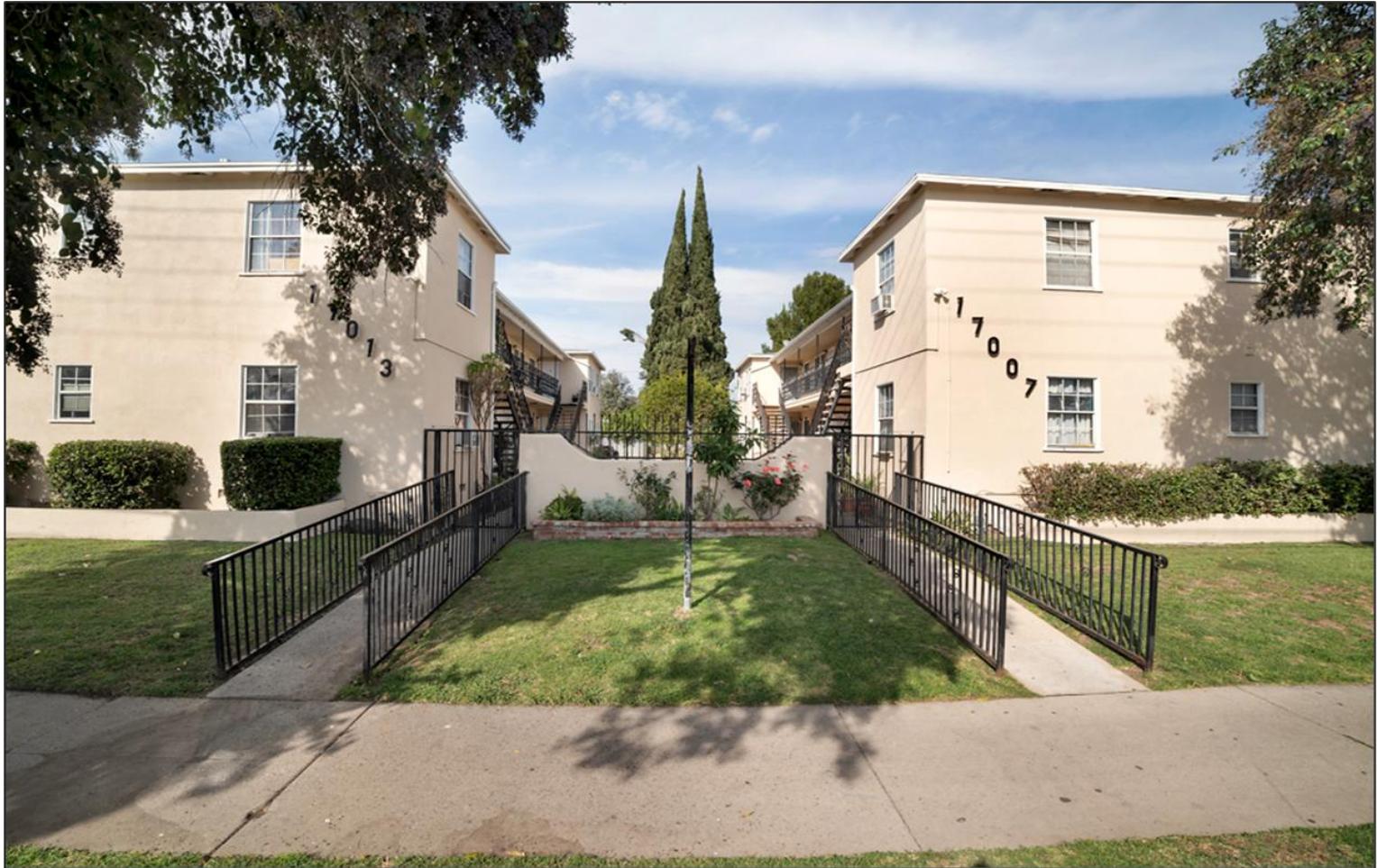


17007-17013 Vanowen St

VAN NUYS, CA



PRICE:

\$2,995,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- Van Nuys Airport Nearby
- 10.94 GRM & 5.34% Cap Rate
- Unit Mix: 8-1+1 | 8-2+1
- On-Site Parking
- 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

16 UNITS ON VANOWEN ST

INVESTMENT SUMMARY					
Price:		\$2,995,000			
Down Payment:	43%	\$1,287,850			
Units:		16			
Cost per Unit:		\$187,188			
Current GRM:		10.94			
Current CAP:		5.34%			
Market GRM:		7.26			
Market CAP:		9.67%			
Age:		1952			
Lot SF:		17,732			
Building SF:		11,088			
Price per SF:		\$270.11			
Zoning:		LAR3			
PROPOSED FINANCING					
First Loan Amount:		\$1,707,150			
Terms:	6.25%	30 Years (5-Year Fix)			
Monthly Payment:		\$10,613			
ANNUALIZED OPERATING DATA					
CURRENT					
Scheduled Gross Income:		\$273,660	\$418,800		
Less Vacancy Rate Reserve:		8,210	3.0%	12,384	3.0%
Gross Operating Income:		265,450		400,416	
Less Expenses:		105,510	38.6%	110,909	26.9%
Net Operating Income:		\$159,940		\$289,507	
Less Loan Payments:		127,358	1.26	127,358	
Pre-Tax Cash Flow:		\$32,582	2.5%	\$162,149	12.6%
Plus Principal Reduction:		20,001		20,001	
Total Return Before Taxes:		\$52,583	4.1%	\$182,150	14.1%
PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT	PRO-FORMA		
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
8	1+1	\$1,378	\$11,025	\$1,900	\$15,200
8	2+1	\$1,410	\$11,280	\$2,400	\$19,200
Total Scheduled Rent:			\$22,305		\$34,400
Laundry:			\$500		\$500
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$22,805		\$34,900
Annual Scheduled Gross Income:			\$273,660		\$418,800
ESTIMATED EXPENSES					
Taxes: (new)		\$37,438			
Insurance:		\$14,414			
Utilities:		\$24,480			
Maintenance:		\$10,618			
Rubbish:		\$5,760			
Reserves:		\$3,200			
Landscaping:		\$1,500			
Pest Control:		\$900			
Off-Site Mgmt:		-			
On-Site Mgmt:		\$ 7,200			
Total Expenses:		\$105,510			
Per SF:		\$9.52			
Per Unit:		\$6,594			



Great Van Nuys Location

Unit Mix: 8-1+1 | 8-2+1

On-Site Parking

10.94 GRM & 5.34% Cap Rate

PROPERTY RENTAL INFORMATION

UNIT MIX

CURRENT

PRO-FORMA

# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
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Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$22,805		\$34,900
Annual Scheduled Gross Income:			\$273,660		\$418,800

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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16 UNITS ON VANOWEN ST

RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
17007 1	2+1	\$1,573	\$2,400
17007 2	1+1	\$1,133	\$1,900
17007 3	1+1	\$1,750	\$1,900
17007 4	2+1	\$700	\$2,400
17007 5	2+1	\$1,442	\$2,400
17007 6	1+1	\$1,791	\$1,900
17007 7	1+1	\$1,680	\$1,900
17007 8	2+1	\$1,432	\$2,400
17013 1	2+1	\$1,129	\$2,400
17013 2	1+1	\$1,237	\$1,900
17013 3	1+1	\$1,231	\$1,900
17013 4	2+1	\$1,417	\$2,400
17013 5	2+1	\$2,237	\$2,400
17013 6	1+1	\$1,231	\$1,900
17013 7	1+1	\$972	\$1,900
17013 8	2+1	\$1,350	\$2,400
TOTAL:		\$22,305	\$34,400

