

5130 Yarmouth Ave., Encino, CA 91316



ENCINO, CA 91316

ENCINO TERRACE APARTMENTS

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ENCINO TERRACE is a two-story apartment building located in the heart of residential area of Encino, California, which is considered a premier location for apartment buildings in San Fernando Valley, a suburb of Los Angeles. Built in 1963, it consists of 53 permitted units plus one converted unit for a total of 54 units. Most of the units have been updated and the building has gone through Earthquake Soft-Story Retrofit

The land that ENCINO TERRACE is built on is 56,192 Square Feet. The zoning associated with the land (R3-1) entitles the property to accommodate a 70-unit apartment building by right and up to 120-unit apartment if a portion of the apartments are allocated to low-medium income tenants. (The previous owners of the property had an approved Tentative Tract Map to build a condominium building having 70 two- and three-bedroom condominiums on the Site. The plans were not implemented due to the downturn of the real estate market in 2008.

The parking area of the building is a one story partially open space with 6 units covering a portion of this open space. By demolishing these existing 6 units, one may utilize the parking lot to build a two-story 23-unit apartment building above a two-story parking structure and convert the property to a 70-unit apartment building. The added land value for the additional 17 units is approximately \$2,040,000. Buyer to perform own investigation and due diligence as to viability of adding additional units.

The building consists of (20) 2bed/2 bath units, (8) 2bed/1bath units, (18) 1bed/1bath units, (5) 3bed/2bath units, (1) 3bed/3bath units and (2) studio units. All units are separately metered for electricity and water. tenants pay their own cable, internet, and telephone bills.

The units are well spread within the property with extensive landscaping between the various parts of the building giving the building a home-like atmosphere.

ENCINO TERRACE has a beautiful pool in the center of the building complex, and an on-site Laundry Facility with modern machines for the tenants.

ENCINO TERRACE is located on a beautiful tree-lined quiet street within walking distance of Ventura Boulevard, the main shopping, dining, and entertainment area of Encino. It is within walking distance of major supermarkets, drugstores, places of worship for all denominations, major restaurants, places of entertainment, and within a short distance of major hospitals.

ENCINO TERRACE is 5 blocks to the on-ramp for US 101 Freeway.

Property Location

Encino Terrace is in Encino, California, a very affluent suburb of San Fernando Valley which is a part of the City of Los Angeles. It is located immediately adjacent to Lake Encino, the most affluent part of Encino. Encino's Median single family home price is over \$2,000,000

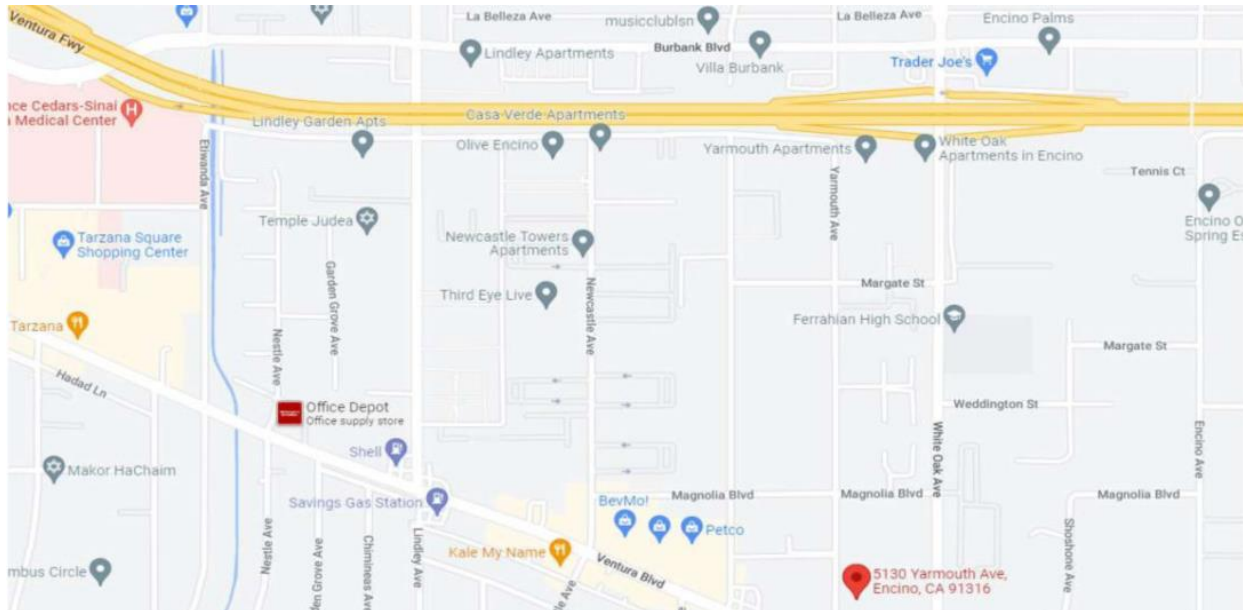
Encino Terrace is located on a very quiet, tree-lined street ½ block south of Ventura Boulevard which is the main artery running through the entire San Fernando Valley.

