

11445 Oxnard St

NORTH HOLLYWOOD, CA



PRICE:

\$1,235,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Unit Mix: 4-1+1 | 2-2+1
- 13.67 GRM & 4.64% Cap Rate
- Individually Metered for Gas & Electric
- Does Not Require Soft-Story Seismic Retrofitting
- Garage Parking for Each Unit
- On-Site Laundry
- Roof Replaced 6 Years Ago

apla GROUP

KW COMMERCIAL

12001 VENTURA BLVD
SUITE #404
STUDIO CITY, CA 91604

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
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JAMES ANTONUCCI

VP OF INVESTMENTS
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6 UNITS ON OXNARD ST

INVESTMENT SUMMARY		
Price:		\$1,235,000
Down Payment:	37%	\$456,950
Units:		6
Cost per Unit:		\$205,833
Current GRM:		13.67
Current CAP:		4.64%
Market GRM:		9.61
Market CAP:		7.46%
Age:		1952
Lot SF:		10,115
Building SF:		3,888
Price per SF:		\$317.64
Zoning:		R3



PROPOSED FINANCING		
First Loan Amount:		\$778,050
Terms:	4.50%	30 Years (5-Year Fix)
Monthly Payment:		\$3,942

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ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$90,327		\$128,520	
Less Vacancy Rate Reserve:	2,710	3.0%	3,856	3.0%
Gross Operating Income:	87,618		124,664	
Less Expenses:	30,369	33.6%	32,591	25.4%
Net Operating Income:	\$57,249		\$92,073	
Less Loan Payments:	47,307	1.21	47,307	
Pre-Tax Cash Flow:	\$9,942	2.2%	\$44,766	9.8%
Plus Principal Reduction:	12,551		12,551	
Total Return Before Taxes:	\$22,492	4.9%	\$57,316	12.5%

PROPERTY RENTAL INFORMATION			
UNIT MIX		CURRENT	PRO-FORMA
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME
4	1+1	\$951	\$3,802
2	2+1	\$1,583	\$3,165
Total Scheduled Rent:		\$6,967	\$10,150
Laundry:		\$220	\$220
Parking, Storage, Misc:		\$340	\$340
Monthly Scheduled Gross Income:		\$7,527	\$10,710
Annual Scheduled Gross Income:		\$90,327	\$128,520

ESTIMATED EXPENSES	
Taxes: (new)	\$15,438
Insurance:	\$1,166
Utilities:	\$6,840
Maintenance:	\$3,505
Rubbish:	\$1,080
Reserves:	\$1,200
Landscaping:	\$600
Pest Control:	\$540
Total Expenses:	\$30,369
Per SF:	\$7.81
Per Unit:	\$5,061

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		1+1	\$639	\$1,575
2	Given Notice	1+1	\$1,497	\$1,575
3		2+1	\$1,806	\$1,925
4		1+1	\$1,026	\$1,575
5		1+1	\$641	\$1,575
6		2+1	\$1,359	\$1,925
TOTAL:			\$6,967	\$10,150

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AERIAL VIEW



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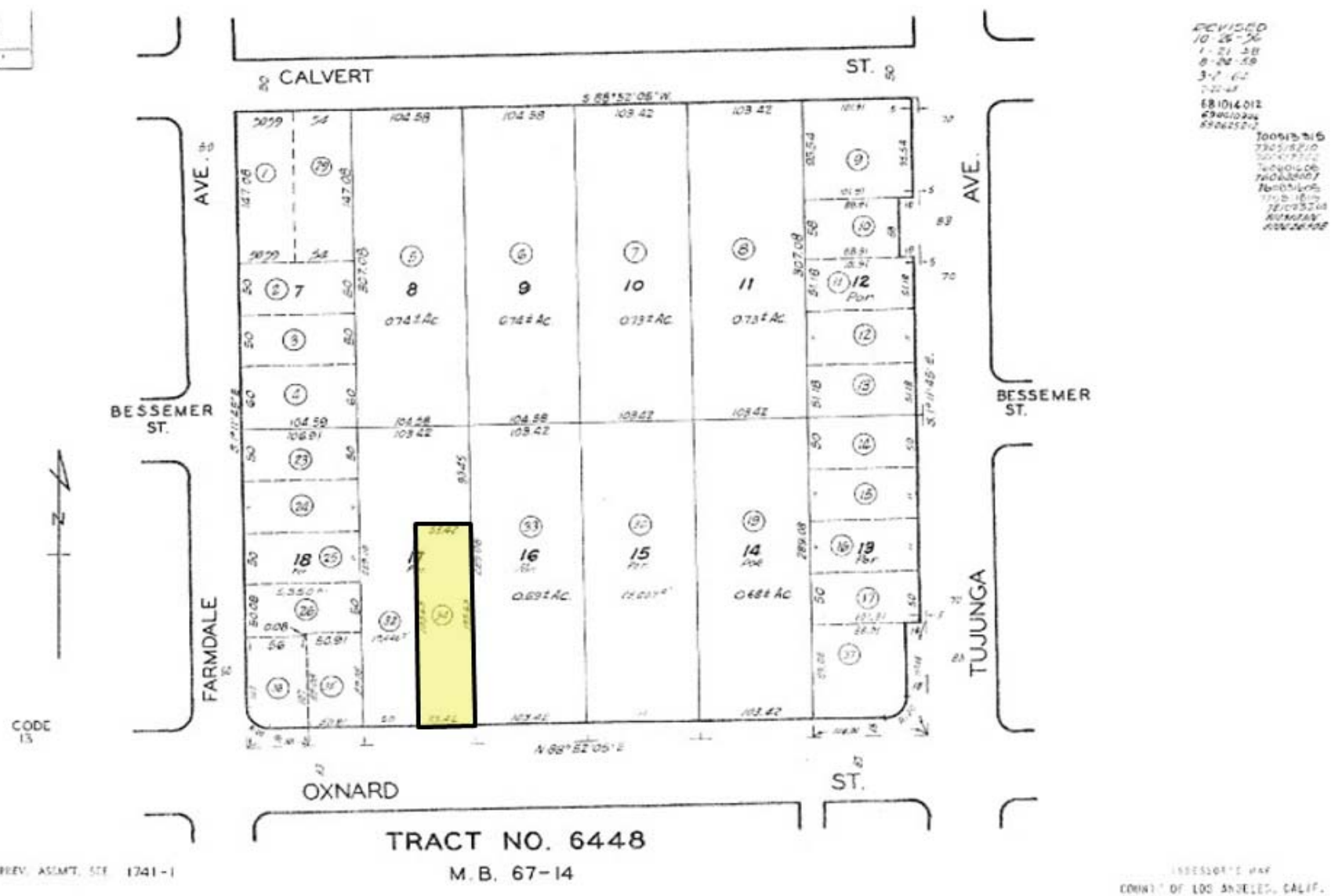
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6 UNITS ON OXNARD ST

