

# 4316 Edenhurst Ave

LOS ANGELES, CA



## PRICE:

\$2,495,000

## INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- On-Site Parking & Laundry
- High Demand Rental Location
- Unit Mix: 4-1+1 | 3-2+1 | 1-4+3
- Seismic Retrofitting Completed - March 2025
- Individually Metered for Gas & Electric
- Driveway Recently Repaved
- Central Water Heater

**apla** GROUP

### KW COMMERCIAL

4605 LANKERSHIM BLVD  
SUITE #635  
TOLUCA LAKE, CA 91602

### PRESENTED BY:

#### MICHAEL PESCI

VP OF INVESTMENTS  
BRE # 01274379  
(818) 432-1627  
MIKE@APLAGROUP.COM

#### JAMES ANTONUCCI

VP OF INVESTMENTS  
BRE # 01822661  
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# 8 UNITS ON EDENHURST AVE

INVESTMENT SUMMARY		
Price:		\$2,495,000
Down Payment:	45%	\$1,122,750
Units:		8
Cost per Unit:		\$311,875
Current GRM:		11.49
Current CAP:		5.29%
Market GRM:		10.02
Market CAP:		6.43%
Age:		1941
Lot SF:		12,373
Building SF:		8,855
Price per SF:		\$281.76
Zoning:		LAR1



PROPOSED FINANCING		
First Loan Amount:		\$1,372,250
Terms:	5.75%	30 Years (5-Year Fix)
Monthly Payment:		\$8,087

Great Los Angeles Location  
 Unit Mix: 4-1+1 | 3-2+1 | 1-4+3  
 On-Site Parking & Laundry  
 Seismic Retrofitting Completed - March 2025

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$217,056		\$249,000	
Less Vacancy Rate Reserve:	6,512	3.0%	7,470	3.0%
Gross Operating Income:	210,544		241,530	
Less Expenses:	78,663	36.2%	81,141	32.6%
Net Operating Income:	\$131,882		\$160,389	
Less Loan Payments:	97,040	1.36	97,040	
Pre-Tax Cash Flow:	\$34,841	3.1%	\$63,348	5.6%
Plus Principal Reduction:	17,651		17,651	
Total Return Before Taxes:	\$52,492	4.7%	\$80,999	7.2%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$1,917	\$7,668	\$2,100	\$8,400
3	2+1	\$1,934	\$5,801	\$2,650	\$7,950
1	4+3	\$4,619	\$4,619	\$4,400	\$4,400
Total Scheduled Rent:			\$18,088		\$20,750
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$18,088		\$20,750
Annual Scheduled Gross Income:			\$217,056		\$249,000

ESTIMATED EXPENSES	
Taxes: (new)	\$31,188
Insurance:	\$11,512
Utilities:	\$12,240
Maintenance:	\$10,527
Rubbish:	\$2,880
Reserves:	\$1,600
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	\$6,316
<b>Total Expenses:</b>	<b>\$78,663</b>
Per SF:	\$8.88
Per Unit:	\$9,833

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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 VP OF INVESTMENTS & VP OF INVESTMENTS  
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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MOVE IN DATE	MARKET RENT
1	4+3	\$4,619	10/01/2014	\$4,400
2	1+1	\$2,018	06/09/2014	\$2,100
3	1+1	\$1,552	09/01/2010	\$2,100
4	2+1	\$2,249	01/08/2018	\$2,650
5	2+1	\$1,563	08/01/1997	\$2,650
6	2+1	\$1,989	03/01/2005	\$2,650
7	1+1	\$1,903	11/22/2017	\$2,100
8	1+1	\$2,195	07/06/2023	\$2,100
TOTAL:		\$18,088		\$20,750

