

21825 - 21835 Nordhoff Street

CHATSWORTH, CA



PRICE:

\$4,600,000

INVESTMENT HIGHLIGHTS:

- Prime Chatsworth Location
- Corner lot
- Ample On-Site Parking
- Owner/User Opportunity
- Easy Access To CA-118 & CA-101 Freeway
- Large Lot Approximately 21,463 SqFt
- Great Exposure On Nordhoff St
- Property To Be Delivered Vacant

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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

WAREHOUSE ON NORDHOFF STREET

INVESTMENT SUMMARY

Price:		\$4,600,000
Down Payment:	58%	\$2,668,000
Units:		1
Cost per Unit:		
Current CAP:		5.20%
Market CAP:		5.20%
Age:		1981
Lot SF:		21,463
Building SF:		16,055
Price per SF:		\$286.52
Zoning:		LAMR2



Fenced/Secure Lot
Value Add Opportunity
Property To Be Delivered Vacant
Orange Line Busway Nearby

PROPOSED FINANCING

First Loan Amount:		\$1,932,000
Terms:	6.75%	30 Years (5-Year Fix)
Monthly Payment:		\$12,531

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$336,000		\$336,000	
Less Vacancy Rate Reserve:	10,080	3.0%	10,080	3.0%
Gross Operating Income:	325,920		325,920	
Less Expenses:	86,592	25.8%	86,592	25.8%
Net Operating Income:	\$239,328		\$239,328	
Less Loan Payments:	147,948	1.62	147,948	
Pre-Tax Cash Flow:	\$91,381	3.4%	\$91,381	3.4%
Plus Principal Reduction:	23,722		23,722	
Total Return Before Taxes:	\$115,102	4.3%	\$115,102	4.3%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	Commercial	\$14,000	\$28,000	\$14,000	\$28,000
Total Scheduled Rent:			\$28,000		\$28,000
Common Area Maintenance:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$28,000		\$28,000
Annual Scheduled Gross Income:			\$336,000		\$336,000

ESTIMATED EXPENSES

Taxes: (new)	\$57,500
Insurance:	\$16,055
Utilities:	-
Maintenance:	\$13,037
Rubbish:	-
Reserves:	-
Landscaping:	-
Pest Control:	-
Total Expenses:	\$86,592
Per Net Sq. Ft.:	\$5.39
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 #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		Commercial	\$24,800	\$24,800
	Mezzanines	Commercial	\$3,200	\$3,200
TOTAL:			\$28,000	\$28,000

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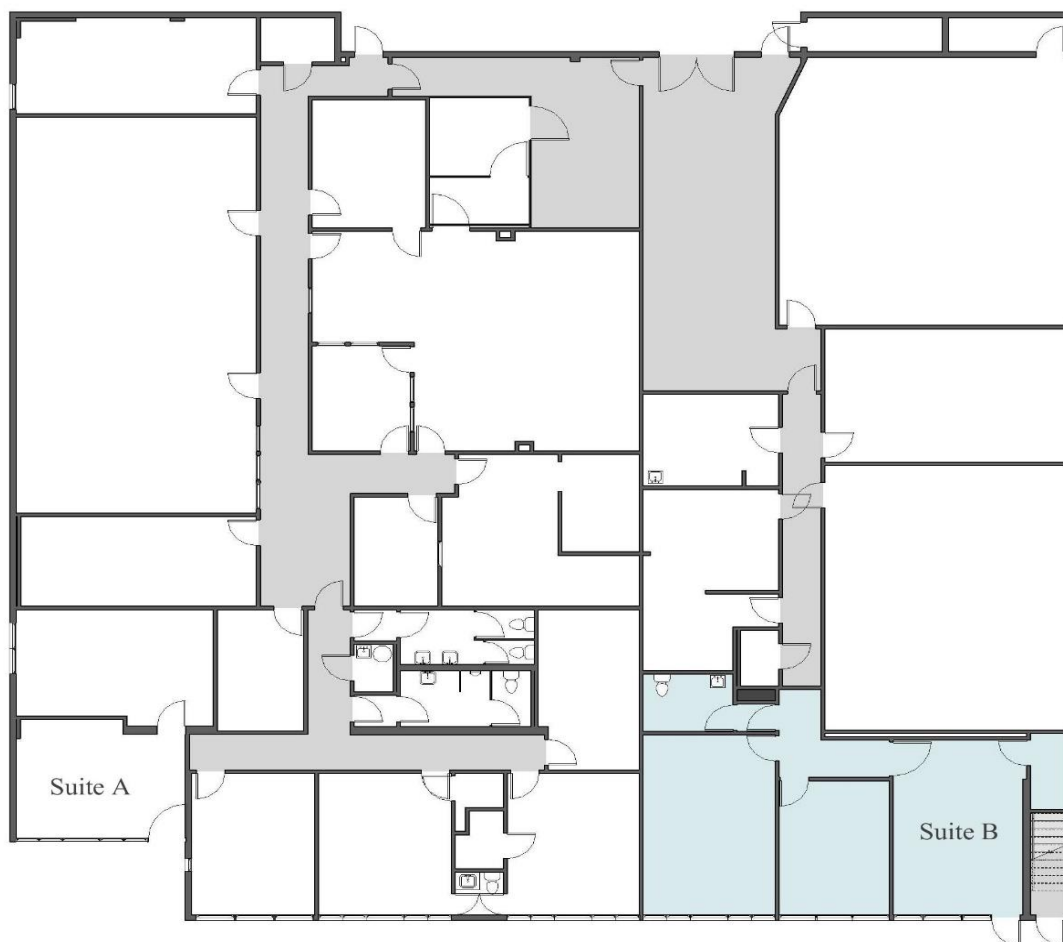


