

11853-11849 Hart St

NORTH HOLLYWOOD, CA



PRICE:

\$1,150,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Nearby Shopping/Transit
- 10.72 GRM & 5.83% Cap Rate
- Unit Mix: 4-2+1 | 1-3+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:

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

5 UNITS ON HART ST

INVESTMENT SUMMARY

Price:		\$1,150,000
Down Payment:	35%	\$402,500
Units:		5
Cost per Unit:		\$230,000
Current GRM:		10.72
Current CAP:		5.83%
Market GRM:		8.59
Market CAP:		7.98%
Age:		1953
Lot SF:		8,847
Building SF:		3,930
Price per SF:		\$292.62
Zoning:		LAR3



Great North Hollywood Location
 Unit Mix: 4-2+1 | 1-3+1
 On-Site Parking
 10.72 GRM & 5.83% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$747,500
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,647

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$107,230		\$134,700	
Less Vacancy Rate Reserve:	3,217	3.0%	4,014	3.0%
Gross Operating Income:	104,013		129,786	
Less Expenses:	36,945	34.5%	37,975	28.4%
Net Operating Income:	\$67,068		\$91,811	
Less Loan Payments:	55,766	1.20	55,766	
Pre-Tax Cash Flow:	\$11,303	2.8%	\$36,045	9.0%
Plus Principal Reduction:	8,758		8,758	
Total Return Before Taxes:	\$20,060	5.0%	\$44,803	11.1%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	2+1	\$1,738	\$6,954	\$2,100	\$8,400
1	3+1	\$1,982	\$1,982	\$2,750	\$2,750
Total Scheduled Rent:			\$8,936		\$11,150
Laundry:			\$75		\$75
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$9,011		\$11,225
Annual Scheduled Gross Income:			\$108,130		\$134,700

ESTIMATED EXPENSES

Taxes: (new)	\$14,375
Insurance:	\$5,109
Utilities:	\$8,100
Maintenance:	\$4,161
Rubbish:	\$1,800
Reserves:	\$1,000
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$36,945
Per SF:	\$9.40
Per Unit:	\$7,389

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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VP OF INVESTMENTS & VP OF INVESTMENTS
 BRE # 01274379 & BRE # 01822661
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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
Casita	3+1	\$1,982	\$2,750
1	2+1	\$1,705	\$2,100
2	2+1	\$2,028	\$2,100
3	2+1	\$1,366	\$2,100
4	2+1	\$1,855	\$2,100
TOTAL:		\$8,936	\$11,150

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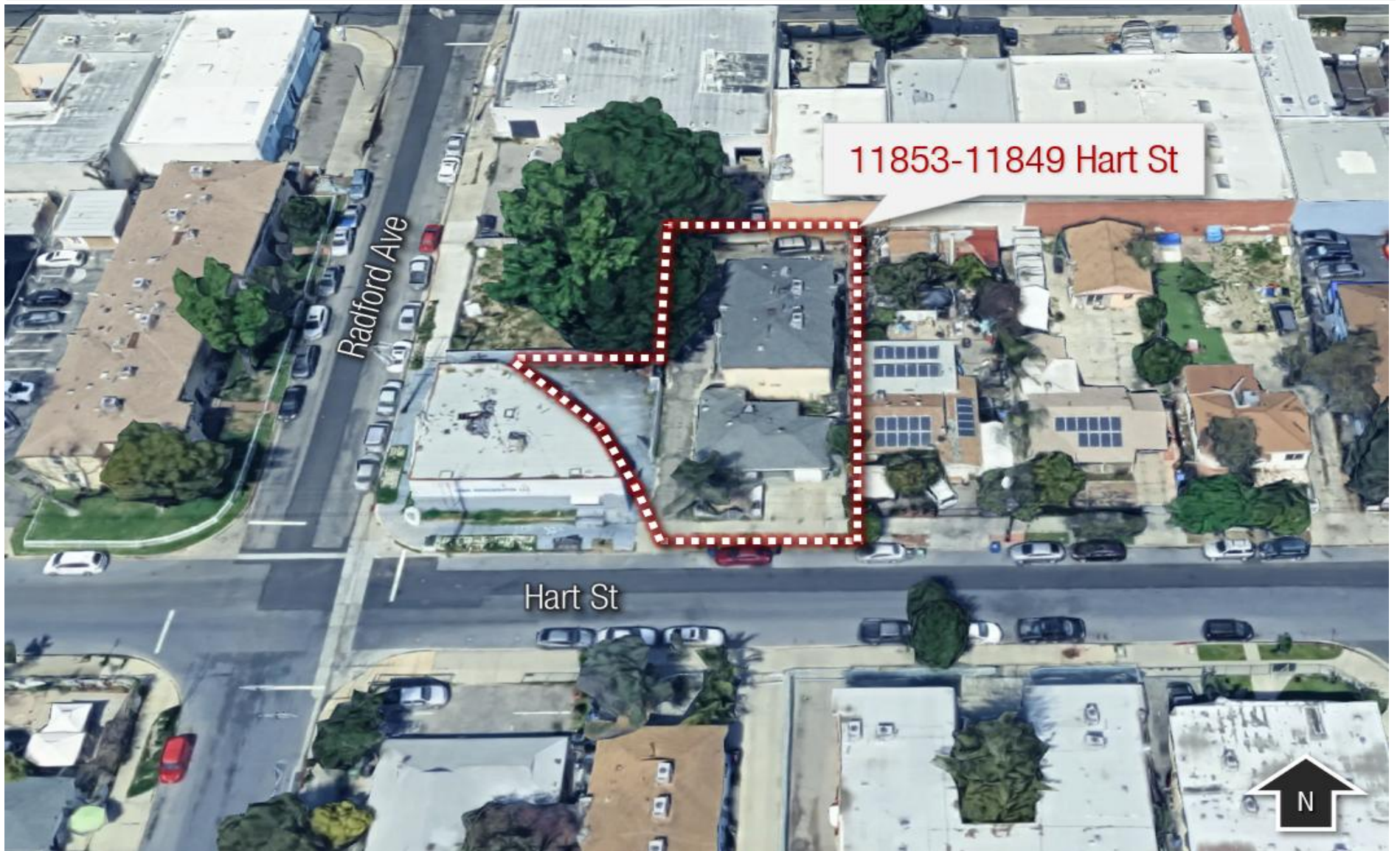
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AERIAL VIEW



