

14622 Sylvan St

VAN NUYS, CA



PRICE:

\$1,250,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- On-Site Parking with Storage
- 10.81 GRM & 5.86% Cap Rate
- Unit Mix: 3-1+1 | 3-2+1
- Individually Metered for Gas & Electric
- Metro Orange Line Nearby
- I-405 Freeway Nearby
- Secure/Gated Entry

aplaGROUP

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

6 UNITS ON VAN NUYS BLVD

INVESTMENT SUMMARY

Price:		\$1,250,000
Down Payment:	40%	\$500,000
Units:		6
Cost per Unit:		\$208,333
Current GRM:		10.81
Current CAP:		5.86%
Market GRM:		8.47
Market CAP:		8.25%
Age:		1955
Lot SF:		8,000
Building SF:		4,341
Price per SF:		\$287.95
Zoning:		LAR3



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 Unit Mix: 3-1+1 | 3-2+1
 Individually Metered for Gas & Electric
 10.81 GRM & 5.86% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$750,000
Terms:	5.75%	30 Years (5-Year Fix)
Monthly Payment:		\$4,420

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$115,596		\$148,230	
Less Vacancy Rate Reserve:	3,468	3.0%	4,428	3.0%
Gross Operating Income:	112,128		143,172	
Less Expenses:	38,851	33.6%	40,093	27.2%
Net Operating Income:	\$73,277		\$103,079	
Less Loan Payments:	53,037	1.38	53,037	
Pre-Tax Cash Flow:	\$20,240	4.0%	\$50,042	10.0%
Plus Principal Reduction:	9,647		9,647	
Total Return Before Taxes:	\$29,887	6.0%	\$59,689	11.9%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
3	1+1	\$1,325	\$3,975	\$1,900	\$5,700
3	2+1	\$1,886	\$5,658	\$2,200	\$6,600
Total Scheduled Rent:			\$9,633		\$12,300
Laundry:					
Parking, Storage, Misc:			\$53		\$53
Monthly Scheduled Gross Income:			\$9,686		\$12,353
Annual Scheduled Gross Income:			\$116,226		\$148,230

ESTIMATED EXPENSES

Taxes: (new)	\$15,625
Insurance:	\$4,341
Utilities:	\$8,640
Maintenance:	\$4,485
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	\$1,500
Pest Control:	\$900
Total Expenses:	\$38,851
Per SF:	\$8.95
Per Unit:	\$6,475

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
1	1+1	\$1,257	\$1,900
2	1+1	\$1,452	\$1,900
3	2+1	\$2,730	\$2,200
4	1+1	\$1,267	\$1,900
5	2+1	\$1,270	\$2,200
6	2+1	\$1,658	\$2,200
TOTAL:		\$9,633	\$12,300

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AERIAL VIEW



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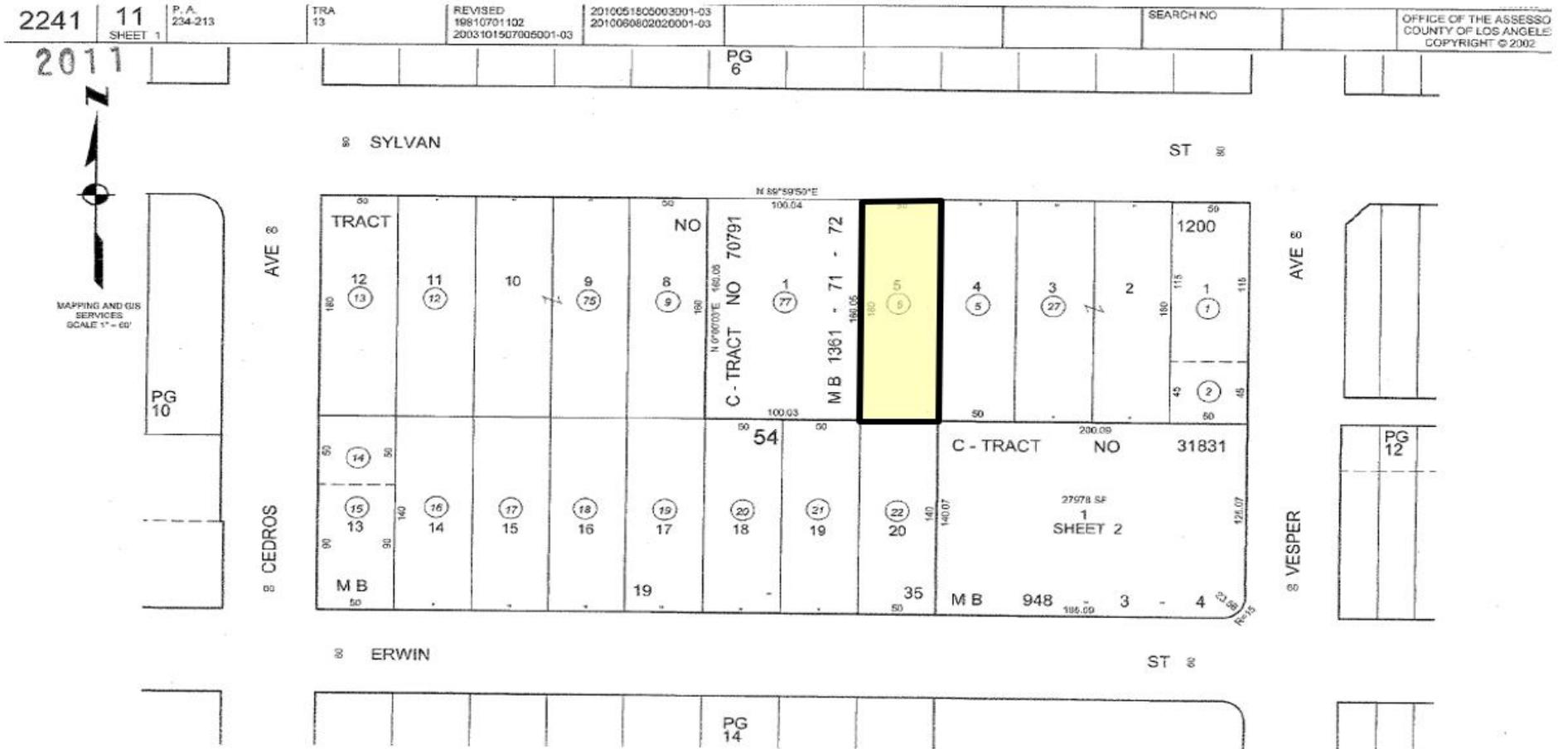
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PARCEL MAP



MAPPING AND GIS SERVICES
SCALE 1" = 50'

THE ASSESSMENT OF UNITS IN THE FOLLOWING AIRSPACE PLANS, INCLUDES ALL RIGHTS AND INTERESTS IN THE COMMON AREAS AS SET FORTH IN DEEDS OF RECORD. EACH PLAN DEPICTS APPROXIMATE DIMENSIONS FROM WHICH AREAS ARE COMPUTED. AREAS ARE FOR CORRESPONDING ELEMENTS ONLY.

AIRSPACE PLAN REFERENCE	COMMON AREA				SUBDIVISION OF AIRSPACE SHEET(S)
	TRACT NO	BLK	LOTS	TYPE	
#545016 6-4-80	31831	--	1	CONDO	SHEET 2

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6 UNITS ON VAN NUYS BLVD

STREET MAP



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AMENITY MAP



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