

11667 Burbank Blvd

NORTH HOLLYWOOD, CA



PRICE:

\$820,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Quick Access To CA-170 Freeway
- Los Angeles Valley College Nearby
- Unit Mix: 3-2+1.5
- Short Distance To NoHo Arts District
- Nearby Shopping/Transit Access
- 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
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

TRIPLEX ON BURBANK BLVD

INVESTMENT SUMMARY		
Price:		\$820,000
Down Payment:	100%	\$820,000
Units:		3
Cost per Unit:		\$273,333
Current GRM:		15.65
Current CAP:		3.31%
Market GRM:		10.12
Market CAP:		6.56%
Age:		1957
Lot SF:		5,313
Building SF:		2,720
Price per SF:		\$301.47
Zoning:		LARD3



PROPOSED FINANCING		
First Loan Amount:		-
Terms:	7.50%	30 Years (5-Year Fix)
Monthly Payment:		-

Great North Hollywood Location
Unit Mix: 3-2+1.5
Short Distance To NoHo Arts District
Quick Access To CA-170 Freeway

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$52,392			\$81,000	
Less Vacancy Rate Reserve:	1,572	3.0%		2,430	3.0%
Gross Operating Income:	50,820			78,570	
Less Expenses:	23,679	45.2%		24,789	30.6%
Net Operating Income:	\$27,141			\$53,781	
Less Loan Payments:	-			-	
Pre-Tax Cash Flow:	\$27,141	0.0%		\$53,781	0.0%
Plus Principal Reduction:	-			-	
Total Return Before Taxes:	\$27,141	0.0%		\$53,781	0.0%

PROPERTY RENTAL INFORMATION						ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA			
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME		
3	2+1.5	\$1,455	\$4,366	\$2,250	\$6,750		
Total Scheduled Rent:			\$4,366		\$6,750		
Laundry:							
Parking, Storage, Misc:							
Monthly Scheduled Gross Income:			\$4,366		\$6,750		
Annual Scheduled Gross Income:			\$52,392		\$81,000		
						Taxes: (new)	\$10,250
						Insurance:	\$3,536
						Utilities:	\$4,860
						Maintenance:	\$2,033
						Rubbish:	-
						Reserves:	\$600
						Landscaping:	\$1,500
						Pest Control:	\$900
						Off-Site Mgmt:	-
						Total Expenses:	\$23,679
						Per SF:	\$8.71
						Per Unit:	\$7,893

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	2+1.5	\$1,392	\$2,250
2	2+1.5	\$1,582	\$2,250
3	2+1.5	\$1,392	\$2,250
TOTAL:		\$4,366	\$6,750

