



1262 NORTH SWEETZER AVENUE, WEST HOLLYWOOD, CA 90069
11 APARTMENT UNITS

OFFERING SUMMARY

Price	\$3,850,000
Down Payment	48.05% / \$1,850,000
Loan Amount	\$2,000,000
Loan Type	Proposed New
Interest Rate / Amortization	4.25% / 30 Years
Units	11
Price Per Unit	\$350,000
Rentable SF	10,788
Price Per Rentable SF	\$357
Year Built/Renovated	1957

ASSET PERFORMANCE DATA

	CURRENT	PROFORMA
CAP Rate	3.82%	6.14%
Net Operating Income	\$146,936	\$236,301
GRM	15.75	11.29



INVESTMENT HIGHLIGHTS

- Excellent Location
- Upside Potential in Rents
- Large Units with Great Unit Mix
- Each Unit Has Its Own Balcony
- Underground Tuck Under Parking
- Well Maintained Building

EXCLUSIVELY LISTED BY:

Tony Azzi
 Executive Managing Director Investments
 Senior Director, National Multi Housing
 Group
 Tel: (310) 909-5454
 Licenses: CA 00910513, CA 01325569
 tony.azzi@marcusmillichap.com
 www.marcusmillichap.com/TonyAzzi

Jordan Asheghian
 Licensed Assistant
 Tel: (310) 909-2345
 License: CA 01886605
 jordan.asheghian@marcusmillichap.com



1262 NORTH SWEETZER AVENUE, WEST HOLLYWOOD, CA 90069
11 APARTMENT UNITS



UNIT MIX							
UNIT COUNT	UNIT TYPE	AVERAGE SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	MONTHLY INCOME
4	1Bdr 1Bath		\$0		\$5,803	\$1,995	\$7,980
3	2Bdr 1Bath		\$0		\$6,603	\$2,850	\$8,550
3	2Bdr 1.75Bath		\$0		\$7,189	\$2,995	\$8,985
1	2Bdr 2Bath		\$0		\$780	\$2,900	\$2,900

OPERATING DATA

Income	Current	Pro Forma
Gross Potential Rent	\$244,500	\$340,980
Other Income	\$1,200	\$1,200
Gross Potential Income	\$245,700	\$342,180
Less: Vacancy/Deductions (GPR)	2.5% / \$6,113	2.5% / \$8,525
Effective Gross Income	\$239,588	\$333,656
Less: Expenses	\$92,651	\$97,355
Net Operating Income	\$146,936	\$236,301
Net Cash Flow Before Debt Service	\$146,936	\$236,301
Debt Service	\$118,066	\$118,066
Debt Coverage Ratio	1.24	2.00
Net Cash Flow After Debt Service	1.6% / \$28,871	6.4% / \$118,235
Principal Reduction	\$33,717	\$33,717

EXPENSES

Real Estate Taxes	\$45,007	\$45,007
Insurance	\$4,315	\$4,315
Utilities	\$12,225	\$12,225
Trash Removal	\$1,680	\$1,680
Repairs & Maintenance	\$12,225	\$12,225
Gas	\$2,460	\$2,460
Management Fee	\$11,979	\$16,683
Landscaping	\$1,800	\$1,800
Pest Control	\$960	\$960
Total Expenses	\$92,651	\$97,355
Expenses per SF	\$8.59	\$9.02