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AERIAL VIEW



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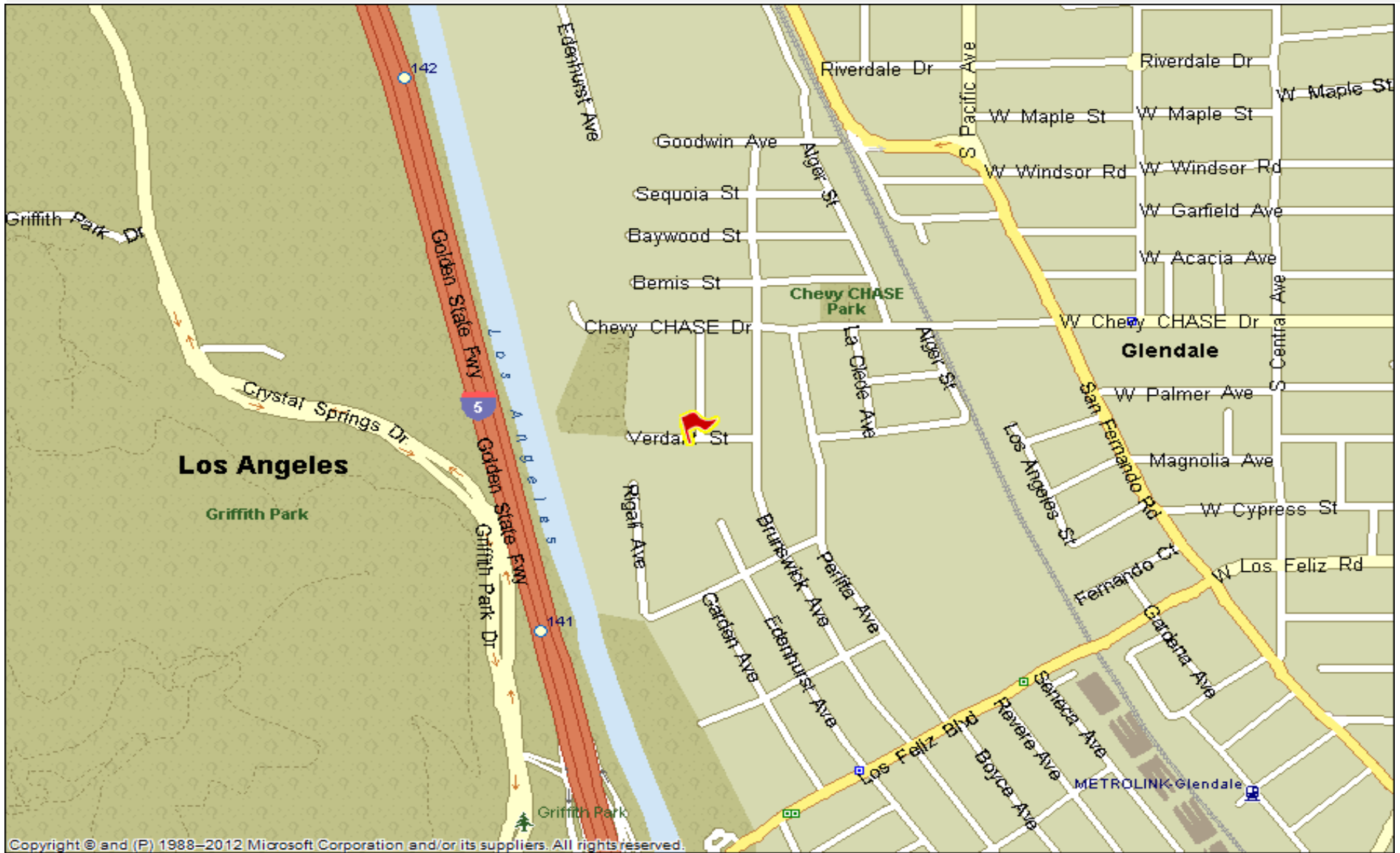
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# 8 UNITS ON EDENHURST AVE

