

5326 Cahuenga Blvd

NORTH HOLLYWOOD, CA



PRICE:

\$1,800,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Nearby Shopping/Transit
- High Demand Rental Location
- Unit Mix: 3-Single | 3-1+1 | 2-2+2
- On-Site Parking
- Soft Story Retrofitting Completed
- Individually Metered for Gas & Electric
- Short Distance To CA-170, CA-134, & 101 Freeways

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

8 UNITS ON CAHUENGA BLVD

INVESTMENT SUMMARY

Price:		\$1,800,000
Down Payment:	42%	\$756,000
Units:		8
Cost per Unit:		\$225,000
Current GRM:		11.62
Current CAP:		5.41%
Market GRM:		9.80
Market CAP:		6.89%
Age:		1964
Lot SF:		6,252
Building SF:		4,422
Price per SF:		\$407.06
Zoning:		LAR3



Great North Hollywood Location
 Unit Mix: 3-Single | 3-1+1 | 2-2+2
 On-Site Parking
 11.62 GRM & 5.41% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$1,044,000
Terms:	6.00%	30 Years (5-Year Fix)
Monthly Payment:		\$6,320

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$154,972		\$183,600	
Less Vacancy Rate Reserve:	4,649	3.0%	5,508	3.0%
Gross Operating Income:	150,323		178,092	
Less Expenses:	53,022	34.2%	54,132	29.5%
Net Operating Income:	\$97,301		\$123,960	
Less Loan Payments:	75,845	1.28	75,845	
Pre-Tax Cash Flow:	\$21,456	2.8%	\$48,114	6.4%
Plus Principal Reduction:	12,819		12,819	
Total Return Before Taxes:	\$34,274	4.5%	\$60,933	8.1%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
3	Single	\$963	\$2,890	\$1,500	\$4,500
3	1+1	\$1,776	\$5,329	\$2,000	\$6,000
2	2+2	\$2,348	\$4,695	\$2,400	\$4,800
Total Scheduled Rent:			\$12,914	\$15,300	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$12,914	\$15,300	
Annual Scheduled Gross Income:			\$154,972	\$183,600	

ESTIMATED EXPENSES

Taxes: (new)	\$22,500
Insurance:	\$5,749
Utilities:	\$11,880
Maintenance:	\$6,013
Rubbish:	\$2,880
Reserves:	\$1,600
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	
Total Expenses:	\$53,022
Per SF:	\$11.99
Per Unit:	\$6,628

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	VACANT	1+1	-	\$1,700	\$2,000
2		Single	-	\$625	\$1,500
3		1+1	\$1,775	\$1,910	\$2,000
4		Single	-	\$826	\$1,500
5	VACANT	2+2	-	\$2,300	\$2,400
6		1+1	\$1,680	\$1,719	\$2,000
7		Single	-	\$1,439	\$1,500
8	VACANT	2+2	-	\$2,395	\$2,400
TOTAL:			\$3,455	\$12,914	\$15,300