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PHOTOS



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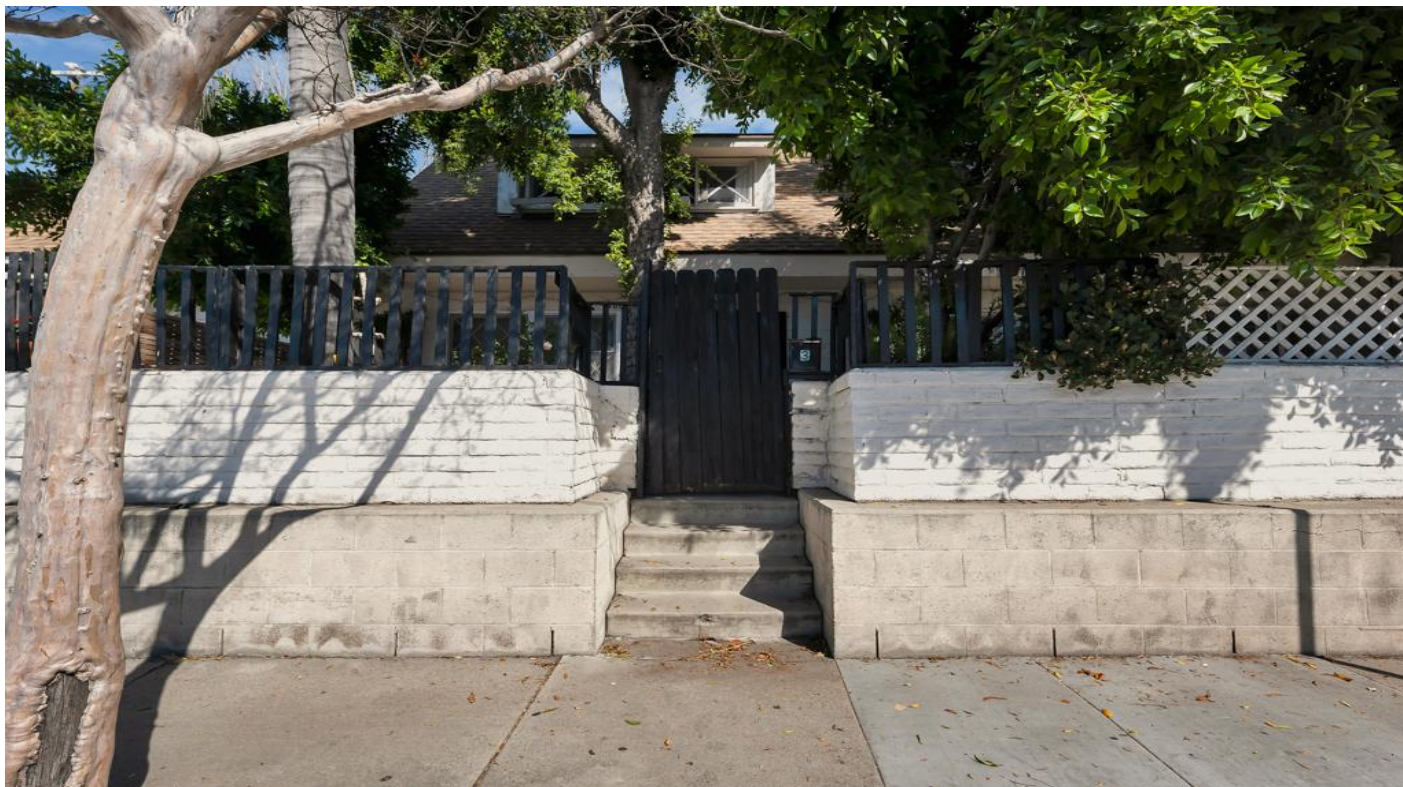
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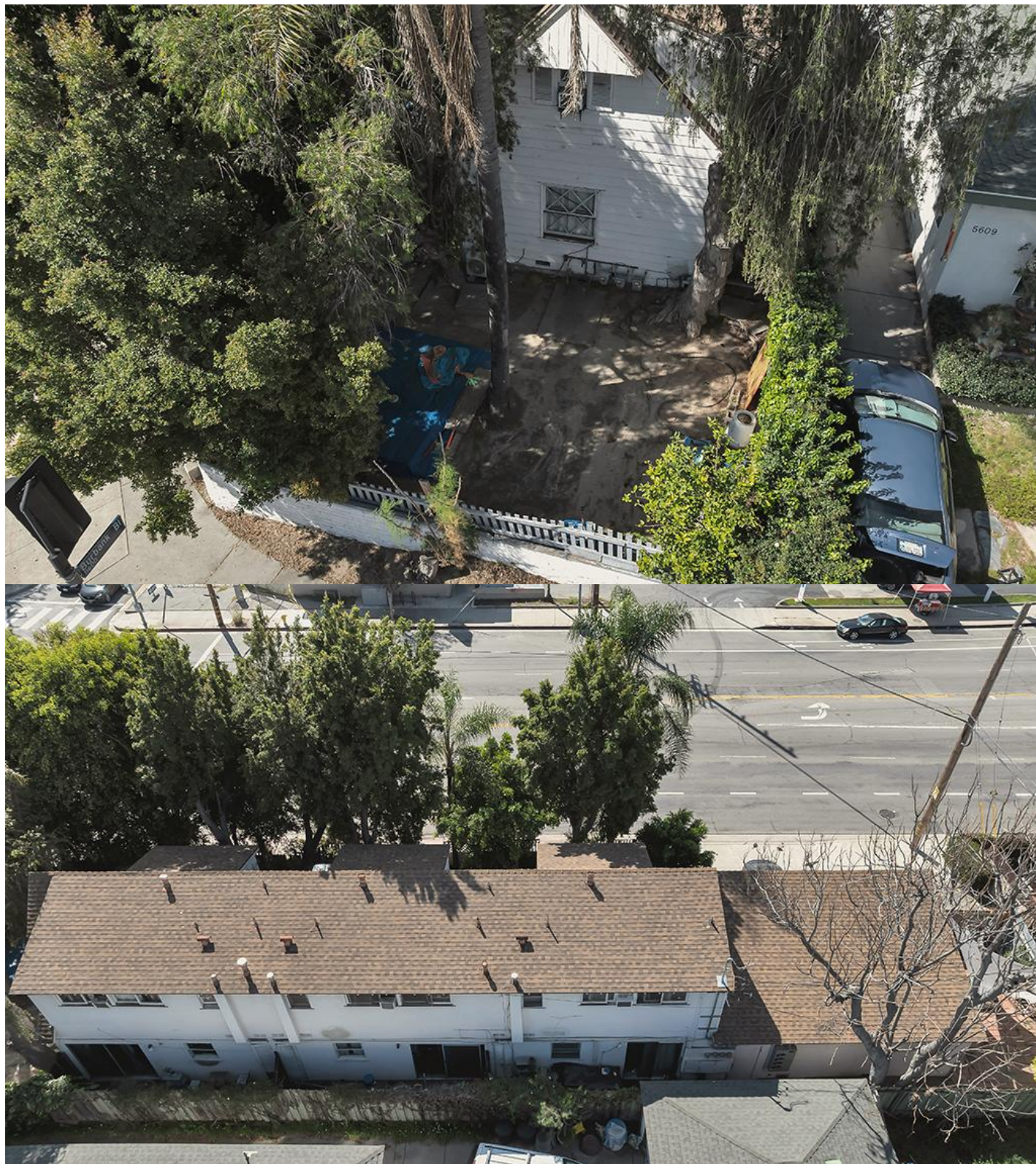
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AERIAL VIEW



