32%
Age:			1953
Lot SF:			4,732
Building SF:			3,260
Price per SF:			\$208.59
Zoning:			LAC2



PROPOSED FINANCING			
First Loan Amount:			\$0
Terms:	7.25%	30 Years (5-Year Fix)	
Monthly Payment:			\$0

CA-170 & 101 Freeway Nearby
Delivered Vacant
Burbank Airport Nearby
NoHo Arts District Nearby

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$76,800			\$76,800	
Less Vacancy Rate Reserve:	2,304	3.0%		2,304	3.0%
Gross Operating Income:	74,496			74,496	
Less Expenses:	17,940	23.4%		17,940	23.4%
Net Operating Income:	\$56,556			\$56,556	
Less Loan Payments:	-	0.00		-	
Pre-Tax Cash Flow:	\$56,556	0.0%		\$56,556	0.0%
Plus Principal Reduction:	-			-	
Total Return Before Taxes:	\$56,556	0.0%		\$56,556	0.0%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	Commercial	\$1,600	\$6,400	\$1,600	\$6,400
Total Scheduled Rent:			\$6,400		\$6,400
Common Area Maintenance:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$6,400		\$6,400
Annual Scheduled Gross Income:			\$76,800		\$76,800

ESTIMATED EXPENSES	
Taxes: (new)	\$8,500
Insurance:	\$3,260
Utilities:	-
Maintenance:	\$2,980
Rubbish:	-
Reserves:	\$800
Landscaping:	\$1,500
Pest Control:	\$900
Total Expenses:	\$17,940
Per Net Sq. Ft.:	\$5.50
Per Unit:	-

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
0002	Vacant	Commercial	\$1,600	\$1,600
0010	Vacant	Commercial	\$1,600	\$1,600
6117-B	Vacant	Commercial	\$1,600	\$1,600
6117-8	Vacant	Commercial	\$1,600	\$1,600
TOTAL:			\$6,400	\$6,400

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PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

