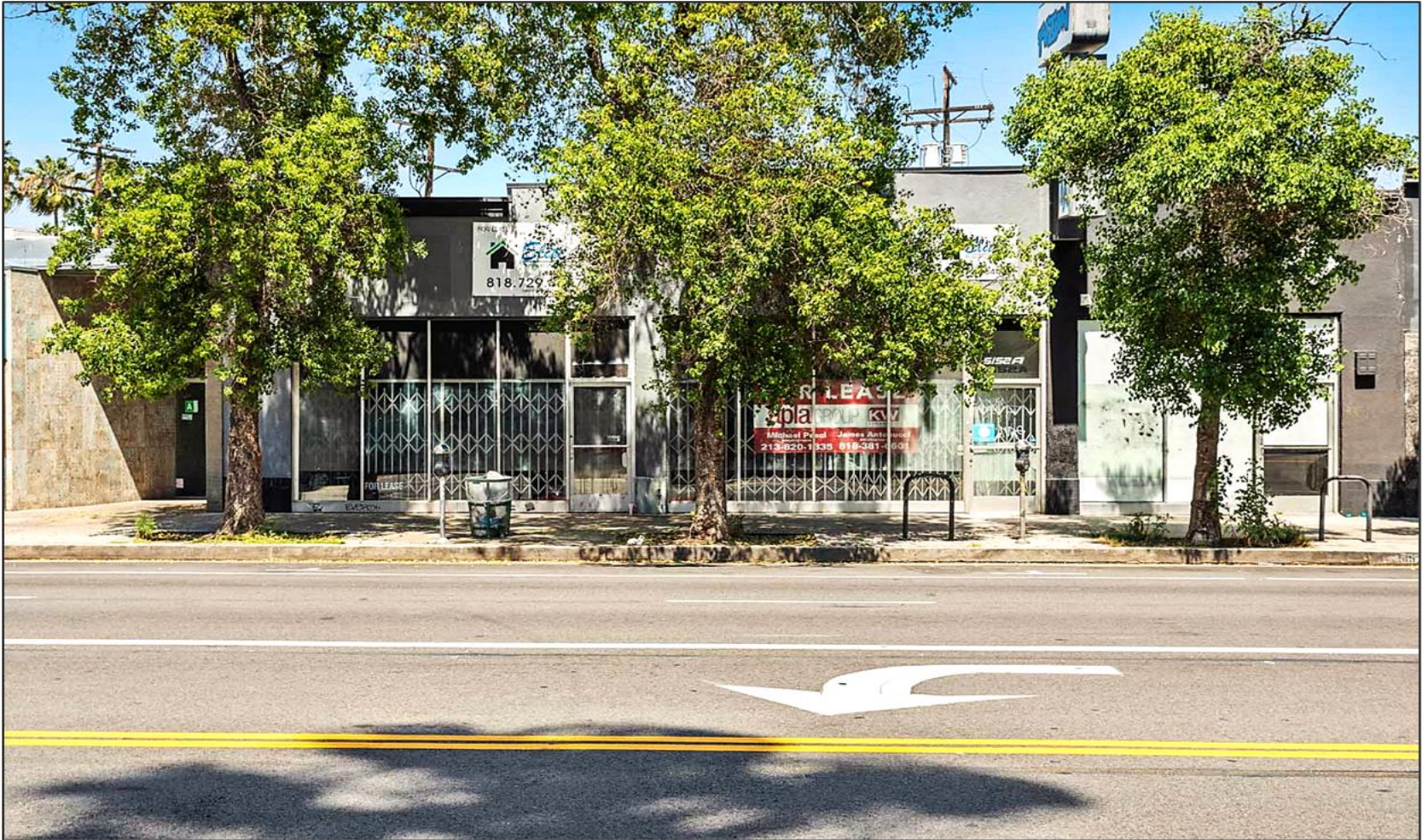


EXCLUSIVELY LISTED BY APLA GROUP

5152 Lankershim Blvd.

NORTH HOLLYWOOD, CA



PRICE:

\$2,599,000

INVESTMENT HIGHLIGHTS:

- Located In Prime NoHo Arts District
- Owner Occupied Opportunity
- Excellent Frontage On Lankershim Blvd
- Unit Mix: 2-Commercial
- High Traffic Count Over 50,000 Cars Per Day
- Metro Red Line Station Nearby
- Short Distance To CA-170 & 101 Freeways
- Delivered Vacant