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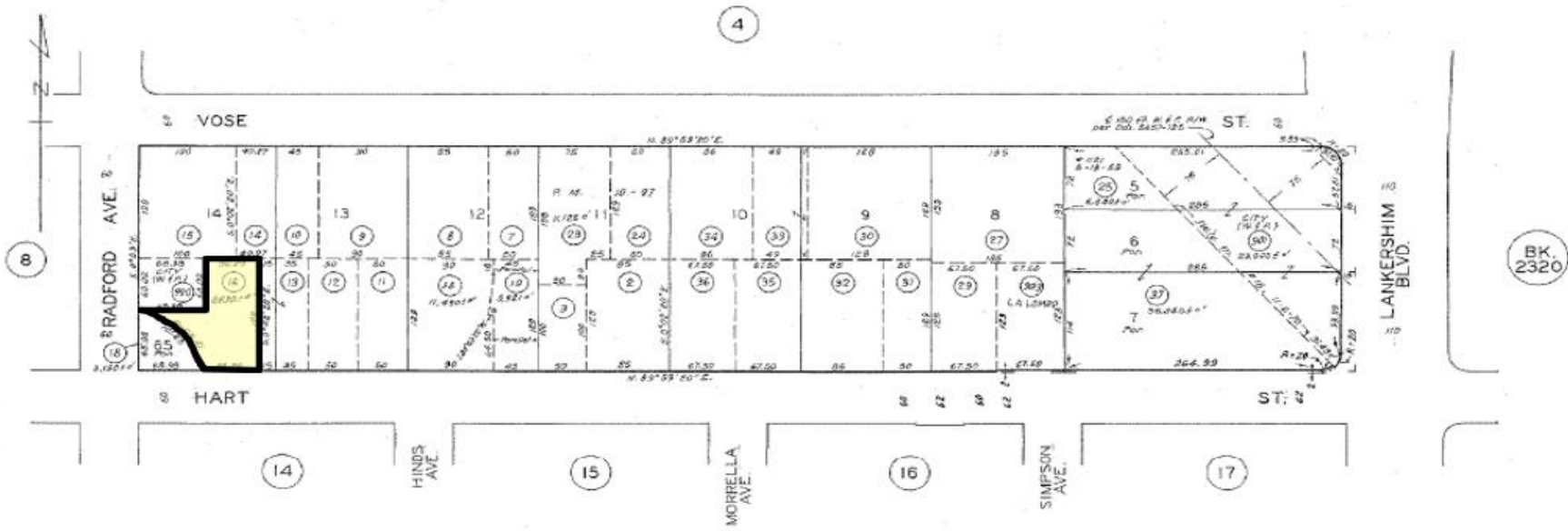
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PARCEL MAP

2321 7
SCALE 1" = 100'

840125609-44
840903801-81
950718
133101078006001-08
20081218 125

2009



3306
8856

PROPERTY OF THE LANKERSHIM RANCH
LAND & WATER CO. - M.R. 31-39-44
TRACT NO. 2755 M.B. 33-93

FOR PREP. ASSAULT SET.
2321 - 6 & 7

Street lines per M.R. 31-39-44 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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AMENITY MAP



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