

8843-8845.5 Tilden Ave

PANORAMA CITY, CA



PRICE:

\$1,050,000

INVESTMENT HIGHLIGHTS:

- Great Panorama City Location
- Individually Metered for Gas & Electric
- Nearby Transit/Shopping Access
- Unit Mix: 1-Single | 1-2+1 | 1-3+1
- High Demand Rental Location
- Panorama Mall Nearby
- Short Distance To Van Nuys Transit Station
- Short Distance To I-405, I-5, & CA-118 Freeway

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KW COMMERCIAL

4605 LAKERSHIM 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 PANORAMA CITY

INVESTMENT SUMMARY		
Price:		\$1,050,000
Down Payment:	100%	\$1,050,000
Units:		3
Cost per Unit:		\$350,000
Current GRM:		12.73
Current CAP:		5.08%
Market GRM:		13.28
Market CAP:		4.78%
Age:		1948
Lot SF:		6,404
Building SF:		2,076
Price per SF:		\$505.78
Zoning:		LAR2



PROPOSED FINANCING		
First Loan Amount:		-
Terms:	7.50%	30 Years (5-Year Fix)
Monthly Payment:		-

Great Panorama City Location
 Unit Mix: 1-Single | 1-2+1 | 1-3+1
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 Individually Metered for Gas & Electric

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$82,500		\$79,080	
Less Vacancy Rate Reserve:	2,475	3.0%	2,372	3.0%
Gross Operating Income:	80,025		76,708	
Less Expenses:	26,642	32.3%	26,476	33.5%
Net Operating Income:	\$53,383		\$50,231	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$53,383	0.0%	\$50,231	0.0%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$53,383	0.0%	\$50,231	0.0%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Single	\$1,435	\$1,435	\$1,500	\$1,500
1	2+1	\$2,545	\$2,545	\$2,350	\$2,350
1	3+1	\$2,855	\$2,855	\$2,700	\$2,700
Total Scheduled Rent:			\$6,835	\$6,550	
Laundry:					
Parking, Storage, Misc:			\$40	\$40	
Monthly Scheduled Gross Income:			\$6,875	\$6,590	
Annual Scheduled Gross Income:			\$82,500	\$79,080	

ESTIMATED EXPENSES	
Taxes: (new)	\$13,125
Insurance:	\$2,076
Utilities:	\$4,440
Maintenance:	\$4,001
Rubbish:	-
Reserves:	\$600
Landscaping:	\$1,500
Pest Control:	\$900
Total Expenses:	\$26,642
Per SF:	\$12.83
Per Unit:	\$8,881

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 #	UNIT TYPE	CURRENT RENT	MARKET RENT
8845	3+1	\$2,855	\$2,700
8843	2+1	\$2,545	\$2,350
8845 1/2	Single	\$1,435	\$1,500
TOTAL:		\$6,835	\$6,550

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PHOTOS



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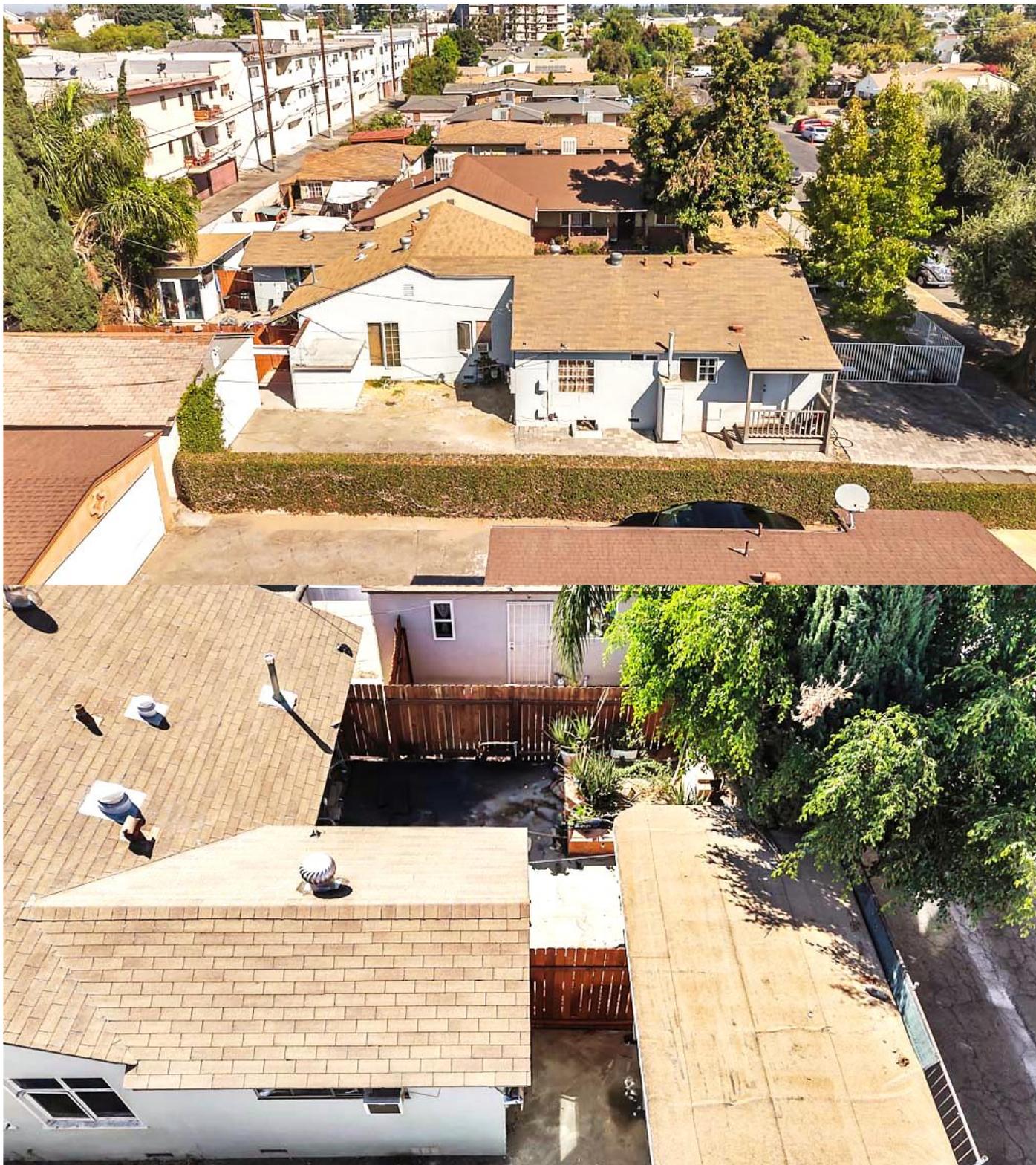
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TRIPLEX ON PANORAMA CITY

AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

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TRIPLEX ON PANORAMA CITY

PARCEL MAP

2639 | 6
SCALE 1" = 80'

1995

2-22-65
REVISED
1-29-61
4-17-61
5-12-61
1-24-62
3-12-63
7-6-64
950214



CODE
13
88.56

FOR PREV. ASSMT. SEE: 552 - 401 & 425



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

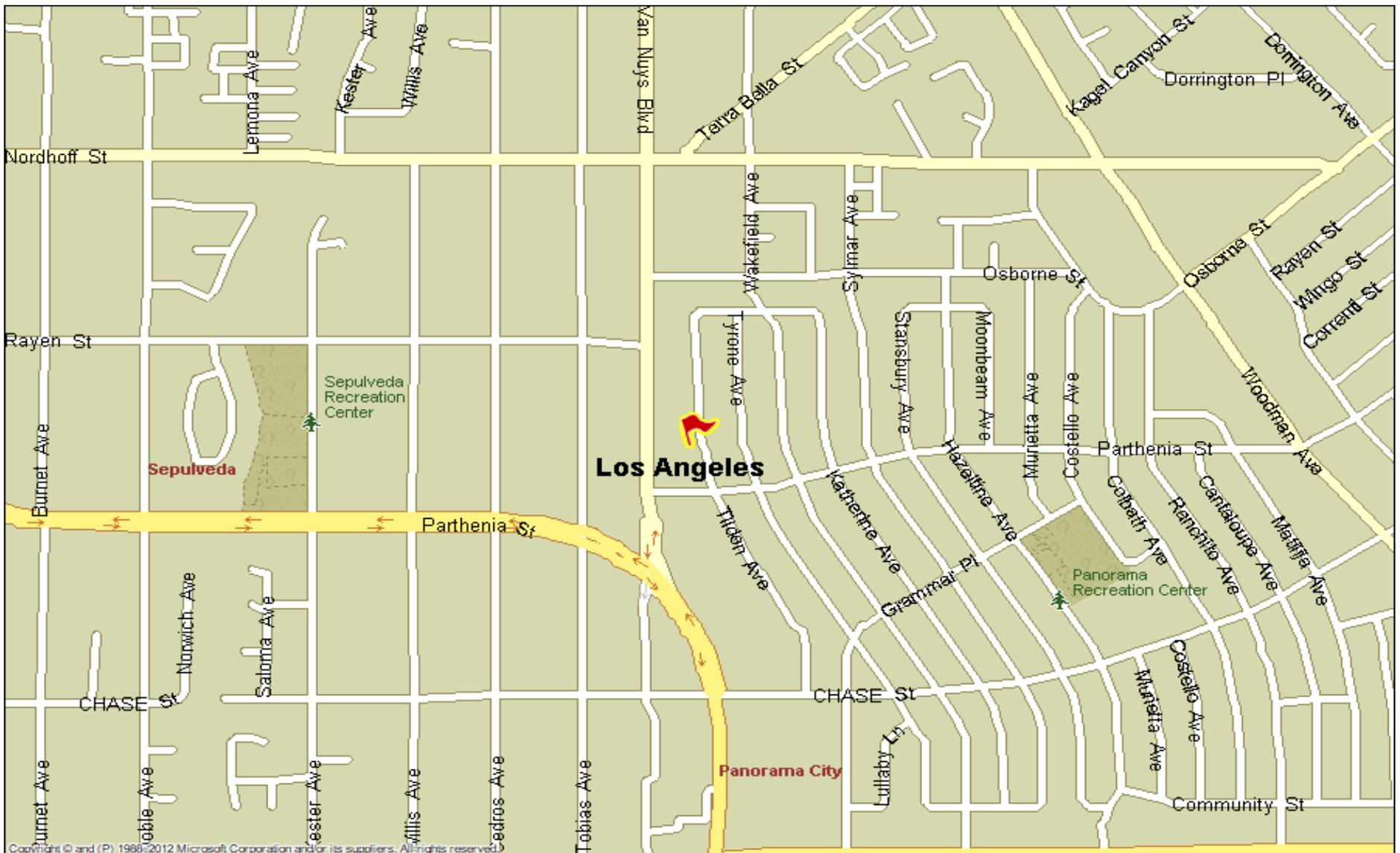
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TRIPLEX ON PANORAMA CITY

STREET MAP



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TRIPLEX ON PANORAMA CITY

AMENITY MAP



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