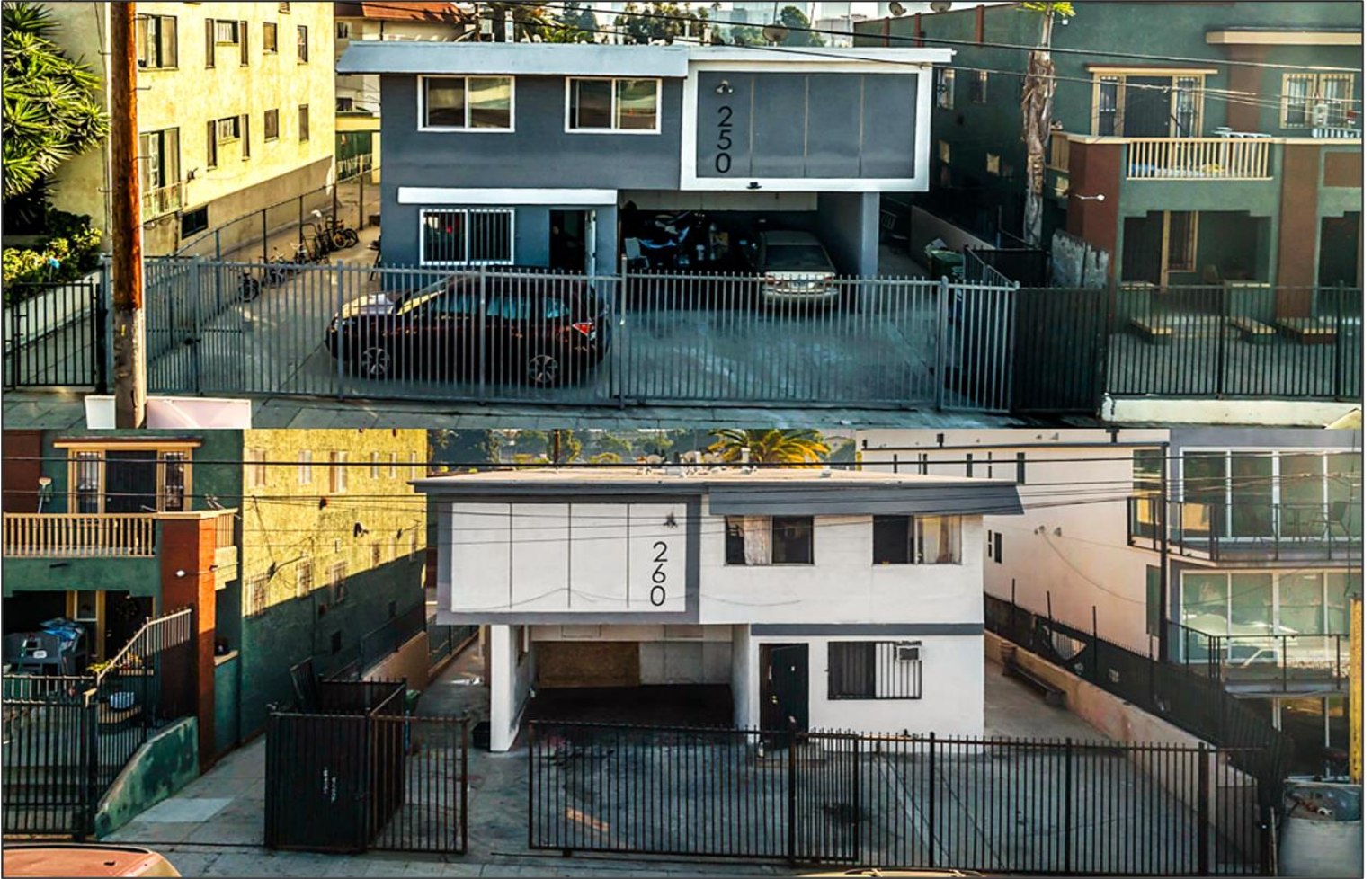


# 250 & 260 S. Union Ave

LOS ANGELES, CA



## PRICE:

\$3,600,000

## INVESTMENT HIGHLIGHTS:

- Unit Mix: 2-Single | 14-2+1 | 4-1+1
- Potential ADU Opportunity
- On-Site Parking & Laundry
- Nearby Shopping/Transit Access
- Individually Metered For Gas & Electric
- New Roof In 2023
- Soft Story Retrofit Completed
- Great Los Angeles Location

