

Van Nuys 8 - Units



Chase Simonton

Vice President, Multi-family Investments 310.383.5927 Mobile Chase@RemaxOneCommercial.com DRE #01766871

John Sarna

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OVERVIEW

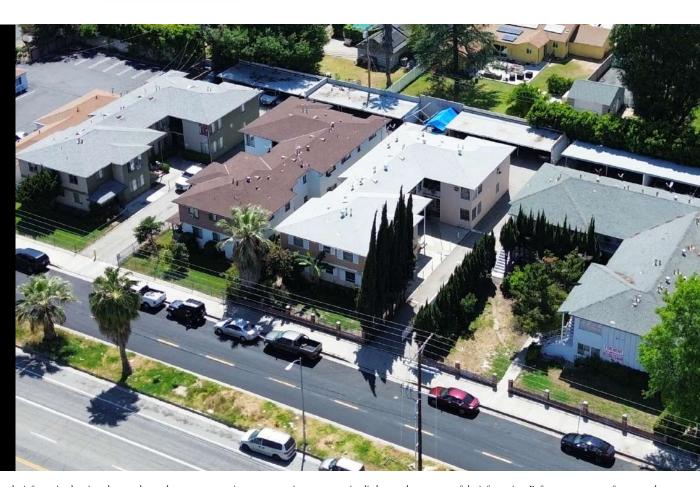
STREET MAP

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DISCLAIMER - RE/MAX One Commercial, Agents, Brokers, and Associates believe the information herein to be true, but make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage and age are approximate. It is up to the individual investor to do their own due diligence, and make their own conclusions before making an investment decision, and before entering, or exiting, any contract or agreement. Buyer must verify all information and bears all risk for any inaccuracies.



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FINANCIAL SUMMARY

	PRICING		Income	
Official Dail		¢1 205 000		Current Proforma
Offering Price		\$1,395,000	Monthly Income	\$8,315 \$16,900
Down Payment	(50%)	\$697,500	Annualized Income	\$99,780 \$202,800
Price/ Unit		\$174,375		
Price/ SF		\$214.19	Less Vacancy (3%)	\$2,993 \$6,084
	6.00		Effective Rental Income	\$96,787 \$196,716
GRM	6.88	13.98	Total Expenses	\$45,229 \$45,229
Cap Rate	10.86%	3.70%	Net Operating Income (NOI)	\$51,558 \$151,487
	Market			
			ESTIMATED EXPENSES	S
			Real Estate Taxes	\$17,438
Units	ASSET	8	Insurance	\$8,700
			Utilities	\$7,800
Year Built		1953	Utilities	\$7,800
Gross SF		6,513	Repairs & Maintenance	\$3,300
Lot SF		9,292	Management	\$3,991
Zoning		LARD1.5	Reserves	\$4,000
Parking		6	Total Expenses	\$45,229



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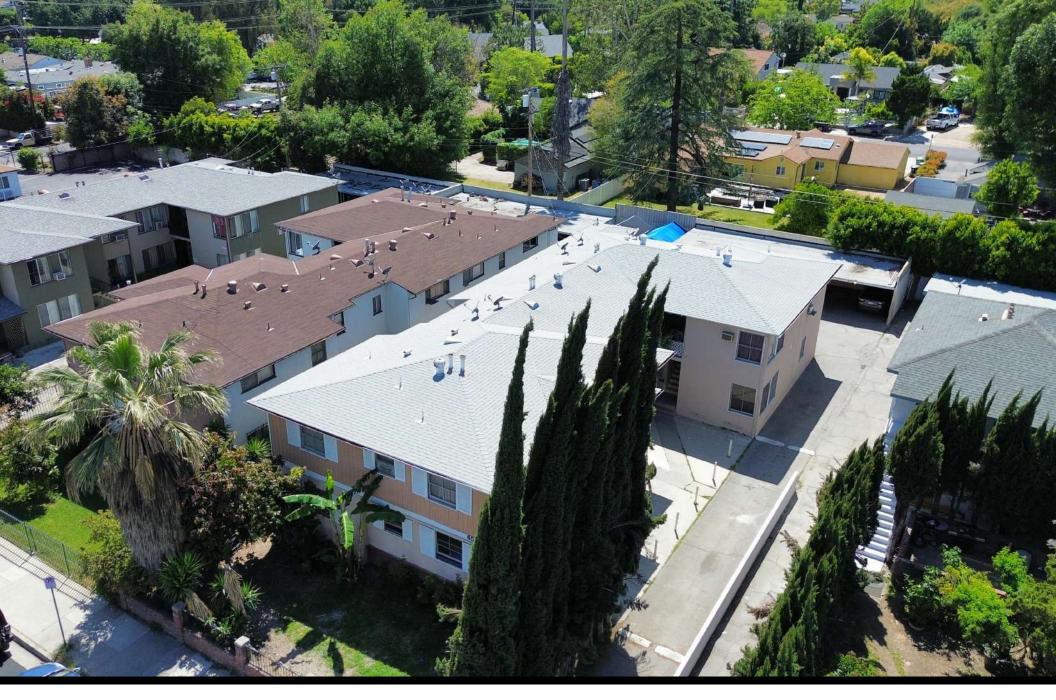
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RENT ROLL

