

5627 DENNY AVE

NORTH HOLLYWOOD, CA



PRICE:

\$1,850,000

INVESTMENT HIGHLIGHTS:

- Great NORTH HOLLYWOOD Location
- Lack of Inventory on Market
- 16.62 GRM & 3.58% Cap Rate
- Unit Mix: 5-1+1 | 2-2+1
- High Demand Rental Location
- Burbank Adjacent
- Secure Entry & On-Site Parking
- On-Site Laundry

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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

7 UNITS ON DENNY

INVESTMENT SUMMARY

Price:		\$1,850,000
Down Payment:	50%	\$925,000
Units:		7
Cost per Unit:		\$264,286
Current GRM:		16.62
Current CAP:		3.58%
Market GRM:		12.33
Market CAP:		5.49%
Age:		1950
Lot SF:		13,206
Building SF:		5,712
Price per SF:		\$323.88
Zoning:		R2



Great NORTH HOLLYWOOD Location

Unit Mix: 5-1+1 | 2-2+1

High Demand Rental Location

16.62 GRM & 3.58% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$925,000
Terms:	3.95%	30 Years (5-Year Fix)
Monthly Payment:		\$4,389

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$111,288		\$150,000	
Less Vacancy Rate Reserve:	3,339	3.0%	4,500	3.0%
Gross Operating Income:	107,949		145,500	
Less Expenses:	41,702	37.5%	43,955	29.3%
Net Operating Income:	\$66,247		\$101,545	
Less Loan Payments:	52,674	1.26	52,674	
Pre-Tax Cash Flow:	\$13,574	1.5%	\$48,871	5.3%
Plus Principal Reduction:	16,430		16,430	
Total Return Before Taxes:	\$30,004	3.2%	\$65,302	7.1%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
5	1+1	\$1,130	\$5,650	\$1,600	\$8,000
2	2+1	\$1,662	\$3,324	\$2,100	\$4,200
Total Scheduled Rent:			\$8,974		\$12,200
Laundry:			\$300		\$300
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$9,274		\$12,500
Annual Scheduled Gross Income:			\$111,288		\$150,000

ESTIMATED EXPENSES

Taxes: (new)	\$23,125
Insurance:	\$1,999
Utilities:	\$7,920
Maintenance:	\$4,858
Rubbish:	\$1,260
Reserves:	\$1,400
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	-
Total Expenses:	\$41,702
Per SF:	\$7.30
Per Unit:	\$5,957

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$990	\$1,600
2	1+1	\$1,026	\$1,600
3	2+1	\$2,050	\$2,100
4	1+1	\$1,125	\$1,600
5	1+1	\$1,523	\$1,600
6	2+1	\$1,274	\$2,100
7	1+1	\$986	\$1,600
TOTAL:		\$8,974	\$12,200

