

EXCLUSIVELY LISTED BY APLA GROUP

6828 Fulton Ave

NORTH HOLLYWOOD, CA



PRICE:

\$1,842,500

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- On-Site Parking with Storage
- Potential Rental Upside
- Unit Mix: 1-Single | 5-1+1 | 1-2+2 | 3-3+2
- Located on Major Thoroughfare
- Seismic Retrofitting Completed
- Individually Metered for Gas & Electric
- High Demand Rental Location

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

PRESENTED BY:

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
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JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
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10 UNITS ON FULTON

INVESTMENT SUMMARY

Price:		\$1,842,500
Down Payment:	41%	\$755,425
Units:		10
Cost per Unit:		\$184,250
Current GRM:		9.31
Current CAP:		7.12%
Market GRM:		6.36
Market CAP:		11.77%
Age:		1964
Lot SF:		9,303
Building SF:		7,885
Price per SF:		\$233.67
Zoning:		LAR3



Great North Hollywood Location
Unit Mix: 1-Single | 5-1+1 | 1-2+2 | 3-3+2
Located on Major Thoroughfare
9.31 GRM & 7.12% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$1,087,075
Terms:	5.90%	30 Years (5-Year Fix)
Monthly Payment:		\$6,511

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$197,928		\$289,800	
Less Vacancy Rate Reserve:	5,938	3.0%	8,694	3.0%
Gross Operating Income:	191,990		281,106	
Less Expenses:	60,756	30.7%	64,320	22.2%
Net Operating Income:	\$131,234		\$216,786	
Less Loan Payments:	78,132	1.68	78,132	
Pre-Tax Cash Flow:	\$53,103	7.0%	\$138,654	18.4%
Plus Principal Reduction:	13,599		13,599	
Total Return Before Taxes:	\$66,701	8.8%	\$152,252	20.2%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Single	\$1,019	\$1,019	\$1,400	\$1,400
5	1+1	\$1,345	\$6,727	\$1,950	\$9,750
1	2+2	\$2,450	\$2,450	\$2,500	\$2,500
3	3+2	\$2,099	\$6,298	\$3,500	\$10,500
Total Scheduled Rent:			\$16,494		\$24,150
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$16,494		\$24,150
Annual Scheduled Gross Income:			\$197,928		\$289,800

ESTIMATED EXPENSES

Taxes: (new)	\$23,031
Insurance:	\$7,885
Utilities:	\$14,160
Maintenance:	\$7,680
Rubbish:	\$3,600
Reserves:	\$2,000
Landscaping:	\$1,500
Pest Control:	\$900
Total Expenses:	\$60,756
Per SF:	\$7.71
Per Unit:	\$6,076

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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VP OF INVESTMENTS & VP OF INVESTMENTS

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Single	\$1,019	\$1,400
2	1+1	\$1,294	\$1,950
3	3+2	\$1,586	\$3,500
4	1+1	\$1,100	\$1,950
5	1+1	\$1,172	\$1,950
6	2+2	\$2,450	\$2,500
7	3+2	\$2,850	\$3,500
8	1+1	\$1,823	\$1,950
9	3+2	\$1,862	\$3,500
10	1+1	\$1,338	\$1,950
TOTAL:		\$16,494	\$24,150

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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

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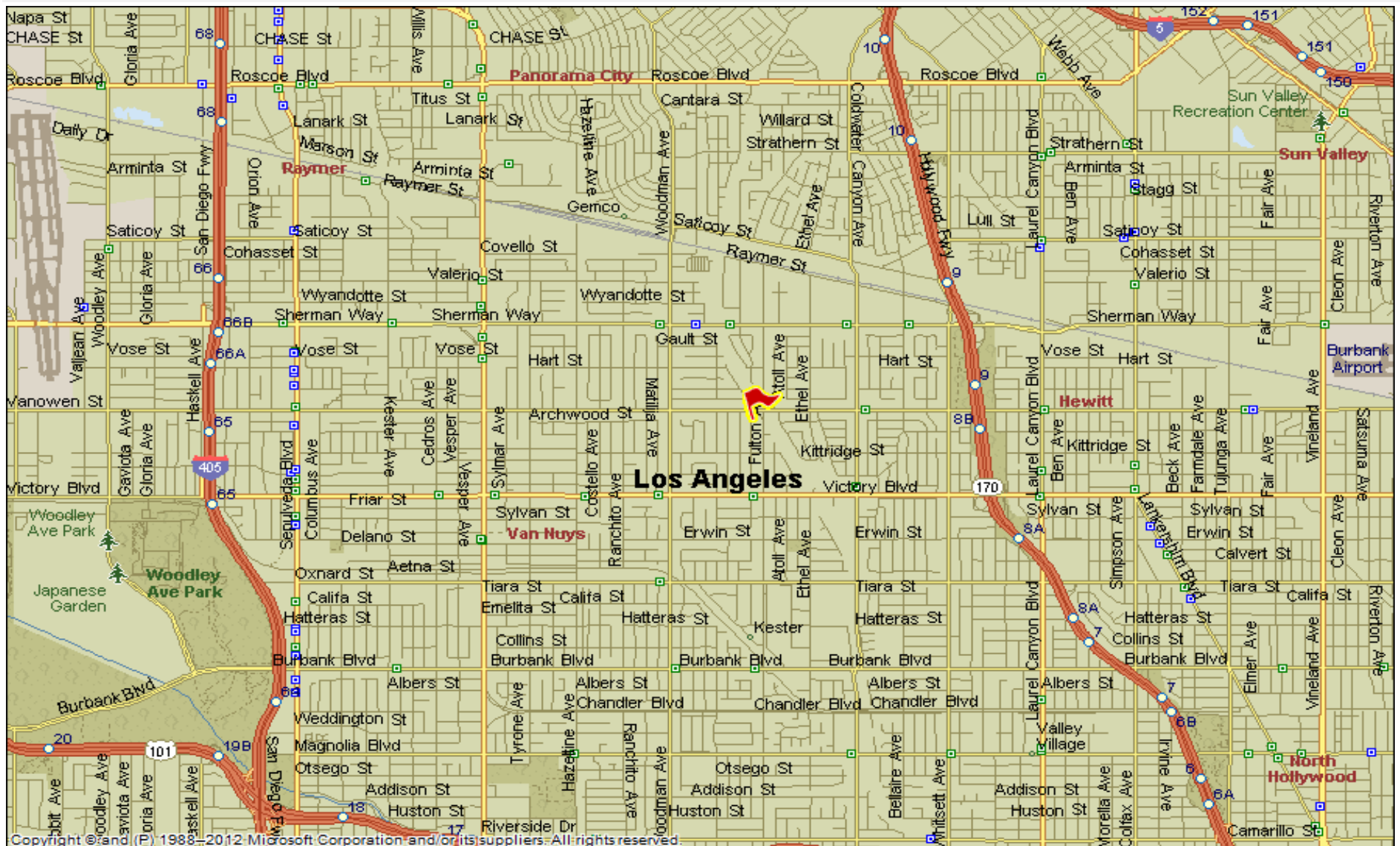
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STREET MAP



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AMENITY MAP



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