

PRIME HOLLYWOOD LOCATION

# 6610 SELMA AVE

Los Angeles, CA 90028



## PROPERTY HIGHLIGHTS

- Unit Mix: six (6) 1+1's and four (4) studio units
- Separately metered for gas & electricity
- Soft-story seismic retrofit completed in 2024
- Main electrical service upgraded to 400 amps in 2024
- Great location near Hollywood Blvd & Highland Ave!
- Two (2) units currently VACANT!

## PROPERTY SUMMARY

Price: **\$1,800,000**

Year Built: **1956**

Units: **10**

Building SF: **5,672**

Lot SF: **5,810**

CAP Rate: **5.78%**

GRM: **9.58**

Price per Unit: **\$180,000**

Price per SF: **\$317.35**

Parking: **6**

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

# 6610 SELMA AVE

Los Angeles, CA 90028

 Nicole Apostolos

 (818) 268-6854

 nicole@investmentsLA.com

## RENT ROLL

1+1		<b>\$894.57</b>
0+1		<b>\$1,708.56</b>
1+1		<b>\$1,352.47</b>
0+1	vacant	<b>\$1,650.00</b>
1+1		<b>\$1,795.00</b>
1+1	vacant	<b>\$2,000.00</b>
0+1		<b>\$1,601.44</b>
1+1		<b>\$921.31</b>
0+1		<b>\$1,601.44</b>
1+1		<b>\$1,951.85</b>

**Monthly Gross Income: \$15,476.64**

## EXPENSES

Taxes	<b>\$22,500</b>
Insurance	<b>\$8,715</b>
Utilities	<b>\$15,032</b>
Rubbish	<b>\$11,015</b>
Maintenance	<b>\$9,393</b>
Management	<b>\$9,393</b>
Miscellaneous	<b>\$1,000</b>
Gardener	<b>\$1,200</b>

**Total Expenses: \$78,248**

## ANNUALIZED INCOME

<b>Scheduled Gross Income:</b>	<b>\$187,868</b>
Less Vacancy	(\$5,636)
<b>Gross Operating Income:</b>	<b>\$182,232</b>
Less Expenses:	(\$78,248)
<b>Net Operating Income:</b>	<b>\$103,984</b>
Less Debt Service:	(\$64,751)
<b>Pre-Tax Cash Flow:</b>	<b>\$39,232</b>
Plus Principal Reduction:	\$10,751
<b>Total Return Before Taxes:</b>	<b>\$49,984</b>

## SUN VALLEY LOCATION

# 7253-7257 VINELAND AVE

Sun Valley, CA 91352



### PROPERTY HIGHLIGHTS

- Unit Mix: eight (8) 1+1's & four (4) 2+1's
- Two adjacent six-unit buildings built in 1953
- New windows and a newer roof
- Updated electrical system completed in 2024
- Separately metered for gas & electricity with individual water heaters
- Select units feature updated kitchens & newer floor

PROPERTY SUMMARY	
Price:	<b>\$1,900,000</b>
Year Built:	<b>1953</b>
Units:	<b>12</b>
Building SF:	<b>8,144</b>
Lot SF:	<b>12,482</b>
CAP Rate:	<b>5.68%</b>
GRM:	<b>9.32</b>
Price per Unit:	<b>\$158,333</b>
Price per SF:	<b>\$233.30</b>
Parking:	<b>12</b>

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

# 7253-7257 VINELAND AVE

Sun Valley, CA 91352

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## RENT ROLL

1+1		<b>\$853.44</b>
1+1		<b>\$1,307.37</b>
2+1		<b>\$1,695.25</b>
1+1		<b>\$1,695.00</b>
1+1		<b>\$764.30</b>
2+1		<b>\$1,549.79</b>
1+1		<b>\$1,848.85</b>
1+1		<b>\$818.38</b>
2+1		<b>\$1,695.25</b>
1+1		<b>\$1,888.31</b>
1+1		<b>\$1,815.68</b>
2+1	on site manager	<b>\$1,058.35</b>

**Monthly Gross Income: \$16,989.97**

## EXPENSES

Taxes	<b>\$23,750</b>
Insurance	<b>\$17,964</b>
Utilities	<b>\$13,255</b>
Rubbish	<b>\$12,376</b>
Maintenance	<b>\$10,194</b>
Management	<b>\$10,194</b>
Miscellaneous	<b>\$1,000</b>
Gardener	<b>\$1,200</b>

**Total Expenses: \$89,933**

## ANNUALIZED INCOME

<b>Scheduled Gross Income:</b>	<b>\$203,880</b>
Less Vacancy	(\$6,116)
<b>Gross Operating Income:</b>	<b>\$197,763</b>
Less Expenses:	(\$89,933)
<b>Net Operating Income:</b>	<b>\$107,831</b>
Less Debt Service:	(\$72,056)
<b>Pre-Tax Cash Flow:</b>	<b>\$35,775</b>
Plus Principal Reduction:	\$10,306
<b>Total Return Before Taxes:</b>	<b>\$46,081</b>

