

**13520 Rye St.
Sherman Oaks,
CA 91423**

\$1,875,000

6 Units

1956 Built

5.05 % CAP Rate

13.30 GRM

Market CAP 6.16 %

Market GRM 11.60



Jack Baboudjian
License No. 01372116

Baboudjian Properties, Inc.
655 N. Central Ave. 17th Floor
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OVERVIEW

Located in one of the best areas of Sherman Oaks, the Rye Apartments is a large 6-unit complex, consisting of one 3 bed 2 bath unit, and five 1 bed 1 bath units.

Various units have been upgraded, and set up of each unit is ideal. Located just over a block from the trendiest restaurants on Ventura.

OFFERING SUMMARY

- Price: \$1,875,000
- Units: 6
- Gross Income: \$140,970.36
- GRM: 13.30 CAP Rate: 5.05%

PROPERTY HIGHLIGHTS

- Building SF: 5,006
- Lot SF: 4,998
- Year Built: 1956
- Parking Spaces: 6

LOCATION HIGHLIGHTS

- Great Centralized Location
- High Demand Neighborhood
- Transportation Access
- Nearby Schools & Shopping Areas



PROPERTY PHOTOS



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PROPERTY PROFILE



6 Units in Total

1 unit — 3 Beds 2 Baths

5 units — 1 Bed 1 Bath



Various Units Upgraded

Well-Maintained Units

Ideal Set Up



Individual Gas Meters

Individual Electric Meters

Washer/Dryer On-Site

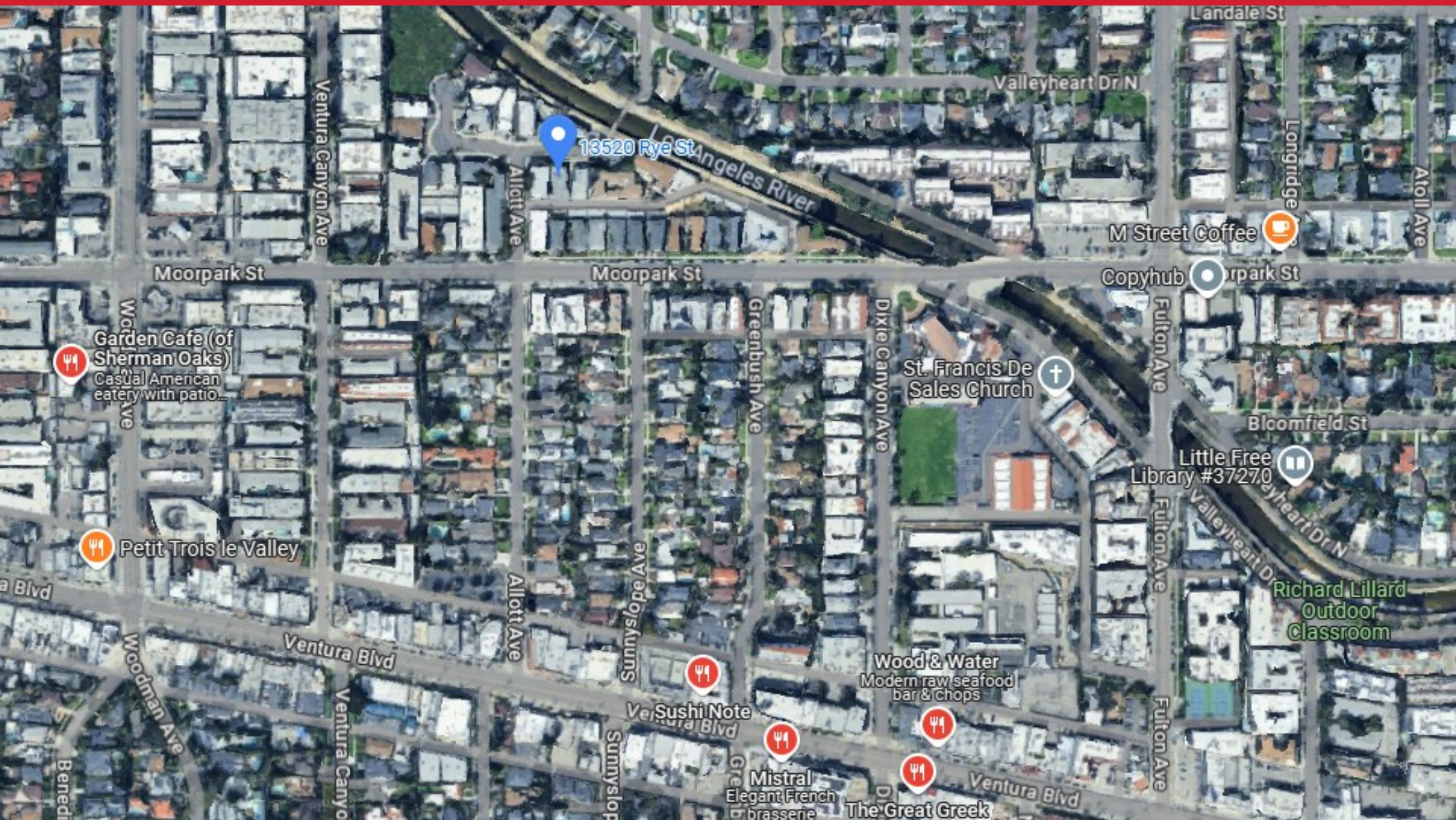