**apla**GROUP

### KW COMMERCIAL

4605 LANKERSHIM BLVD  
SUITE #635  
TOLUCA LAKE, CA 91602

### PRESENTED BY:

#### MICHAEL PESCI

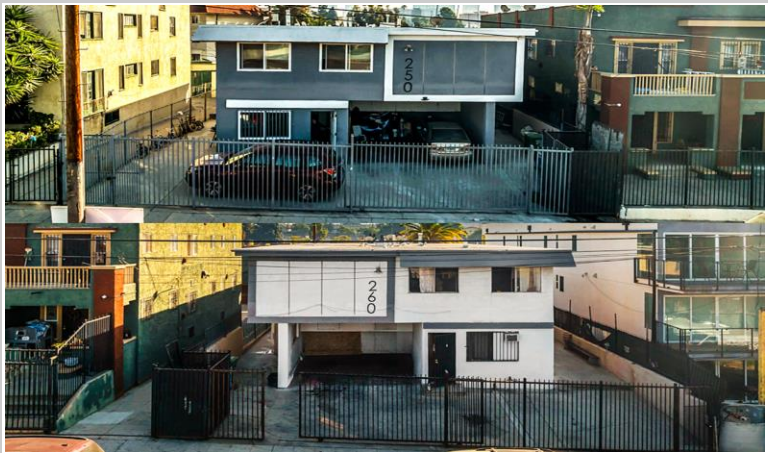
VP OF INVESTMENTS  
BRE # 01274379  
(818) 432-1627  
MIKE@APLAGROUP.COM

#### JAMES ANTONUCCI

VP OF INVESTMENTS  
BRE # 01822661  
(818) 432-1513  
JAMES@APLAGROUP.COM

# 250 & 260 S. UNION AVE

INVESTMENT SUMMARY		
Price:		\$3,600,000
Down Payment:	40%	\$1,440,000
Units:		20
Cost per Unit:		\$180,000
Current GRM:		9.58
Current CAP:		6.39%
Market GRM:		6.91
Market CAP:		9.98%
Age:		1963 & 1964
Lot SF:		14,020
Building SF:		14,080
Price per SF:		\$255.68
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$2,160,000
Terms:	6.40%	30 Years (5-Year Fix)
Monthly Payment:		\$13,641

Unit Mix: 2-Single | 14-2+1 | 4-1+1  
 Potential ADU Opportunity  
 Individually Metered For Gas & Electric  
 9.58 GRM & 6.39% Cap Rate

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$375,702		\$522,600	
Less Vacancy Rate Reserve:	11,271	3.0%	15,624	3.0%
Gross Operating Income:	364,431		505,176	
Less Expenses:	134,566	35.8%	145,826	28.0%
Net Operating Income:	\$229,864		\$359,350	
Less Loan Payments:	163,696	1.40	163,696	
Pre-Tax Cash Flow:	\$66,168	4.6%	\$195,654	13.6%
Plus Principal Reduction:	24,600		24,600	
Total Return Before Taxes:	\$90,769	6.3%	\$220,254	15.3%

## PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	Single	\$1,238	\$2,477	\$1,500	\$3,000
4	1+1	\$1,678	\$6,711	\$1,700	\$6,800
14	2+1	\$1,580	\$22,121	\$2,400	\$33,600
Total Scheduled Rent:			\$31,308		\$43,400
Laundry:			\$150		\$150
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$31,458		\$43,550
Annual Scheduled Gross Income:			\$377,502		\$522,600

## ESTIMATED EXPENSES

Taxes: (new)	\$45,000
Insurance:	\$16,896
Utilities:	\$30,816
Maintenance:	\$18,222
Rubbish:	\$7,200
Reserves:	\$4,000
Landscaping:	\$900
Pest Control:	\$600
Off-Site Mgmt:	\$10,933
<b>Total Expenses:</b>	<b>\$134,566</b>
Per SF:	\$9.56
Per Unit:	\$6,728

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**  
 VP OF INVESTMENTS & VP OF INVESTMENTS  
 BRE # 01274379 & BRE # 01822661  
 (818) 432-1627 & (818) 432-1513



## RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Single	\$1,500	\$1,500
2	2+1	\$1,278	\$2,400
3	2+1	\$1,279	\$2,400
4	1+1	\$2,080	\$1,700
5	2+1	\$1,008	\$2,400
6	2+1	\$2,860	\$2,400
7	2+1	\$1,769	\$2,400
8	2+1	\$1,429	\$2,400
9	1+1	\$1,736	\$1,700
10	2+1	\$995	\$2,400
11	Single	\$977	\$1,500
12	2+1	\$1,041	\$2,400
13	2+1	\$2,167	\$2,400
14	1+1	\$1,897	\$1,700
15	2+1	\$1,282	\$2,400
16	2+1	\$1,721	\$2,400
17	2+1	\$1,924	\$2,400
18	2+1	\$1,788	\$2,400
19	1+1	\$998	\$1,700
20	2+1	\$1,579	\$2,400
TOTAL:		\$31,308	\$43,400

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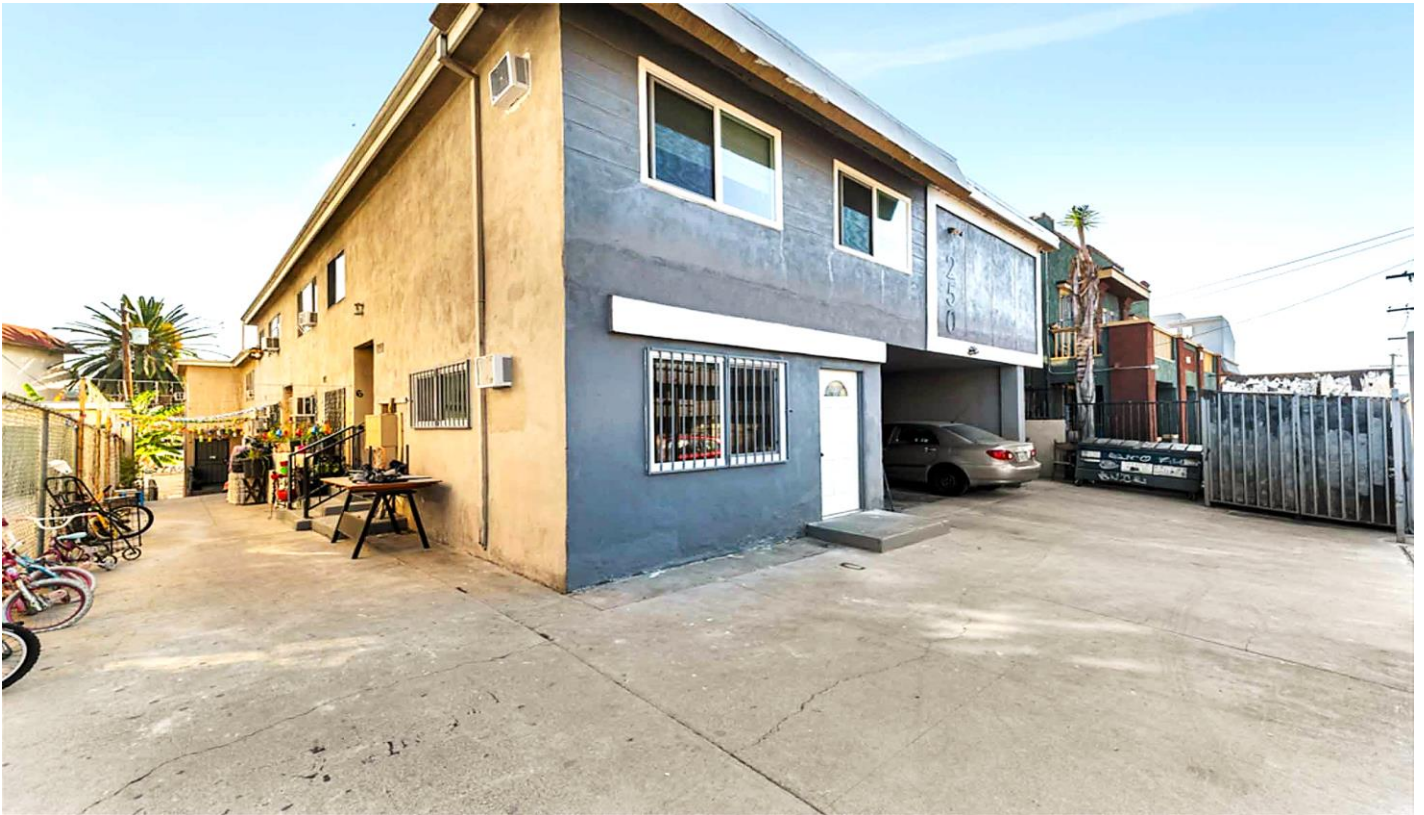
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250 & 260 S. UNION AVE

