

10028 SAN FERNANDO RD.

PACOIMA, CA 91331

Proposed 8 Detached ADUs

Existing 14 Units

**Proposed 7 New Units + 5
Attached ADUs = Total 12 Units**

14 Existing Renovated Units + Prelim Plans for 20 New Market Rate Units by Right

Existing 7.25% Cap Rate with Upside to 13.9% Cap after all construction costs

Assumable 2.6M loan at only 3.9% interest rate yielding a remarkable 11.3% cash-on-cash return

14 Existing Renovated Units + Prelim Plans for 20 New Units

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	10028 San Fernando Rd Pacoima CA 91331
COUNTY	Los Angeles
MARKET	San Fernando Valley
SUBMARKET	City of Los Angeles
BUILDING SF	5,334 SF
LAND SF	9,000 SF
LAND ACRES	.20
NUMBER OF UNITS	14
YEAR BUILT	1950
YEAR RENOVATED	2022
APN	2537-012-024
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,550,000
PRICE PSF	\$665.54
PRICE PER UNIT	\$253,571
OCCUPANCY	93.00%
NOI (CURRENT)	\$257,391
NOI (Pro Forma)	\$735,793
CAP RATE (CURRENT)	7.25%
CAP RATE (Pro Forma)	13.9%
GRM (CURRENT)	10.31
GRM (Pro Forma)	5.7

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	22,968	204,591	561,586
2025 Median HH Income	\$80,501	\$81,178	\$75,516
2025 Average HH Income	\$99,227	\$106,120	\$101,937



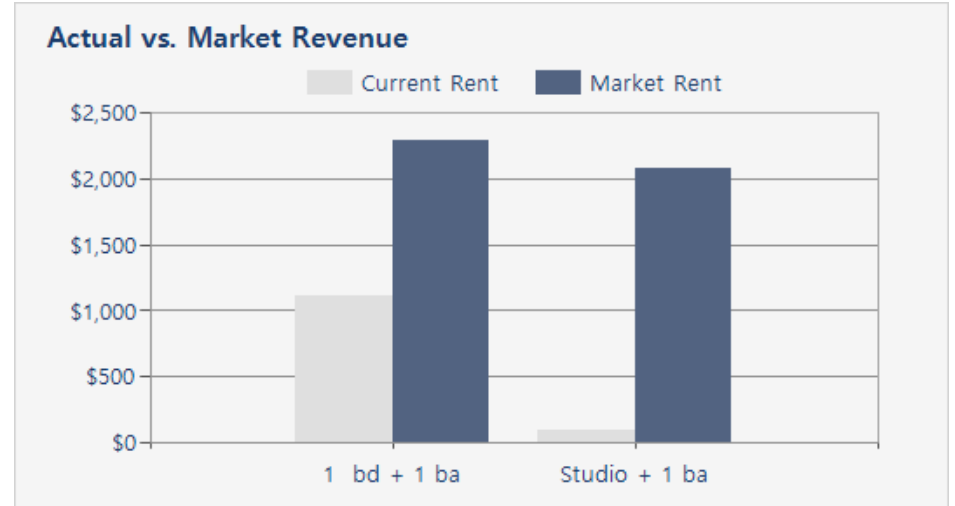
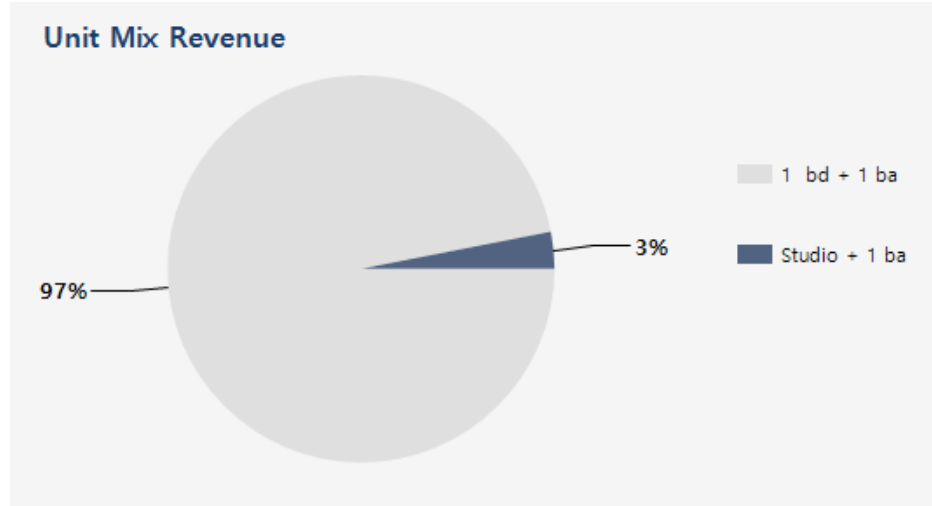
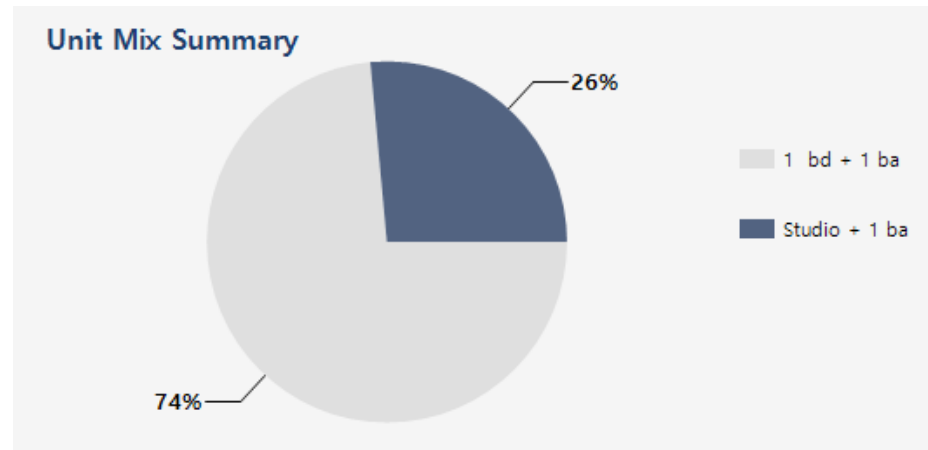
Cash Flowing 14 Units Apartment Building

