# 15240 Nordhoff St

NORTH HILLS, CA



**PRICE**: \$4,150,000

# **INVESTMENT HIGHLIGHTS:**

- Great North Hills Location
- On-Site Parking with Storage
- High Demand Rental Location
- Unit Mix: 2-1+1 | 12-2+2

#### KW COMMERCIAL 4605 LANKERSHIM BLVD SUITE #635 TOLUCA LAKE, CA 91602

- On-Site Laundry
- Individually Metered for Gas & Electric
- I-405 Freeway Nearby
- Short Distance To Panorama Mall

#### RESENTED 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

# apla GROUP

INVESTMENT SUMMARY				
	\$4,150,000			
41%	\$1,701,500			
	14			
	\$296,429			
	12.47			
	5.18%			
	10.11			
	6.92%			
	1983			
	10,712			
	11,092			
	\$374.14			
	R3			

PROPOSED FINANCING



Great North Hills Location

Unit Mix: 2-1+1 | 12-2+2

First Loan Amount: Terms: Monthly Payment:	6.00%	\$2,448,500 30 Years (5-Year Fix) \$14,823			On-Site Laundry GRM & 5.18% Cap Rate		
ANNUALIZED OPERATING DATA							
			CURRENT		PRO-FC	PRO-FORMA	
Scheduled Gross In	icome:		\$332,916		\$410,400		
Less Vacancy Rate Reser	ve:		9,987	3.0%	12,312	3.0%	
Gross Operating Income:			322,929		398,088		
Less Expenses:			108,084	32.5%	111,091	27.1%	
Net Operating Inco	me:		\$214,844		\$286,997		
Less Loan Payments:			177,881	1.21	177,881		
Pre-Tax Cash Flow:			\$36,964	2.2%	\$109,117	6.4%	
Plus Principal Reduction:			30,063		30,063		
Total Return Before	e Taxes:		\$67,027	3.9%	\$139,180	8.2%	

PROPER	TY RENTAL	INFORMATION			ESTIMATED EX	PENSES
UNIT MIX	CURR	ENT	PRO-F	ORMA	Taxes: (new)	\$51,875
# OF UNIT R	ENT	TOTAL	RENT	TOTAL	Insurance:	\$11,092
UNITS TYPE PER	R UNIT	INCOME	PER UNIT	INCOME	Utilities:	\$21,360
2 1+1	\$1,691	\$3,381	\$2,000	\$4,000	Maintenance:	\$12,917
12 2+2	\$2,014	\$24,162	\$2,500	\$30,000	Rubbish:	\$5,040
					Reserves:	\$2,800
					Landscaping:	\$1,500
					Pest Control:	\$1,500
Total Scheduled Rent:		\$27,543		\$34,000		
Laundry:		\$200		\$200		
Parking, Storage, Misc:					Total Expenses:	\$108,084
Monthly Scheduled Gross Income:		\$27,743		\$34,200	Per SF:	\$9.74
Annual Scheduled Gross Income:		\$332,916		\$410,400	Per Unit:	\$7,720

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.



#### RENT ROLL

UNIT #	NOTES	UNIT TYPE	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
35601		2+2	\$1,695	\$1,950	\$2,500
35602		2+2	\$1,795	\$2,050	\$2,500
35603		2+2	\$2,560	\$1,750	\$2,500
35604		2+2	\$500	\$1,950	\$2,500
35605		1+1	\$1,375	\$1,686	\$2,000
35606		2+2	\$1,895	\$1,895	\$2,500
35607		2+2	-	\$1,937	\$2,500
35608		2+2	-	\$2,102	\$2,500
35609	VACANT	2+2		\$2,500	\$2,500
35610		2+2	1,800	\$1,950	\$2,500
35611		2+2	1825	\$2,020	\$2,500
35612		1+1	1,695	\$1,695	\$2,000
35614		2+2	-	\$1,995	\$2,500
35615		2+2	1,875	\$2,063	\$2,500

