

14253 VANOWEN ST

VAN NUYS, CA



PRICE:

\$1,149,000

INVESTMENT HIGHLIGHTS:

- Non Rent Control Duplex Built In 2013
- Front House Fully Remodeled 2006!
- Great Owner/User Opportunity
- Unit Mix: 2-2+1 | 1-3+1
- Total Building Square Footage: 2,588
- Tenants Pay Utilities
- Laundry In Each Unit
- All 3 Units Individually Metered For Water, Gas & Electric

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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

TRIPLEX ON VANOWEN ST

INVESTMENT SUMMARY		
Price:		\$1,149,000
Down Payment:	100%	\$1,149,000
Units:		3
Cost per Unit:		
Current GRM:		16.80
Current CAP:		4.07%
Market GRM:		11.82
Market CAP:		6.41%
Age:		1923/2013
Lot SF:		7,507
Building SF:		2,588
Price per SF:		\$443.97
Zoning:		LAR3



Great Van Nuys Location
Great Owner/User Opportunity
Front House Fully Remodeled 2006!
16.80 GRM & 4.07% Cap Rate

PROPOSED FINANCING	

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$68,412		\$97,200	
Less Vacancy Rate Reserve:	2,052	3.0%	2,916	3.0%
Gross Operating Income:	66,360		94,284	
Less Expenses:	19,558	28.6%	20,675	21.3%
Net Operating Income:	\$46,802		\$73,609	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$46,802	4.1%	\$73,609	6.4%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$46,802	4.1%	\$73,609	6.4%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	2+1	\$1,875	\$3,750	\$2,300	\$4,600
1	3+1	\$1,951	\$1,951	\$3,500	\$3,500
Total Scheduled Rent:			\$5,701		\$8,100
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$5,701		\$8,100
Annual Scheduled Gross Income:			\$68,412		\$97,200

ESTIMATED EXPENSES

Taxes: (new)	\$14,363
Insurance:	\$1,941
Utilities:	-
Maintenance:	\$2,654
Rubbish:	-
Reserves:	\$600
Landscaping:	-
Pest Control:	-
Total Expenses:	\$19,558
Per SF:	\$7.56

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	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
1		3+1		\$1,951	\$3,500
2	Non-rent Control	2+1	\$1,700	\$1,900	\$2,300
3	Non-rent Control	2+1	\$1,600	\$1,850	\$2,300
TOTAL:			\$3,300	\$5,701	\$8,100

