

PRIME HOLLYWOOD LOCATION

# 6610 SELMA AVE

Los Angeles, CA 90028



## PROPERTY HIGHLIGHTS

- Unit Mix: six (6) 1+1's and four (4) studio units
- Separately metered for gas & electricity
- Soft-story seismic retrofit completed in 2024
- Main electrical service upgraded to 400 amps in 2024
- Great location near Hollywood Blvd & Highland Ave!
- Two (2) units currently VACANT!

## PROPERTY SUMMARY

Price: **\$1,800,000**

Year Built: **1956**

Units: **10**

Building SF: **5,672**

Lot SF: **5,810**

CAP Rate: **5.78%**

GRM: **9.58**

Price per Unit: **\$180,000**

Price per SF: **\$317.35**

Parking: **6**

**CAN BE PURCHASED SEPARATELY OR AS  
PART OF A 6-PROPERTY PORTFOLIO  
TOTALING 48 UNITS**

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## RENT ROLL

1+1		<b>\$894.57</b>
0+1		<b>\$1,708.56</b>
1+1		<b>\$1,352.47</b>
0+1	vacant	<b>\$1,650.00</b>
1+1		<b>\$1,795.00</b>
1+1	vacant	<b>\$2,000.00</b>
0+1		<b>\$1,601.44</b>
1+1		<b>\$921.31</b>
0+1		<b>\$1,601.44</b>
1+1		<b>\$1,951.85</b>

**Monthly Gross Income: \$15,476.64**

## EXPENSES

Taxes	<b>\$22,500</b>
Insurance	<b>\$8,715</b>
Utilities	<b>\$15,032</b>
Rubbish	<b>\$11,015</b>
Maintenance	<b>\$9,393</b>
Management	<b>\$9,393</b>
Miscellaneous	<b>\$1,000</b>
Gardener	<b>\$1,200</b>

**Total Expenses: \$78,248**

## ANNUALIZED INCOME

<b>Scheduled Gross Income:</b>	<b>\$187,868</b>
Less Vacancy	(\$5,636)
<b>Gross Operating Income:</b>	<b>\$182,232</b>
Less Expenses:	(\$78,248)
<b>Net Operating Income:</b>	<b>\$103,984</b>
Less Debt Service:	(\$64,751)
<b>Pre-Tax Cash Flow:</b>	<b>\$39,232</b>
Plus Principal Reduction:	\$10,751
<b>Total Return Before Taxes:</b>	<b>\$49,984</b>