Marcus & Millichap

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

OF	FERING 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:

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Rd Hollywood Blvd THE BIRD STREETS Z Sunset Blvd N Hillcrest Rd De Longpre Ave N Doheny D' Fountain Ave Fountain 1262 NORTH SWEETZER AVENUE SUNSET STRIP Santa Monica Blvd Doheny Rd 2 West N Vista St N Gardner S N Sycamore Ave N La Brea Ave NO NO N Harper Hollywood z Z NORMA Fairfax Willoughby Ave Ave Willoughby Ave Ave Waring Ave TRIANGLE Ave 22 Ave ▶ Waring Ave Google 말 Map data ©2017 Google | Terms of Use Report a map error e Ave

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	UNIT TYPE	AVERAGE. SQUARE FEET	CURRENT AVG. RENT	AVERAGE RENT/SF	MONTHLY INCOME	POTENTIAL RENTS	AVERAGE RENT/SF	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

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

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

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