



7460 Canby Ave, Reseda - 9 Units

RE/MAX ONE
COMMERCIAL

Chase Simonton

Vice President, Multi-family Investments
310.383.5927 Mobile
Chase@RemaxOneCommercial.com

John Sarna

Senior Partner, Multi-family Investments
310.871.5380 Mobile
John@RemaxOneCommercial.com
DRE #02134610

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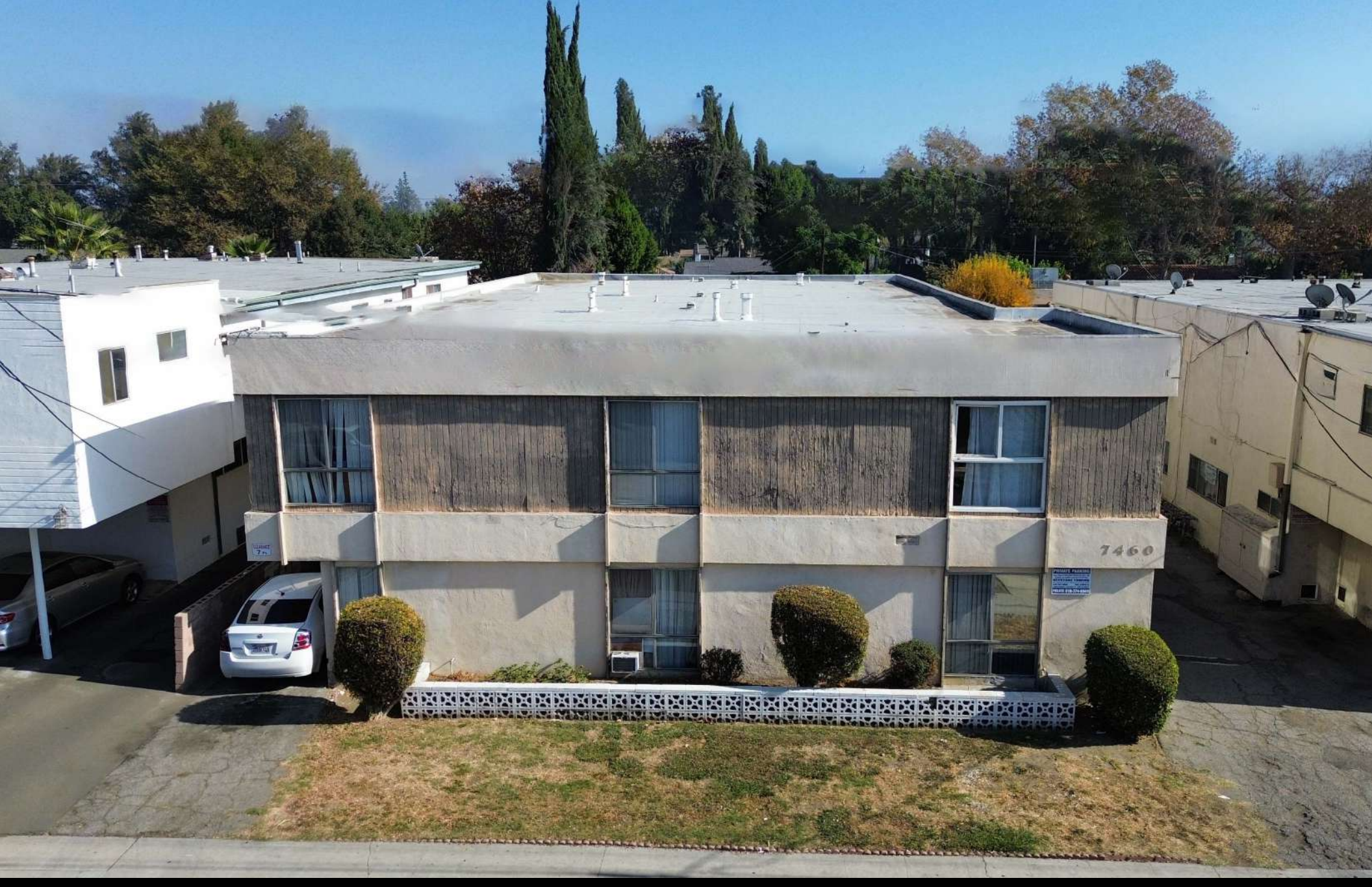


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OVERVIEW

Investing in multi-family properties in Reseda, California, offers strong rental demand due to its central location in the San Fernando Valley, proximity to major employers, and access to transportation. The area appeals to diverse tenants, including families, students, and professionals, ensuring a steady income stream. Reseda's real estate market allows value-add opportunities through renovations, which can increase rental income and property value. Additionally, its ongoing development and revitalization projects enhance long-term investment potential.

PROPERTY HIGHLIGHTS

- 9 units - (1) 2+1, (6) 1+1, (1) Studio+1
- GRM - 11.93, Cap Rate 4.17%
- Price/Unit - \$216,667
- Price/SF - \$277.74
- Year of Construction - 1963



