

# 7454 Canby Ave

RESEDA, CA



## PRICE:

\$1,749,000

## INVESTMENT HIGHLIGHTS:

- Great Reseda Location
- Nearby Shopping/Transit
- Rental Upside
- Unit Mix: 1-Single | 5-1+1 | 3-2+1
- On-Site Parking
- On-Site Laundry
- Individually Metered for Gas & Electric
- Short Distance To CA-101 & I-405 Freeways

**apla**GROUP

### PRESENTED BY:

#### MICHAEL PESCI

VP OF INVESTMENTS  
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VP OF INVESTMENTS  
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#### BRANDON VALLE

INVESTMENT ASSOCIATE  
BRE # 02225405  
(818) 849-9066  
BRANDON@APLAGROUP.COM

# 9 UNITS ON CANBY AVE

## INVESTMENT SUMMARY

Price:		\$1,749,000
Down Payment:	40%	\$699,600
Units:		9
Cost per Unit:		\$194,333
Current GRM:		11.06
Current CAP:		5.47%
Market GRM:		8.03
Market CAP:		8.64%
Age:		1962
Lot SF:		8,507
Building SF:		6,784
Price per SF:		\$257.81
Zoning:		LAR3



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## PROPOSED FINANCING

First Loan Amount:		\$1,049,400
Terms:	6.00%	30 Years (5-Year Fix)
Monthly Payment:		\$6,353

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$158,112		\$219,240	
Less Vacancy Rate Reserve:	4,743	3.0%	6,534	3.0%
Gross Operating Income:	153,369		211,266	
Less Expenses:	57,756	36.5%	60,072	27.6%
Net Operating Income:	\$95,612		\$151,194	
Less Loan Payments:	76,238	1.25	76,238	
Pre-Tax Cash Flow:	\$19,374	2.8%	\$74,956	10.7%
Plus Principal Reduction:	12,885		12,885	
Total Return Before Taxes:	\$32,259	4.6%	\$87,841	12.6%

## PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Single	\$1,157	\$1,157	\$1,700	\$1,700
5	1+1	\$1,568	\$7,842	\$1,850	\$9,250
3	2+1	\$1,392	\$4,177	\$2,400	\$7,200
Total Scheduled Rent:			\$13,176		\$18,150
Laundry:			\$120		\$120
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$13,296		\$18,270
Annual Scheduled Gross Income:			\$159,552		\$219,240

## ESTIMATED EXPENSES

Taxes: (new)	\$21,863
Insurance:	\$8,819
Utilities:	\$13,500
Maintenance:	\$6,135
Rubbish:	\$3,240
Reserves:	\$1,800
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
<b>Total Expenses:</b>	<b>\$57,756</b>
Per SF:	\$8.51
Per Unit:	\$6,417

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.

## MICHAEL PESCI, JAMES ANTONUCCI, & BRANDON VALLE

VP OF INVESTMENTS, VP OF INVESTMENTS, & INVESTMENT ASSOCIATE  
 BRE # 01274379, BRE # 01822661, & BRE # 02225405  
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### RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		2+1	\$1,519	\$2,400
2		1+1	\$1,821	\$1,850
3	VACANT	1+1	\$1,850	\$1,850
4		2+1	\$1,137	\$2,400
5		2+1	\$1,521	\$2,400
6		1+1	\$1,648	\$1,850
7		1+1	\$1,046	\$1,850
8		1+1	\$1,477	\$1,850
9		Single	\$1,157	\$1,700
<b>TOTAL:</b>			<b>\$13,176</b>	<b>\$18,150</b>

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## PHOTOS



**MICHAEL PESCI, JAMES ANTONUCCI, & BRANDON VALLE**

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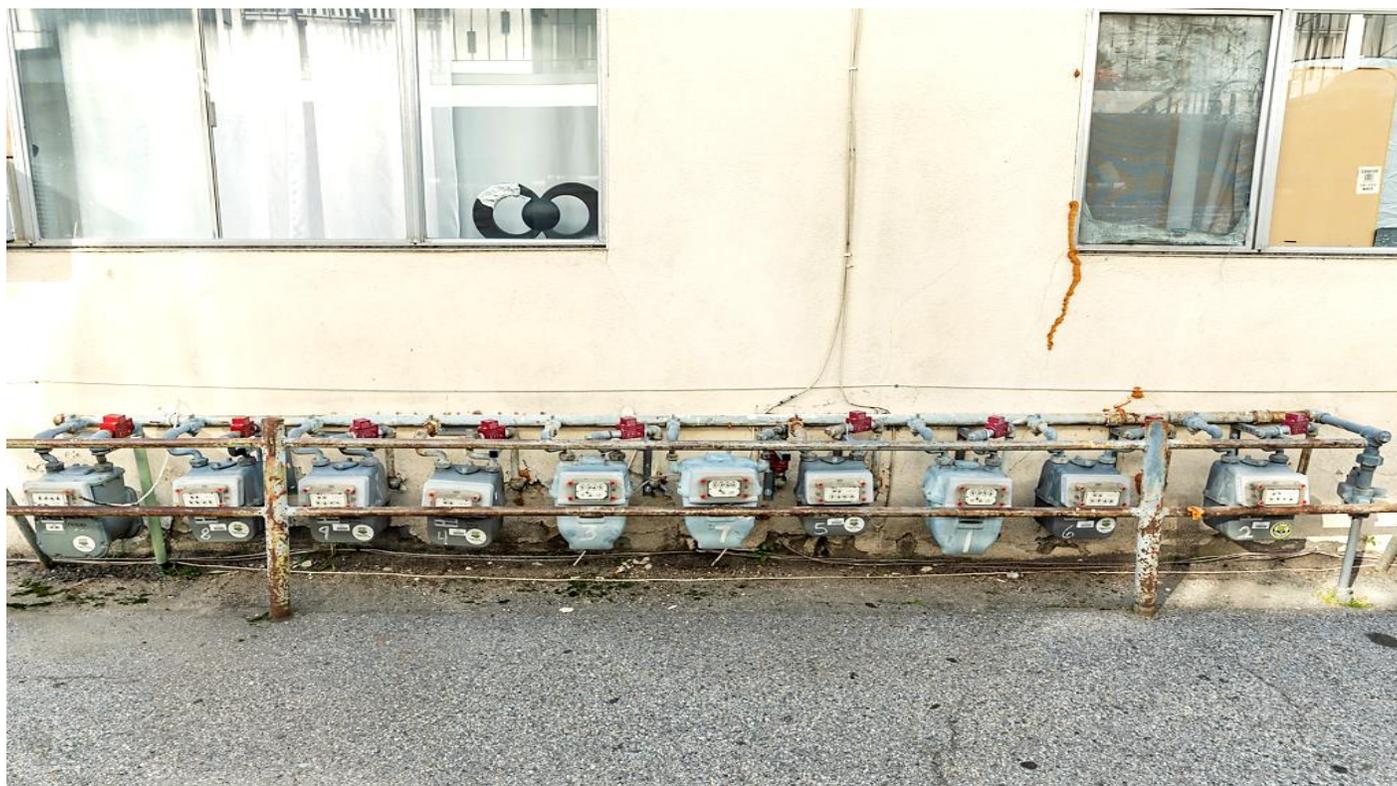
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AERIAL VIEW



