

729 Raleigh St

GLENDALE, CA



PRICE:

\$3,999,000

INVESTMENT HIGHLIGHTS:

- Great Glendale Location
- Glendale Galleria Nearby
- Nearby Shopping/Transit
- Unit Mix: 2-1+1 | 1-2+1 | 10-2+2
- On-Site Parking with Storage
- On-Site Laundry
- 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

13* UNITS ON RALEIGH ST

INVESTMENT SUMMARY

| | | |
|----------------|---------------------------|-------------|
| Price: | | \$3,999,000 |
| Down Payment: | 40% | \$1,599,600 |
| Units: | <u>*1 Non-Conforming*</u> | 13 |
| Cost per Unit: | | \$307,615 |
| Current GRM: | | 10.76 |
| Current CAP: | | 6.27% |
| Market GRM: | | 10.61 |
| Market CAP: | | 6.39% |
| Age: | | 1964 |
| Lot SF: | | 10,782 |
| Building SF: | | 11,424 |
| Price per SF: | | \$350.05 |
| Zoning: | | GLR4YY |



Great Glendale Location
 Unit Mix: 2-1+1 | 1-2+1 | 10-2+2
 On-Site Parking with Storage
 10.76 GRM & 6.27% Cap Rate

PROPOSED FINANCING

| | | |
|--------------------|-------|-----------------------|
| First Loan Amount: | | \$2,399,400 |
| Terms: | 6.25% | 30 Years (5-Year Fix) |
| Monthly Payment: | | \$14,917 |

ANNUALIZED OPERATING DATA

| | CURRENT | | PRO-FORMA | |
|----------------------------|-----------|-------|-----------|-------|
| Scheduled Gross Income: | \$371,496 | | \$378,900 | |
| Less Vacancy Rate Reserve: | 11,145 | 3.0% | 11,304 | 3.0% |
| Gross Operating Income: | 360,351 | | 365,496 | |
| Less Expenses: | 109,633 | 29.5% | 109,839 | 29.2% |
| Net Operating Income: | \$250,718 | | \$255,657 | |
| Less Loan Payments: | 179,002 | 1.40 | 179,002 | |
| Pre-Tax Cash Flow: | \$71,716 | 4.5% | \$76,655 | 4.8% |
| Plus Principal Reduction: | 28,112 | | 28,112 | |
| Total Return Before Taxes: | \$99,828 | 6.2% | \$104,767 | 6.5% |

PROPERTY RENTAL INFORMATION

| UNIT MIX | | CURRENT | | PRO-FORMA | |
|---------------------------------|-----------|---------------|--------------|---------------|--------------|
| # OF UNITS | UNIT TYPE | RENT PER UNIT | TOTAL INCOME | RENT PER UNIT | TOTAL INCOME |
| 2 | 1+1 | \$1,797 | \$3,593 | \$2,000 | \$4,000 |
| 1 | 2+1 | \$2,495 | \$2,495 | \$2,400 | \$2,400 |
| 10 | 2+2 | \$2,487 | \$24,870 | \$2,500 | \$25,000 |
| Total Scheduled Rent: | | | \$30,958 | | \$31,400 |
| Laundry: | | | \$100 | | \$100 |
| Parking, Storage, Misc: | | | \$75 | | \$75 |
| Monthly Scheduled Gross Income: | | | \$31,133 | | \$31,575 |
| Annual Scheduled Gross Income: | | | \$373,596 | | \$378,900 |

ESTIMATED EXPENSES

| | |
|------------------------|------------------|
| Taxes: (new) | \$49,988 |
| Insurance: | \$14,851 |
| Utilities: | \$20,700 |
| Maintenance: | \$14,414 |
| Rubbish: | \$4,680 |
| Reserves: | \$2,600 |
| Landscaping: | \$1,500 |
| Pest Control: | \$900 |
| Off-Site Mgmt: | - |
| Total Expenses: | \$109,633 |
| Per SF: | \$9.60 |
| Per Unit: | \$8,433 |

