

901 N Maclay Ave

SAN FERNANDO, CA



PRICE:

\$1,499,000

INVESTMENT HIGHLIGHTS:

- Great San Fernando Location
- Owner-User Opportunity
- Fully Renovated Retail Component
- Unit Mix: 1-2+1 | 1-Commercial
- Owner Financing Available With 40% Down
- Lease With Option To Purchase
- Downtown San Fernando Nearby
- Quick Access To CA-118, I-5, & I-210 Freeways

apla GROUP

KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

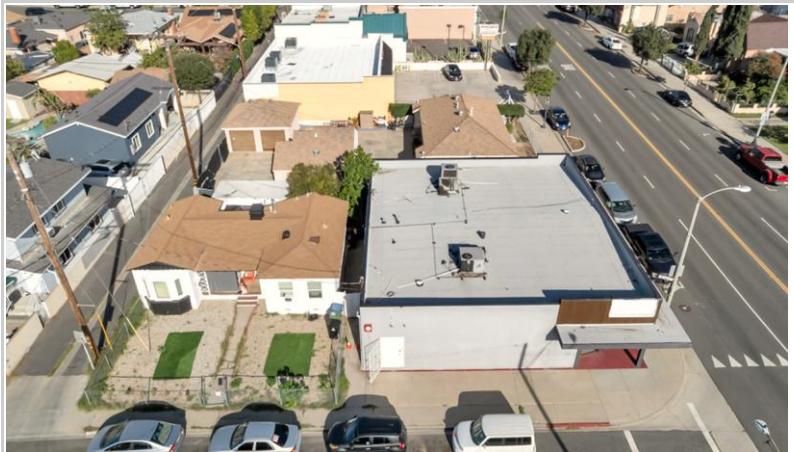
PRESENTED BY:

MICHAEL PESCI
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
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JAMES ANTONUCCI
VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
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MIXED USE ON N MACLAY AVE

INVESTMENT SUMMARY		
Price:		\$1,499,000
Down Payment:	44%	\$659,560
Units:		2
Cost per Unit:		
Current CAP:		5.44%
Market CAP:		5.44%
Age:		1956
Lot SF:		5,805
Building SF:		3,793
Price per SF:		\$395.20
Zoning:		SFC2
PROPOSED FINANCING		
First Loan Amount:		\$839,440
Terms:	6.50%	30 Years (5-Year Fix)
Monthly Payment:		\$5,306
Freeway / Transit Access Short Distance To Sylmar/San Fernando Transit Station New Electrical, Flooring, lighting, Ducting Easy Access To CA-118, I-5 & I-210 Freeways		



ANNUALIZED OPERATING DATA					
			CURRENT	PRO-FORMA	
Scheduled Gross Income:			\$115,200		\$115,200
Less Vacancy Rate Reserve:			3,456	3.0%	3,456
Gross Operating Income:			111,744		111,744
Less Expenses:			30,158	26.2%	30,158
Net Operating Income:			\$81,586		\$81,586
Less Loan Payments:			64,282	1.27	64,282
Pre-Tax Cash Flow:			\$17,304	2.6%	\$17,304
Plus Principal Reduction:			9,835		9,835
Total Return Before Taxes:			\$27,139	4.1%	\$27,139
					4.1%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	2+1	\$2,800	\$2,800	\$2,800	\$2,800
1	Commercial	\$6,800	\$6,800	\$6,800	\$6,800
Total Scheduled Rent:		\$9,600		\$9,600	
Common Area Maintenance:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:		\$9,600		\$9,600	
Annual Scheduled Gross Income:		\$115,200		\$115,200	
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