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PHOTOS



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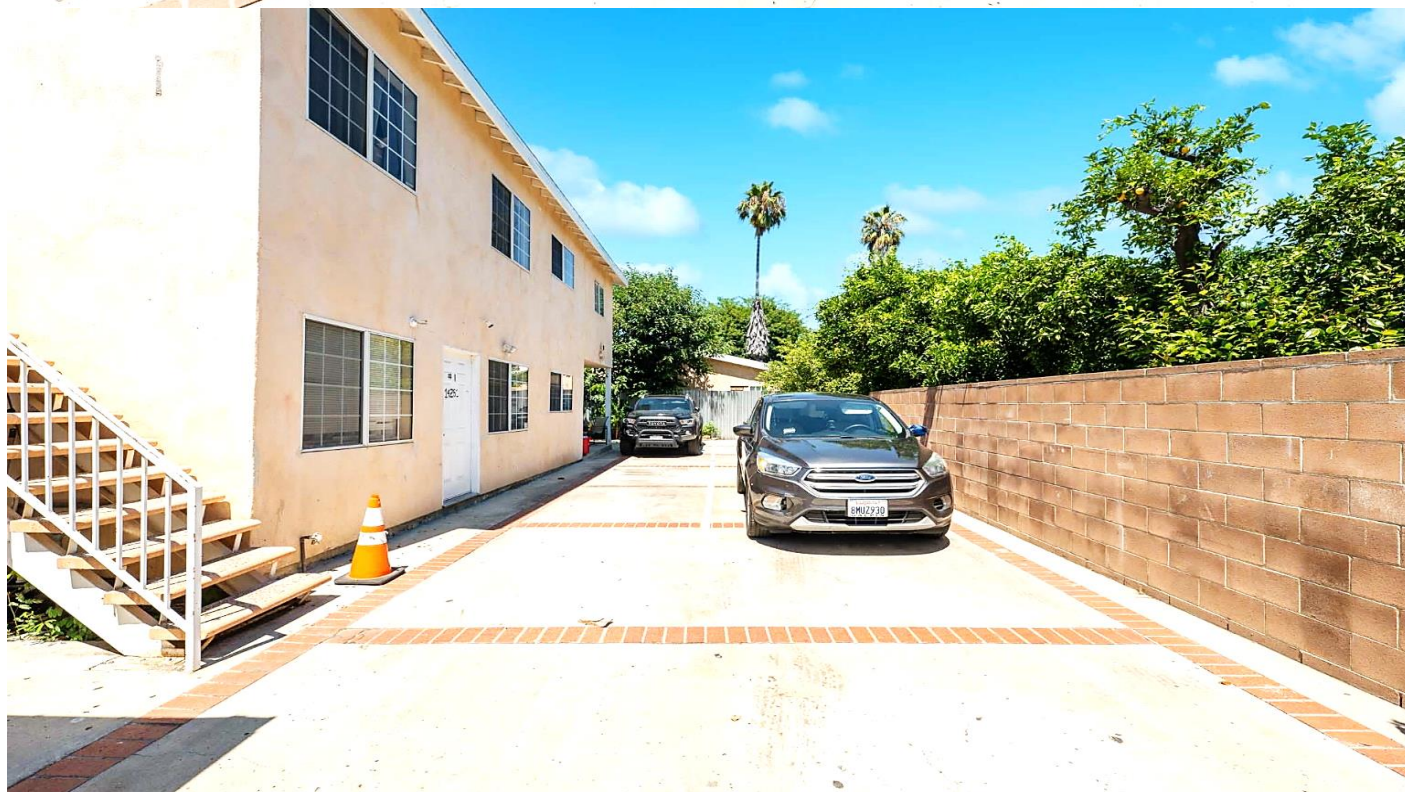
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