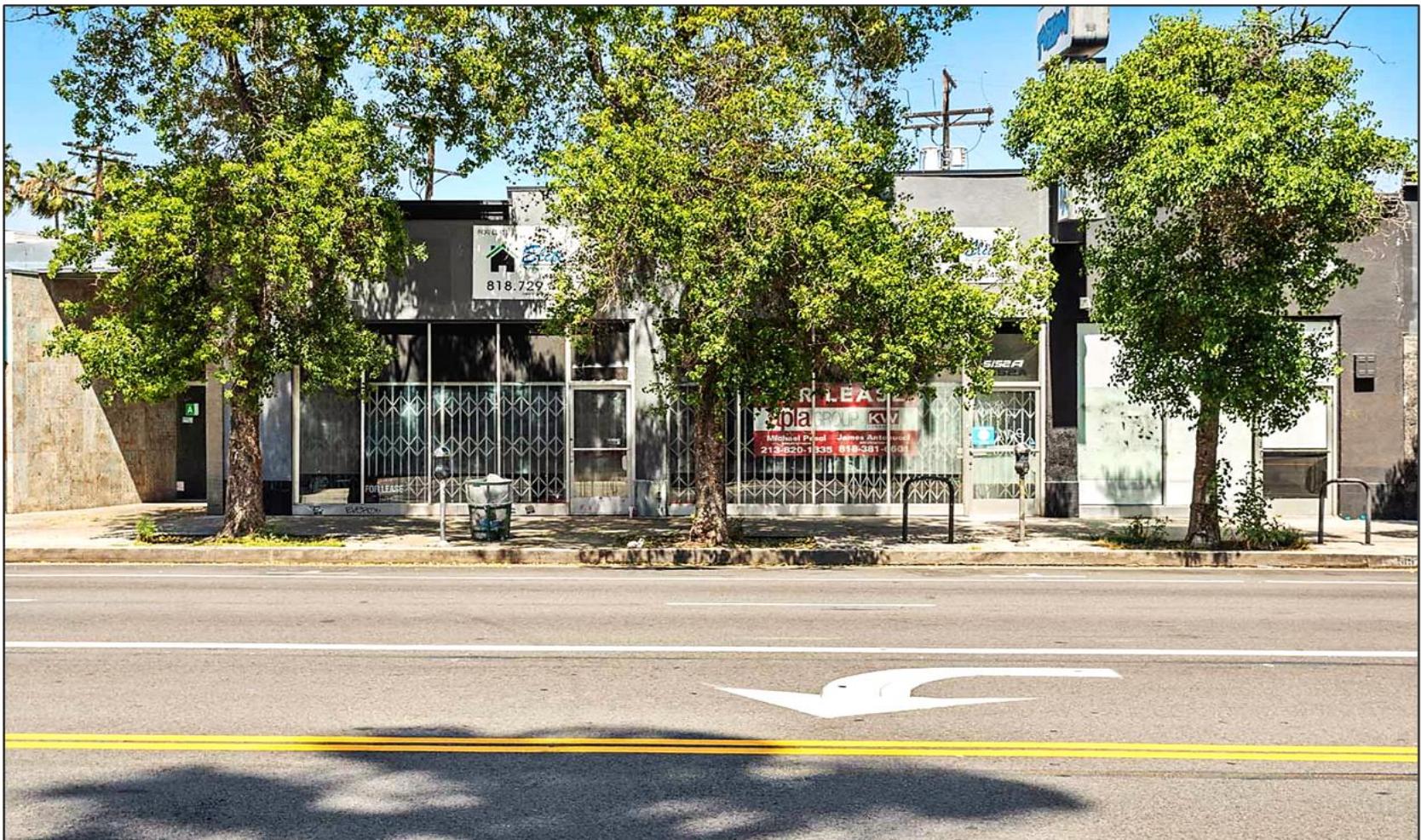


5152 Lankershim Blvd.

NORTH HOLLYWOOD, CA



PRICE:

\$2,599,000

INVESTMENT HIGHLIGHTS:

- Located In Prime NoHo Arts District
- Owner Occupied Opportunity
- Excellent Frontage On Lankershim Blvd
- Unit Mix: 2-Commercial
- High Traffic Count Over 50,000 Cars Per Day
- Metro Red Line Station Nearby
- Short Distance To CA-170 & 101 Freeways
- Delivered Vacant