## STREET MAP



**MICHAEL PESCI & JAMES ANTONUCCI**

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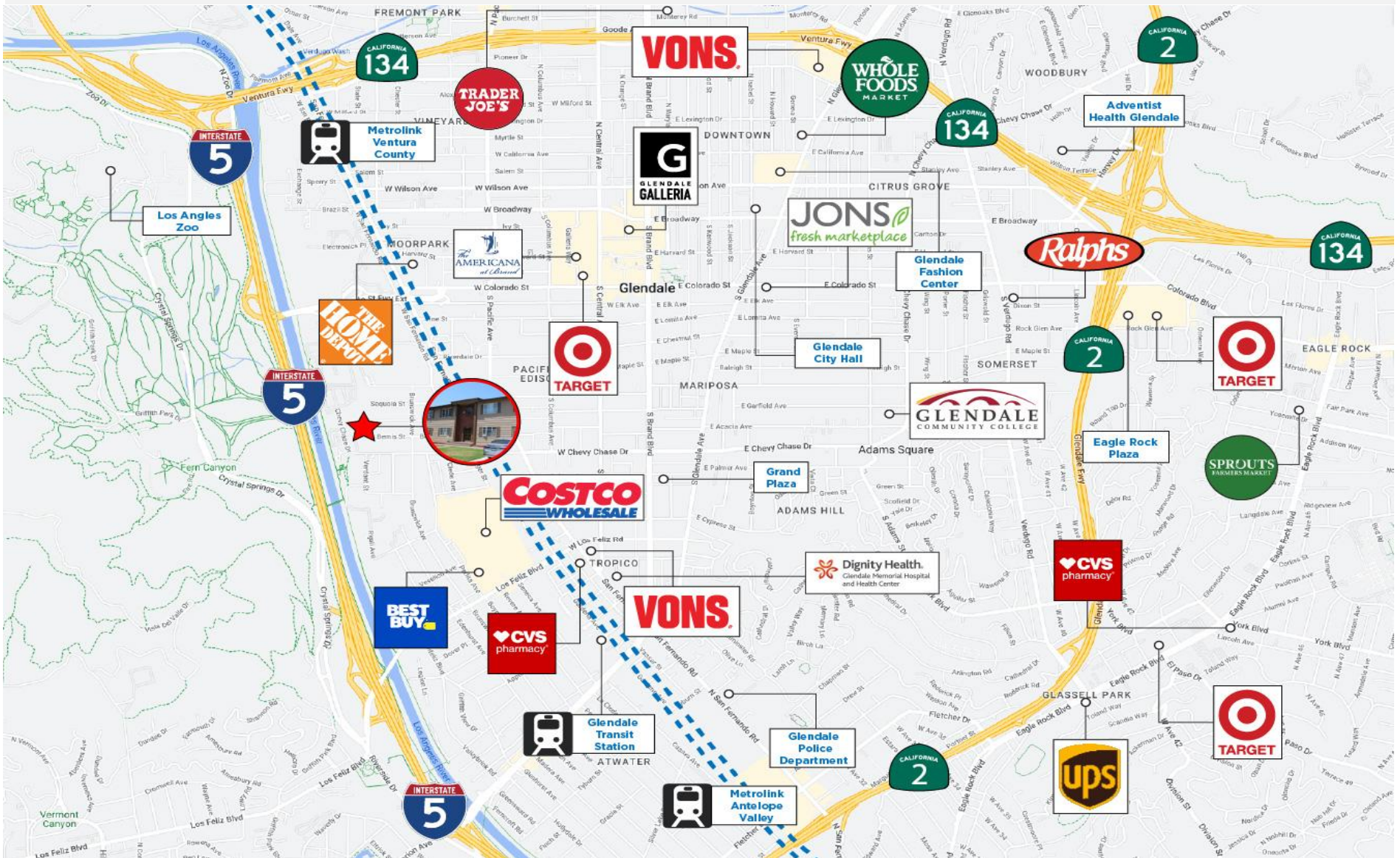
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# 8 UNITS ON EDENHURST AVE

## AMENITY MAP



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