

1001-1005 S Central Ave

GLENDALE, CA



PRICE:

\$6,750,000

INVESTMENT HIGHLIGHTS:

- Great Glendale Location
- Nearby Shopping/Transit
- 10.88 GRM & 5.26% Cap Rate
- Unit Mix: 16-Single | 10-1+1 | 2-Commercial
- Corner Lot
- On-Site Laundry
- Individually Metered for 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

MIXED USE ON S CENTRAL AVE

INVESTMENT SUMMARY

Price:		\$6,750,000
Down Payment:	47%	\$3,172,500
Units:		28
Cost per Unit:		\$241,071
Current GRM:		10.88
Current CAP:		5.26%
Market GRM:		9.74
Market CAP:		5.81%
Age:		1928
Lot SF:		8,099
Building SF:		20,355
Price per SF:		\$331.61
Zoning:		GLC3



Great Glendale Location
 Unit Mix: 16-Single | 10-1+1 | 2-Commercial
 Corner Lot
 10.88 GRM & 5.26% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$3,577,500
Terms:	5.85%	30 Years (5-Year Fix)
Monthly Payment:		\$21,312

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$620,412		\$666,600	
Less Vacancy Rate Reserve:	18,612	3.0%	20,792	3.0%
Gross Operating Income:	601,800		645,808	
Less Expenses:	246,844	39.8%	253,891	36.6%
Net Operating Income:	\$354,956		\$391,917	
Less Loan Payments:	255,744	1.39	255,744	
Pre-Tax Cash Flow:	\$99,212	3.1%	\$136,174	5.1%
Plus Principal Reduction:	45,170		45,170	
Total Return Before Taxes:	\$144,382	4.6%	\$181,344	6.6%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
16	Single	\$1,630	\$26,083	\$1,550	\$24,800
10	1+1	\$1,838	\$18,378	\$2,000	\$20,000
2	Commercial	\$3,445	\$6,890	\$3,200	\$6,400
Total Scheduled Rent:			\$51,351		\$51,200
Laundry:			\$350		\$350
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$51,701		\$51,550
Annual Scheduled Gross Income:			\$620,412		\$666,600

ESTIMATED EXPENSES

Taxes: (new)	\$84,375
Insurance:	\$33,586
Utilities:	\$45,240
Maintenance:	\$36,108
Rubbish:	\$7,711
Reserves:	\$5,600
Landscaping:	\$1,452
Pest Control:	\$1,500
Off-Site Mgmt:	\$24,072
On-Site Mgmt:	\$ 7,200
Total Expenses:	\$246,844
Per SF:	\$12.13
Per Unit:	\$8,816

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.

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.

MICHAEL PESCI & JAMES ANTONUCCI

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

apla GROUP

MIXED USE ON S CENTRAL AVE

RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1001		Commercial	\$3,395	\$3,200
310		1+1	\$1,895	\$2,000
1005		Commercial	\$3,495	\$3,200
101		Single	\$1,695	\$1,550
102		Single	\$1,872	\$1,550
103		Single	\$1,332	\$1,550
104		Single	\$2,096	\$1,550
105		Single	\$1,895	\$1,550
106		Single	\$1,595	\$1,550
201		Single	\$500	\$1,550
202		Single	\$1,500	\$1,550
203		Single	\$2,000	\$1,550
204	Vacant	Single	\$1,550	\$1,550
205		Single	\$1,895	\$1,550
206		Single	\$1,868	\$1,550
207		Single	\$1,795	\$1,550
208		Single	\$1,595	\$1,550
209		Single	\$1,000	\$1,550
210		Single	\$1,895	\$1,550
301		1+1	\$1,605	\$2,000
302		1+1	\$2,080	\$2,000
303		1+1	\$2,095	\$2,000
304		1+1	\$1,895	\$2,000
305		1+1	\$1,595	\$2,000
306		1+1	\$1,795	\$2,000
307		1+1	\$1,800	\$2,000
308		1+1	\$1,823	\$2,000
309		1+1	\$1,795	\$2,000
TOTAL:			\$51,351	\$51,200

