

13281 Van Nuys Blvd

PACOIMA, CA



PRICE:

\$1,175,000

INVESTMENT HIGHLIGHTS:

- Great Pacoima Location
- 10 On-Site Parking Spaces
- CA-118 & I-5 Freeway Nearby
- High Traffic Count
- Located On A Major Thoroughfare
- New Exterior Facade
- Located On New Light Rail Line
- Potential Owner/Occupied Opportunity

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

PRESENTED BY:

MICHAEL PESCI

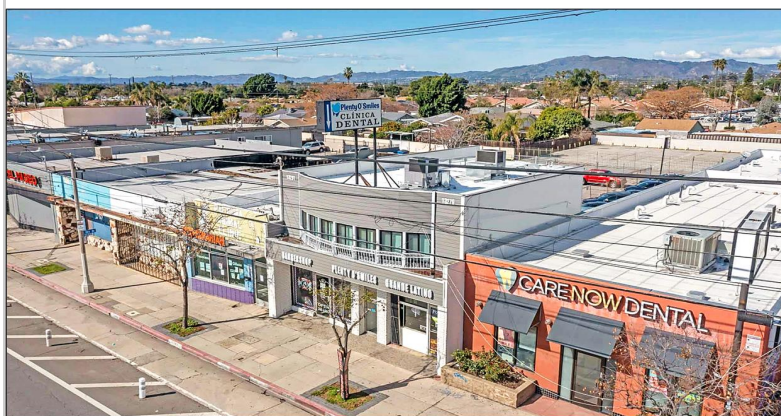
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
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INVESTMENT SUMMARY

Price:		\$1,175,000
Down Payment:	50%	\$587,500
Units:		3
Cost per Unit:		
Current CAP:		4.70%
Market CAP:		7.00%
Age:		1966
Lot SF:		5,356
Building SF:		3,095
Price per SF:		\$379.64
Zoning:		LAC2



Great Pacoima Location
Unit Mix: 3-Commercial
Located On A Major Thoroughfare
New Exterior Facade

PROPOSED FINANCING

First Loan Amount:		\$587,500
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$3,749

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$79,008		\$108,348	
Less Vacancy Rate Reserve:	2,370	3.0%	3,250	3.0%
Gross Operating Income:	76,638		105,098	
Less Expenses:	21,441	27.1%	22,864	21.1%
Net Operating Income:	\$55,197		\$82,234	
Less Loan Payments:	44,989	1.23	44,989	
Pre-Tax Cash Flow:	\$10,208	1.7%	\$37,245	6.3%
Plus Principal Reduction:	6,883		6,883	
Total Return Before Taxes:	\$17,091	2.9%	\$44,128	7.5%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
3	Commercial	\$1,985	\$5,955	\$2,800	\$8,400
Total Scheduled Rent:			\$5,955		\$8,400
Laundry:			\$629		\$629
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$6,584		\$9,029
Annual Scheduled Gross Income:			\$79,008		\$108,348

ESTIMATED EXPENSES

Taxes: (new)	\$14,688
Insurance:	\$2,321
Utilities:	-
Maintenance:	\$3,832
Rubbish:	-
Reserves:	\$600
Landscaping:	-
Pest Control:	-
Total Expenses:	\$21,441
Per SF:	\$6.93

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 #	Lease End Date	UNIT TYPE	UNIT SQ FT	CURRENT RENT	LEASE EXPIRATION	MARKET RENT
GrandE Latino	5/1/2024	Commercial	510	\$1,600	08/31/2024	\$1,400
Plenty O Smiles	1/1/2026	Commercial	1,488	\$1,655	01/01/2027	\$4,000
Willy's Barbershop	1/31/2025	Commercial	1,097	\$2,700	01/31/2025	\$3,000
TOTAL:				\$5,955		\$8,400

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EXECUTIVE SUMMARY

3.23 spaces per 1,000 square feet of building area. Per public records, the subject was constructed in 1966.

Occupancy:

The subject property is a multi-tenant retail/office building. It is currently 100% occupied by the three tenants.

