

13825 Vanowen St

VAN NUYS, CA



PRICE:

\$2,900,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- On-Site Parking & Laundry
- 11.01 GRM & 5.66% Cap Rate
- Unit Mix: 4-Single | 8-1+1 | 1-2+1.5 | 1-2+2
- Corner Lot
- Individually Metered for Gas & Electric
- High Demand Rental Location
- Copper Plumbing

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
(818) 432-1513
JAMES@APLAGROUP.COM

14 UNITS ON VANOWEN

INVESTMENT SUMMARY		
Price:		\$2,900,000
Down Payment:	40%	\$1,160,000
Units:		14
Cost per Unit:		\$207,143
Current GRM:		11.01
Current CAP:		5.66%
Market GRM:		9.40
Market CAP:		7.11%
Age:		1977
Lot SF:		14,577
Building SF:		10,793
Price per SF:		\$268.69
Zoning:		LARD1.5



PROPOSED FINANCING		
First Loan Amount:		\$1,740,000
Terms:	6.00%	30 Years (5-Year Fix)
Monthly Payment:		\$10,534

Great Van Nuys Location
 Unit Mix: 4-Single | 8-1+1 | 1-2+1.5 | 1-2+2
 On-Site Laundry
 11.01 GRM & 5.66% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$263,362		\$311,400	
Less Vacancy Rate Reserve:	7,901	3.0%	9,252	3.0%
Gross Operating Income:	255,461		299,148	
Less Expenses:	91,259	34.7%	93,007	30.2%
Net Operating Income:	\$164,202		\$206,141	
Less Loan Payments:	126,409	1.30	126,409	
Pre-Tax Cash Flow:	\$37,793	3.3%	\$79,732	6.9%
Plus Principal Reduction:	21,364		21,364	
Total Return Before Taxes:	\$59,157	5.1%	\$101,096	8.7%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	Single	\$1,218	\$4,871	\$1,650	\$6,600
8	1+1	\$1,621	\$12,965	\$1,800	\$14,400
1	2+1.5	\$2,000	\$2,000	\$2,300	\$2,300
1	2+2	\$2,111	\$2,111	\$2,400	\$2,400
Total Scheduled Rent:			\$21,947	\$25,700	
Laundry:			\$250	\$250	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$22,197	\$25,950	
Annual Scheduled Gross Income:			\$266,362	\$311,400	

ESTIMATED EXPENSES	
Taxes: (new)	\$36,250
Insurance:	\$14,031
Utilities:	\$20,520
Maintenance:	\$10,218
Rubbish:	\$5,040
Reserves:	\$2,800
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$91,259
Per SF:	\$8.46
Per Unit:	\$6,519

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 #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		2+1.5	\$2,000	\$2,300
2		2+2	\$2,111	\$2,400
3		1+1	\$1,595	\$1,800
4		1+1	\$1,838	\$1,800
5		Single	\$1,331	\$1,650
6		1+1	\$1,371	\$1,800
7		1+1	\$1,665	\$1,800
8		1+1	\$1,642	\$1,800
9		Single	\$885	\$1,650
10		Single	\$1,555	\$1,650
11		Single	\$1,101	\$1,650
12	Vacant	1+1	\$1,800	\$1,800
14	Vacant	1+1	\$1,800	\$1,800
15		1+1	\$1,252	\$1,800
TOTAL:			\$21,947	\$25,700