PHOTOS



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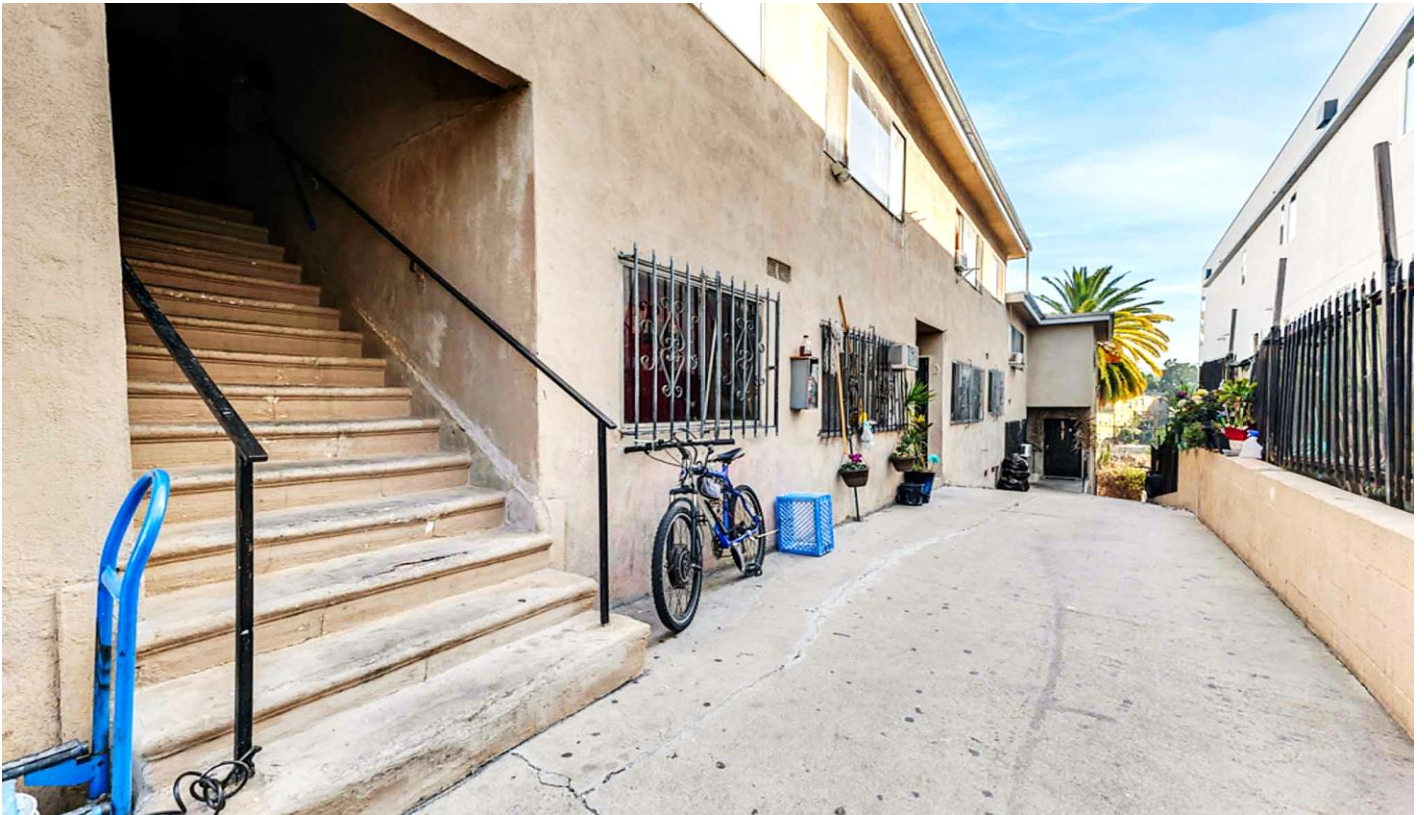
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AERIAL VIEW



