

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**

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RENT ROLL

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

Monthly Gross Income: \$15,476.64

EXPENSES

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

Total Expenses: \$78,248

ANNUALIZED INCOME

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