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

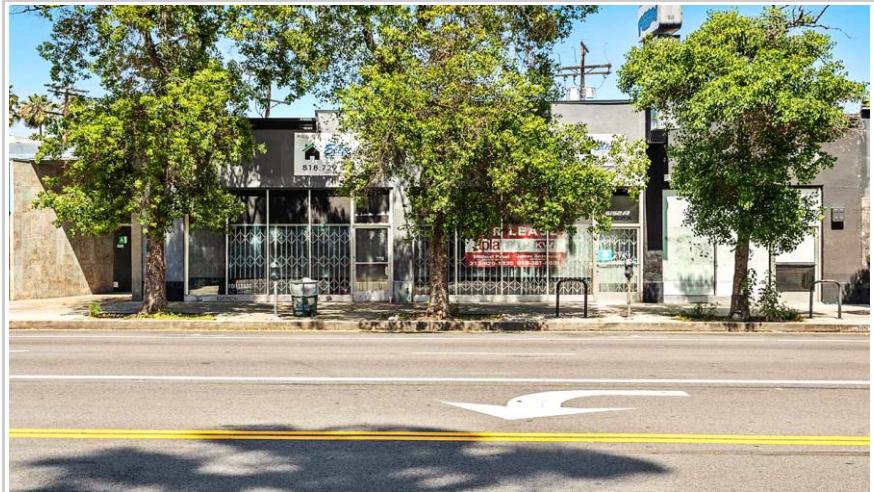
PRESENTED BY:

MICHAEL PESCI
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(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI
VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

INVESTMENT SUMMARY	
Price:	\$2,599,000
Down Payment:	100%
Units:	2
Cost per Unit:	
Current CAP:	4.14%
Market CAP:	4.14%
Age:	1937
Lot SF:	6,002
Building SF:	4,200
Price per SF:	\$618.81
Zoning:	LAC4

PROPOSED FINANCING	
First Loan Amount:	\$0
Terms:	7.25% 30 Years (5-Year Fix)
Monthly Payment:	\$0



Owner/Occupied Opportunity

High Foot Traffic Area

High Ceilings

Excellent Frontage On Lankershim Blvd

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$151,200		\$151,200	
Less Vacancy Rate Reserve:	4,536	3.0%	4,536	3.0%
Gross Operating Income:	146,664		146,664	
Less Expenses:	39,188	25.9%	39,188	25.9%
Net Operating Income:	\$107,477		\$107,477	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$107,477	4.14%	\$107,477	4.14%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$107,477	4.14%	\$107,477	4.14%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES					
UNIT MIX		CURRENT		PRO-FORMA					
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME				
2	Commercial	\$6,300	\$12,600	\$6,300	\$12,600				
Total Scheduled Rent:			\$12,600		\$12,600				
Common Area Maintenance:									
Parking, Storage, Misc:									
Monthly Scheduled Gross Income:			\$12,600		\$12,600				
Annual Scheduled Gross Income:			\$151,200		\$151,200				

RENT ROLL

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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PHOTOS

