6308 Coldwater Canyon Ave

NORTH HOLLYWOOD, CA



PRICE:

$1,342,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- LA Valley College Nearby
- 10.11 GRM & 6.44% Cap Rate
- Unit Mix: 4-1+1 | 2-2+1
- On-Site Parking
- On-Site Laundry
- 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:

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6 UNITS ON COLDWATER CANYON AVE

INVESTMENT SUMMARY

Price:		$1,342,000
Down Payment:	40%	$536,800
Units:		6
Cost per Unit:		$223,667
Current GRM:		10.11
Current CAP:		6.44%
Market GRM:		9.09
Market CAP:		7.47%
Age:		1953
Lot SF:		5,999
Building SF:		4,328
Price per SF:		$310.07
Zoning:		LAR3

PROPOSED FINANCING

First Loan Amount:		$805,200
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		$5,006



Great North Hollywood Location
Unit Mix: 4-1+1 | 2-2+1
On-Site Parking
10.11 GRM & 6.44% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	$132,756		$150,000	
Less Vacancy Rate Reserve:	3,983	3.0%	4,428	3.0%
Gross Operating Income:	128,773		143,172	
Less Expenses:	42,312	31.9%	42,888	29.1%
Net Operating Income:	$86,461		$100,284	
Less Loan Payments:	60,070	1.44	60,070	
Pre-Tax Cash Flow:	$26,391	4.9%	$40,214	7.5%
Plus Principal Reduction:	9,434		9,434	
Total Return Before Taxes:	$35,825	6.7%	$49,647	9.2%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	$1,689	$6,757	$1,950	$7,800
2	2+1	$2,053	$4,106	$2,250	$4,500
Total Scheduled Rent:			$10,863		$12,300
Laundry:			$200		$200
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			$11,063		$12,500
Annual Scheduled Gross Income:			$132,756		$150,000

ESTIMATED EXPENSES

Taxes: (new)	$16,775
Insurance:	$5,626
Utilities:	$9,000
Maintenance:	$5,151
Rubbish:	$2,160
Reserves:	$1,200
Landscaping:	$1,500
Pest Control:	$900
Off-Site Mgmt:	-
Total Expenses:	$42,312
Per SF:	$9.78
Per Unit:	$7,052

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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6 UNITS ON COLDWATER CANYON AVE

RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	$1,900	$1,950
2	1+1	$1,791	$1,950
3	2+1	$2,036	$2,250
4	1+1	$1,539	$1,950
5	1+1	$1,527	$1,950
6	2+1	$2,070	$2,250
	TOTAL:	$10,863	$12,300

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PHOTOS





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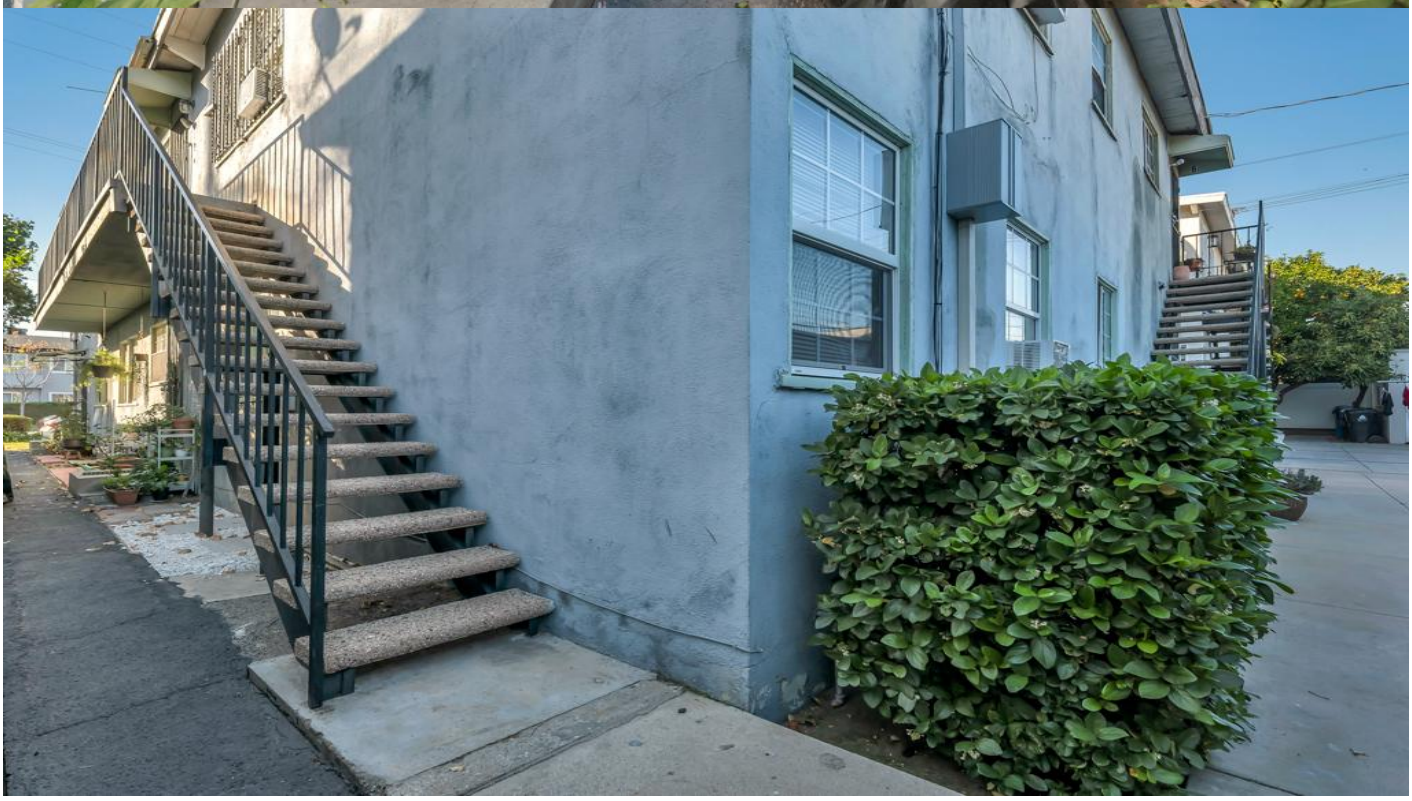

