

11667 Burbank Blvd

NORTH HOLLYWOOD, CA



PRICE:

\$875,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Quick Access To CA-170 Freeway
- Los Angeles Valley College Nearby
- Unit Mix: 3-2+1.5
- Short Distance To NoHo Arts District
- Nearby Shopping/Transit Access
- Individually Metered for Gas & Electric
- High Demand Rental Location

aplaGROUP

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

TRIPLEX ON BURBANK BLVD

| INVESTMENT SUMMARY | | |
|--------------------|------|-----------|
| Price: | | \$875,000 |
| Down Payment: | 100% | \$875,000 |
| Units: | | 3 |
| Cost per Unit: | | \$291,667 |
| Current GRM: | | 16.70 |
| Current CAP: | | 3.02% |
| Market GRM: | | 10.80 |
| Market CAP: | | 6.07% |
| Age: | | 1957 |
| Lot SF: | | 5,313 |
| Building SF: | | 2,720 |
| Price per SF: | | \$321.69 |
| Zoning: | | LARD3 |



| PROPOSED FINANCING | | |
|--------------------|-------|-----------------------|
| First Loan Amount: | | - |
| Terms: | 7.50% | 30 Years (5-Year Fix) |
| Monthly Payment: | | - |

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 Unit Mix: 3-2+1.5
 Short Distance To NoHo Arts District
 Quick Access To CA-170 Freeway

ANNUALIZED OPERATING DATA

| | CURRENT | | PRO-FORMA | |
|----------------------------|----------|-------|-----------|-------|
| Scheduled Gross Income: | \$52,392 | | \$81,000 | |
| Less Vacancy Rate Reserve: | 1,572 | 3.0% | 2,430 | 3.0% |
| Gross Operating Income: | 50,820 | | 78,570 | |
| Less Expenses: | 24,366 | 46.5% | 25,476 | 31.5% |
| Net Operating Income: | \$26,454 | | \$53,094 | |
| Less Loan Payments: | - | | - | |
| Pre-Tax Cash Flow: | \$26,454 | 0.0% | \$53,094 | 0.0% |
| Plus Principal Reduction: | - | | - | |
| Total Return Before Taxes: | \$26,454 | 0.0% | \$53,094 | 0.0% |

| PROPERTY RENTAL INFORMATION | | | | | |
|---------------------------------|-----------|---------------|--------------|---------------|--------------|
| UNIT MIX | | CURRENT | | PRO-FORMA | |
| # OF UNITS | UNIT TYPE | RENT PER UNIT | TOTAL INCOME | RENT PER UNIT | TOTAL INCOME |
| 3 | 2+1.5 | \$1,455 | \$4,366 | \$2,250 | \$6,750 |
| Total Scheduled Rent: | | | \$4,366 | \$6,750 | |
| Laundry: | | | | | |
| Parking, Storage, Misc: | | | | | |
| Monthly Scheduled Gross Income: | | | \$4,366 | \$6,750 | |
| Annual Scheduled Gross Income: | | | \$52,392 | \$81,000 | |

| ESTIMATED EXPENSES | |
|------------------------|-----------------|
| Taxes: (new) | \$10,938 |
| Insurance: | \$3,536 |
| Utilities: | \$4,860 |
| Maintenance: | \$2,033 |
| Rubbish: | - |
| Reserves: | \$600 |
| Landscaping: | \$1,500 |
| Pest Control: | \$900 |
| Off-Site Mgmt: | - |
| Total Expenses: | \$24,366 |
| Per SF: | \$8.96 |
| Per Unit: | \$8,122 |

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 # | UNIT TYPE | CURRENT RENT | MARKET RENT |
|--------|-----------|--------------|-------------|
| 1 | 2+1.5 | \$1,392 | \$2,250 |
| 2 | 2+1.5 | \$1,582 | \$2,250 |
| 3 | 2+1.5 | \$1,392 | \$2,250 |
| TOTAL: | | \$4,366 | \$6,750 |

