

# 14011 Sherman Way

VAN NUYS, CA



## PRICE:

\$2,795,000

## INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- On-Site Parking with Storage
- 11.56 GRM & 5.41% Cap Rate
- Unit Mix: 1-Single | 7-1+1 | 4-2+1 | 1-2+2 Townhome Style Unit
- Seller Financing Available!
- Individually Metered for Gas & Electric
- Located On A Major Thoroughfare
- Short Distance To I-405 & CA-170 Freeways

**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

# 13 UNITS ON SHERMAN WAY

INVESTMENT SUMMARY		
Price:		\$2,795,000
Down Payment:	45%	\$1,257,750
Units:		13
Cost per Unit:		\$215,000
Current GRM:		11.56
Current CAP:		5.41%
Market GRM:		9.04
Market CAP:		7.65%
Age:		1963
Lot SF:		12,366
Building SF:		9,328
Price per SF:		\$299.64
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$1,537,250
Terms:	4.75%	30 Years (5-Year Fix)
Monthly Payment:		\$8,097

**Seller Financing Available!**  
 Unit Mix: 1-Single | 7-1+1 | 4-2+1 | 1-2+2  
 Individually Metered for Gas & Electric  
 11.56 GRM & 5.41% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$241,874		\$309,240	
Less Vacancy Rate Reserve:	7,256	3.0%	9,277	3.0%
Gross Operating Income:	234,617		299,963	
Less Expenses:	83,490	34.5%	86,104	27.8%
Net Operating Income:	\$151,127		\$213,859	
Less Loan Payments:	97,169	1.56	97,169	
Pre-Tax Cash Flow:	\$53,958	4.3%	\$116,690	9.3%
Plus Principal Reduction:	23,719		23,719	
Total Return Before Taxes:	\$77,677	6.2%	\$140,409	11.2%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Single	\$1,166	\$1,166	\$1,400	\$1,400
7	1+1	\$1,328	\$9,297	\$1,800	\$12,600
4	2+1	\$1,900	\$7,599	\$2,300	\$9,200
1	2+2	\$1,824	\$1,824	\$2,300	\$2,300
Total Scheduled Rent:			\$19,886	\$25,500	
Laundry:			\$270	\$270	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$20,156	\$25,770	
Annual Scheduled Gross Income:			\$241,874	\$309,240	

ESTIMATED EXPENSES	
Taxes: (new)	\$34,938
Insurance:	\$9,328
Utilities:	\$18,360
Maintenance:	\$9,385
Rubbish:	\$4,680
Reserves:	\$2,600
Landscaping:	\$1,500
Pest Control:	\$900
Pool	\$1,800
<b>Total Expenses:</b>	<b>\$83,490</b>
Per SF:	\$8.95
Per Unit:	\$6,422

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.

**MICHAEL PESCI & JAMES ANTONUCCI**

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

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### RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		1+1	\$1,114	\$1,800
2		1+1	\$1,575	\$1,800
3		1+1	\$1,092	\$1,800
4		1+1	\$1,236	\$1,800
5		Single	\$1,166	\$1,400
6		2+1	\$1,950	\$2,300
7		2+1	\$1,850	\$2,300
8		2+1	\$1,875	\$2,300
9		2+1	\$1,924	\$2,300
10		1+1	\$1,625	\$1,800
11		1+1	\$1,457	\$1,800
12	Townhouse	2+2	\$1,824	\$2,300
13		1+1	\$1,198	\$1,800
TOTAL:			\$19,886	\$25,500

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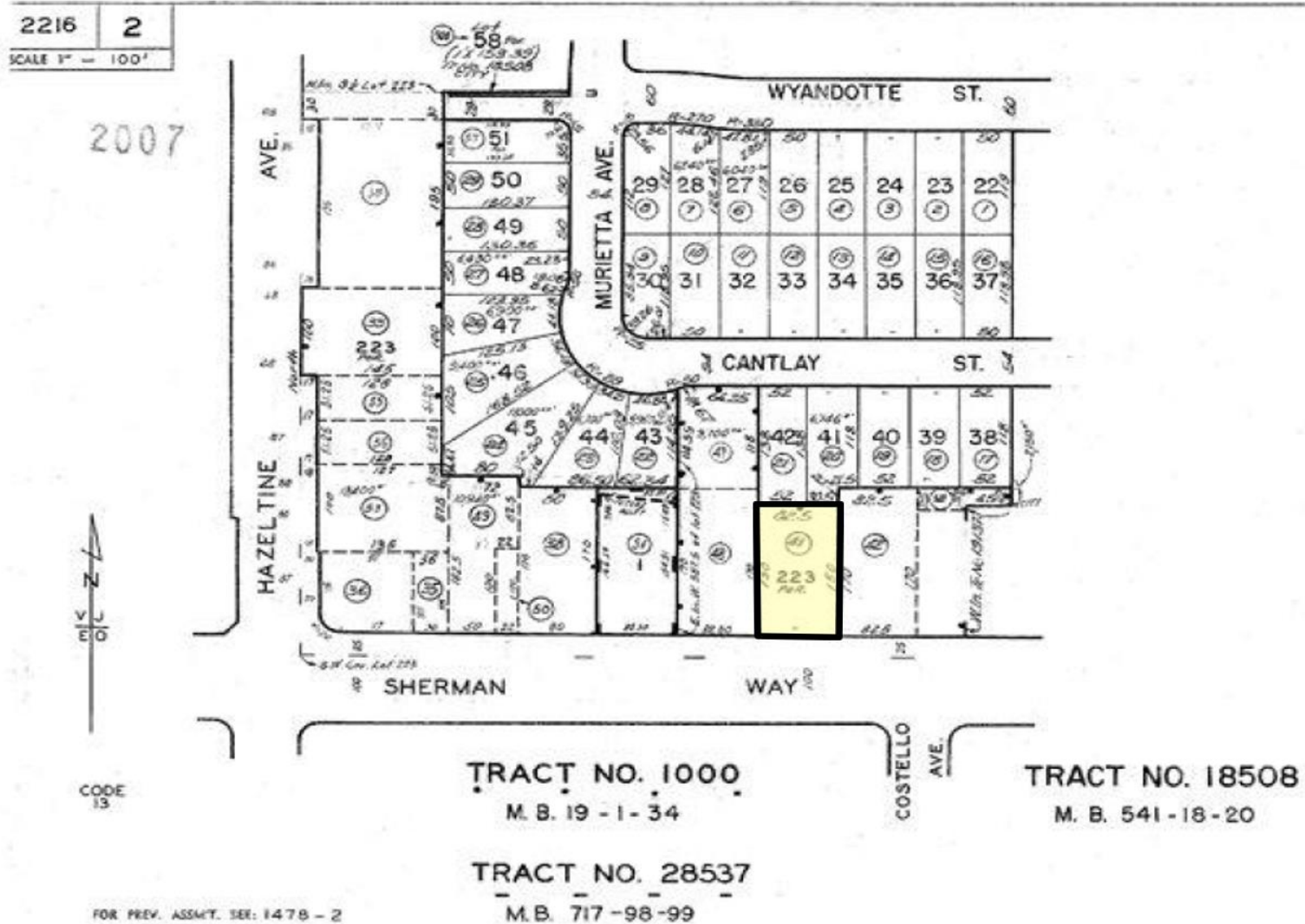
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PARCEL MAP



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# 13 UNITS ON SHERMAN WAY

## STREET MAP



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# 13 UNITS ON SHERMAN WAY

## AMENITY MAP



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