

6308 Coldwater Canyon Ave

NORTH HOLLYWOOD, CA



PRICE:

\$1,450,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- LA Valley College Nearby
- 10.92 GRM & 5.87% Cap Rate
- Unit Mix: 4-1+1 | 2-2+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

6 UNITS ON COLDWATER CANYON AVE

INVESTMENT SUMMARY		
Price:		\$1,450,000
Down Payment:	40%	\$580,000
Units:		6
Cost per Unit:		\$241,667
Current GRM:		10.92
Current CAP:		5.87%
Market GRM:		9.82
Market CAP:		6.82%
Age:		1953
Lot SF:		5,999
Building SF:		4,328
Price per SF:		\$335.03
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$870,000
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$5,409

Great North Hollywood Location
 Unit Mix: 4-1+1 | 2-2+1
 On-Site Parking
 10.92 GRM & 5.87% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$132,756		\$150,000	
Less Vacancy Rate Reserve:	3,983	3.0%	4,428	3.0%
Gross Operating Income:	128,773		143,172	
Less Expenses:	43,662	32.9%	44,238	30.0%
Net Operating Income:	\$85,111		\$98,934	
Less Loan Payments:	64,904	1.31	64,904	
Pre-Tax Cash Flow:	\$20,207	3.5%	\$34,029	5.9%
Plus Principal Reduction:	10,193		10,193	
Total Return Before Taxes:	\$30,400	5.2%	\$44,222	7.6%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$1,689	\$6,757	\$1,950	\$7,800
2	2+1	\$2,053	\$4,106	\$2,250	\$4,500
Total Scheduled Rent:			\$10,863	\$12,300	
Laundry:			\$200	\$200	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$11,063	\$12,500	
Annual Scheduled Gross Income:			\$132,756	\$150,000	

ESTIMATED EXPENSES	
Taxes: (new)	\$18,125
Insurance:	\$5,626
Utilities:	\$9,000
Maintenance:	\$5,151
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$43,662
Per SF:	\$10.09
Per Unit:	\$7,277

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	1+1	\$1,900	\$1,950
2	1+1	\$1,791	\$1,950
3	2+1	\$2,036	\$2,250
4	1+1	\$1,539	\$1,950
5	1+1	\$1,527	\$1,950
6	2+1	\$2,070	\$2,250
TOTAL:		\$10,863	\$12,300

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AERIAL VIEW



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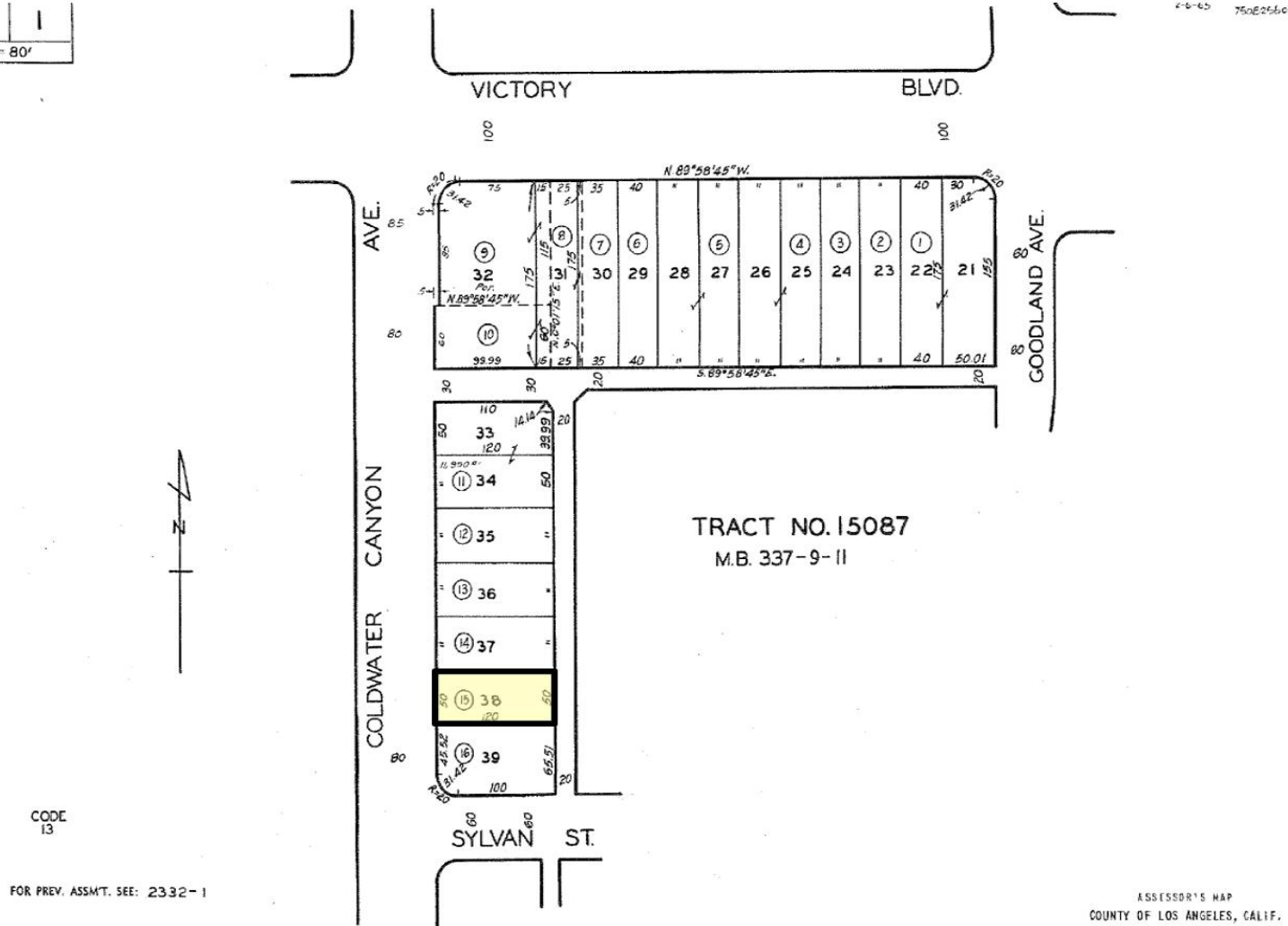
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6 UNITS ON COLDWATER CANYON AVE