It is within **walking distance** to major places of worship for all denominations, supermarkets, drugstores, restaurants, pet stores, dry cleaning and laundry facilities, hair salons, discount stores, car wash and gas stations and many places of entertainment.

Providence/Cedars Sinai Tarzana Medical Center with its recent ½ billion-dollar expansion is within 1 mile, Encino Hospital Medical Center is within 2 miles, Northridge Hospital Medical Center is within 4 miles, and Presbyterian Health is within 7.7 miles of Encino Terrace.

Encino Terrace is 4 blocks away from the on-ramp/off-ramp of USA 101 Freeway which connects Encino to Downtown Los Angeles to the South and Oxnard and Santa Barbara to the North. It is also 3 miles away from the on-ramp/off-ramp of USA 405 Freeway which connects Encino to Port of Long Beach and San Diego to the South and Santa Clara Valley and San Francisco to the North.

California State University, Northridge, Pierce College, major shopping malls, Kaiser Permanente, Farmers Insurance Exchange, Walt Disney Studios, and more than 63,000 major businesses call San Fernando Valley home.



Property Description

Property Type/Subtype	Multifamily/Walkup
Building Construction Class	D) Wood or Steel Studs
Number of Buildings	1
Gross Land Area	56,192 Square Feet
Property Zoning	R3-1
Number of Units Permitted by Right	70
Number of Units on the Property	53+1
Gross Building Area	47,573 Square Feet
Net Rentable Area	45,179 Square Feet
Year Built	1953
Parking Type	Carport
Parking Spaces	53 Carport/ Tucked Under/1 open
Utilities	Separately metered electricity, and Gas, Tenants pay their own Telephone, Cable Internet. Water cold/hot provided by the building.
Unit Mix	8 two-bedroom/one bath. 21 two-bedroom/two bath 18 one-bedroom/one bath 4 three-bedroom/two bath. 1 three-bedroom/three bath. 2 Studios 1 bath and kitchen. One of the studios is being used as Office.
Amenities	Community Heated Pool with Fenced Sundeck and Laundry Facility

The property has undergone capital improvements of approximately \$550,000 since 2019 which primarily included Soft Story Earthquake Retrofitting, upgrading of doors, windows, floorings, ceiling scraping, wall unit upgrading, and major plumbing and electrical upgrades,

