

NORTH HOLLYWOOD LOCATION

12515 SATICOY ST

North Hollywood, CA 91605



PROPERTY HIGHLIGHTS

- Unit Mix: eight (8) 1+1's and two (2) 2+1's
- Re-roof completed in 2017
- Ten (10) parking spaces
- Prime North Hollywood location near NoHo Arts District
- Proximity to Major employment hubs including Warner Bros. & NBC Universal

PROPERTY SUMMARY

Price: **\$1,550,000**

Year Built: **1958**

Units: **10**

Building SF: **5,424**

Lot SF: **9,041**

CAP Rate: **6.11%**

GRM: **9.23**

Price per Unit: **\$155,000**

Price per SF: **\$285.77**

Parking: **10**

**CAN BE PURCHASED SEPARATELY OR AS
PART OF A 6-PROPERTY PORTFOLIO
TOTALING 48 UNITS**

12515 SATICOY

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RENT ROLL

1+1	\$1,665.50
1+1	\$1,695.00
1+1	\$1,238.83
1+1	\$947.60
2+1	\$1,182.72
2+1	\$1,125.49
1+1	\$1,245.09
1+1	\$1,795.00
1+1	\$1,665.50
1+1	\$1,297.52

Monthly Gross Income: \$13,858.25

EXPENSES

Taxes	\$19,375
Insurance	\$6,166
Utilities	\$16,754
Rubbish	\$6,843
Maintenance	\$8,397
Management	\$8,397
Miscellaneous	\$1,000
Gardener	\$1,200

Total Expenses: \$68,132

ANNUALIZED INCOME

Scheduled Gross Income:	\$167,943
Less Vacancy	(\$5,038)
Gross Operating Income:	\$162,904
Less Expenses:	(\$68,132)
Net Operating Income:	\$94,773
Less Debt Service:	(\$58,782)
Pre-Tax Cash Flow:	\$35,991
Plus Principal Reduction:	\$8,407
Total Return Before Taxes:	\$44,398