

4316 Edenhurst Ave

LOS ANGELES, CA



PRICE:

\$2,595,000

INVESTMENT HIGHLIGHTS:

- Great Los Angeles Location
- On-Site Parking & Laundry
- High Demand Rental Location
- Unit Mix: 4-1+1 | 3-2+1 | 1-4+3
- Seismic Retrofitting Completed - March 2025
- Individually Metered for Gas & Electric
- Driveway Recently Repaved
- Central Water Heater

apla GROUP

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

8 UNITS ON EDENHURST AVE

INVESTMENT SUMMARY

Price:		\$2,595,000
Down Payment:	50%	\$1,297,500
Units:		8
Cost per Unit:		\$324,375
Current GRM:		11.96
Current CAP:		5.03%
Market GRM:		10.42
Market CAP:		6.13%
Age:		1941
Lot SF:		12,373
Building SF:		8,855
Price per SF:		\$293.05
Zoning:		LAR1



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PROPOSED FINANCING

First Loan Amount:		\$1,297,500
Terms:	5.75%	30 Years (5-Year Fix)
Monthly Payment:		\$7,646

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$217,056		\$249,000	
Less Vacancy Rate Reserve:	6,512	3.0%	7,470	3.0%
Gross Operating Income:	210,544		241,530	
Less Expenses:	79,913	36.8%	82,391	33.1%
Net Operating Income:	\$130,632		\$159,139	
Less Loan Payments:	91,754	1.42	91,754	
Pre-Tax Cash Flow:	\$38,877	3.0%	\$67,384	5.2%
Plus Principal Reduction:	16,689		16,689	
Total Return Before Taxes:	\$55,567	4.3%	\$84,073	6.5%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$1,917	\$7,668	\$2,100	\$8,400
3	2+1	\$1,934	\$5,801	\$2,650	\$7,950
1	4+3	\$4,619	\$4,619	\$4,400	\$4,400
Total Scheduled Rent:			\$18,088		\$20,750
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$18,088		\$20,750
Annual Scheduled Gross Income:			\$217,056		\$249,000

ESTIMATED EXPENSES

Taxes: (new)	\$32,438
Insurance:	\$11,512
Utilities:	\$12,240
Maintenance:	\$10,527
Rubbish:	\$2,880
Reserves:	\$1,600
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	\$6,316
Total Expenses:	\$79,913
Per SF:	\$9.02
Per Unit:	\$9,989

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	4+3	\$4,619	\$4,400
2	1+1	\$2,018	\$2,100
3	1+1	\$1,552	\$2,100
4	2+1	\$2,249	\$2,650
5	2+1	\$1,563	\$2,650
6	2+1	\$1,989	\$2,650
7	1+1	\$1,903	\$2,100
8	1+1	\$2,195	\$2,100
TOTAL:		\$18,088	\$20,750

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AERIAL VIEW



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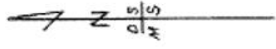
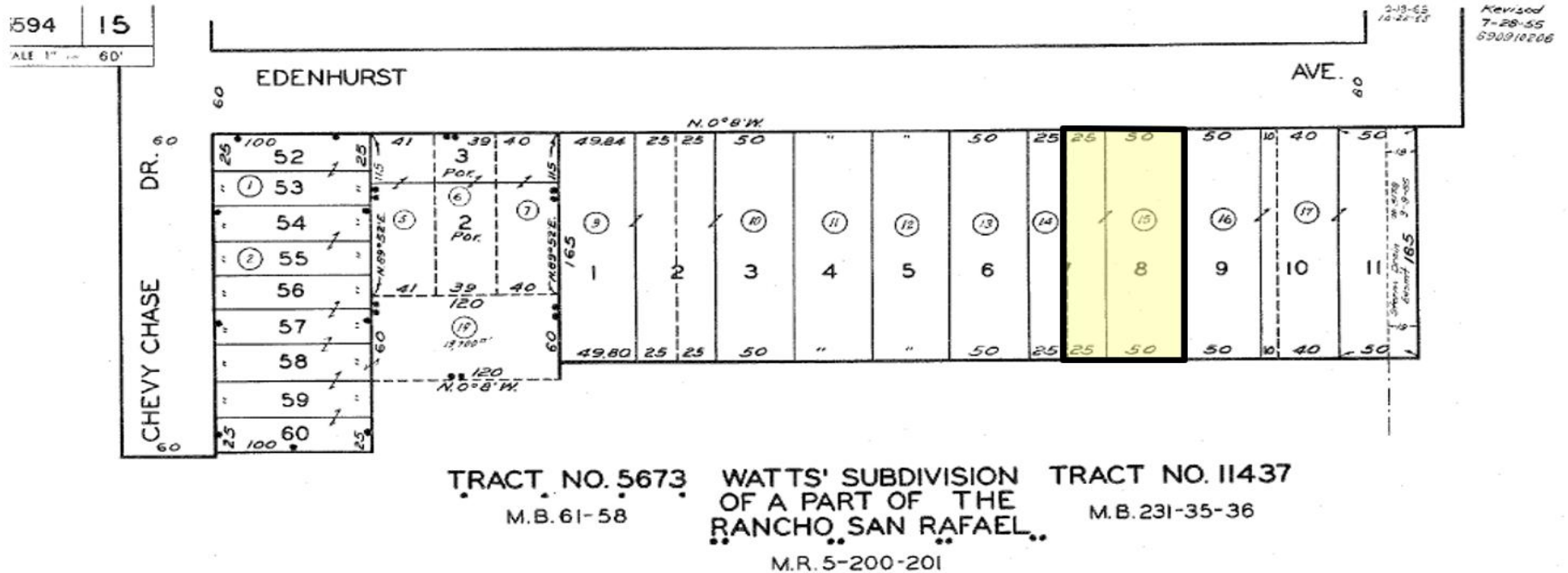
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PARCEL MAP