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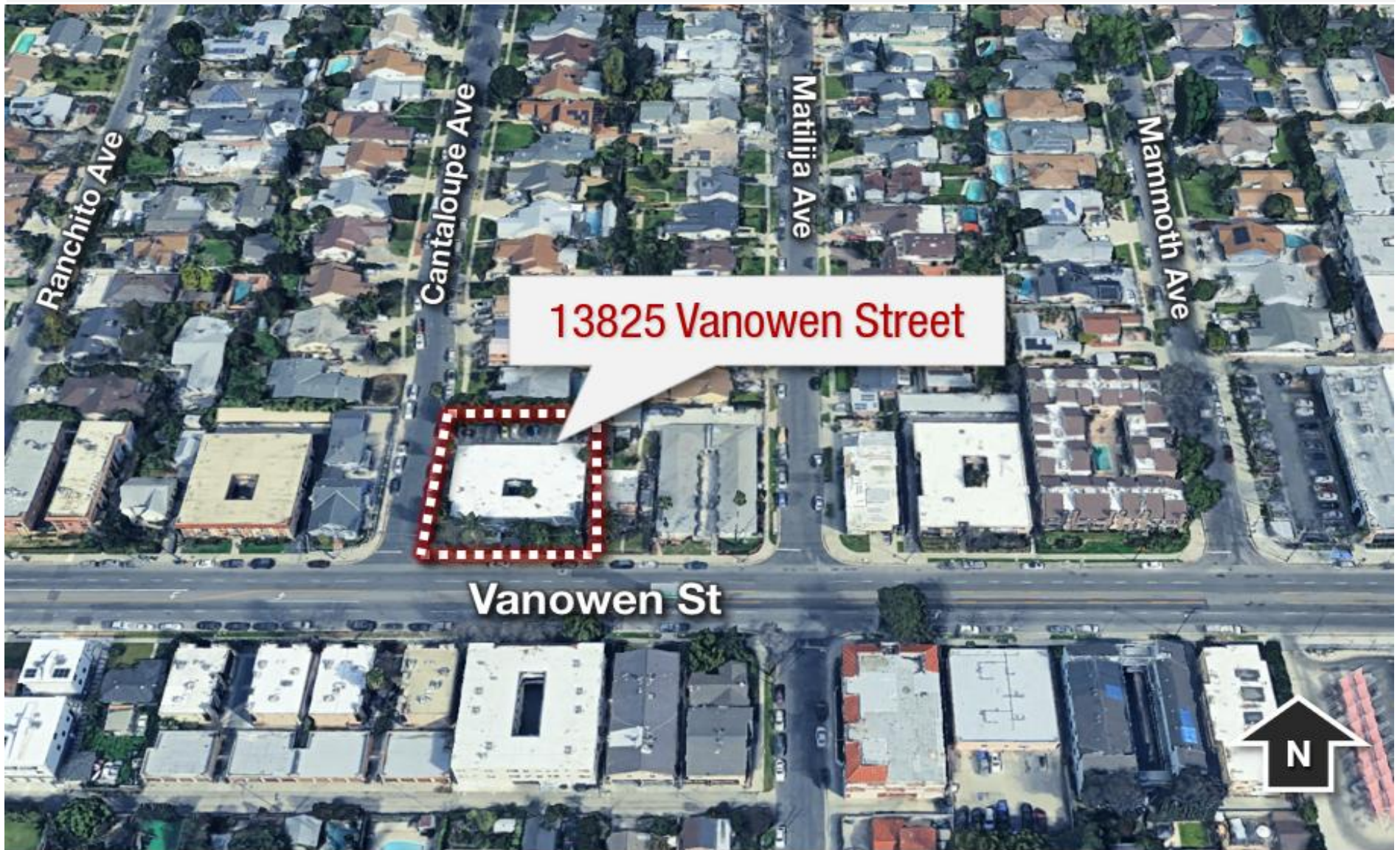
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AERIAL VIEW



