

EXCLUSIVELY LISTED BY APLA GROUP

15240 Nordhoff St

NORTH HILLS, CA



PRICE:

\$4,150,000

INVESTMENT HIGHLIGHTS:

- Great North Hills Location
- On-Site Parking with Storage
- High Demand Rental Location
- Unit Mix: 2-1+1 | 12-2+2
- On-Site Laundry
- Individually Metered for Gas & Electric
- I-405 Freeway Nearby
- Short Distance To Panorama Mall

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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
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

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

14 UNITS ON NORDHOFF ST

RENT ROLL

UNIT #	NOTES	UNIT TYPE	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
35601		2+2	\$1,695	\$1,950	\$2,500
35602		2+2	\$1,795	\$2,050	\$2,500
35603		2+2	\$2,560	\$1,750	\$2,500
35604		2+2	\$500	\$1,950	\$2,500
35605		1+1	\$1,375	\$1,686	\$2,000
35606		2+2	\$1,895	\$1,895	\$2,500
35607		2+2	-	\$1,937	\$2,500
35608		2+2	-	\$2,102	\$2,500
35609	VACANT	2+2		\$2,500	\$2,500
35610		2+2	1,800	\$1,950	\$2,500
35611		2+2	1825	\$2,020	\$2,500
35612		1+1	1,695	\$1,695	\$2,000
35614		2+2	-	\$1,995	\$2,500
35615		2+2	1,875	\$2,063	\$2,500
TOTAL:			\$17,015	\$27,543	\$34,000

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.

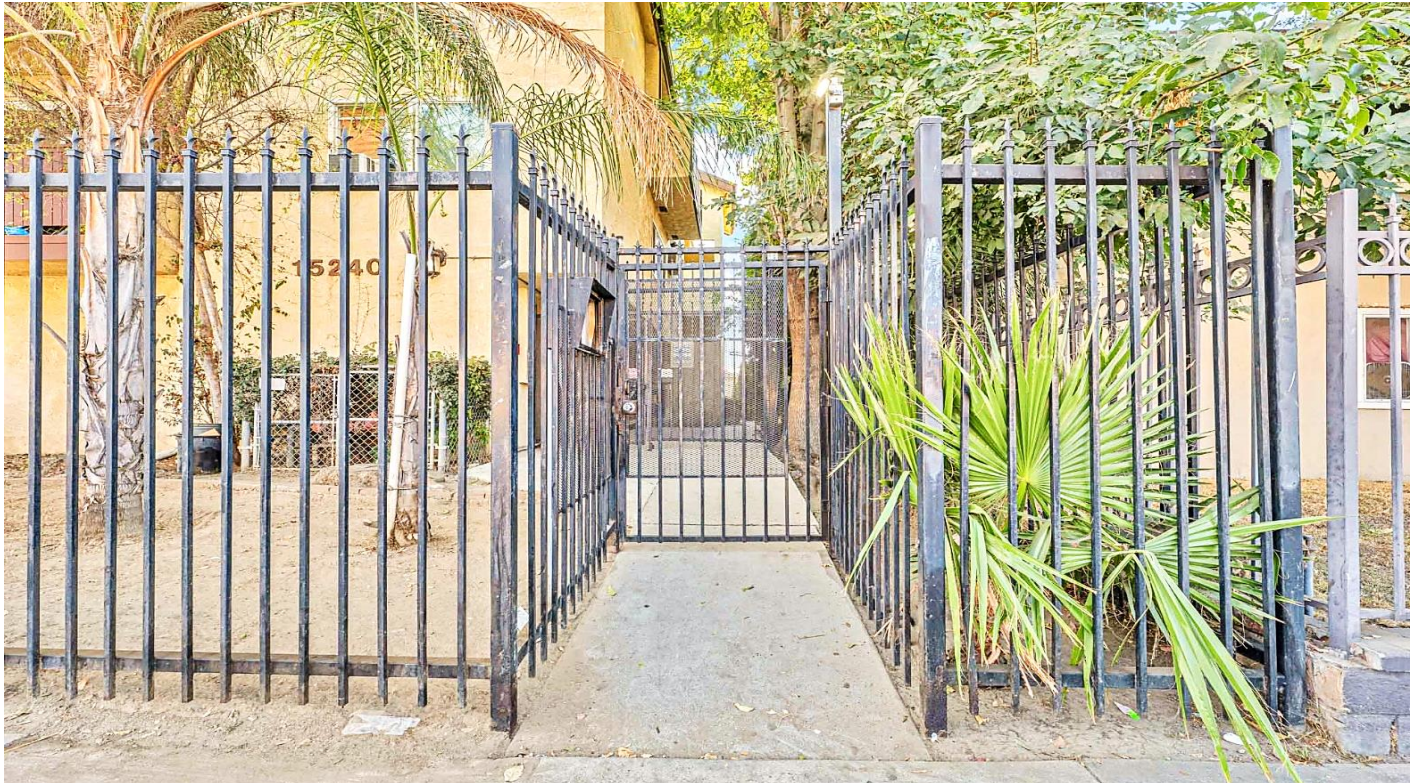
MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS
 BRE # 01274379 & BRE # 01822661
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PHOTOS



