

HANES INVESTMENT REALTY, INC.

INVESTMENT REAL ESTATE BROKERS AND ADVISORS

13 Multiresidential Units in the Heart of the San Fernando Valley
Two parcels - 13,579 sqft - Well traveled location - excellent rental exposure



Low current density with high redevelopment potential - Fully occupied

Braemon M. Hanes
President, CCIM

DRE 01230427

(818) 865-8305 ex106 - braemon@hanesre.com

Todd S. Schwartz, CRB
Chief Executive Officer

DRE 01136688

(818) 825-5100 - todd@hanesre.com

Contact Information

BRAEMON M. HANES

President, CCIM

Lic. 01230427

(818) 865-8305 ex. 106

braemon@hanesre.com

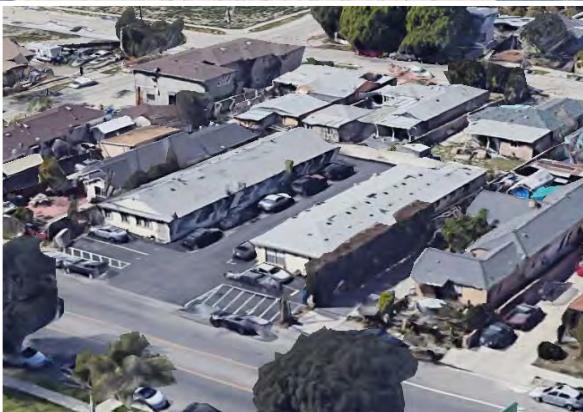
TODD S. SCHWARTZ, CRB

Chief Executive Officer

Lic. 01136688

(818) 825-5100

todd@hanesre.com



(323) 601-8395
Los Angeles

(949) 313-8396
Orange County

(818) 865-8305
San Fernando Valley

(661) 261-8396
Antelope Valley

(805) 335-8395
Ventura County

(626) 408-8396
San Gabriel Valley

Investment Summary

Price: \$2,095,000

Down: \$2,095,000 100%

Loan Terms: All cash or cash to a new loan.

INVESTMENT HIGHLIGHTS

- Approximatley 29% upside in rents
- Professionally managed - well maintained
- Long term residents
- No soft-story retrofit. Single story bungalo style.
- Pitched roof - raised foundation
- Central water heater - Individually metered electric
- Fully occupied. Excellent occupancy history
- Walk score of 77 - very walkable
- 17 open parking spaces
- 13,579 sq ft lot - combined parcels
- Potential for redevelopment
- Excellent rental exposure
- Low maintenance landscaping

FINANCIAL INDICATORS

	Current Rents	Market Rents
Gross Rent Multiplier:	11.35	8.75
Capitalization Rate:	5.06	7.24
Cost Per Unit	\$161,154	--
Cost Per Square Foot:	\$394.46	--
Cash Flow:	5.1%	7.2%
Total Return:	5.1%	7.2%
Internal Rate of Return (7 year hold)		
Pre Tax:	6.9%	--
Post Tax:	4.7%	--
Rent Per Square Foot:	\$2.90	\$3.76
Parcel Number:	2320-019-016 & 017	
Year Built:	1953	
Zoning:	LARD1.5	



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Offering Summary

Hanes Investment Realty, Inc. is proud to announce that we have been selected as the exclusive marketing agent for the value add investment opportunity located 6711 & 6715 Tujunga Ave., North Hollywood, California.

The Tujunga property currently consists of thirteen multifamily units with two, one bedroom one bath units and eleven singles individually metered for electric. The property is professionally maintained and the square footage of the combined, individual parcels gives the property an excellent potential for redevelopment. The following is per the assessor and City of Los Angeles Department of City Planning:

