



**7323 Independence Ave
Canoga Park, CA 91303**

**\$4,600,000 @ 5.9% Cap
20 Units**



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**7323 Independence Ave.
Canoga Park, CA 91303
20 Units**

Unit Mix: 17 @ 1+1 3 @ 2+2

Built: 1959
SF: 17,666 SF
Lot: 22,603 SF
Zoning: R3
3 @ 2+2
17 @ 1+1
20 Parking

Howard Realty Group Inc. is pleased to bring to market 7323 Independence Ave. in the City of Canoga Park, CA. Onsite laundry and is owned by Owner (Not leased). Tremendous upside in rents.

	<u>Actual:</u>	<u>Market</u>
Rental Income	\$373,390.68	\$487,500
Laundry Income:	\$2,400.00	\$2,400
TOTAL INCOME:	\$375,790	\$489,900

Expenses:	
Taxes:	\$58,800 (New)
Insurance:	\$6,880
Gardner:	\$1,200
Trash:	\$3,933
DWP:	\$16,853
Pest Control:	\$750
Maintenance:	\$11,853
Cleaning:	\$1,500
Fire Extinguisher:	\$304
Office Expenses:	\$760
Supply:	\$850

Expenses:	<u>\$103,383</u>
NOI	\$272,407
Cap:	5.9%



7323 Independence Ave., Canoga Park, CA (20 Units)



Unit:	Unit Mix:	Rent	Market Rent:
1:	2 Bedroom, 2 Bath	\$2,300.00	\$2,350.00
2:	1 Bedroom, 1 Bath	\$1,975.00	\$1,975.00
3:	1 Bedroom, 1 Bath	\$1,330.68	\$1,975.00
4:	1 Bedroom, 1 Bath	\$1,800.24	\$1,975.00
5:	1 Bedroom, 1 Bath	\$1,200.54	\$1,975.00
6:	1 Bedroom, 1 Bath	\$1,213.62	\$1,975.00
7:	1 Bedroom, 1 Bath	\$1,600.55	\$1,975.00
8:	1 Bedroom, 1 Bath	\$1,166.25	\$1,975.00
9:	1 Bedroom, 1 Bath	\$1,975.00	\$1,975.00
10:	1 Bedroom, 1 Bath	\$1,558.59	\$1,975.00
11:	2 Bedroom, 2 Bath	\$2,288.00	\$2,350.00
12:	1 Bedroom, 1 Bath	\$1,051.69	\$1,975.00
13:	1 Bedroom, 1 Bath	\$1,032.46	\$1,975.00
14:	1 Bedroom, 1 Bath	\$1,394.29	\$1,975.00
15:	1 Bedroom, 1 Bath	\$1,352.10	\$1,975.00
16:	1 Bedroom, 1 Bath	\$1,309.77	\$1,975.00
17:	1 Bedroom, 1 Bath	\$1,247.37	\$1,975.00
18:	1 Bedroom, 1 Bath	\$1,975.00	\$1,975.00
19:	1 Bedroom, 1 Bath	\$1,754.48	\$1,975.00
20:	2 Bedroom, 2 Bath	<u>\$1,590.26</u>	<u>\$2,350.00</u>
		\$31,115.89	\$40,625.00





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