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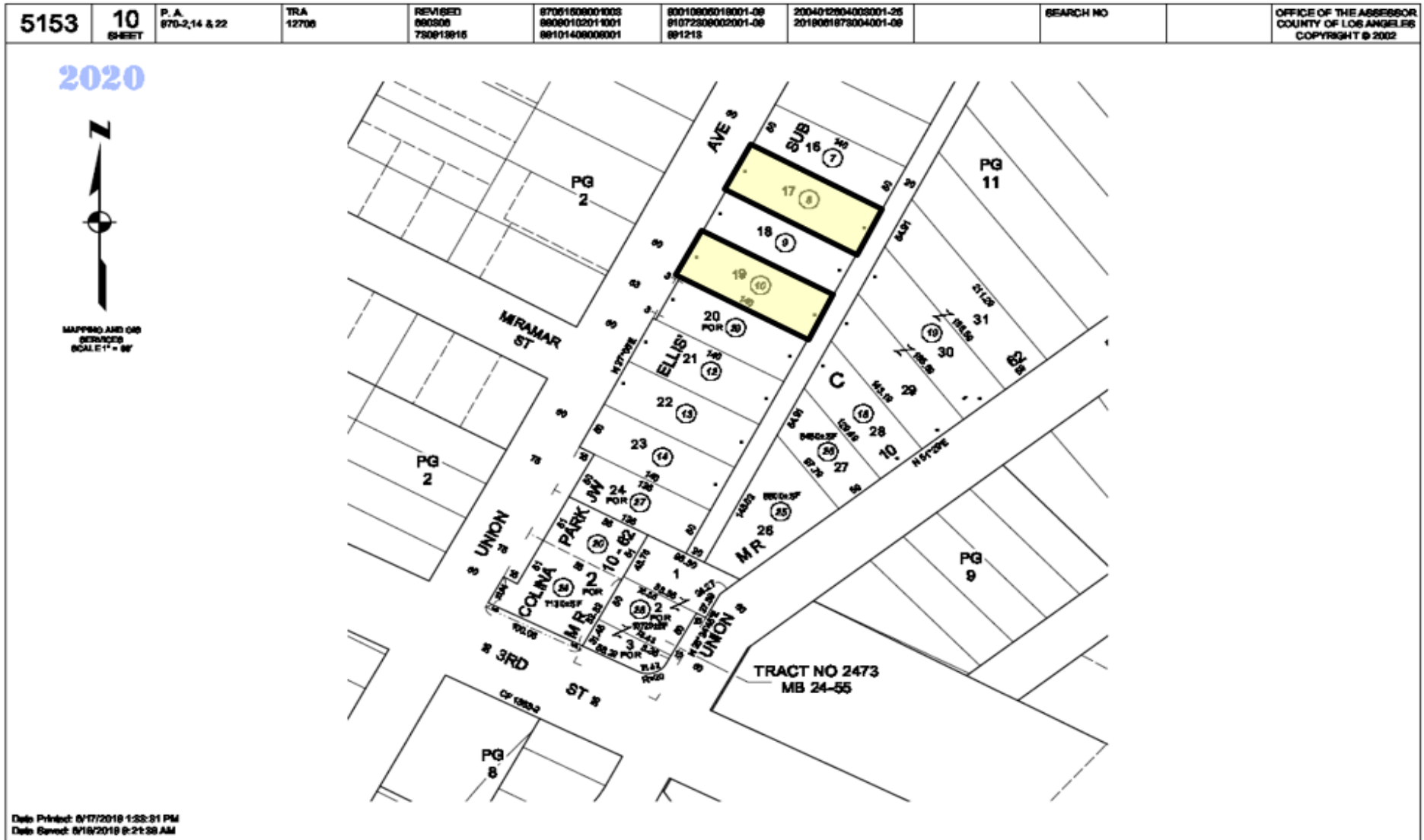
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PARCEL MAP

