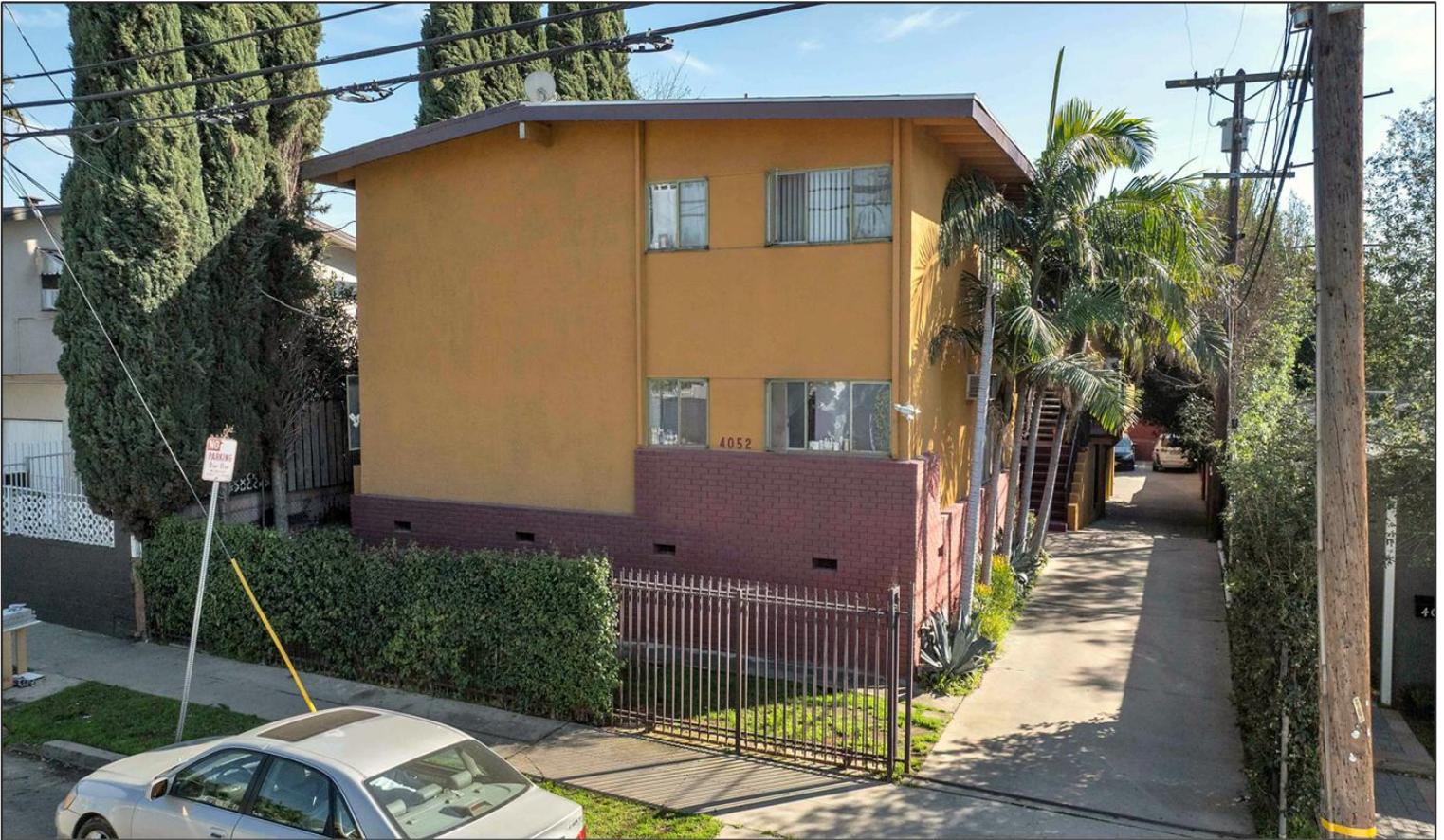


EXCLUSIVELY LISTED BY APLA GROUP

# 4052 Chevy Chase Dr

LOS ANGELES, CA



## PRICE:

\$2,695,000

## INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- On-Site Parking & Laundry
- High Demand Rental Location
- Unit Mix: 4-1+1 | 4-2+1
- Nearby Shopping/Transit
- Individually Metered for Gas & Electric
- Soft Story Retrofit Completed
- New Exterior Paint