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16 UNITS ON VANOWEN ST

PHOTOS



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16 UNITS ON VANOWEN ST

AERIAL VIEW



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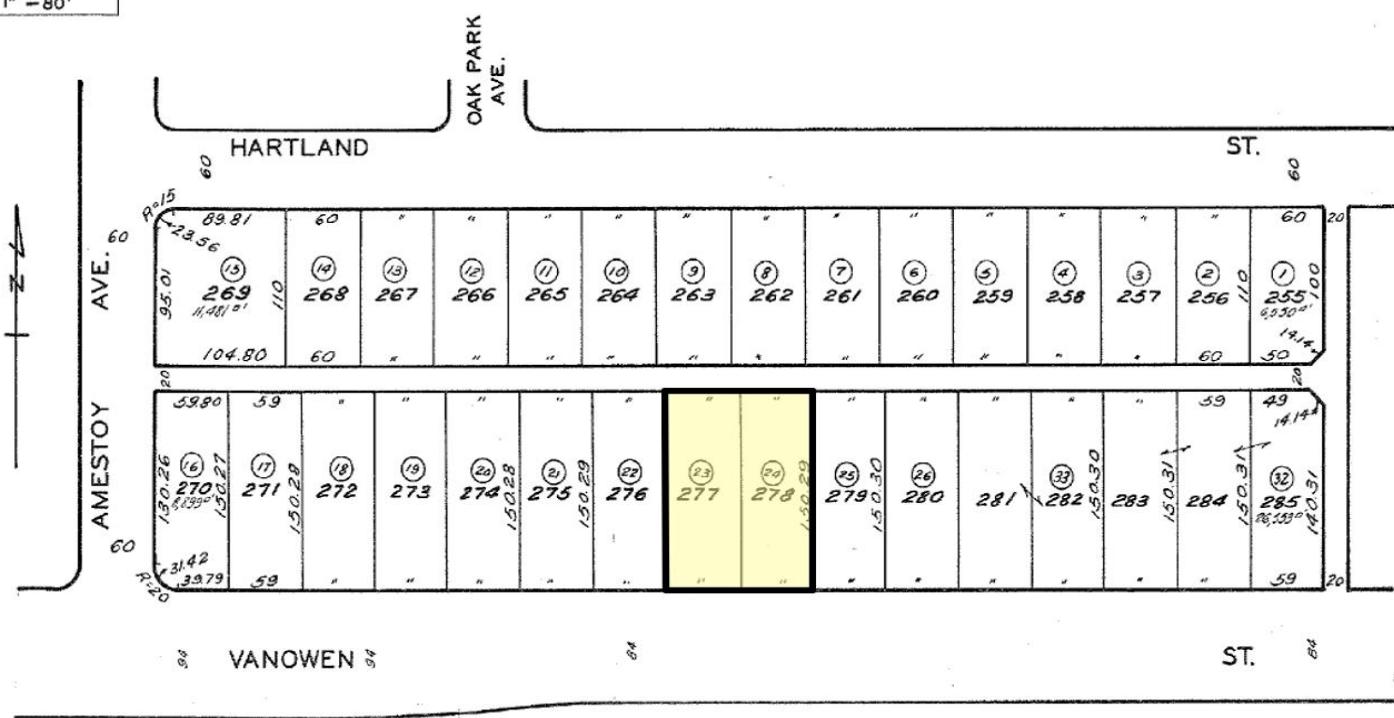
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16 UNITS ON VANOWEN ST

PARCEL MAP

2230 | 9
SCALE 1" - 80'