NORTH HOLLYWOOD LOCATION

# 7559 WHITSETT AVE

North Hollywood, CA 91605



## PROPERTY HIGHLIGHTS

- Unit Mix: four (4) 2+1's and four (4) 1+1's
- New roof installed in 2022
- New windows throughout the property
- Select units with updated kitchens & bathrooms
- Six (6) tandem parking spaces for a total of twelve (12)

## PROPERTY SUMMARY

Price: **\$1,600,000**

Year Built: **1958**

Units: **8**

Building SF: **4,936**

Lot SF: **6,698**

CAP Rate: **5.77%**

GRM: **9.67**

Price per Unit: **\$200,000**

Price per SF: **\$324.15**

Parking: **12**

**CAN BE PURCHASED SEPARATELY OR AS  
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# 7559 WHITSETT AVE

North Hollywood, CA 91605

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## RENT ROLL

2+1		<b>\$2,363.85</b>
1+1		<b>\$1,795.00</b>
1+1		<b>\$1,981.72</b>
2+1	on-site manager	<b>\$1,014.00</b>
2+1		<b>\$1,999.71</b>
1+1		<b>\$1,750.00</b>
1+1		<b>\$890.76</b>
2+1		<b>\$1,949.58</b>

**Monthly Gross Income: \$13,744.62**

## EXPENSES

Taxes	<b>\$20,000</b>
Insurance	<b>\$10,206</b>
Utilities	<b>\$11,613</b>
Rubbish	<b>\$7,512</b>
Maintenance	<b>\$8,277</b>
Management	<b>\$8,277</b>
Miscellaneous	<b>\$1,000</b>
Gardener	<b>\$1,200</b>
Pest	<b>\$225</b>

**Total Expenses: \$68,310**

## ANNUALIZED INCOME

<b>Scheduled Gross Income:</b>	<b>\$165,535</b>
Less Vacancy	(\$4,966)
<b>Gross Operating Income:</b>	<b>\$160,569</b>
Less Expenses:	(\$68,310)
<b>Net Operating Income:</b>	<b>\$92,260</b>
Less Debt Service:	(\$57,557)
<b>Pre-Tax Cash Flow:</b>	<b>\$34,703</b>
Plus Principal Reduction:	\$9,557
<b>Total Return Before Taxes:</b>	<b>\$44,260</b>

NORTH HOLLYWOOD LOCATION

# 7601 WHITSETT AVE

North Hollywood, CA 91605



## PROPERTY HIGHLIGHTS

- Unit Mix: four (4) 2+1's and four (4) 1+1's
- New roof installed in 2020
- New windows throughout the property
- Close proximity to Warner Bros. & NBC Universal
- Excellent access to the 170, 101, & 5 Freeways

## PROPERTY SUMMARY

Price: **\$1,400,000**

Year Built: **1958**

Units: **8**

Building SF: **4,946**

Lot SF: **7,006**

CAP Rate: **5.73%**

GRM: **9.24**

Price per Unit: **\$175,000**

Price per SF: **\$283.06**

Parking: **6**

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# 7601 WHITSETT AVE

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## RENT ROLL

2+1	<b>\$1,184.58</b>
1+1	<b>\$1,191.18</b>
1+1	<b>\$1,615.37</b>
2+1	<b>\$1,695.25</b>
2+1	<b>\$2,195.00</b>
1+1	<b>\$1,815.68</b>
1+1	<b>\$1,245.09</b>
2+1	<b>\$1,630.05</b>

**Monthly Gross Income: \$12,572.20**

## EXPENSES

Taxes	<b>\$17,500</b>
Insurance	<b>\$7,419</b>
Utilities	<b>\$15,589</b>
Rubbish	<b>\$9,000</b>
Maintenance	<b>\$7,578</b>
Management	<b>\$7,578</b>
Miscellaneous	<b>\$1,000</b>
Gardener	<b>\$1,200</b>

**Total Expenses: \$66,865**

## ANNUALIZED INCOME

<b>Scheduled Gross Income:</b>	<b>\$151,566</b>
Less Vacancy	(\$4,547)
<b>Gross Operating Income:</b>	<b>\$147,019</b>
Less Expenses:	(\$66,865)
<b>Net Operating Income:</b>	<b>\$80,154</b>
Less Debt Service:	(\$53,094)
<b>Pre-Tax Cash Flow:</b>	<b>\$27,061</b>
Plus Principal Reduction:	\$7,594
<b>Total Return Before Taxes:</b>	<b>\$34,654</b>

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**

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# 12515 SATICOY

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## RENT ROLL

1+1	<b>\$1,665.50</b>
1+1	<b>\$1,695.00</b>
1+1	<b>\$1,238.83</b>
1+1	<b>\$947.60</b>
2+1	<b>\$1,182.72</b>
2+1	<b>\$1,125.49</b>
1+1	<b>\$1,245.09</b>
1+1	<b>\$1,795.00</b>
1+1	<b>\$1,665.50</b>
1+1	<b>\$1,297.52</b>

**Monthly Gross Income: \$13,858.25**

## EXPENSES

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

**Total Expenses: \$68,132**

## ANNUALIZED INCOME

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