5148 Lankershim Blvd | North Hollywood, CA 91601



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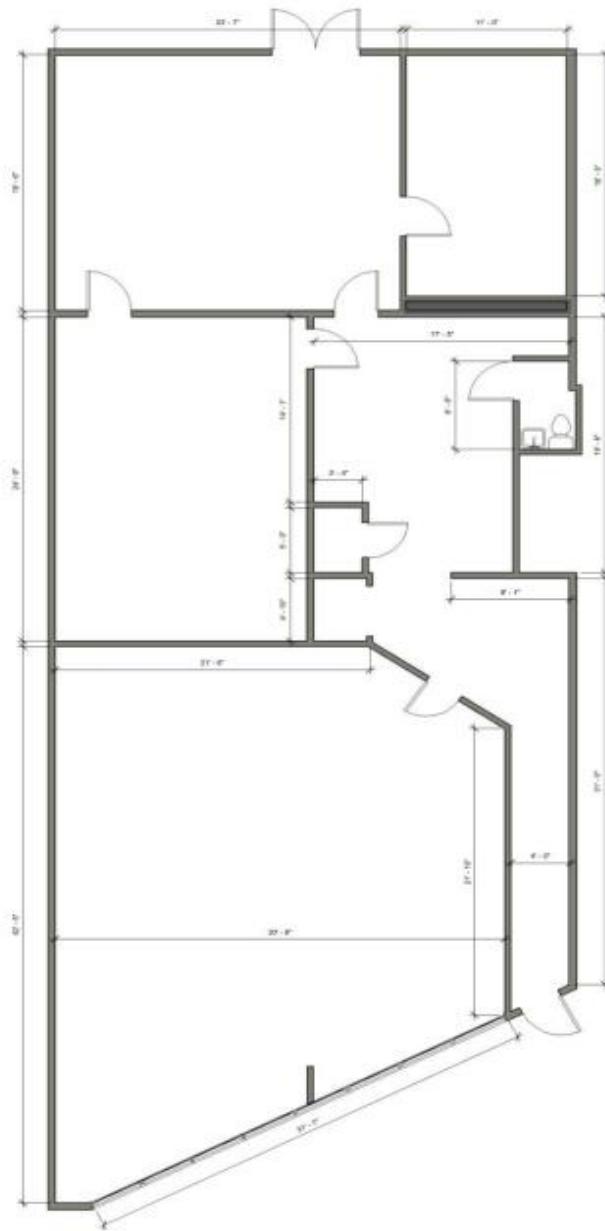
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