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

PRESENTED BY:

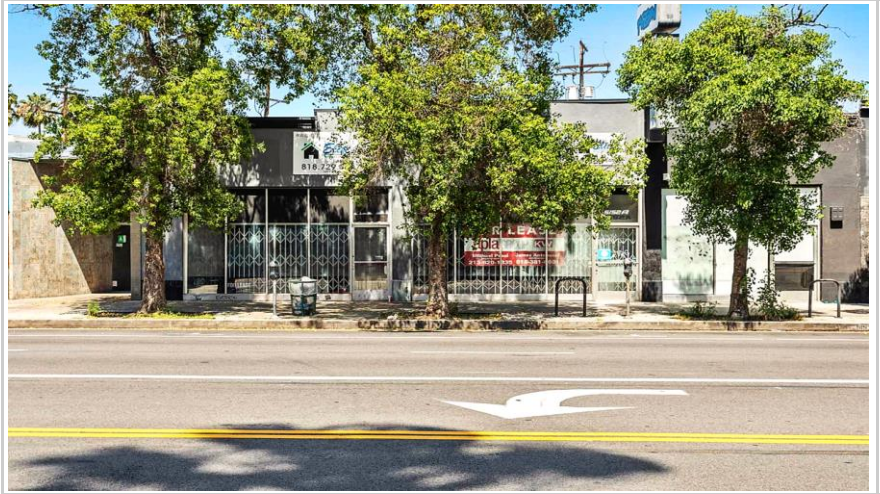
MICHAEL PESCI

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MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

INVESTMENT SUMMARY		
Price:		\$2,599,000
Down Payment:	100%	\$2,599,000
Units:		2
Cost per Unit:		
Current CAP:		4.14%
Market CAP:		4.14%
Age:		1937
Lot SF:		6,002
Building SF:		4,200
Price per SF:		\$618.81
Zoning:		LAC4



PROPOSED FINANCING		
First Loan Amount:		\$0
Terms:	6.75%	30 Years (5-Year Fix)
Monthly Payment:		\$0

Owner/Occupied Opportunity
 High Foot Traffic Area
 High Ceilings
 Excellent Frontage On Lankershim Blvd

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$151,200		\$151,200	
Less Vacancy Rate Reserve:	4,536	3.0%	4,536	3.0%
Gross Operating Income:	146,664		146,664	
Less Expenses:	39,188	25.9%	39,188	25.9%
Net Operating Income:	\$107,477		\$107,477	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$107,477	4.14%	\$107,477	4.14%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$107,477	4.14%	\$107,477	4.14%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	Commercial	\$6,300	\$12,600	\$6,300	\$12,600
Total Scheduled Rent:			\$12,600		\$12,600
Common Area Maintenance:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$12,600		\$12,600
Annual Scheduled Gross Income:			\$151,200		\$151,200

ESTIMATED EXPENSES	
Taxes: (new)	\$32,488
Insurance:	\$6,300
Utilities:	-
Maintenance:	-
Rubbish:	-
Reserves:	\$400
Landscaping:	-
Pest Control:	-
Total Expenses:	\$39,188
Per Net Sq. Ft.:	\$9.33

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	UNIT SQ FT	CURRENT RENT	MARKET RENT
1	Commercial	1,336	\$4,008	\$4,008
2	Commercial	2,864	\$8,592	\$8,592
		TOTAL:	4,200	\$12,600