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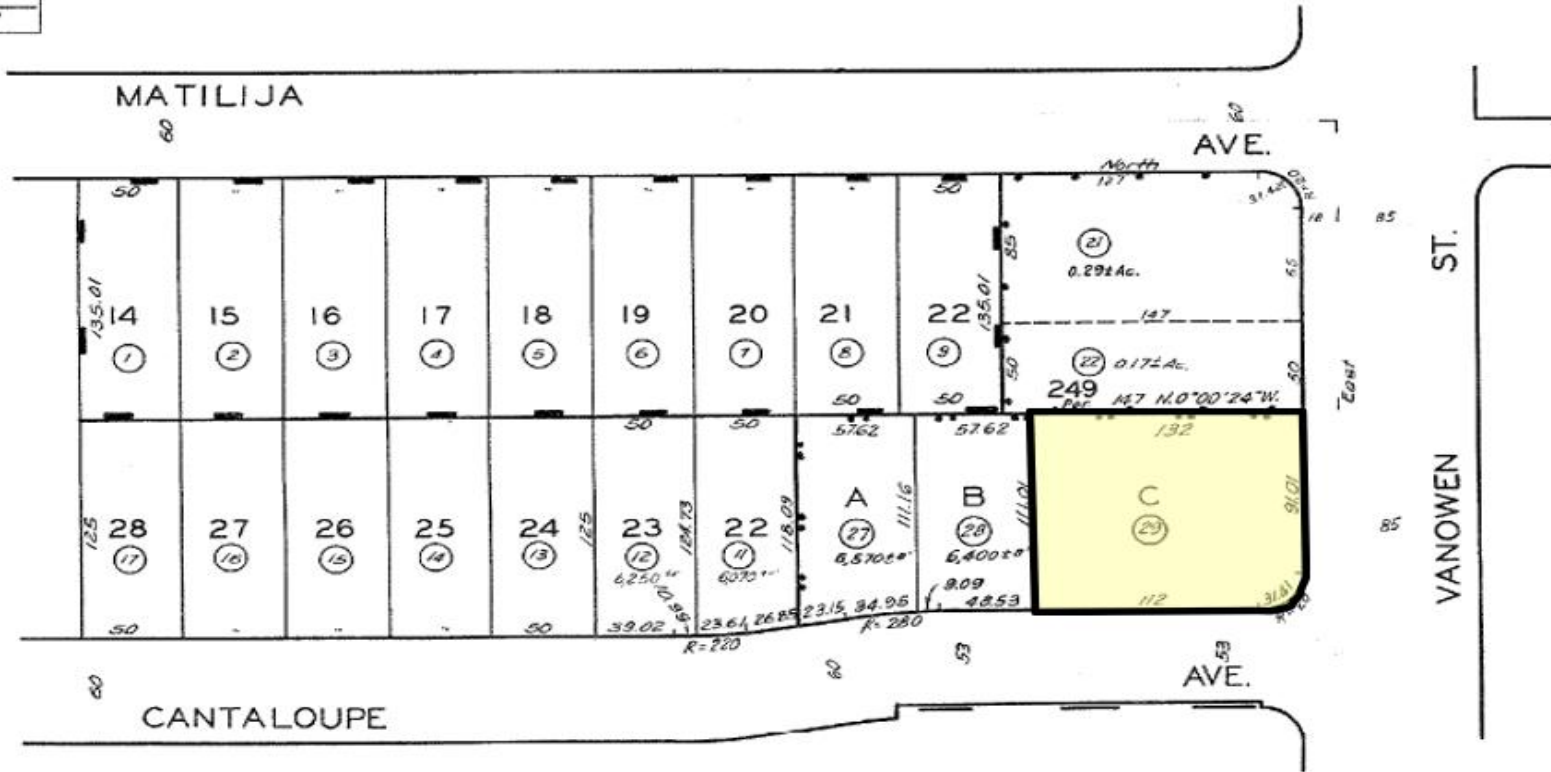
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PARCEL MAP

2216 | 21
SCALE 1" = 60'



