

# 6264-6248 Vineland Ave

North Hollywood CA 91606

6242-48 Vineland Ave 19 14,352 sqft

Price:			Unit #	Type	Rent	SqFt (appx)	Parking Sp
\$5,195,000							
Total GOI		\$433,044.00					
Other Income (laundry)	\$550 mo.	\$6,600.00	101	1+1	\$1,700.00	tbd	1
Effective GI		\$439,644.00	102	1+1	\$1,875.00	tbd	1
Expenses	36%	\$153,949.08	V 103	1+1	\$2,000.00	tbd	1
NOI		\$285,694.92	104	1+1	\$1,700.00	tbd	1
CAP Rate	5.5%	*	105	S	\$1,473.00	tbd	1
GRM	11.82	*	106	S	\$1,285.00	tbd	1
			V 201	1+1	\$2,200.00	tbd	1
<b>Expenses</b>			202	1+1	\$1,750.00	tbd	1
Property Tax	1.25%	\$62,340.00	203	1+1	\$1,981.00	tbd	1
Insurance (actual)		\$11,500.00	204	1+1	\$1,650.00	tbd	1
Management	3%	\$12,991.32	** 205	1+1	\$2,050.00	tbd	1
Resident Mgr		\$12,000.00	206	1+1	\$1,700.00	tbd	1
Vacancy Factor	4%	\$17,321.76	207	1+1	\$1,700.00	tbd	1
			208	1+1	\$1,650.00	tbd	1
DWP (actual)	est.	\$18,237.00	301	1+1	\$1,933.00	tbd	1
Gas Co (actual)		\$3,675.00	302	1+1	\$1,890.00	tbd	1
Contract Services			303	2+2	\$2,300.00	tbd	1
	Trash/ City Service	\$8,580.00	304	2+2	\$2,400.00	tbd	1
	Pest	\$1,104.00	305	2+2	\$2,850.00	tbd	1
	Gardening	\$1,200.00					
	City Fees						
Maintenance		\$5,000.00					
	Reserves	\$0.00					
	Misc	\$0.00					
<b>Total Expenses</b>			<b>\$153,949.08</b>				
			<b>Total Income \$36,087.00</b>				
			V- Vacant				
			* Affordable				
			**Manager				



All information provided are assumptions only and is not guaranteed. Ed Koenig IRE/ Koenig Properties and its agents shall not be responsible for any typographical errors, misinformation, or misprints and shall be held totally harmless of all liability. The buyer is advised to conduct all due diligence, including all investigations within the City of LA Building.

# Vineland Expenses

(actual)

DWP		So Cal Gas		Waste Mgmt	CIG Insurance	Gardener	Pest
10-24	\$ 3,588.38	8-24	\$ 213.01	Mo \$ 714.86	\$ 11,500.00	\$100 mo	\$ 98.70
12-24	\$ 3,237.89	9-24	\$ 213.01				
2-25	\$ 2,773.83	10-24	\$ 213.01				
4-25	\$ 2,680.78	11-24	\$ 286.32				
6-25	\$ 3,106.63	12-24	\$ 625.66				
8-25	\$ 2,849.73	1-25	\$ 339.85				
		2-25	\$ 363.26				
		3-25	\$ 352.59				
		4-25	\$ 318.54				
		5-25	\$ 302.87				
		6-25	\$ 223.79				
		7-25	\$ 223.31				
<b>Total</b>	<b>\$ 18,237.24</b>		<b>\$ 3,675.22</b>	<b>\$ 8,578.32</b>	<b>\$ 11,500.00</b>	<b>\$ 1,200.00</b>	<b>\$ 1,184.40</b>



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