

EXCLUSIVELY LISTED BY APLA GROUP

6709 Lemp Ave

NORTH HOLLYWOOD, CA



PRICE:

\$1,162,500

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- On-Site Parking with Storage
- 11.62 GRM & 5.46% Cap Rate
- Unit Mix: 4-1+1 | 1-2+1
- On-Site Laundry
- Individually Metered for Gas & Electric
- NoHo Arts District Nearby
- Short Distance to Hollywood Burbank Airport

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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
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JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
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JAMES@APLAGROUP.COM

5 UNITS ON LEMP AVE

INVESTMENT SUMMARY		
Price:		\$1,162,500
Down Payment:	44%	\$511,500
Units:		5
Cost per Unit:		\$232,500
Current GRM:		11.62
Current CAP:		5.46%
Market GRM:		9.89
Market CAP:		6.87%
Age:		1931
Lot SF:		7,796
Building SF:		3,078
Price per SF:		\$377.68
Zoning:		LARD1.5



PROPOSED FINANCING		
First Loan Amount:		\$651,000
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,047

Great North Hollywood Location
Unit Mix: 4-1+1 | 1-2+1
On-Site Laundry
11.62 GRM & 5.46% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$100,015		\$117,600	
Less Vacancy Rate Reserve:	3,000	3.0%	3,528	3.0%
Gross Operating Income:	97,015		114,072	
Less Expenses:	33,530	33.5%	34,212	29.1%
Net Operating Income:	\$63,485		\$79,860	
Less Loan Payments:	48,566	1.31	48,566	
Pre-Tax Cash Flow:	\$14,918	2.9%	\$31,293	6.1%
Plus Principal Reduction:	7,627		7,627	
Total Return Before Taxes:	\$22,546	4.4%	\$38,921	7.6%

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	1+1	\$1,659	\$6,635	\$1,900	\$7,600
1	2+1	\$1,700	\$1,700	\$2,200	\$2,200
Total Scheduled Rent:			\$8,335		\$9,800
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$8,335		\$9,800
Annual Scheduled Gross Income:			\$100,015		\$117,600
Taxes: (new)					\$14,531
Insurance:					\$3,078
Utilities:					\$6,840
Maintenance:					\$3,881
Rubbish:					\$1,800
Reserves:					\$1,000
Landscaping:					\$1,500
Pest Control:					\$900
Off-Site Mgmt:					-
Total Expenses:					\$33,530
Per SF:					\$10.89
Per Unit:					\$6,706

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
1	Vacant	1+1	\$1,659	\$1,900
2		1+1	\$1,617	\$1,900
3		1+1	\$1,659	\$1,900
4		1+1	\$1,700	\$1,900
5		2+1	\$1,700	\$2,200
TOTAL:			\$8,335	\$9,800

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PHOTOS



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AERIAL VIEW



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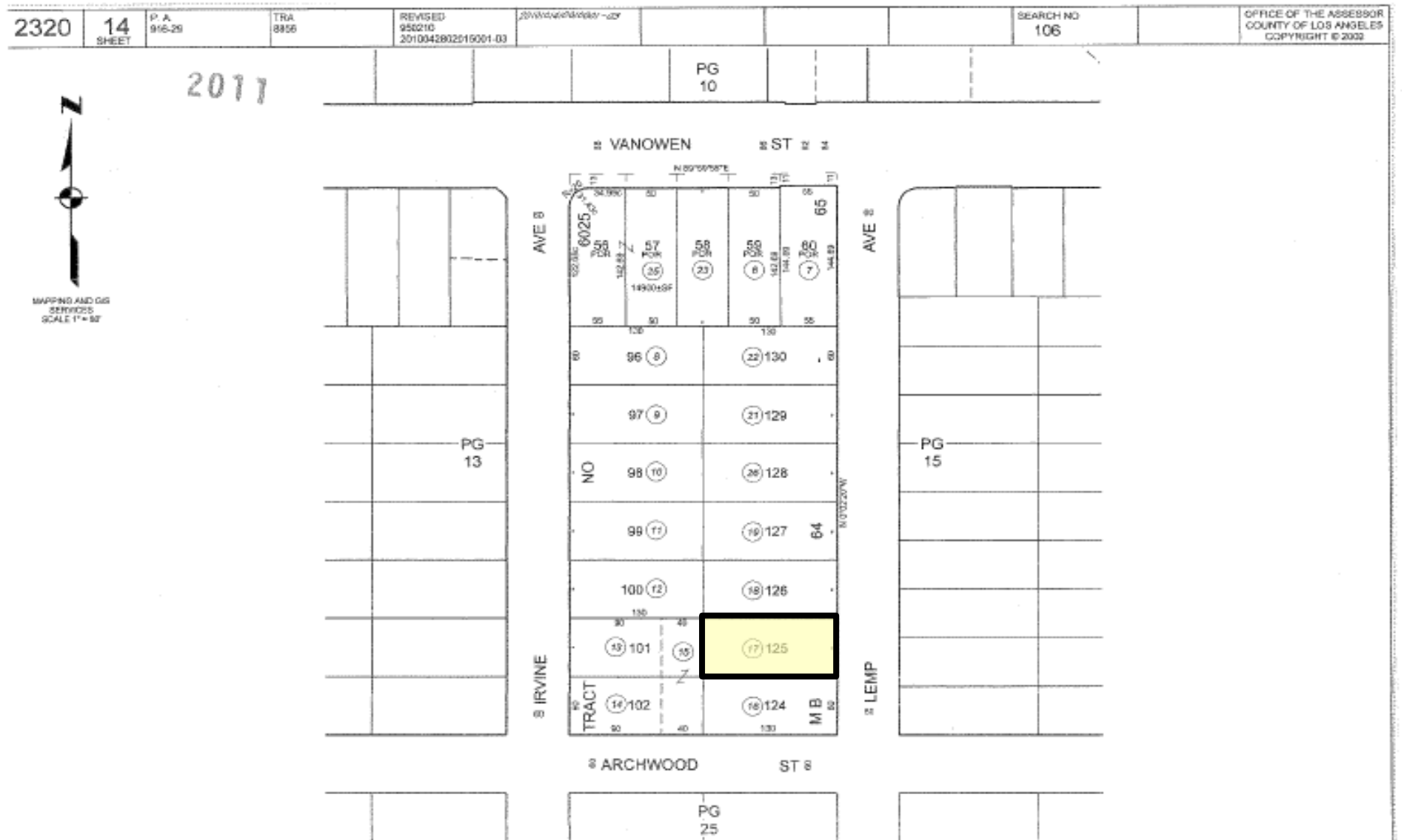
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5 UNITS ON LEMP AVE

