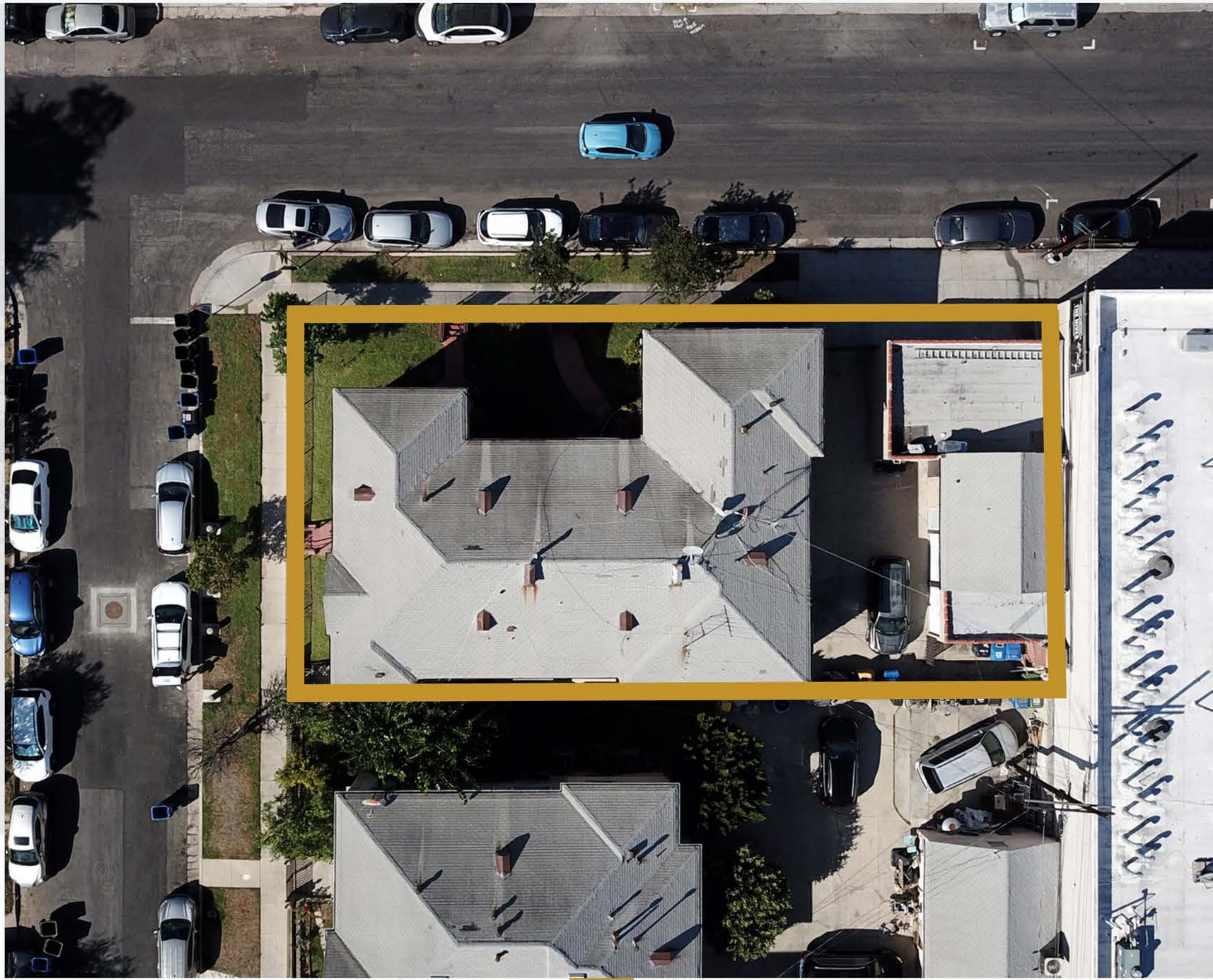
ALLY COMMERCIAL REAL ESTATE

1186 N. NEW HAMPSHIRE BLVD

$1,949,000

1186 N New Hampshire Ave.

PRICE	$1,949,000
NUMBER OF UNITS	6+1
PRICE PER UNIT	$324,833
BLDG SQFT	7,200
LOT SIZE	5,584
PRICE PER SQFT	$349.03
PRICE PER SQFT (LAND)	$270.69
YEAR BUILT	1940
APN	5540-019-001
ZONING	RD1.5-1XL
CURRENT GRM	13.31
MARKET GRM	9.87
CURRENT CAP	4.88%
MARKET CAP	7.43%
CURRENT NOI	$95,056
PRO FORMA NOI	$144,831



THE OPPORTUNITY

Executive Summary

Property Overview:

1186 N New Hampshire is a 6-unit + 1 non-conforming apartment building consisting of (1) two-bedroom, one-bath and (5) one-bedroom, one-bath units. Each unit enjoys a spacious layout with separate dining area, large living area, and enjoys plenty of natural light through the newly upgraded windows across the entire building. Hardwood floors carry throughout. Three of the six units have recently upgraded kitchens that include granite countertops, stainless steel appliances, new gas lines, electrical, and lighting; new bathrooms include updated copper piping, electrical, lighting, and finished materials. The property also holds six garages that have newly installed drywall and new garage doors. The corner lot also allows for plenty of street parking.

