

EXCLUSIVELY LISTED BY APLA GROUP

11966 Saticoy St

NORTH HOLLYWOOD, CA



PRICE:

\$2,200,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Large Lot Approximately 37,453 SF
- Nearby Transit/Shopping Access
- Unit Mix: 5-1+1 | 2-2+1 | 1-3+1
- On-Site Parking with Storage
- On-Site Laundry
- Individually Metered for Gas & Electric
- CA - 170 Freeway Nearby

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

PRESENTED BY:

MICHAEL PESCI

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

VP OF INVESTMENTS
BRE # 01822661
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7 UNITS ON SATICOY

INVESTMENT SUMMARY		
Price:		\$2,200,000
Down Payment:	40%	\$880,000
Units:		8
Cost per Unit:		\$275,000
Current GRM:		11.69
Current CAP:		5.59%
Market GRM:		10.85
Market CAP:		6.20%
Age:		1947
Lot SF:		37,453
Building SF:		6,716
Price per SF:		\$327.58
Zoning:		LAR1



PROPOSED FINANCING		
First Loan Amount:		\$1,320,000
Terms:	6.00%	30 Years (5-Year Fix)
Monthly Payment:		\$7,991

Great North Hollywood Location
 Unit Mix: 5-1+1 | 2-2+1 | 1-3+1
 On-Site Parking with Storage
 11.69 GRM & 5.59% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$188,232		\$202,800	
Less Vacancy Rate Reserve:	5,647	3.0%	6,084	3.0%
Gross Operating Income:	182,585		196,716	
Less Expenses:	59,679	31.7%	60,245	29.7%
Net Operating Income:	\$122,906		\$136,471	
Less Loan Payments:	95,897	1.28	95,897	
Pre-Tax Cash Flow:	\$27,009	3.1%	\$40,575	4.6%
Plus Principal Reduction:	16,207		16,207	
Total Return Before Taxes:	\$43,216	4.9%	\$56,782	6.5%

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	\$1,913	\$9,565	\$1,700	\$8,500
1	2+1	\$2,137	\$2,137	\$2,400	\$2,400
1	2+1 Non-Conforming	\$2,147	\$2,147	\$2,400	\$2,400
1	3+1	\$1,837	\$1,837	\$3,600	\$3,600
Total Scheduled Rent:			\$15,686		\$16,900
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$15,686		\$16,900
Annual Scheduled Gross Income:			\$188,232		\$202,800

ESTIMATED EXPENSES	
Taxes: (new)	\$27,500
Insurance:	\$6,716
Utilities:	\$11,280
Maintenance:	\$7,303
Rubbish:	\$2,880
Reserves:	\$1,600
Landscaping:	\$1,500
Pest Control:	\$900
Total Expenses:	\$59,679
Per SF:	\$8.89
Per Unit:	\$7,460

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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VP OF INVESTMENTS & VP OF INVESTMENTS
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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	4% RENT INCREASE	MARKET RENT
1A		2+1	\$2,137	\$2,222	\$2,400
1B	Non - Conforming	2+1	\$2,147	\$2,233	\$2,400
3		3+1	\$1,837	\$1,910	\$3,600
4		1+1	\$1,977	\$2,056	\$1,700
5		1+1	\$1,947	\$2,025	\$1,700
6		1+1	\$1,717	\$1,786	\$1,700
7		1+1	\$1,947	\$2,025	\$1,700
8		1+1	\$1,977	\$2,056	\$1,700
TOTAL:			\$15,686	\$16,313	\$16,900

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AERIAL VIEW



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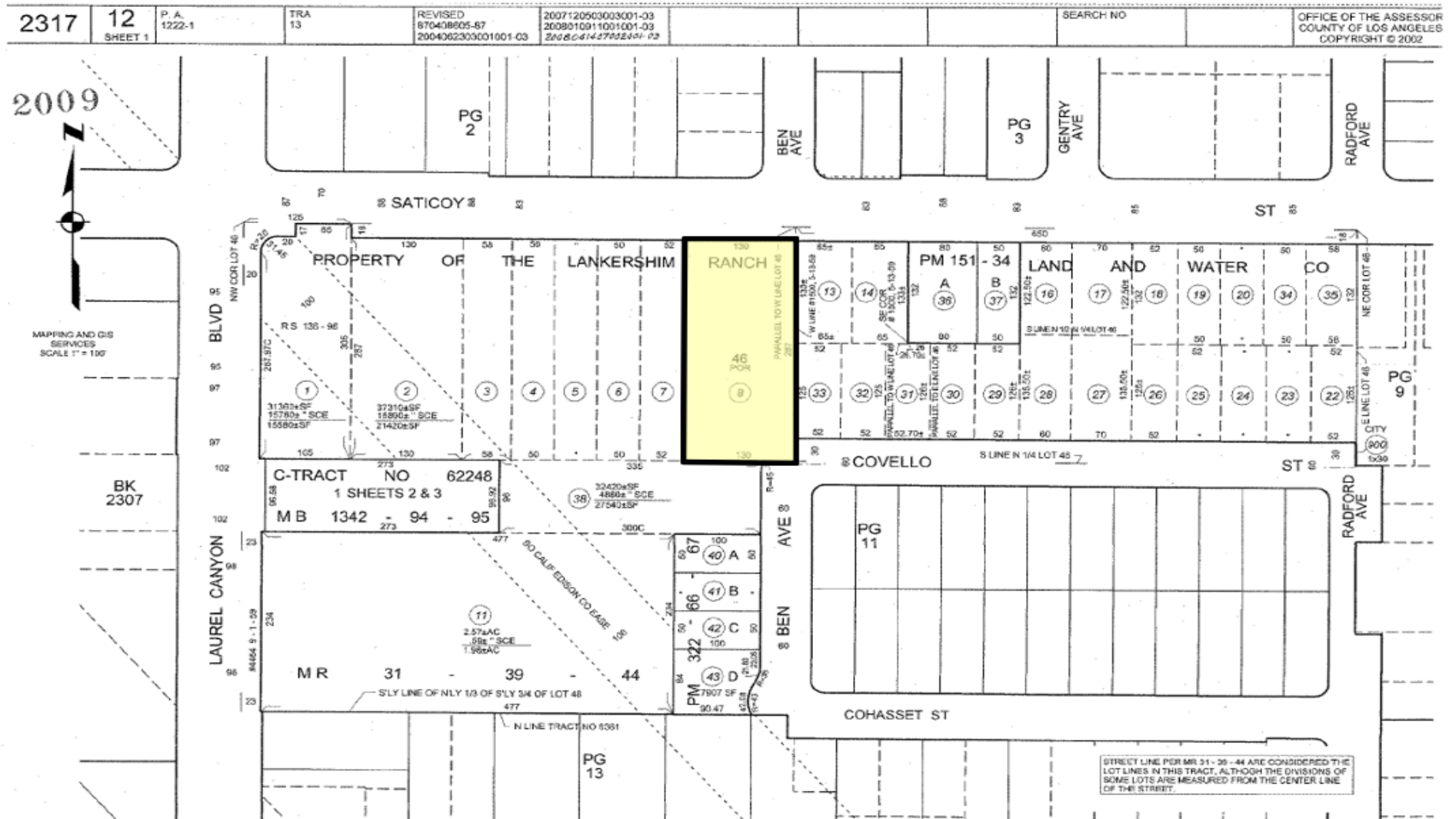
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7 UNITS ON SATICOY

