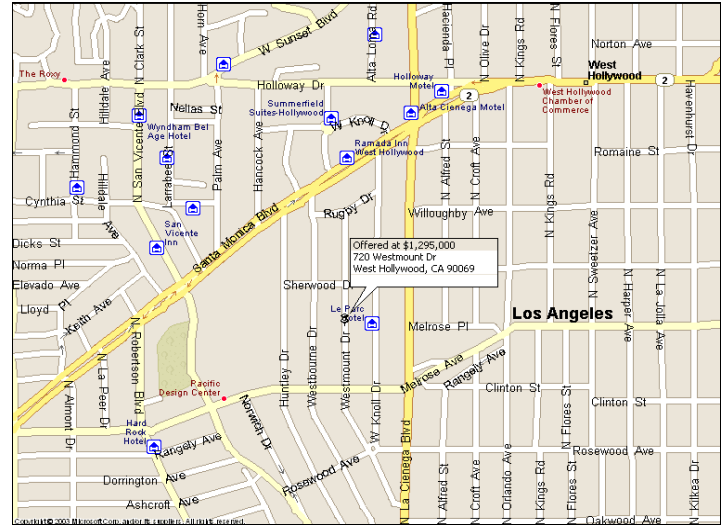


# 720 WESTMOUNT DRIVE, WEST HOLLYWOOD 90069 ♦ 5 UNITS



Offered at \$1,295,000



## RENT ROLL:

UNIT#	BED	BATH	RENT	MARKET
A	1	1.5	\$ 1,845.50	\$ 1,875
B	1	1.5	1,629.04	1,750
C	1	1.5	1,625.00	1,750
D	3	1.5	1,692.13	1,750
E	1	1.5	1,750.00*	1,750
Laundry			50	50

\* = currently vacant, projected rent

MONTHLY GROSS INCOME	\$ 8,591.67	8,925
ANNUAL GROSS INCOME	103,100.04	107,100
<b>GROSS RENT MULTIPLIER (GRM)</b>	<b>12.56</b>	<b>12.09</b>

## EXPENSES: (estimated)

Property Taxes:	\$15,540
Building Insurance:	3,138
Repairs:	7,500
Water/Electricity:	1,198
Gas:	197
Rubbish:	1,160
Gardening:	1,200
Management:	<u>4,639</u>
<b>Total Expenses:</b>	<b>\$ 34,572</b>

**SQ FT:** approx. 5,102      **YEAR BUILT:** 1975  
**LOT SIZE:** approx. 5,846      **ZONING:** LAR4  
**DIMENSIONS:** approx. 45 x 130      **STORIES:** 2  
**APN:** 4337-004-056      **PARKING:** 5  
**ROOF:** Composition      **LAUNDRY:** On-Site

Beautifully maintained and architectural five unit apartment building located one block north of Melrose Ave and west of La Cienega in the heart of West Hollywood, and only steps to Urth Café. Unique opportunity to own a nice Owner/User building consisting of (5) 1 bedroom units with 1.5 baths, each with a spacious loft. Each unit has approx. 1,000 sq/ft of living space. Four units have air conditioning. Unit #E can be delivered vacant at the close of escrow. Zoned WDR2. Property subject to City of West Hollywood rent control. Inside with accepted offer only.

## ANALYSIS:

Annual Gross Income	\$ 103,100
Vacancy Reserve 3%	3,093
Effective Gross Income	\$ 100,007
Effective Gross Income	\$ 100,007
Operating Expenses	<u>- 34,572</u>
Net Operating Income	\$ 65,435
Cap Rate = 5.05%	

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**ROQUE & MARK Co.**  
**REALTORS**  
 SINCE 1965

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.