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PHOTOS

5148 Lankershim Blvd | North Hollywood, CA 91601



Presented By : APLAgroup | 213. 820.1335 | mike@aplgroup.com | aplgroup.com

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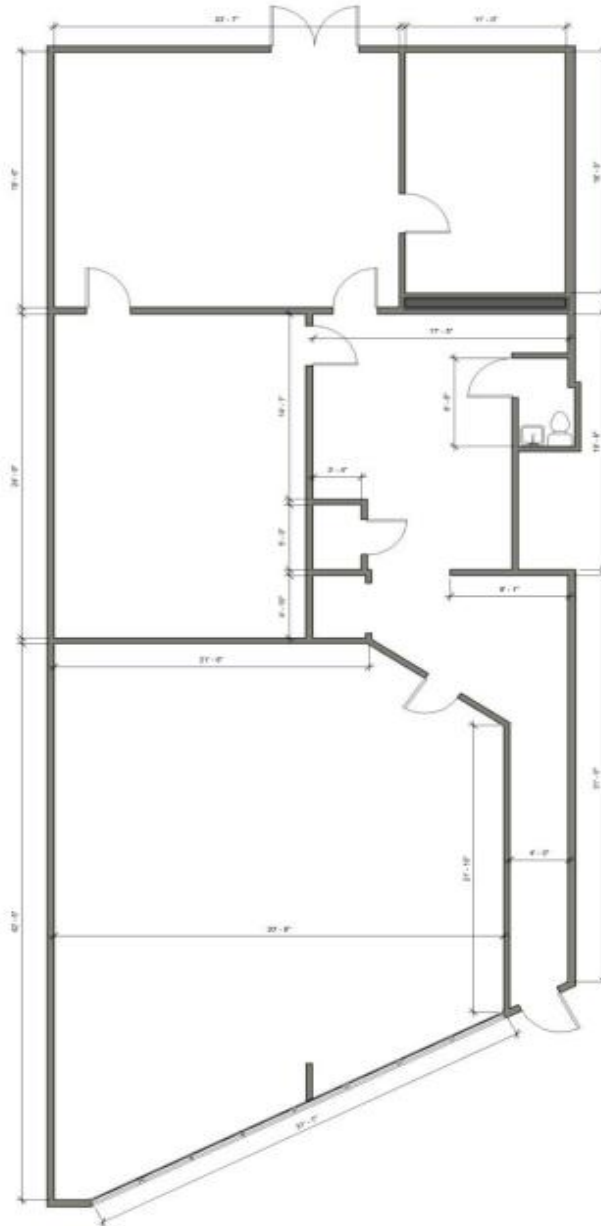
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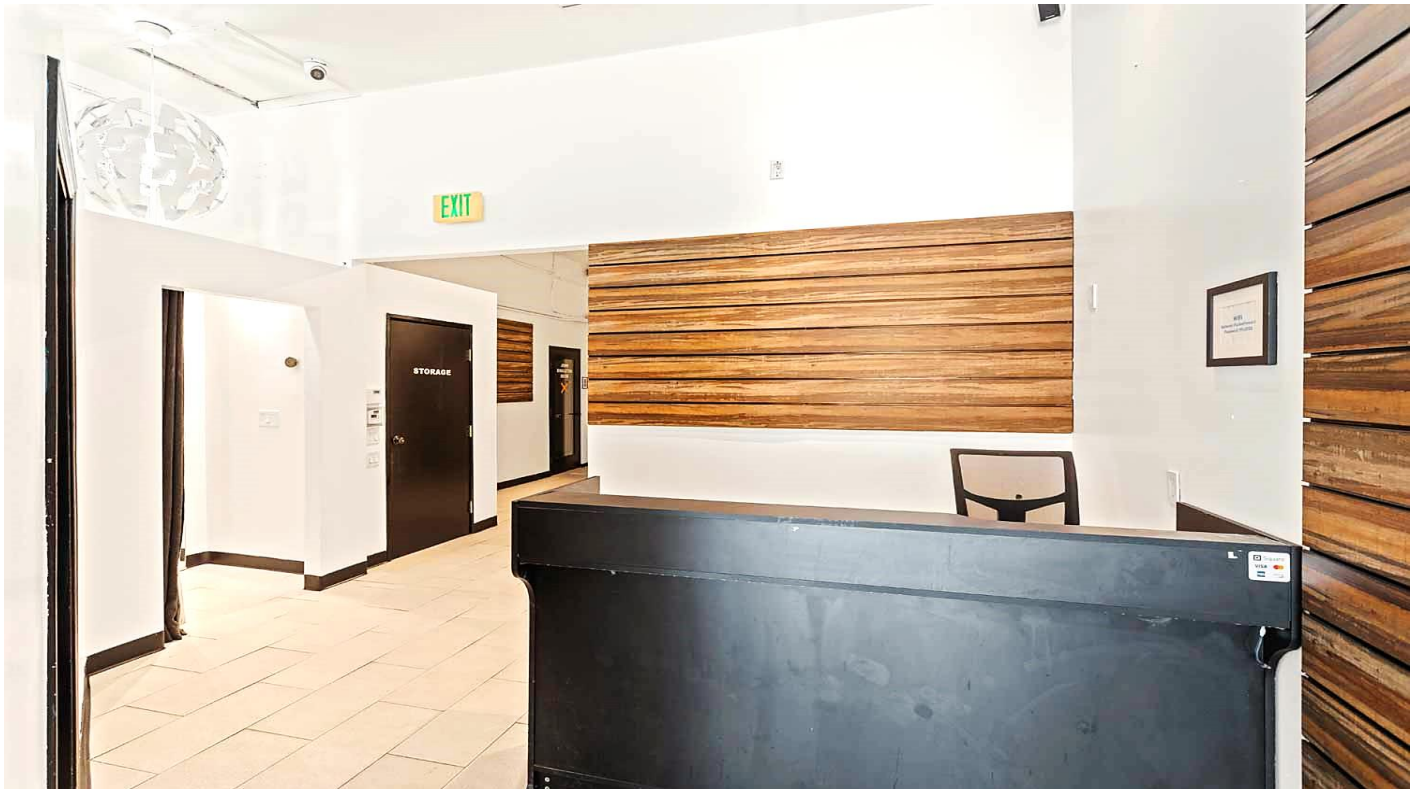
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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

