

13825 Vanowen St

VAN NUYS, CA



PRICE:

\$2,900,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- High Demand Rental Location
- 11.19 GRM & 5.53% Cap Rate
- Unit Mix: 4-Single | 8-1+1 | 1-2+1.5 | 1-2+2
- On-Site Parking & Laundry
- Short Distance To LA Valley College
- Individually Metered for Gas & Electric
- Quick Access To I-405 & CA-170 Freeways

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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

14 UNITS ON VANOWEN

INVESTMENT SUMMARY		
Price:		\$2,900,000
Down Payment:	40%	\$1,160,000
Units:		14
Cost per Unit:		\$207,143
Current GRM:		11.19
Current CAP:		5.53%
Market GRM:		9.40
Market CAP:		7.11%
Age:		1977
Lot SF:		14,577
Building SF:		10,793
Price per SF:		\$268.69
Zoning:		LARD1.5



PROPOSED FINANCING		
First Loan Amount:		\$1,740,000
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$10,817

Great Van Nuys Location
 Unit Mix: 4-Single | 8-1+1 | 1-2+1.5 | 1-2+2
 On-Site Parking & Laundry
 11.19 GRM & 5.53% Cap Rate

ANNUALIZED OPERATING DATA						
	CURRENT			PRO-FORMA		
Scheduled Gross Income:		\$259,141			\$310,800	
Less Vacancy Rate Reserve:		7,774	3.0%		9,252	3.0%
Gross Operating Income:		251,367			299,148	
Less Expenses:		91,096	35.2%		93,007	30.2%
Net Operating Income:		\$160,271			\$206,141	
Less Loan Payments:		129,809	1.23		129,809	
Pre-Tax Cash Flow:		\$30,462	2.6%		\$76,332	6.6%
Plus Principal Reduction:		20,386			20,386	
Total Return Before Taxes:		\$50,848	4.4%		\$96,718	8.3%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	Single	\$1,218	\$4,871	\$1,650	\$6,600
8	1+1	\$1,577	\$12,613	\$1,800	\$14,400
1	2+1.5	\$2,000	\$2,000	\$2,300	\$2,300
1	2+2	\$2,111	\$2,111	\$2,400	\$2,400
Total Scheduled Rent:			\$21,595	\$25,700	
Laundry:			\$200	\$200	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$21,795	\$25,900	
Annual Scheduled Gross Income:			\$261,541	\$310,800	

ESTIMATED EXPENSES	
Taxes: (new)	\$36,250
Insurance:	\$14,031
Utilities:	\$20,520
Maintenance:	\$10,055
Rubbish:	\$5,040
Reserves:	\$2,800
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$91,096
Per SF:	\$8.44
Per Unit:	\$6,507

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
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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		2+1.5	\$2,000	\$2,300
2		2+2	\$2,111	\$2,400
3		1+1	\$1,595	\$1,800
4		1+1	\$1,838	\$1,800
5		Single	\$1,331	\$1,650
6		1+1	\$1,371	\$1,800
7		1+1	\$1,665	\$1,800
8		1+1	\$1,642	\$1,800
9		Single	\$885	\$1,650
10		Single	\$1,555	\$1,650
11		Single	\$1,101	\$1,650
12	Vacant	1+1	\$1,800	\$1,800
14		1+1	\$1,448	\$1,800
15		1+1	\$1,252	\$1,800
TOTAL:			\$21,595	\$25,700