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PHOTOS



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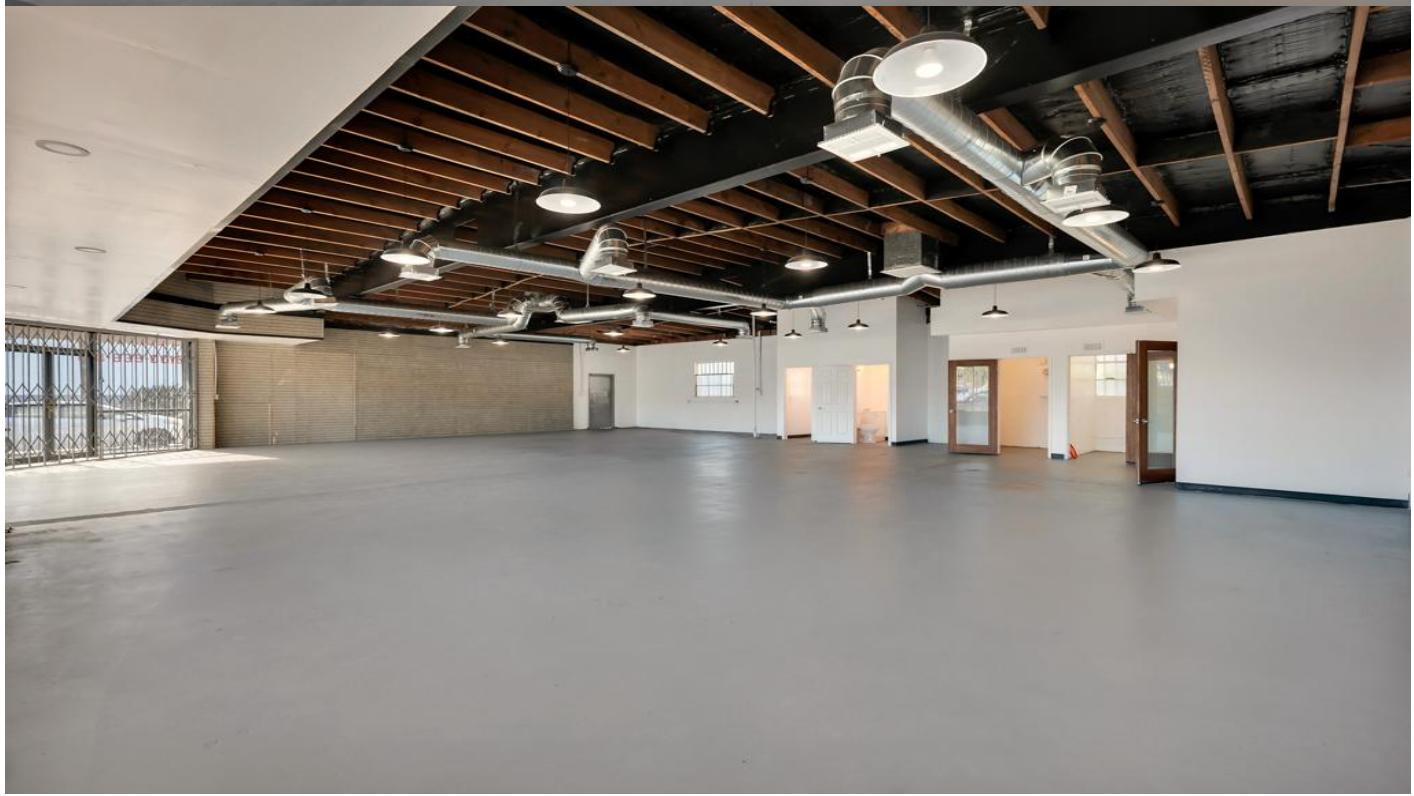
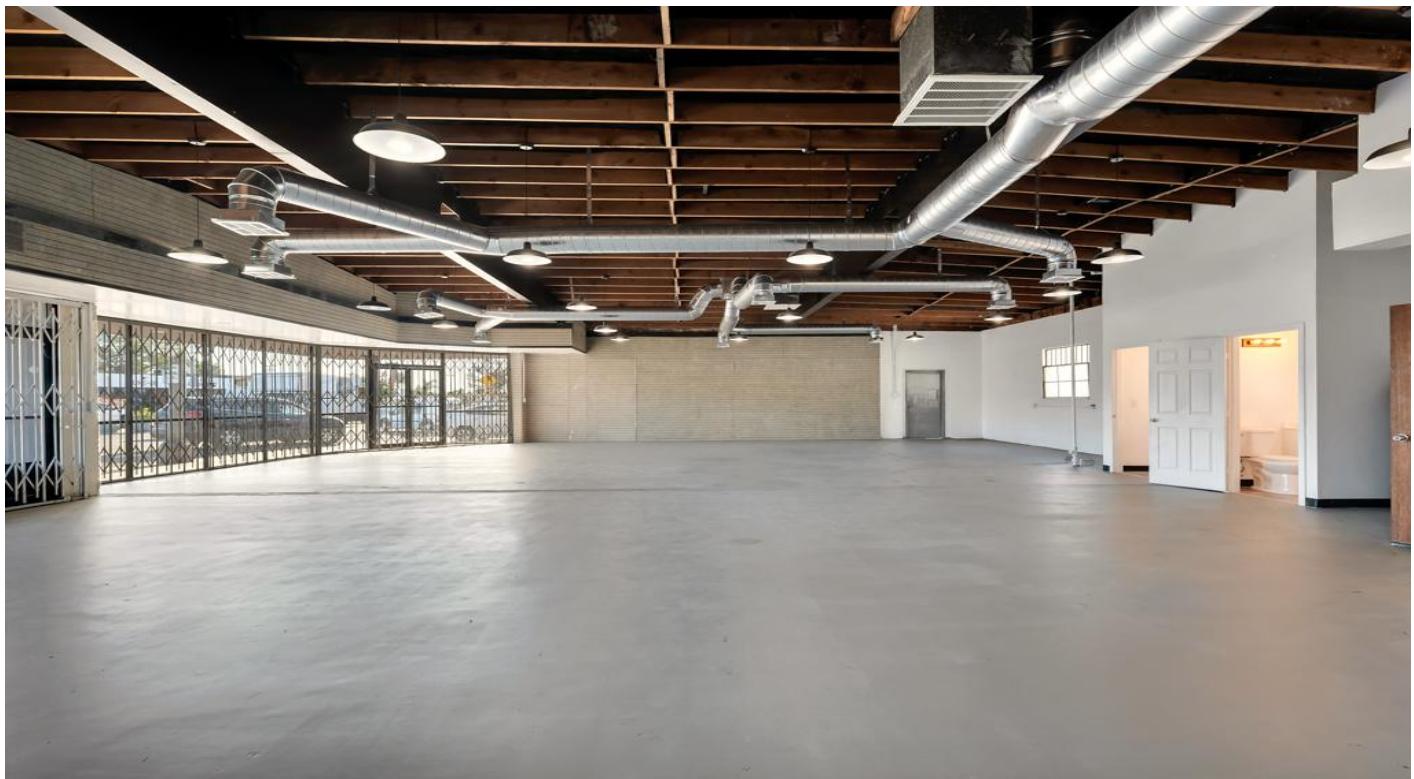
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AERIAL VIEW



