

6525 Sepulveda Blvd

Van Nuys
8 - Units

RE/MAX[®] ONE
COMMERCIAL

Chase Simonton

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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

Offering Price		\$1,395,000
Down Payment	(50%)	\$697,500
Price/ Unit		\$174,375
Price/ SF		\$214.19
GRM	6.88	13.98
Cap Rate	10.86%	3.70%

Market

ASSET

Units		8
Year Built		1953
Gross SF		6,513
Lot SF		9,292
Zoning		LARD1.5
Parking		6

Income

	Current	Proforma
Monthly Income	\$8,315	\$16,900
Annualized Income	\$99,780	\$202,800
Less Vacancy (3%)	\$2,993	\$6,084
Effective Rental Income	\$96,787	\$196,716
Total Expenses	\$45,229	\$45,229
Net Operating Income (NOI)	\$51,558	\$151,487

ESTIMATED EXPENSES

Real Estate Taxes	\$17,438
Insurance	\$8,700
Utilities	\$7,800
Repairs & Maintenance	\$3,300
Management	\$3,991
Reserves	\$4,000
Total Expenses	\$45,229



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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>	<u>GRM</u>	<u>PRICE/UNIT</u>	<u>PRICE/SF</u>
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	13.98	\$174,375	\$214.19

Values represented in table and respective charts refer to Subject Property's LISTED PRICE to Comp Property's SALE PRICE.



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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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