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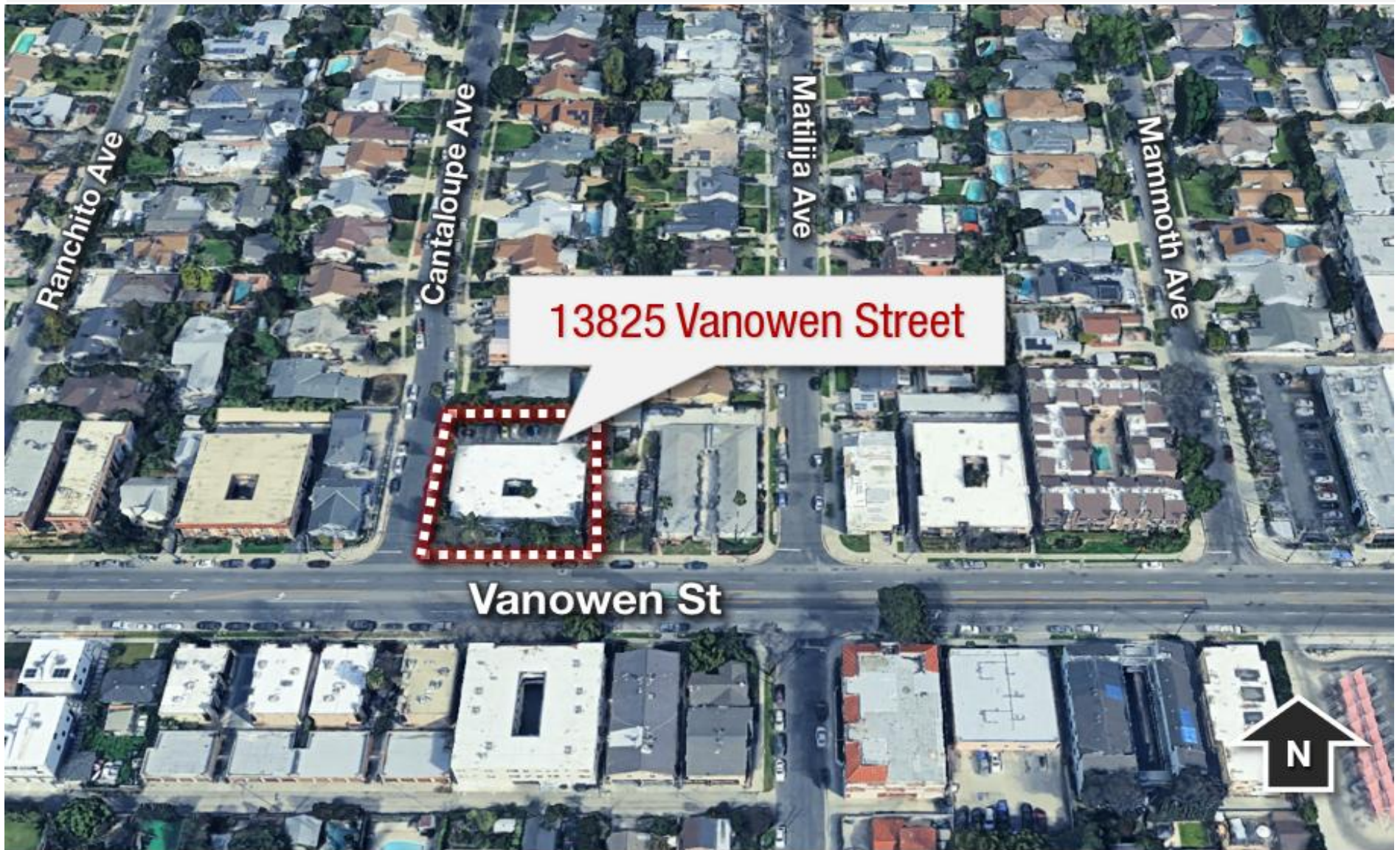
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AERIAL VIEW