CODE 13

FOR PREV. ASSMT. SEE: 1274-15

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

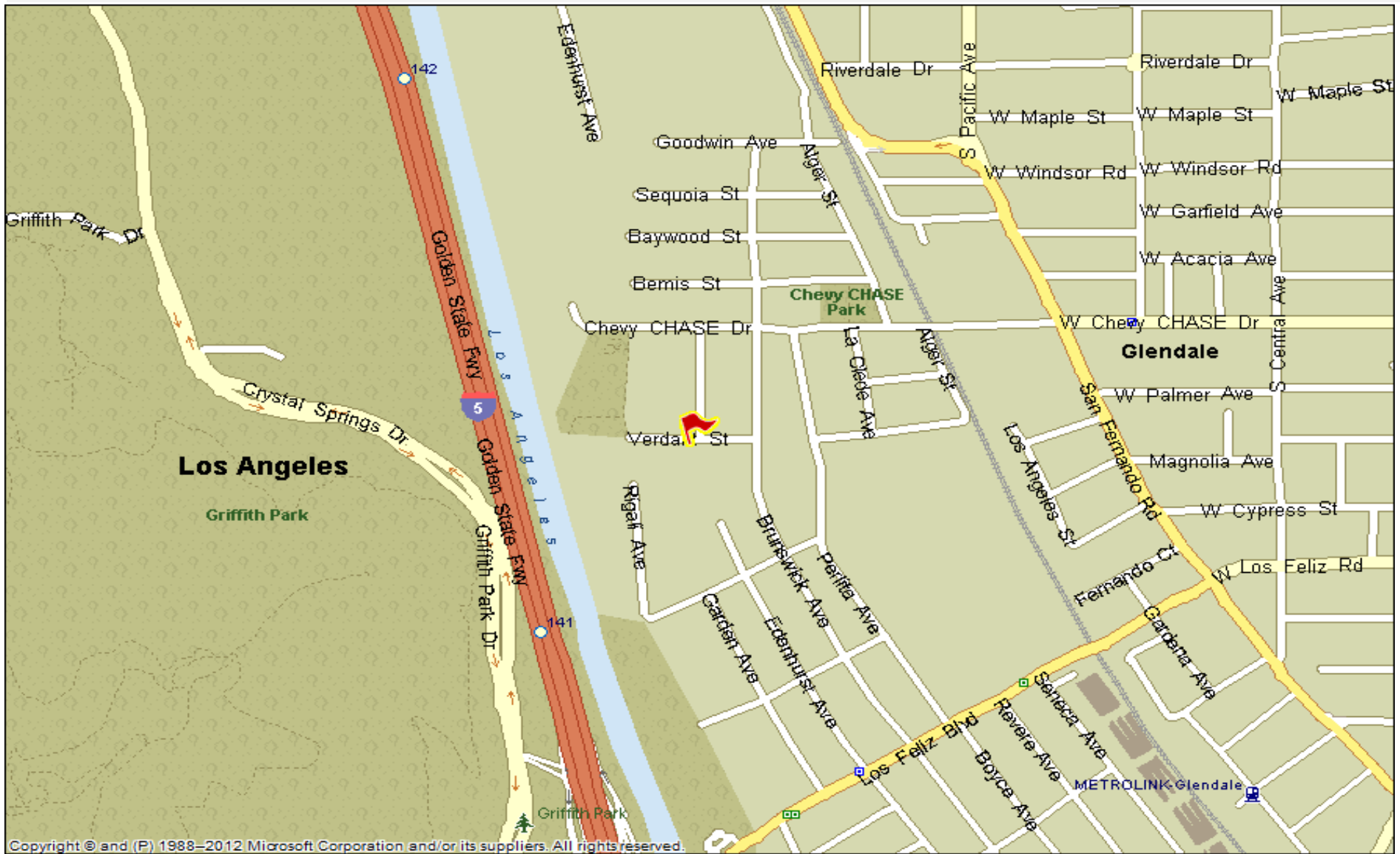
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STREET MAP



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8 UNITS ON EDENHURST AVE

AMENITY MAP



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