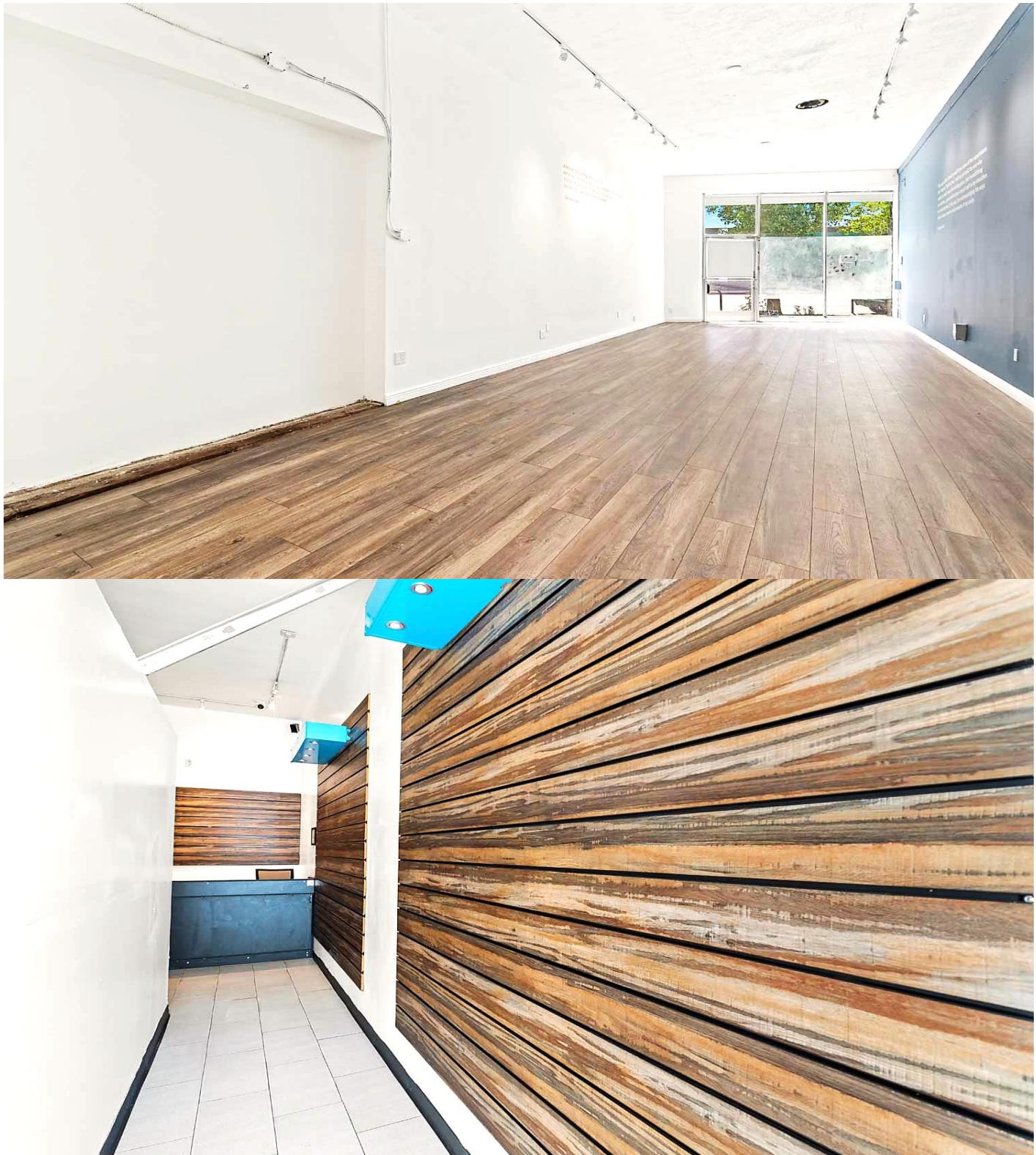
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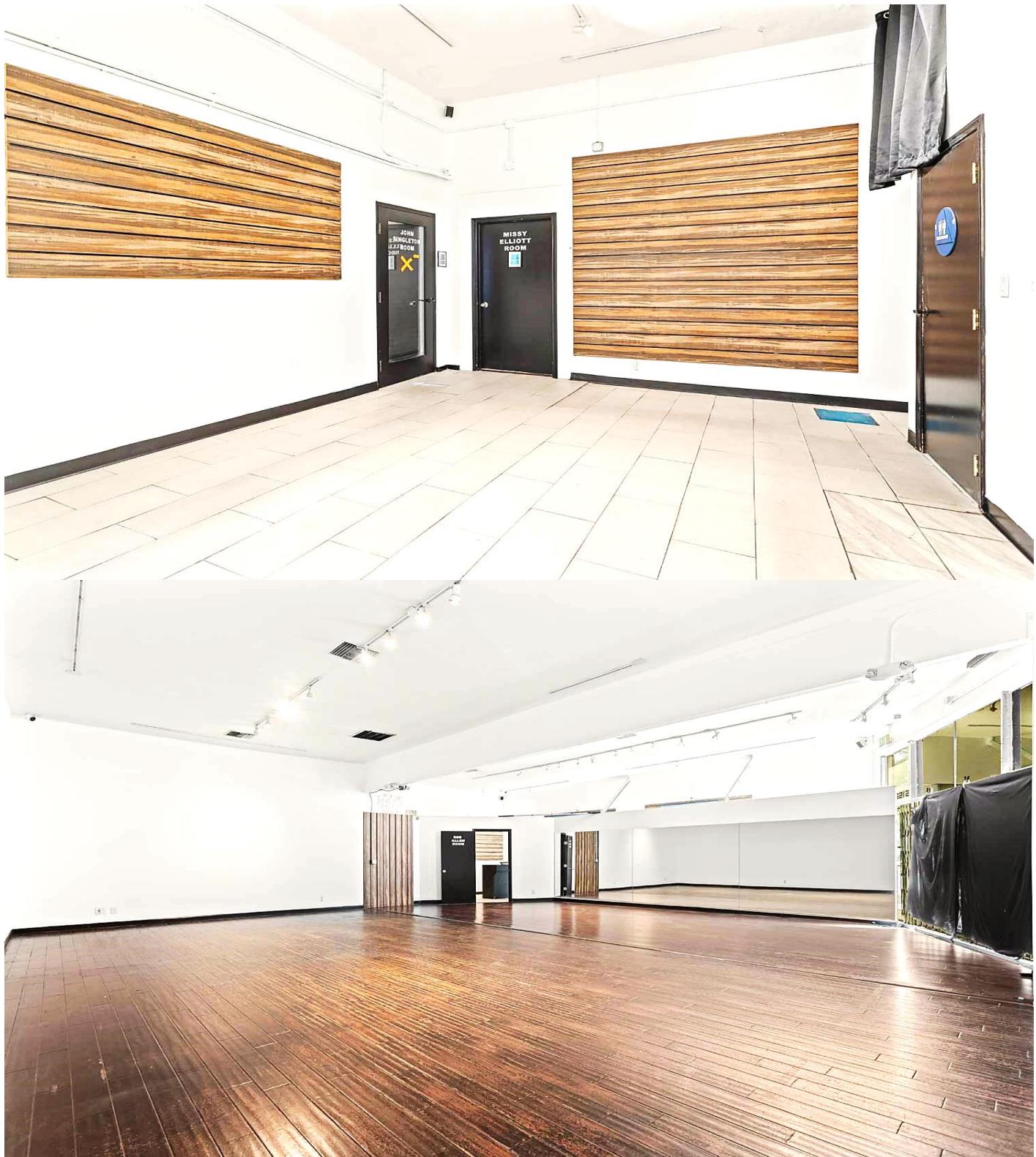
