



1114 NORTH KINGS ROAD, WEST HOLLYWOOD, CA 90069
12 APARTMENT UNITS

OFFERING SUMMARY

Price	\$4,050,000
Down Payment	52% / \$2,106,000
Loan Amount	\$1,944,000
Loan Type	Proposed New
Interest Rate / Amortization	4.25% / 30 Years
Units	12
Price Per Unit	\$337,500
Rentable SF	9,044
Price Per Rentable SF	\$448
Year Built/Renovated	1972

ASSET PERFORMANCE DATA

	CURRENT	PROFORMA
CAP Rate	3.31%	6.14%
Net Operating Income	\$134,071	\$248,783
GRM	18.22	11.74



INVESTMENT HIGHLIGHTS

- Approximately 55 Percent Upside in Rents
- Excellent Parking! 18 Spaces (1.5:1 Ratio)
- AAA+ West Hollywood Location
- Sits on a Large 8,276-Square Foot Lot Zoned WDR4
- Spacious One-Bedroom Apartments Averaging Approximately 750 Square Feet Each
- The Property is Situated in One of the Trendiest Locations in Los Angeles

EXCLUSIVELY LISTED BY:

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UNIT MIX								
UNIT COUNT	UNIT TYPE	AVERAGE SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	MONTHLY INCOME
12	1Bdr 1Bath		\$0		\$18,527	\$2,395		\$28,740

OPERATING DATA

Income	Current	Pro Forma
Gross Potential Rent	\$222,324	\$344,880
Other Income	\$2,640	\$2,640
Gross Potential Income	\$224,964	\$347,520
Less: Vacancy/Deductions (GPR)	2.5% / \$5,558	2.5% / \$8,622
Effective Gross Income	\$219,406	\$338,898
Less: Expenses	\$85,335	\$90,115
Net Operating Income	\$134,071	\$248,783
Net Cash Flow Before Debt Service	\$134,071	\$248,783
Debt Service	\$114,760	\$114,760
Debt Coverage Ratio	1.17	2.17
Net Cash Flow After Debt Service	0.9% / \$19,311	6.4% / \$134,023
Principal Reduction	\$32,773	\$32,773

EXPENSES

Real Estate Taxes	\$47,409	\$47,409
Insurance	\$3,618	\$3,618
Utilities	\$11,116	\$11,116
Gardener	\$780	\$780
Repairs & Maintenance	\$11,116	\$11,116
Trash Removal	\$1,800	\$1,800
Pest Control	\$720	\$720
Management Fee	\$8,776	\$13,556
Total Expenses	\$85,335	\$90,115
Expenses per SF	\$9.44	\$9.96