

**FOR SALE**



**PREMIER**

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LANKERSHIM BLVD  
7436  
7444  
NORTH HOLLYWOOD, CA



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## OVERVIEW

- **Offering Price:**  
\$2,200,000
- **Current GRM/Market GRM:**  
12.47 / 11.75
- **Current CAP/Market CAP:**  
6.22% / 6.70%
- **Price/Unit :**  
\$366,667
- **Price/SF:**  
\$521.70
- **Units:**  
6
- **Unit Mix:**  
Three: Office  
Three: 3 + 1
- **Building / Lot Size:**  
4,217 SF / 11,284 SF
- **Built:**  
1945
- **Parcel:**  
2316-014-019  
2316-014-020



## HIGHLIGHTS

- ▶ **Development Opportunity- C2 Zoning**
- ▶ **Potential for Mix Use Project (~40 units)**
- ▶ **3 Office Spaces provided Vacant**
- ▶ **Low-Cost Maintenance**
- ▶ **Near Noho West**

INTERIOR







LANKERSHIM BLVD  
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## FINANCIAL SUMMARY

### PROPERTY DETAILS

Property Address	7436 & 7444 Lankershim Blvd, North Hollywood, CA 91605
Price	\$2,200,000
Units	6
Year Built	1945
Parking Spaces	4
Rentable SF	4,217
Lot Size	11,284
Price per Unit	\$366,667
Price per Square Feet	\$521.70

### UNIT MIX

			Current	Proforma
Unit Type	# of Units	Est. Square Feet	Monthly Rent	Monthly Rent
3 Bed House	3	600	8,100	9,000
7444 Office	1	1,500	3,500	3,500
7436 Office	2	500	3,100	3,100
	<b>6</b>	<b>4,300</b>	<b>14,700</b>	<b>15,600</b>

Rental Upside

6%

### FINANCIAL INDICATORS

	Current	Proforma
Gross Annual Income	\$176,400	\$187,200
Net Income	\$136,822	\$147,406
CAP Rate	6.22%	6.70%
GRM	12.47	11.75

## INCOME STATEMENT

### OPERATING STATEMENT

	CURRENT	PROFORMA
Monthly Rent	176,400	187,200
<b>Gross Income</b>	<b>176,400</b>	<b>187,200</b>
Vacancy Reserve (2%)	(3,528)	(3,744)
<b>Gross Effective Income</b>	<b>172,872</b>	<b>183,456</b>
Property Taxes (Estimated)	24,750	24,750
Utilities (Actual)	4,500	4,500
Insurance (Actual)	3,800	3,800
Repairs & Maintenance (Estimated)	3,000	3,000
<b>Total Expenses</b>	<b>36,050</b>	<b>36,050</b>
<b>Net Operating Income</b>	<b>136,822</b>	<b>147,406</b>
<b>CAP RATE</b>	<b>6.22%</b>	<b>6.70%</b>



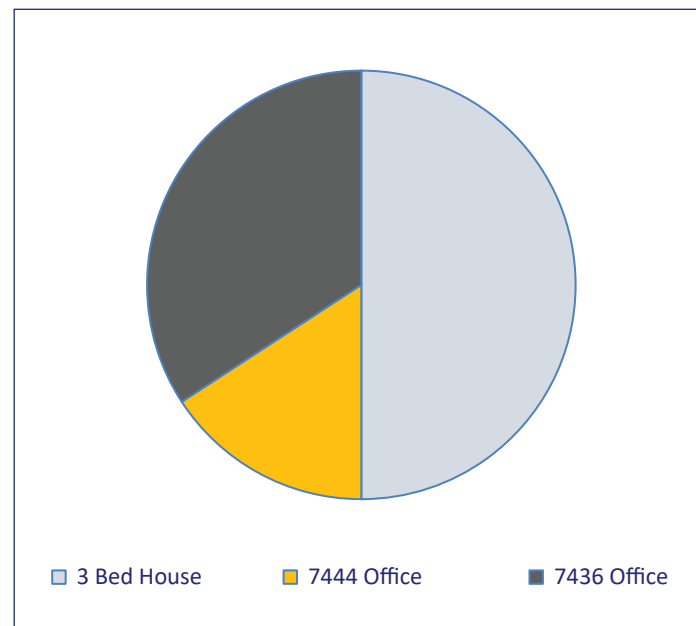
## RENT ROLL SUMMARY

Unit Mix		
Unit Type	# of units	Sqft
3 Bed House	3	600
7444 Office	1	1,500
7436 Office	2	500
<b>6</b>		<b>4,300</b>

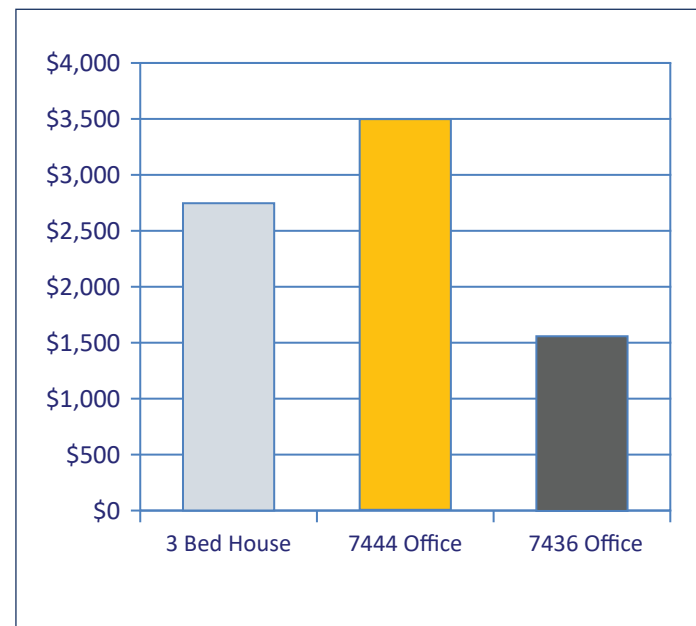
	Actual		Proforma	
	Average Rent	Monthly Rent	Average Rent	Monthly Rent
3 Bed House	\$2,700	\$8,100	\$3,000	\$9,000
7444 Office	\$3,500	\$3,500	\$3,500	\$3,500
7436 Office	\$1,550	\$3,100	\$1,550	\$3,100

<b>\$14,700</b>	<b>\$15,600</b>
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### UNIT DISTRIBUTION



### UNIT AVERAGE RENT



## RENT ROLL DETAILS

Rent Roll				
Unit	Unit Type	Sqft	Current	Proforma
1	Office	1,500	\$ 3,500	\$ 3,500
2	Office	550	\$ 1,600	\$ 1,600
3	Office	500	\$ 1,500	\$ 1,500
4	3 + 1	700	\$ 2,700	\$ 3,000
5	3 + 1	700	\$ 2,400	\$ 3,000
6	3 + 1	700	\$ 3,000	\$ 3,000

<b>Monthly Rent</b>	<b>\$14,700</b>	<b>\$15,600</b>
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<b>Annual Gross Income</b>	<b>\$176,400</b>	<b>\$187,200</b>
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<b>GRM</b>	<b>12.47</b>	<b>11.75</b>
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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR LA Premier Group AGENT FOR MORE DETAILS.**

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