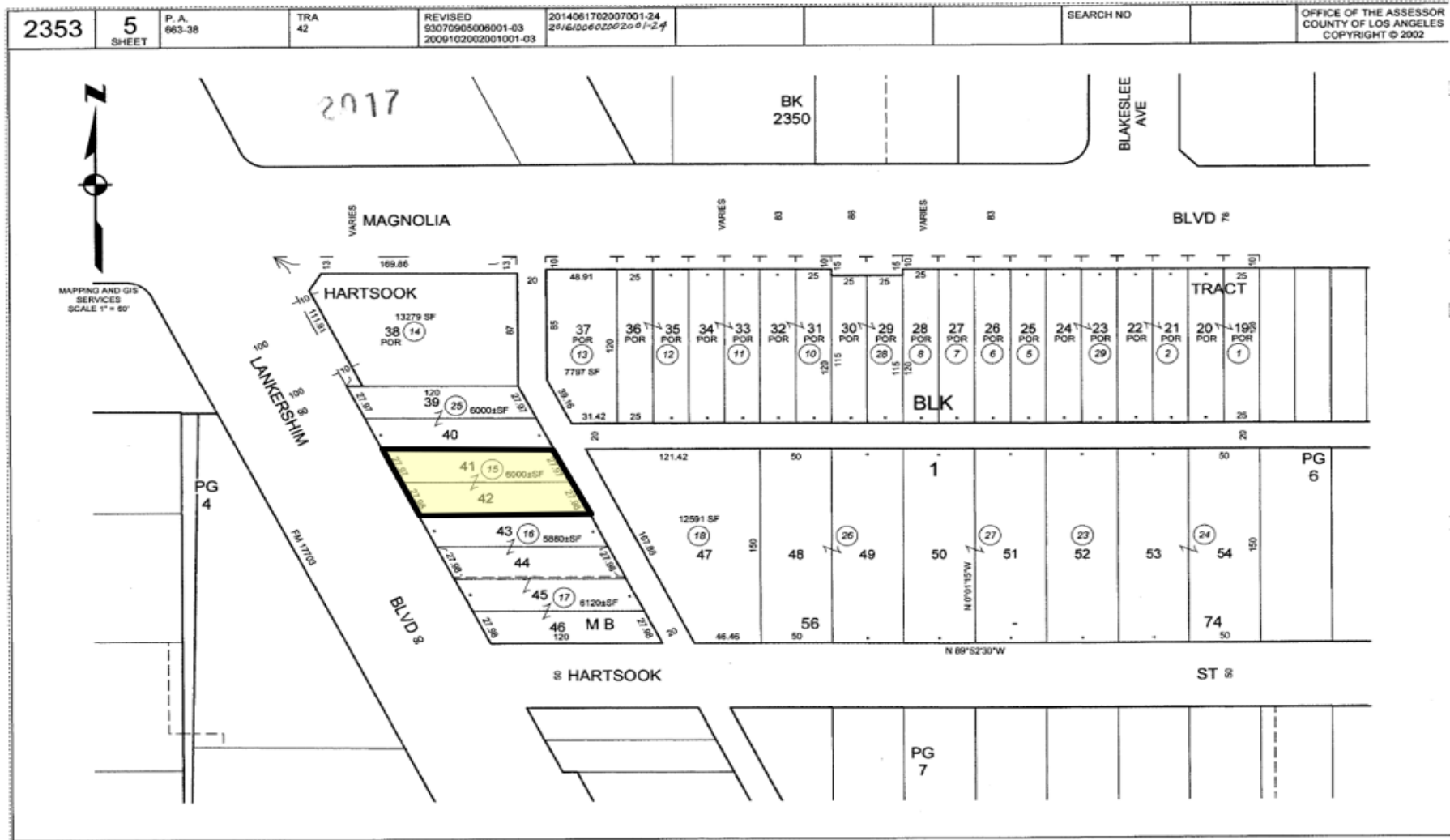
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PARCEL MAP