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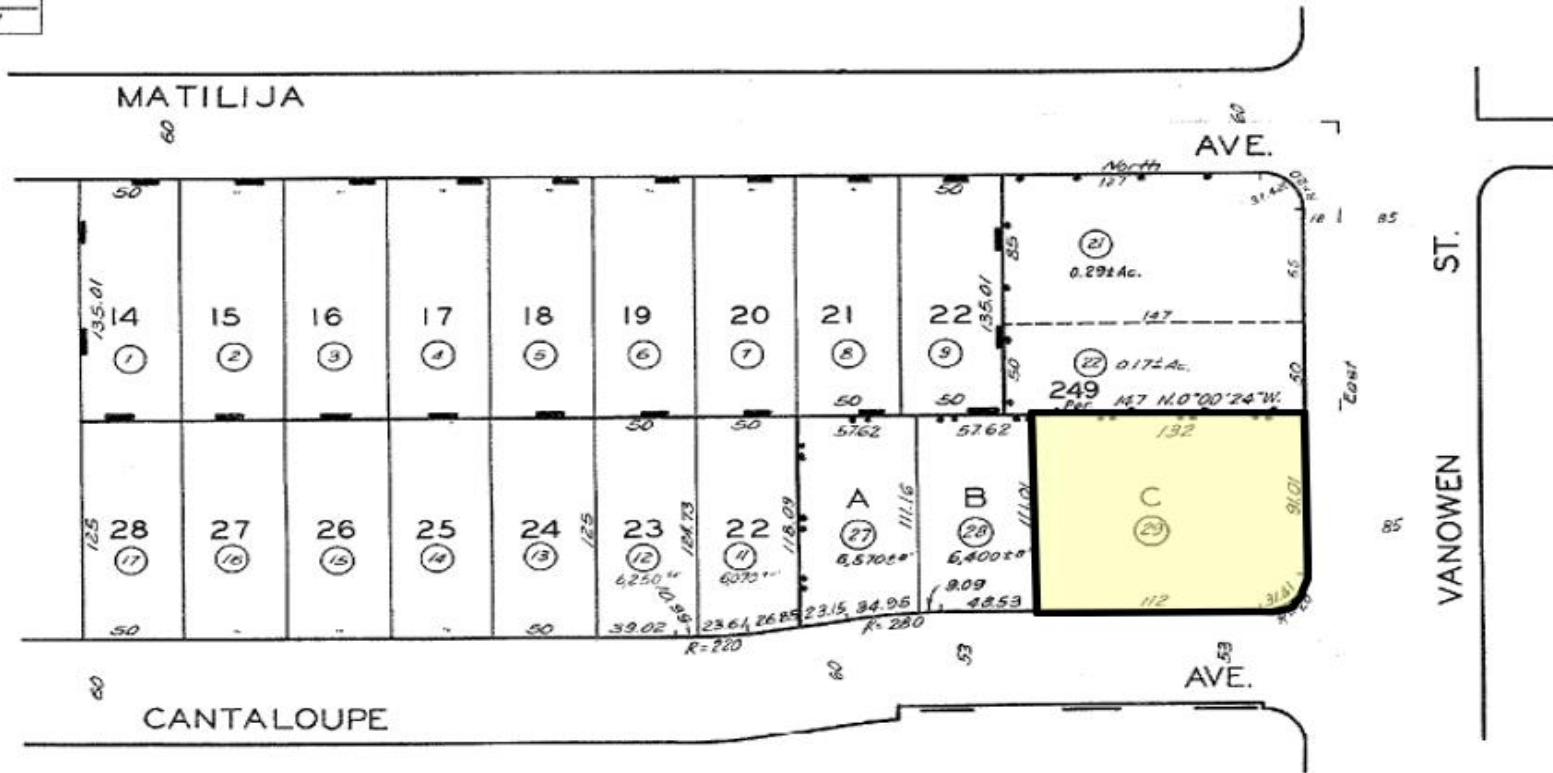
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PARCEL MAP

2216 | 21
SCALE 1" = 60'