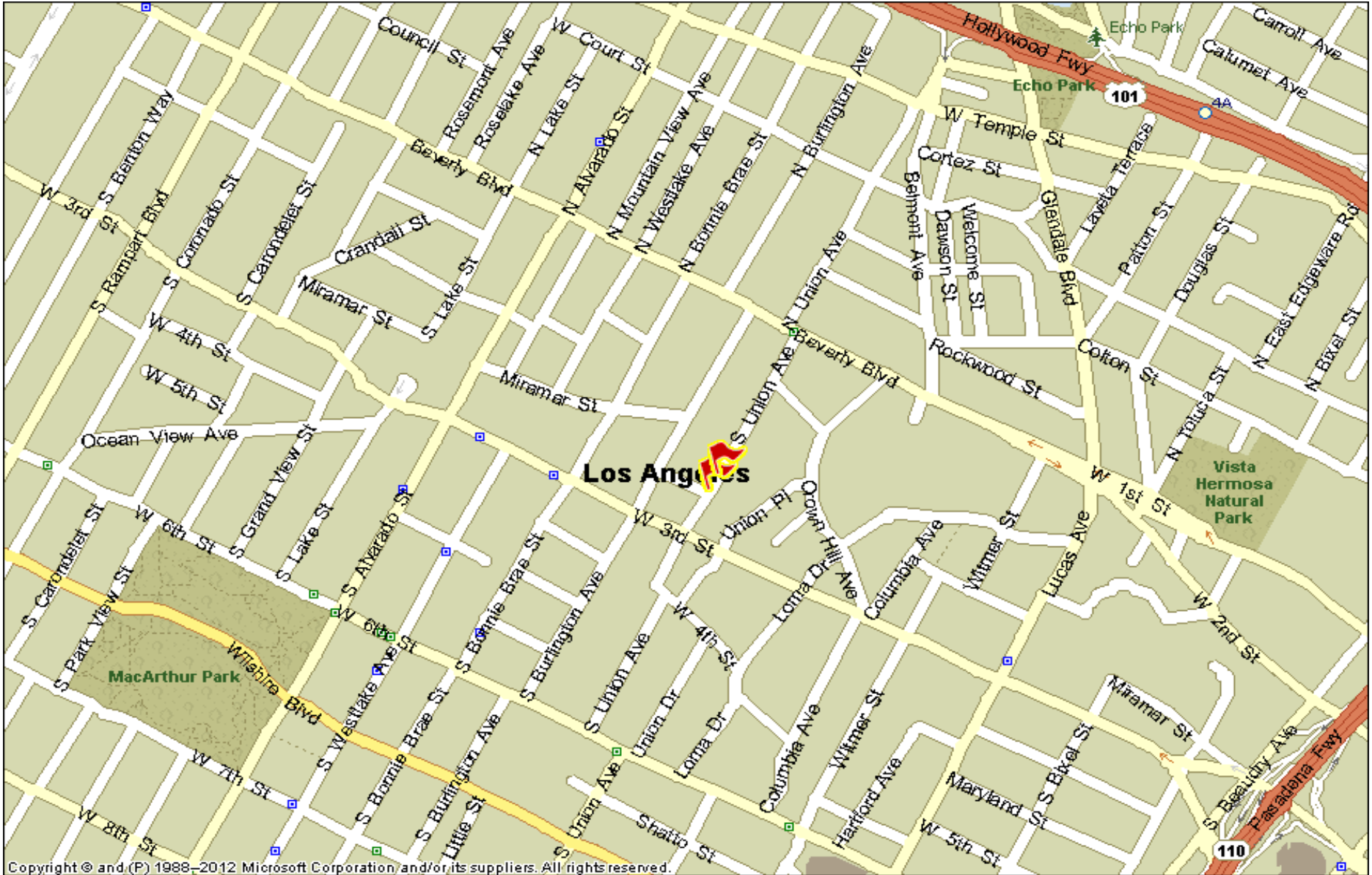


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250 & 260 S. UNION AVE

**STREET MAP**



**MICHAEL PESCI & JAMES ANTONUCCI**

VP OF INVESTMENTS & VP OF INVESTMENTS

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# 250 & 260 S. UNION AVE

## AMENITY MAP



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