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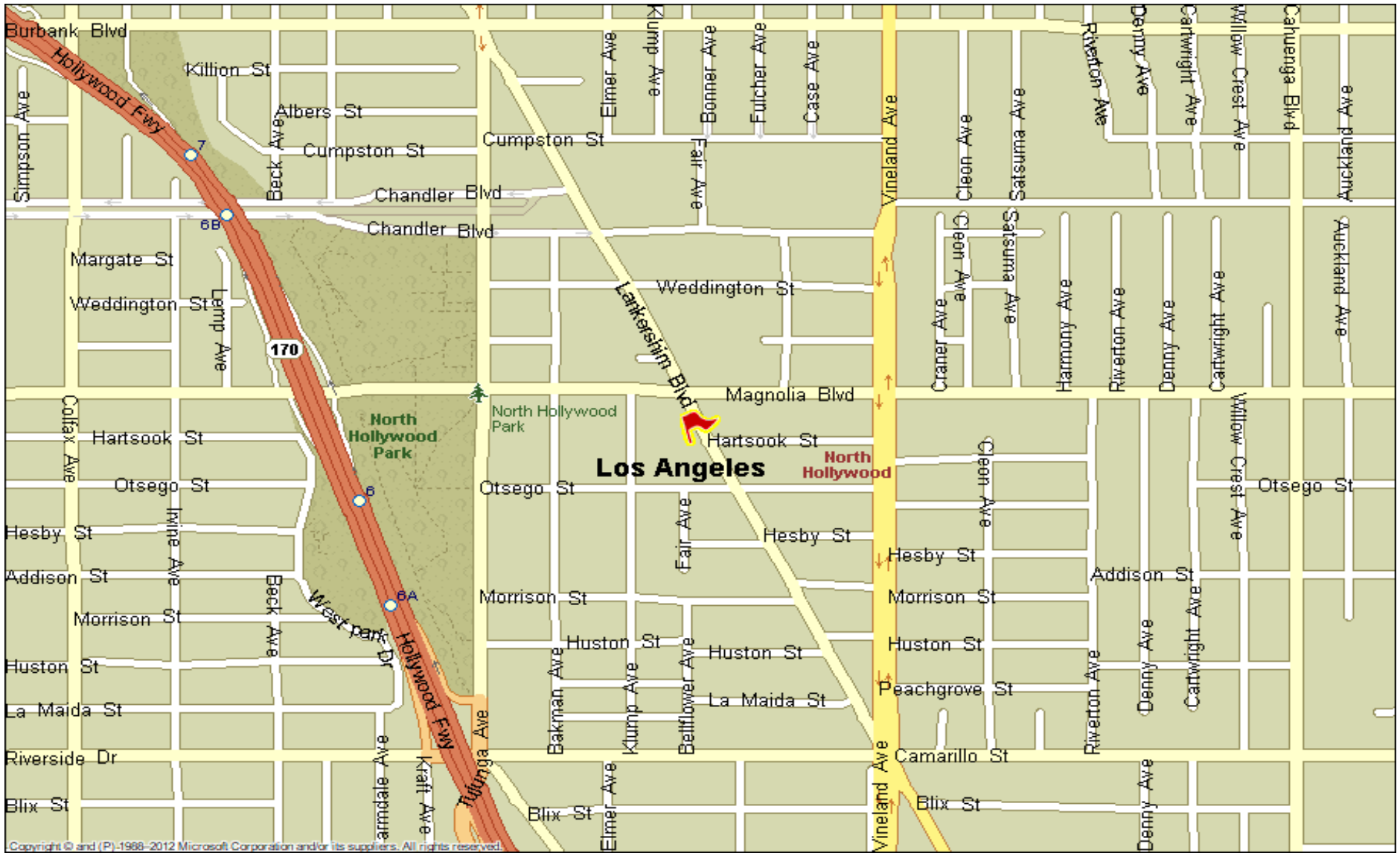
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STREET MAP



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AMENITY MAP



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