TRACT NO. 18741

M.B. 479-9-10

TRACT NO. 14109

M.B. 305-20-21

TRACT NO. 1000

M.B. 19-1-34



CODE
13

PARCEL MAP

P.M. 78-8-9

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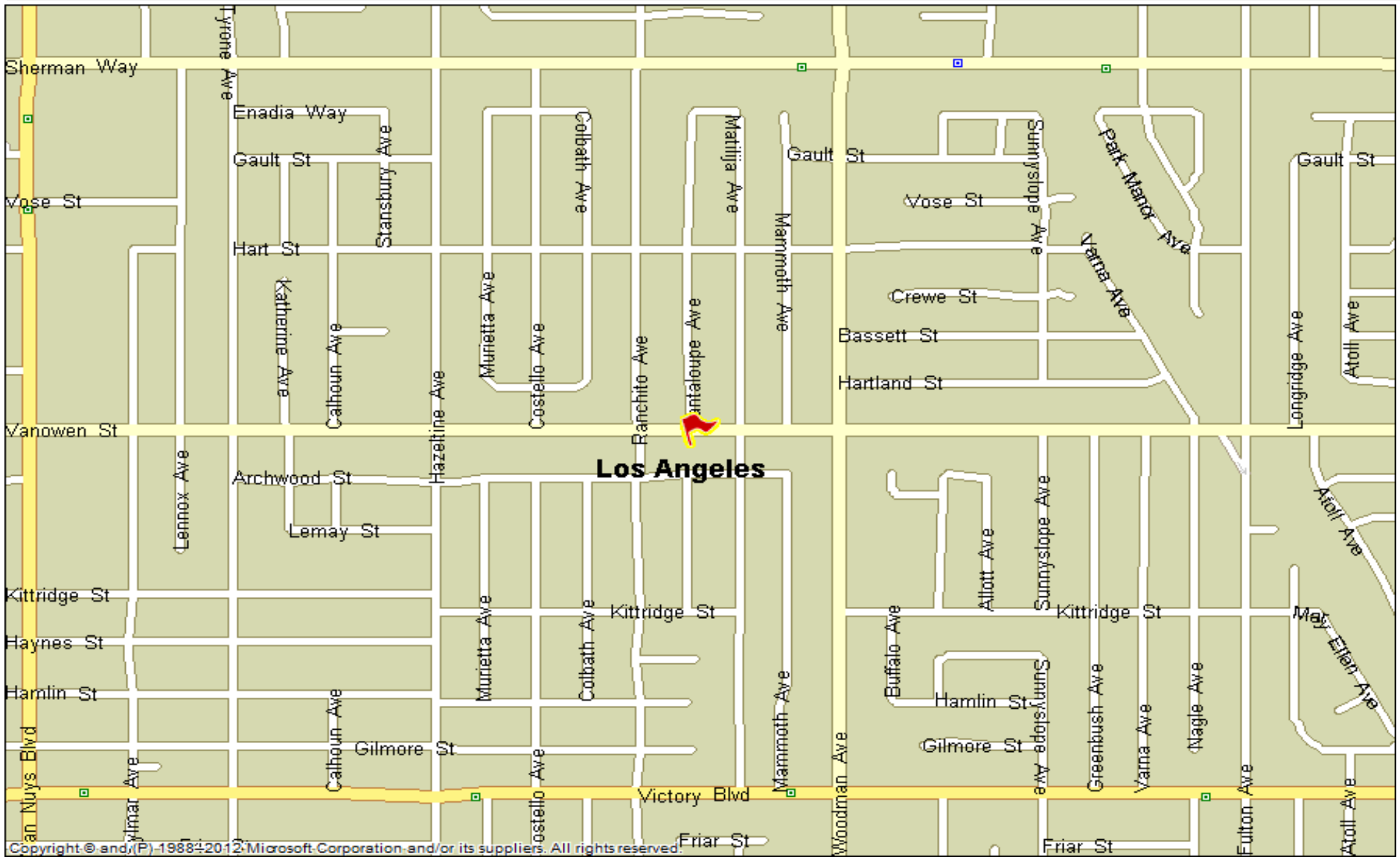
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STREET MAP



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AMENITY MAP



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