

17945 Roscoe Blvd

NORTHRIDGE, CA



PRICE:

\$1,250,000

INVESTMENT HIGHLIGHTS:

- Great Northridge Location
- CSUN College Nearby
- 10.95 GRM & 5.56% Cap Rate
- Unit Mix: 4-1+1 | 1-2+1 | 1-3+2
- On-Site Parking & Laundry
- Short Distance To Northridge Fashion Center
- Individually Metered for Gas & Electric
- High Demand Rental Location

apla GROUP

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

6 UNITS ON ROSCOE BLVD

INVESTMENT SUMMARY

Price:		\$1,250,000
Down Payment:	40%	\$500,000
Units:		6
Cost per Unit:		\$208,333
Current GRM:		10.95
Current CAP:		5.56%
Market GRM:		8.43
Market CAP:		8.09%
Age:		1959
Lot SF:		7,319
Building SF:		4,962
Price per SF:		\$251.91
Zoning:		LAR3



Great Northridge Location
 Unit Mix: 4-1+1 | 1-2+1 | 1-3+2
 On-Site Parking & Laundry
 10.95 GRM & 5.56% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$750,000
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,663

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$114,147		\$148,200	
Less Vacancy Rate Reserve:	3,424	3.0%	4,446	3.0%
Gross Operating Income:	110,722		143,754	
Less Expenses:	41,264	36.2%	42,586	28.7%
Net Operating Income:	\$69,458		\$101,168	
Less Loan Payments:	55,952	1.24	55,952	
Pre-Tax Cash Flow:	\$13,506	2.7%	\$45,216	9.0%
Plus Principal Reduction:	8,787		8,787	
Total Return Before Taxes:	\$22,293	4.5%	\$54,003	10.8%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$1,401	\$5,605	\$1,800	\$7,200
1	2+1	\$1,653	\$1,653	\$2,350	\$2,350
1	3+2	\$2,254	\$2,254	\$2,800	\$2,800
Total Scheduled Rent:			\$9,512		\$12,350
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$9,512		\$12,350
Annual Scheduled Gross Income:			\$114,147		\$148,200

ESTIMATED EXPENSES

Taxes: (new)	\$15,625
Insurance:	\$6,451
Utilities:	\$9,000
Maintenance:	\$4,429
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$41,264
Per SF:	\$8.32
Per Unit:	\$6,877

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 #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$2,081	\$1,800
2	1+1	\$1,213	\$1,800
3	3+2	\$2,254	\$2,800
4	1+1	\$1,076	\$1,800
5	1+1	\$1,235	\$1,800
6	2+1	\$1,653	\$2,350
TOTAL:		\$9,512	\$12,350

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AERIAL VIEW



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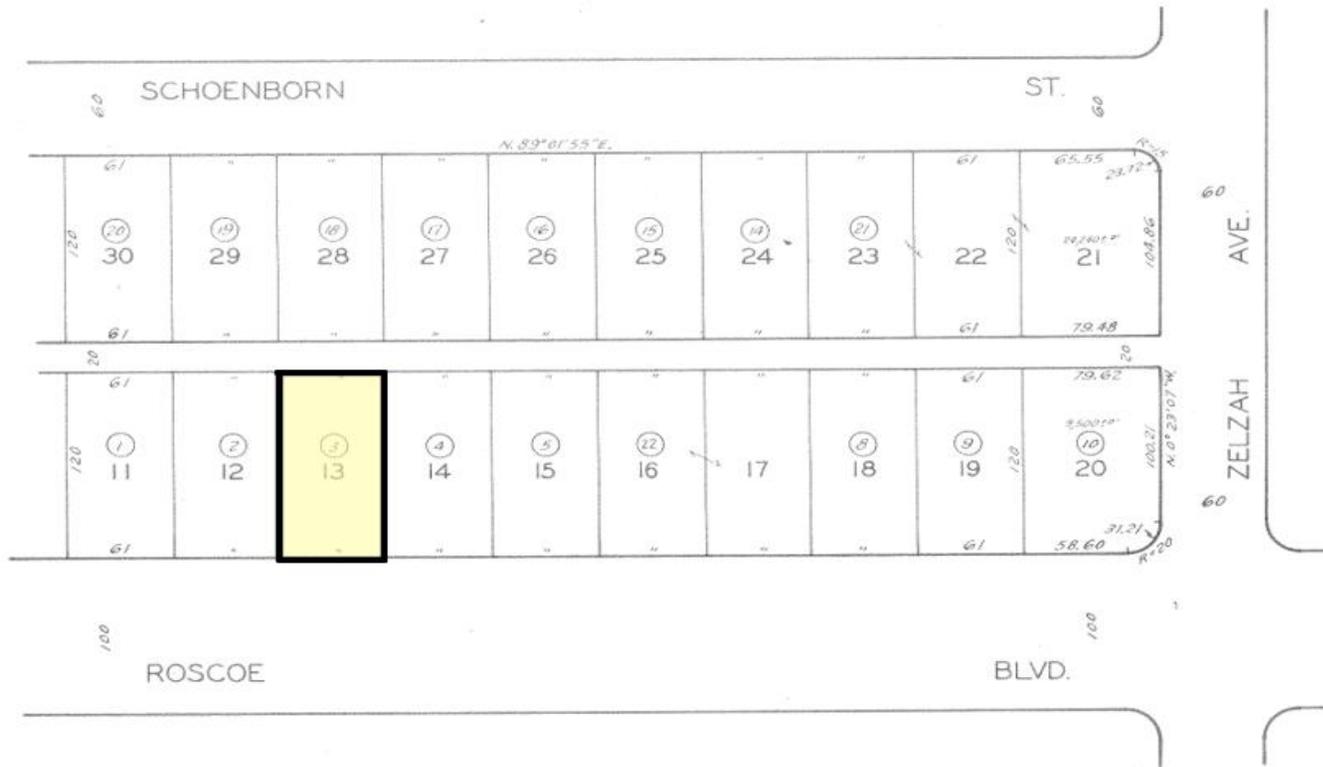
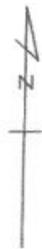
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PARCEL MAP

2787 | 7
SCALE 1" = 60'

E-22-65
REV. 1-26-5
2-8-67
1-6-62



CODE
16

TRACT NO. 14922
M.B. 535-12-13

FOR PREV. ASSMT. SEE: 2787-7

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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AMENITY MAP



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