

Price: \$2,695,000

# *11941 Runnymede St. North Hollywood, 10 Units*

- 10 Units
- NON - Rent Control
- 2 Bed 1 Bath units
- Built in 1987
- Remodeled units
- 14,920 sq ft lot

**SIMON ASEF, CCIM**  
**Investment Advisor**  
DMC Real Estate  
Lic# 01726727  
818.761.4252 ext.102  
[www.dmcinvestments.com](http://www.dmcinvestments.com)  
[simon@dmcinvestments.com](mailto:simon@dmcinvestments.com)

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Simon Asef, 818-761-4252, Simon@dmcinvestments.com www.DMCinvestments.com


**Multi- Residential Operating Information**

No. Units 10  
Parking Spaces: 20

Summary		Property Address
List Price:	\$2,695,000	11941 Runnymede St.
Down Payment: 40.00%	\$1,078,000	North Hollywood, CA 91605
Current CAP Rate:	<b>4.55%</b>	
GRM:	14.92	
Price Per Unit:	<b>\$269,500</b>	
Year Built:	1987	<b>New Financing</b>
Gross Leasable Area (GLA):	7,510	1st New LTV: 60.00% \$1,617,000
Price Per Sq. Ft.: (building)	\$358.85	Rate: 4.500% Amortized: 25
Lot Size (sq ft) :	14,920	Monthly Payme: \$8,987.81
Price Per Sq. Ft.:(land)	\$180.63	



**Operating Data**

	Actual	Proforma	
Schedule Rent Income:	\$180,672	\$198,000	
Other Income/Laundry	\$1,464	\$2,400	
Total Schedule Gross Income:	\$182,136	\$200,400	
Less Vacancy: 3.00%	\$5,464	\$6,012	
Effective Gross Income:	\$176,672	\$194,388	
Less Expenses: <b>29.88%</b>	\$53,986	\$53,986	
<b>Net Operating Income: 4.55%</b>	<b>\$122,686</b>	<b>\$140,402</b>	<b>5.21%</b>
Less Debt Service:	\$107,854	\$107,854	
<b>Pre Tax Cash Flow: 1.38%</b>	<b>\$14,833</b>	<b>\$32,549</b>	<b>3.02%</b>

**NON-RENT CONTROL!!! 10 Units. Large lot. Most units remodeled with laminate floors. New windows throughout. Central AC. \$269,000 per unit. All 2 Bedroom units.**

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**Scheduled Income: Estimated Annual Expenses:**

Unit	Brm/Ba	Current Mo. Rent	Market Mo. Rent	
1	2+1	\$ 1,471	\$ 1,650	Real Estate Taxes (new): \$33,688
2	2+1	\$ 1,600	\$ 1,650	Insurance: \$3,068
3	2+1	\$ 1,550	\$ 1,650	Utilities (water, elect) \$8,068
4	2+1	\$ 1,500	\$ 1,650	Maintenance: \$3,155
5	2+1	\$ 1,450	\$ 1,650	Gardener: \$1,200
6	2+1	\$ 1,550	\$ 1,650	Pest Control \$548
7	2+1	\$ 1,650	\$ 1,650	License: \$433
8	2+1	\$ 1,550	\$ 1,650	Rubbish \$3,366
9	2+1	\$ 1,550	\$ 1,650	Gas: \$460
10	2+1	\$ 1,185	\$ 1,650	
<b>Total:</b>		<b>\$15,056</b>	<b>\$16,500</b>	
<b>Laundry:</b>		<b>\$122</b>	<b>\$200</b>	
<b>Monthly To</b>		<b>\$15,178</b>	<b>\$16,700</b>	
<b>Annual Sch</b>		<b>\$182,136</b>	<b>\$200,400</b>	<b>Total Expenses: \$53,986</b>

Property Photos



Laundry Room



Parking Lot



Typical Kitchen



Typical Bedroom

Property Photos



Exterior



Courtyard



Corridor

