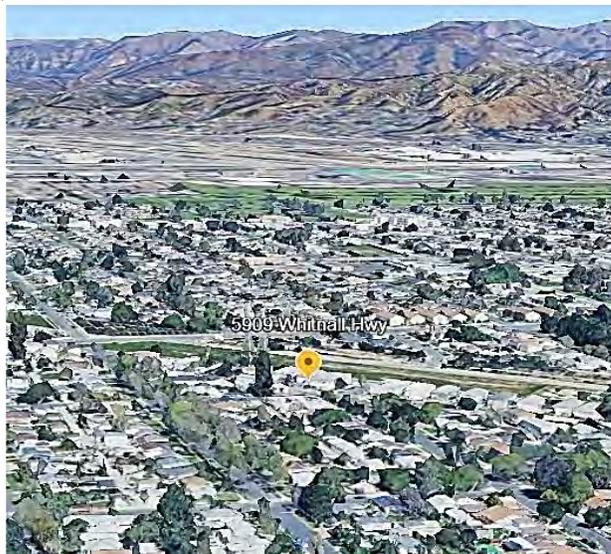


# HANES INVESTMENT REALTY, INC.

INVESTMENT REAL ESTATE BROKERS AND ADVISORS

**Fourplex in the Heart of the E. San Fernando Valley**  
*All Two Bedroom Units with 59% Overall Upside in Rents*



*Excellent Rental Location - 83 Walkscore - Pitched Roof - Alley Access*

**Todd S. Schwartz, CRB**

Chief Executive Officer

DRE 01136688

**call or text (818) 825-5100 - [todd@hanesre.com](mailto:todd@hanesre.com)**

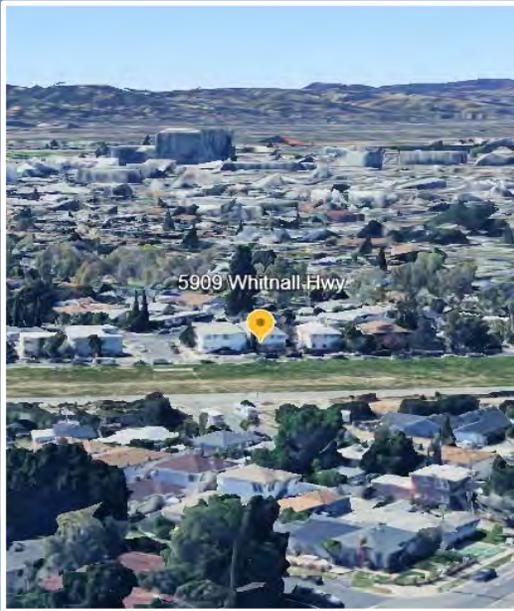
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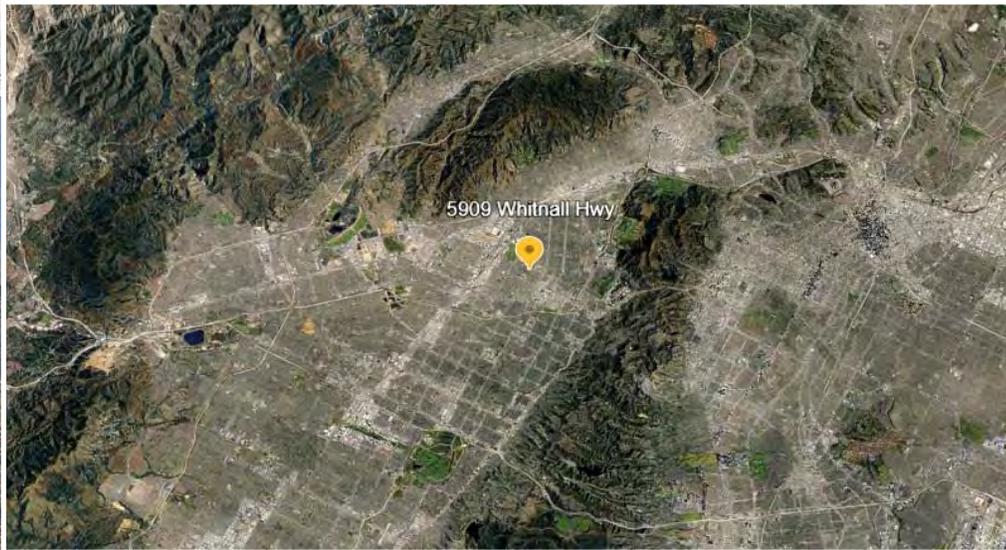
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Antelope Valley

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San Gabriel Valley

5909 Whitnall Hwy, North Hollywood  
4 Multiresidential Units

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**Offering Summary**

Hanes Investment Realty, Inc. is proud to announce that we have been selected as the exclusive marketing agent for the value added investment opportunity located at 5909 Whitnall Hwy, North Hollywood, California.