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PARCEL MAP

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SCALE 1" = 60'

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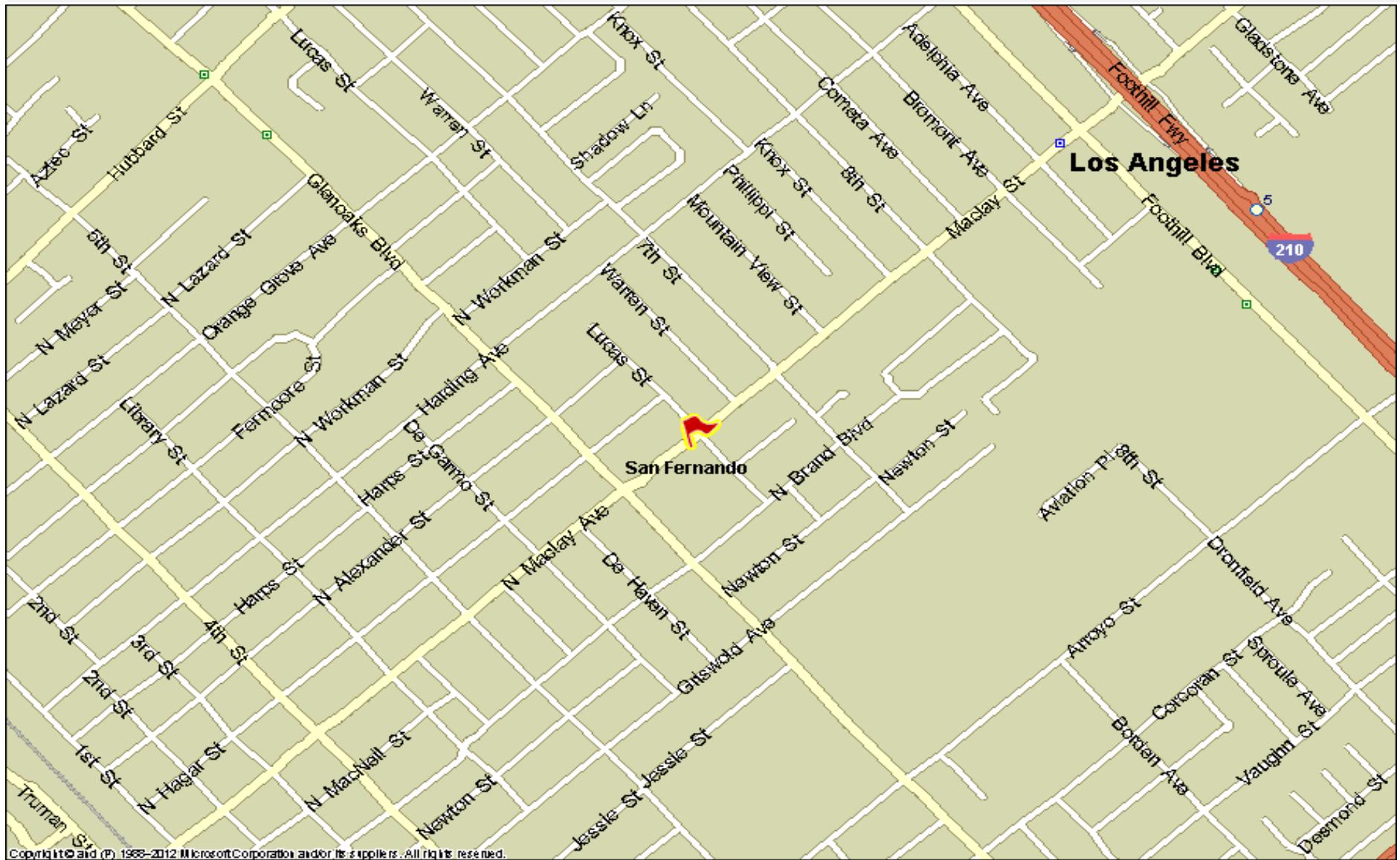
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STREET MAP



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