Gross Building Area:

The subject's gross building area can be seen in the table below:

BUILDING AREA				
Use	1st Floor	2nd Floor	Total	% of Total
Retail	1,607	-	1,607	52%
Medical Office	-	1,488	1,488	48%
Total	1,607	1,488	3,095	100%

Source: FCV Measurements / Public Records

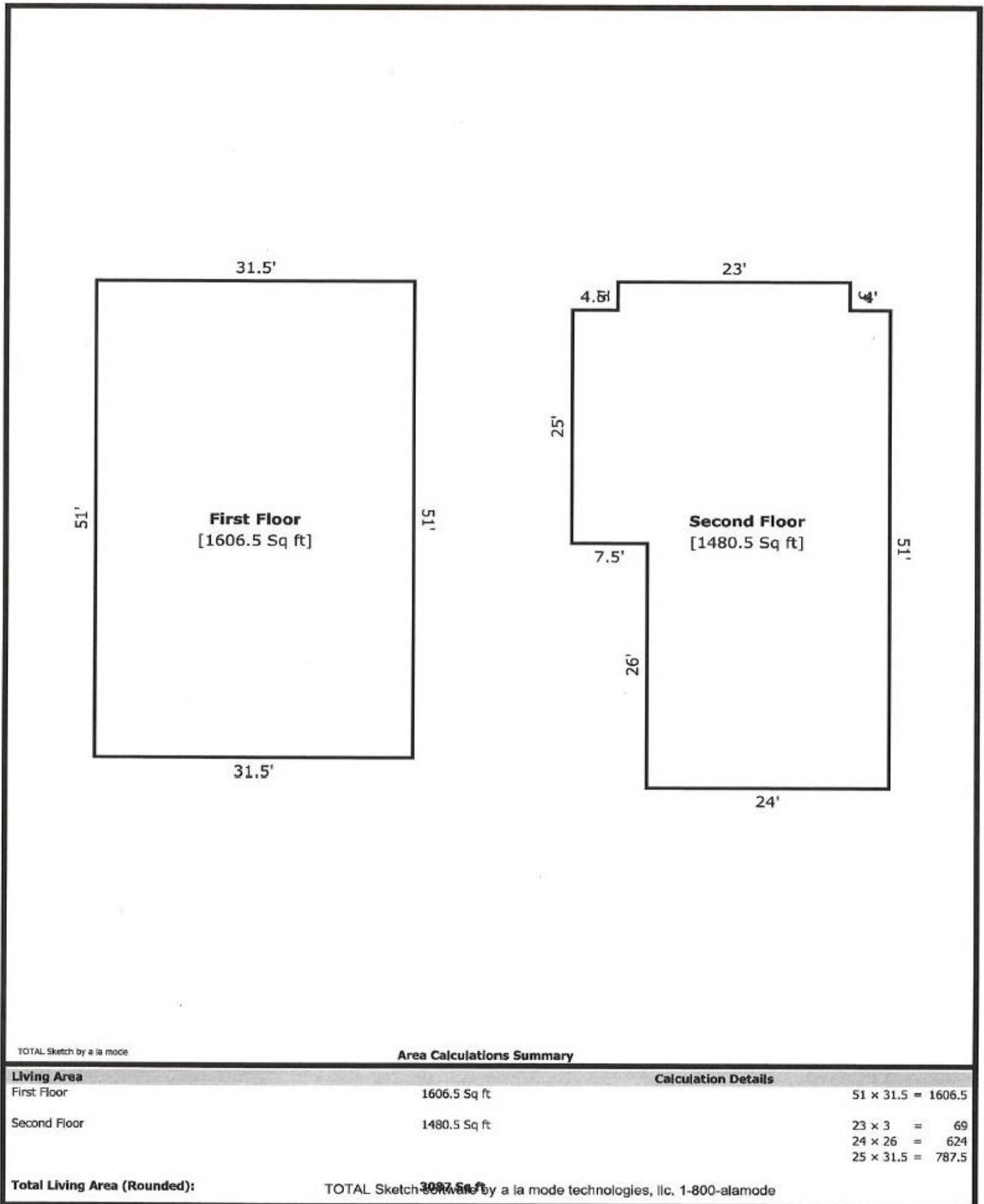
Net Rentable Area:

The subject's net rentable area breakout can be seen in the table below:

