

11853-11849 Hart St

NORTH HOLLYWOOD, CA



PRICE:

\$1,195,000

INVESTMENT HIGHLIGHTS:

- Great North Hollywood Location
- Nearby Shopping/Transit
- 11.14 GRM & 5.57% Cap Rate
- Unit Mix: 5-2+1
- On-Site 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

5 UNITS ON HART ST

INVESTMENT SUMMARY

Price:		\$1,195,000
Down Payment:	40%	\$478,000
Units:		5
Cost per Unit:		\$239,000
Current GRM:		11.14
Current CAP:		5.57%
Market GRM:		9.48
Market CAP:		7.03%
Age:		1953
Lot SF:		8,847
Building SF:		3,930
Price per SF:		\$304.07
Zoning:		LAR3



Great North Hollywood Location
 Unit Mix: 5-2+1
 On-Site Parking
 11.14 GRM & 5.57% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$717,000
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,458

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$107,230		\$126,900	
Less Vacancy Rate Reserve:	3,217	3.0%	3,780	3.0%
Gross Operating Income:	104,013		122,220	
Less Expenses:	37,507	35.0%	38,235	30.3%
Net Operating Income:	\$66,506		\$83,985	
Less Loan Payments:	53,490	1.24	53,490	
Pre-Tax Cash Flow:	\$13,015	2.7%	\$30,494	6.4%
Plus Principal Reduction:	8,400		8,400	
Total Return Before Taxes:	\$21,416	4.5%	\$38,895	8.1%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
5	2+1	\$1,787	\$8,936	\$2,100	\$10,500
Total Scheduled Rent:			\$8,936		\$10,500
Laundry:			\$75		\$75
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$9,011		\$10,575
Annual Scheduled Gross Income:			\$108,130		\$126,900

ESTIMATED EXPENSES

Taxes: (new)	\$14,938
Insurance:	\$5,109
Utilities:	\$8,100
Maintenance:	\$4,161
Rubbish:	\$1,800
Reserves:	\$1,000
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$37,507
Per SF:	\$9.54
Per Unit:	\$7,501

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	CURRENT RENT	MARKET RENT
Casita	2+1	\$1,982	\$2,100
1	2+1	\$1,705	\$2,100
2	2+1	\$2,028	\$2,100
3	2+1	\$1,366	\$2,100
4	2+1	\$1,855	\$2,100
TOTAL:		\$8,936	\$10,500

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PHOTOS



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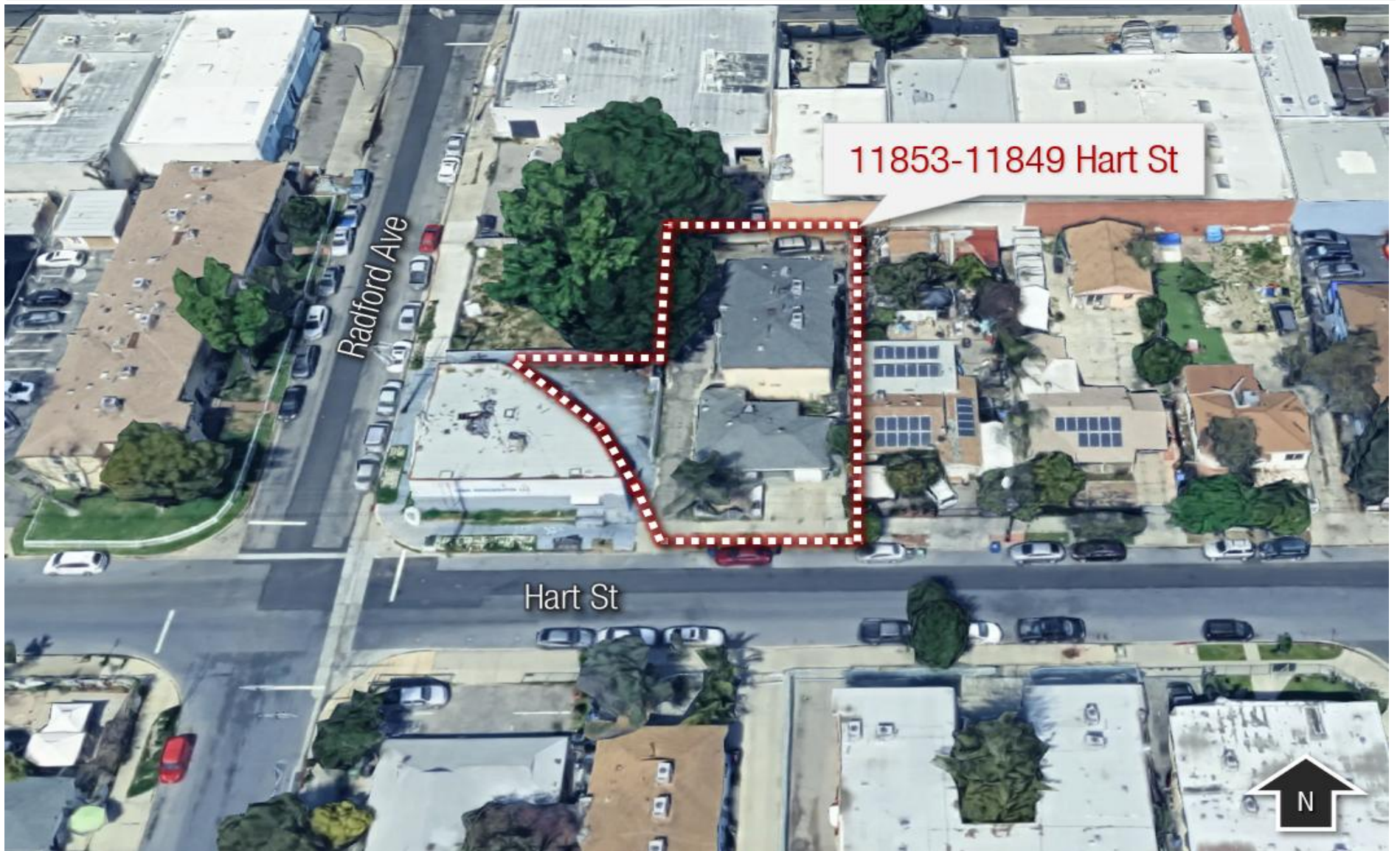
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AERIAL VIEW



