



4900 RIVERTON AVE
4900 Riverton Ave • North Hollywood, CA 91601

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4900 RIVERTON
Los Angeles, CA
ACT ID ZAB0120310

SECTION

INVESTMENT OVERVIEW **01**

Offering Summary

Regional Map

Local Map

Aerial Photo

FINANCIAL ANALYSIS **02**

Rent Roll Summary

Rent Roll Detail

Operating Statement

Notes

Pricing Detail

Acquisition Financing

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
			CURRENT	YEAR 1
Price	\$1,050,000			
Down Payment	100% / \$1,050,000	CAP Rate	2.82%	4.69%
Loan Type	All Cash	GRM	20.99	14.83
Price/Unit	\$350,000	Net Operating Income	\$29,628	\$49,276
Price/SF	\$487.01	Net Cash Flow After Debt Service	2.82% / \$29,628	4.69% / \$49,276
Number of Units	3	Total Return	2.82% / \$29,628	4.69% / \$49,276
Rentable Square Feet	2,156			
Year Built	1939			
Lot Size	0.16 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
1	2 Bed-1 Bath	
2	1 Bed-1 Bath	
3	Total	2,156

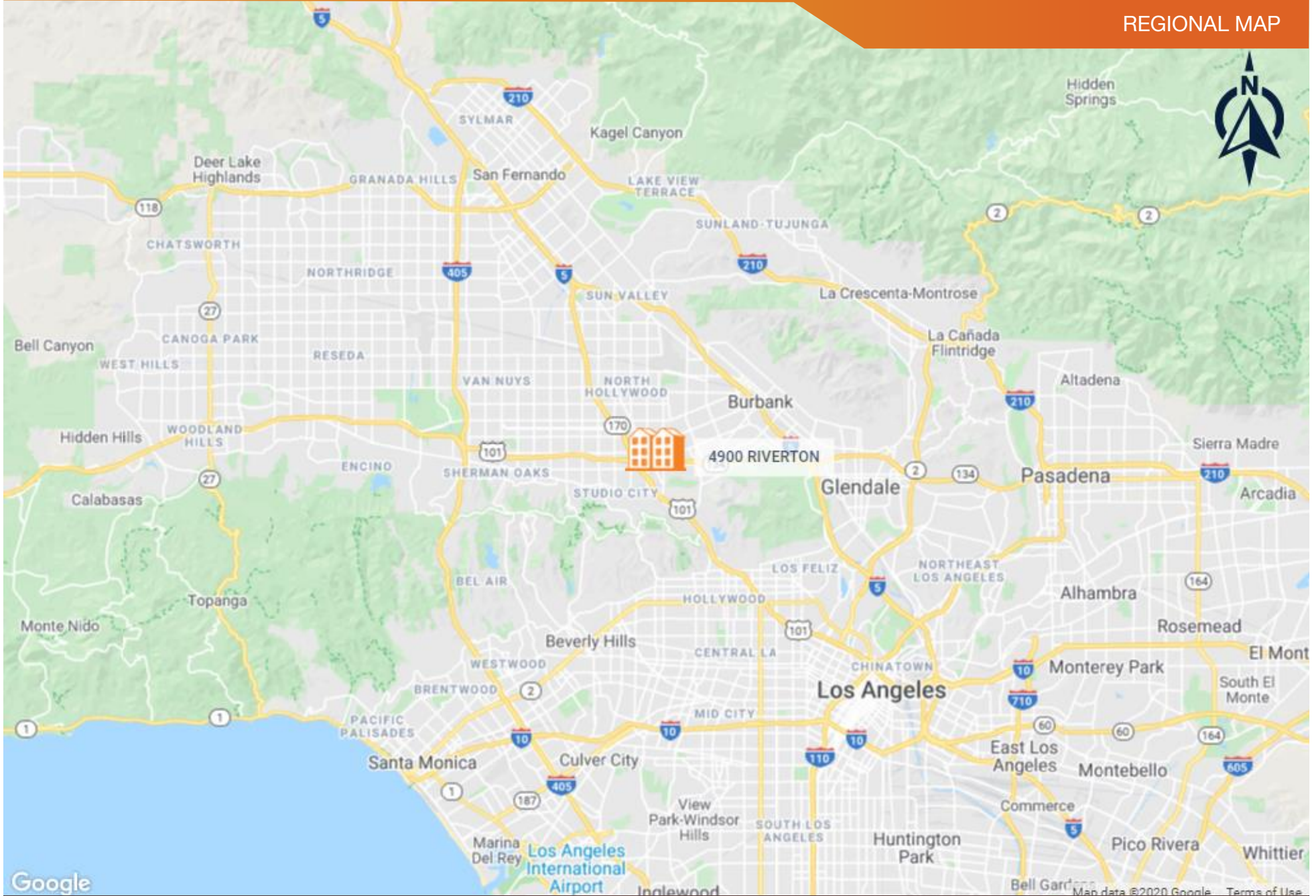


MAJOR EMPLOYERS

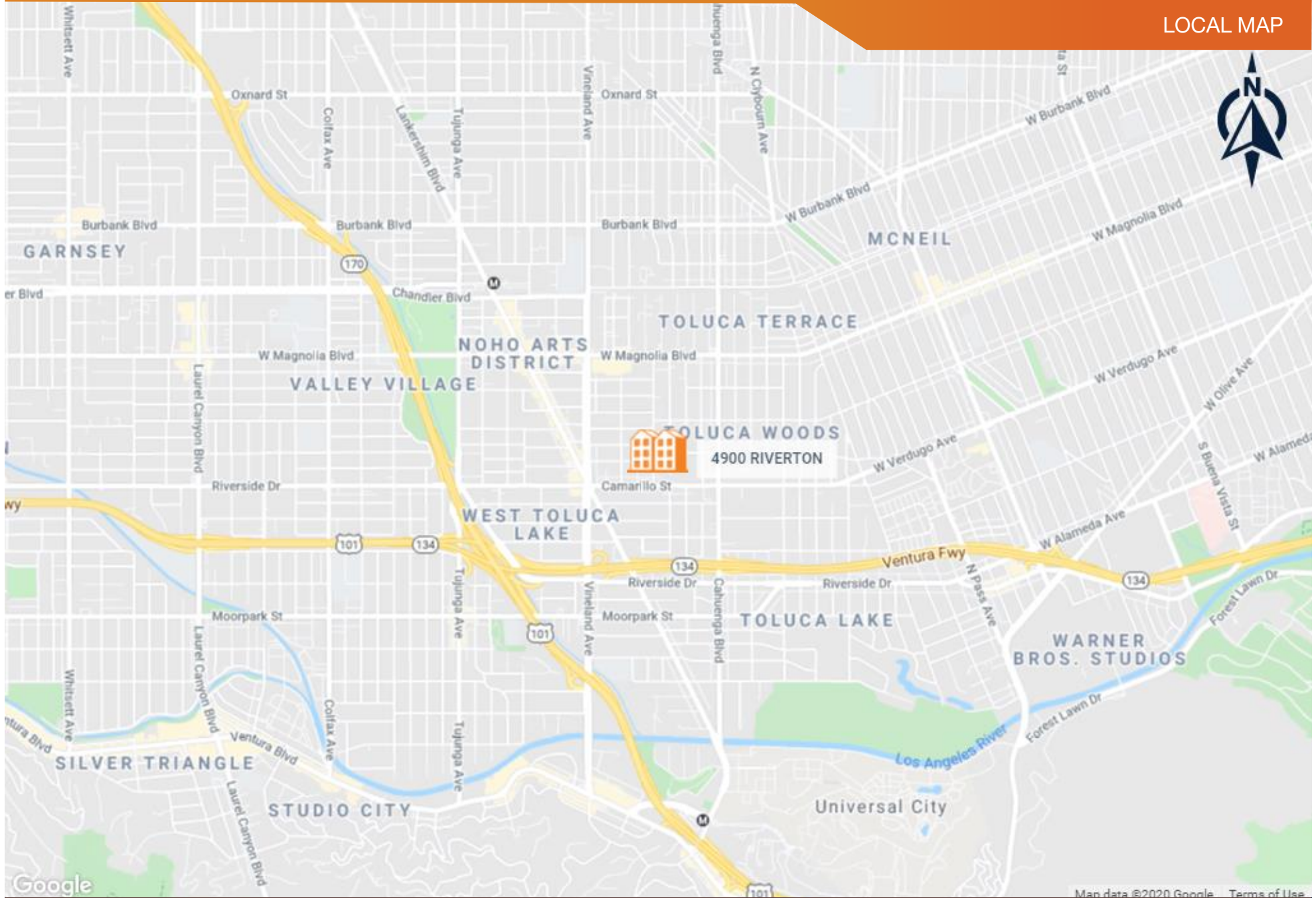
EMPLOYER	# OF EMPLOYEES
Disney	11,696
Yf Art Holdings Gp LLC	10,600
Walt Disney Company	8,177
Ticketmaster Entertainment LLC	4,390
Mtv Networks	3,646
Victory Studio	2,963
Providence Holy Cross	2,930
Andrews International Inc	2,254
Providence St Joseph Med Ctr	2,087
Mann Theaters	2,000
PROVIDENCE HOLY CROSS FOUNDATI	2,000
Universal City Studios Prod	2,000