BUILDING AREA CALCULATIONS						
Unit #	Use	Tenant	Floor	Rentable Area	% of Total	
1379 1/2	retail	Grand Latino	1st	510	16.5%	
13281	retail	Barber Shop	1st	1,097	35.4%	
2nd Floor	medical office	Dentist	2nd	1,488	48.1%	
				Usable Area	3,095	100%
				Common Area	-	
TOTAL RBA				3,095		

Source: FCV Measurements / Public Records

FLOORPLAN



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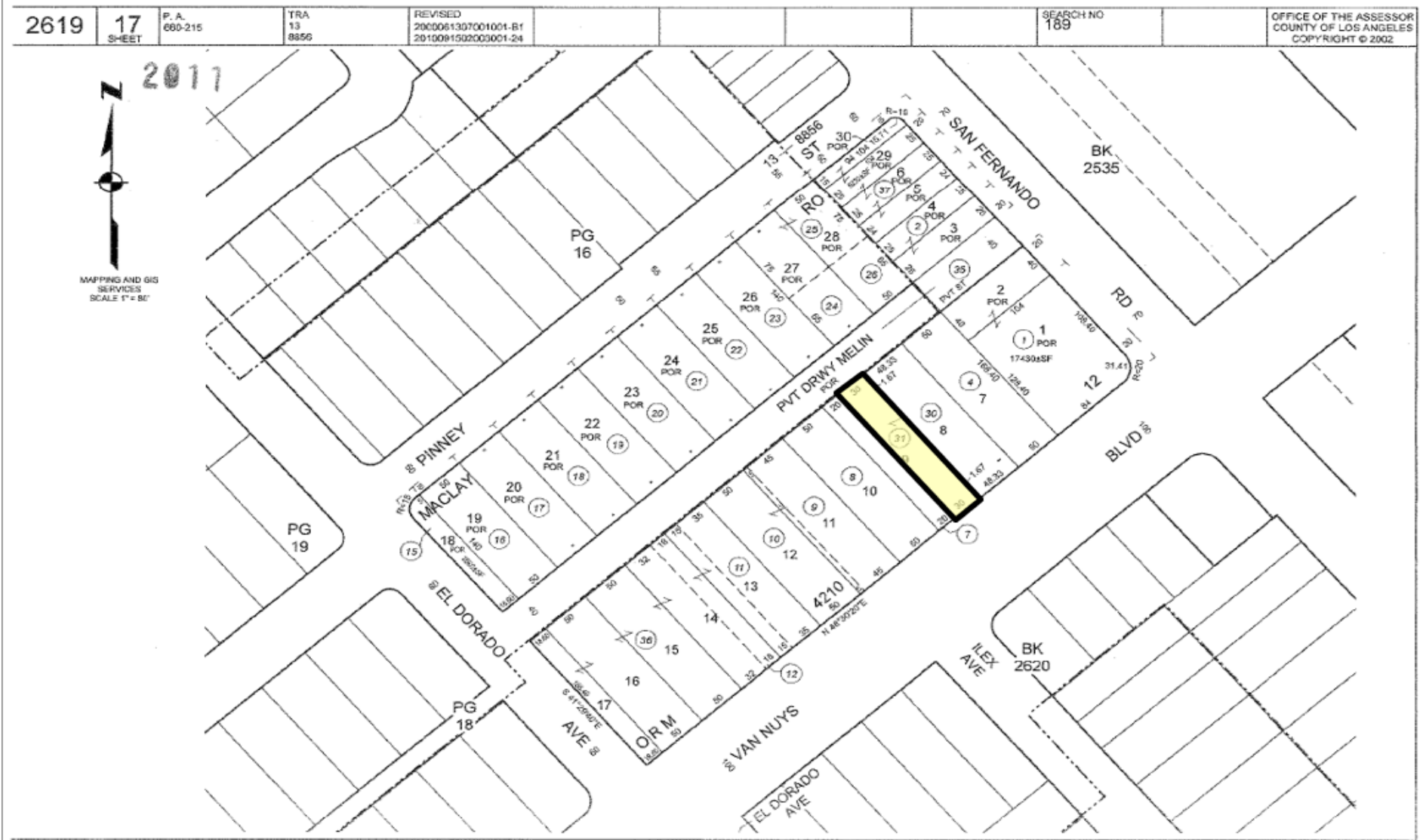
AERIAL VIEW



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PARCEL MAP



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STREET MAP



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AMENITY MAP



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