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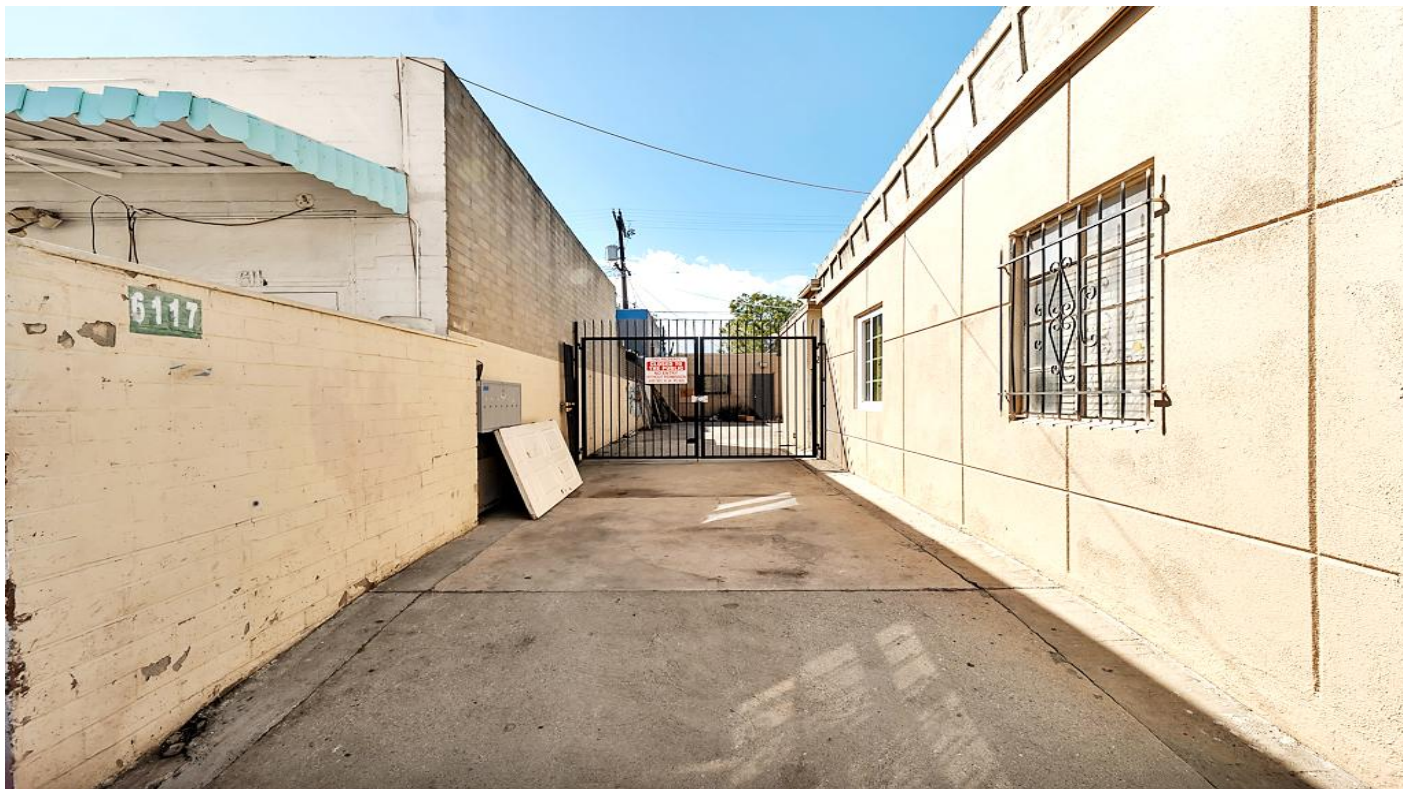
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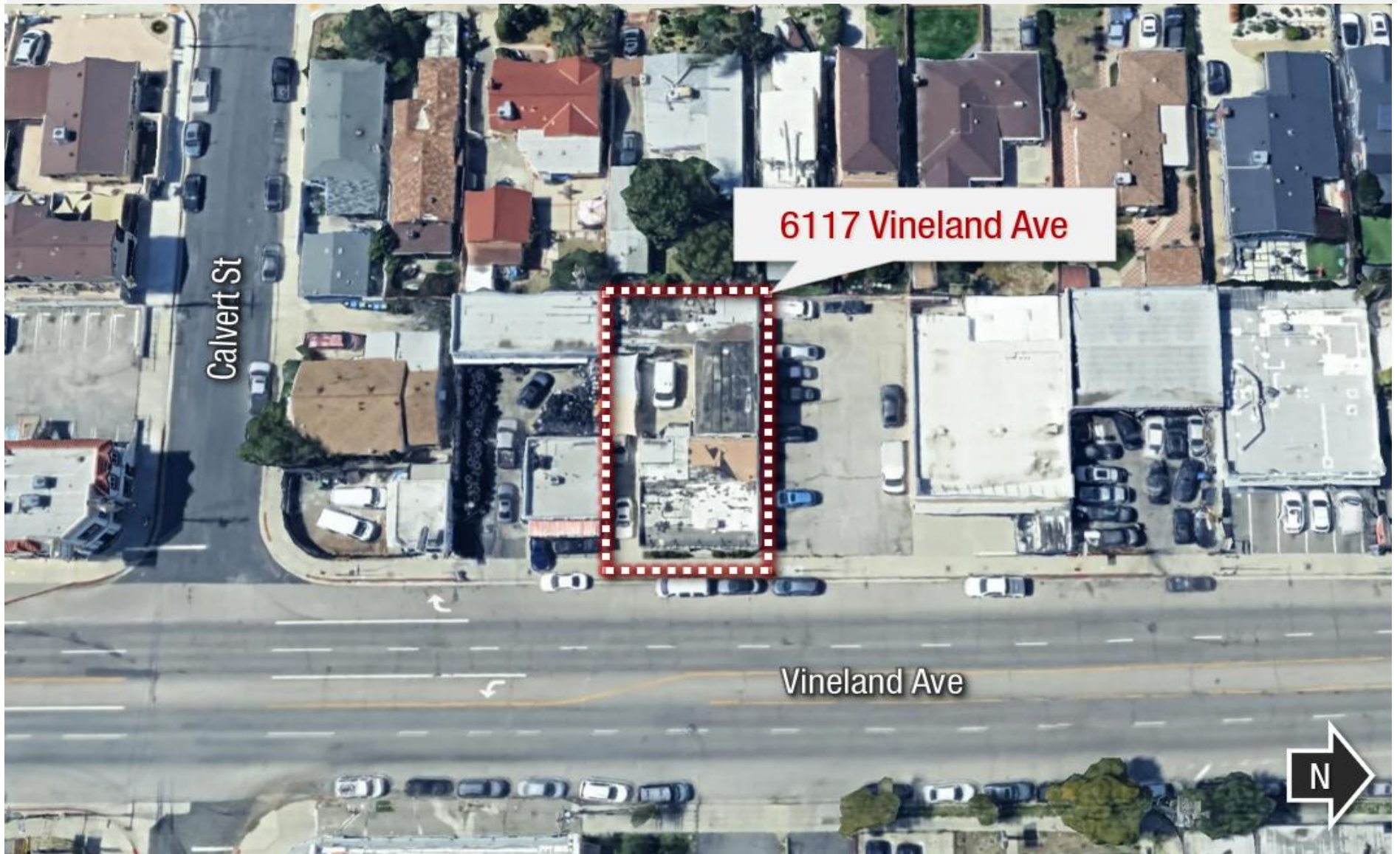
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COMMERCIAL BUILDING ON VINELAND AVE

