

# Property Details

CONTROL: Owner VALUE: \$2,100,000  
LOAN: \$1,100,000  
EQUITY: \$1,000,000

TITLE: 6 Unit North Hollywood, Ca Multifamily  
TYPE: Multi-Family

HAVE: Paid of property that can be used as Collateral or a not can be created to use it to buy another property

ADDRESS: 6742 Lemp Avenue, North Hollywood, California

BENEFITS TO NEW OWNER: Current Rents are Undervalue due to rent control. If you were to bring in new tenants at market rent, you would 201,000 in Gross Income, Expenses are the same, and CAP Rate would be 7.63

GROSS SCHEDULED INCOME: \$138,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$42,000  
NOI: \$96,000  
DEBT SERVICE: \$0  
CASH FLOW: \$96,000  
CAP RATE: 4.57%

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$1,100,000	\$5,200	4%	05/01/2032	No

MOTIVATION: Buy a property out of state  
CAN ADD: Collateral of other properties

OWNER: Mike Vachani

COUNSELOR: Mike Vachani Cell: 626-391-9100  
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