

# 8807 Canby Ave

NORTHRIDGE, CA



## PRICE:

\$1,250,000

## INVESTMENT HIGHLIGHTS:

- Great Northridge Location
- Alley Access
- New Roof
- Unit Mix: 4-2+1 | 1-3+2
- Pride Of Ownership Building
- New Water Heaters
- 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

# 5 UNITS ON CANBY AVE

INVESTMENT SUMMARY		
Price:		\$1,250,000
Down Payment:	53%	\$662,500
Units:		5
Cost per Unit:		\$250,000
Current GRM:		12.82
Current CAP:		4.44%
Market GRM:		8.37
Market CAP:		8.31%
Age:		1953
Lot SF:		7,399
Building SF:		4,898
Price per SF:		\$255.21
Zoning:		LARD1.5



PROPOSED FINANCING		
First Loan Amount:		\$587,500
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$3,652

Great Northridge Location  
 Unit Mix: 4-2+1 | 1-3+2  
 On-Site Parking & Laundry  
 12.82 GRM & 4.44% Cap Rate

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$97,500		\$150,600	
Less Vacancy Rate Reserve:	2,925	3.0%	4,482	3.0%
Gross Operating Income:	94,575		144,918	
Less Expenses:	39,075	40.1%	41,089	27.5%
Net Operating Income:	\$55,500		\$103,829	
Less Loan Payments:	43,829	1.27	43,829	
Pre-Tax Cash Flow:	\$11,670	1.8%	\$60,000	9.1%
Plus Principal Reduction:	6,883		6,883	
Total Return Before Taxes:	\$18,554	2.8%	\$66,883	10.1%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	2+1	\$1,613	\$6,450	\$2,300	\$9,200
1	3+2	\$1,675	\$1,675	\$3,250	\$3,250
Total Scheduled Rent:			\$8,125		\$12,450
Laundry:			\$100		\$100
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$8,225		\$12,550
Annual Scheduled Gross Income:			\$98,700		\$150,600

ESTIMATED EXPENSES	
Taxes: (new)	\$15,625
Insurance:	\$6,367
Utilities:	\$8,100
Maintenance:	\$3,783
Rubbish:	\$1,800
Reserves:	\$1,000
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
<b>Total Expenses:</b>	<b>\$39,075</b>
Per SF:	\$7.98
Per Unit:	\$7,815

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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VP OF INVESTMENTS & VP OF INVESTMENTS  
 BRE # 01274379 & BRE # 01822661  
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**RENT ROLL**

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		2+1	\$1,781	\$2,300
2		3+2	\$1,675	\$3,250
3		2+1	\$1,583	\$2,300
4	Section 8	2+1	\$1,762	\$2,300
5		2+1	\$1,324	\$2,300
TOTAL:			\$8,125	\$12,450

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PHOTOS



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AERIAL VIEW



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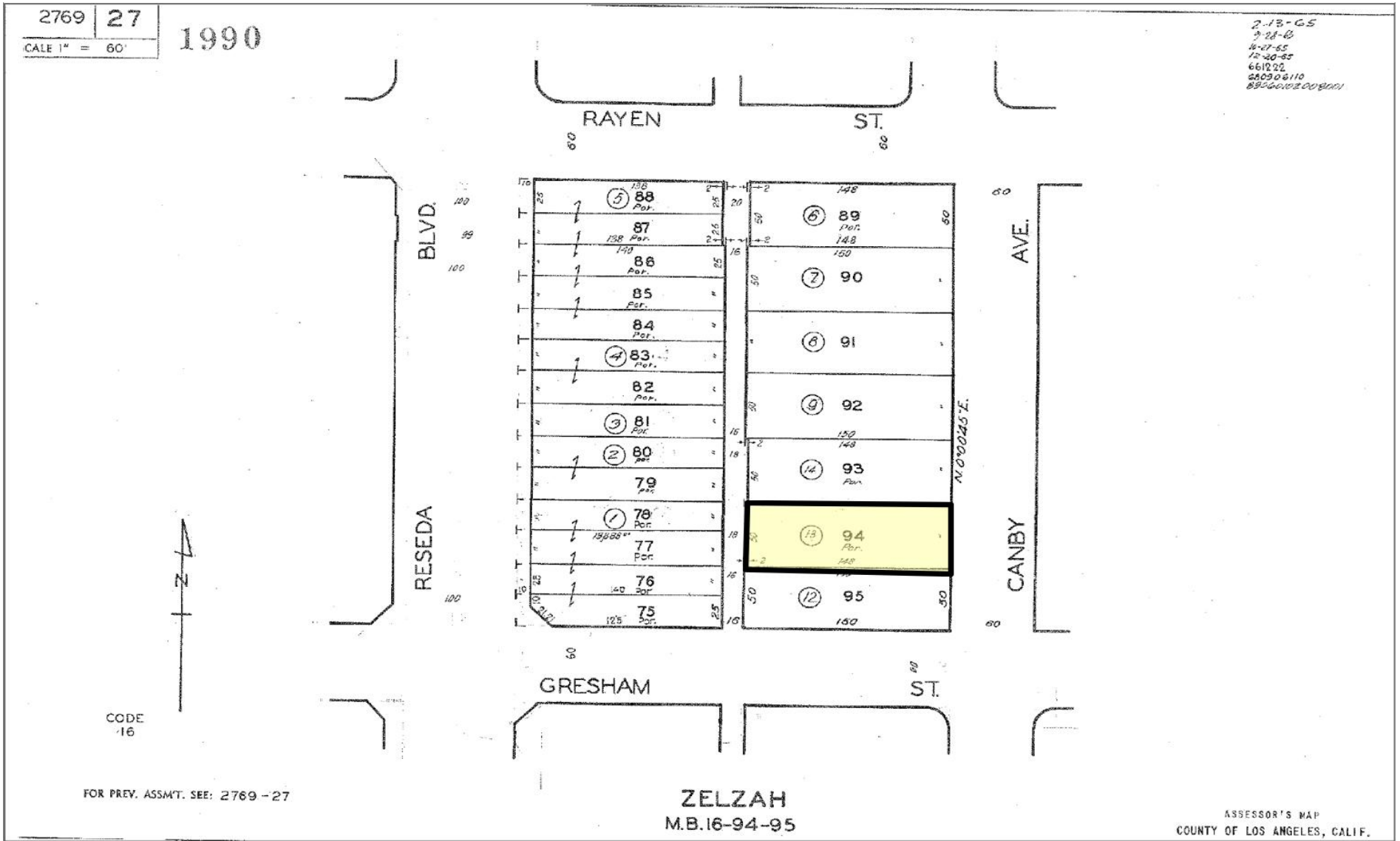
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PARCEL MAP



