

13277 MACLAY ST

SAN FERNANDO, CA 91340

10-UNIT APARTMENTS FOR SALE



Vijay Sharma, MBA

REALTOR®
DRE# 01214274

(661) 310-5458
MYREALTORVIJAY@GMAIL.COM



kww VIP PROPERTIES
KELLERWILLIAMS. REALTY

26650 THE OLD RD SUITE 360,
VALENCIA, CA 91355



INVESTMENT SUMMARY

PURCHASE PRICE

\$1,800,000

UNITS

10

CAP RATE (CURRENT)

5.61%

CAP RATE (PRO FORMA)

8.63%

NET OPERATING INCOME

\$101,042

PROPERTY DETAILS

Address	13277 MacLAY St San Fernando, CA 91340
Units	10 - 1 Bed / 1 Bath
Average Unit Size	± 560 SF
Parking	10 Spaces
Building Size	5,600 SF
Lot Size	8,085 SF (0.19 AC)
Price/SF	\$321
Price Per Unit	\$180,000
Zoning	LAC2
Year Built	1954
APN	2513-021-025



PROPERTY HIGHLIGHTS

- All units are 1-Bedroom/1 Bath
- Building size is 5,600 sft
- Attractive price point--Offered at \$1,800,000
- Implement RUBS program
- Walk score 71
- High rental demand area
- Assigned parking and secured entry
- Upside in rents
- Close to freeways, schools, and the revitalized San Fernando downtown district.

FINANCIALS

PURCHASE PRICE	\$1,800,000
CAP RATE (CURRENT)	5.61%

DEAL METRICS	CURRENT	PRO FORMA
Cap Rate	5.61%	8.63%
GRM	10.59	8.33

INCOME		
Gross Monthly Income	\$14,170	\$18,000
Gross Annual Income	\$170,040	\$216,000
Estimated Operating Expenses	\$68,998	\$60,598
NET OPERATING INCOME	\$101,042	\$155,402

OPERATING EXPENSES		
Property Tax	\$21,600	\$21,600
Insurance	\$9,192	\$9,192
Trash	\$13,056	\$13,056
LADWP	\$20,400	\$12,000*
Maintenance	\$4,750	\$4,750*
TOTAL OPERATING EXPENSES	\$68,998	\$60,598

*Estimated



RENT ROLL

Unit	BD/BA	Avg Size	Current Rent / Month	Current Rent / SF	Pro Forma Rent / Month	Pro Forma Rent / SF
#1	1/1	560	\$1,390	\$2.48	1800	\$3.21
#2	1/1	560	\$1,510	\$2.70	1800	\$3.21
#3	1/1	560	\$1,330	\$2.38	1800	\$3.21
#4	1/1	560	\$1,720	\$3.07	1800	\$3.21
#5	1/1	560	\$1,510	\$2.70	1800	\$3.21
#6	1/1	560	\$1,110	\$1.98	1800	\$3.21
#7	1/1	560	\$1,520	\$2.71	1800	\$3.21
#8	1/1	560	\$1,650	\$2.95	1800	\$3.21
#9	1/1	560	\$1,270	\$2.27	1800	\$3.21
#10	1/1	560	\$1,160	\$2.07	1800	\$3.21
Total			\$14,170	\$2.53 Avg.	\$18,000	\$3.21 Avg.

