

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
PART OF A 6-PROPERTY PORTFOLIO
TOTALING 48 UNITS**

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 Nicole Apostolos

 (818) 268-6854

 nicole@investmentsLA.com

RENT ROLL

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

Monthly Gross Income: \$13,744.62

EXPENSES

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

Total Expenses: \$68,310

ANNUALIZED INCOME

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