TRACT NO. 18741

M.B. 479-9-10

TRACT NO. 14109

M.B. 305-20-21

TRACT NO. 10000

M.B. 19-1-34



CODE
13

PARCEL MAP

P.M. 78-8-9

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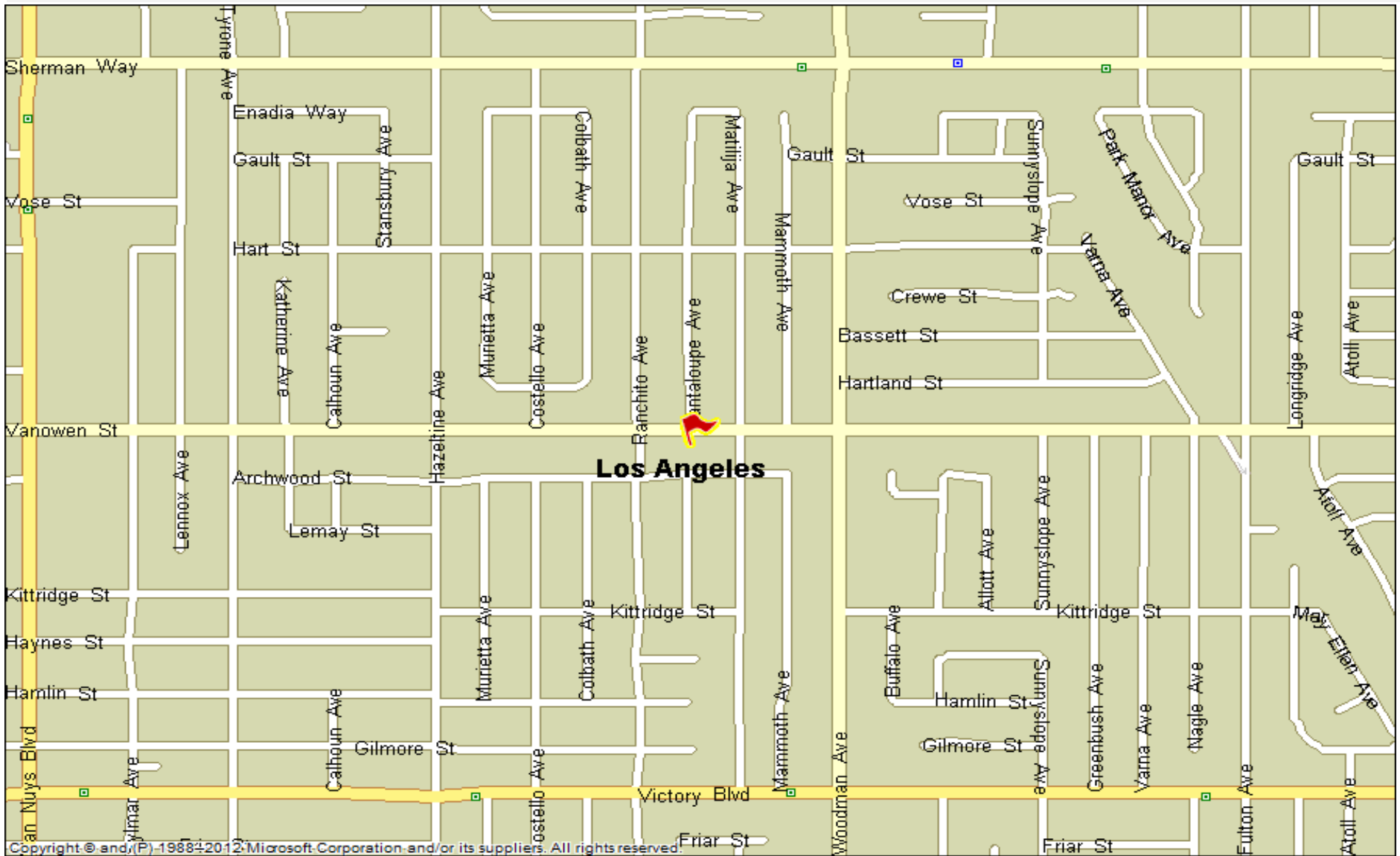
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STREET MAP



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14 UNITS ON VANOWEN

AMENITY MAP



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