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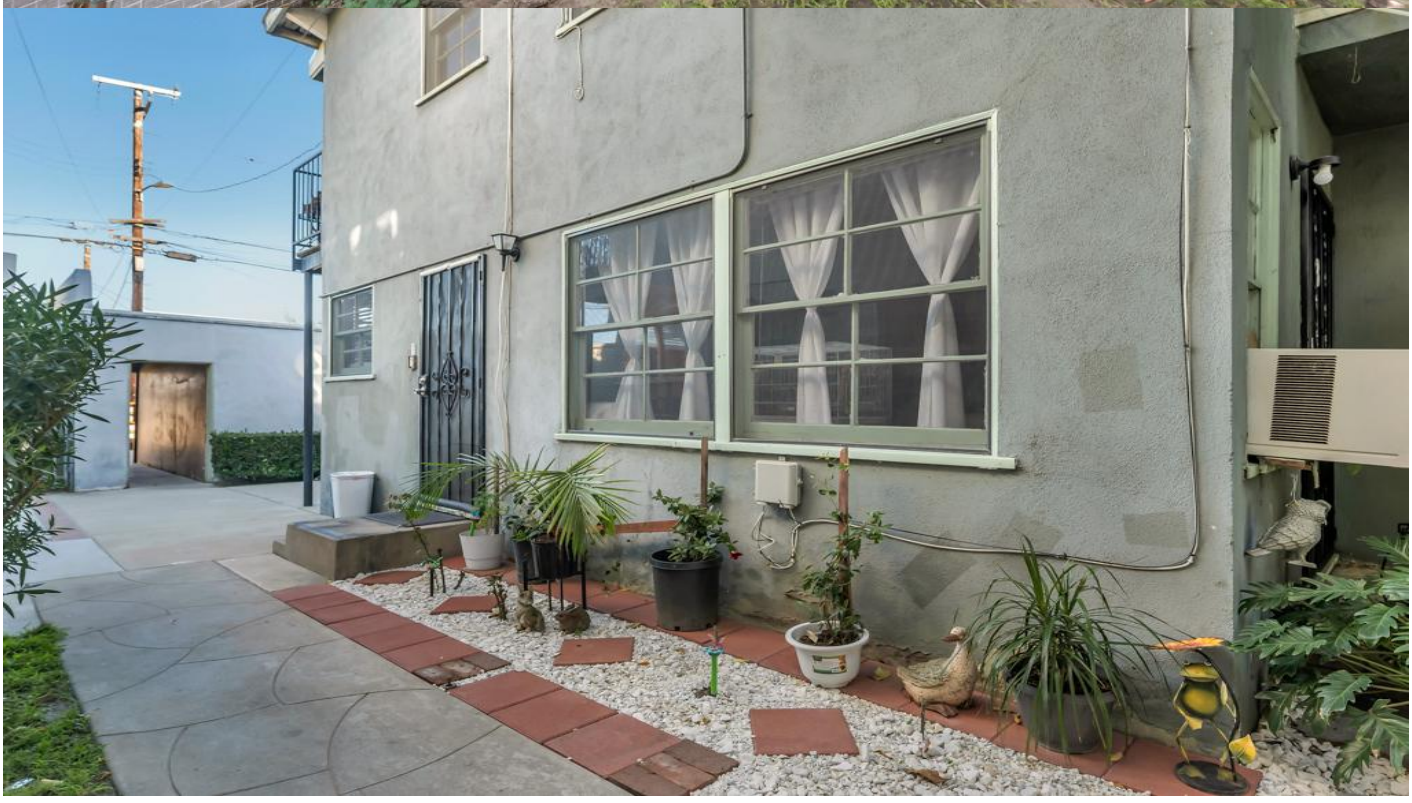

