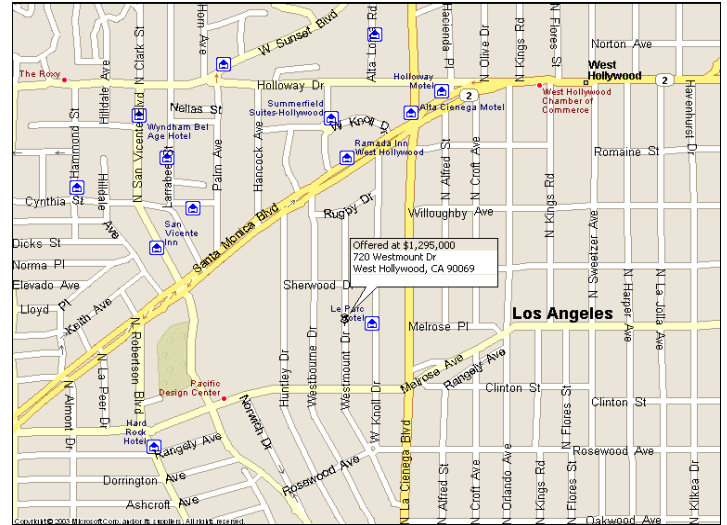


720 WESTMOUNT DRIVE, WEST HOLLYWOOD 90069 ♦ 5 UNITS



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
GROSS RENT MULTIPLIER (GRM)	12.56	12.09

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>
Total Expenses:	\$ 34,572

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

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