PARCEL MAP

2332 | 1
SCALE 1" = 80'

4-6-65 750E25606



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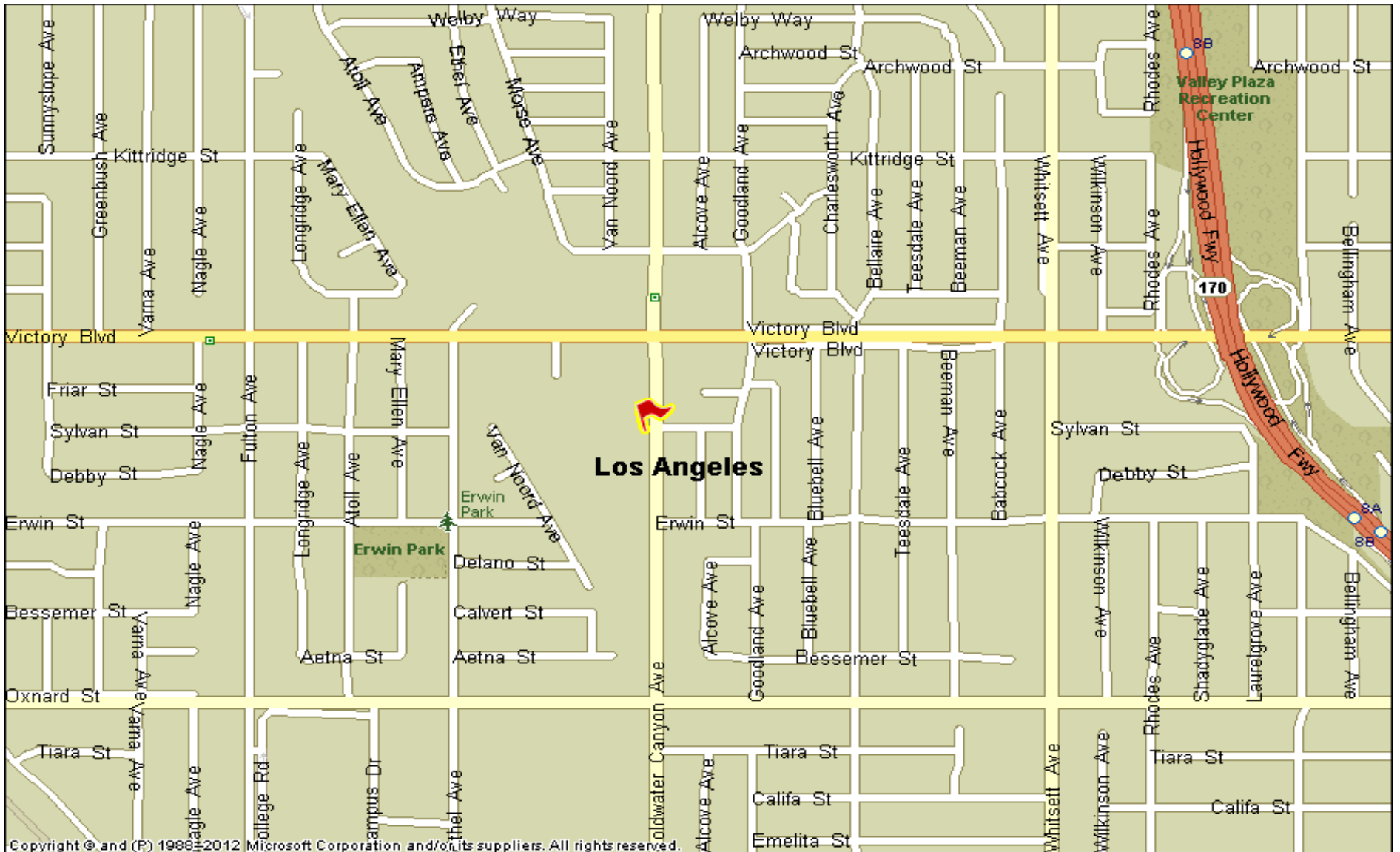
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6 UNITS ON COLDWATER CANYON AVE

STREET MAP



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6 UNITS ON COLDWATER CANYON AVE

AMENITY MAP



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