

Jerry Armen
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 Office: 818-241-1100
 State Lic: 01269617



11966 Runnymede St, North Hollywood 91605

STATUS: **Active**

LIST PRICE: **\$2,200,000**

Cross Streets: Laurel Canyon Blvd & Radford Ave.



OF UNITS TOTAL: **7**
 SQFT(src): **7,234**
 PRICE PER SQFT: **\$304.12**
 LOT(src): **13,504/0.31 (A)**
 LEVELS: **Two**
 YEAR BLT(src): **1947 (ASR)**
 DOM / CDOM: **29/29**
 SLC: **Standard**
 TOTAL OP. EXP: **\$53,163.00**
 NET OP. INCOME: **\$128,041**
 PARCEL #: **2317014010**
 LISTING ID: **GD24176837**

Submit Offer

DESCRIPTION

****Introducing 11966 Runnymede St: A Prime Income Property in North Hollywood** We are delighted to present the sale of 11966 Runnymede St, a remarkable 7-unit residential income property nestled in the vibrant heart of North Hollywood. This well-maintained property comprises six spacious townhomes, each offering 2 bedrooms and 1.5 bathrooms, along with a charming 4-bedroom front house. Strategically located just east of Laurel Canyon on Runnymede Street, this property boasts a generous gross building area of 7,234 square feet, translating to an average of over 1,000 square feet per unit. Originally built in 1947, the units have been thoughtfully updated with tile flooring throughout and modern countertops, blending vintage charm with contemporary comforts. Each unit is individually metered for electricity and gas, ensuring that tenants are responsible for their own utility usage. Notably, there is no house meter, meaning all common area lighting is tenant-powered, further reducing operational costs. Trash removal is efficiently managed by the Department of Water and Power, included in each tenant's bill. The exterior of the property was freshly painted, and the roof was replaced in 2019, ensuring minimal maintenance for years to come. This property represents an ideal investment opportunity, offering steady income potential in a sought-after location. Don't miss your chance to own this exceptional income property in North Hollywood!**

EXCLUSIONS:

AREA: **NHO - North Hollywood**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 55+: **No**
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: **\$2,200,000**
 SUB TYPE: **APT/A**
 CMN WALLS: **2+ Common Walls, No One Above, No One Below**
 PARKING: **Assigned, Garage, Gated**
 # OF BUILDINGS TOTAL: **3**
 RENT CONTROL?: **Yes**
 PROPERTY ATTACHED?: **Yes**

INCLUSIONS:

SELLER WILL CONSIDER CONCESSIONS IN OFFER: **Yes**
 ROOM TYPE:
 UTILITIES:
 ELECTRIC:
 WATER: **Public**

COOLING: **Central Air, Wall/Window Unit(s)**
 HEATING: **Central**
 VIEW:
 WATERFRONT:
 LAUNDRY: **Common Area, Community**
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **\$186,780** GROSS SPENDABLE INCOME:
 VACANCY ALLOWANCE %/=: **\$5,603/3** LOAN PAYMENT(ANNUAL):
 GROSS OPERATING INCOME: **\$181,177**GROSS MULTIPLIER: **11**
 NET OPERATING INCOME: **\$128,041** CAP RATE: **5.82**
 OPERATING EXPENSE %/=: **\$122,676/** IMPROVEMENTS TOTAL %/=: /
 LAND DOLLAR VALUE %/=: / PERSONAL PROPERTY %/=: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:
 OTHER INCOME 1: **\$1,884**
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION: **Storage shed-1 out of 2 rented**

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$53,163** FURNITURE REPLACEMENT:
 ELECTRIC: **\$0** TRASH: **\$0**
 GAS: **\$0** CABLE TV:
 LICENSES: GARDENER: **\$1,200**
 NEW TAXES: **\$27,647** INSURANCE: **\$11,176**
 MAINTENANCE: **\$3,600**
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 \$0
 WATER/SEWER: **\$8,400**
 OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE: TAX YEAR: TAX ANNUAL AMT: TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC: 7
1:	1	2	2	0	Unfurnished	\$2,005	\$2,055	\$2,200	GAS METERS: 7
2:	1	2	2	0	Unfurnished	\$1,982	\$1,982	\$2,200	WATER METERS: 2
3:	1	2	2	0	Unfurnished	\$2,080	\$2,080	\$2,200	WALL AC: 6
4:	1	2	2	0	Unfurnished	\$1,944	\$1,944	\$2,200	
5:	1	2	2	0	Unfurnished	\$1,717	\$1,717	\$2,200	
6:	1	2	2	0	Unfurnished	\$2,080	\$2,080	\$2,200	
7:	1	4	2	2	Unfurnished	\$3,600	\$3,600	\$4,000	