\$2,095,000

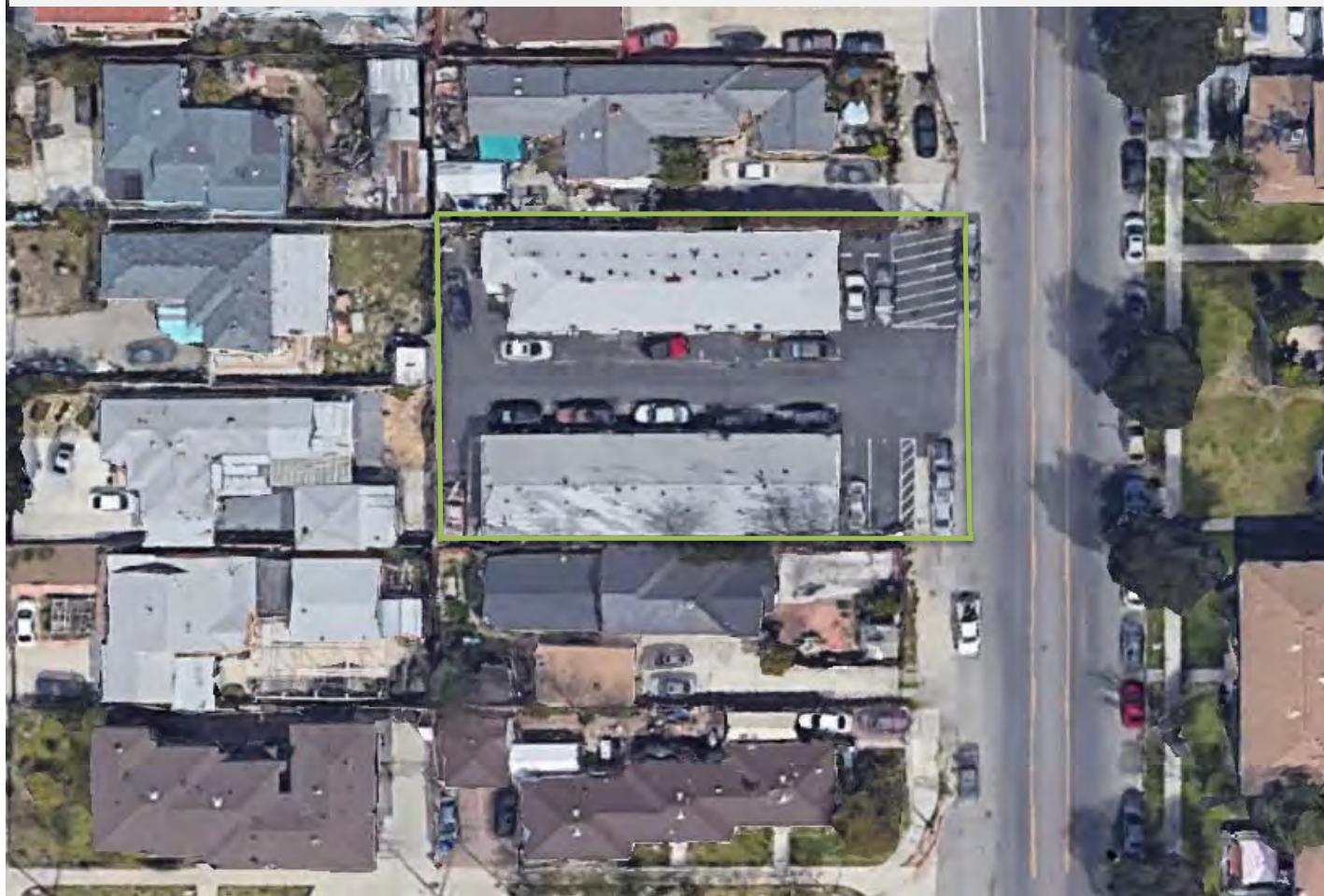
Parcel Number **2320-019-016 & 017**

Tract - **1232.05**

Living Area - **5,311**

Lot Sq. Ft - **13,579 (.31 Acres)**

Year Built - **1953**



6711 & 6715 Tujunga Ave., North Hollywood

13 Multi-Residential Units

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PA: _____

FA: _____

Financial Summary

13 # Units	\$161,154 Cost Per Unit	5.06 Cap Rate	11.35 GRM	\$394.46 Cost Sq.Ft.	\$14.10 / Expense Sq.Ft. /	\$5,762 Unit	1953 Year Built
\$2,095,000 Price	\$2,095,000 Down Payment	100% % Down	S of Vanowen, N of Kitteridge Nearest Cross Street		1232.05 Tract Number		

Loan Terms: *All cash or cash to a new loan.*

2320-019-016 & 017 Parcel Number	LARD1.5 Zoning	5,311 (Per seller) Sq. Ft.	13,579 Lot Sq. Ft.	.31 Acres Lot Dimensions	17 Total Parking	1.31:1 Parking Ratio
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ANNUAL OPERATING ANALYSIS:

	Current Rents		Market Rents	
<i>Scheduled Gross Income:</i>	\$ 184,555		\$ 239,460	
less Vacancy Reserve:	2.0%	\$ 3,691	3.0%	\$ 7,184
<i>Gross Operating Income:</i>	\$ 180,864		\$ 232,276	
Less Expenses:	40.6%	\$ 74,905	33.6%	\$ 80,567
<i>Net Operating Income:</i>	\$ 105,959		\$ 151,709	
less Loan Payments:	\$ 0		\$ 0	
<i>Cash Flow:</i>	5.1%	\$ 105,959	7.2%	\$ 151,709
plus Equity Build-up:	\$ 0		\$ 0	
<i>Total Return:</i>	5.1%	\$ 105,959	7.2%	\$ 151,709

RENTAL INCOME OVERVIEW:

# Units	Bed + Bath	Current Rents	Market Rents	Market Indicators
11	Sgl + 1	\$ 12,317	\$ 15,950	8.75
2	1 + 1	\$ 2,558	\$ 3,500	Market GRM
		\$ -	\$ -	7.24
		\$ -	\$ -	Market CAP
		\$ -	\$ -	\$ 2.90
		\$ 14,875	\$ 19,450	Current Rent Per Sq.Ft.
		\$ 250	\$ 250	
		\$ 255	\$ 255	
		\$ 15,380	\$ 19,955	\$ 3.76
		\$ 184,555	\$ 239,460	Market Rent Per Sq.Ft.

ESTIMATED ANNUAL EXPENSES:

Property Tax:	1.15%	\$ 24,093	13.1%
Management:		\$ 9,228	5.1%
Maint. & Repairs		\$ 13,842	7.7%
Property Insurance:		\$ 7,004	3.8%
Water & Power		\$ 7,724	4.2%
Gas		\$ 2,025	1.1%
Rubbish		\$ 6,988	3.8%
Pest Control		\$ 1,200	0.7%
Gardener		\$ 1,200	0.7%
License and Fees		\$ 1,602	0.9%
		\$ -	
		\$ -	
		\$ -	
<i>Total Expenses:</i>		\$ 74,905	40.6%

TAX COMPUTATION:

Net Operating Income:	\$ 105,959
Less Interest:	\$ 0
Less Depreciation:	
Ratio: Land /Building / Personal:	25 / 75 / 0
Building Cost:	\$ 1,571,250
Useful Life:	27.5 Yrs.
Personal Property Cost:	
Useful Life:	
Taxable Income (Loss):	\$ 48,823
Estimated Tax Bracket:	37.5%
Potential Tax Savings*:	\$ -18,309

*Potential tax savings may be allowable to investors who have sufficient passive rental income to absorb this excess loss (if any)

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Rent Schedule

APARTMENT NUMBER	# BED ROOMS	# BATH ROOMS	MONTHLY RENT	EST. MARKET RENT	VARIANCE	PERCENT VARIANCE	
1-A	1	1	\$1,382.80	\$1,750.00	\$367.20	26.6%	
2-A	Sgl	1	\$907.59	\$839.12	\$542.41	59.8%	
3-A	Sgl	1	\$1,189.76	\$1,450.00	\$260.24	21.9%	
4-A	Sgl	1	\$1,324.96	\$1,225.00	\$1,450.00	\$125.04	9.4%
5-A	Sgl	1	\$782.28	\$1,450.00	\$667.72	85.4%	
6-A	1	1	\$1,175.23	\$1,086.57	\$1,750.00	\$574.77	48.9%
1-B	Sgl	1	\$1,325.00	\$1,450.00	\$125.00	9.4%	
2-B	Sgl	1	\$913.31	\$1,450.00	\$536.69	58.8%	
3-B	Sgl	1	\$1,274.00	\$1,450.00	\$176.00	13.8%	
4-B	Sgl	1	\$1,075.49	\$1,450.00	\$374.51	34.8%	
5-B	Sgl	1	\$1,325.00	\$1,450.00	\$125.00	9.4%	
6-B	Sgl	1	\$1,300.00	\$1,450.00	\$150.00	11.5%	
7-B	Sgl	1	\$899.20	\$1,450.00	\$550.80	61.3%	

MONTHLY INCOME	\$14,875	\$19,450	
LAUNDRY	\$250	\$250	
OTHER INCOME	\$255	\$255	
MONTHLY TOTAL	\$15,380	\$19,955	
ANNUAL TOTAL	\$184,555	\$239,460	VARIANCE 29.7%

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13 Multi-Residential Units

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Value Added Opportunity - Rent Survey

The rent survey conducted for this property indicates significant upside. Rents were increased beginning February 1, 2025. With upgrades, Tujunga Apartments could achieve rent levels commensurate with those properties noted below. It is also important to note that the comparables chosen are low to mid-range at the time of publication and, depending on the improvements contemplated by the investor, actual rent targets could be higher.

