

For Sale - Garden apartment property San Fernando Valley

33 units 8030 Langdon Ave., Van Nuys, CA 91406

Located one block south of Roscoe, one block west of Sepulveda
APN: 2654-037-015

Price:	\$5,900,000	Cash or CTNL
Year built:	1970	33 one-bedrooms Most units are remodeled.
Parking spaces:	33	Value-add property. Upside in rents.
GRM:	11.6	Very well maintained 2-story building, central court yard, pool.
Price per unit:	\$178,800	Steady rental demand. Building runs full most of the time.
Building sq. ft.:	19,998	Good roof, copper plumbing, newer water heaters.
Lot sq. ft.:	27,442	Seismic reinforcement completed. New paving on driveway-parking area.
Zone:	R3	See by appointment only.

Projected annual operating information

	<u>Current</u>	<u>Market</u>
Gross scheduled income:	\$508,570	562,870
Less vacancy (3%)	-15,260	-16,890
Effective gross income:	493,310	545,980
Less expenses (50%)	-254,395	-253,300
Net operating income:	238,915	292,680

Scheduled income

units	bdrms/ baths	current av. rents	current income	market income
33 -1 bedrooms	1+1	\$1,268	\$41,844	\$46,354
laundry			552	552
Scheduled monthly income:			\$42,396	\$46,906
Scheduled annual income:			\$508,752	\$562,872

Estimated annual expenses

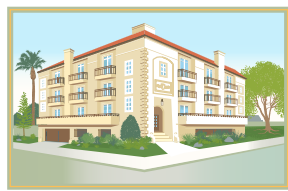
Taxes 1.10%	70,345
Insurance	32,080
Water & power	56,072
Gas	10,840
Gardening	2,427
Trash	11,775
Pest control	1,140
Maintenance 7%	35,500
Management 3.5%	17,800
Res. Manager	16,416
Total est. expenses:	<u>254,395</u>

Separately metered electricity. Master metered gas.

Expenses per unit \$7,709

The above information is believed reliable, but is presented without assurances of accuracy or sufficiency. Buyer must make their own independent investigation of the property, title, tenants, rental agreements, income & expenses, estimates/projections, zoning, city and county compliance, rent control, etc. The property is subject to change, prior sale, or removal from the market. All references to square feet are approximate.

TIERRA
PROPERTIES, inc.



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8030 Langdon Ave., Van Nuys, CA 91406

33 units, built 1970

September 2024

Rent Roll

unit	tenant	type	current rent	market rent	security deposits	move-in	last increase	next increase
1		1+1	\$1,448.14	\$1,448.14	\$1,375.00	2/8/23	5/1/24	4/30/25
2		1+1	1,327.40	1,395.00	1,200.00	10/1/18	2/1/24	1/31/25
3		1+1	1,176.80	1,395.00	500.00	11/30/13	2/1/24	1/31/25
4		1+1	1,364.15	1,395.00	1,295.00	1/1/22	2/1/24	1/31/25
5		1+1	1,448.14	1,448.14	1,375.00	12/1/22	2/1/24	1/31/25
6	manager	1+1	1,368.14	1,395.00	0.00	5/15/13	2/1/25	1/31/25
7		1+1	1,087.62	1,395.00	500.00	10/1/13	10/1/19	12/1/24
8		1+1	1,364.15	1,395.00	1,295.00	4/1/20	2/1/24	1/31/25
9		1+1	1,364.15	1,395.00	1,295.00	10/1/20	2/1/24	1/31/25
10		1+1	1,364.15	1,395.00	1,295.00	5/4/19	2/1/24	1/31/25
11		1+1	1,364.12	1,395.00	1,942.50	1/12/20	2/1/24	1/31/25
12		1+1	1,448.19	1,448.19	2,062.50	5/1/23	5/1/24	6/30/25
14		1+1	1,364.15	1,395.00	1,295.00	11/1/19	2/1/24	1/31/25
15		1+1	1,177.28	1,395.00	1,050.00	7/1/15	2/1/24	1/31/25
16		1+1	1,208.33	1,395.00	1,050.00	10/1/17	2/1/24	1/31/25
17		1+1	1,379.44	1,395.00	1,375.00	5/1/24	5/1/24	4/30/25
18		1+1	1,172.91	1,395.00	500.00	9/1/12	2/1/24	1/31/25
19		1+1	1,327.36	1,395.00	2,400.00	9/1/18	2/1/24	1/31/26
20		1+1	1,448.14	1,448.14	1,375.00	5/1/23	5/1/24	4/30/25
21		1+1	1,137.90	1,395.00	500.00	1/13/14	2/1/24	1/31/25
22		1+1	1,364.12	1,395.00	1,295.00	11/6/21	2/1/24	1/31/25
23		1+1	1,177.27	1,395.00	950.00	7/1/15	2/1/24	1/31/25
24		1+1	1,448.14	1,448.14	1,375.00	1/1/23	2/1/24	1/31/25
25		1+1	1,448.12	1,448.12	2,062.50	1/6/23	2/1/24	1/31/25
26		1+1	1,327.40	1,395.00	1,200.00	7/16/18	2/1/24	1/31/25
27		1+1	1,219.27	1,395.00	995.00	10/1/16	2/1/24	1/31/25
28		1+1	1,172.95	1,395.00	500.00	9/1/12	2/1/24	1/31/25
29		1+1	1,203.35	1,395.00	1,025.00	9/4/17	2/1/24	1/31/25
30		1+1	1,172.95	1,395.00	500.00	10/1/12	2/1/24	1/31/25
31	vacant	1+1	0.00	1,395.00	0.00			
32		1+1	1,379.44	1,395.00	1,375.00	7/1/24	7/1/24	6/30/25
33		1+1	1,356.44	1,395.00	0.00	3/15/23	4/1/24	4/30/25
34		1+1	1,219.27	1,395.00	995.00	9/1/16	2/1/24	1/31/25
	laundry		552.00	552.00	389.00			
	monthly total		\$42,381.38	\$46,905.87	\$36,341.50			
	yearly total		\$508,576.56	\$562,870.44				

33 Units - 8030 Langdon Ave., Van Nuys, CA 91406



Building front



Front & yard



Courtyard



Courtyard, deck & pool



Parking, retrofit complete