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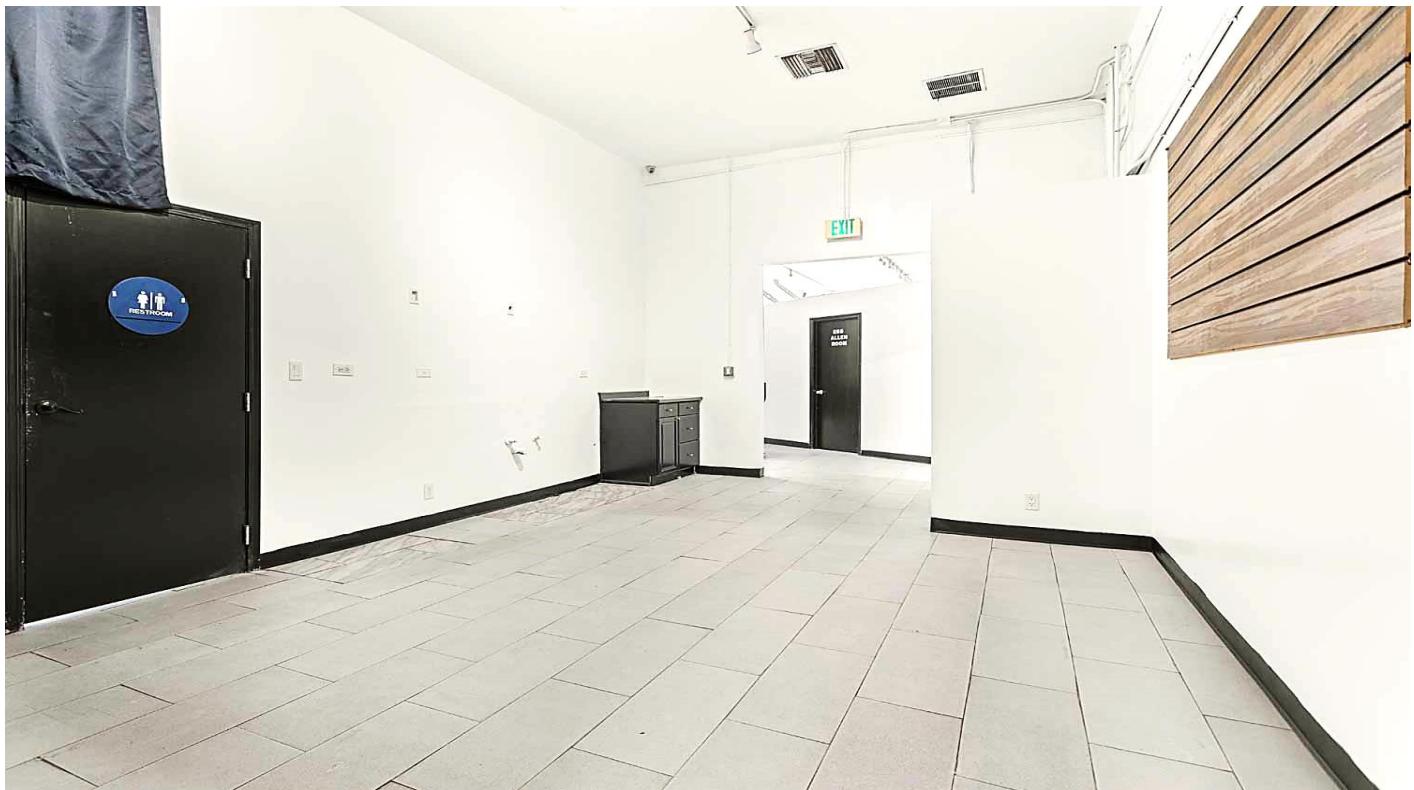
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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