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	41,156	225,627	608,158
2010 Census Pop	37,639	212,621	573,544
2018 Estimate HH	20,617	97,825	258,871
2010 Census HH	18,613	90,923	240,325
Median HH Income	\$61,663	\$67,386	\$64,025
Per Capita Income	\$45,040	\$45,731	\$43,954
Average HH Income	\$89,847	\$105,225	\$102,843

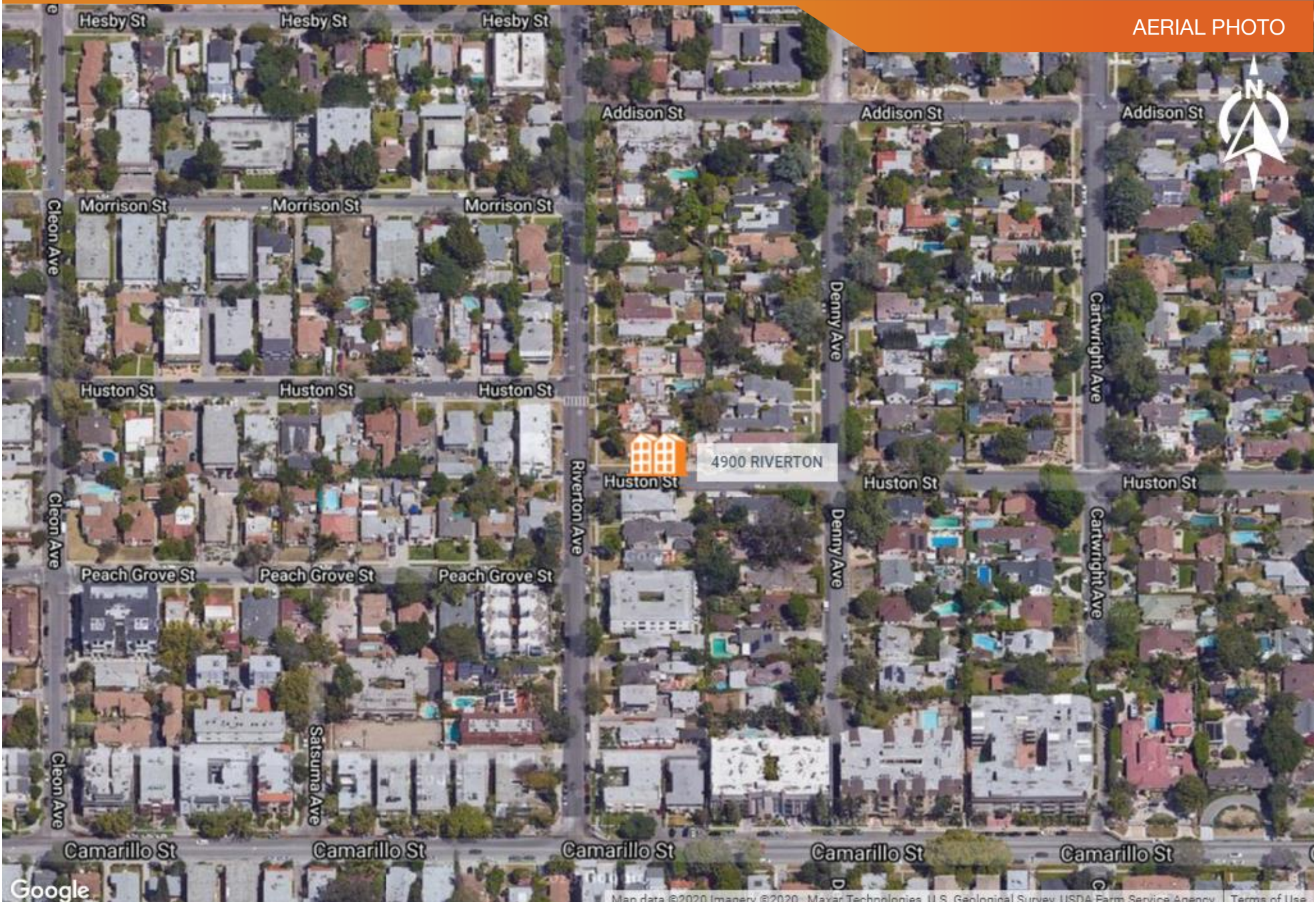


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FINANCIAL ANALYSIS



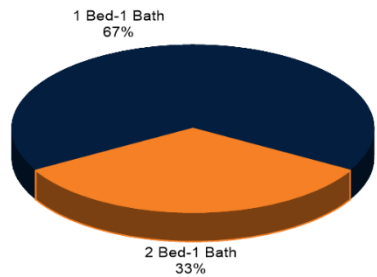
RENT ROLL SUMMARY

As of February, 2020

Unit Type	# of Units	Ava Sq Feet	Rental Range	Scheduled			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
2 Bed-1 Bath	1	N/A	\$1,167 - \$1,167	\$1,167	N/A	\$1,167	\$2,200	N/A	\$2,200
1 Bed-1 Bath	2	N/A	\$1,286 - \$1,716	\$1,501	N/A	\$3,002	\$1,850	N/A	\$3,700
Totals/Weighted Averages	3	719		\$1,390	\$1.93	\$4,169	\$1,967	\$2.74	\$5,900
Gross Annualized Rents				\$50,028			\$70,800		