AERIAL VIEW



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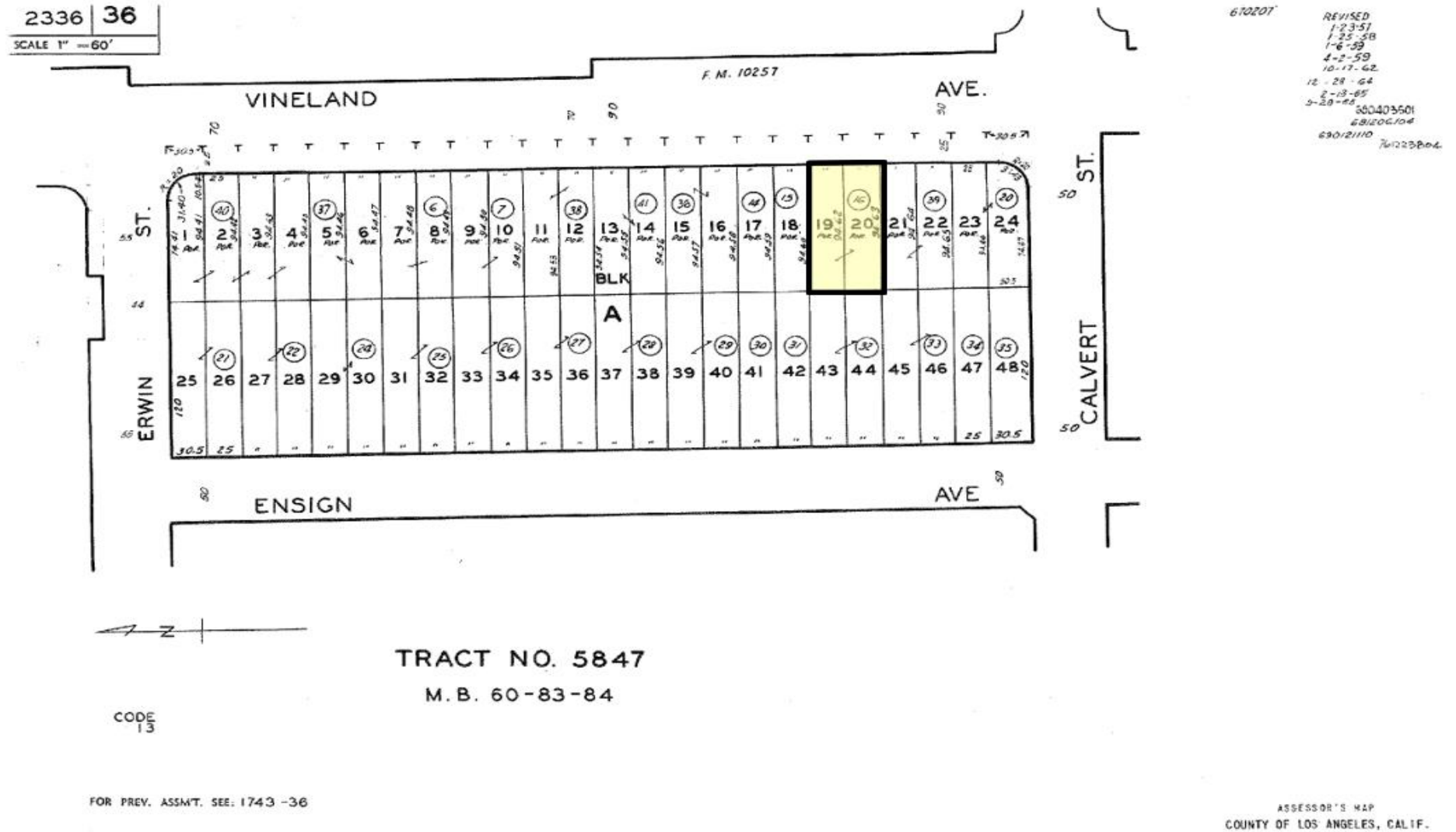
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COMMERCIAL BUILDING ON VINELAND AVE

