

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**

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

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RENT ROLL

2+1	\$1,184.58
1+1	\$1,191.18
1+1	\$1,615.37
2+1	\$1,695.25
2+1	\$2,195.00
1+1	\$1,815.68
1+1	\$1,245.09
2+1	\$1,630.05

Monthly Gross Income: \$12,572.20

EXPENSES

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

Total Expenses: \$66,865

ANNUALIZED INCOME

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