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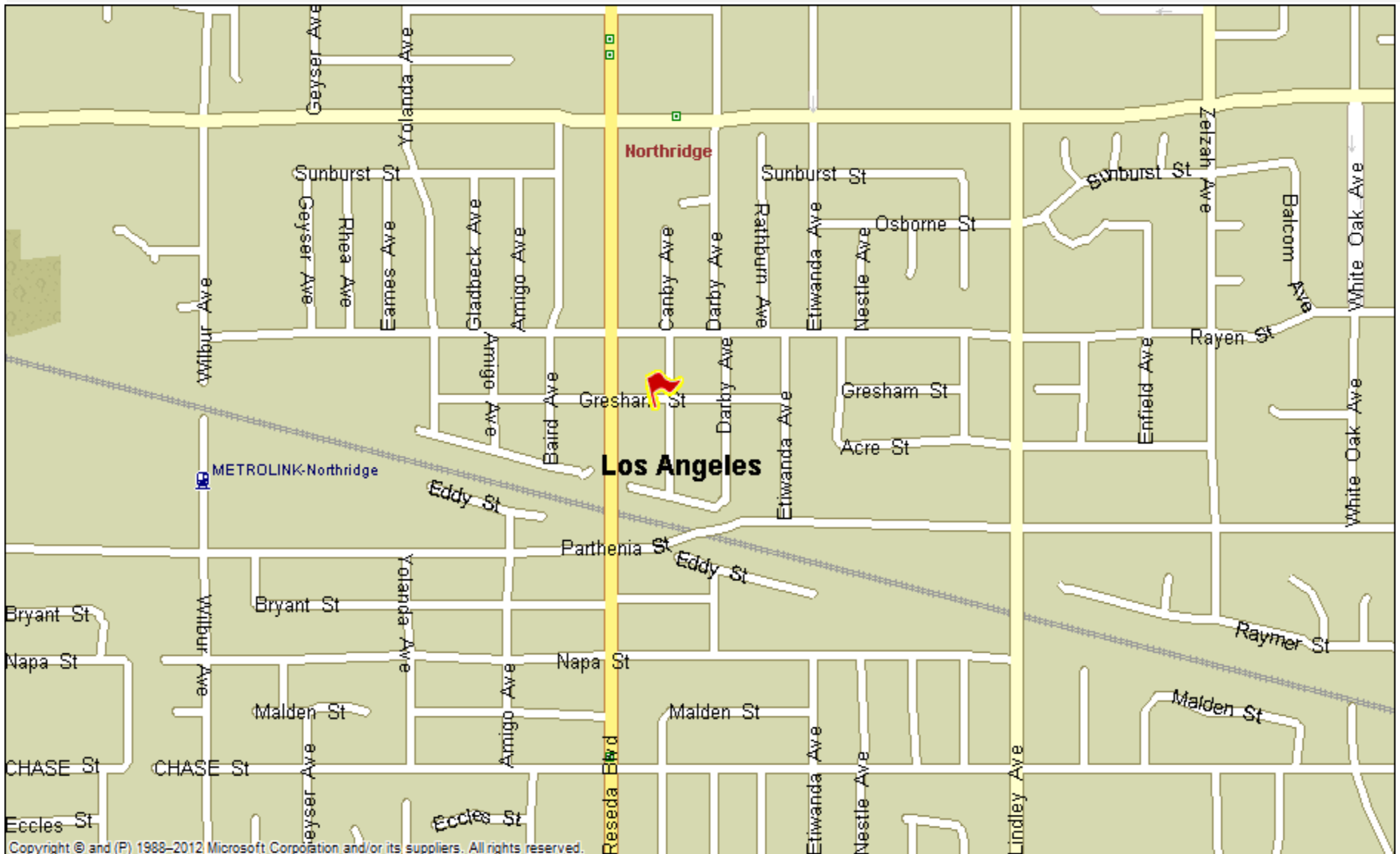
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# 5 UNITS ON CANBY AVE

## STREET MAP



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# 5 UNITS ON CANBY AVE

## AMENITY MAP



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