

7214 Sepulveda Blvd

VAN NUYS, CA



PRICE:

\$928,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- On-Site Parking
- Owner/Occupied Opportunity
- Unit Mix: 1-Commercial
- Quick Access To The I-405 Freeway
- Van Nuys Transit Station Nearby
- Excellent Street Frontage On Sepulveda Blvd
- High Traffic Count Area, Over 37,000 Cars Per Day

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

LIQUID ZOO

INVESTMENT SUMMARY			
Price:			\$928,000
Down Payment:	100%		\$928,000
Units:			1
Cost per Unit:			
Current CAP:			3.74%
Market CAP:			5.06%
Age:			1938
Lot SF:			3,596
Building SF:			1,742
Price per SF:			\$532.72
Zoning:			LAC2



PROPOSED FINANCING			
First Loan Amount:			\$0
Terms:	6.75%	30 Years (5-Year Fix)	
Monthly Payment:			\$0

Van Nuys Transit Station Nearby
High Traffic Count
Owner/Occupied Opportunity
Quick Access To The I-405 Freeway

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$44,988			\$57,600	
Less Vacancy Rate Reserve:	1,350	3.0%		1,728	3.0%
Gross Operating Income:	43,638			55,872	
Less Expenses:	8,933	19.9%		8,933	15.5%
Net Operating Income:	\$34,706			\$46,939	
Less Loan Payments:	-	0.00		-	
Pre-Tax Cash Flow:	\$34,706	3.74%		\$46,939	5.06%
Plus Principal Reduction:	-			-	
Total Return Before Taxes:	\$34,706	3.74%		\$46,939	5.06%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Commercial	\$3,749	\$3,749	\$4,800	\$4,800
Total Scheduled Rent:			\$3,749		\$4,800
Common Area Maintenance:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$3,749		\$4,800
Annual Scheduled Gross Income:			\$44,988		\$57,600

ESTIMATED EXPENSES	
Taxes: (new)	\$6,080
Insurance:	\$2,853
Utilities:	-
Maintenance:	-
Rubbish:	-
Reserves:	-
Landscaping:	-
Pest Control:	-
Total Expenses:	\$8,933
Per Net Sq. Ft.:	\$5.13
Per Unit:	-

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.

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
Liquid Zoo	Commercial	\$3,749	\$4,800
TOTAL:		\$3,749	\$4,800

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AERIAL VIEW



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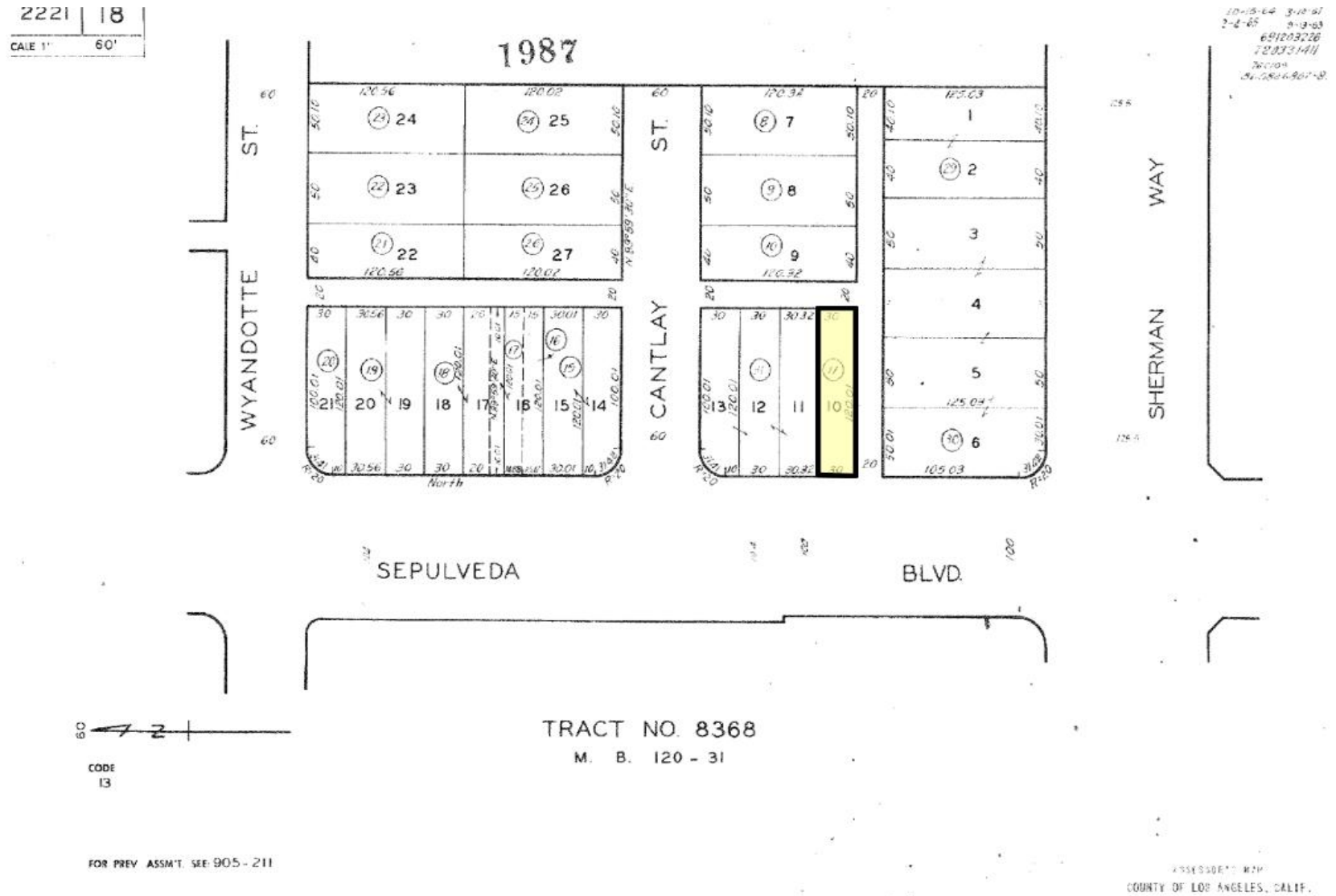
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LIQUID ZOO