Overall, upside in rents of 29% plus could be achievable.

Please note: We have estimated market rents for the subject property conservatively at \$1,450. The Single comparable rentals below range from \$1,530 to \$1,595. The buildings feature additional amenities.

6340 Lankershim Blvd. **Single** **\$1,550**



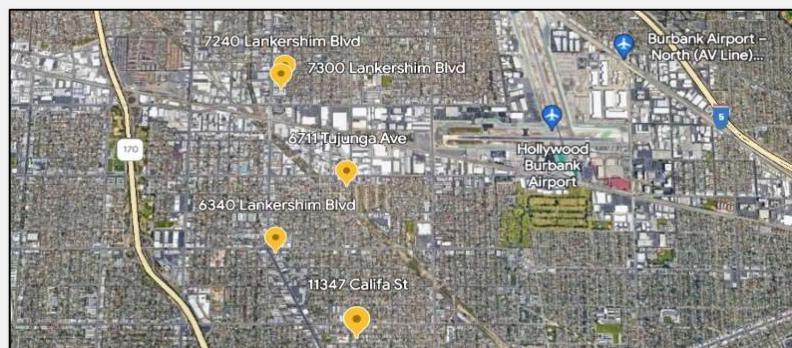
7240 Lankershim Blvd. **Single** **\$1,530**