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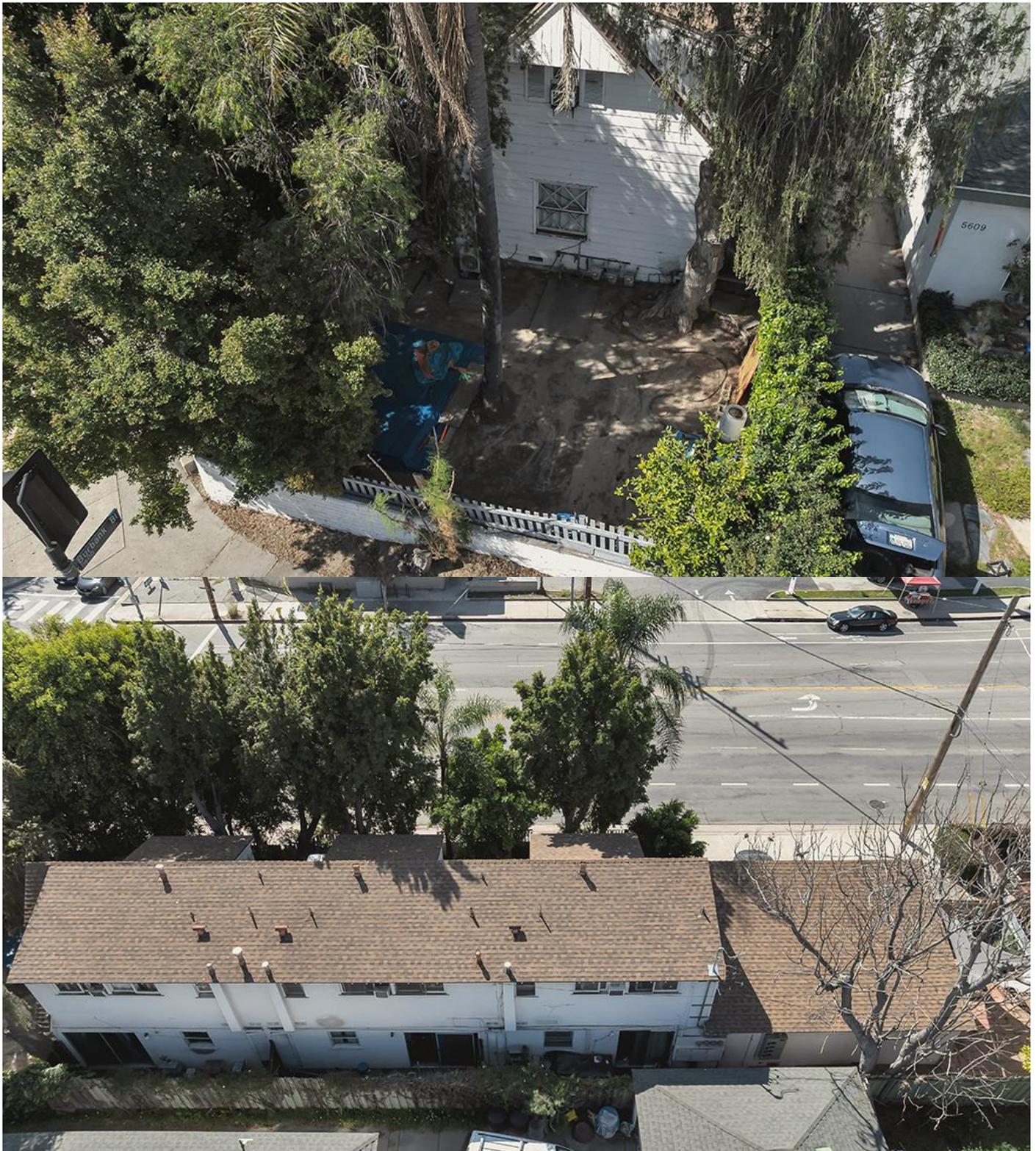
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AERIAL VIEW



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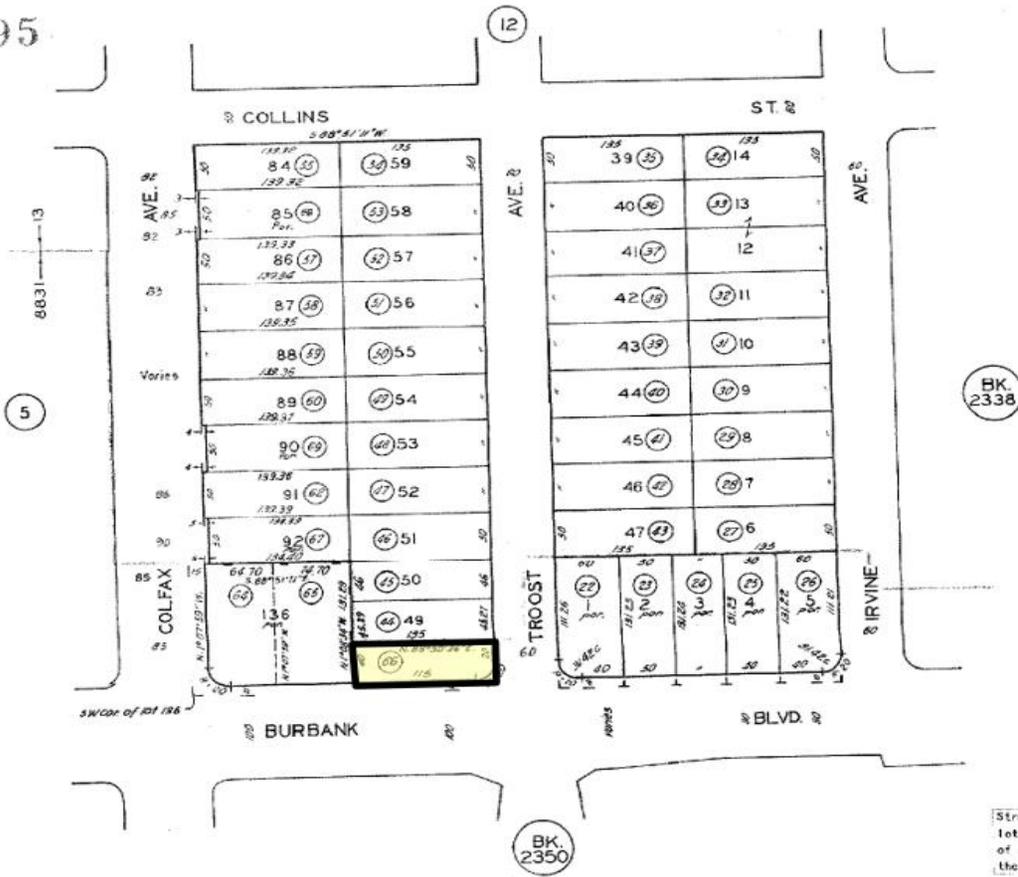
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PARCEL MAP

