



Investment opportunity in North Hollywood

6102 Colfax Ave, North Hollywood, CA 91606



Vinny Jain

Ingenious Asset Group, Inc.
17277 Ventura Blvd., Suite 207, Encino, CA 91316
vinnyjain@ingeniousassetgroup.com
(310) 433-6214



Investment opportunity in North Hollywood

\$649,000

OPEN HOUSE April 2nd, from 1pm-4pm Probate subject to court approval and overbidding in court. Investment opportunity in North Hollywood. 2 units in single lot, each with their own address. No common walls. 2 car detached garage currently not in use by tenants. Garage has washer and dryer hook-ups. Both units were rehabbed in 2015. Property sold "AS-IS" and "WHERE IS". Both units are occupied. Current tenant leases expires 08/31/2017. Buyer to buy the property with the current tenants in place.

- Investment opportunity in North Hollywood
- 2 units in single lot, each with their own address
- No common walls
- Both units were rehabbed in 2015
- Probate Sale, Subject to Court Confirmation & Overbidding
- Sold As Is and Where Is

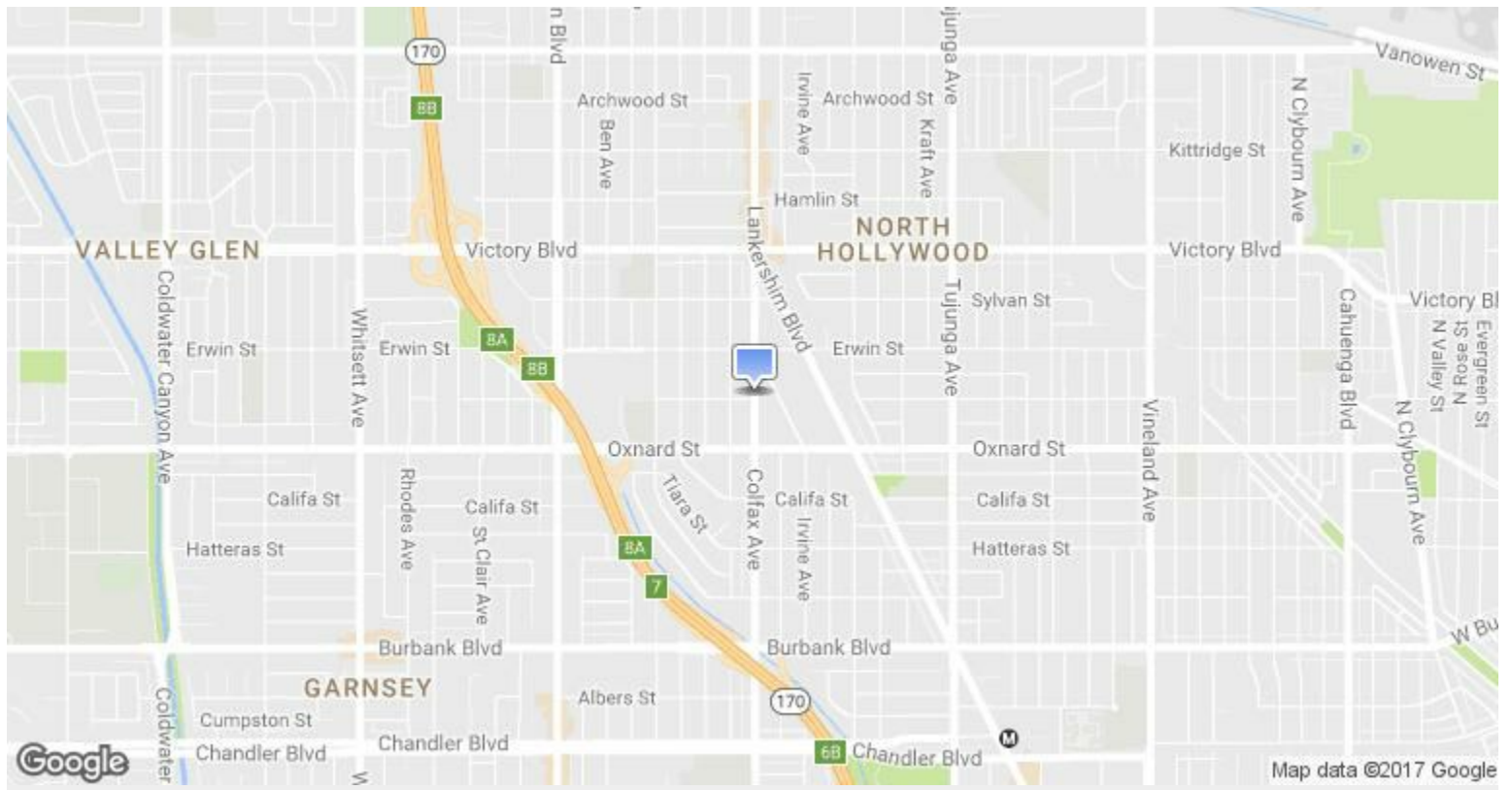
Price:	\$649,000
No. Units:	2
Building Size:	1,205 SF
Price/Unit:	\$324,500
Property Type:	Multifamily
Property Sub-type:	Duplex/Triplex/Fourplex
Property Use Type:	Investment
Cap Rate:	24.97%
No. Stories:	1
Year Built:	1949

Financial Summary

AnalysisType	Proforma
Scheduled Gross Income	\$33,224
Operating Expenses	\$7,235
Net Operating Income	\$25,989

Unit/Room Mix Information

Description	Avg. Mo. Rent
6102 Colfax- 2+1	\$1,695
6104 Colfax- 1+1	\$1,200



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CA 170N off on Oxnard St, West off Hazelnut and E of Laurel Canyon Blvd.

Property Photos