PARCEL MAP

2338 | 1
SCALE 1" = 80'

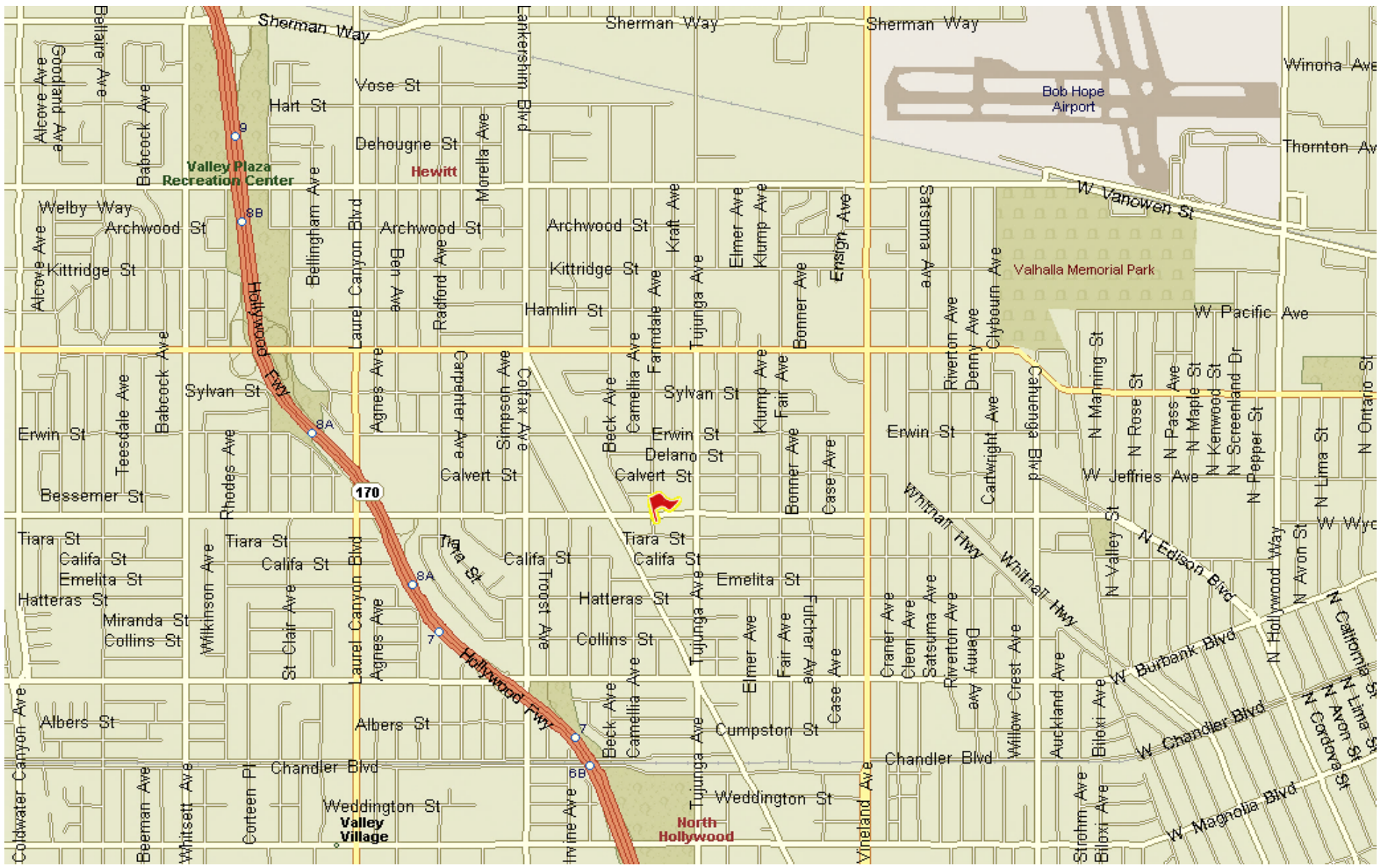


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6 UNITS ON OXNARD ST

STREET MAP



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