Monthly Income	\$14,170	\$18,000
Annual Income	\$170,040	\$216,000

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



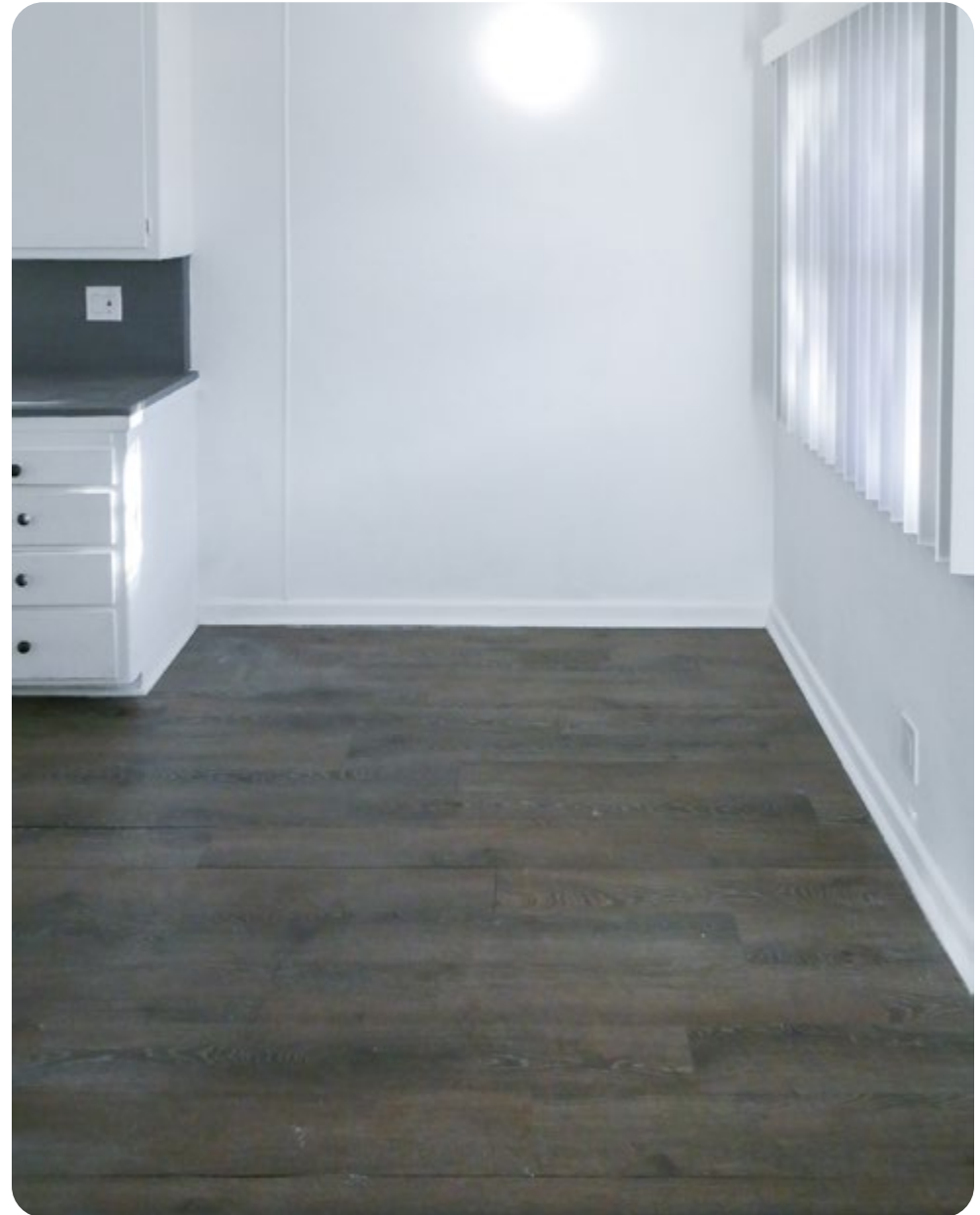
PROPERTY PHOTOS



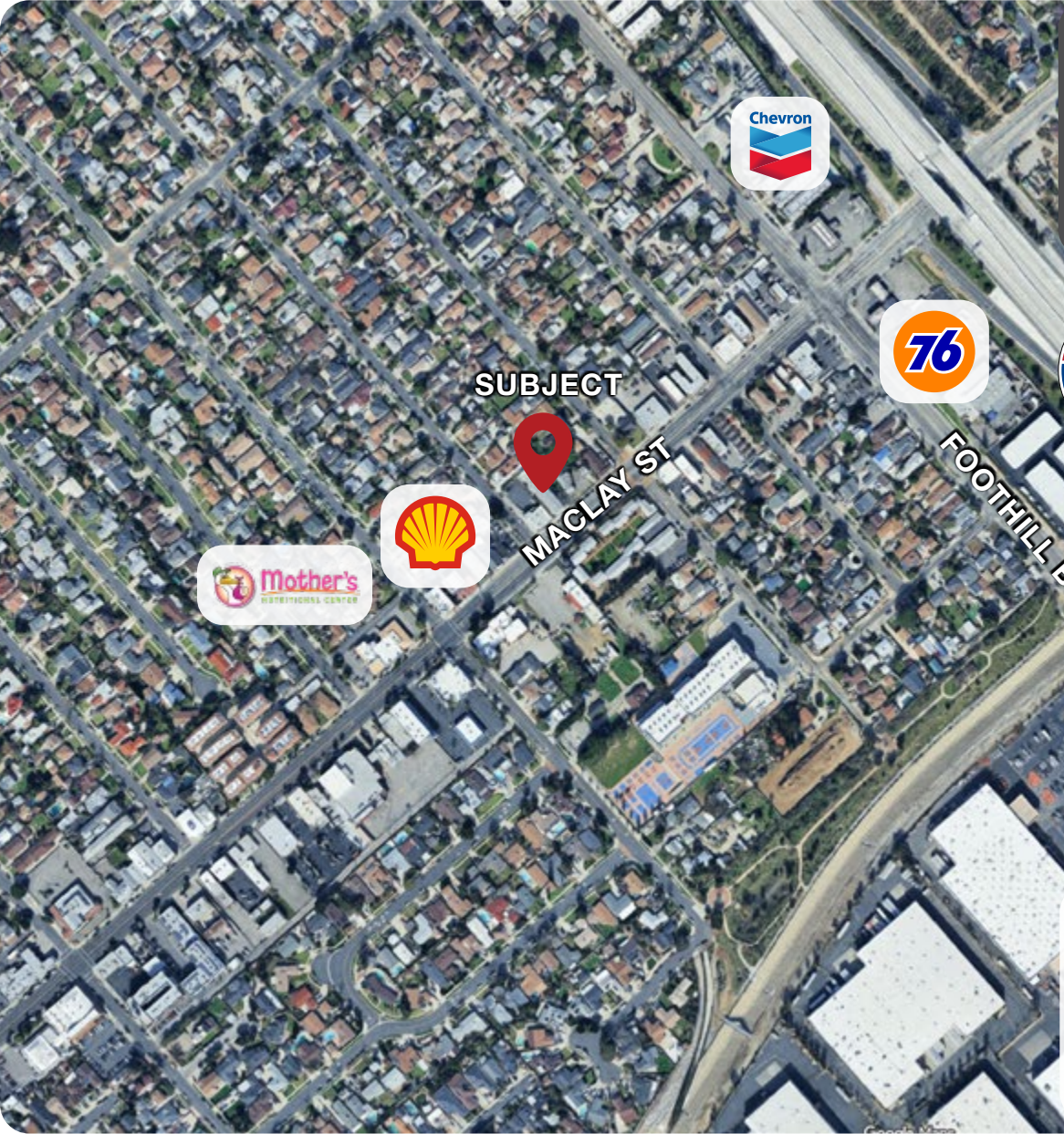
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



Chevron

76

Shell

Mother's


SUBJECT

MACLAY ST

FOOTHILL BLVD

INTERSTATE CALIFORNIA 210

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population (2024)	25,625	168,510	324,266
Households	6,328	41,891	84,703
Median Income	\$88,662	\$74,550	\$78,867