WAREHOUSE ON NORDHOFF STREET

FLOORPLAN

21825 Nordhoff Street | Chatsworth, CA 91311

Level 1



Presented By : Mike Pesci & James Antonucci | 213.820.1335 | mike@aplagroup.com | aplagroup.com

All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently flooran.com

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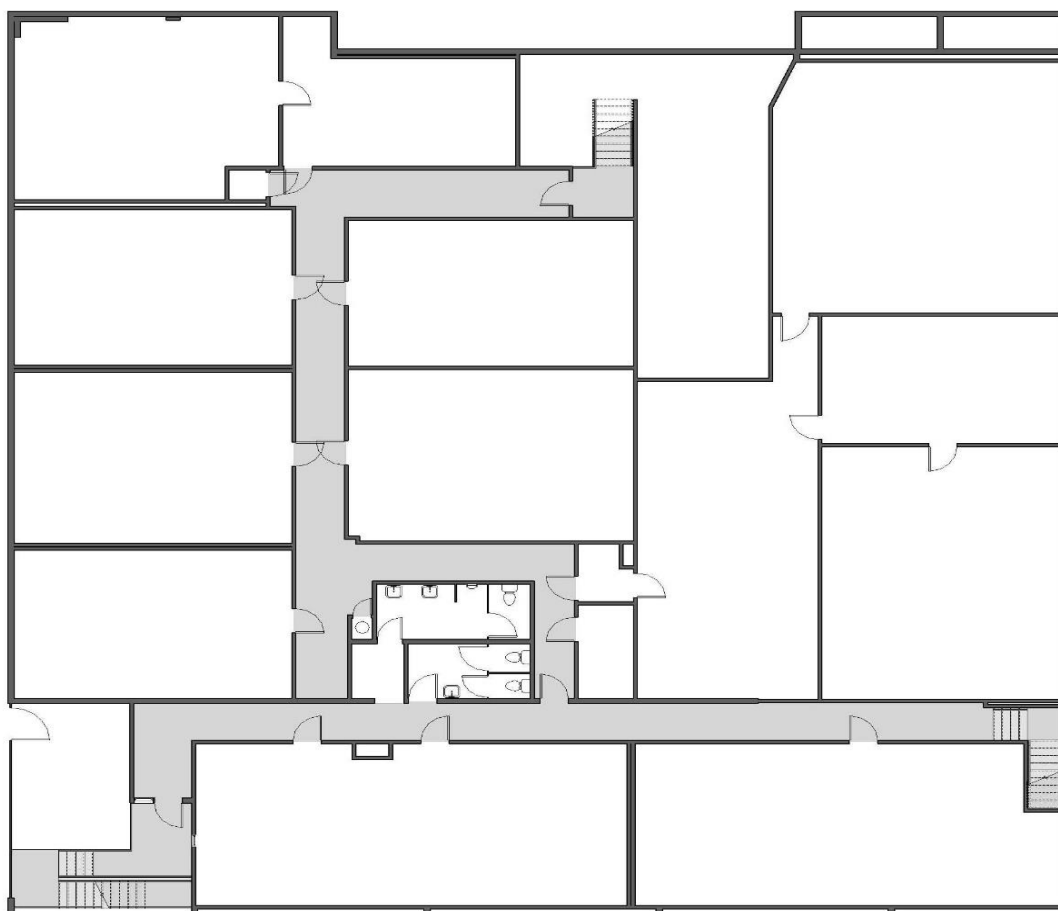
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WAREHOUSE ON NORDHOFF STREET