Huge 650k Price Reduction! 14 existing Renovated units + plans for 20 new units cash flowing at an amazing current Cap Rate of 7.25% from day 1. Attractive 2.6M assumable loan at an incredibly low rate of 3.9% fixed through 09/01/2027 yielding a remarkable 11.3% cash-on-cash return. Preliminary plans to add 20 new units to achieve an unheard of 13.9% Cap Rate, 5.7 GRM, and only 149k/unit after taking into account all the construction costs (~1.7M assuming \$250/SF). The plans call for 8 detached ADUs in the back + 5 attached ADUs in the front + 7 new units in the front for a total of 20 new units. The 14 existing units have undergone many capital improvements including updated roof, electrical, plumbing, windows, interiors, exteriors, etc.

- 14 renovated units with a current Cap Rate of 7.25% provides immediate cash flow
- Attractive assumable loan with low fixed interest rate of 3.9% through 09/01/2027
- Potential to add 20 new units, increasing Cap Rate to an unheard of 13.98%
- Preliminary plans in place for expansion, making it easy for investors to see potential ROI
- After construction costs, each unit will only cost an average of \$149k, providing value for money
- Preliminary plans for an additional 8 detached ADUs and 5 attached ADUs in the back, and 7 new units in front.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	25	\$1,113	\$27,815	\$2,289	\$57,225
Studio + 1 ba	9	\$98	\$884	\$2,069	\$18,617
Totals/Averages	34	\$844	\$28,699	\$2,231	\$75,842