Rent Roll							
5130 Yarmouth Ave, Encino, CA							
As of Date: 9/1/2024							
Unit No.	Unit Type		Unit Sqft	Actual Rent	Market Rent	Move In	
1	2+2bd		900	\$ 2,140.00	\$ 2,550.00	9/16/2029	
2	1+1bd		700	\$ 1,260.47	\$ 2,050.00	11/1/2003	
3	2+2bd		900	\$ 1,639.57	\$ 2,550.00	3/9/2002	
4	3+2bd		1,254	\$ 1,809.18	\$ 3,300.00	11/20/2010	
5	3+2bd		1,254	\$ 2,131.39	\$ 3,300.00	10/1/2016	
6	2+2bd		900	\$ 1,324.87	\$ 2,550.00	7/1/1996	
7	1+1bd		700	\$ 1,384.00	\$ 2,050.00	6/30/2008	
8	2+2bd		900	\$ 1,702.00	\$ 2,550.00	9/20/2002	
9	2+1bd		814	\$ 1,735.31	\$ 2,550.00	4/20/2007	
10	2+1bd		814	\$ 1,944.00	\$ 2,353.00	10/11/2021	
11	2+2bd		900	\$ 1,589.00	\$ 2,550.00	7/26/2002	
12	2+2bd		900	\$ 1,543.44	\$ 2,550.00	9/1/2011	
13	2+1bd		814	\$ 1,776.59	\$ 2,353.00	1/20/2020	
14	2+2bd		900	\$ 1,924.00	\$ 2,550.00	6/15/2021	
15	1+1bd		700	\$ 1,850.00	\$ 2,050.00	3/2/2023	
16	1+1bd		700	\$ 1,386.66	\$ 2,050.00	5/1/2013	
17	1+1bd		700	\$ 1,069.53	\$ 2,050.00	2/1/1999	
18	studio		400	\$ 1,300.00	\$ 1,600.00	11/25/2021	
19	1+1bd		700	\$ 1,850.00	\$ 2,050.00	2/1/2023	
20	1+1bd		700	\$ 1,716.00	\$ 2,050.00	9/1/2021	
21	2+2bd		900	\$ 1,932.59	\$ 2,550.00	1/22/2005	
22	2+2bd		900	\$ 2,400.00	\$ 2,550.00	3/1/2022	
23	2+1bd		900	\$ 2,392.00	\$ 2,353.00	6/10/2023	
24	3+3bd		1,311	\$ 1,809.19	\$ 3,300.00	8/27/2001	
25	1+1bd		700	\$ 1,820.00	\$ 2,050.00	5/1/2022	
26	2+2bd		900	\$ 1,900.00	\$ 2,550.00	3/1/1995	
27	3+2bd		1,254	\$ 1,990.31	\$ 3,300.00	5/5/2018	
28	3+2bd		1,254	\$ 1,889.37	\$ 3,300.00	3/2/2011	
29	2+2bd		900	\$ 1,603.00	\$ 2,550.00	9/16/2011	
30	1+1bd		700	\$ 1,850.00	\$ 2,050.00	10/13/2018	
31	2+2bd		900	\$ 2,550.00	\$ 2,550.00		VACANT
32	2+2bd		900	\$ 1,850.00	\$ 2,550.00	9/22/2008	
33	2+1bd		814	\$ 1,698.00	\$ 2,353.00	6/12/2009	
34	2+2bd		900	\$ 1,694.00	\$ 2,550.00	10/23/2008	
35	2+2bd		900	\$ 1,212.27	\$ 2,550.00	2/1/1995	
36	2+1bd		814	\$ 2,353.00	\$ 2,353.00	2/21/2024	
37	2+2bd		900	\$ 1,880.59	\$ 2,550.00	11/1/2019	
38	2+2bd		900	\$ 1,902.47	\$ 2,550.00	12/1/2017	
39	1+1bd		700	\$ 1,716.00	\$ 2,050.00	5/1/2021	
40	2+2bd		900	\$ 1,823.00	\$ 2,550.00	11/1/2002	
41	1+1bd		700	\$ 1,408.52	\$ 2,050.00	8/1/2014	
42	2+2bd		900	\$ 1,413.87	\$ 2,550.00	8/15/1998	
43	2+1bd		814	\$ 1,360.00	\$ 2,353.00	10/1/2000	
44	2+2bd		900	\$ 1,932.59	\$ 2,550.00	4/12/2020	
45	2+2bd		900	\$ 2,300.00	\$ 2,300.00	11/17/2023	
46	3+2bd		1,254	\$ 2,192.59	\$ 2,192.59	11/10/2017	
47	1+1bd		2,050	\$ 1,768.00	\$ 2,050.00	8/11/2015	
48	1+1bd		700	\$ 1,924.00	\$ 2,050.00	9/18/2023	
49	1+1bd		700	\$ 1,152.17	\$ 2,050.00	5/1/1996	
50	1+1bd		700	\$ 1,385.00	\$ 2,050.00	9/8/2008	
51	1+1bd		700	\$ 1,818.00	\$ 2,050.00	3/1/2022	
52	1+1bd		700	\$ 1,190.00	\$ 2,050.00	5/15/1996	
53	1+1bd		700	\$ 1,145.00	\$ 2,050.00	7/27/2010	
54*	studio	Non-permitted used as building office	400	\$ 1,600.00	\$ 1,600.00		
Laundry + Common Area			522				
			47,537				
TOTAL MONTHLY RETAL				\$ 93,931.54	\$ 128,760.59		
TOTAL ANNUAL RENTAL				\$1,127,178.48	\$1,545,127.08		