The Whitnall Hwy property consists of four, two bedroom - one bath, multifamily units. The following is per the assessor and City of Los Angeles Department of City Planning:

Parcel Number *2415-013-012*

**\$875,000**

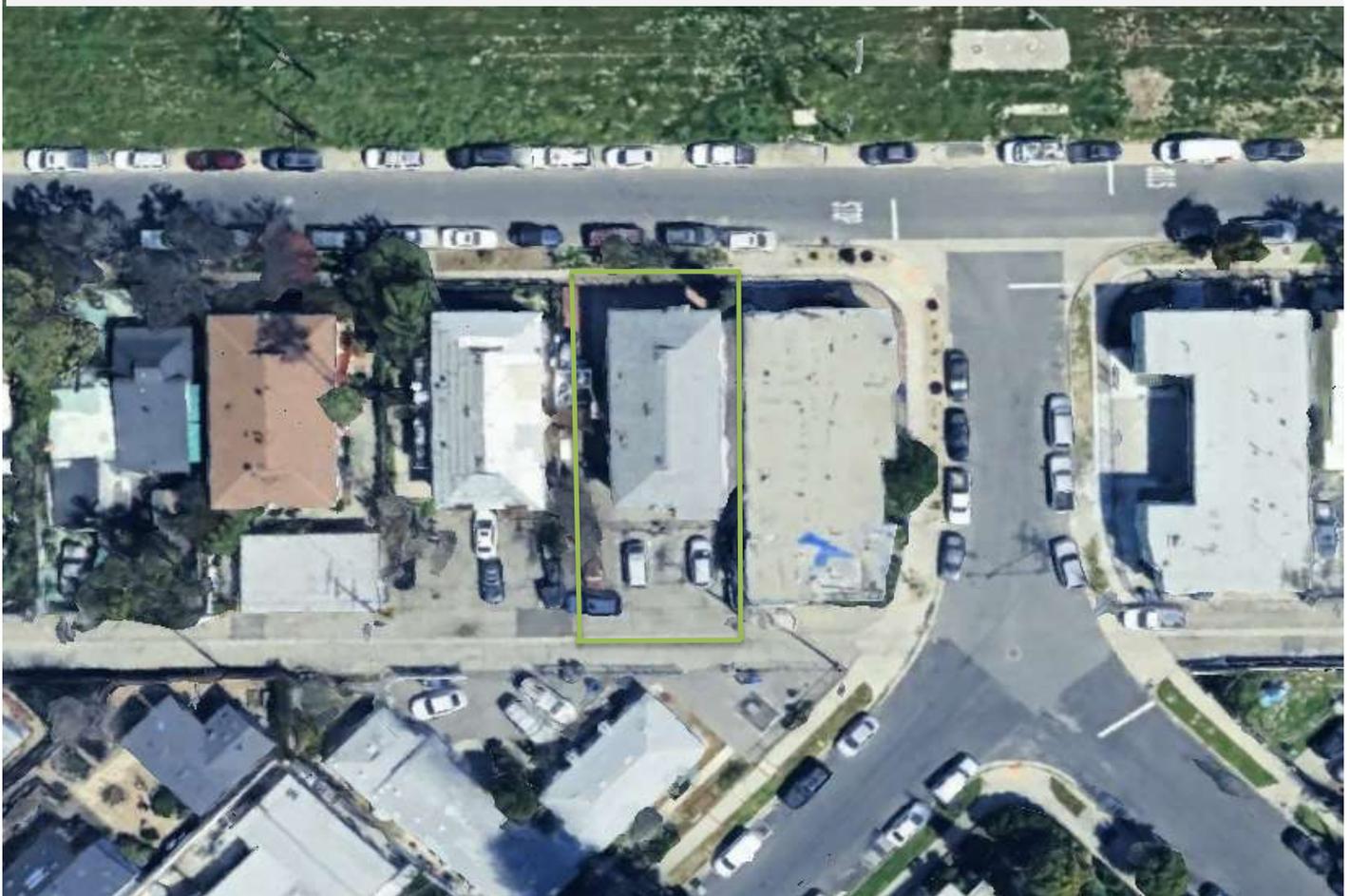
Census Tract - *1243.00*

Living Area - *3,024*

Lot Sq. Ft - *5,004 (.11 Acres)*

Year Built - *1954*

Zoning - *QR3-1*



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5909 Whitnall Hwy, North Hollywood

4 Multiresidential Units

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**Investment Summary**

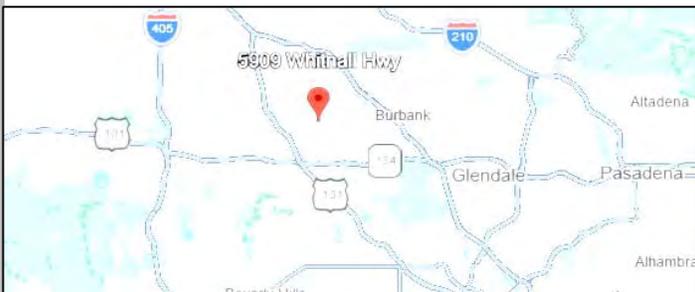
**Price:** \$875,000  
**Down:** Per lender's requirement  
**Loan:** Best prevailing rate and terms

Additional Loan Terms: All cash or cash to new loan.



**INVESTMENT HIGHLIGHTS**

- Approximatley 59% upside in rents
- Well exposed rental location
- Gated with pitched roof
- All two bedroom, one bath units
- Laundry room currently being used for storage
- Alley access with four parking spaces
- Seperately metered gas and electric
- Walk score of 83 - very walkable
- Large patio area, low maintenance lanscaping



**FINANCIAL INDICATORS**

	<b>Current Rents</b>	<b>Market Rents</b>
Gross Rent Multiplier:	13.80	8.68
Capitalization Rate:	4.16	7.94
Cost Per Unit	\$218,750	--
Cost Per Square Foot:	\$289.35	--
<b>Cash Flow:</b>	<b>4.2%</b>	<b>7.9%</b>
<b>Total Return:</b>	<b>4.2%</b>	<b>7.9%</b>
Internal Rate of Return (7 year hold)		
Pre Tax:	5.6%	--
Post Tax:	3.9%	--
Rent Per Square Foot:	\$1.75	\$2.78
Parcel Number:	2415-013-012	
Year Built:	1954	
Zoning:	LAR3	







