

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

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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
JAMES@APLAGROUP.COM

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



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

PROPOSED FINANCING			
First Loan Amount:			\$839,440
Terms:	6.50%	30 Years (5-Year Fix)	
Monthly Payment:			\$5,306

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$115,200			\$115,200	
Less Vacancy Rate Reserve:	3,456	3.0%		3,456	3.0%
Gross Operating Income:	111,744			111,744	
Less Expenses:	30,158	26.2%		30,158	26.2%
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	2.6%
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

ESTIMATED EXPENSES	
Taxes: (new)	\$18,738
Insurance:	\$4,931
Utilities:	\$1,620
Maintenance:	\$4,470
Rubbish:	-
Reserves:	\$400
Landscaping:	-
Pest Control:	-
Off-Site Mgmt:	-
Total Expenses:	\$30,158
Per Net Sq. Ft.:	\$7.95
Per Unit:	-

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	Commercial	\$6,800	\$6,800
2	2+1	\$2,800	\$2,800
TOTAL:		\$9,600	\$9,600

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AERIAL VIEW



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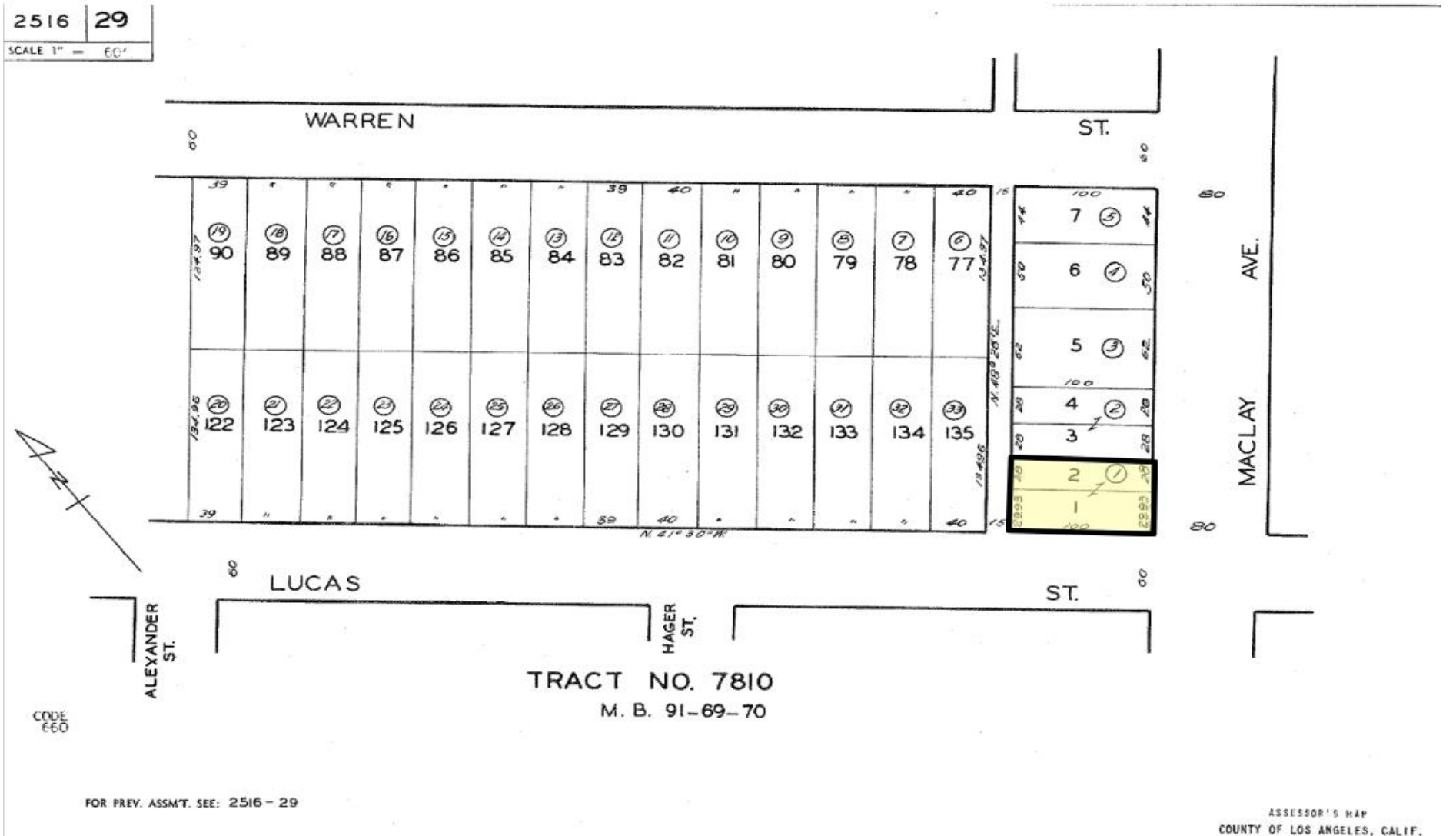
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PARCEL MAP



