

5326 Cahuenga Blvd

NORTH HOLLYWOOD, CA



PRICE:

\$1,600,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Nearby Shopping/Transit
- High Demand Rental Location
- Unit Mix: 3-Single | 3-1+1 | 2-2+2
- On-Site Parking
- Soft Story Retrofitting Completed
- Individually Metered for Gas & Electric
- Short Distance To CA-170, CA-134, & 101 Freeways

aplaGROUP

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

8 UNITS ON CAHUENGA BLVD

INVESTMENT SUMMARY		
Price:		\$1,600,000
Down Payment:	42%	\$672,000
Units:		8
Cost per Unit:		\$200,000
Current GRM:		10.32
Current CAP:		6.24%
Market GRM:		8.71
Market CAP:		7.90%
Age:		1964
Lot SF:		6,252
Building SF:		4,422
Price per SF:		\$361.83
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$928,000
Terms:	6.00%	30 Years (5-Year Fix)
Monthly Payment:		\$5,618

Great North Hollywood Location
 Unit Mix: 3-Single | 3-1+1 | 2-2+2
 On-Site Parking
 10.32 GRM & 6.24% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$154,972		\$183,600	
Less Vacancy Rate Reserve:	4,649	3.0%	5,508	3.0%
Gross Operating Income:	150,323		178,092	
Less Expenses:	50,522	32.6%	51,632	28.1%
Net Operating Income:	\$99,801		\$126,460	
Less Loan Payments:	67,418	1.48	67,418	
Pre-Tax Cash Flow:	\$32,383	4.8%	\$59,042	8.8%
Plus Principal Reduction:	11,394		11,394	
Total Return Before Taxes:	\$43,777	6.5%	\$70,436	10.5%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
3	Single	\$963	\$2,890	\$1,500	\$4,500
3	1+1	\$1,776	\$5,329	\$2,000	\$6,000
2	2+2	\$2,348	\$4,695	\$2,400	\$4,800
Total Scheduled Rent:			\$12,914	\$15,300	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$12,914	\$15,300	
Annual Scheduled Gross Income:			\$154,972	\$183,600	

ESTIMATED EXPENSES	
Taxes: (new)	\$20,000
Insurance:	\$5,749
Utilities:	\$11,880
Maintenance:	\$6,013
Rubbish:	\$2,880
Reserves:	\$1,600
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	
Total Expenses:	\$50,522
Per SF:	\$11.43
Per Unit:	\$6,315

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	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
1	VACANT	1+1	-	\$1,700	\$2,000
2		Single	-	\$625	\$1,500
3		1+1	\$1,775	\$1,910	\$2,000
4		Single	-	\$826	\$1,500
5	VACANT	2+2	-	\$2,300	\$2,400
6		1+1	\$1,680	\$1,719	\$2,000
7		Single	-	\$1,439	\$1,500
8	VACANT	2+2	-	\$2,395	\$2,400
TOTAL:			\$3,455	\$12,914	\$15,300

