

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

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

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			
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	8,694		
Gross Operating Income:		191,990	281,106		
Less Expenses:		60,756	64,320		
Net Operating Income:		\$131,234	\$216,786		
Less Loan Payments:		78,132	78,132		
Pre-Tax Cash Flow:		\$53,103	\$138,654		
Plus Principal Reduction:		13,599	13,599		
Total Return Before Taxes:		\$66,701	\$152,252		
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			



Great North Hollywood Location

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Located on Major Thoroughfare

9.31 GRM & 7.12% Cap Rate

PROPERTY RENTAL INFORMATION

UNIT MIX

CURRENT

PRO-FORMA

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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 #	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



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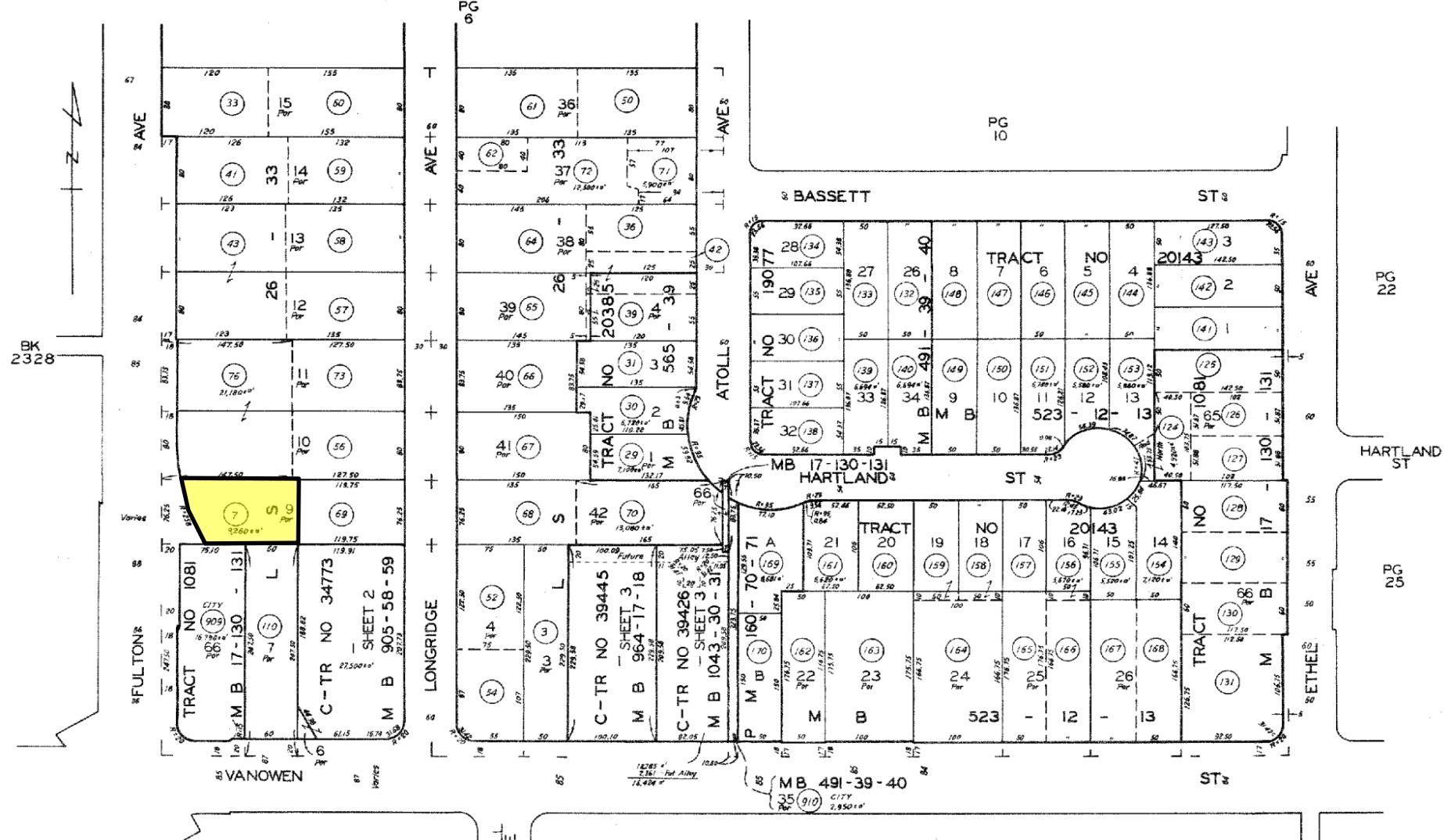
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10 UNITS ON FULTON