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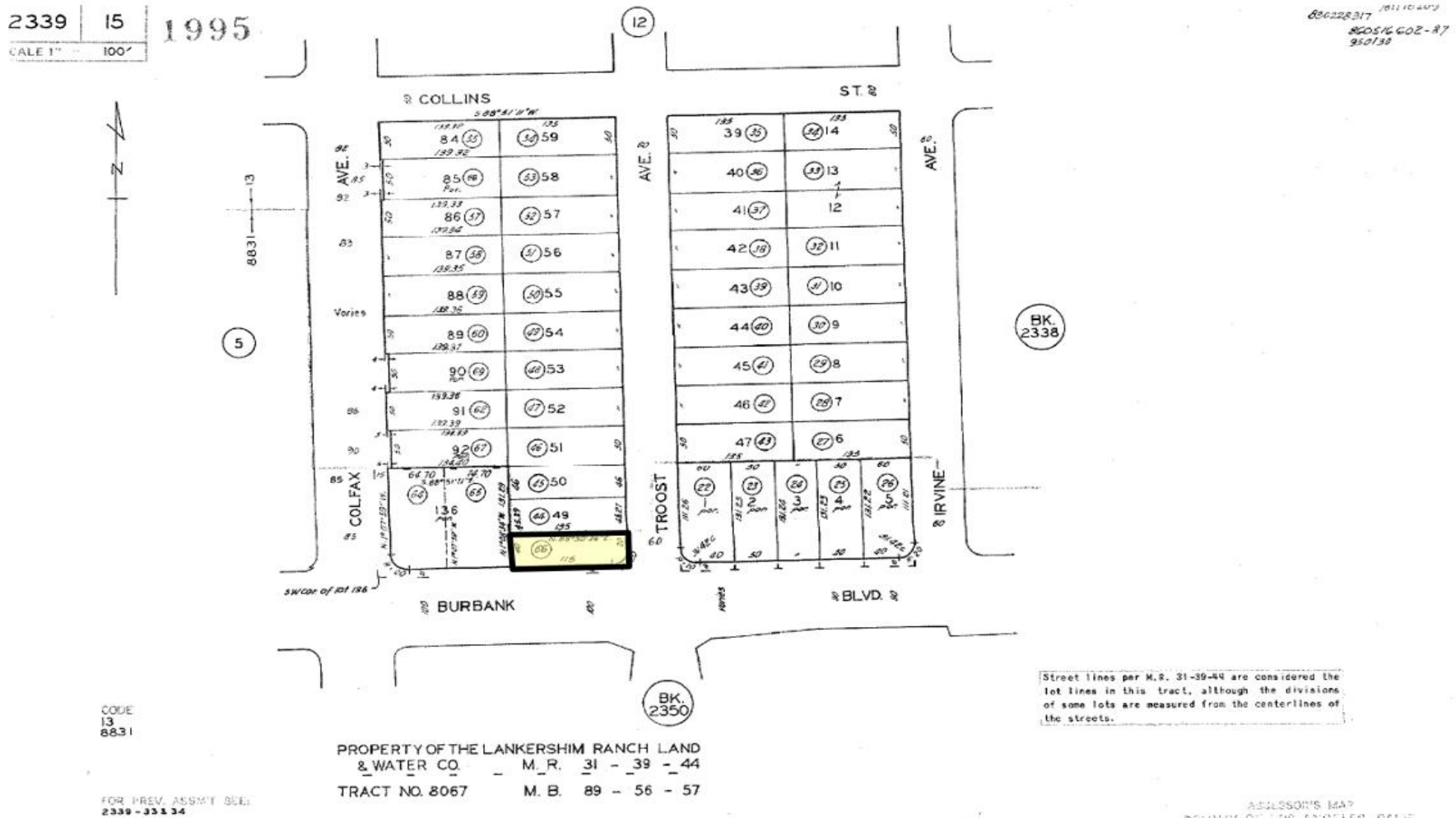
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TRIPLEX ON BURBANK BLVD