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



MIXED USE ON S CENTRAL AVE

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

MIXED USE ON S CENTRAL AVE

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

MIXED USE ON S CENTRAL AVE

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

MIXED USE ON S CENTRAL AVE

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

MIXED USE ON S CENTRAL AVE

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

MIXED USE ON S CENTRAL AVE

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

MIXED USE ON S CENTRAL AVE

AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

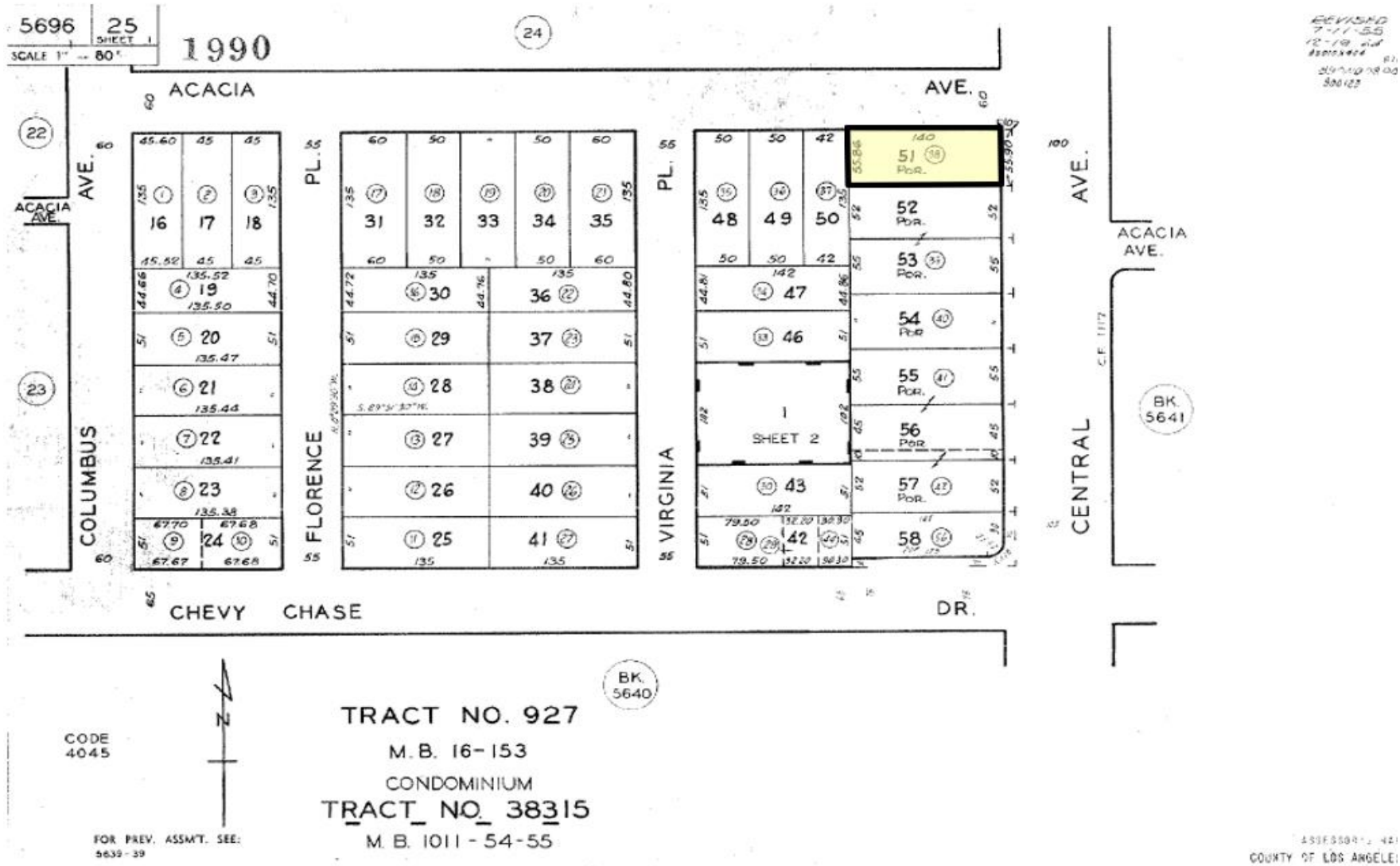
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513