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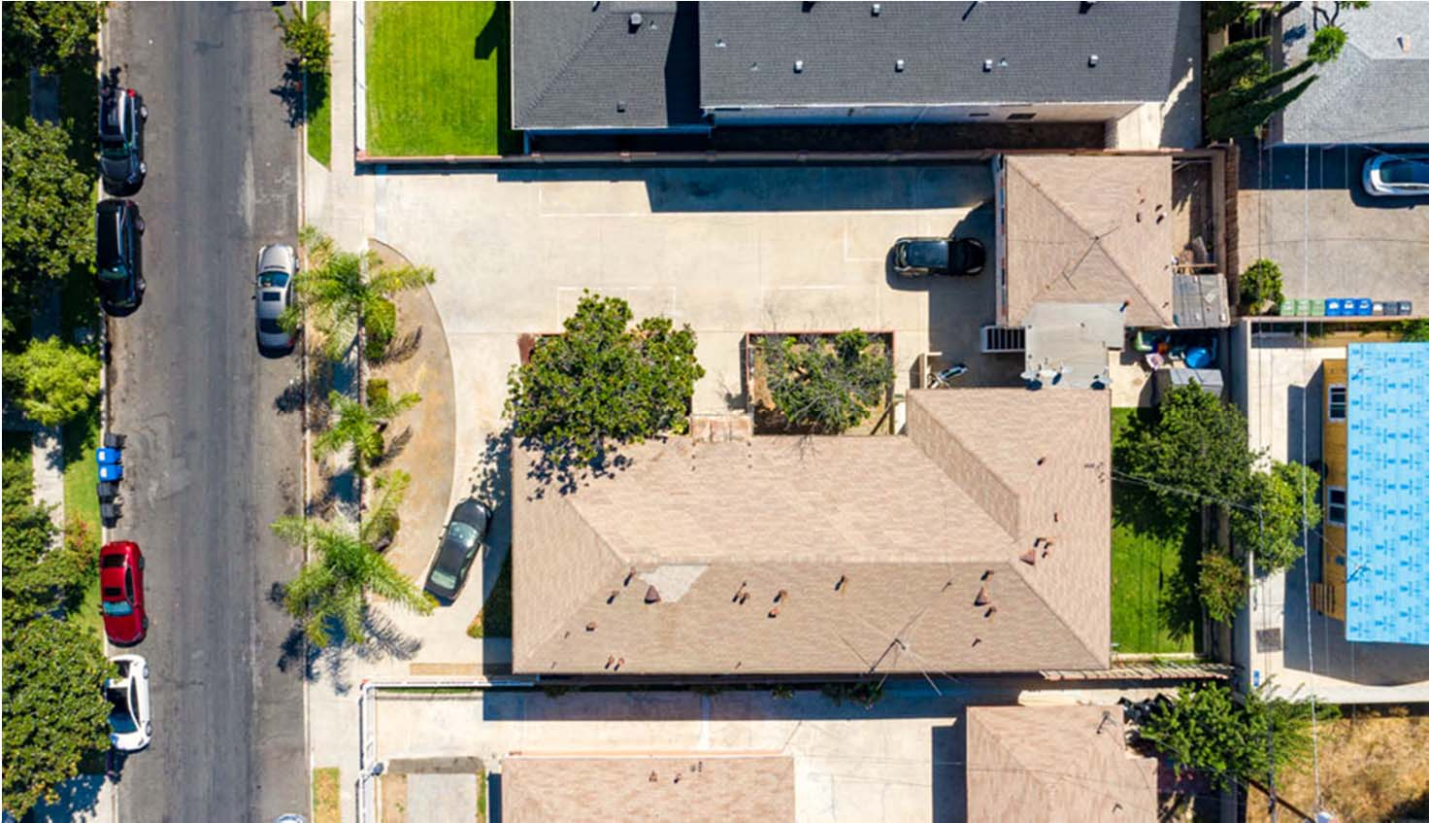
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AERIAL VIEW



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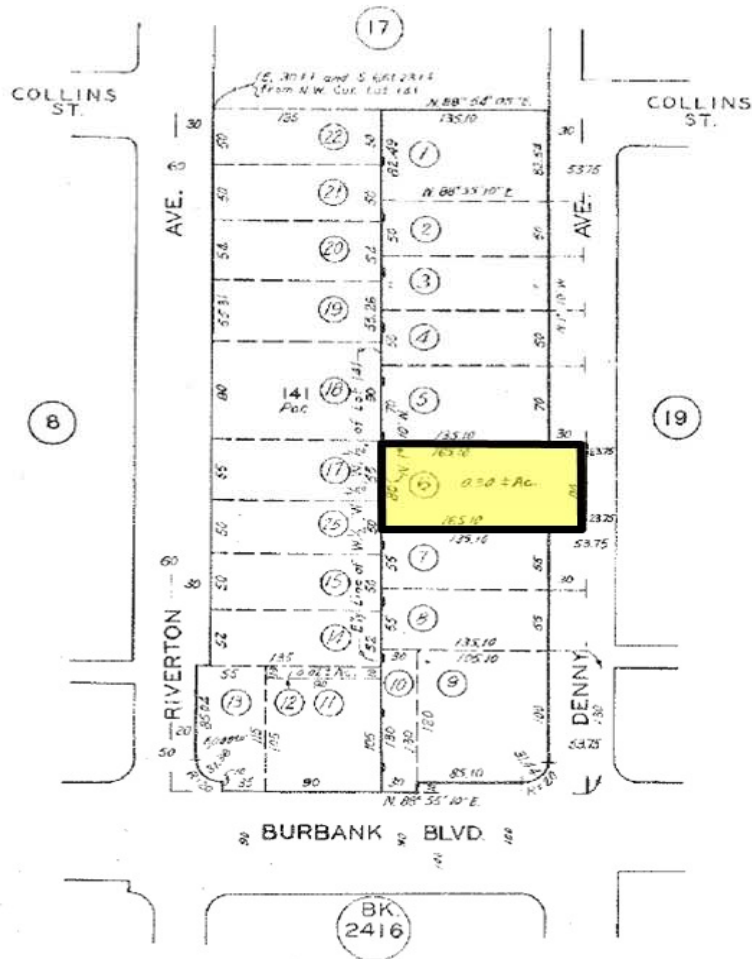
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PARCEL MAP

2415 18
SCALE 1" = 100'

610407503
430509908
2023/04



Street lines per M.R. 31-39-44 are considered the lot lines in this tract, although the divisions of some lots are measured from the centerlines of the streets.