FLOORPLAN

21825 Nordhoff Street | Chatsworth, CA 91311

Suite A | Level 2



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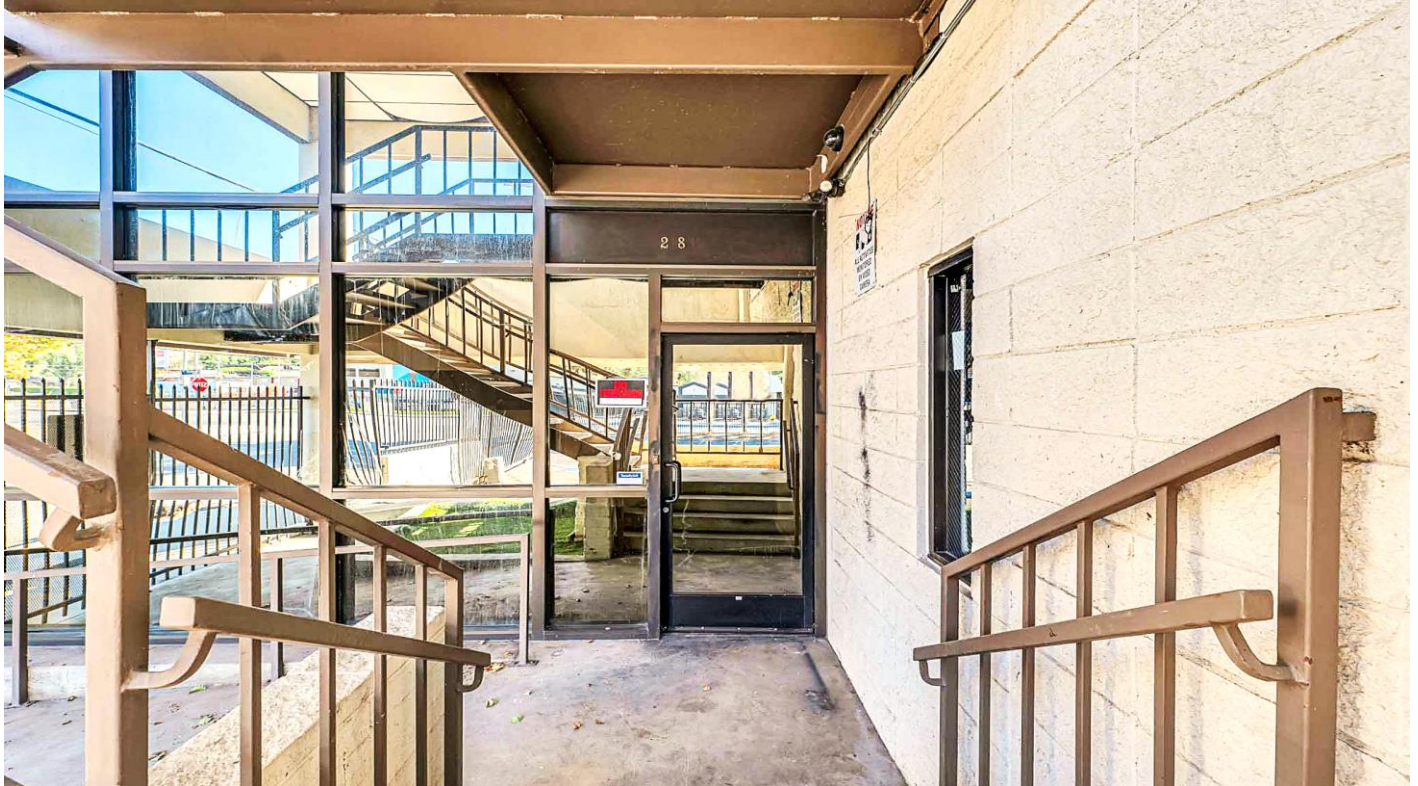
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PHOTOS



