

6868 LAUREL CANYON BLVD.

NORTH HOLLYWOOD, CA



PRICE:

\$1,800,000

INVESTMENT HIGHLIGHTS:

- Great NORTH HOLLYWOOD Location
- Non-Rent Control Building
- 14.74 GRM & 4.15% Cap Rate
- Unit Mix: 8-1+1
- High Demand Rental Location
- RENTAL UPSIDE
- On-Site Laundry
- 2 Major Street from NO HO WEST Development

apla GROUP

KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

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

8 UNITS ON LAUREL CANYON BLVD

INVESTMENT SUMMARY		
Price:		\$1,800,000
Down Payment:	41%	\$738,000
Units:		8
Cost per Unit:		\$225,000
Current GRM:		14.74
Current CAP:		4.15%
Market GRM:		12.00
Market CAP:		5.57%
Age:		1978
Lot SF:		7,399
Building SF:		5,658
Price per SF:		\$318.13
Zoning:		R3



PROPOSED FINANCING		
First Loan Amount:		\$1,062,000
Terms:	4.00%	30 Years (5-Year Fix)
Monthly Payment:		\$5,070

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 High Demand Rental Location
 14.74 GRM & 4.15% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$122,148		\$150,000	
Less Vacancy Rate Reserve:	3,664	3.0%	4,500	3.0%
Gross Operating Income:	118,484		145,500	
Less Expenses:	43,704	35.8%	45,325	30.2%
Net Operating Income:	\$74,779		\$100,175	
Less Loan Payments:	60,842	1.23	60,842	
Pre-Tax Cash Flow:	\$13,937	1.9%	\$39,333	5.3%
Plus Principal Reduction:	18,701		18,701	
Total Return Before Taxes:	\$32,638	4.4%	\$58,034	7.9%

PROPERTY RENTAL INFORMATION			
UNIT MIX		CURRENT	PRO-FORMA
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME
8	1+1	\$1,260	\$10,079
Total Scheduled Rent:		\$10,079	\$12,400
Laundry:		\$100	\$100
Parking, Storage, Misc:			
Monthly Scheduled Gross Income:		\$10,179	\$12,500
Annual Scheduled Gross Income:		\$122,148	\$150,000

ESTIMATED EXPENSES	
Taxes: (new)	\$22,500
Insurance:	\$1,980
Utilities:	\$8,640
Maintenance:	\$5,924
Rubbish:	\$1,920
Reserves:	\$1,600
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	-
Total Expenses:	\$43,704
Per SF:	\$7.72
Per Unit:	\$5,463

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$1,230	\$1,550
2	1+1	\$1,229	\$1,550
3	1+1	\$1,500	\$1,550
4	1+1	\$1,215	\$1,550
5	1+1	\$1,175	\$1,550
6	1+1	\$1,220	\$1,550
7	1+1	\$1,210	\$1,550
8	1+1	\$1,300	\$1,550
TOTAL:		\$10,079	\$12,400

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PHOTOS



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AERIAL VIEW



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PARCEL MAP

2321 | 25
SHEET 1
SCALE 1" = 80'