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AERIAL VIEW



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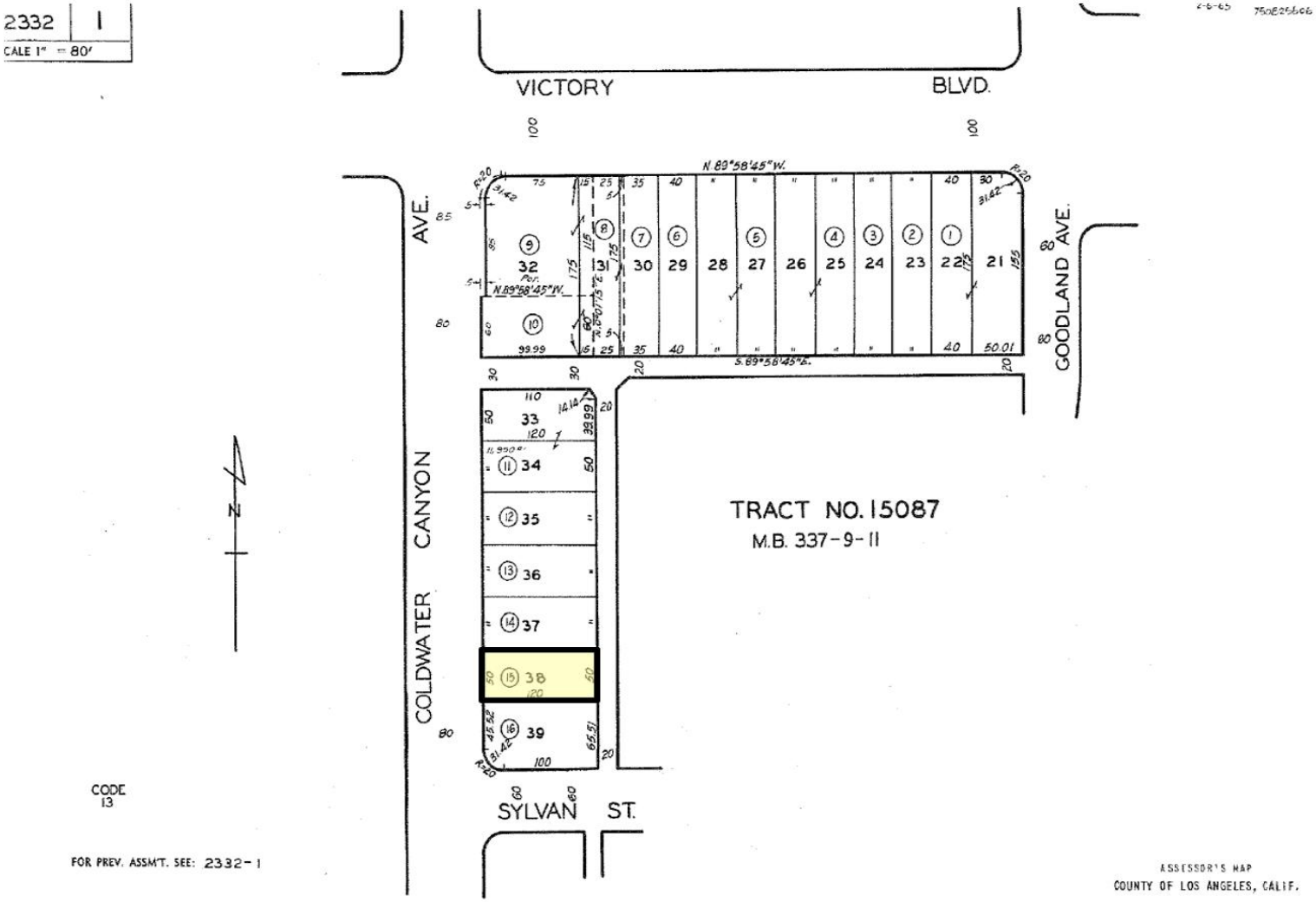
PARCEL MAP



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STREET MAP



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AMENITY MAP



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