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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

# 8 UNITS ON CHEVY CHASE DR

INVESTMENT SUMMARY		
Price:		\$2,695,000
Down Payment:	55%	\$1,482,250
Units:		8
Cost per Unit:		\$336,875
Current GRM:		14.23
Current CAP:		4.00%
Market GRM:		11.95
Market CAP:		5.20%
Age:		1960
Lot SF:		7,099
Building SF:		6,430
Price per SF:		\$419.13
Zoning:		LAR1



Great Los Angeles Location  
 Unit Mix: 4-1+1 | 4-2+1  
 On-Site Parking & Laundry  
 Soft Story Retrofit Completed

PROPOSED FINANCING		
First Loan Amount:		\$1,212,750
Terms:	5.75%	30 Years (5-Year Fix)
Monthly Payment:		\$7,147

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$189,334		\$225,600	
Less Vacancy Rate Reserve:	5,680	3.0%	6,768	3.0%
Gross Operating Income:	183,654		218,832	
Less Expenses:	75,859	40.1%	78,673	34.9%
Net Operating Income:	\$107,795		\$140,159	
Less Loan Payments:	85,761	1.26	85,761	
Pre-Tax Cash Flow:	\$22,034	1.5%	\$54,398	3.7%
Plus Principal Reduction:	15,599		15,599	
Total Return Before Taxes:	\$37,633	2.5%	\$69,997	4.7%

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	\$1,557	\$6,229	\$2,050	\$8,200
4	2+1	\$2,387	\$9,549	\$2,650	\$10,600
Total Scheduled Rent:			\$15,778	\$18,800	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$15,778	\$18,800	
Annual Scheduled Gross Income:			\$189,334	\$225,600	

ESTIMATED EXPENSES	
Taxes: (new)	\$33,688
Insurance:	\$8,359
Utilities:	\$12,240
Maintenance:	\$9,183
Rubbish:	\$2,880
Reserves:	\$1,600
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	\$5,510
Total Expenses:	\$75,859
Per SF:	\$11.80
Per Unit:	\$9,482

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



## 8 UNITS ON CHEVY CHASE DR

### RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		2+1	\$2,373	\$2,650
2		1+1	\$1,576	\$2,050
3		2+1	\$2,282	\$2,650
4	Vacant	2+1	\$2,650	\$2,650
5		2+1	\$2,244	\$2,650
6		1+1	\$2,049	\$2,050
7		1+1	\$1,536	\$2,050
8		1+1	\$1,068	\$2,050
TOTAL:			\$15,778	\$18,800

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PHOTOS



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# 8 UNITS ON CHEVY CHASE DR

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# 8 UNITS ON CHEVY CHASE DR

## AERIAL VIEW



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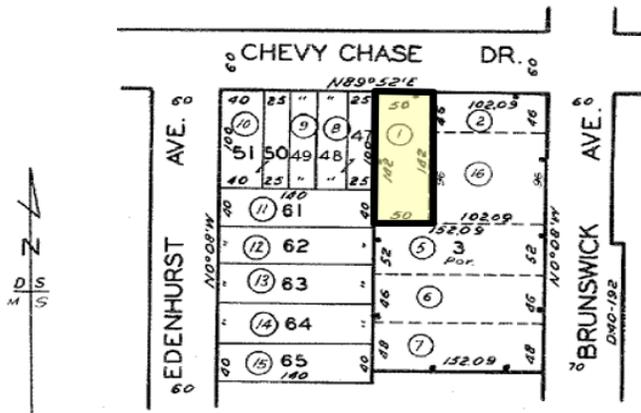
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# 8 UNITS ON CHEVY CHASE DR

## PARCEL MAP

5594 | 13  
SCALE 1" = 100'