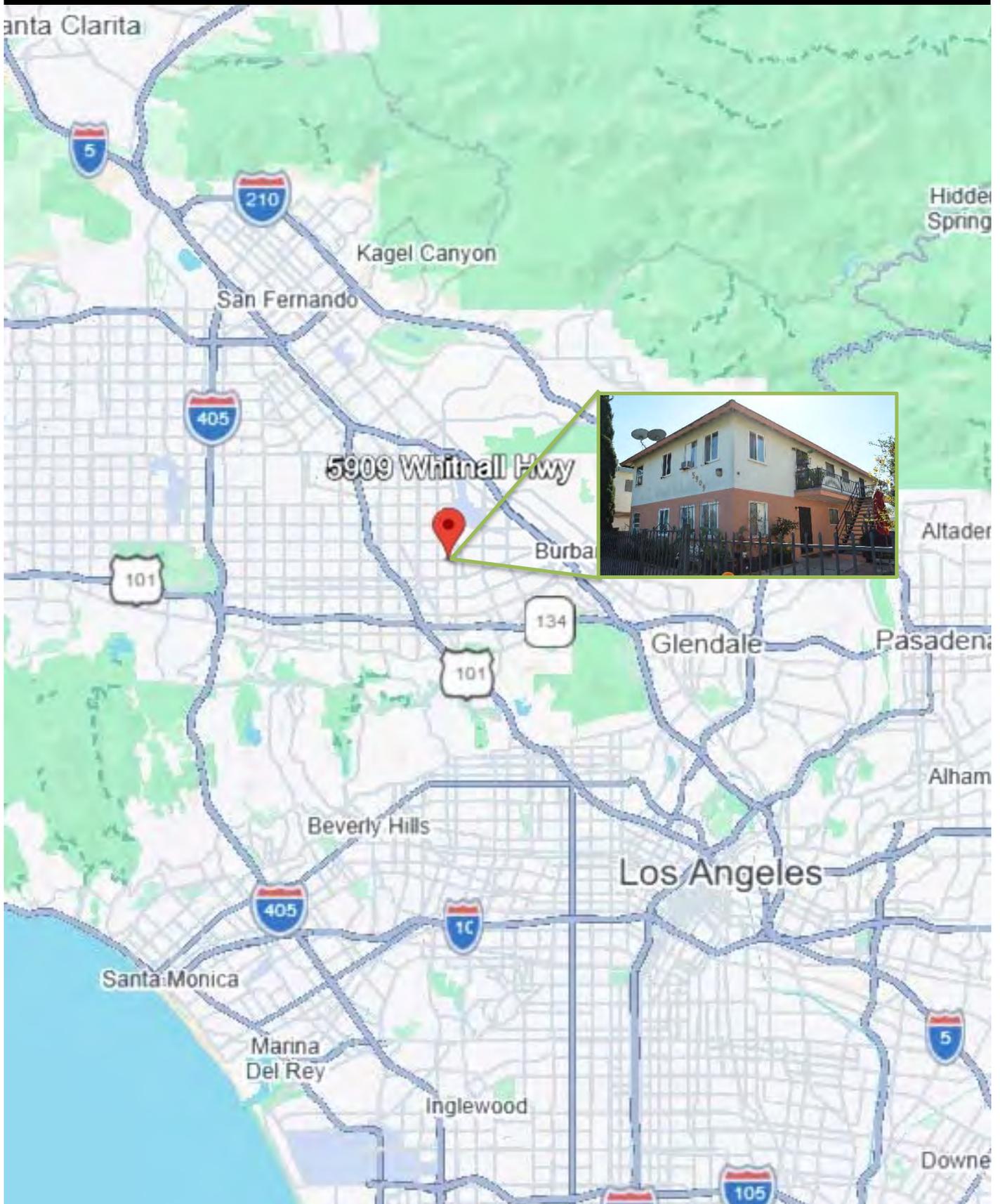


5909 Whitnall Hwy, North Hollywood

4 Multiresidential Units

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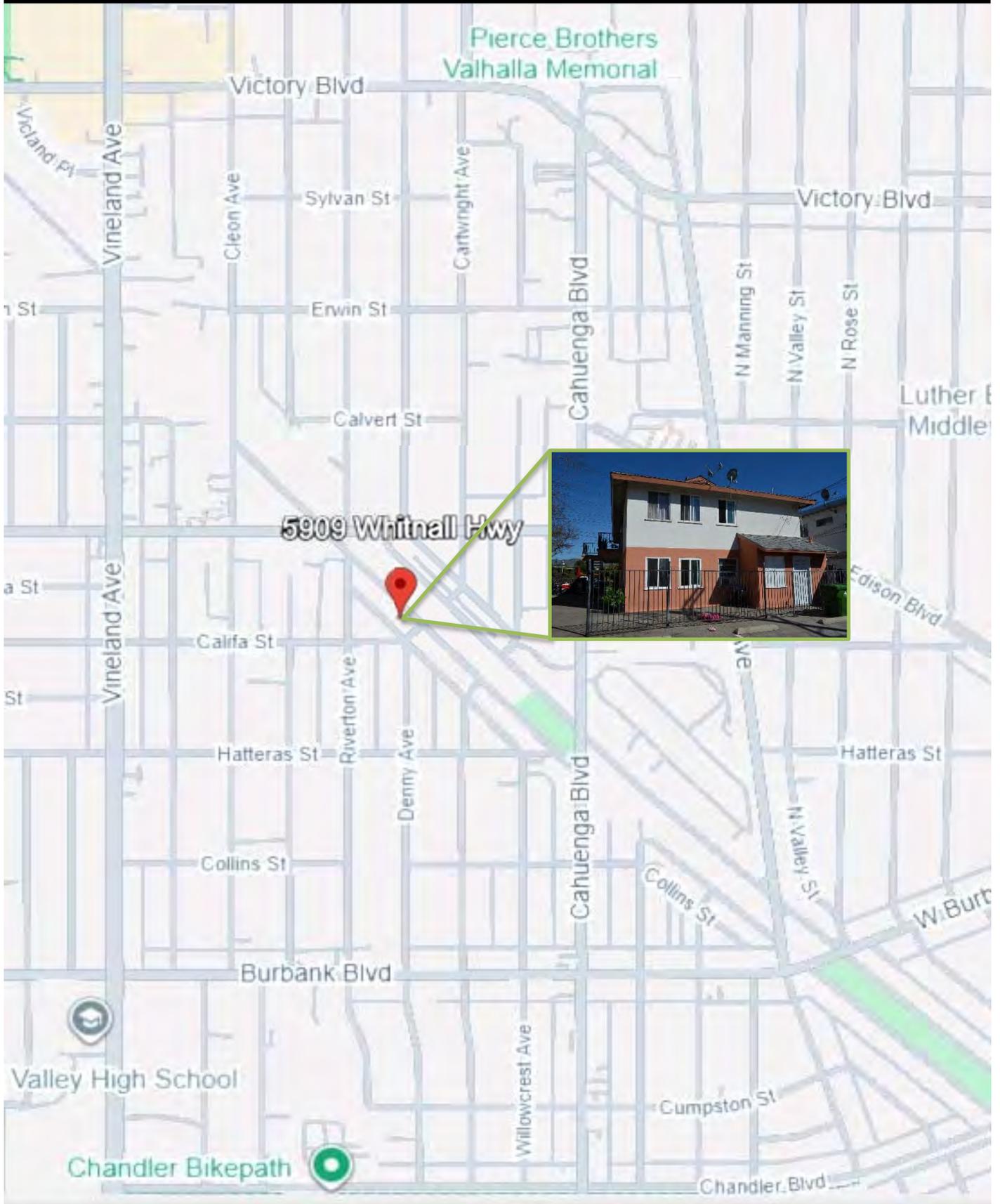
San Fernando Valley - Van Nuys/Sherman Oaks Area



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San Fernando Valley - Van Nuys/Sherman Oaks Area



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**Value Added Opportunity - Rent Survey**

The rent survey conducted for this property indicates significant upside to the current rent levels. With limited upgrades, the Whitnall Hwy Apartments could achieve rent levels commensurate with those properties noted below. It is also important to note that the comparables for rent are limited as occupancy remains high in the immediate location. Our estimate of 'market rent' for the property is conservative