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 # | NOTES | UNIT TYPE | CURRENT RENT | MARKET RENT |
|---------------|----------------|-----------|-----------------|-----------------|
| 101 | | 2+2 | \$2,700 | \$2,500 |
| 102 | | 2+2 | \$2,495 | \$2,500 |
| 103 | | 2+2 | \$2,700 | \$2,500 |
| 104 | | 2+2 | \$2,177 | \$2,500 |
| 105 | | 2+2 | \$2,472 | \$2,500 |
| 106 | | 2+2 | \$2,495 | \$2,500 |
| 201 | | 2+2 | \$2,241 | \$2,500 |
| 202* | Non-Conforming | 1+1 | \$1,458 | \$2,000 |
| 203 | | 2+2 | \$2,495 | \$2,500 |
| 204 | | 2+1 | \$2,495 | \$2,400 |
| 205 | | 2+2 | \$2,495 | \$2,500 |
| 206 | | 1+1 | \$2,135 | \$2,000 |
| 207 | | 2+2 | \$2,600 | \$2,500 |
| TOTAL: | | | \$30,958 | \$31,400 |

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AERIAL VIEW



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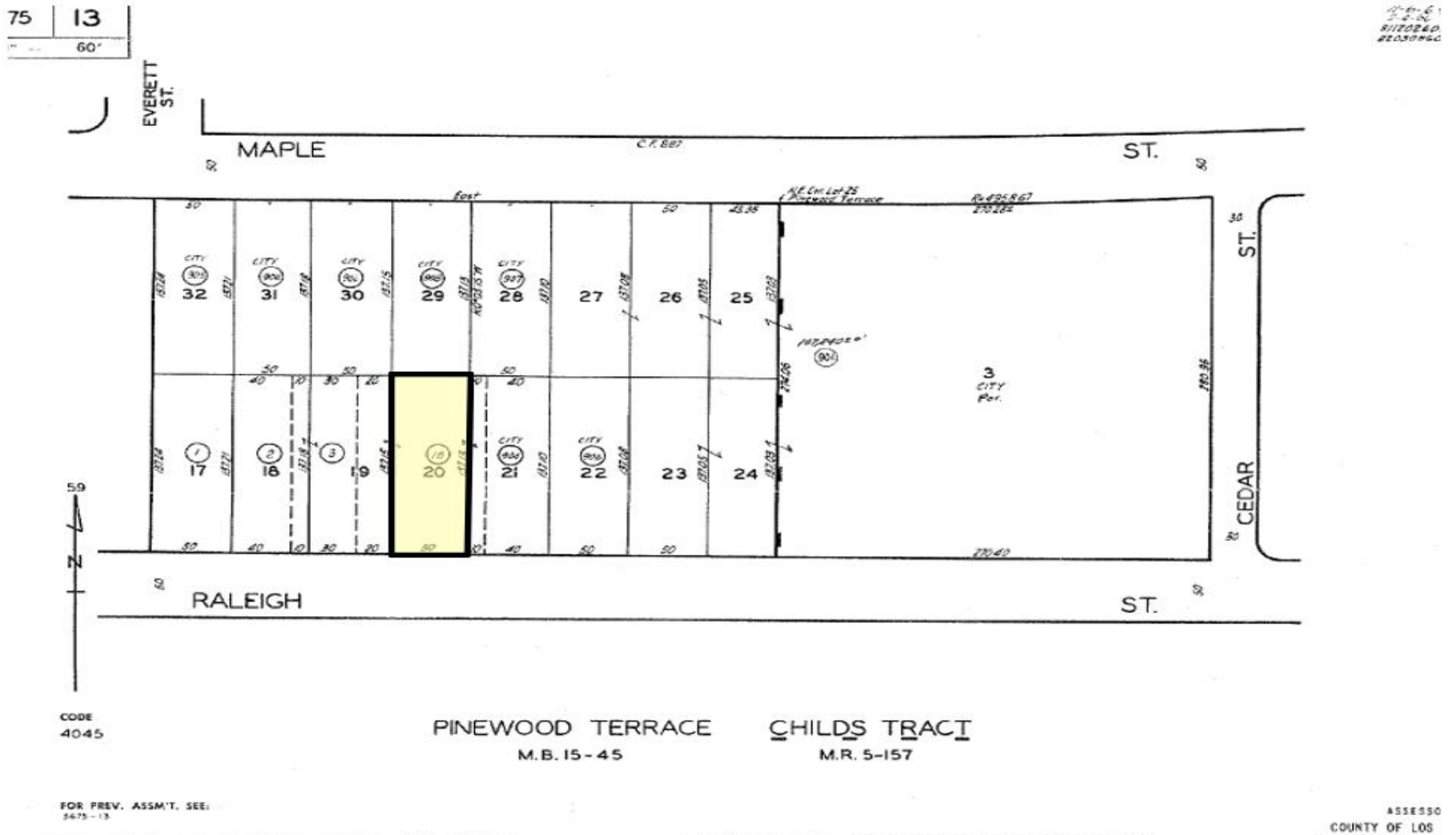
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PARCEL MAP