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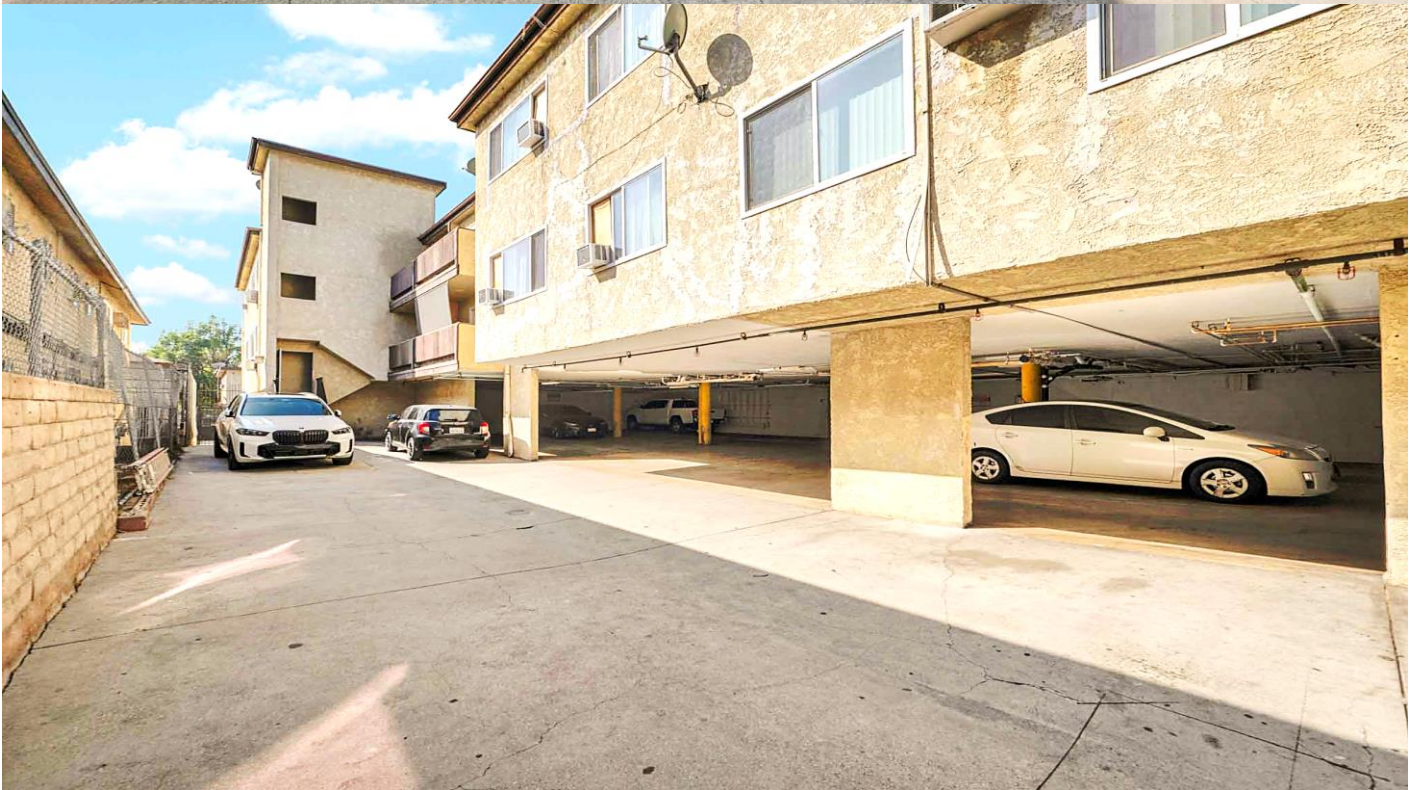
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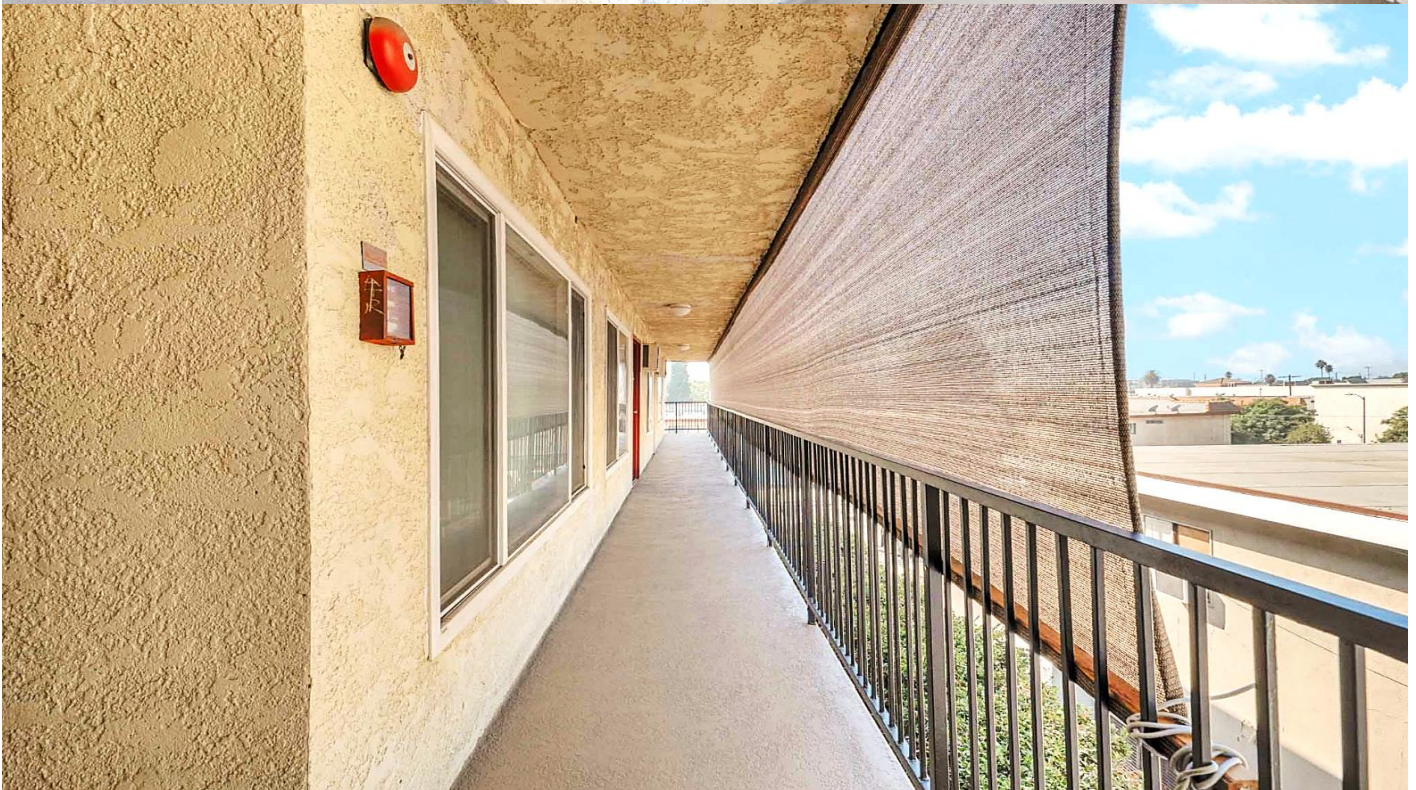