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PHOTOS



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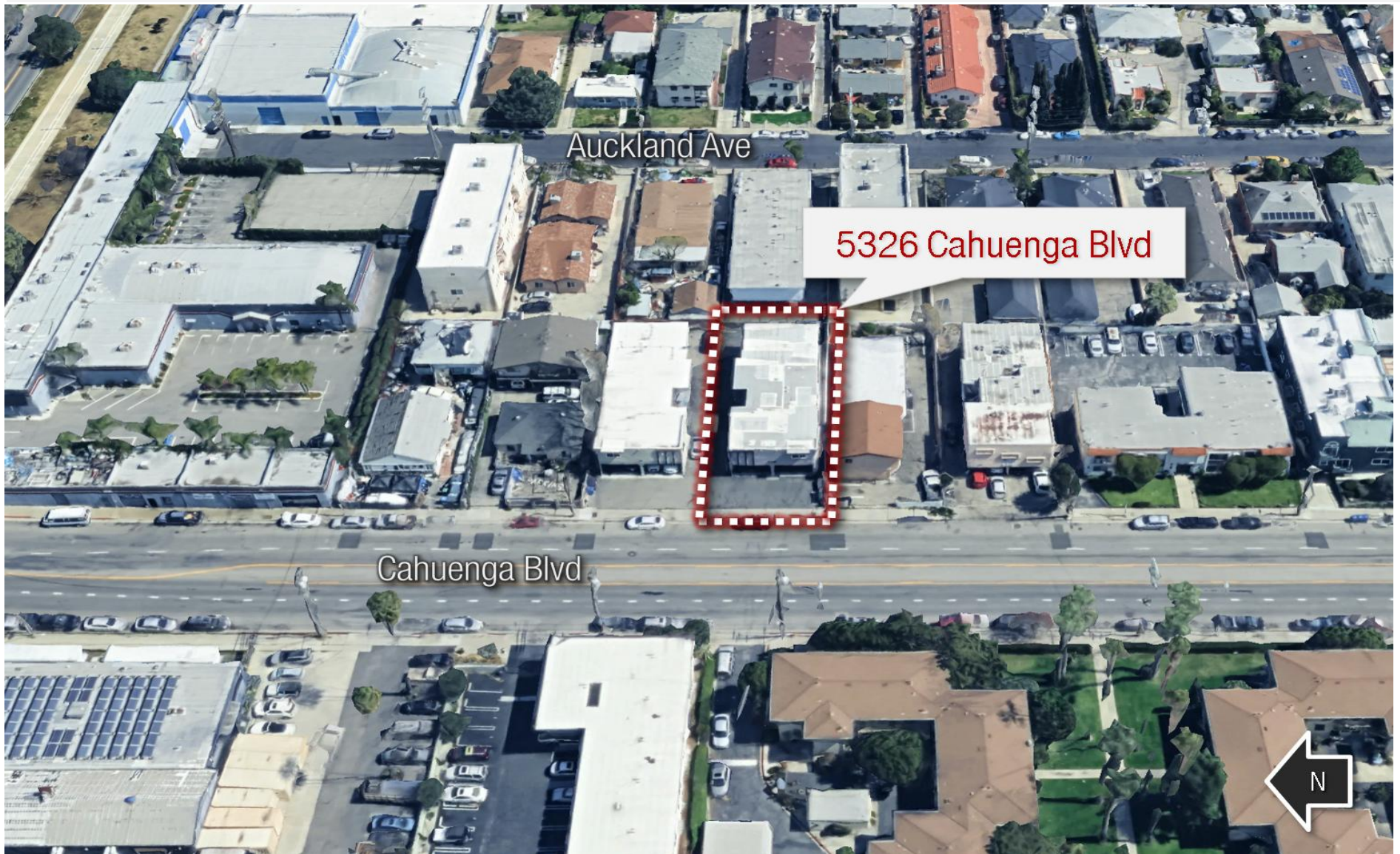
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AERIAL VIEW



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PARCEL MAP

2417 | 3 | 1992
 SCALE 1" = 80'

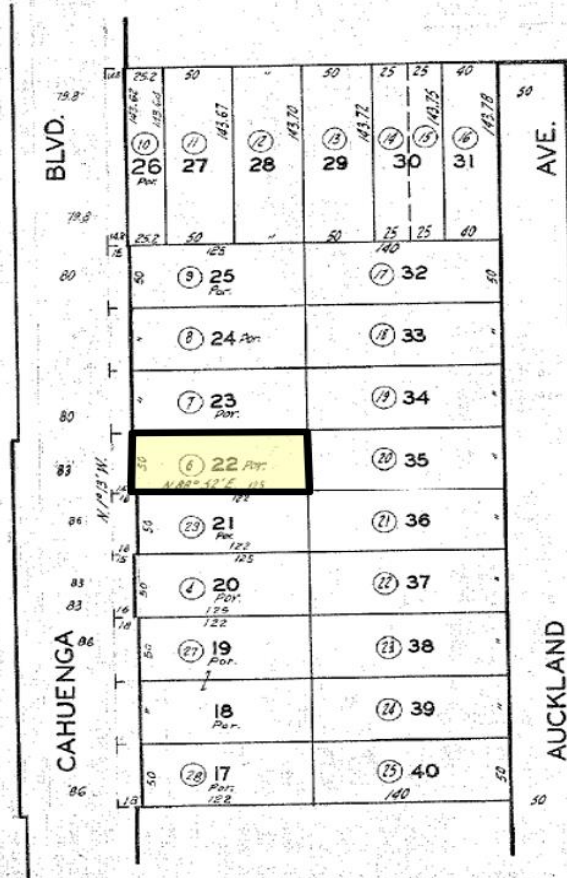
REVISIONS
 11-5-64 7-11-63
 2-16-65 8-17-64
 1906207516
 690717506
 650815002
 651221004
 710815001
 710826806
 9006070200061-03
 9125663604001-03