Notes:

Unit Distribution



Unit Rent



RENT ROLL DETAIL

As of February, 2020

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	2 Bed-1 Bath	\$1,167	\$0.00	\$2,200	\$0.00
2	1 Bed-1 Bath	\$1,286	\$0.00	\$1,850	\$0.00
3	1 Bed-1 Bath	\$1,716	\$0.00	\$1,850	\$0.00
Total	Square Feet: 2,156	\$4,169	\$1.93	\$5,900	\$2.74

OPERATING STATEMENT

Income	Current		Year 1	Notes	Per Unit	Per SF
Gross Scheduled Rent	50,028		70,800		23,600	32.84
Physical Vacancy	(1,501) 3.0%		(2,124) 3.0%		(708)	(0.99)
Total Vacancy	(\$1,501) 3.0%		(\$2,124) 3.0%		(\$708)	(\$1)
Effective Rental Income	48,527		68,676		22,892	31.85
Other Income						
All Other Income	120		120	[3]	40	0.06
Total Other Income	\$120		\$120		\$40	\$0.06
Effective Gross Income	\$48,647		\$68,796		\$22,932	\$31.91

Expenses	Current		Year 1	Notes	Per Unit	Per SF
Real Estate Taxes	12,330		12,330	[1]	4,110	5.72
Insurance	860		860	[2]	287	0.40
Utilities	2,400		2,400		800	1.11
Repairs & Maintenance	1,200		1,500		500	0.70
Landscaping	1,000		1,200		400	0.56
Pest Control	480		480		160	0.22
Operating Reserves	750		750		250	0.35
Total Expenses	\$19,020		\$19,520		\$6,507	\$9.05
Expenses as % of EGI	39.1%		28.4%			
Net Operating Income	\$29,628		\$49,276		\$16,425	\$22.86

Notes and assumptions to the above analysis are on the following page.

NOTES**Notes to Operating Statement**

- [1] North Hollywood Real Estate tax rate is 1.174279%
- [2] Insurance is assumed to be \$.35 per building SQFT
- [3] Additional income generated by laundry at \$120/year

PRICING DETAIL

Summary		
Price	\$1,050,000	
Down Payment	\$1,050,000	100%
Number of Units	3	
Price Per Unit	\$350,000	
Price Per SqFt	\$487.01	
Gross SqFt	2,156	
Lot Size	0.16 Acres	
Approx. Year Built	1939	

Returns	Current	Year 1
CAP Rate	2.82%	4.69%
GRM	20.99	14.83
Cash-on-Cash	2.82%	4.69%
Debt Coverage Ratio	N/A	N/A

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
1	2 Bed-1 Bath	0	\$1,167	\$2,200
2	1 Bed-1 Bath	0	\$1,501	\$1,850

Operating Data

Income		Current		Year 1
Gross Scheduled Rent		\$50,028		\$70,800
Less: Vacancy/Deductions	3.0%	\$1,501	3.0%	\$2,124
Total Effective Rental Income		\$48,527		\$68,676
Other Income		\$120		\$120
Effective Gross Income		\$48,647		\$68,796
Less: Expenses	39.1%	\$19,020	28.4%	\$19,520
Net Operating Income		\$29,628		\$49,276
Cash Flow		\$29,628		\$49,276
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	2.82%	\$29,628	4.69%	\$49,276
Principal Reduction		\$0		\$0
Total Return	2.82%	\$29,628	4.69%	\$49,276

Expenses	Current	Year 1
Real Estate Taxes	\$12,330	\$12,330
Insurance	\$860	\$860
Utilities	\$2,400	\$2,400
Repairs & Maintenance	\$1,200	\$1,500
Landscaping	\$1,000	\$1,200
Pest Control	\$480	\$480
Operating Reserves	\$750	\$750
Total Expenses	\$19,020	\$19,520
Expenses/Unit	\$6,340	\$6,507
Expenses/SF	\$8.82	\$9.05

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Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



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debt and equity
financings
in 2018**



**National platform
operating
within the firm's
brokerage
offices**



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total national
volume in 2018**



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more capital
sources than
any other firm
in the industry**

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buyer pool by expanding
finance options**

**Our ability to enhance
seller control**

- **Through buyer qualification support**
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- **By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file**