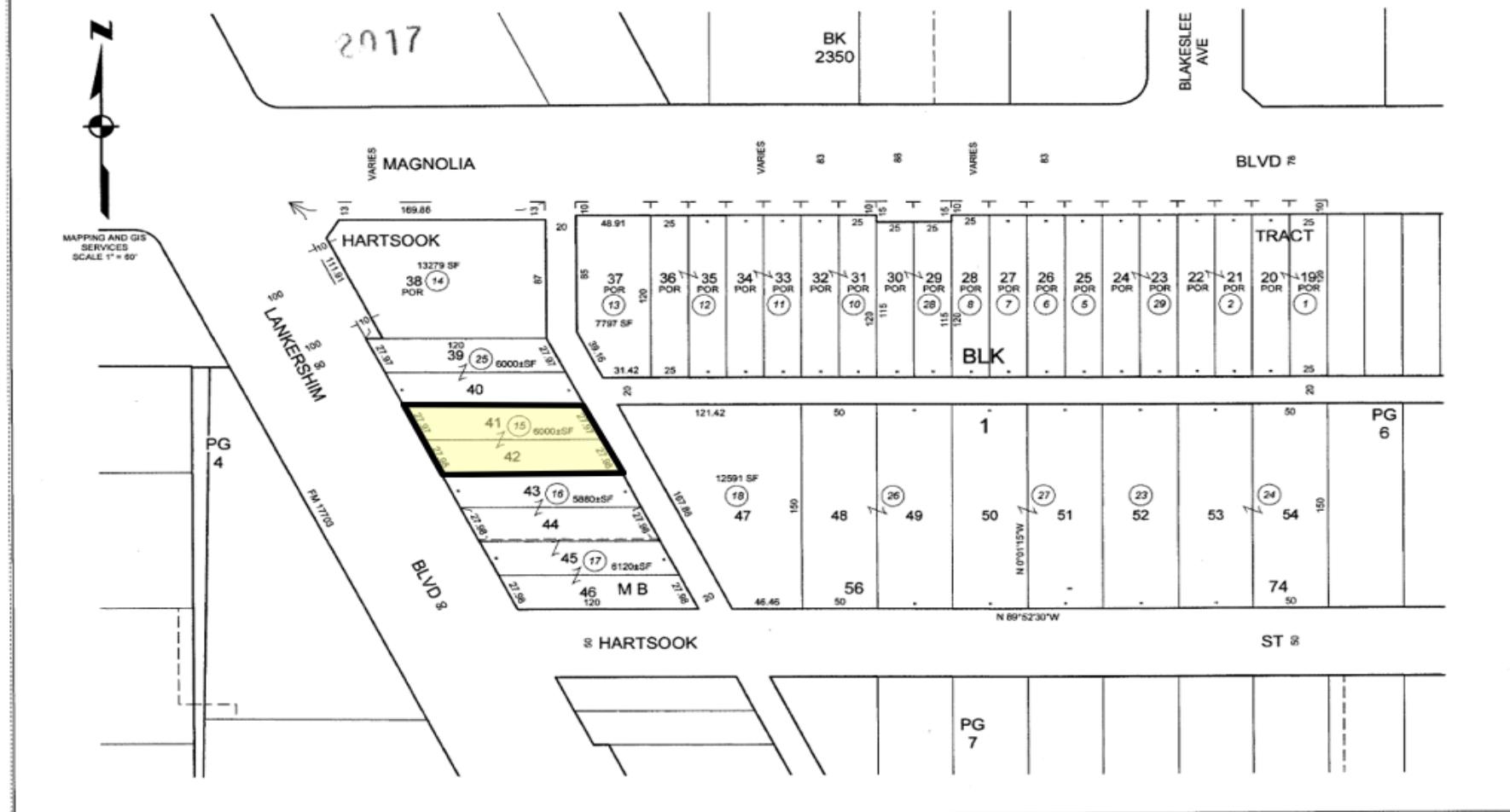
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PARCEL MAP