PARCEL MAP



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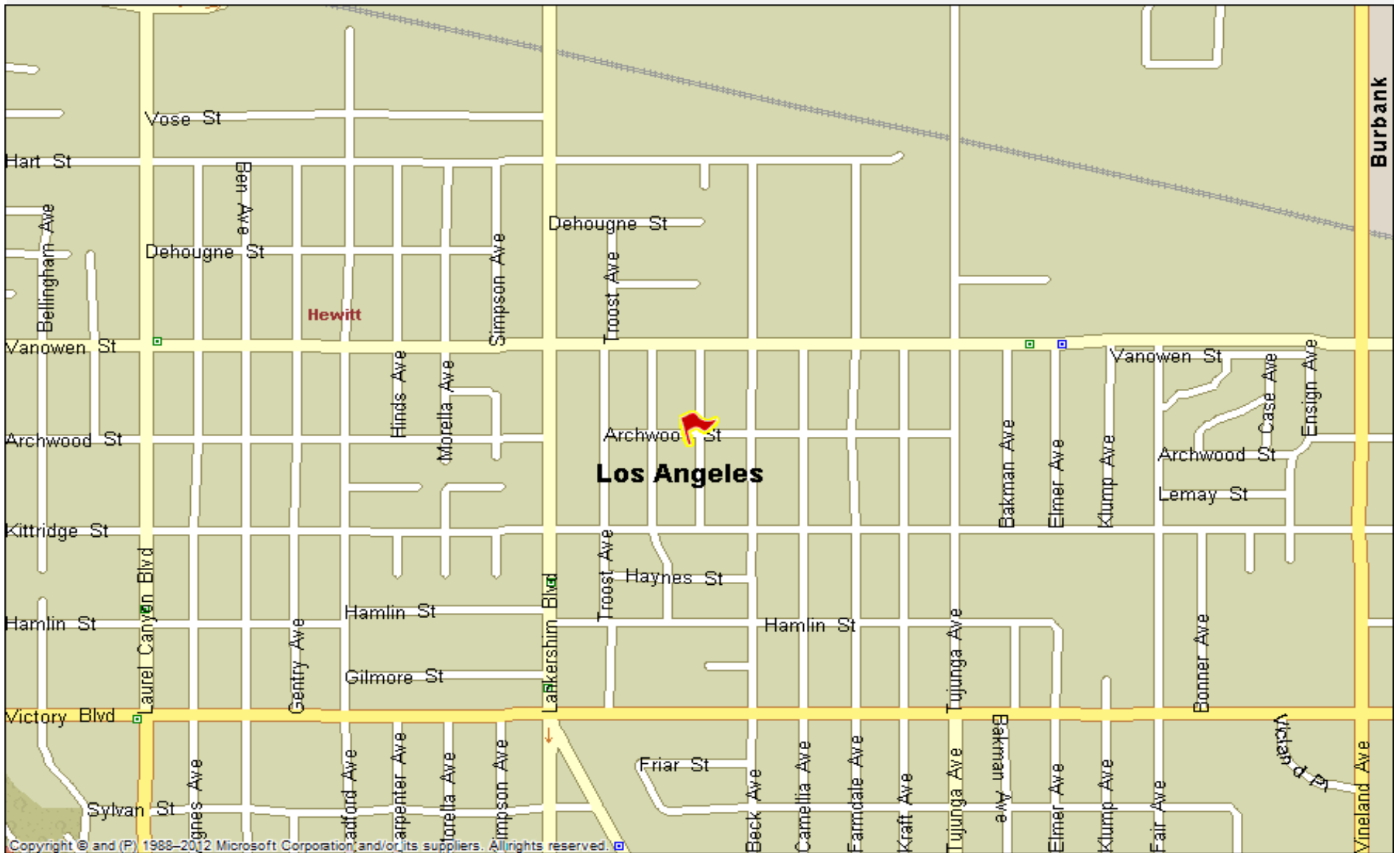
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STREET MAP



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AMENITY MAP



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