PARCEL MAP

2327 7 SCALE 1" = 100' TRA 13
SHEET 1 PA 1480-7 OFFICE OF ASSESSOR
2327-8-9 COUNTY OF LOS ANGELE

REVIS
861015651-87



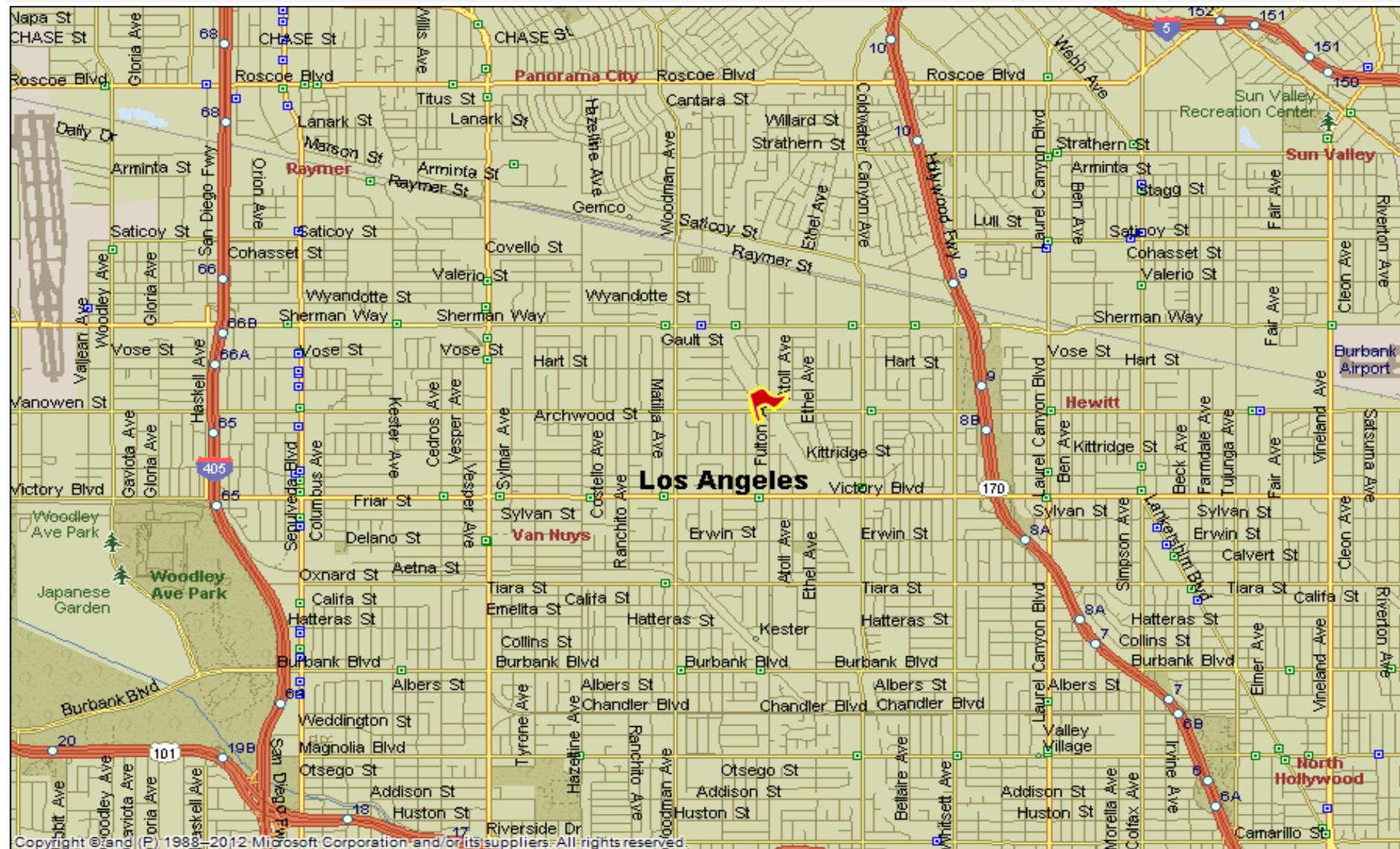
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STREET MAP



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AMENITY MAP



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