PARCEL MAP



MICHAEL PESCI & JAMES ANTONUCCI

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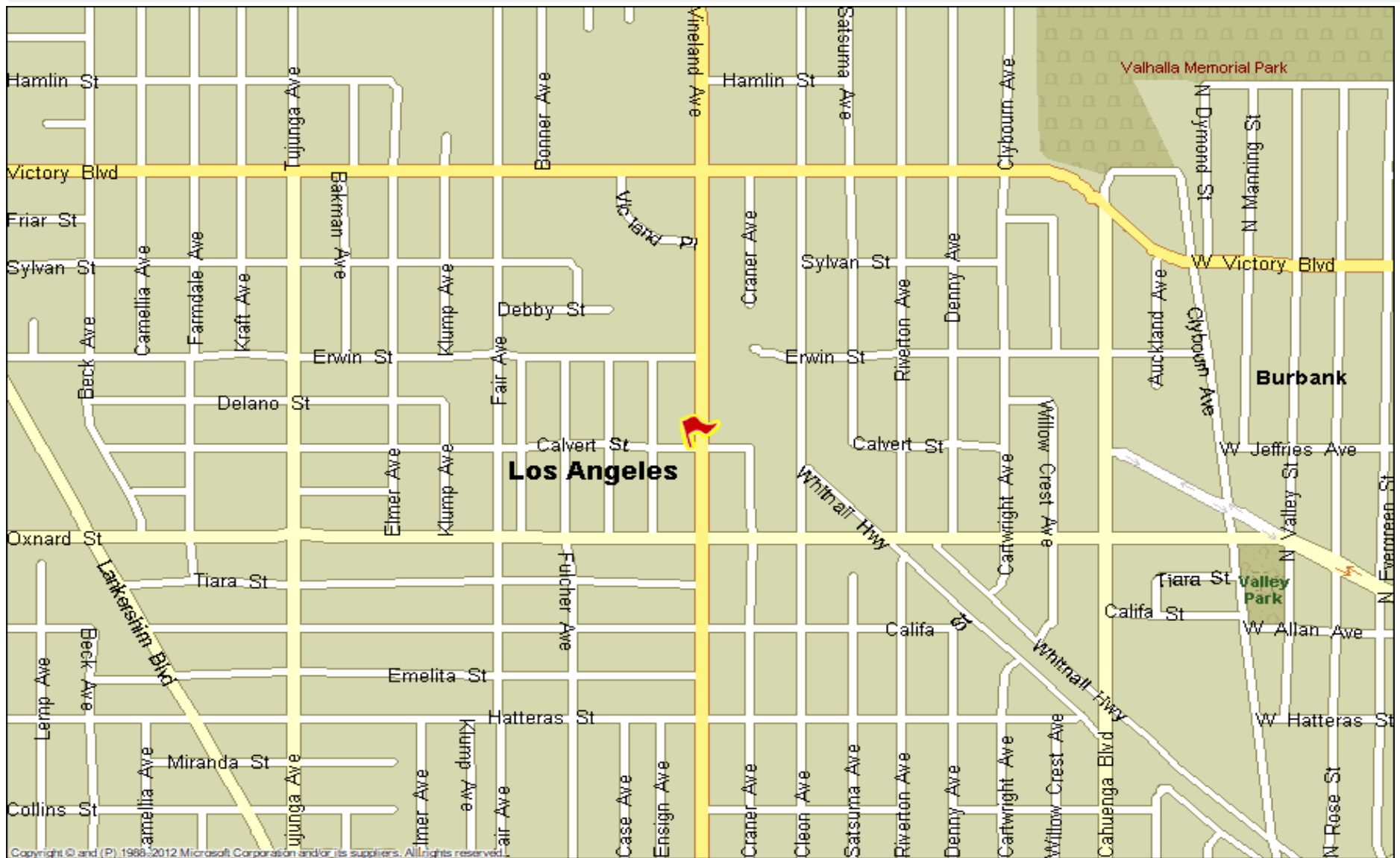
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COMMERCIAL BUILDING ON VINELAND AVE

STREET MAP



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COMMERCIAL BUILDING ON VINELAND AVE

AMENITY MAP



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