

# 11936 Hart St

NORTH HOLLYWOOD, CA



## PRICE:

\$2,450,000

## INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- New Secure/Gated Entry
- Corner Lot
- Unit Mix: 4-Bachelor | 4-1+1 | 4-2+1.5
- Soft Story Retrofitting Completed
- On-Site Gated Parking
- On-Site Laundry
- New Landscaping
- High Demand Rental Location
- SB721 Completed

**apla**GROUP

### KW COMMERCIAL

4605 LANKERSHIM BLVD  
SUITE #635  
TOLUCA LAKE, CA 91602

### PRESENTED BY:

#### MICHAEL PESCI

VP OF INVESTMENTS  
BRE # 01274379  
(818) 432-1627  
MIKE@APLAGROUP.COM

#### JAMES ANTONUCCI

VP OF INVESTMENTS  
BRE # 01822661  
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# 12 UNITS ON HART ST

INVESTMENT SUMMARY		
Price:		\$2,450,000
Down Payment:	42%	\$1,029,000
Units:		12
Cost per Unit:		\$204,167
Current GRM:		11.43
Current CAP:		5.37%
Market GRM:		8.80
Market CAP:		7.81%
Age:		1965
Lot SF:		9,007
Building SF:		7,826
Price per SF:		\$313.06
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$1,421,000
Terms:	5.75%	30 Years (5-Year Fix)
Monthly Payment:		\$8,374

Great North Hollywood Location  
 Unit Mix: 4-Bachelor | 4-1+1 | 4-2+1.5  
 On-Site Gated Parking  
 11.43 GRM & 5.37% Cap Rate

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$214,259		\$278,400	
Less Vacancy Rate Reserve:	6,428	3.0%	8,352	3.0%
Gross Operating Income:	207,832		270,048	
Less Expenses:	76,232	35.6%	78,721	28.3%
Net Operating Income:	\$131,599		\$191,327	
Less Loan Payments:	100,488	1.31	100,488	
Pre-Tax Cash Flow:	\$31,112	3.0%	\$90,840	8.8%
Plus Principal Reduction:	18,278		18,278	
Total Return Before Taxes:	\$49,389	4.8%	\$109,117	10.6%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	Bachelor	\$1,386	\$5,542	\$1,650	\$6,600
4	1+1	\$1,751	\$7,003	\$1,850	\$7,400
4	2+1.5	\$1,327	\$5,310	\$2,300	\$9,200
Total Scheduled Rent:			\$17,855	\$23,200	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$17,855	\$23,200	
Annual Scheduled Gross Income:			\$214,259	\$278,400	

ESTIMATED EXPENSES	
Taxes: (new)	\$30,625
Insurance:	\$10,174
Utilities:	\$18,000
Maintenance:	\$8,313
Rubbish:	\$4,320
Reserves:	\$2,400
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
<b>Total Expenses:</b>	<b>\$76,232</b>
Per SF:	\$9.74
Per Unit:	\$6,353

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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**RENT ROLL**

UNIT #	NOTES	UNIT TYPE	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
1		2+1.5	-	\$1,377	\$2,300
2		2+1.5	-	\$1,360	\$2,300
3		Bachelor	-	\$1,137	\$1,650
4		1+1	-	\$1,699	\$1,850
5		Bachelor	\$700	\$1,549	\$1,650
6		2+1.5	\$900	\$1,260	\$2,300
7		2+1.5	-	\$1,313	\$2,300
8		Bachelor	-	\$1,457	\$1,650
9	Vacant	1+1	-	\$1,695	\$1,850
10		Bachelor	1,399	\$1,399	\$1,650
11		1+1	1695	\$1,785	\$1,850
12		1+1	1,730	\$1,824	\$1,850
<b>TOTAL:</b>			<b>\$6,424</b>	<b>\$17,855</b>	<b>\$23,200</b>