PARCEL MAP



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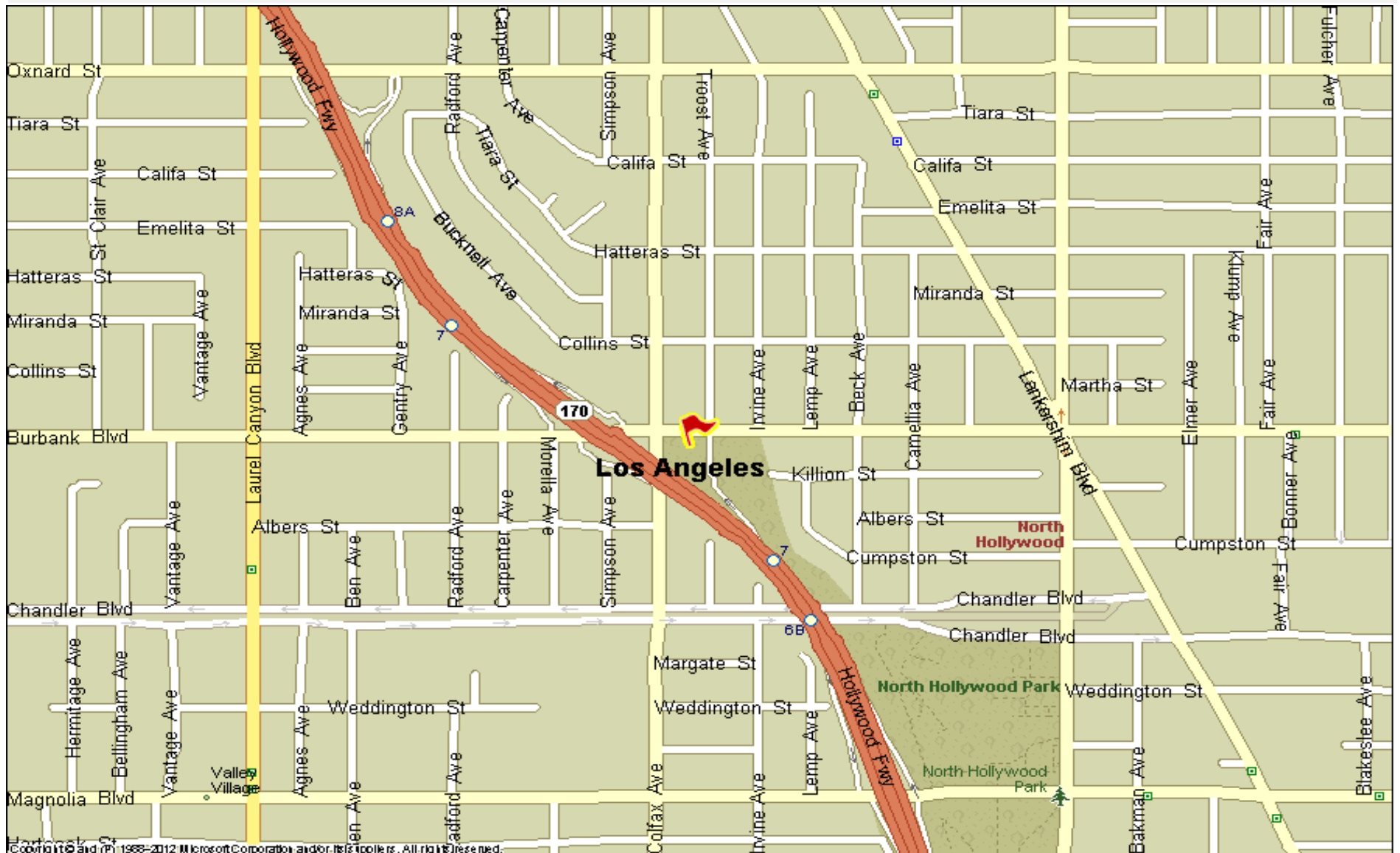
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STREET MAP



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TRIPLEX ON BURBANK BLVD

AMENITY MAP



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