Location Highlights:

The property is ideally located in a vibrant part of Hollywood where there is great walkability to shops and entertainment in the surrounding neighborhood. Conveniently nestled between the Vermont/Sunset and Vermont/Santa Monica Metro station, it is a short walk to Los Angeles City College, Hollywood Presbyterian, Children's Hospital LA, Kaiser Permanente LA, Barnsdall Art Park, and the Hollyhock House.

Investment Highlights:

- Prime Location experiencing a tremendous amount of growth with new developments lined up and new trendy retail pop-ups. The changing landscape will concentrate growth and will see a noticeable increase in local residents and retail demand within a short walk.
- Transportation Access: The property offers excellent access to major highways, public transportation [2 blocks away in either direction from major metro stops (Vermont/ Sunset & Vermont/Santa Monica)], and is within a short drive of DTLA, making it convenient for both commuters and residents.
- Property sits on a corner lot on N New Hampshire and Lexington Avenues (Great Exposure).
- Recent Capital Improvements include: 3 fully remodeled units with copper plumbing, updated electrical, redone kitchens, bathrooms. All 6 garages have been updated. New exterior gates for locked and secured access.


4716


VERMONT/SUNSET STATION
0.4 Miles from subject Property

VERMONT/SANTA MONICA STATION
0.2 Miles from subject Property

LOS ANGELES CITY COLLEGE
0.7 Miles from subject Property


HOLLYWOOD PRESBYTERIAN HOSPITAL
0.3 Miles from subject Property


LA CHILDRENS HOSPITAL
0.6 Miles from subject Property

HOLLYWOOD HOTEL
0.1 Miles from subject Property

RENT ROLL

UNIT		BD/BA	CURRENT RENT	MARKET RENT	MOVE IN DATES
01		2+1	$1,567.33	$2,850	
02		1+1	$1,600.72	$2,400	
03		1+1	$1,924	$2,400	
04		1+1	$1,339.08	$2,400	
05		1+1	$1,970.80	$2,400	4/9/2021
06		1+1	$2,457	$2,400	10/11/2023
07	*Non-Conforming*	0+1	$1,346	$1,600	8/1/2024
TOTAL			**$12,204.93**	**$16,450**	

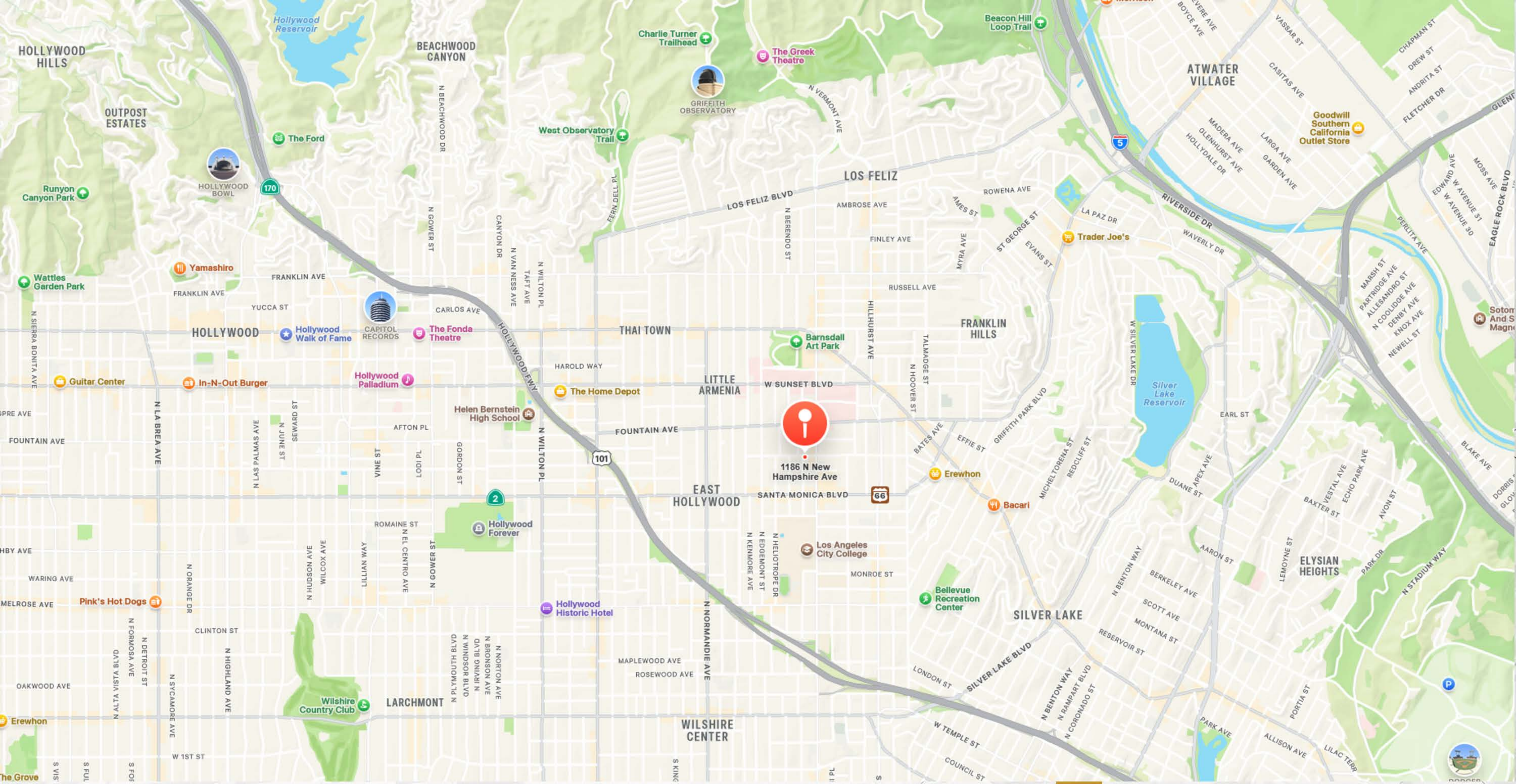
FINANCIAL ANALYSIS		
PRICE	**$1,949,000**	
Down Payment	$877,050	45%
Number of Units	6	
Price Per Unit	$324,833	
Price Per SqFt	$349.03	
Gross SqFt	5,584	
Lot Size	7,200	
Year Built	1940	