INTERIOR

INTERIOR: APPLIANCES: ENTRY/LEVEL: **1/1** SQFT STUDIO AVG:

ACCESSIBILITY:

FLOORING:

FIREPLACE:

SQFT 1 BED AVG:

SQFT 2 BED AVG:

SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
DIRECTION FACES:

SECURITY: Automatic Gate
SEWER: Public Sewer

LOT: 6-10 Units/Acre,
Level, Walkstreet
POOL: None

FENCING:
SPA:

BUILDING

BUILDER NAME:
BUILDER MODEL:

ARCH STYLE:
DOORS:
WINDOWS:

ROOF:
FOUNDATION DTLs:
PROP CONDITION:

CONSTR MTRLS:
OTHER STRUCTURES:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

UNCOVERED SPACES: 12

PARKING TOTAL: 14

GARAGE SPACES: 2

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA DUES 1: \$0
HOA DUES 2:
HOA DUES 3:

HOA 1 NAME:
HOA 2 NAME:
HOA 3 NAME:

HOA PHONE 1:
HOA PHONE 2:
HOA PHONE 3:

HOA AMENITIES:
STORIES TOTAL: 2

COMMUNITY: Sidewalks
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: No
COMMON INTEREST:
Condominium
LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:

ELEVATION:

ASSESSMENTS:

PARCEL #: 2317014010

ADDITIONAL PARCEL(s): No

TAX LOT: 5
LOT SIZE DIM:

TAX BLOCK:
TAX TRACT #: 11056
ZONING: LARD2

LISTING

BAC:
BAC REMARKS:
DUAL/VARI. RATE?: No
CURRENT FINANCING:
POSSESSION:
FINANCIAL INFO AS OF:
CONTINGENCY LIST:

LIST TERMS: Cash, Cash to New Loan,
Conventional
LIST AGRMT: Exclusive Right To Sell
LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes
NEIGHBORHOOD MARKET REPORT YN?: Yes

DATES

LIST CONTRACT DATE: 08/28/24
START SHOWING DATE:
ON MARKET DATE: 08/28/24
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 08/28/24
MOD TIMESTAMP: 09/05/24
EXPIRED DATE: 02/21/25
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Property to be sold AS IS. Buyer is advised to independently investigate all aspects of the property, sq.ft, lot, easements, permits & verify the accuracy of all information to Buyer's full satisfaction. Listing Broker, Agent & Seller do not represent or guarantee accuracy of any of the information provided. All staging and landscaping pots are excluded from the sale. Qualified/pre-approved buyers only. No Showing Time. Drive by only. Buyer to cooperate with seller's potential 1031 exchange at no cost, expense or delay to buyer. Email any and all offers to jerry@teamrockproperties.com

SHOWING INFORMATION

SHOW CONTACT TYPE: None
SHOW CONTACT NAME:
SHOW CONTACT PHONE:

LOCK BOX LOCATION: See Remarks
LOCK BOX DESCRIPTION: None

OWNER'S NAME:

Schedule a Showing

SHOWING INSTRUCTIONS: Tenant Occupied ! Do not Disturb occupants. Showings subject to accepted offer. Drive by ONLY. Call listing office with any questions 818.241.1100

DRIVING DIRECTIONS: Cross Streets: Laurel Canyon Blvd & Radford Ave.

AGENT / OFFICE

LA: (G80604) Jerry Armen
CoLA:
LO: (G7793) Team Rock Properties
LO PHONE: 818-241-1100
CoLO:
CoLO PHONE:

LA State License: 01269617

CoLA State License:

LO State License: 01890237

LO FAX: 818-450-0788

CoLO State License:

CoLO FAX:

Offers Email: jerry@teamrockproperties.com

CONTACT PRIORIT

1.LO PHONE: 818-241-1100

AGENT FULL: Residential Income GD24176837 LISTING ID:

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Search Criteria

Property Type is 'Residential Income'
Standard Status is one of 'Active', 'Act Under Contract', 'Hold', 'Pending', 'Withdrawn', 'Coming Soon'
Originating System ID is one of 'CRMLSM', 'CRIS', 'CCR'
List Agent Key is 30902442
Co List Agent Key is 30902442
List Agent MlsId is ''
Co List Agent MlsId is ''
Selected 1 of 1 result.