02

Location

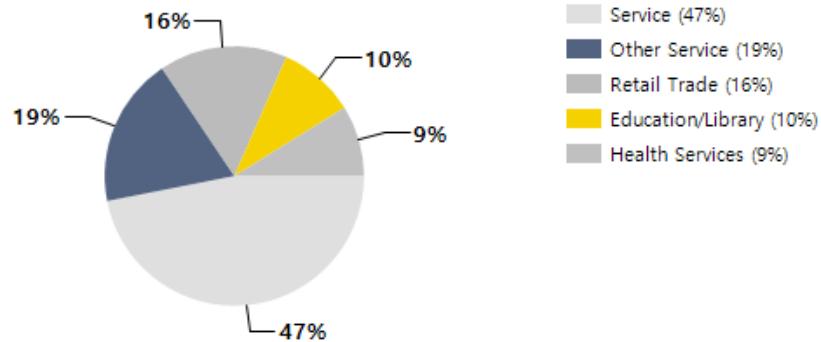
Location Summary

Pacoima

- Pacoima, situated in the northern San Fernando Valley, is part of Los Angeles County, where housing demand is bolstered by population growth and vigorous economic activity. Its close proximity to major employment centers in Burbank, Santa Clarita, and downtown LA (approximately 26 miles away) enhances its appeal for renters, particularly working families and young professionals. Additionally, ongoing economic revitalization efforts in the area are likely to further increase the demand for rental units, presenting investors with opportunities for both rental income and long-term equity growth.

Pacoima boasts a vibrant, diverse community that hosts cultural events such as the annual Pacoima Christmas Parade. It offers convenient access to local attractions including Panorama Mall and the Hansen Dam Aquatic Center. This strong community appeal can attract reliable, long-term tenants, minimizing turnover and vacancy rates, which are crucial for maintaining profitability. Overall, Pacoima

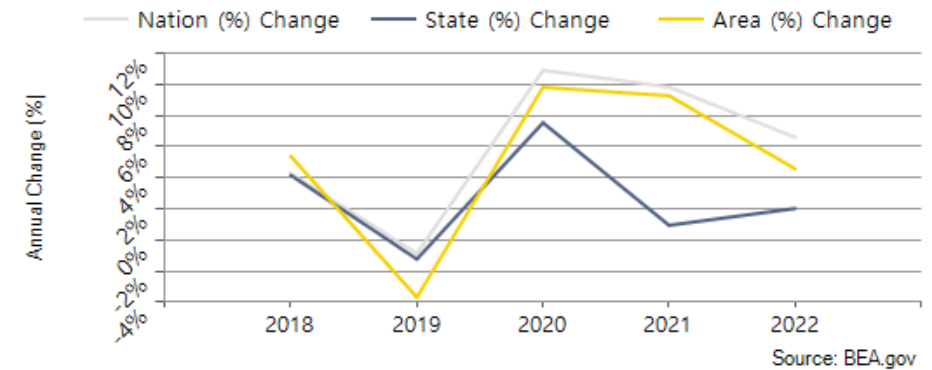
Major Industries by Employee Count



Largest Employers

Los Angeles Unified School District	2,145
Pharmavite LLC	343
Pepsi Bottling Company	320
Home Depot	300
County of Los Angeles	250
PureTek	196
Production Resource Group LLC	151
Northeast Valley Health Group	150

Los Angeles County GDP Trend





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	14
BUILDING SF	5,334
LAND SF	9,000
LAND ACRES	.20
YEAR BUILT	1950
YEAR RENOVATED	2022
OPPORTUNITY ZONE	Yes
ZONING TYPE	[Q]C2-1VL-CUGU
TRANSIT ORIENTED COMMUNITIES (TOC)	Tier 1
TOPOGRAPHY	Flat
NUMBER OF LOTS	1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	60 X 150
NUMBER OF PARKING SPACES	14
PARKING RATIO	1:1