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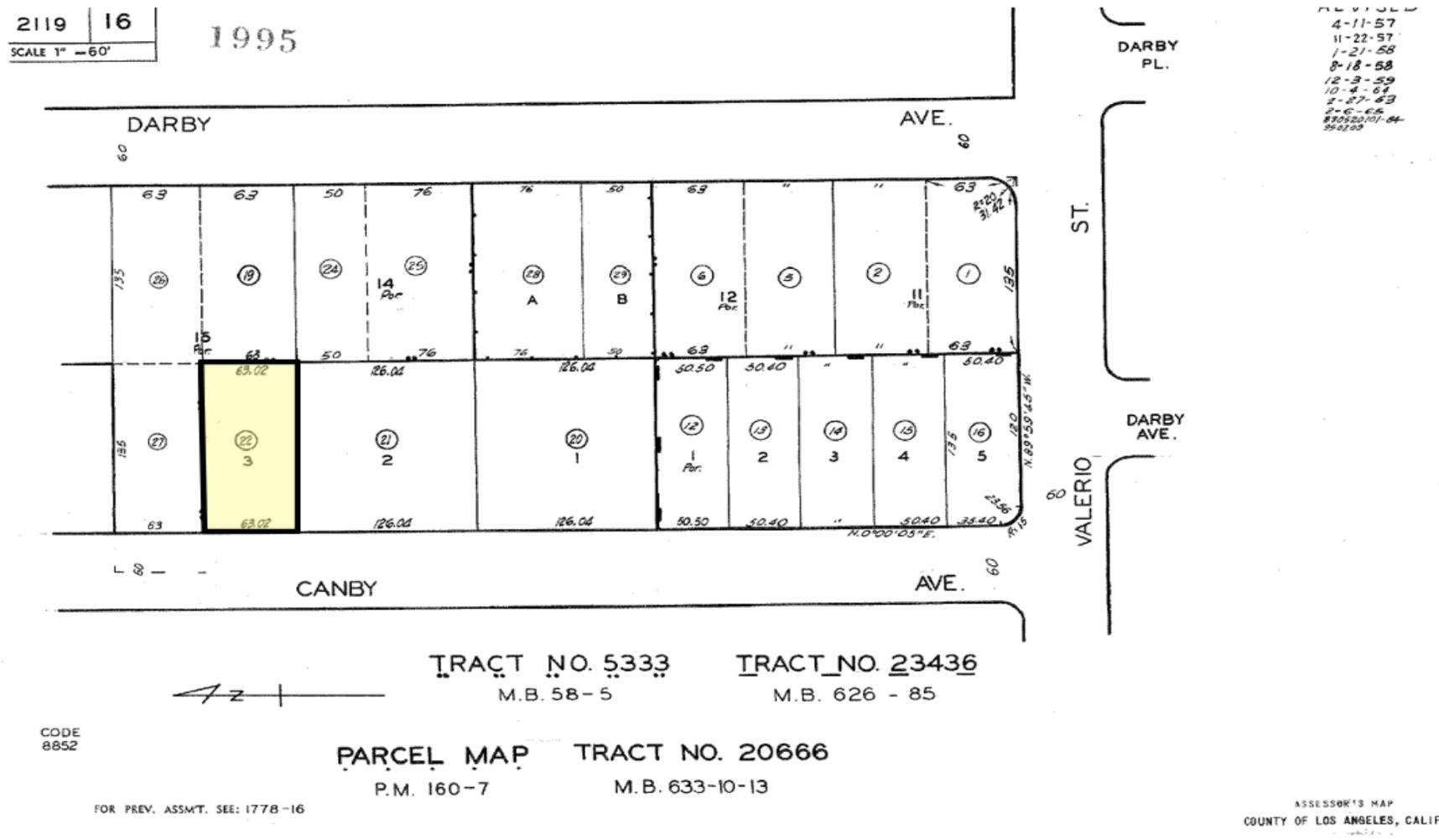
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PARCEL MAP



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## STREET MAP



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## AMENITY MAP



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