RETURNS	CURRENT	PRO FORMA
CAP RATE	**4.88%**	**7.43%**
GRM	13.31	9.87
Cash-on-Cash	2.28%	7.95%

LOAN SUMMARY	1ST LOAN
LOAN AMOUNT	**$1,071,950**
Interest Rate	5.75%
Amortization	30
Debt Coverage Ratio	1.27

INCOME		CURRENT		PRO FORMA
GROSS SCHEDULED RENT		**$146,459.16**		**$197,400.00**
Less: Vacancy/Deductions	3.00%	$4,393.77	3.00%	$5,922.00
Total Effective Rental Income		$142,065.39		$191,478.00
Other Income:		$1,200.00		$3,600.00
Effective Gross Income:		$143,265.39		$195,078.00
Less: Expenses	32.92%	$48,208.87	25.45%	$50,246.50
NET OPERATING INCOME		**$95,056.52**		**$144,831.50**
Debt Service		-$75,067.31		-$75,067.31
Net Cash Flow After Debt Service	2.28%	$19,989.21	7.95%	$69,764.19
Principal Reduction		$12,562.00		$12,562.00
TOTAL RETURN	3.71%	**$32,551.21**	9.39%	**$82,326.19**

EXPENSES	CURRENT	PRO FORMA
Taxes	$24,362.50	$24,362.50
Insurance	$4,188.00	$4,188.00
Repairs/Maintenance	$3,000.00	$3,000.00
Pest Control	$900.00	$900.00
Reserves	$1,500.00	$1,500.00
Landscaping	$1,200.00	$1,200.00
Utilities & Trash	$7,200.00	$7,200.00
Management Fee (4.00%)	$5,858.37	$7,896.00
TOTAL EXPENSES	$48,208.87	$50,246.50
Expenses/Unit	$8,034.81	$8,374.42
Expenses/SF	$8.63	$9.00


1186 N New Hampshire Ave
Hollywood Reservoir
HOLLYWOOD HILLS
BEACHWOOD CANYON
Charlie Turner Trailhead
The Greek Theatre
Beacon Hill Loop Trail
GRIFFITH OBSERVATORY
ATWATER VILLAGE
OUTPOST ESTATES
The Ford
West Observatory Trail
Goodwill Southern California Outlet Store
Runyon Canyon Park
HOLLYWOOD BOWL
LOS FELIZ
LOS FELIZ BLVD
Trader Joe's
Yamashiro
Wattles Garden Park
FRANKLIN AVE
YUCCA ST
CARLOS AVE
HOLLYWOOD
Hollywood Walk of Fame
CAPITOL RECORDS
The Fonda Theatre
THAI TOWN
Barnsdall Art Park
FRANKLIN HILLS
Guitar Center
In-N-Out Burger
Hollywood Palladium
The Home Depot
LITTLE ARMENIA
W SUNSET BLVD
Helen Bernstein High School
FOUNTAIN AVE
EAST HOLLYWOOD
SANTA MONICA BLVD
Erewhon
Bacari
Hollywood Forever
Los Angeles City College
Bellevue Recreation Center
SILVER LAKE
Silver Lake Reservoir
ELYSIAN HEIGHTS
Pink's Hot Dogs
Hollywood Historic Hotel
MELROSE AVE
Wilshire Country Club
LARCHMONT
WILSHIRE CENTER
SILVER LAKE BLVD
RIVERSIDE DR
N NORMANDIE AVE
N WILTON PL
N LA BREA AVE
HOLLYWOOD FWY
The Grove

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