and, depending on the improvements contemplated by the investor, actual rent targets could be higher. The average rent for the properties below is \$2,264. We have estimated the market rent, upon turnover and typical rent ready preparedness, to be \$2,050. The current average rent for the Whitnall Hwy Apartments is \$1,321.

**Overall, upside in rents of 59% could be achievable.**

5965 Whitnall Hwy

2+1

\$2,178



5905 Whitnall Hwy

2+1

\$2,600



5921 Cahuenga Ave.

2+1

\$2,095



5752 Vineland Ave.

2+1

\$2,395



6936 Agnes Ave.

2+1

\$2,050



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4 Multiresidential Units

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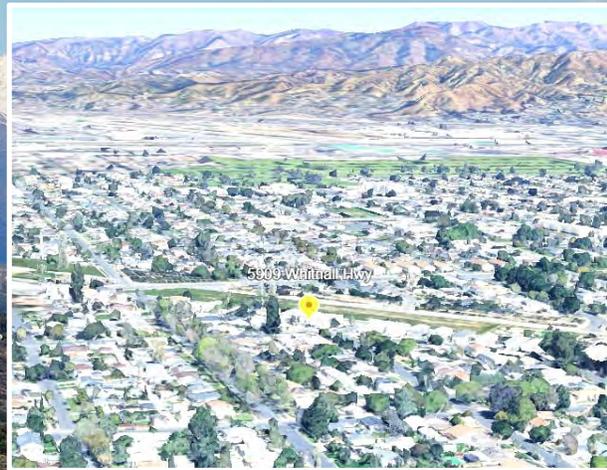
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Thousand Oaks, CA  
Circa 2008

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