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WAREHOUSE ON NORDHOFF STREET

AERIAL VIEW



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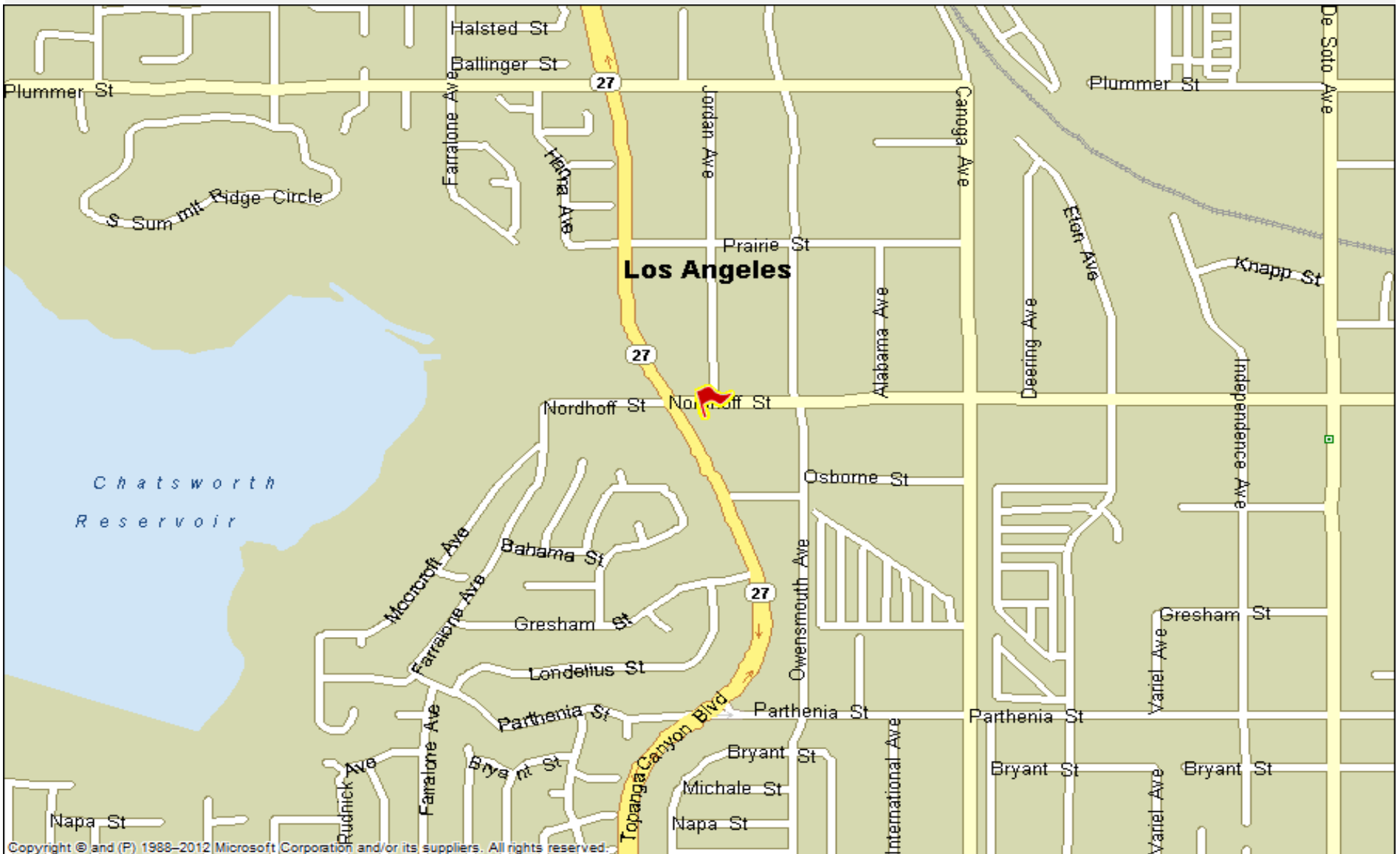
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WAREHOUSE ON NORDHOFF STREET