2339 15
SCALE 1" = 100'

1995

880228317 /811404479
880516 602-87
950138



CODE 13 8831

FOR PREV. ASSMT BCK: 2339-33134

PROPERTY OF THE LANKERSHIM RANCH LAND & WATER CO. M.R. 31 - 39 - 44
TRACT NO. 8067 M.B. 89 - 56 - 57

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

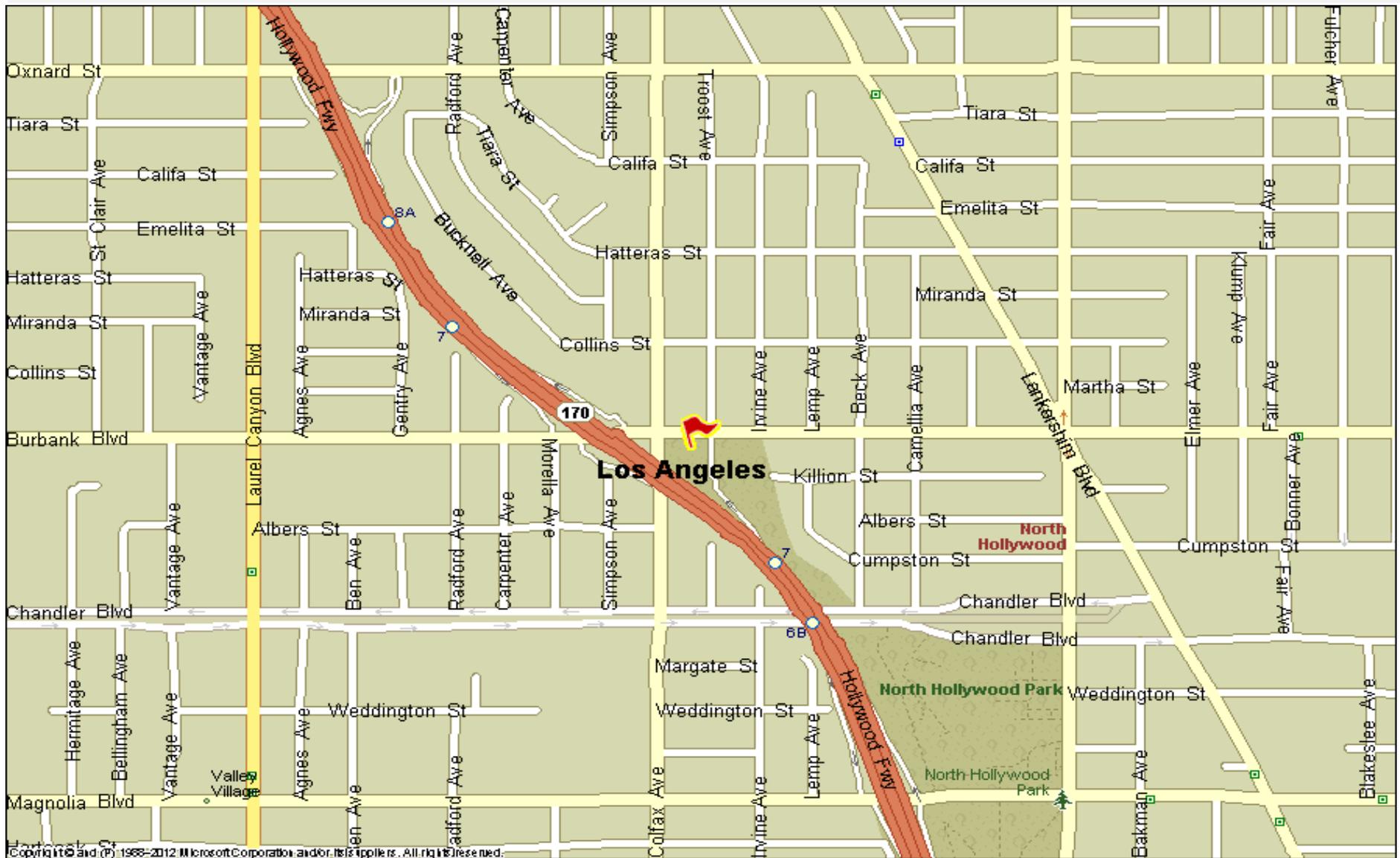
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STREET MAP



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TRIPLEX ON BURBANK BLVD

AMENITY MAP



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