target

THE HOME DEPOT

McDonald's

TACO BELL

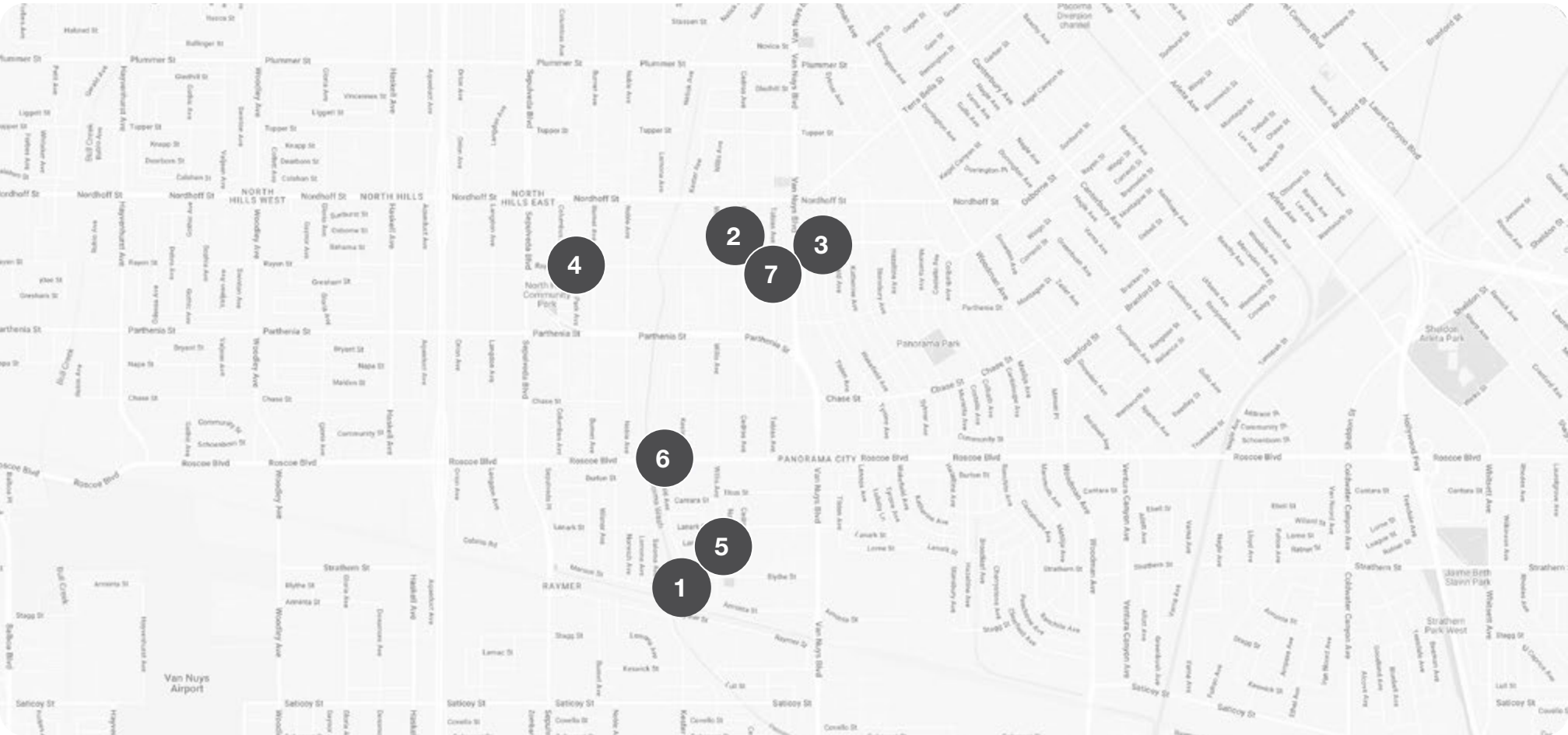
KFC

Pollo Loco

Jersey Mike's Subs

Starbucks

Waba Grill



	Sold Date	Address	Unit Count	Sale Price	Bld Sqft	Land Sqft	Price Per Unit	Year Built
1	2/14/2025	7910 Brimfield Ave	14	\$2,120,000	9094	10913	\$151,429	1,960
2	8/19/2025	935 Cedros Ave	18	\$3,150,000	15630	25545	\$175,000	1,976
3	2/19/2025	8924 Van Nuys Blvd	18	\$3,025,000	15670	14565	\$168,056	1960
4	11/1/2024	15234 Rayen St	6	\$1,050,000	4316	6898	\$175,000	1955
5	11/26/2024	7961 Willis Ave	19	\$3,150,000	15621	18218	\$165,789	1966
6	4/5/2024	14924 Rosco Blvd	17	\$3,590,000	13422	17071	\$211,176	1963
7	9/27/2024	8916 Tobias Ave.	7	\$1,325,000	7,398	9,154	\$189,286	1,961

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