

FOR SALE



PREMIER

www.lapremiergroup.com



David Nalbandyan

President / Co-Founder

O: (855) 525 - 7654

C: (818) 424 - 6437

E: David@LAPremierGroup.com



Tigran Nalbandyan

President / Co-Founder

O: (855) 525 - 7654

C: (818) 469 - 4382

E: Tigran@LAPremierGroup.com





lapremiergroup.com/lankershim





OVERVIEW

- **Offering Price:**
\$2,399,000
- **Current GRM/Market GRM:**
14.81 / 13.88
- **Current CAP/Market CAP:**
5.02% / 5.46%
- **Price/Unit :**
\$399,833
- **Price/SF:**
\$568.89
- **Units:**
6
- **Unit Mix:**
Three: Office
Three: 3 + 1
- **Building / Lot Size:**
4,217 SF / 11,284 SF
- **Built:**
1945
- **Parcel:**
2316-014-019
2316-014-020



HIGHLIGHTS

- ▶ **Development Opportunity-
C2 Zoning**
- ▶ **Potential for
Mix Use Project (~40 units)**
- ▶ **3 Office Spaces provided
Vacant**
- ▶ **Low-Cost Maintenance**
- ▶ **Near Noho West**

INTERIOR







LANKERSHIM BLVD
7436
7444
NORTH HOLLYWOOD, CA



FINANCIAL SUMMARY

PROPERTY DETAILS

Property Address	7436 & 7444 Lankershim Blvd, North Hollywood, CA 91605
Price	\$2,399,000
Units	6
Year Built	1945
Parking Spaces	4
Rentable SF	4,217
Lot Size	11,284
Price per Unit	\$399,833
Price per Square Feet	\$568.89

UNIT MIX

			Current	Proforma
Unit Type	# of Units	Est. Square Feet	Monthly Rent	Monthly Rent
3 Bed House	3	600	8,100	9,000
7444 Office	1	1,500	4,200	4,200
7436 Office	2	500	3,600	3,600
	6	4,300	15,900	16,800

Rental Upside

6%

FINANCIAL INDICATORS

	Current	Proforma
Gross Annual Income	\$162,000	\$172,800
Net Income	\$120,471	\$131,055
CAP Rate	5.02%	5.46%
GRM	14.81	13.88

INCOME STATEMENT

OPERATING STATEMENT

	CURRENT	PROFORMA
Monthly Rent	162,000	172,800
Gross Income	162,000	172,800
Vacancy Reserve (2%)	(3,240)	(3,456)
Gross Effective Income	158,760	169,344
Property Taxes (Estimated)	26,989	26,989
Utilities (Actual)	4,500	4,500
Insurance (Actual)	3,800	3,800
Repairs & Maintenance (Estimated)	3,000	3,000
Total Expenses	38,289	38,289
Net Operating Income	120,471	131,055
CAP RATE	5.02%	5.46%

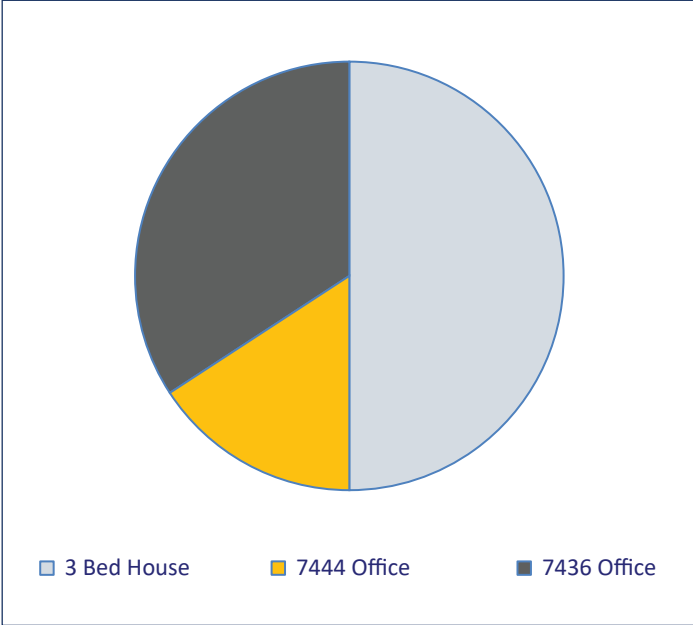
RENT ROLL SUMMARY

Unit Mix		
Unit Type	# of units	Sqft
3 Bed House	3	600
7444 Office	1	1,500
7436 Office	2	500
6		4,300

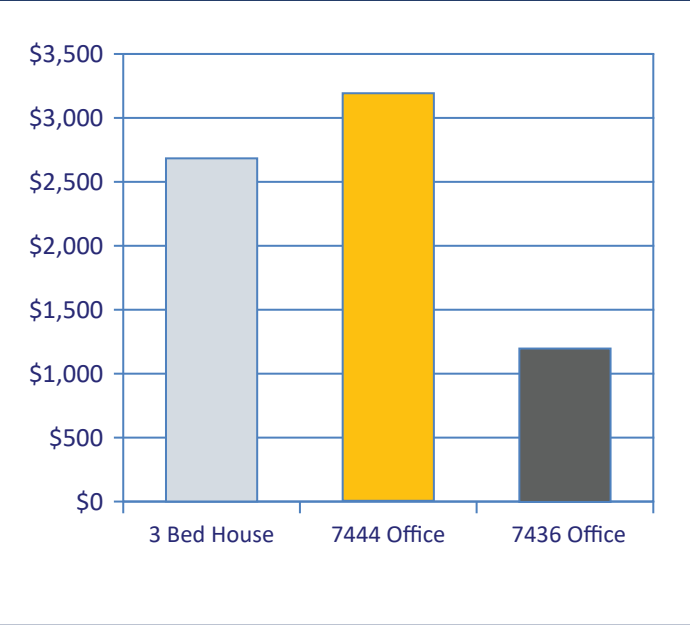
	Actual		Proforma	
	Average Rent	Monthly Rent	Average Rent	Monthly Rent
3 Bed House	\$2,700	\$8,100	\$3,000	\$9,000
7444 Office	\$3,200	\$3,200	\$3,200	\$3,200
7436 Office	\$1,100	\$2,200	\$1,100	\$2,200

\$13,500	\$14,400
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UNIT DISTRIBUTION



UNIT AVERAGE RENT



RENT ROLL DETAILS

Rent Roll				
Unit	Unit Type	Sqft	Current	Proforma
1	Office	1,500	\$ 3,200	\$ 3,200
2	Office	550	\$ 1,200	\$ 1,200
3	Office	450	\$ 1,000	\$ 1,000
4	3 + 1	700	\$ 2,700	\$ 3,000
5	3 + 1	700	\$ 2,400	\$ 3,000
6	3 + 1	700	\$ 3,000	\$ 3,000

Monthly Rent	\$13,500	\$14,400
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Annual Gross Income	\$162,000	\$172,800
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GRM	14.81	13.88
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR LA Premier Group AGENT FOR MORE DETAILS.

LA PREMIER GROUP

500 N. Brand Blvd.
20th Floor
Glendale, CA 91203



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