PARCEL MAP



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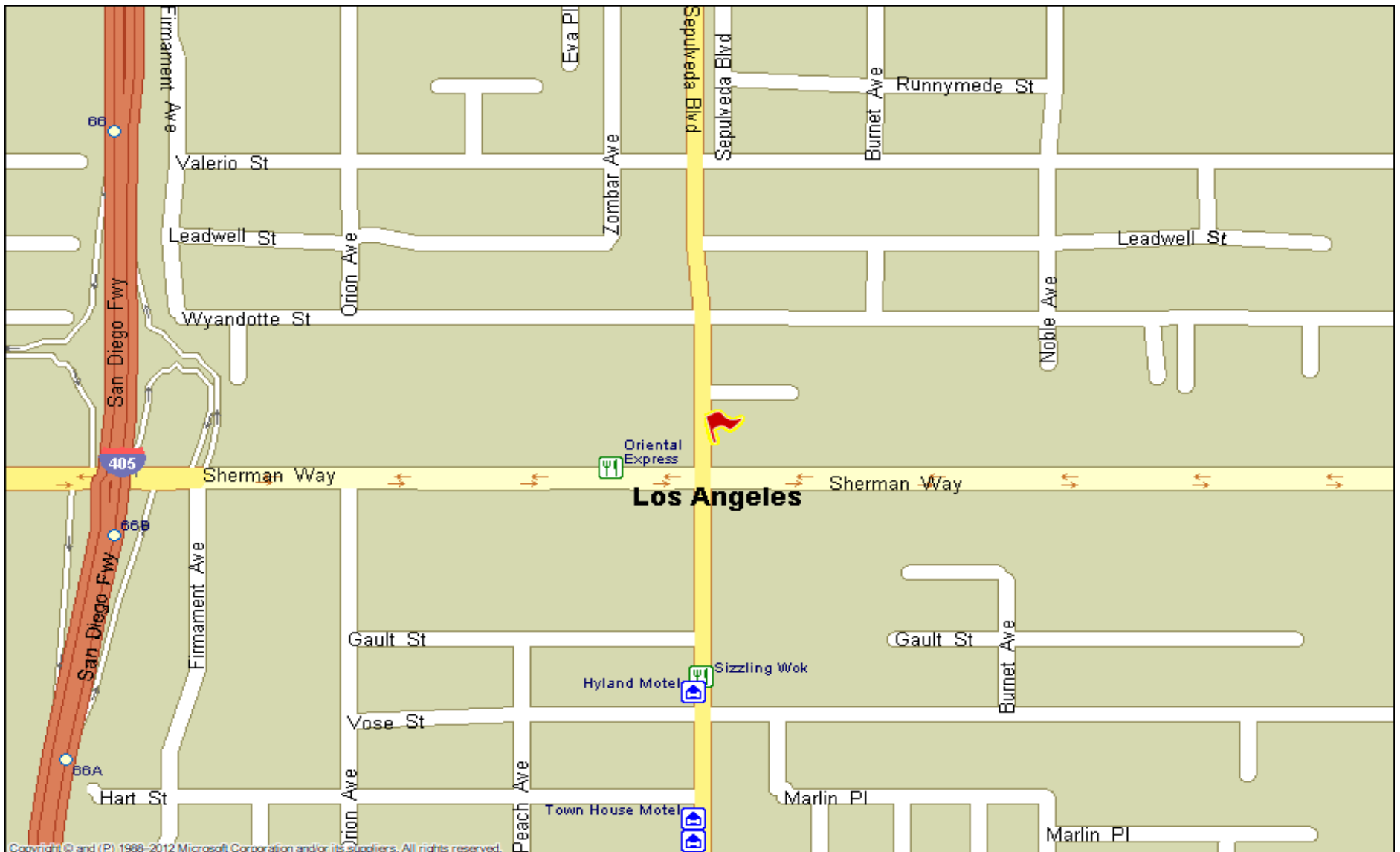
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STREET MAP



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AMENITY MAP



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