MIXED USE ON S CENTRAL AVE

PARCEL MAP

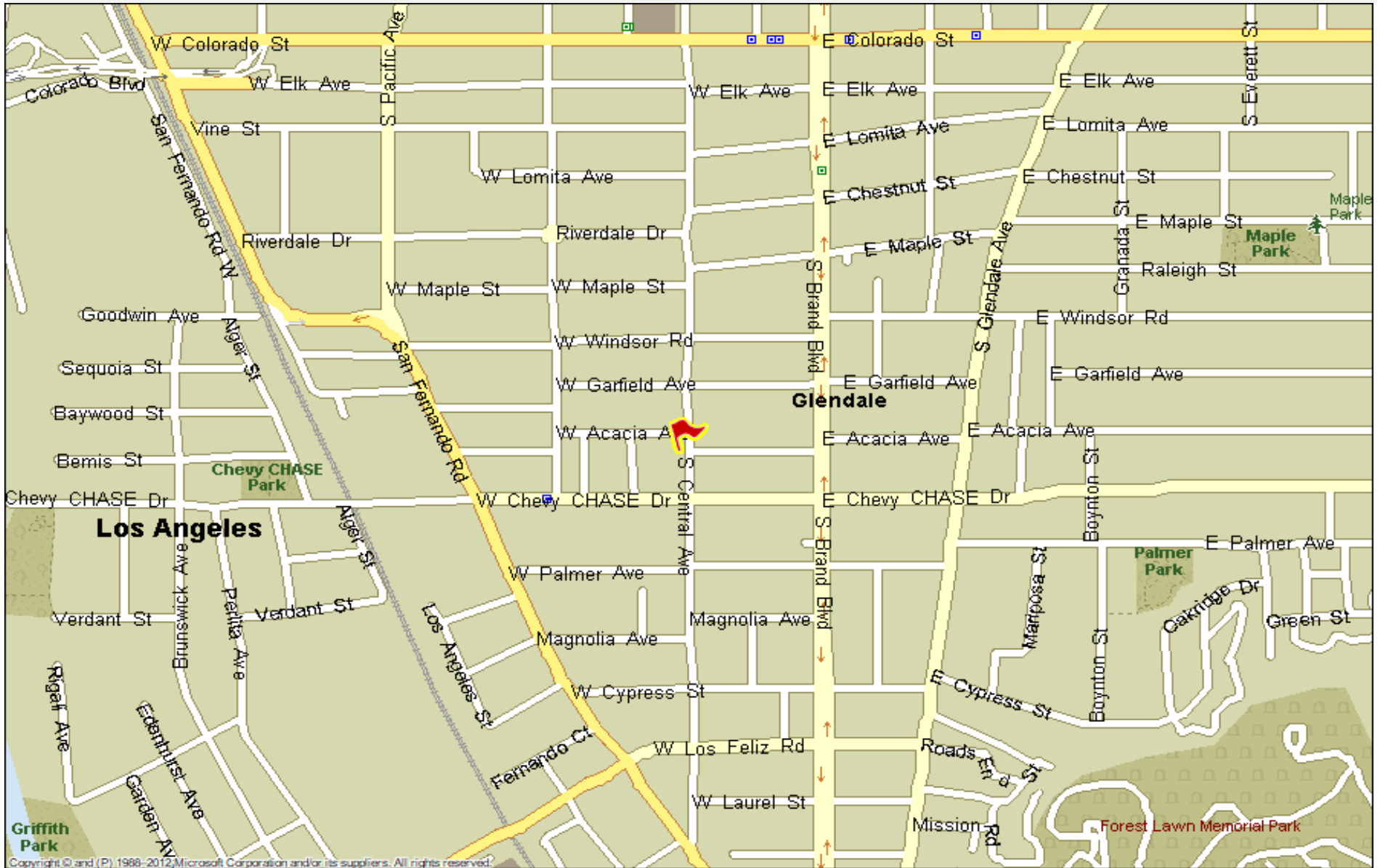


MICHAEL PESCI & JAMES ANTONUCCI
VP OF INVESTMENTS & VP OF INVESTMENTS
BRE # 01274379 & BRE # 01822661
(818) 432-1627 & (818) 432-1513



MIXED USE ON S CENTRAL AVE

STREET MAP



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513



MIXED USE ON S CENTRAL AVE

AMENITY MAP



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