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

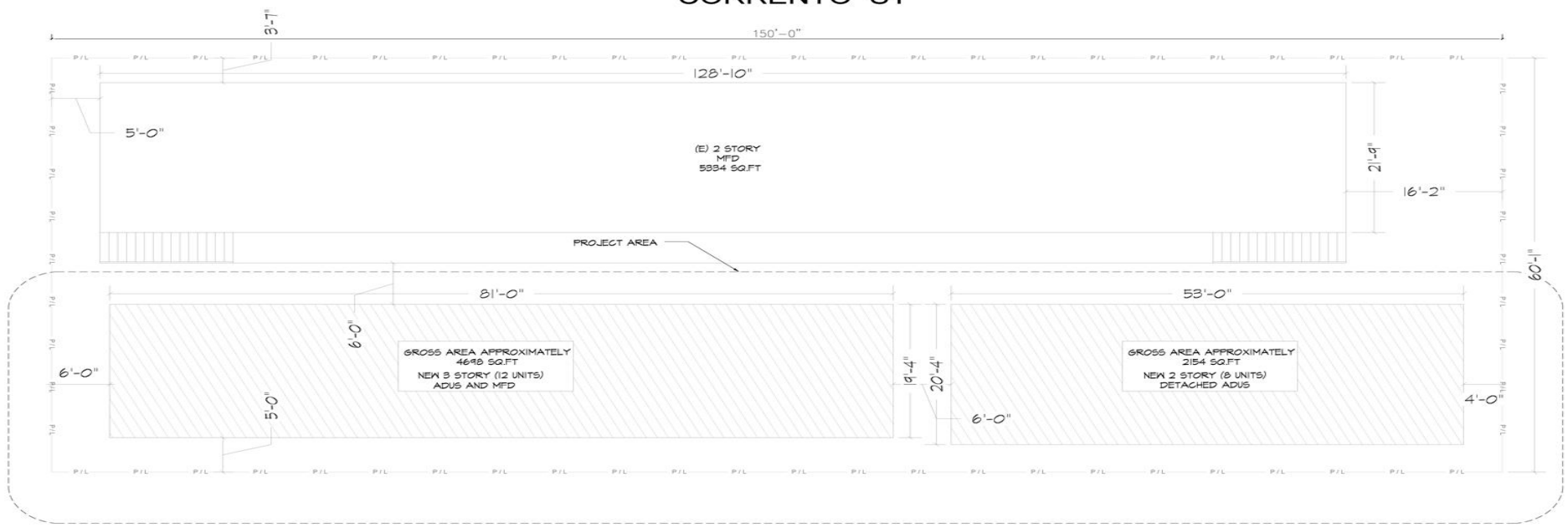
CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat
STYLE	Traditional



CORRENTO ST

SAN FERNANDO RD



PROPOSED SITE PLAN

SCALE: 3/16" = 1'-0"



FOR APPROVAL STAMP

CORRENTO ST

SAN FERNANDO RD

EXISTING SITE PLAN

SCALE: 3/16" = 1'-0"







04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 bd + 1 ba	\$2,404.00	\$2,289.00	
2	1 bd + 1 ba	\$2,176.00	\$2,289.00	
3	1 bd + 1 ba	\$1,745.00	\$2,289.00	
4	1 bd + 1 ba	\$2,245.00	\$2,289.00	
5	1 bd + 1 ba	\$2,289.00	\$2,289.00	Vacant
6	1 bd + 1 ba	\$1,895.00	\$2,289.00	
7	1 bd + 1 ba	\$2,271.00	\$2,289.00	
8	Studio + 1 ba	\$884.00	\$2,289.00	
9	1 bd + 1 ba	\$2,393.00	\$2,289.00	
10	1 bd + 1 ba	\$1,990.00	\$2,289.00	
11	1 bd + 1 ba	\$2,136.00	\$2,289.00	
12	1 bd + 1 ba	\$1,933.00	\$2,289.00	
13	1 bd + 1 ba	\$2,071.00	\$2,289.00	
14	1 bd + 1 ba	\$2,267.00	\$2,289.00	
15	1 bd + 1 ba	\$0.00	\$2,289.00	New Unit 1
16	1 bd + 1 ba	\$0.00	\$2,289.00	New Unit 2
17	1 bd + 1 ba	\$0.00	\$2,289.00	New Unit 3
18	1 bd + 1 ba	\$0.00	\$2,289.00	New Unit 4
19	1 bd + 1 ba	\$0.00	\$2,289.00	New Unit 5
20	1 bd + 1 ba	\$0.00	\$2,289.00	New Unit 6
21	1 bd + 1 ba	\$0.00	\$2,289.00	New Unit 7
22	1 bd + 1 ba	\$0.00	\$2,289.00	New Attached ADU 1
23	1 bd + 1 ba	\$0.00	\$2,289.00	New Attached ADU 2
24	1 bd + 1 ba	\$0.00	\$2,289.00	New Attached ADU 3
25	1 bd + 1 ba	\$0.00	\$2,289.00	New Attached ADU 4
26	1 bd + 1 ba	\$0.00	\$2,289.00	New Attached ADU 5
27	Studio + 1 ba	\$0.00	\$2,041.00	New Detached ADU 1
28	Studio + 1 ba	\$0.00	\$2,041.00	New Detached ADU 2
29	Studio + 1 ba	\$0.00	\$2,041.00	New Detached ADU 3
30	Studio + 1 ba	\$0.00	\$2,041.00	New Detached ADU 4
31	Studio + 1 ba	\$0.00	\$2,041.00	New Detached ADU 5
32	Studio + 1 ba	\$0.00	\$2,041.00	New Detached ADU 6
33	Studio + 1 ba		\$2,041.00	New Detached ADU 7

