

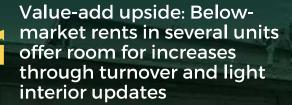


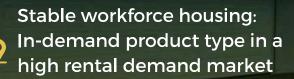




7 Units | Attractive 6.42% Cap Rate | Value-Add Upside | \$1,945,000 11966 Runnymede St. North Hollywood, CA 91605









Bonus Storage Income: Two large 10'x12' storage sheds (one rented, one vacant)



Desirable unit mix: (6) 2+1.5 townhome-style units with private patios/yards and (1) 4+1.5 single family home



Efficient operations: separately metered for gas & electric. Trash billed to tenants via LADWP



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**Utilities Paid by Tenant:** 



## 11966 Runnymede St. North Hollywood, CA 91605 7 Units

SUMMARY		CURRENT	MARKET
Purchase Price:		\$1,945,000	
Down Payment:	35%	\$680,750	
Number of Units:		7	
Cost per Legal Unit:		\$277,857	
Current GRM:		10.14	9.02
Current CAP:		6.42%	7.61%
Year Built:		1947 & 1964	
Approx. Building SF:		7,234	
Cost per Building SF:		\$268.87	
Approx. Lot SF:		13,499	
Zoning:		LARD2	
Parking:		13	

PROPOSED FINANCING								
Loan:	\$1,264,250							
Interest:	5.85%							
Interest Type:	5 Years Fixed							
Term (Yrs.):	30							
Amortization (Yrs.):	30							
Other Terms:	N/A							

ANNUAL OPERATING DATA	CURRENT			MARKET			
Scheduled Gross Income:	\$191,760			\$215,580			
Less Vacancy Reserve:	(\$5,753)	3.00%	*	(\$6,467)	3.00%	*	
Gross Operating Income:	\$186,007			\$209,113			
Less Expenses:	(\$61,107)	31.87%	*	(\$61,107)	28.35%	*	
Net Operating Income:	\$124,901			\$148,006			
Less Debt Service:	(\$89,500)			(\$89,500)	_		
Pre-Tax Cash Flow:	\$35,401	5.20%	**	\$58,506	8.59%	**	
Plus Principal Reduction:	\$15,965			\$15,965			
Total Return Before Taxes:	\$51,366	7.55%	**	\$74,471	10.94%	**	
* As a percentage of Scheduled	Gross Income.	**As a	percer	tage of Down I	Payment.		

SCHEDI	JLED INCO	ME	CURR	ENT	MAR	MARKET		
No.	Beds / Approx.		Monthly Avg. Monthly		Monthly	Monthly		
of Units	Baths	Sq.Ft.	Rent / Unit	Income	Rent / Unit	Income		
6	2+1.5 TH	-	\$2,038	\$12,230	\$2,295	\$13,770		
1	4+1.5 H	-	\$3,600	\$3,600	\$3,695	\$3,695		
<b>9</b> 0 41-1	la Cala alail	ad Bassa		¢15 920		¢17.465		
	y Schedul			\$15,830		\$17,465		
Other I		2 Lrg. Units		\$150		\$500		
Month	ly SGI:			\$15,980		\$17,965		
Annual	SGI:		\$191,760			\$215,580		

**Electricity & Gas** 

Property
* Excellent unit mix
* Individual hot water heaters
* Apts include private patio / yrds
* Strong cash flowing asset
Location
* Thriving rental market
* Central N. Hollywood location
* Near NoHo Arts District
* Just east of Laurel Canyon Blvd

HIGHLIGHTS

ESTIMATE	D ANNUAL	. EXPENSES				
Tax Year	2024					
Tax Rate	1.25%	\$24,313				
Insurance	(New)	\$8,536				
Maint. / Re	epairs	\$6,300				
Utilities		\$10,710				
Misc. / Res	serves	\$1,750				
Off-Site M <sub>i</sub>	gmt.	\$9,498				
Total Expe	nses:	\$61,107				
Per Gross	Sq. Ft.:	\$8.45				
Expenses I	Per Unit:	\$8,729.50				

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PROPERTY ADDRESS				CITY STATE ZIP CODE			- Constitution			
11966 Runnymede St.				North Hollywood CA		CA	91605			
TOTAL # OF UNITS # OF VACANT UNITS			# OF FURNISHED UNITS			# OF SECTION 8 UNITS				
7 0										
APT#	TENANT'S NAME	BEDS/	/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS		SEC8 Y/N	CONCESSIONS
1		2	1.5		\$2,200.00	Townhouse + patio / yard				
2		2	1.5		\$2,061.00	Townhouse + patio / yard				
3		2	1.5		\$2,000.00	Townhouse + patio / yard				
4		2	1.5		\$2,021.00	Townhouse + patio / yard				
5		2	1.5		\$1,785.00	Townhouse + patio / yard				
6		2	1.5		\$2,163.00	Townhouse + patio / yard				
7		4	1.5		\$3,600.00	House				
8										
9										
10										
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MONT	HLY RENTAL INCOME:				\$15,830.00	i i				
MONT	HLY LAUNDRY INCOME:				\$0.00					
MONT	HLY GARAGE INCOME:				\$0.00	1				
			\$150.00	4						
TOTAL GROSS MONTHLY INCOME: \$15,980.00				\$15,980.00						
A11.00	ILLINANC & CECTIONIC NALICE DE C	ON4P1 F	TED							
ALL COLUMNS & SECTIONS MUST BE COMPLETED  What utilities are included in rent?  Is the					Is the property subject to rent control?	YES	X NO			
Electricity Gas					is the property subject to refit control!	163				
	Garbage		Heat							
	Cable		Water							
				What has been your average monthly occupancy rate over						
				the preceding 12 Months?						

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