

EXCLUSIVELY LISTED BY APLA GROUP

11936 Hart St

NORTH HOLLYWOOD, CA



PRICE:

\$2,500,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Secure/Gated Entry
- Corner Lot
- Unit Mix: 4-Bachelor | 4-1+1 | 4-2+1.5
- On-Site Gated Parking
- On-Site Laundry
- Individually Metered for Gas & Electric
- High Demand Rental Location

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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

12 UNITS ON HART ST

INVESTMENT SUMMARY

Price:		\$2,500,000
Down Payment:	42%	\$1,050,000
Units:		12
Cost per Unit:		\$208,333
Current GRM:		11.83
Current CAP:		5.13%
Market GRM:		8.98
Market CAP:		7.63%
Age:		1965
Lot SF:		9,007
Building SF:		7,826
Price per SF:		\$319.45
Zoning:		LAR3

PROPOSED FINANCING

First Loan Amount:		\$1,450,000
Terms:	6.00%	30 Years (5-Year Fix)
Monthly Payment:		\$8,778



Great North Hollywood Location
Unit Mix: 4-Bachelor | 4-1+1 | 4-2+1.5
On-Site Gated Parking
11.83 GRM & 5.13% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$211,316		\$278,400	
Less Vacancy Rate Reserve:	6,339	3.0%	8,352	3.0%
Gross Operating Income:	204,976		270,048	
Less Expenses:	76,743	36.3%	79,346	28.5%
Net Operating Income:	\$128,234		\$190,702	
Less Loan Payments:	105,341	1.22	105,341	
Pre-Tax Cash Flow:	\$22,893	2.2%	\$85,361	8.1%
Plus Principal Reduction:	17,804		17,804	
Total Return Before Taxes:	\$40,696	3.9%	\$103,165	9.8%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	Bachelor	\$1,374	\$5,497	\$1,650	\$6,600
4	1+1	\$1,743	\$6,972	\$1,850	\$7,400
4	2+1.5	\$1,285	\$5,140	\$2,300	\$9,200
Total Scheduled Rent:			\$17,610		\$23,200
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$17,610		\$23,200
Annual Scheduled Gross Income:			\$211,316		\$278,400

ESTIMATED EXPENSES

Taxes: (new)	\$31,250
Insurance:	\$10,174
Utilities:	\$18,000
Maintenance:	\$8,199
Rubbish:	\$4,320
Reserves:	\$2,400
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$76,743
Per SF:	\$9.81
Per Unit:	\$6,395

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	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
1	2+1.5	-	\$1,333	\$2,300
2	2+1.5	-	\$1,317	\$2,300
3	Bachelor	-	\$1,100	\$1,650
4	1+1	-	\$1,699	\$1,850
5	Bachelor	\$700	\$1,549	\$1,650
6	2+1.5	\$900	\$1,219	\$2,300
7	2+1.5	-	\$1,271	\$2,300
8	Bachelor	-	\$1,414	\$1,650
9	1+1	1,730	\$1,734	\$1,850
10	Bachelor	1,399	\$1,434	\$1,650
11	1+1	1695	\$1,785	\$1,850
12	1+1	1,730	\$1,754	\$1,850
TOTAL:		\$8,154	\$17,610	\$23,200

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PHOTOS



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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

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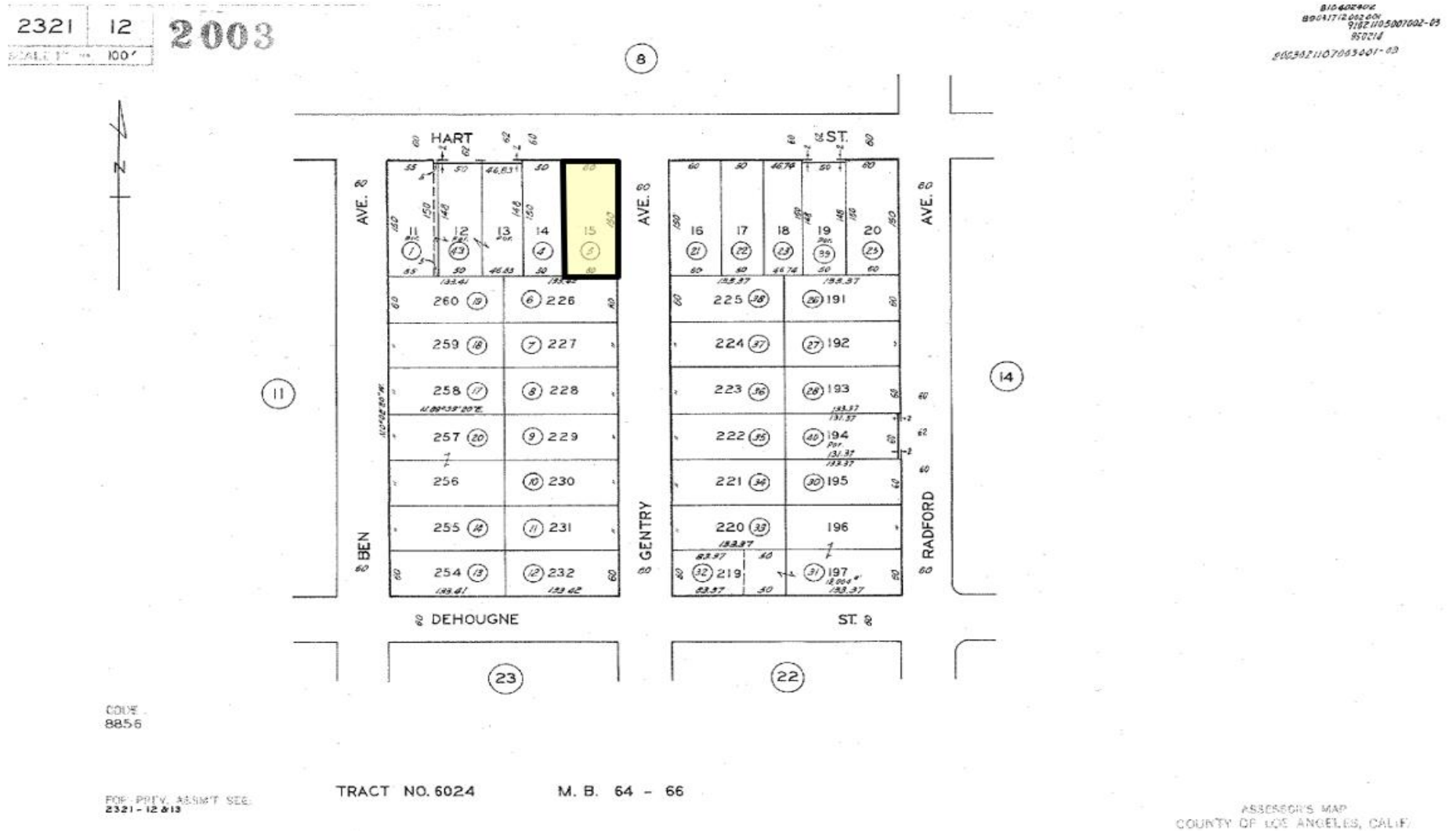
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PARCEL MAP



MICHAEL PESCI & JAMES ANTONUCCI

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STREET MAP



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AMENITY MAP



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