Property Details

CONTROL: Owner VALUE: \$2,100,000

LOAN: \$1,100,000 EQUITY: \$1,000,000

TITLE: 6 Unit North Hollywood, Ca Multifamily

TYPE: Multi-Family

HAVE: Paid off property that can be used as Collateral or a note can be created to

use it to buy another property

ADDRESS: 6742 Lemp Avenue, North Hollywood, California

BENEFITS TO NEW Current Rents are Undervalue due to rent control. If you were to bring in OWNER: new tenants at market rent, you would get over 200,000 in Gross Income,

Expenses are the same, and CAP Rate would be in the 7's

GROSS SCHEDULED INCOME: \$144,000 Actual

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$42,000
NOI: \$102,000
DEBT SERVICE: \$0
CASH FLOW: \$102,000
CAP RATE: \$4.86%

ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$1,100,000 \$5,200 4% 05/01/2032 No

BENEFITS SOUGHT: To move up or transfer out of Residential

MOTIVATION: Buy a property out of state

CAN ADD: Collateral of other properties, Cash

OWNER: Mike Vachani

COUNSELOR: Mike Vachani Cell: 626-391-9100

100 West Lemon Ste 203 Email: mikevachani@gmail.com

Monrovia, California, 91016