Unit	Unit Mix	Current Rent	Market Rent	Notes
34	Studio + 1 ba	\$0.00	\$2,041.00	New Detached ADU 8
Totals / Averages		\$28,699.00	\$75,842.00	



05

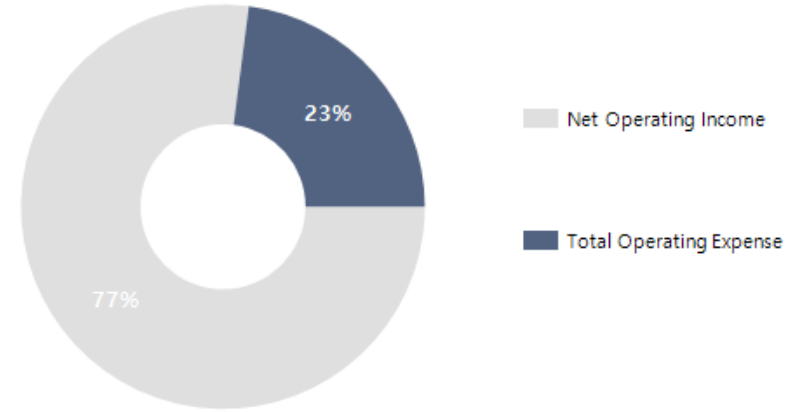
Financial Analysis

Income & Expense Analysis

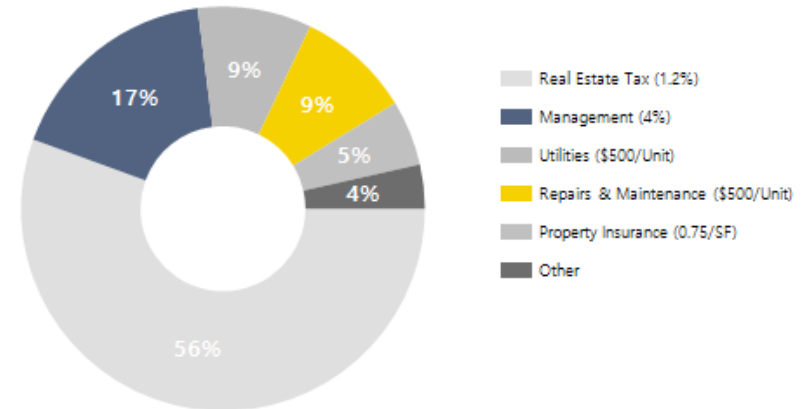
REVENUE ALLOCATION

CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$344,388		\$910,104	
Gross Potential Income	\$344,388		\$910,104	
General Vacancy	-\$10,333	3.00%	-\$27,303	2.99%
Effective Gross Income	\$334,055		\$882,801	
Less Expenses	\$76,664	22.94%	\$147,008	16.65%
Net Operating Income	\$257,391		\$735,793	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$42,600	\$3,043	\$63,156	\$4,511
Property Insurance (0.75/SF)	\$4,001	\$286	\$9,140	\$653
Utilities (\$500/Unit)	\$7,000	\$500	\$17,000	\$1,214
Pest Control (\$75/Month)	\$900	\$64	\$1,800	\$129
Repairs & Maintenance (\$500/Unit)	\$7,000	\$500	\$17,000	\$1,214
Management (4%)	\$13,363	\$955	\$35,312	\$2,522
Cleaning & Gardening (\$150/Month)	\$1,800	\$129	\$3,600	\$257
Total Operating Expense	\$76,664	\$5,476	\$147,008	\$10,501
Expense / SF	\$14.37		\$27.56	
% of EGI	22.94%		16.65%	



Expenses are estimated



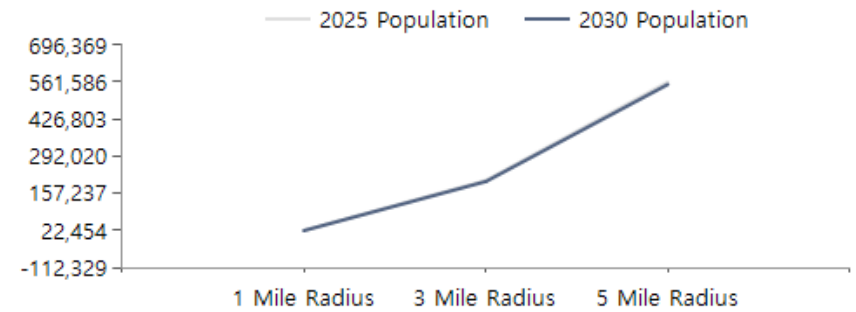
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Demographics