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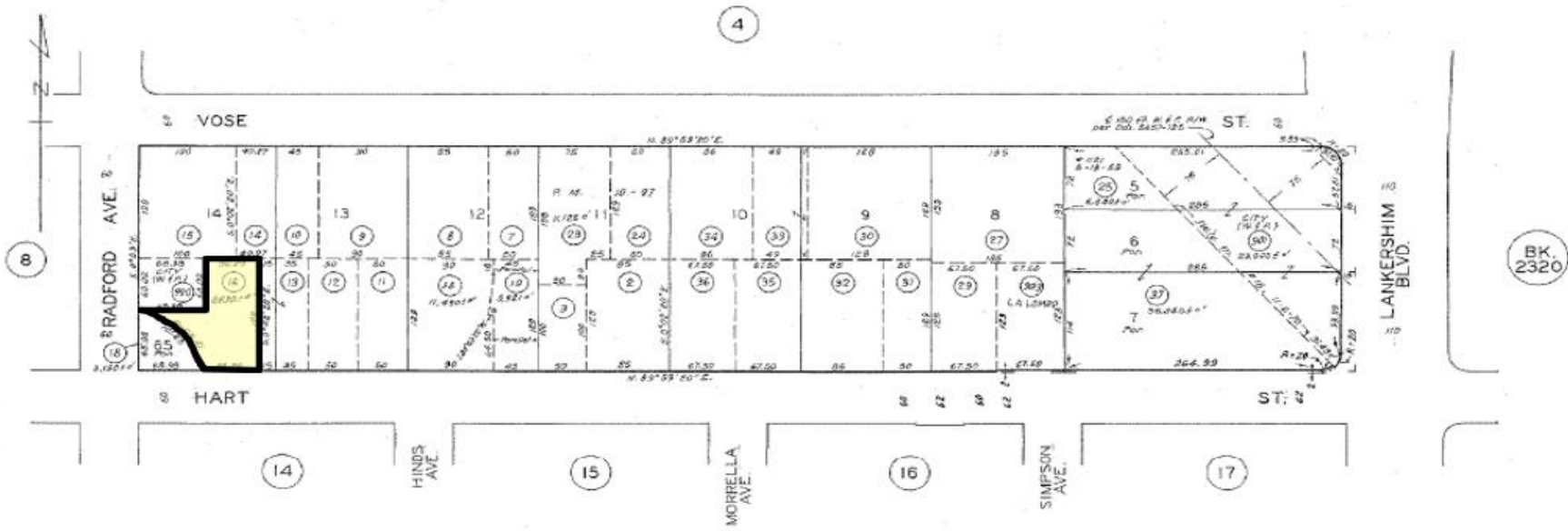
5 UNITS ON HART ST

