



Investment Summary

**6146-6150 Hazelhurst Place
North Hollywood, CA 91606**

Summary

Sold Price:		\$ 2,145,000
Down Payment:	30%	\$ 643,500
Number of Units:		22
Cost per Legal Unit:		\$97,500
Current GRM:		9.70
Market GRM:		8.16
Current CAP:		6.34%
Market CAP:		8.43%
Approx. Age:		1952
Approx. Lot Size:		32,638
Approx. Gross SF:		14,203
Cost per Net GSF:		\$151.02



**Angel City Investments
Brett Boston & Hilary Brody
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Financing

New First Loan:	\$1,501,500
Interest Rate:	4.50%
Amortization:	30
Monthly Payment:	\$7,607.88

*Prime North Hollywood Location
Located on 2 Parcels - Over 30k SF Lot
Over 24 Parking Spaces
Blocks to NoHo Arts District*

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	221,244		262,800	
Less Vacancy Rate Reserve:	(11,062)	5.0%	(7,884)	3.0%
Gross Operating Income:	210,182		254,916	
Less Expenses:	(74,183)	33.5%	(74,183)	28.2%
Net Operating Income:	135,999		180,734	
Less Loan Payments:	(91,295)		(91,295)	
Pre-Tax Cash Flow:	44,705	6.9% *	89,439	13.9% *
Plus Principal Reduction:	24,612		24,612	
Total Return Before Taxes:	69,317	10.8% *	114,051	17.7% *

* As a percent of the down payment

Scheduled Income

No. of Units	Bdrms/ Baths	Current Rents	Current Monthly Income	Proforma Rents	Proforma Monthly Income
18	1+1	\$ 788	\$ 14,200	\$ 950	\$ 17,100
4	2+1	\$ 1,059	\$ 4,237	\$ 1,200	\$ 4,800
Total Scheduled Rent:			\$ 18,437		\$ 21,900
Laundry Income			\$ 150		\$ 150
Monthly Scheduled Gross Income:			\$18,437		\$21,900
Annual Scheduled Gross Income:			\$221,244		\$262,800

Estimated Annualized Expenses

Taxes: Rate	1.25%	\$ 26,813
Insurance		\$ 4,970
Utilities		\$ 18,250
Pest		\$ 900
Maintenance		\$ 9,750
Waste		\$ 2,100
Landscaping		\$ 900
Management		\$ 10,500
Total Expenses:		\$ 74,183
Per Net Sq. Ft.:		\$5.22
Per Unit:		\$3,371.93

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.