OTAL:	\$17,015

\$27,543

\$34,000

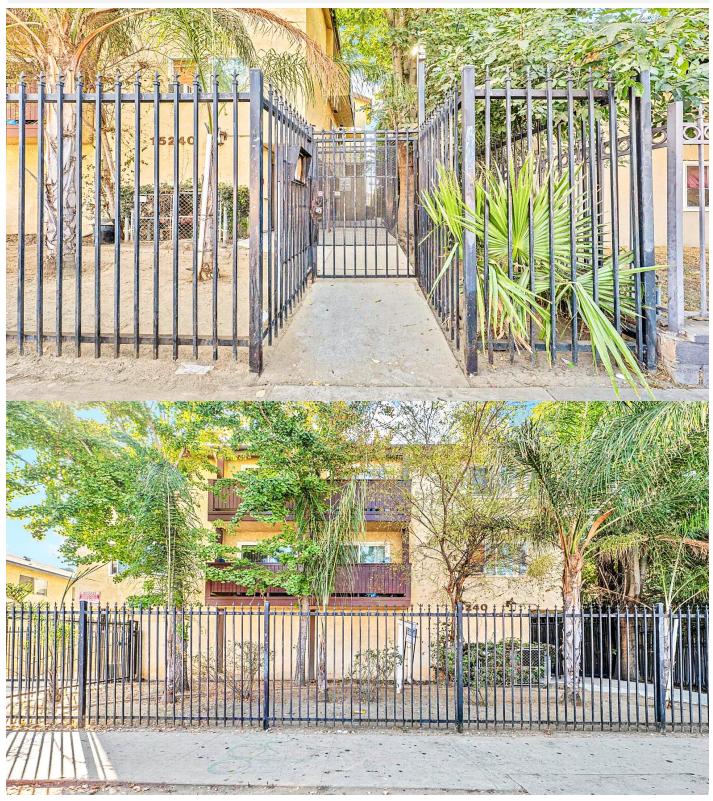
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#### PHOTOS





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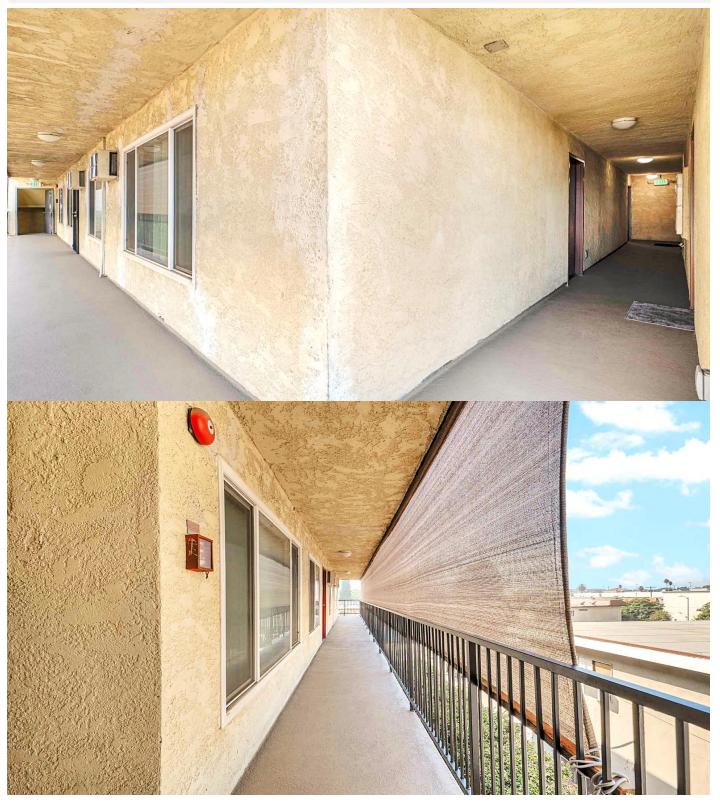


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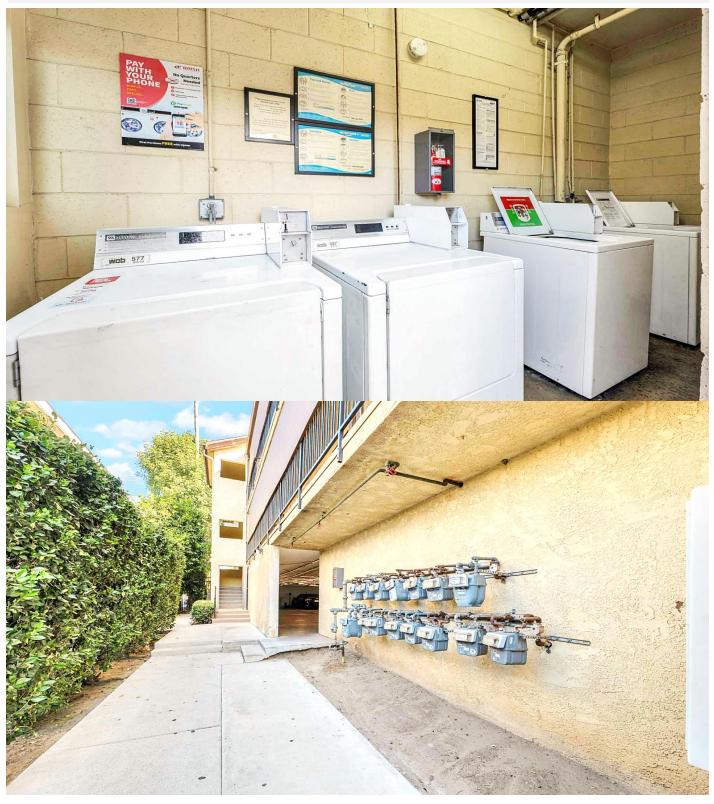