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PHOTOS



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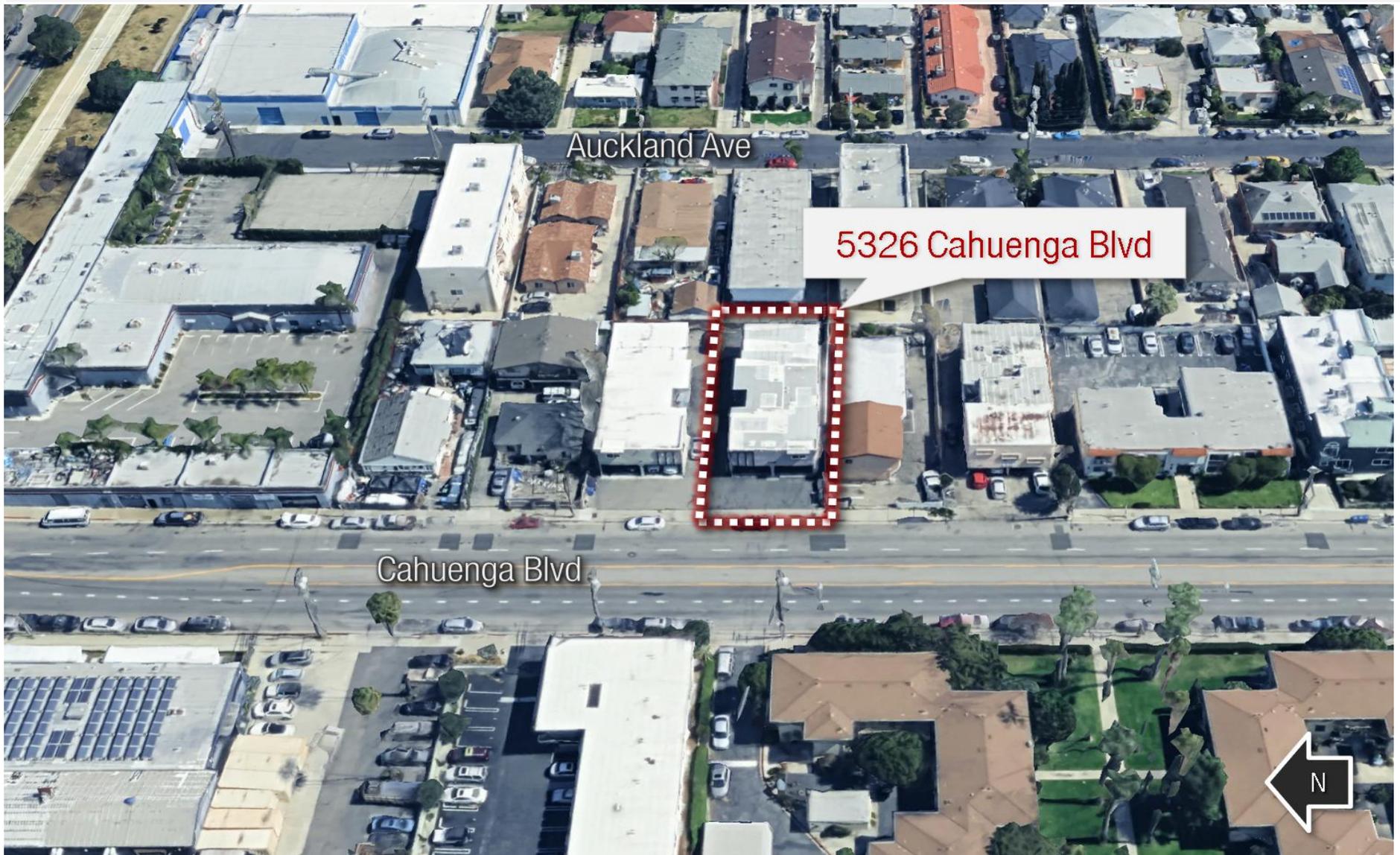
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AERIAL VIEW



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PARCEL MAP

2417 | 3 | 1992
 SCALE 1" = 80'

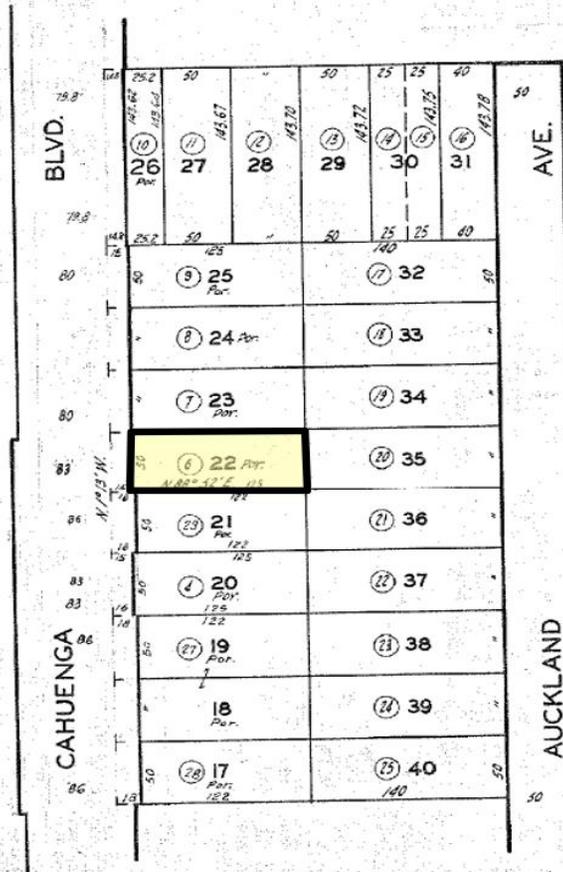
REVISIONS
 11-5-64 7-11-63
 2-16-65 8-17-64
 11-06-2016
 09-07-17-2016
 05-08-18-2002
 03-12-21-2014
 11-01-15-01
 11-05-26-2016
 02-06-2018 01/06/18
 3/12/2018 4/20/18