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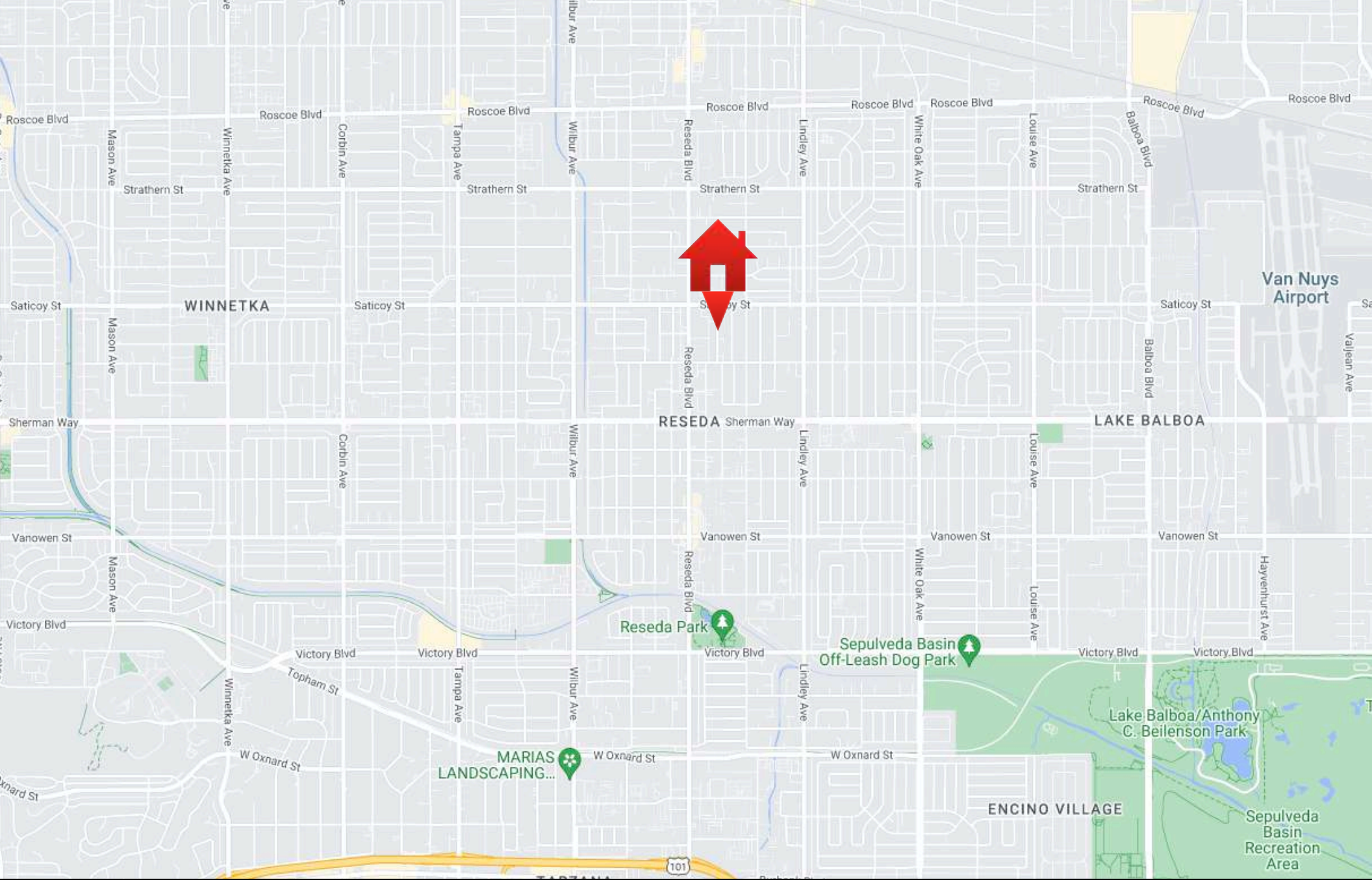
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FINANCIAL SUMMARY

PRICING

Offering Price		\$1,950,000
Down Payment	(50%)	\$975,000
Price/ Unit		\$216,667
Price/ SF		\$277.74
GRM	9.15	11.89
Cap Rate	7.59%	5.15%
	Market	

ASSET

Units		9
Year Built		1963
Gross SF		7,021
Lot SF		8,508
Zoning		LAR3
Parking		9

Income

	Current	Proforma
Monthly Income	\$13,666	\$17,750
Annualized Income	\$163,992	\$213,000
Less Vacancy (3%)	\$4,920	\$6,390
Effective Rental Income	\$159,072	\$206,610
Total Expenses	\$58,575	\$58,575
Net Operating Income (NOI)	\$100,497	\$148,035

ESTIMATED EXPENSES

Real Estate Taxes	\$24,375
Insurance	\$12,000
Utilities	\$11,000
Repairs & Maintenance	\$7,200
Reserves	\$4,000
Total Expenses	\$58,575

RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
1	2+1	\$1,635.00	\$2,200.00
2	1+1	\$1,101.00	\$1,950.00
3	1+1 (Vacant)	\$1,950.00	\$1,950.00
4	1+1	\$1,653.00	\$1,950.00
5	2+1	\$1,719.00	\$2,200.00
6	1+1	\$1,513.00	\$1,950.00
7	1+1	\$1,720.00	\$1,950.00
8	1+1	\$1,100.00	\$1,950.00
9	Studio+1	\$1,275.00	\$1,650.00
	Total	\$13,666.00	\$17,750.00

30% Upside Potential

AGENT SUMMARY

Chase Simonton

Vice President, Multi-Family Investments

Chase Simonton is the #1 Commercial Agent in the company at RE/MAX One Commercial and leads a team of 7 commercial agents. With over 18 years of real estate experience and over \$1 Billion 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. Chase's approach to the business is why he has been so successful, and that approach has always been to put clients first and give trusted genuine advice and assistance with any of their real estate needs.

John Sarna

Senior Partner, Multi-Family Investments

John Sarna has become one of the top producers at RE/MAX One Commercial due to his aggressive marketing and deal underwriting abilities. This enables John to keep his finger on the pulse of the market and provide the best service for his clients with multi-family real estate needs. He holds a Masters Degree with an emphasis in Mathematics and has six years of real estate sales experience. He utilizes a results-driven approach to develop and sustain excellent customer satisfaction. John's areas of specialization are the San Fernando Valley, Hollywood, and Koreatown.



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