2-15-80 1/25/0108



TRACT NO.5673 WATTS' SUBDIVISION  
M.B. 61-58 OF A PART OF THE RANCHO  
SAN RAFAEL  
M.R. 5-200-201

CODE  
13

FOR PREV. ASSMT. SEE: 1274-13

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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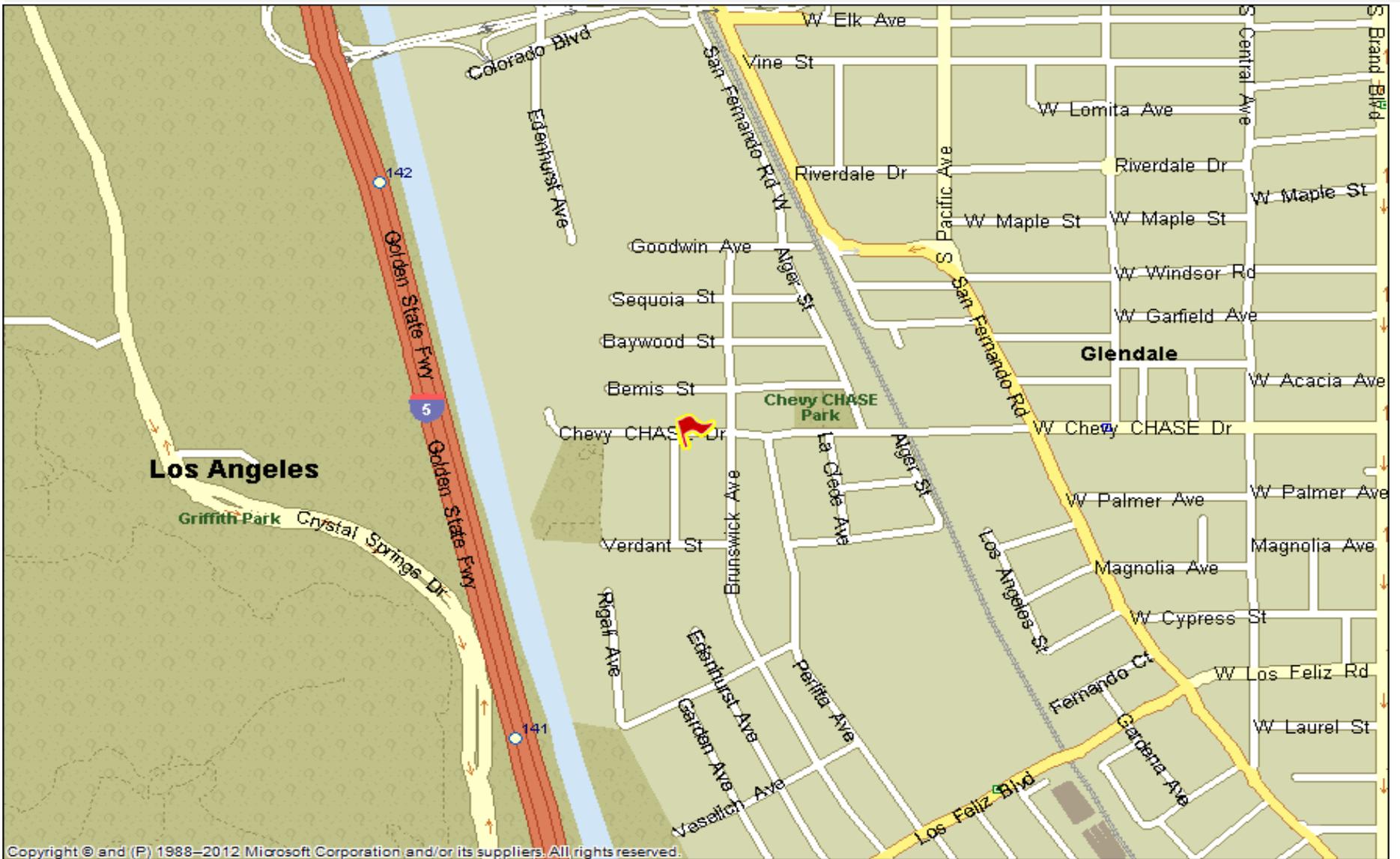
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# 8 UNITS ON CHEVY CHASE DR

## STREET MAP



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# 8 UNITS ON CHEVY CHASE DR

## AMENITY MAP



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