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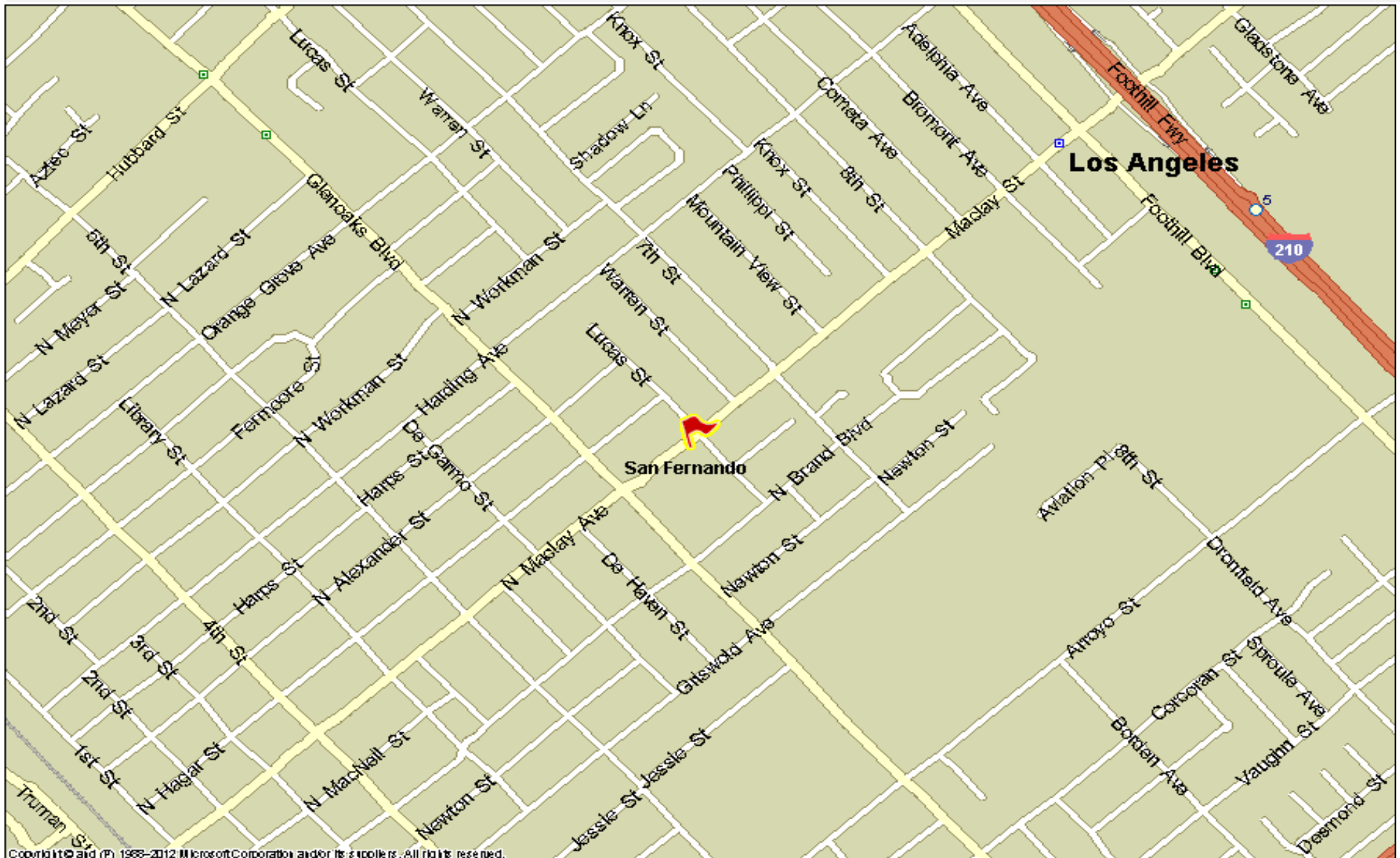
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STREET MAP



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