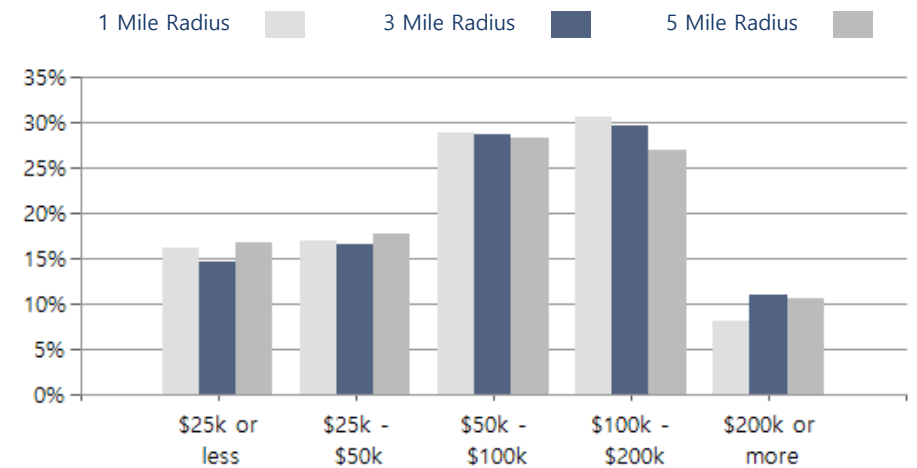
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,579	202,457	551,742
2010 Population	23,798	215,365	575,746
2025 Population	22,968	204,591	561,586
2030 Population	22,454	200,409	552,837
2025 African American	770	5,651	18,232
2025 American Indian	485	4,477	11,827
2025 Asian	1,227	16,861	49,253
2025 Hispanic	19,833	158,351	392,446
2025 Other Race	12,507	100,325	249,482
2025 White	3,804	41,566	140,698
2025 Multiracial	4,148	35,500	91,374
2025-2030: Population: Growth Rate	-2.25%	-2.05%	-1.55%

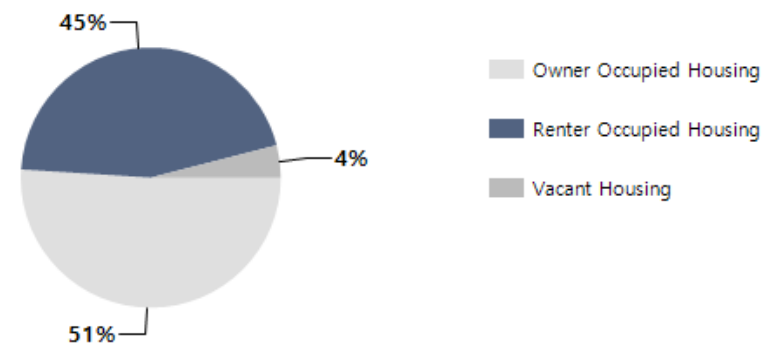
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	543	4,532	15,646
\$15,000-\$24,999	390	3,217	11,580
\$25,000-\$34,999	447	3,546	12,072
\$35,000-\$49,999	538	5,169	16,885
\$50,000-\$74,999	735	7,824	25,138
\$75,000-\$99,999	941	7,393	21,207
\$100,000-\$149,999	1,063	9,936	28,143
\$150,000-\$199,999	712	5,704	15,925
\$200,000 or greater	463	5,770	17,210
Median HH Income	\$80,501	\$81,178	\$75,516
Average HH Income	\$99,227	\$106,120	\$101,937