CODE 42

FOR PREV. ASSMT SEE: 1240-10

PROPERTY OF THE LANKERSHIM RANCH
LAND AND WATER CO. M.R. 31-39-44
TRACT NO. 9054 M. B. 168-5

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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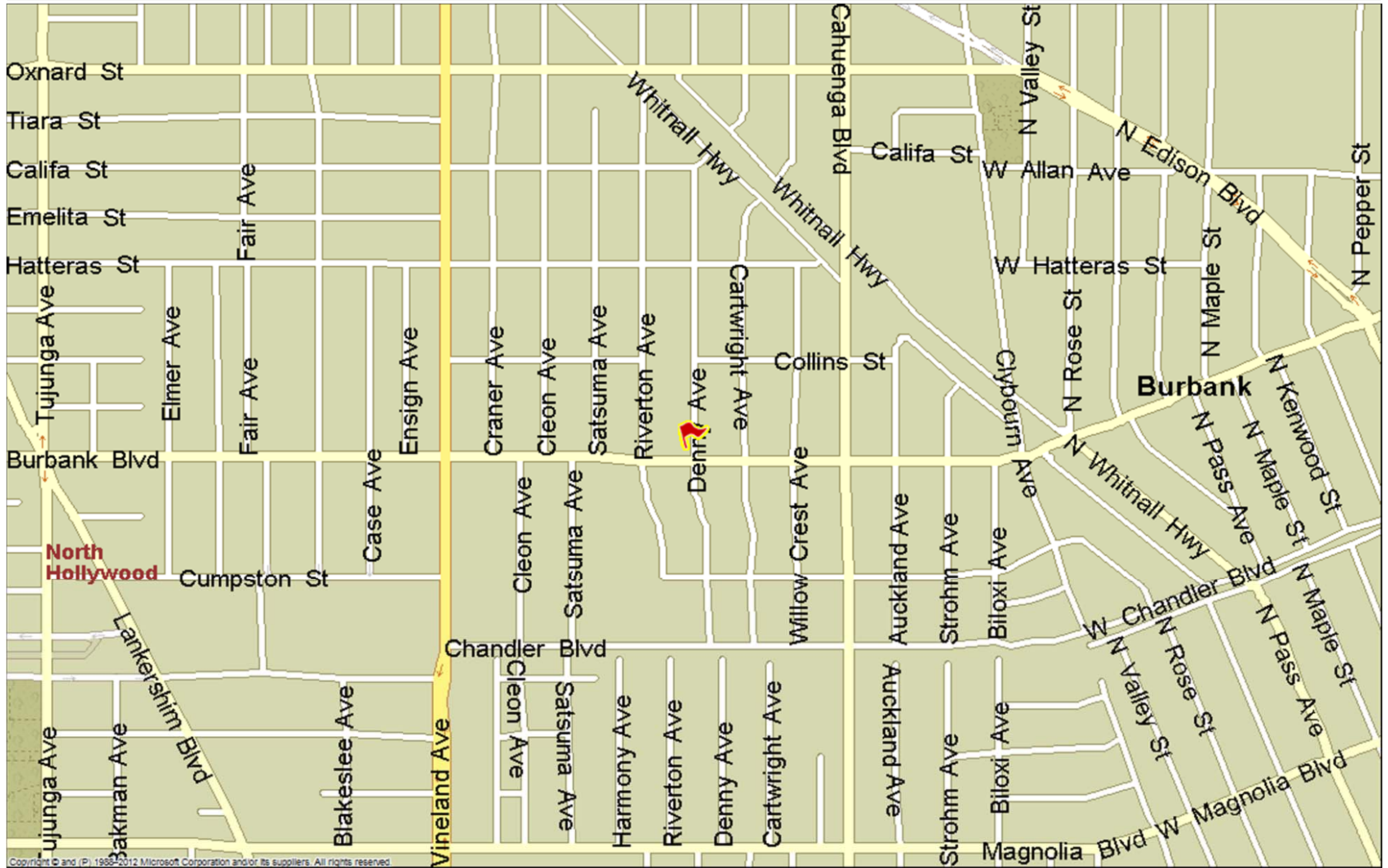
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STREET MAP



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