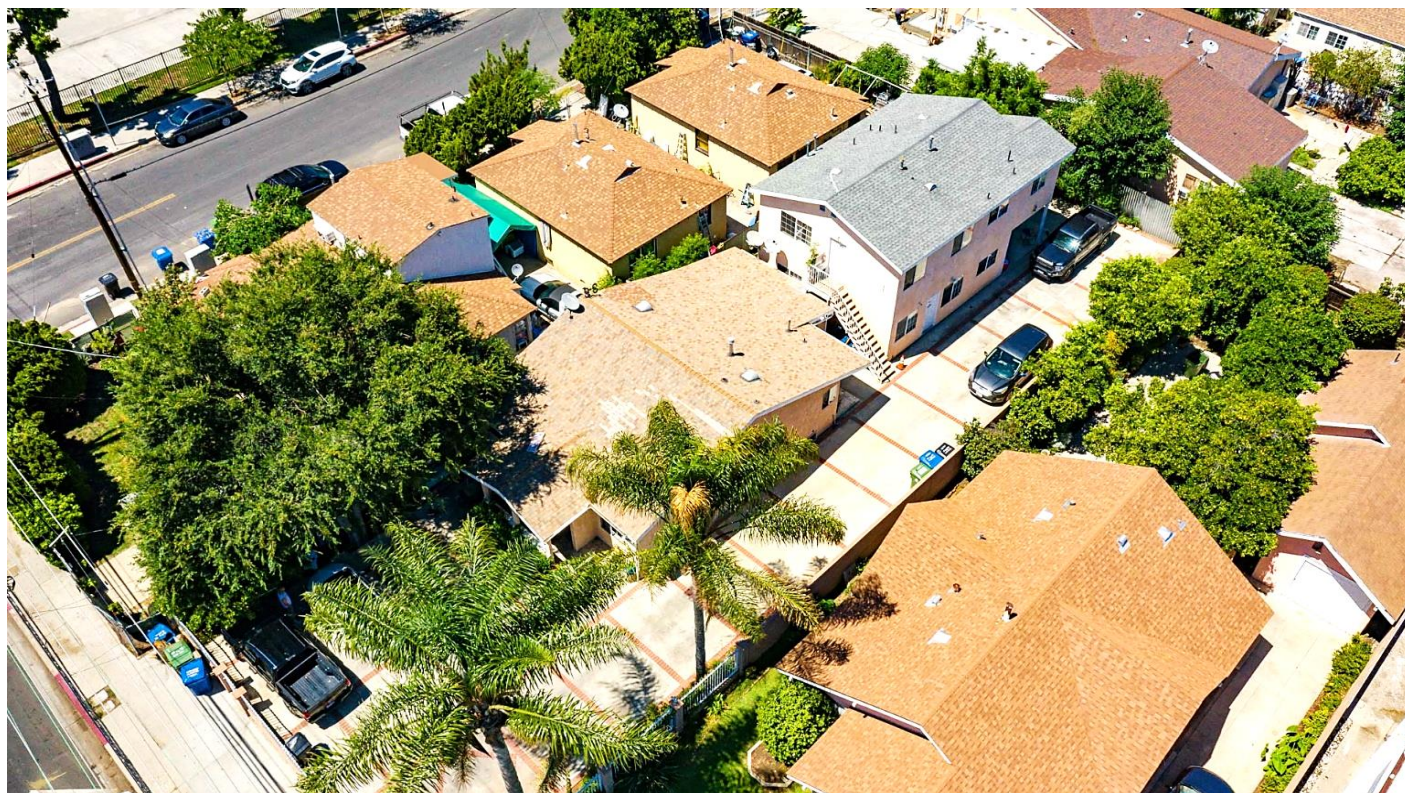
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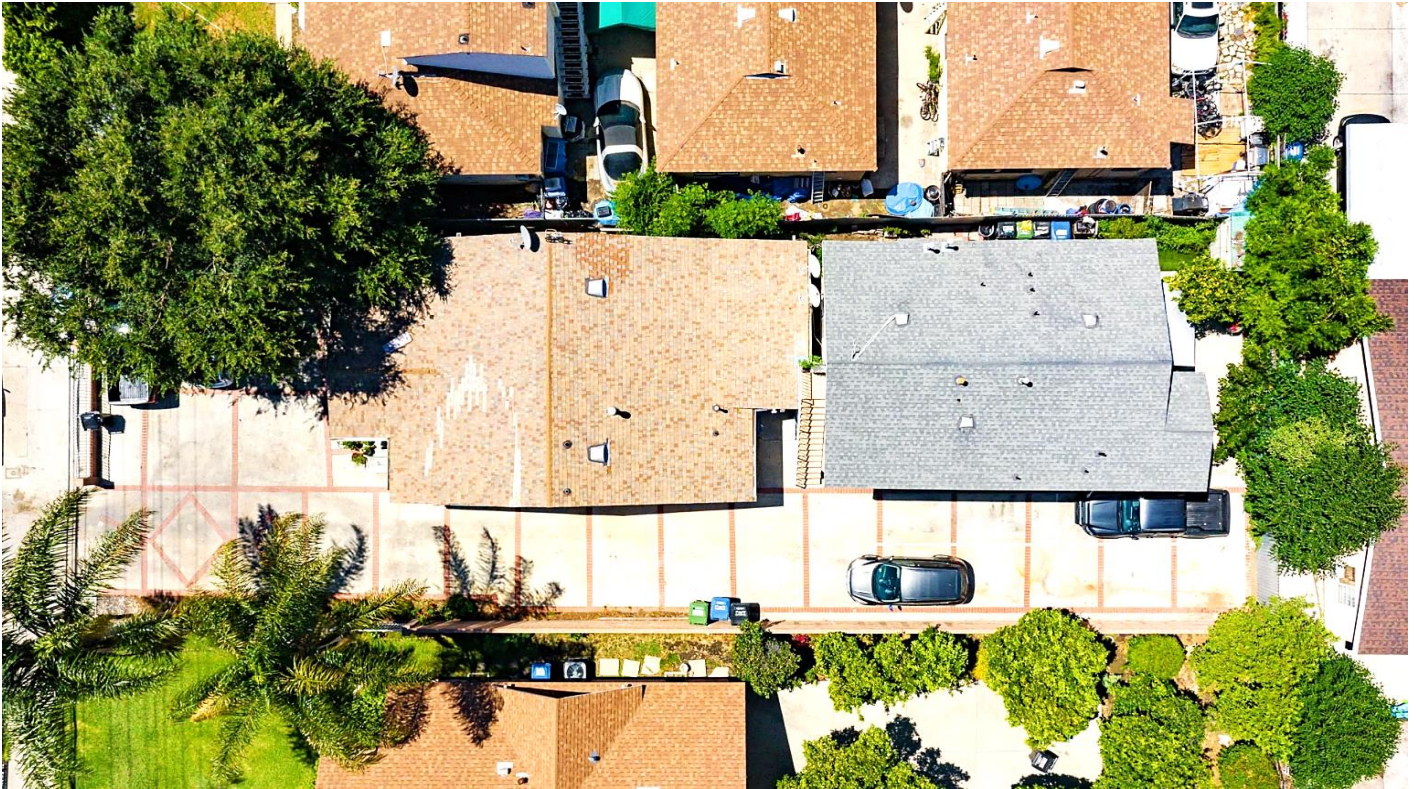
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TRIPLEX ON VANOWEN ST

