



3600 Saviers Rd, Oxnard - 5 units

RE/MAX[®] ONE
COMMERCIAL

Chase Simonton

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DRE #01766871

John Sarna

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DRE #02134610



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FINANCIAL SUMMARY

PRICING

Offering Price		\$2,050,000
Down Payment	(50%)	\$1,025,000
Price/ Unit		\$410,000
Price/ SF		\$308.27
GRM	10.48	11.50
Cap Rate	6.46%	5.64%

Market

ASSET

Units		5
Year Built		1967
Gross SF		6,650
Lot SF		28,256
Parking		40

Income

	Current	Proforma
Monthly Income	\$14,850	\$16,300
Annualized Income	\$178,200	\$195,600
Less Vacancy (3%)	\$5,346	\$5,868
Effective Rental Income	\$172,854	\$189,732
Total Expenses	\$57,308	\$57,308
Net Operating Income (NOI)	\$115,547	\$132,425

ESTIMATED EXPENSES

Real Estate Taxes	\$25,625
Insurance	\$6,318
Utilities	\$5,750
Repairs & Maintenance	\$5,000
Management	\$6,237
Reserves	\$8,378
Total Expenses	\$57,308

RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
1	Restaurant	\$4,200.00	\$4,200.00
2	Oriental Spa	\$2,650.00	\$3,000.00
3	El Maguey Liqor	\$4,400.00	\$5,000.00
4	T-Shirts	\$1,500.00	\$1,700.00
5	Coin Op Laundry	\$2,100.00	\$2,400.00
	Total	\$14,850.00	\$16,300.00

10% Upside Potential



HACIENDA XALECO RESTAURANT

ORIENTAL SPA

EL MAGUEY LIQUOR

GOODIES
Cigars Pipes Hats - And More...

LAUNDRY

B

HACIENDA *Xalisco* RESTAURANT

ORIENTAL SPA

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GOODIES
Glass Pipes Hats And More





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RECENT SALES

The RE/MAX ONE COMMERCIAL team has a combined experience of over 45 years in Multi-Family transactions in the Los Angeles and we have a 100% completion rate with all of our executed 1031 Exchanges.

In the past year, we have closed over \$80 million in multi-family assets in the Los Angeles. Decades of experience, expertise, professionalism, and bullish marketing strategy has led us to where we are today; heading the Multi-Family division for the #1 RE/MAX franchise in the world by sales volume. We will endeavor to continue our mission to relentlessly source, negotiate, and close the best deals for our esteemed clients.

\$44,000,000 in assets currently listed.
\$25,000,000 in assets currently under contract.
97% - 105% of asking price achieved.
100% completion rate on 1031 Exchanges.

DISCLAIMER - RE/MAX One Commercial, Agents, Brokers, and Associates believe the information herein to be true, but make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage and age are approximate. It is up to the individual investor to do their own due diligence, and make their own conclusions before making an investment decision, and before entering, or exiting, any contract or agreement. Buyer must verify all information and bears all risk for any inaccuracies.

RE/MAX was Voted #1 Most Trusted Real Estate Brokerage in 2021!

San Fernando Valley - Closings

6809 Baird Ave, Reseda	15 Units
11315 Califa St, North Hollywood	6 Units
18957 Saticoy St, Reseda	8 Units
7030 Etiwanda Ave, Reseda	19 Units
17909 Roscoe Blvd, Northridge	6 Units
6819 Variel Ave, Canoga Park	6 Units
18139 Roscoe Blvd, Northridge	5 Units
18157 Roscoe Blvd, Northridge	8 Units
7255 Kester Ave, Van Nuys	3 Units
10932 Bloomfield St, Studio City	8 Units
18407 Dearborn St, Northridge	36 Units
8357 Amigo Ave, Northridge	4 Units
7101 Woodman Ave, Van Nuys	16 Units
412 Raymond Ave, Glendale	6 Units
6919 Coldwater Canyon, North Hollywood	9 Units
14201 Delano St, Van Nuys	9 Units
11646 Chandler Blvd, North Hollywood	4 Units
13010 Burbank Blvd, Sherman Oaks	4 Units
14220 Gilmore St, Van Nuys	3 Units
12521 Saticoy St, North Hollywood	10 Units
3926 Kentucky Ave, Studio City	8 Units
14532 Dickens St, Sherman Oaks	12 Units
4427 Woodman Ave, Sherman Oaks	15 Units
5020 Tujunga Ave, North Hollywood	40 Units
21909 Lanark St, Canoga Park	33 Units
20306 Cohasset St, Winnetka	44 Units
15125 Victory Blvd, Van Nuys	32 Units
13701 Gault St, Van Nuys	7 Units
5401 Sepulveda Blvd, Sherman Oaks	12 Units
6717 Irvine St, North Hollywood	4 Units
11543 Sylvan St, North Hollywood	6 Units
5307 Colony Dr., Agoura Hills	24 Units
6633 Woodley Ave, Van Nuys	57 Units
15809 Vanowen St, Van Nuys	21 Units



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AGENT SUMMARY

Chase Simonton

Vice President, Multi-Family Investments

Chase leads a team of 8 commercial agents and heads the multi-family division of RE/MAX One, the highest producing RE/MAX franchise in total sales volume. With over 16 years of experience and over \$500 million in closed transactions, Chase has become one of the premier multi-family specialists in Santa Monica, the San Fernando Valley, and the Greater Los Angeles Area.

John Sarna

Senior Partner, Multi-Family Investments

John Sarna is quickly becoming one of the top lead generators at RE/MAX One Commercial. John's aggressive market generation enables him to stay on top of the market and provide the best service for clients with multi-family real estate needs in the Hollywood area. He holds a Masters Degree with an emphasis in Mathematics and has over five years of sales experience. He utilizes a results-driven approach to develop and sustain excellent customer satisfaction.



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