1995



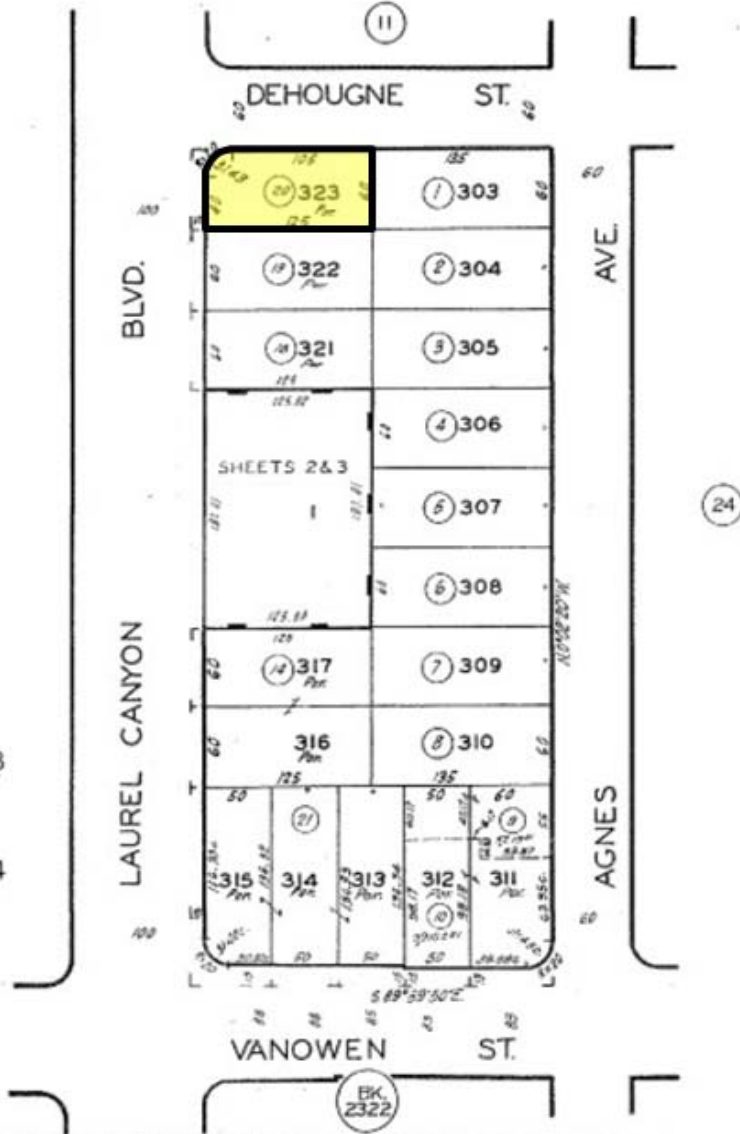
26

CONDOMINIUM
TRACT_NO_47063
M.B. 1157 - 40-41

TRACT NO. 6024
M.B. 64 - 66

CODE
6656

FOR PREV. ASSMT. SEE:
2322 - 8



10-8-64
2-11-65
REVISED
3-18-61
7-11-63
9-19-63 P
1-30-64
2005/04/28
2007/06/07
2009/04/23
2009/04/23
7-3-08/02/02
7-3-08/02/02
7/26/12/03
05/08/06-06
9004270700100-03
9100134001001-03
BOM

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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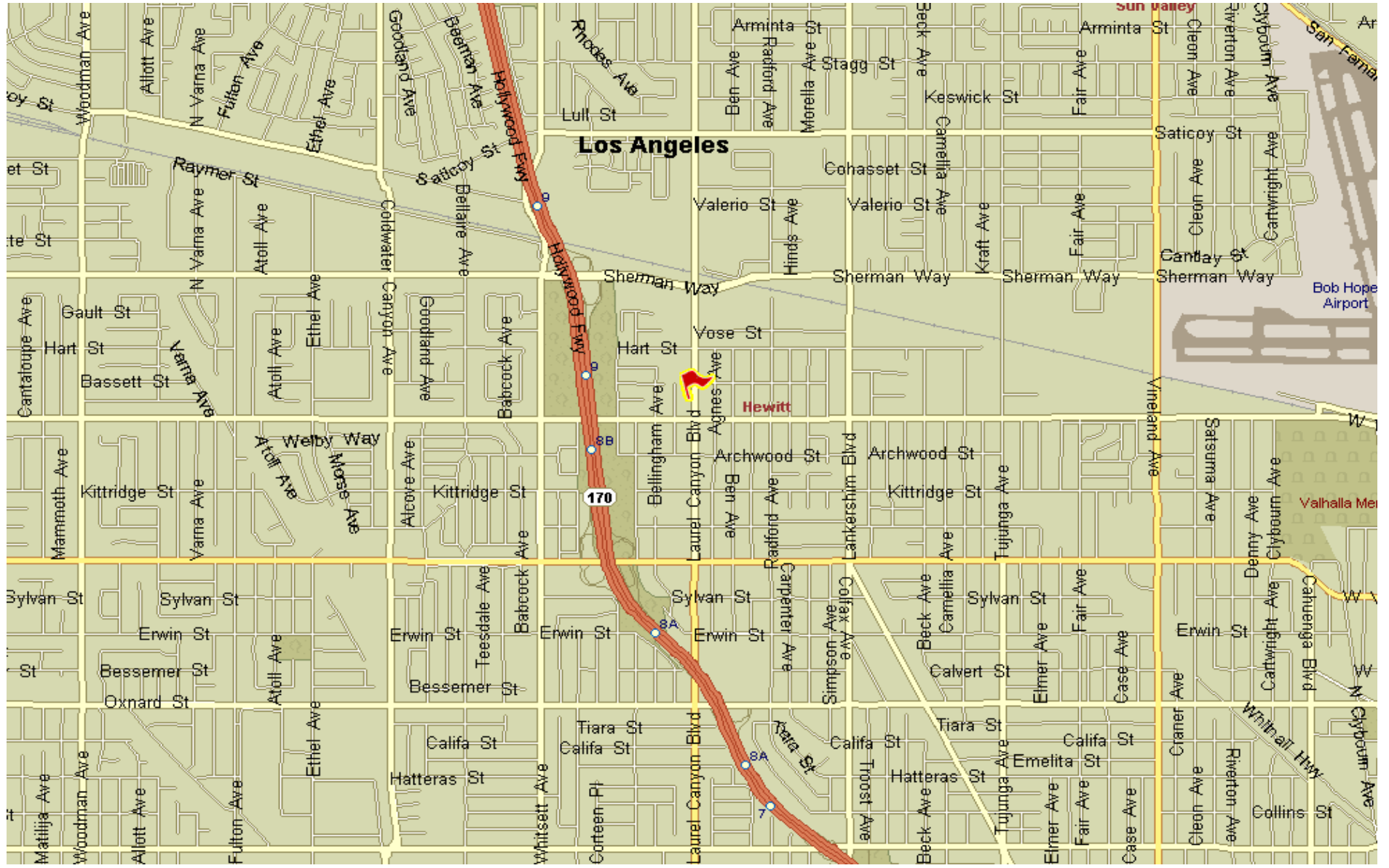
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STREET MAP



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