UNIT#	UNIT MIX	CURRENT RENT	PROFORMA RENT
1	2+1	\$900.00	\$2,300.00
2	2+1	\$1,450.00	\$2,300.00
3	2+1	\$1,200.00	\$2,300.00
4	2+1	\$900.00	\$2,300.00
5	1+1	\$920.00	\$1,900.00
6	1+1	\$935.00	\$1,900.00
7	1+1	\$1,115.00	\$1,900.00
8	1+1	\$795.00	\$1,900.00
	Laundry	\$100.00	\$100.00
	Total	\$8,315.00	\$16,900.00

103% Upside Potential





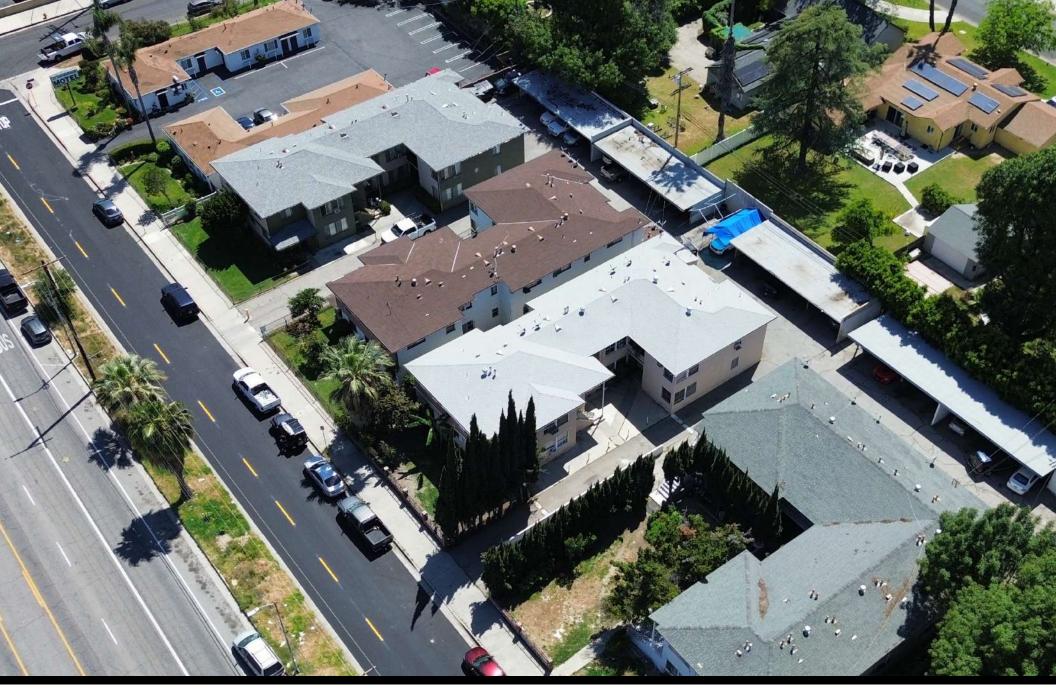
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Comparable Sales

<u>ADDRESS</u>	<u>UNITS</u>	$\underline{\text{GRM}}$	PRICE/UNIT	PRICE/SF
14913 Hartland St	8	12.55	\$207813	\$258.35
7041 Fulton Ave	7	15.03	\$153,571	\$217.83
7303 Woodley Ave	5	11.14	\$190,000	\$260.99
Average	7	12.91	\$183,795	\$246
6525 Sepulveda Blvd	8 Values represented in	13.98 table and respective charts refer to Subject Property's LIST	\$174,375 TED PRICE to Comp Property's SALE PRICE.	\$214.19







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AGENT SUMMARY

Chase Simonton

Vice President, Multi-Family Investments

Chase Simonton is the #1 Commercial Agent in the company at RE/MAX One Commercial and leads a team of 7 commercial agents. With over 18 years of real estate experience and over \$1 Billion in closed transactions, Chase has become one of the premier multi-family specialists in Santa Monica, the San Fernando Valley, and the Greater Los Angeles Area. Chase's approach to the business is why he has been so successful, and that approach has always been to put clients first and give trusted genuine advice and assistance with any of their real estate needs.

John Sarna

Senior Partner, Multi-Family Investments

John Sarna has become one of the top producers at RE/MAX One Commercial due to his aggressive marketing and deal underwriting abilities. This enables John to keep his finger on the pulse of the market and provide the best service for his clients with multi-family real estate needs. He holds a Masters Degree with an emphasis in Mathematics and has six years of real estate sales experience. He utilizes a results-driven approach to develop and sustain excellent customer satisfaction. John's areas of specialization are the San Fernando Valley, Hollywood, and Koreatown.



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