Steady Tenants

Easy to Manage

Centralized Location

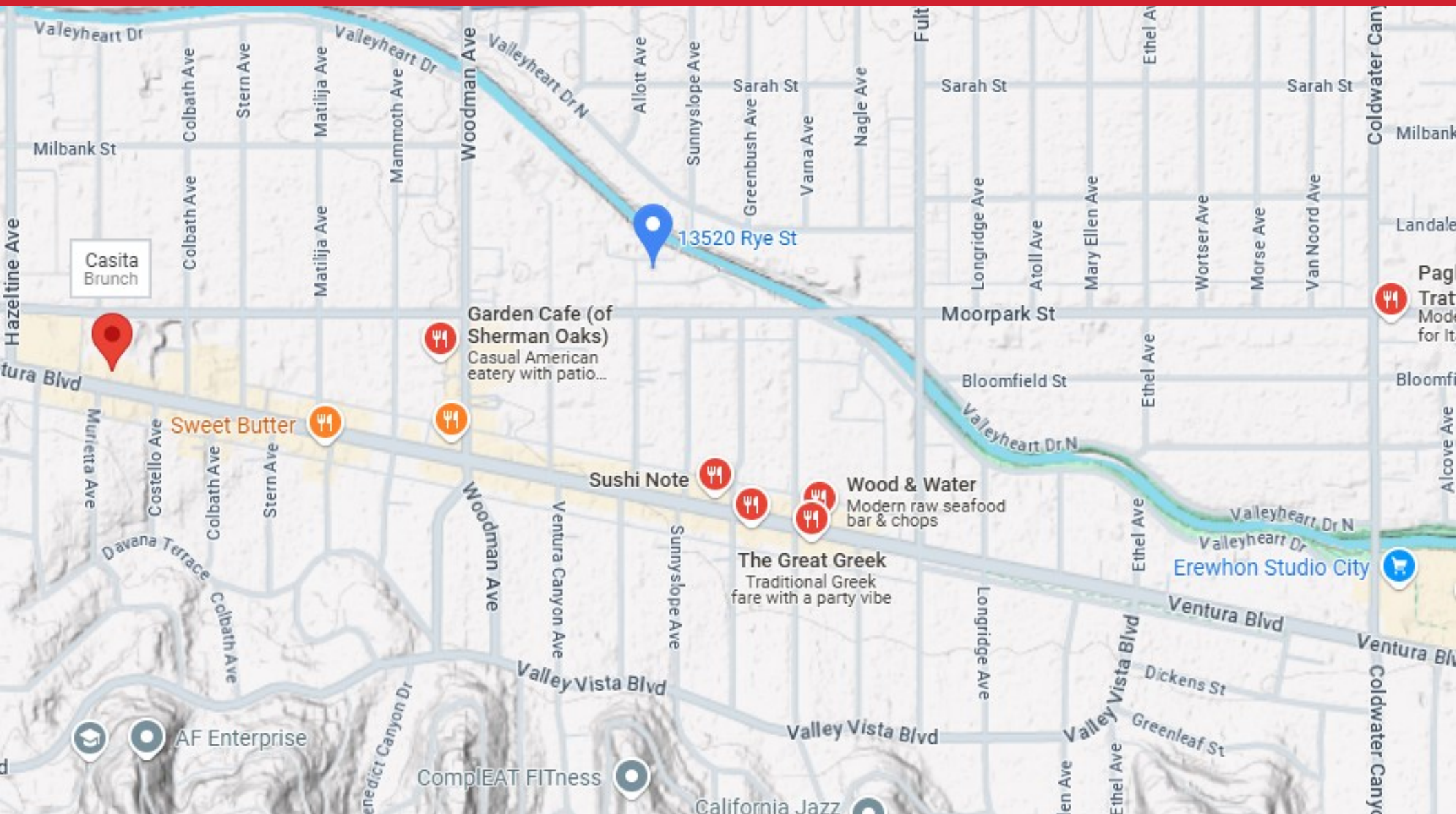
AERIAL MAP



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STREET MAP



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FINANCIAL SUMMARY

PROFORMA

	Current	Proforma
GROSS INCOME	\$140,970.36	\$161,700.00

EXPENSES

Real Estate Taxes	\$22,494.21	\$22,494.21
Insurance	\$8,980.87	\$8,980.87
Utilities	\$6,646.02	\$6,646.02
Repairs & Maintenance	\$3,280.00	\$3,280.00
Landscaping	\$1,200.00	\$1,200.00
Trash	\$3,659.40	\$3,659.40
Total Expenses	\$46,260.50	\$46,260.50

NET OPERATING INCOME	\$94,709.86	\$115,439.50
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CAP Rate	5.05 %	6.16 %
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Gross Income Multiple	13.30	11.60
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RENT ROLL

Unit #	Unit Type	Current Rent	Proforma Rent
1	1 Bed 1 Bath	\$1,995.00	\$1,995.00
2	1 Bed 1 Bath	\$1,665.49	\$1,995.00
3	1 Bed 1 Bath	\$1,895.00	\$1,995.00
4	1 Bed 1 Bath	\$1,202.04	\$1,995.00
5 (vacant)	1 Bed 1 Bath	\$1,995.00	\$1,995.00
6	3 Bed 2 Bath	\$2,995.00	\$3,500.00
TOTAL Monthly Income		\$11,747.53	\$13,475.00
GROSS ANNUAL INCOME		\$140,970.36	\$161,700.00

COMPANY PROFILE

Baboudjian Properties is a full-service brokerage firm, providing clients with a range of real estate and property management services. Our array of knowledge extends beyond the typical real estate and management advisory company. We are comprised of experienced, knowledgeable, and talented individuals who work closely together to reach our clients' objective. With over 100 transactions completed, we combine our expertise in various amounts of ways to ensure that the specific needs of each one of our clients are met in a very focused way.

Jack Baboudjian **BROKER**

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Jack Baboudjian is an innovator, with uncompromising real estate instincts, servicing clients for well over a decade. Jack's extensive real estate experience, coupled with deal evaluation and analysis, property management, marketing and leasing, attributes to his clients' overall growth.

Jack received two Bachelor Degrees, in Business Administration and Accounting, from the University of Southern California. Jack holds a Real Estate Broker License from the State of California, and an Entrepreneurial Certificate from the Lloyd Greif Center of Entrepreneurial Studies.



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REAL ESTATE SALES & ADVISORY SERVICES

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