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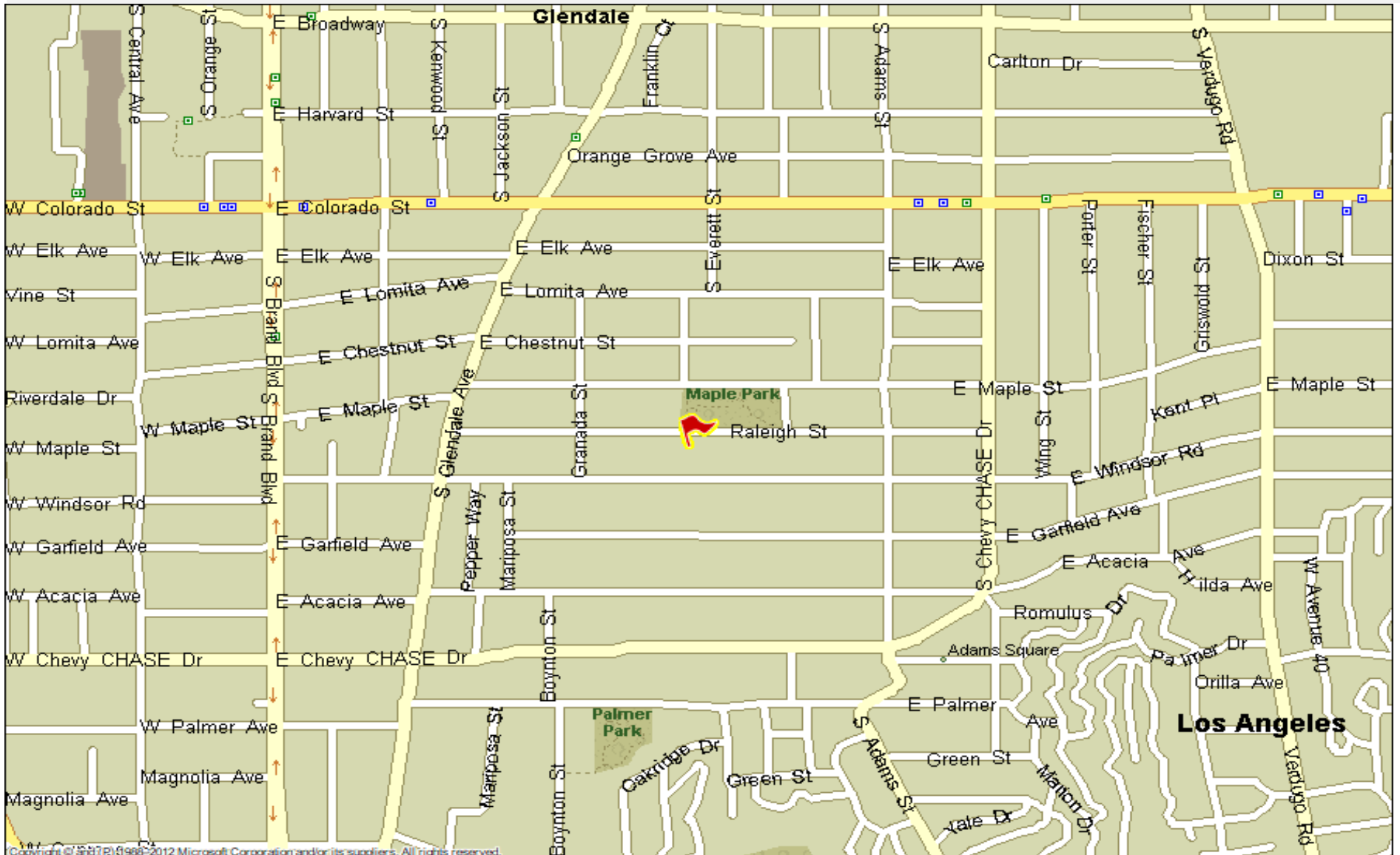
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STREET MAP



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13* UNITS ON RALEIGH ST

AMENITY MAP



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