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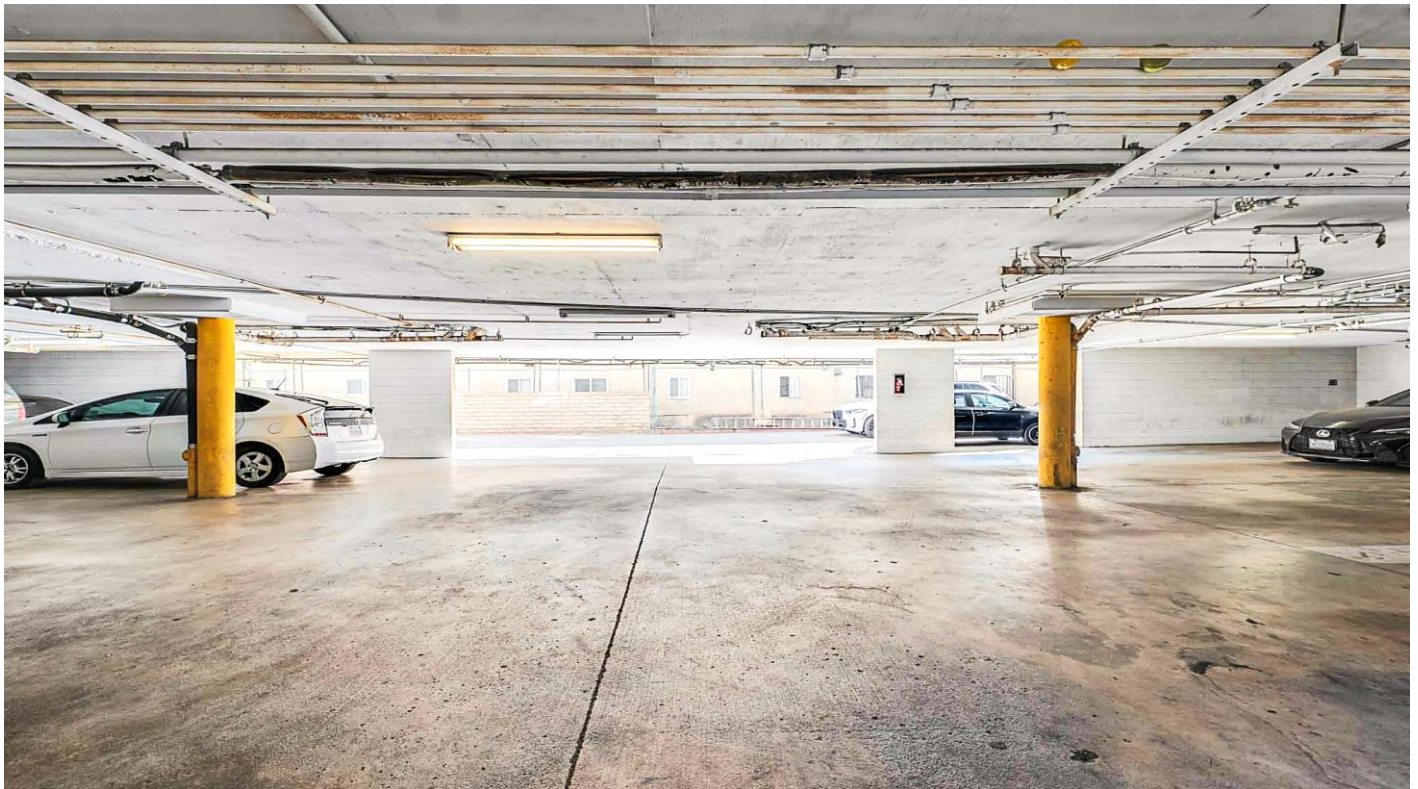
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AERIAL VIEW