2-4-65 Revised
1-25-58
12-22-58
2-20-62



TRACT NO. 15441

M.B. 349-29-31

CODE
16

FOR PREV. ASSMT. SEE: 1785-9

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

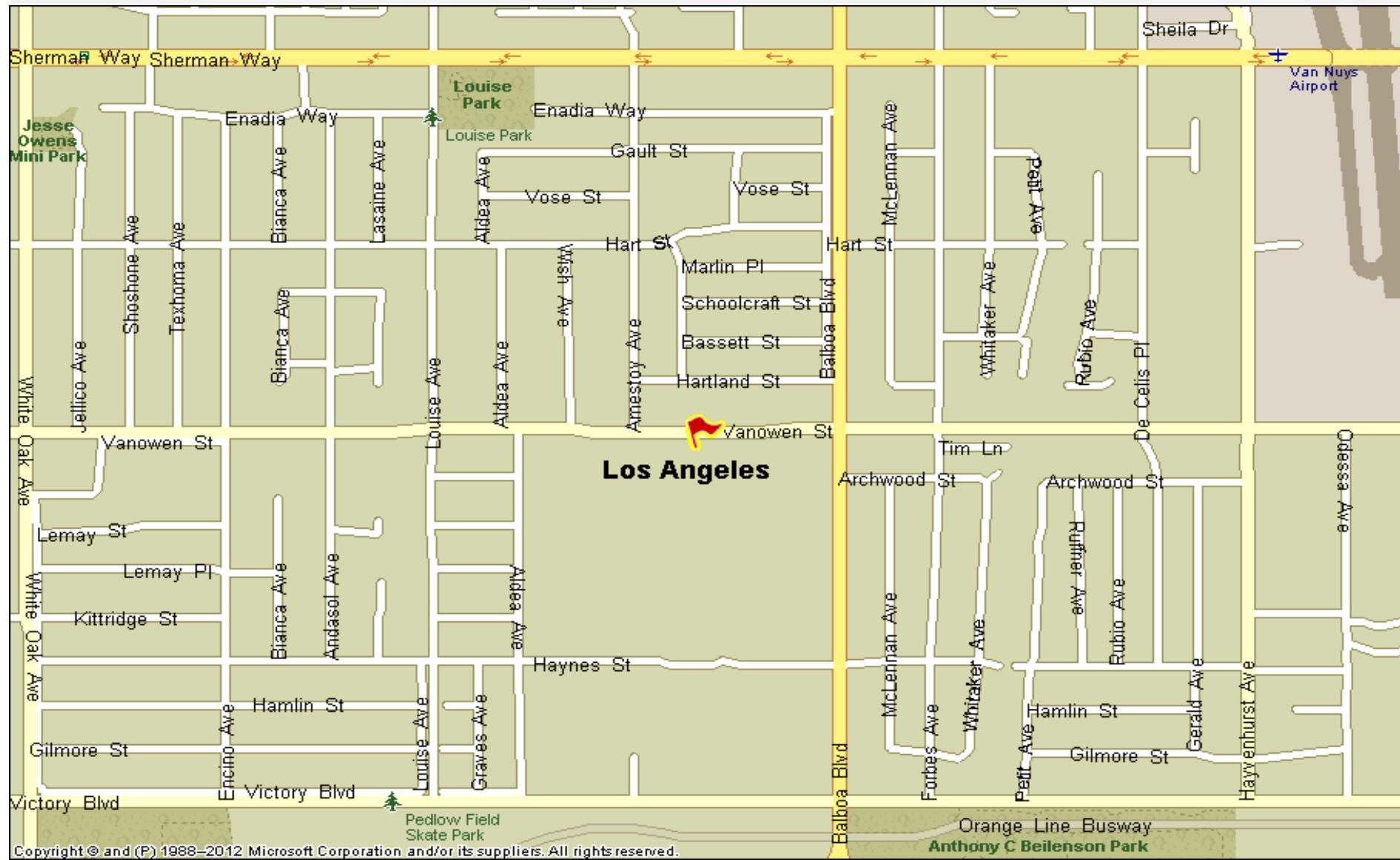
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16 UNITS ON VANOWEN ST

STREET MAP



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16 UNITS ON VANOWEN ST

AMENITY MAP



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