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

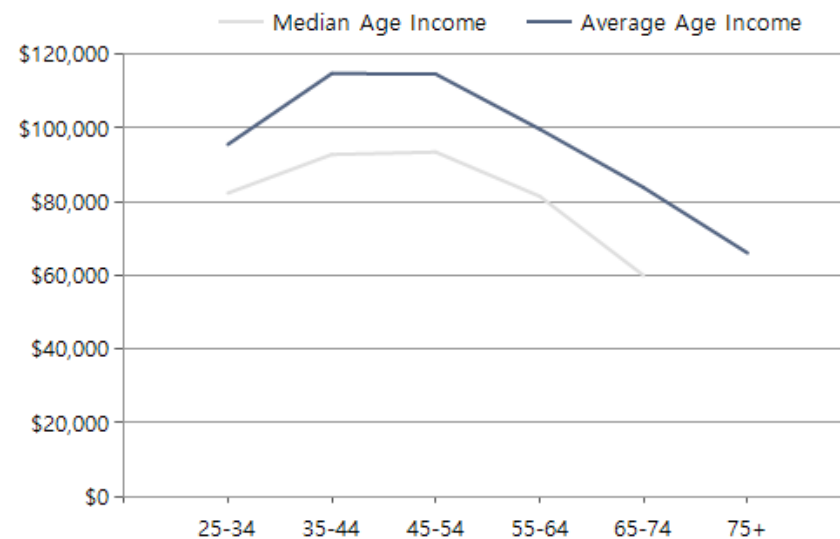
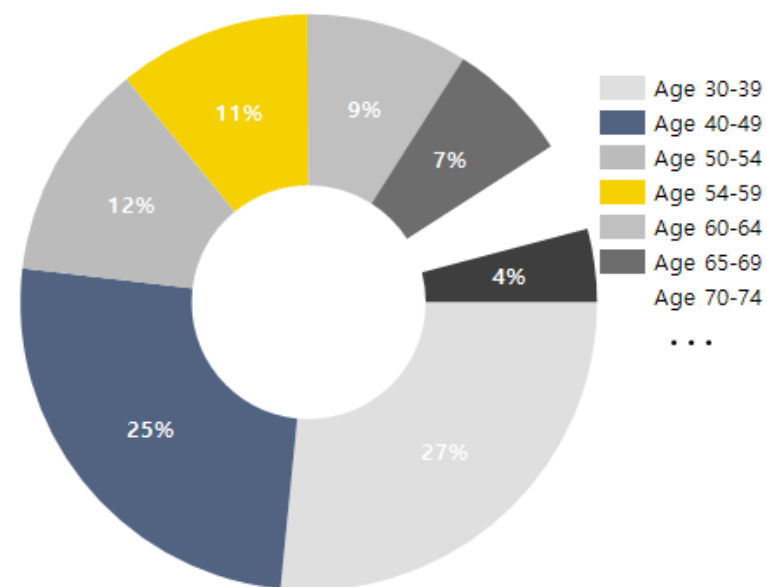


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,766	15,543	44,663
2025 Population Age 35-39	1,585	14,096	40,621
2025 Population Age 40-44	1,651	14,389	40,582
2025 Population Age 45-49	1,543	13,283	36,189
2025 Population Age 50-54	1,542	13,693	37,594
2025 Population Age 55-59	1,363	12,413	33,704
2025 Population Age 60-64	1,147	11,666	31,807
2025 Population Age 65-69	871	9,728	26,455
2025 Population Age 70-74	629	7,037	19,535
2025 Population Age 75-79	518	5,194	13,778
2025 Population Age 80-84	331	3,204	8,428
2025 Population Age 85+	320	3,194	8,718
2025 Population Age 18+	17,572	160,907	443,152
2025 Median Age	35	37	37
2030 Median Age	36	38	38

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,352	\$84,600	\$73,089
Average Household Income 25-34	\$95,550	\$106,804	\$96,659
Median Household Income 35-44	\$92,829	\$99,172	\$88,854
Average Household Income 35-44	\$114,822	\$128,947	\$119,518
Median Household Income 45-54	\$93,469	\$97,913	\$91,177
Average Household Income 45-54	\$114,640	\$122,169	\$117,797
Median Household Income 55-64	\$81,467	\$85,483	\$81,611
Average Household Income 55-64	\$99,700	\$108,826	\$107,128
Median Household Income 65-74	\$59,955	\$61,162	\$59,629
Average Household Income 65-74	\$83,837	\$88,003	\$86,561
Average Household Income 75+	\$66,080	\$60,389	\$62,864

Population By Age



14 Existing Renovated Units + Prelim Plans for 20 New Units

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