CODE 13

TRACT NO. 1230
 M. B. 17-200

FOR PREV. ASSMT. SEE: 659 - 36



ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

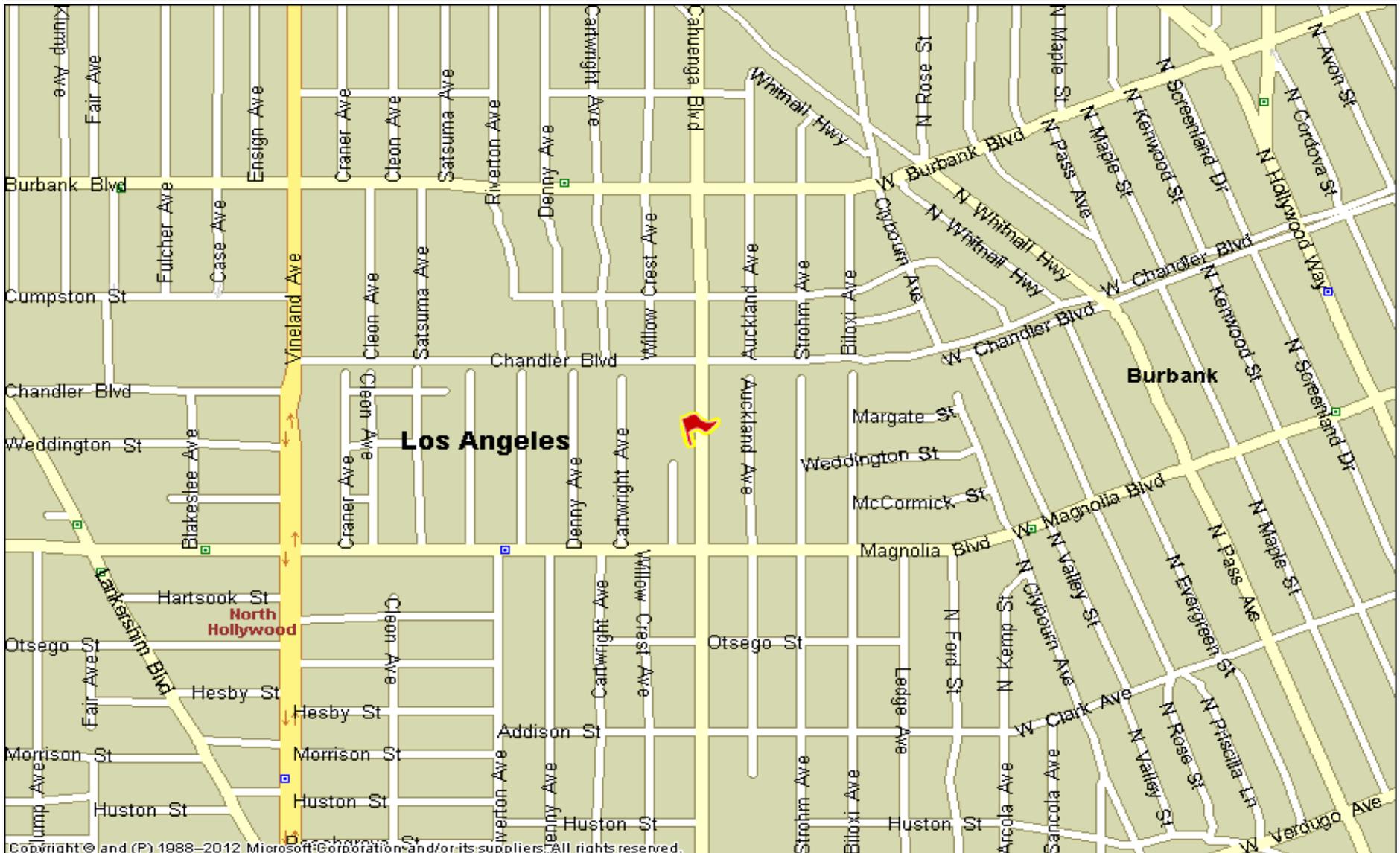
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STREET MAP



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AMENITY MAP



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