PARCEL MAP

2321 7
SCALE 1" = 100'

840125609-44
840903801-81
950718
133101078006001-08
20081218 125

2009



3306
8856

PROPERTY OF THE LANKERSHIM RANCH
LAND & WATER CO. - M.R. 31-39-44
TRACT NO. 2755 M.B. 33-93

FOR PREP. ASSAULT SET,
2321 - 6 & 7

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

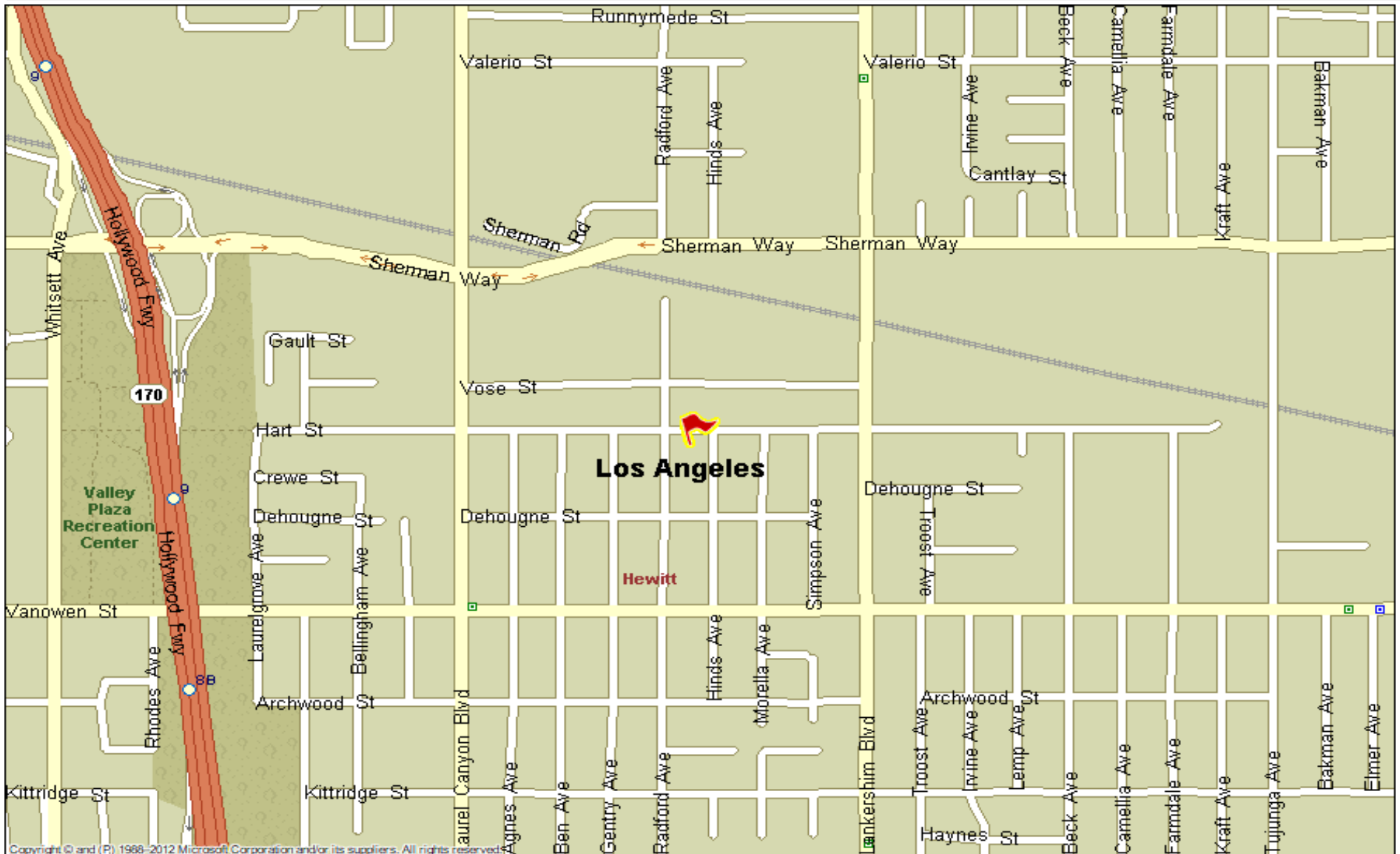
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5 UNITS ON HART ST

STREET MAP



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AMENITY MAP



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