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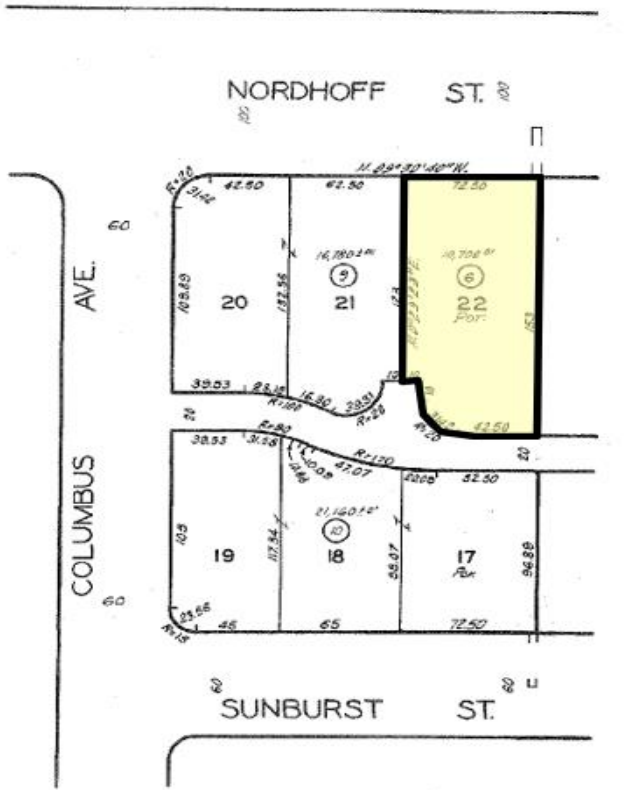
PARCEL MAP