2353 5 P.A.
SHEET 663-38 TRA REVISED
42 93070905006001-03 2014061702007001-24
2009102002001001-03 28/6/006/2002001-24
SEARCH NO. OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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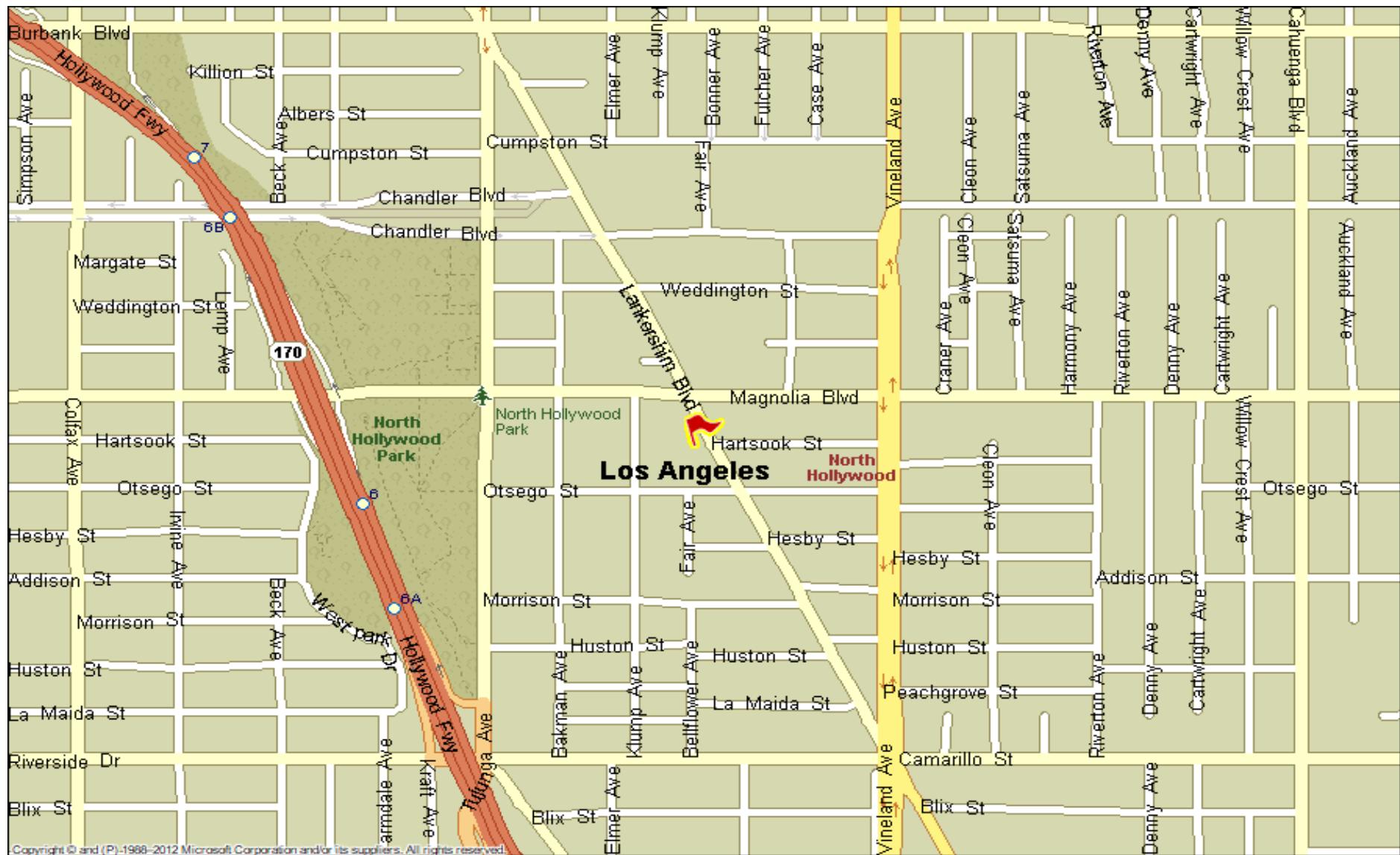


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STREET MAP



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AMENITY MAP



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