

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**

6610 SELMA AVE

Los Angeles, CA 90028

 Nicole Apostolos

 (818) 268-6854

 nicole@investmentsLA.com

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

SUN VALLEY LOCATION

7253-7257 VINELAND AVE

Sun Valley, CA 91352



PROPERTY HIGHLIGHTS

- Unit Mix: eight (8) 1+1's & four (4) 2+1's
- Two adjacent six-unit buildings built in 1953
- New windows and a newer roof
- Updated electrical system completed in 2024
- Separately metered for gas & electricity with individual water heaters
- Select units feature updated kitchens & newer floor

PROPERTY SUMMARY

Price: **\$1,900,000**

Year Built: **1953**

Units: **12**

Building SF: **8,144**

Lot SF: **12,482**

CAP Rate: **5.68%**

GRM: **9.32**

Price per Unit: **\$158,333**

Price per SF: **\$233.30**

Parking: **12**

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TOTALING 48 UNITS**

7253-7257 VINELAND AVE

Sun Valley, CA 91352

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RENT ROLL

1+1		\$853.44
1+1		\$1,307.37
2+1		\$1,695.25
1+1		\$1,695.00
1+1		\$764.30
2+1		\$1,549.79
1+1		\$1,848.85
1+1		\$818.38
2+1		\$1,695.25
1+1		\$1,888.31
1+1		\$1,815.68
2+1	on site manager	\$1,058.35

Monthly Gross Income: \$16,989.97

EXPENSES

Taxes	\$23,750
Insurance	\$17,964
Utilities	\$13,255
Rubbish	\$12,376
Maintenance	\$10,194
Management	\$10,194
Miscellaneous	\$1,000
Gardener	\$1,200

Total Expenses: \$89,933

ANNUALIZED INCOME

Scheduled Gross Income:	\$203,880
Less Vacancy	(\$6,116)
Gross Operating Income:	\$197,763
Less Expenses:	(\$89,933)
Net Operating Income:	\$107,831
Less Debt Service:	(\$72,056)
Pre-Tax Cash Flow:	\$35,775
Plus Principal Reduction:	\$10,306
Total Return Before Taxes:	\$46,081

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)
- One (1) unit currently VACANT!

PROPERTY SUMMARY

Price: **\$1,600,000**

Year Built: **1958**

Units: **8**

Building SF: **4,936**

Lot SF: **6,698**

CAP Rate: **5.80%**

GRM: **9.63**

Price per Unit: **\$200,000**

Price per SF: **\$324.15**

Parking: **12**

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TOTALING 48 UNITS**

7559 WHITSETT AVE

North Hollywood, CA 91605

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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	vacant	\$1,800.00
1+1		\$890.76
2+1		\$1,949.58

Monthly Gross Income: \$13,794.62

EXPENSES

Taxes	\$20,000
Insurance	\$10,206
Utilities	\$11,613
Rubbish	\$7,512
Maintenance	\$8,307
Management	\$8,307
Miscellaneous	\$1,000
Gardener	\$1,200
Pest	\$225

Total Expenses: \$68,370

ANNUALIZED INCOME

Scheduled Gross Income:	\$166,135
Less Vacancy	(\$4,984)
Gross Operating Income:	\$161,151
Less Expenses:	(\$68,370)
Net Operating Income:	\$92,782
Less Debt Service:	(\$57,557)
Pre-Tax Cash Flow:	\$35,225
Plus Principal Reduction:	\$9,557
Total Return Before Taxes:	\$44,782

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**

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7601 WHITSETT AVE

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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

NORTH HOLLYWOOD LOCATION

12515 SATICOY ST

North Hollywood, CA 91605



PROPERTY HIGHLIGHTS

- Unit Mix: eight (8) 1+1's and two (2) 2+1's
- Re-roof completed in 2017
- Ten (10) parking spaces
- Prime North Hollywood location near NoHo Arts District
- Proximity to Major employment hubs including Warner Bros. & NBC Universal

PROPERTY SUMMARY

Price: **\$1,550,000**

Year Built: **1958**

Units: **10**

Building SF: **5,424**

Lot SF: **9,041**

CAP Rate: **6.11%**

GRM: **9.23**

Price per Unit: **\$155,000**

Price per SF: **\$285.77**

Parking: **10**

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12515 SATICOY

Los Angeles, CA 90028

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RENT ROLL

1+1	\$1,665.50
1+1	\$1,695.00
1+1	\$1,238.83
1+1	\$947.60
2+1	\$1,182.72
2+1	\$1,125.49
1+1	\$1,245.09
1+1	\$1,795.00
1+1	\$1,665.50
1+1	\$1,297.52

Monthly Gross Income: \$13,858.25

EXPENSES

Taxes	\$19,375
Insurance	\$6,166
Utilities	\$16,754
Rubbish	\$6,843
Maintenance	\$8,397
Management	\$8,397
Miscellaneous	\$1,000
Gardener	\$1,200

Total Expenses: \$68,132

ANNUALIZED INCOME

Scheduled Gross Income:	\$167,943
Less Vacancy	(\$5,038)
Gross Operating Income:	\$162,904
Less Expenses:	(\$68,132)
Net Operating Income:	\$94,773
Less Debt Service:	(\$58,782)
Pre-Tax Cash Flow:	\$35,991
Plus Principal Reduction:	\$8,407
Total Return Before Taxes:	\$44,398