CODE 13

TRACT NO. 1230
 M. B. 17-200

FOR PREV. ASSMT. SEE: 659 - 36



ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

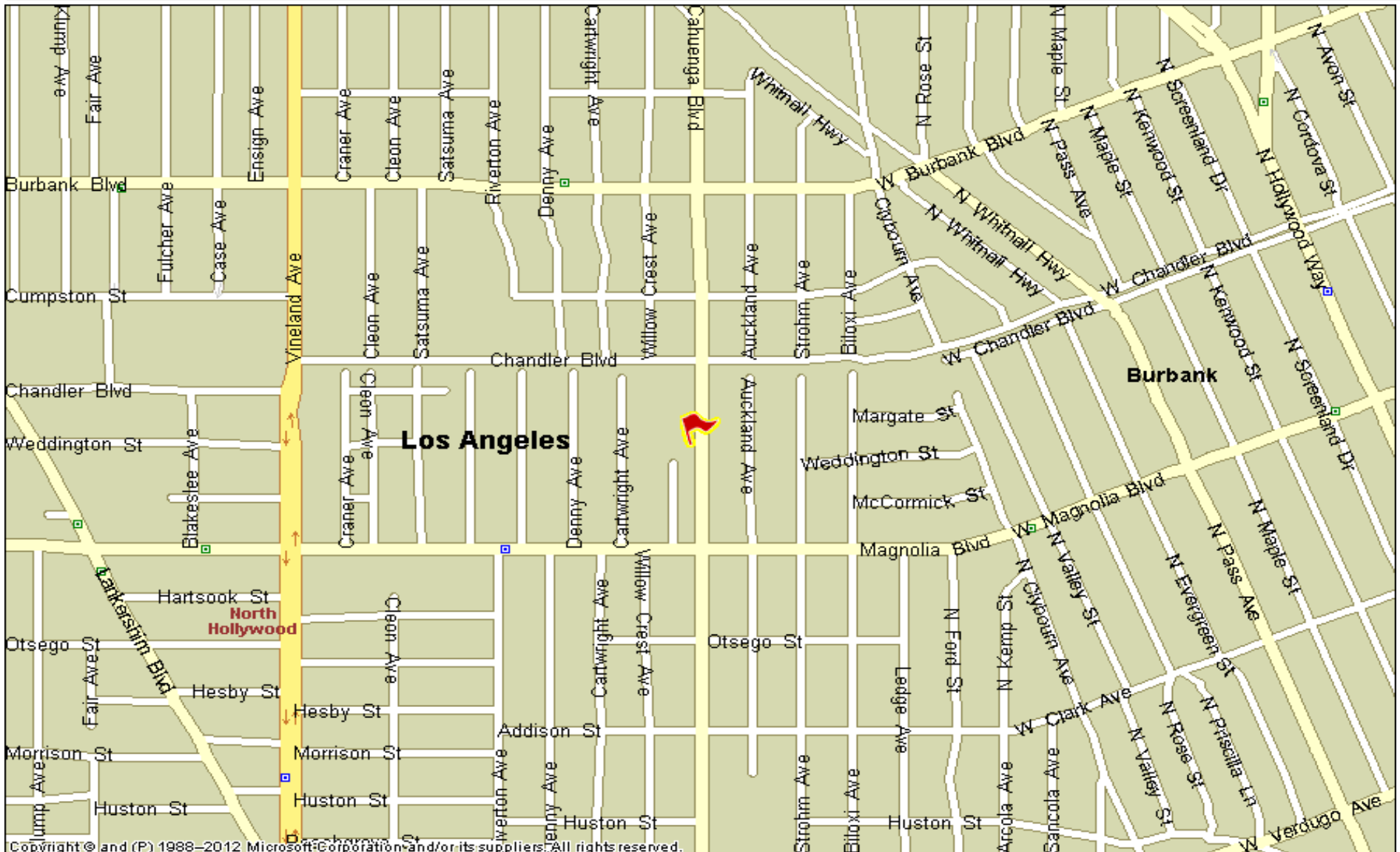
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STREET MAP



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AMENITY MAP



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