Valuation Based on Direct Capitalization Analysis

Income		Present	Market
Rental Income		\$ 1,127,178	\$ 1,545,127
Laundry Income		\$ 9,103	\$ 9,103
Gross Income		\$ 1,136,281	\$ 1,554,230
Vacancy	3%	\$ -	\$ (46,627)
Effective Gross Income		\$ 1,136,281	\$ 1,507,603
Expenses			
Real Estate Taxes	Based on Purchase Price	\$ 178,000	\$ 178,000
Property Insurance		\$ 65,800	\$ 65,000
Utilities		\$ 86,377	\$ 86,377
Repairs and Maintenance		\$ 79,500	\$ 79,500
Onsite Management Cost	Mgr.Apart/Office/Salary/Workers Comp.	\$ 57,140	\$ 68,540
Total Expense		\$ 466,817	\$ 477,417
NET OPERATING INCOME		\$ 669,464	\$ 1,030,186
VALUE AS IS	Based on 3.50% Capitalization Rate	\$ 19,127,543	\$ 29,433,891
	Based on 3.75% Capitalization Rate	\$ 17,852,373	\$ 27,471,631
	Based on 4.00% Capitalization Rate	\$ 16,736,600	\$ 25,754,654
	Based on 4.25% Capitalization Rate	\$ 15,752,094	\$ 24,239,675
	Based on 4.5% Capitalization Rate	\$ 14,876,978	\$ 22,893,026
	Based on 4.75% Capitaliaztion Rate	\$ 14,093,979	\$ 21,688,130
	Based on 5.00% Capitalization Rate	\$ 13,389,280	\$ 20,603,724
	Based on 5.25% Capitalization Rate	\$ 12,751,695	\$ 19,622,594
VALUE INCLUDING EXCESS LAND	Based on 3.50% Capitalization Rate	\$ 21,167,543	\$ 31,473,891
AT \$120,000 PER ADDITIONAL UNIT	Based on 3.75% Capitalization Rate	\$ 19,892,373	\$ 29,511,631
	Based on 4.00% Capitalization Rate	\$ 18,776,600	\$ 27,794,654
	Based on 4.25% Capitalization Rate	\$ 17,792,094	\$ 26,279,675
	Based on 4.5% Capitalization Rate	\$ 16,916,978	\$ 24,933,026
	Based on 4.75% Capitaliaztion Rate	\$ 16,133,979	\$ 23,728,130
	Based on 5.00% Capitalization Rate	\$ 15,429,280	\$ 17,469,280
	Based on 5.25% Capitalization Rate	\$ 14,791,695	\$ 16,831,695