2654 | 34
SCALE 1" = 60'

2-22-65
REVISED
11-3-60
1-11-61
8-9-61
11-9-62
11-21-63
07082602
TRASSCO
780421817



CODE
15



TRACT NO. 23645
M.B. 642-78-79

FOR PREV. ASSM'T. SEE:
2654-34

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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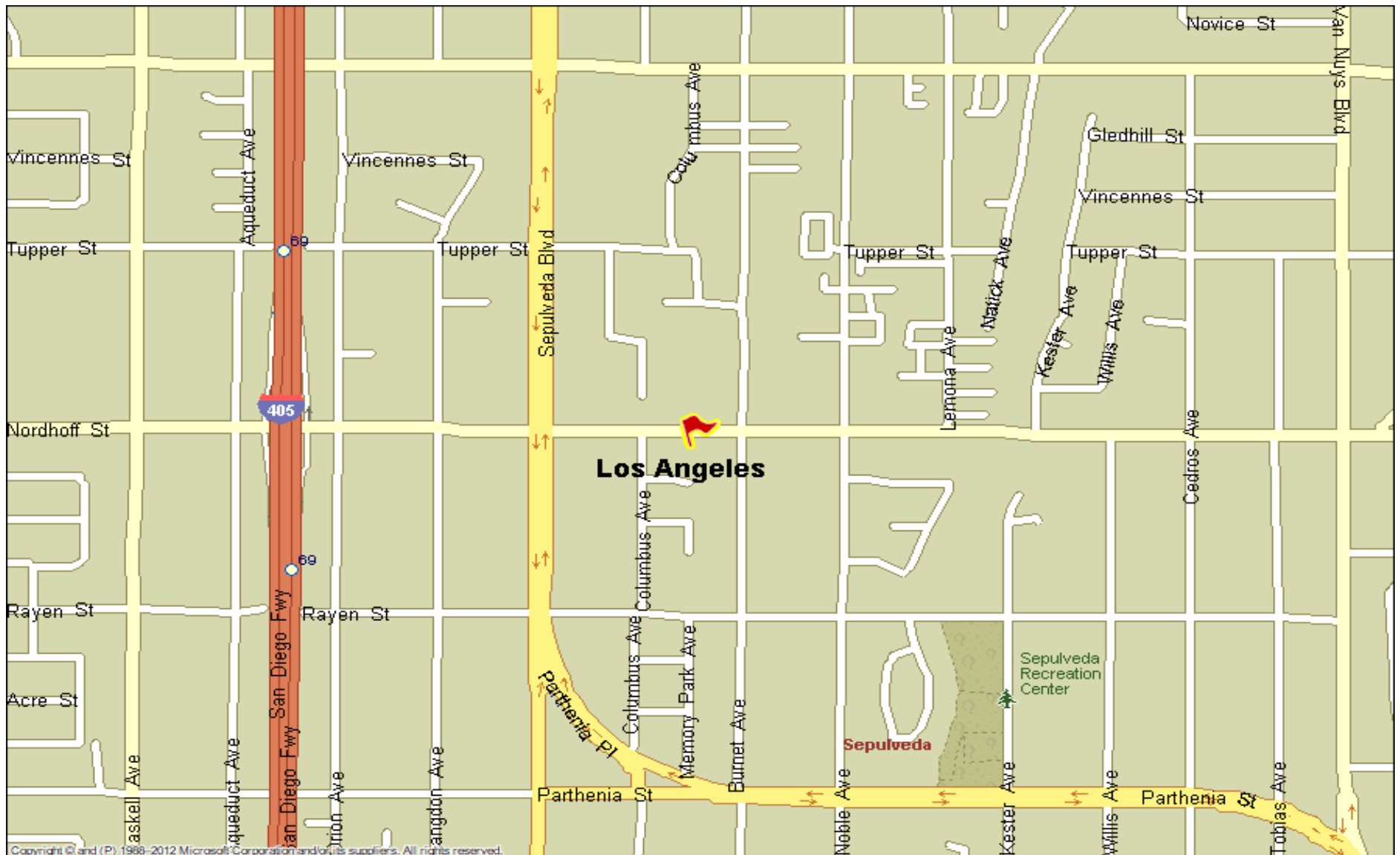
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STREET MAP



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AMENITY MAP



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