STREET MAP



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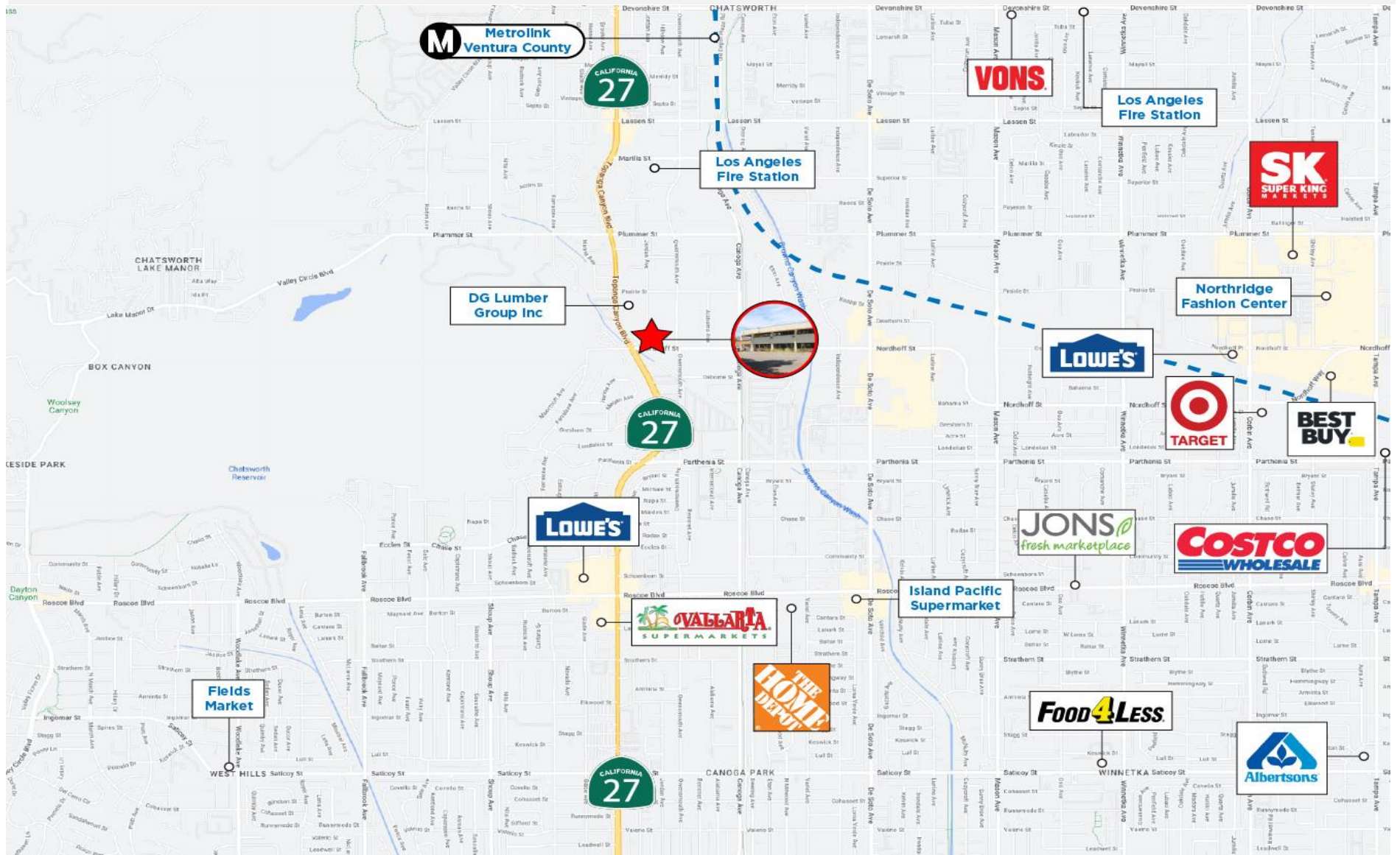
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WAREHOUSE ON NORDHOFF STREET

AMENITY MAP



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