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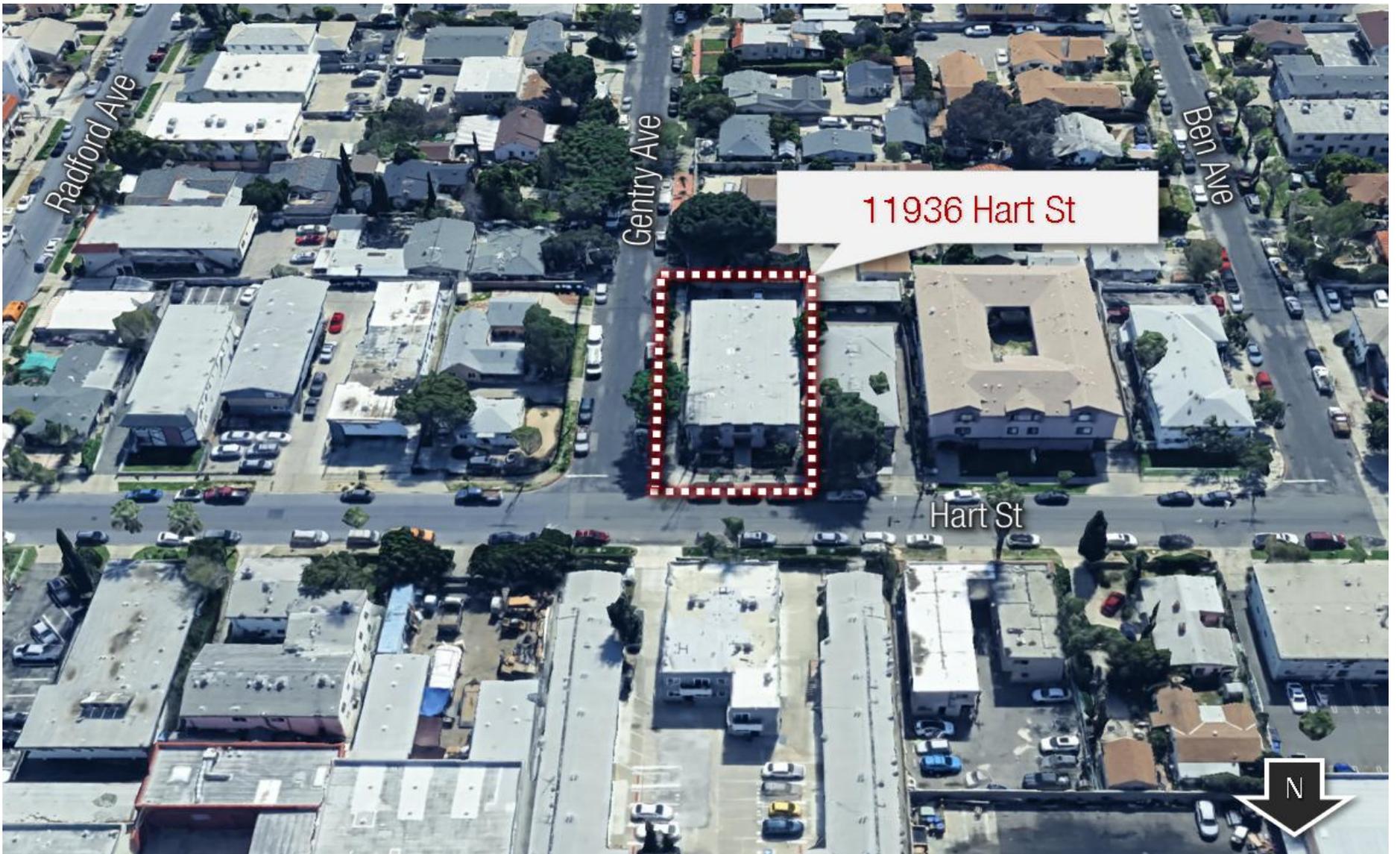
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## AERIAL VIEW



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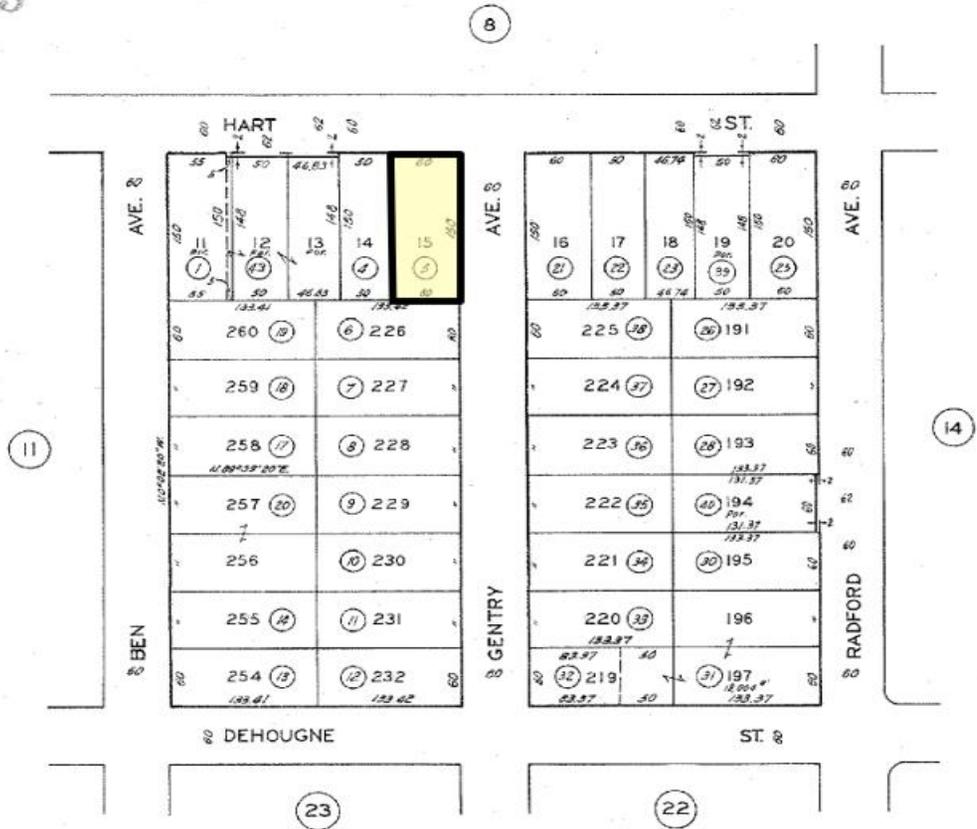
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PARCEL MAP

2321 12 2003  
 SCALE 1" = 100'

810602604  
 89047712 2002 804  
 91821105007002-03  
 850214  
 8003821107063401-03



CODE  
 8856

POP. PRIV. ASSMT SEE  
 2321 - 12 & 13

TRACT NO. 6024 M. B. 64 - 66

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

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## STREET MAP



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## AMENITY MAP



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