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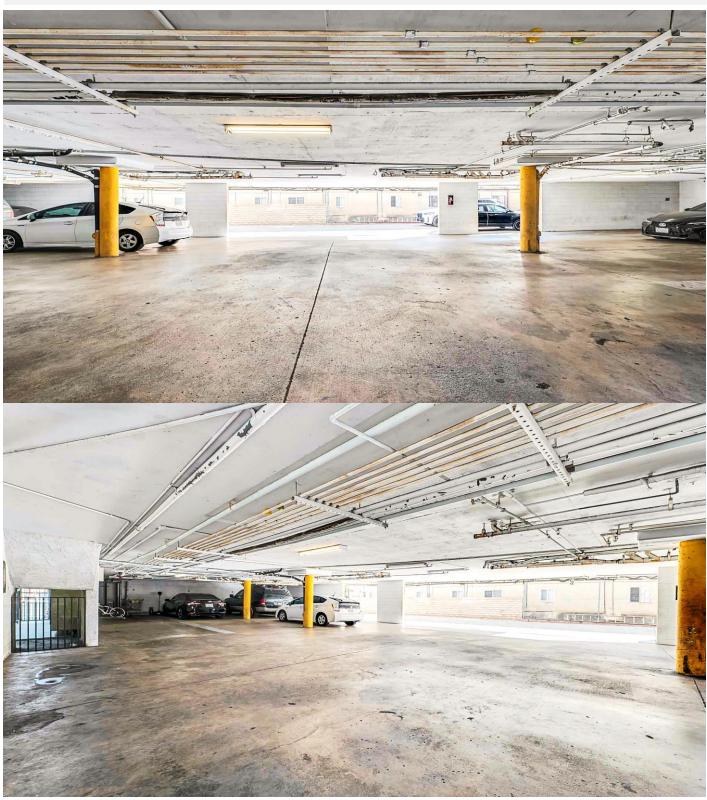


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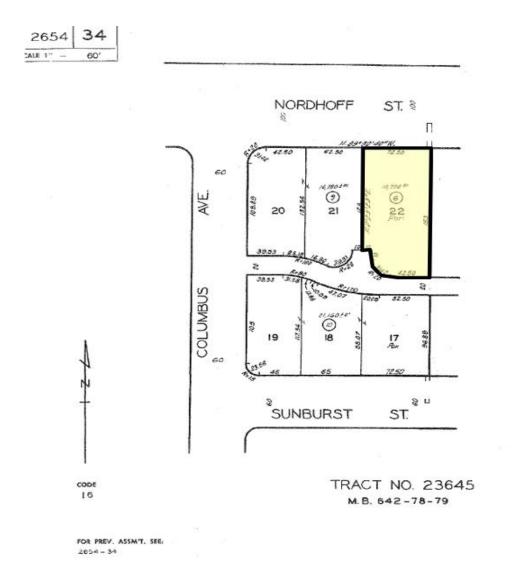


#### **AERIAL VIEW**





#### PARCEL MAP



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ASSESSOR'S MAP COUNTY OF LOS ANGELES, CALIF.

2.22.65

REVISED

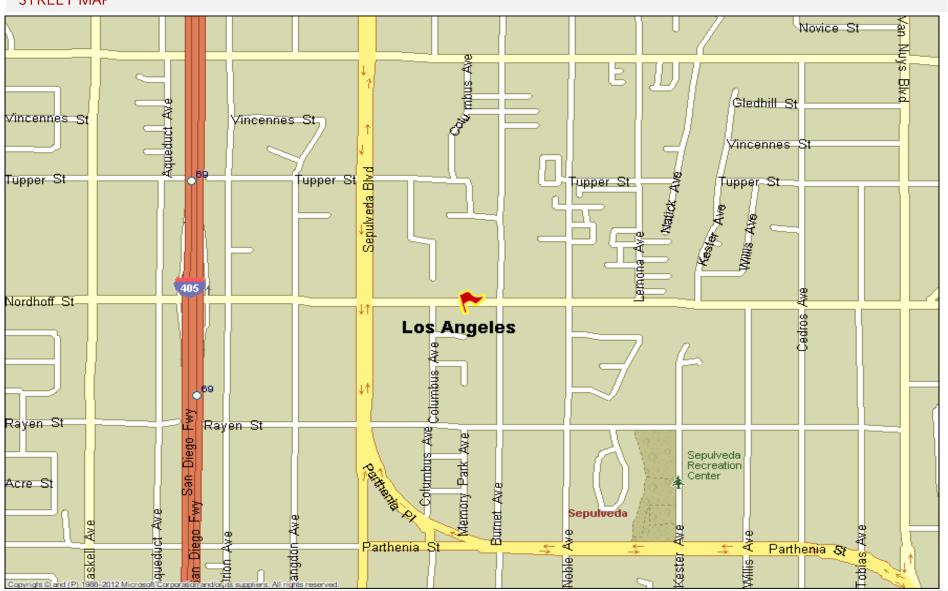
11-3+60

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STREET MAP



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