PARCEL MAP



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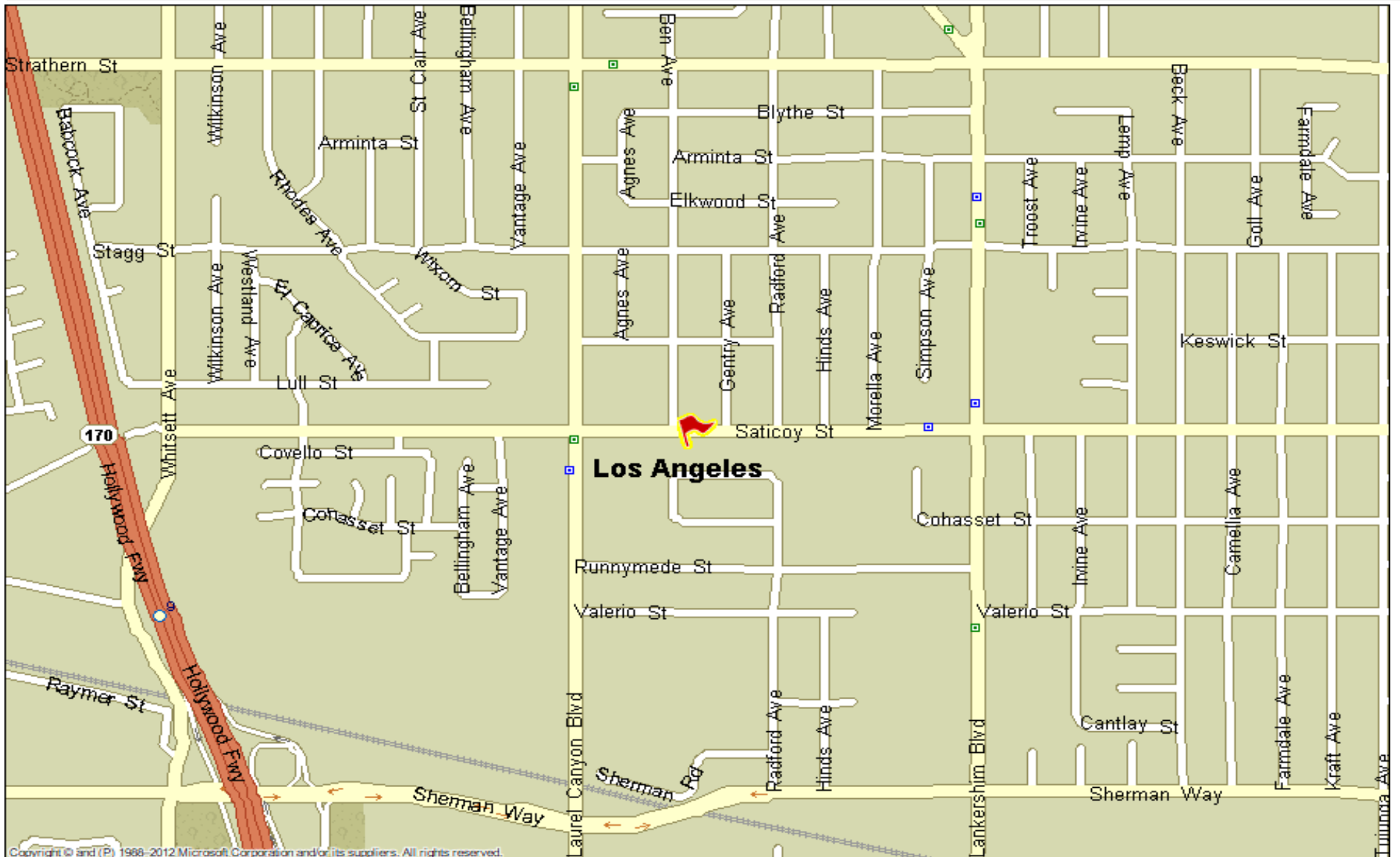
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STREET MAP



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7 UNITS ON SATICOY

AMENITY MAP



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