7300 Lankershim Blvd. **Single** **\$1,595**



11347 Califa St. **Single** **\$1,600**



Value Added Opportunity - Rent Survey - Continued

6007 Cahuenga Blvd. 1br + 1ba \$1,950



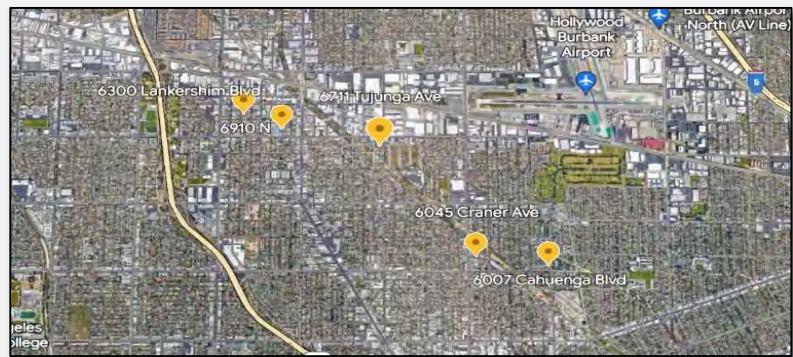
6045 Craner Ave. 1br + 1ba \$1,800



6300 Lankershim Blvd. 1br + 1ba \$1,975



6910 Ben Ave. 1br + 1ba \$2,095



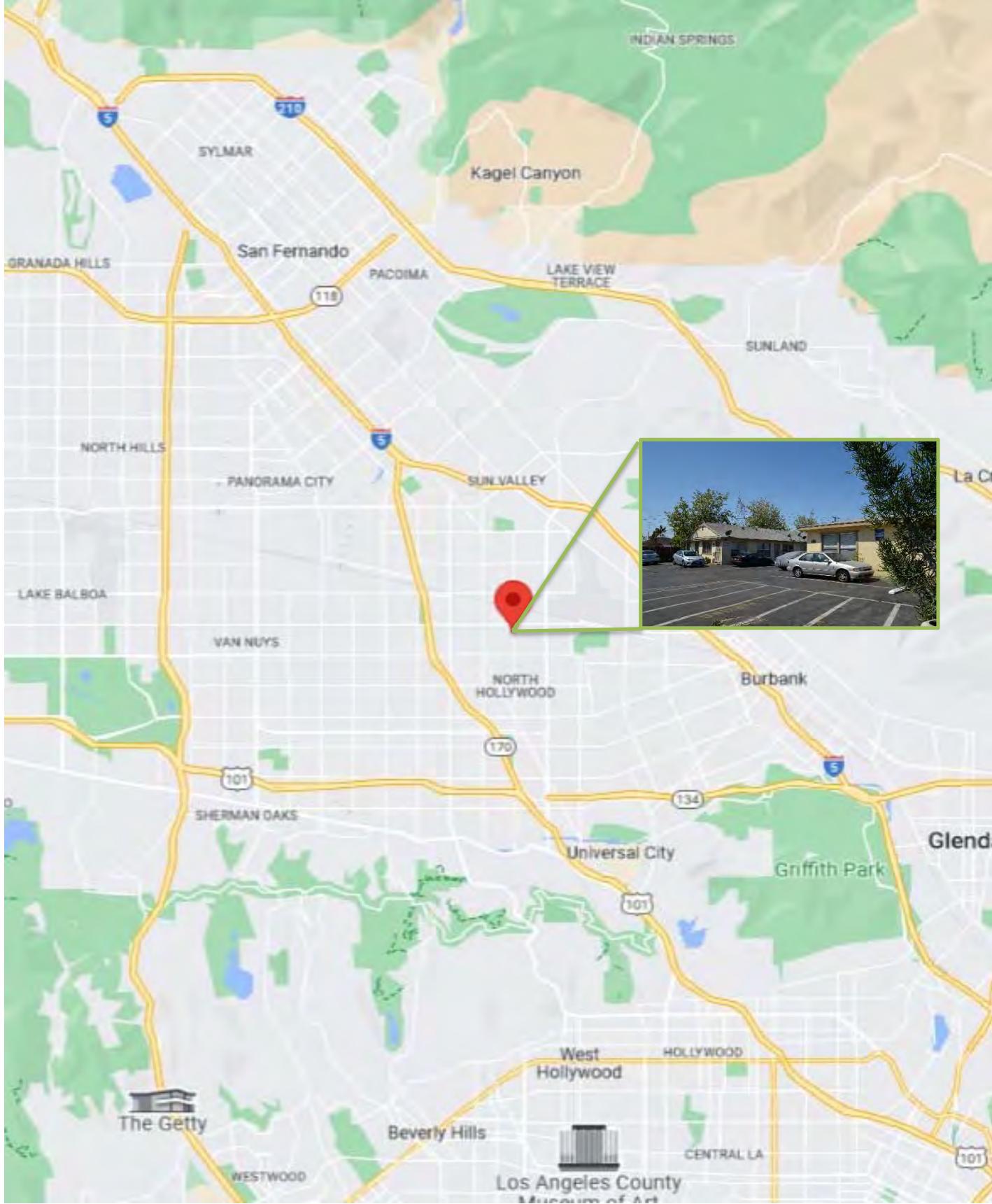
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San Fernando Valley



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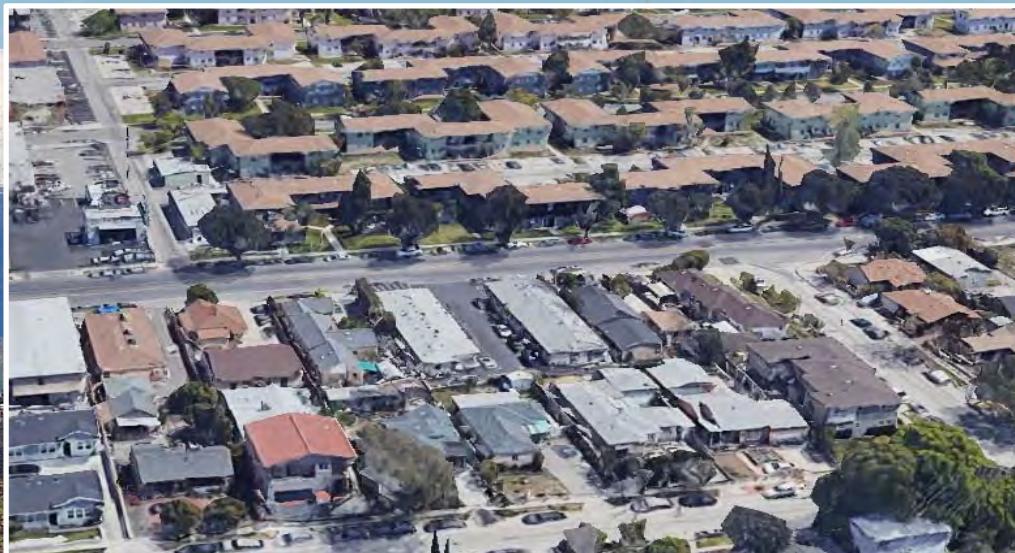


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