AERIAL VIEW



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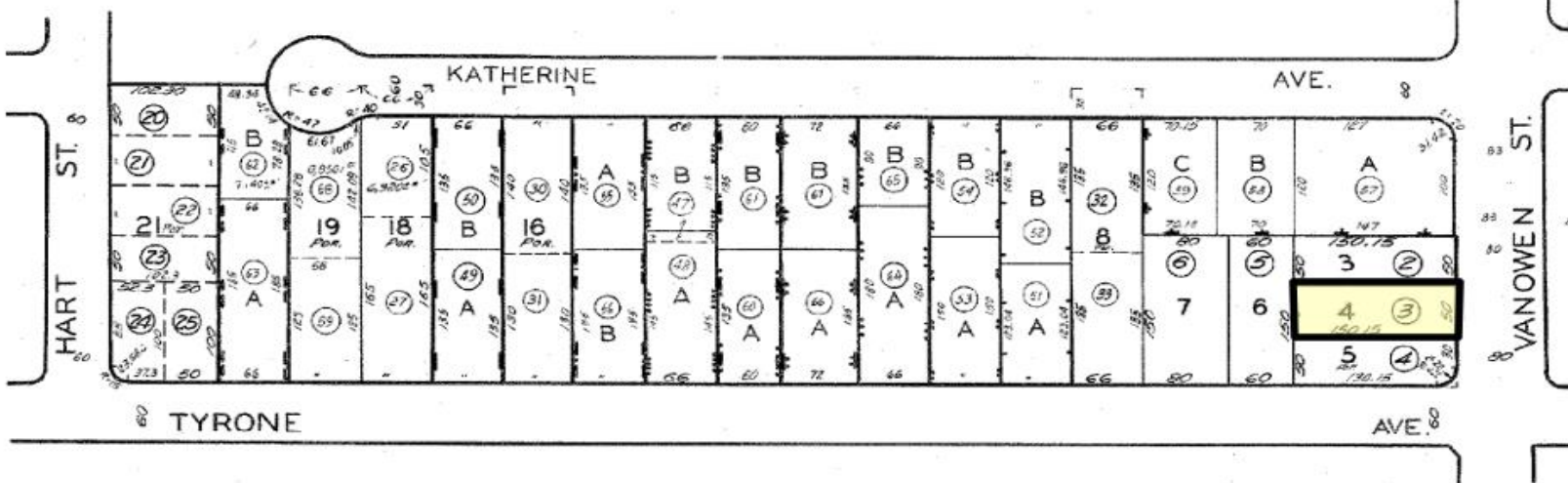
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TRIPLEX ON VANOWEN ST

PARCEL MAP

2217 11
SCALE 1" = 100'

2005



12-18-64 6-10-66
 2-5-65 9-11-66
 10-2-65 10-30-61
 1-6-66 7-6-62
 060028 7-2-64
 9-3-64
 82074807
 680820609
 700378
 2033084-8
 7/1/80/1
 7/0922210
 720727302
 721010904
 2-27-1914
 7/1020625
 7/12/3-01
 781027005
 85106535-80
 85225602-86
 86014500-80
 860812100001
 940720100000-08
 95020104000002-02
 950210025002-03
 18990305
 80081205130000103
 2004082304

PARCEL MAP
P.M. 34-45

PARCEL MAP
P.M. 4-36

TRACT NO. 6544
M.B. 71-92

PARCEL MAP
P.M. 56-50

PARCEL MAP
P.M. 202-87-88

PARCEL MAP
P.M. 85-1

PARCEL MAP
P.M. 5-91

PARCEL MAP
P.M. 9-93

PARCEL MAP
P.M. 99-97

PARCEL MAP
P.M. 29-57

PARCEL MAP
P.M. 1-79

CODE
13

FOR PREV. ASSMT. SEE:
2217-11

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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TRIPLEX ON VANOWEN ST

STREET MAP



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TRIPLEX ON VANOWEN ST

AMENITY MAP



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