

10108 San Fernando Road

PACOIMA, CA



PRICE:

\$1,025,000

INVESTMENT HIGHLIGHTS:

- GREAT PACOIMA LOCATION
- OWNER OCCUPIED OPPRTUNITY
- 5.55% MARKET CAP!
- LARGE LOT
- COVERED WORK AREA W/OVERHEAD LIGHTING, 220 SUB-PANEL & HOSE BIB
- PROPERTY DELIVERED VACANT
- SECURITY CAMERA SYSTEM
- AMPLE ON-SITE PARKING
- SECURE ENTRY

apla GROUP

KW COMMERCIAL

12001 VENTURA BLVD
SUITE #404
STUDIO CITY, CA 91604

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

INDUSTRIAL PROPERTY ON SAN FERNANDO

CURRENT PRICING ANALYSIS & OPINION OF VALUE

10108 SAN FERNANDO ROAD
PACOIMA, CA

1	W/F Stucco	746	8,540	1991	CM
UNIT	CONSTRUCTION	BUILDING SF	LOT SF	YEAR BUILT	ZONING

CURRENT PRICING & FINANCING

PRICE				\$	1,025,000
Down Payment			40%	\$	410,000
First Trust Deed			60%	\$	615,000
Interest Rate	Fixed for 5 Years		5.50% APR		ARM 30/05
Term			30/5		

COMMENTS

Buyer to obtain a new loan at prevailing market rates and terms.

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME				\$	78,000
Vacancy		3%		\$	2,340
GROSS OPERATING INCOME				\$	75,660
Expenses		24.0%		\$	18,748
NET OPERATING INCOME				\$	56,912
Debt Service				\$	42,315
Debt Coverage F					1.34
PRE-TAX CASH FLOW				\$	14,597
Return %					3.56%
Capitalization Rate					5.55%
Price per Square Foot				\$	

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INDUSTRIAL PROPERTY ON SAN FERNANDO

RENT ROLL - VACANT - MARKET RENT

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	+	\$6,500	\$6,500
TOTAL:		\$6,500	\$6,500

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INDUSTRIAL PROPERTY ON SAN FERNANDO

PHOTOS



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INDUSTRIAL PROPERTY ON SAN FERNANDO

AERIAL VIEW



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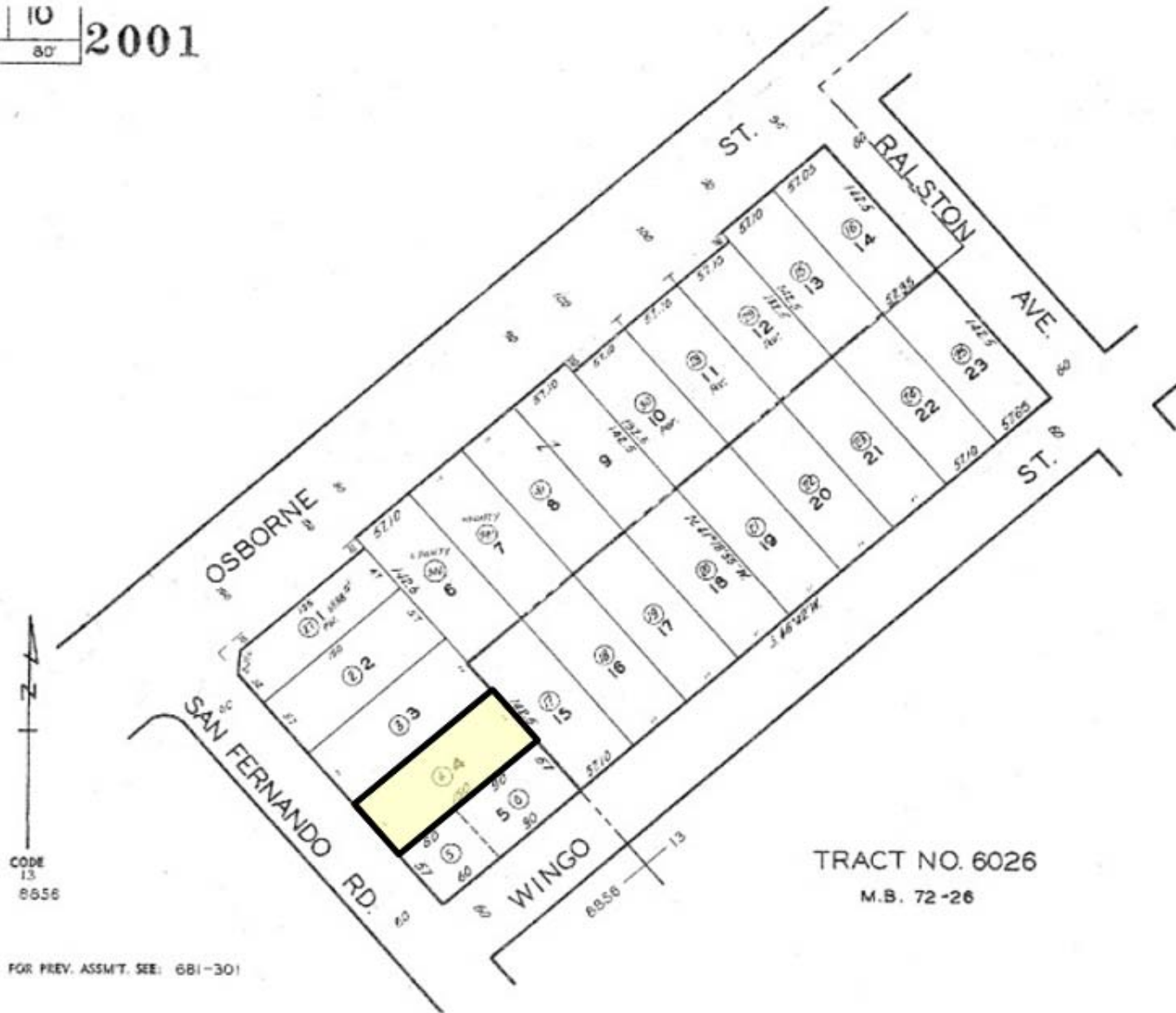
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INDUSTRIAL PROPERTY ON SAN FERNANDO

PARCEL MAP

2537 | 10 | 2001
SCALE 1" = 80'

10-8-64
2-3-65
5207938700A001-81
950219
1598004280000000 - 81
2000/12/20 2:03:00 - 81



FOR PREV. ASSMT. SEE: 681-301

TRACT NO. 6026
M.B. 72-26

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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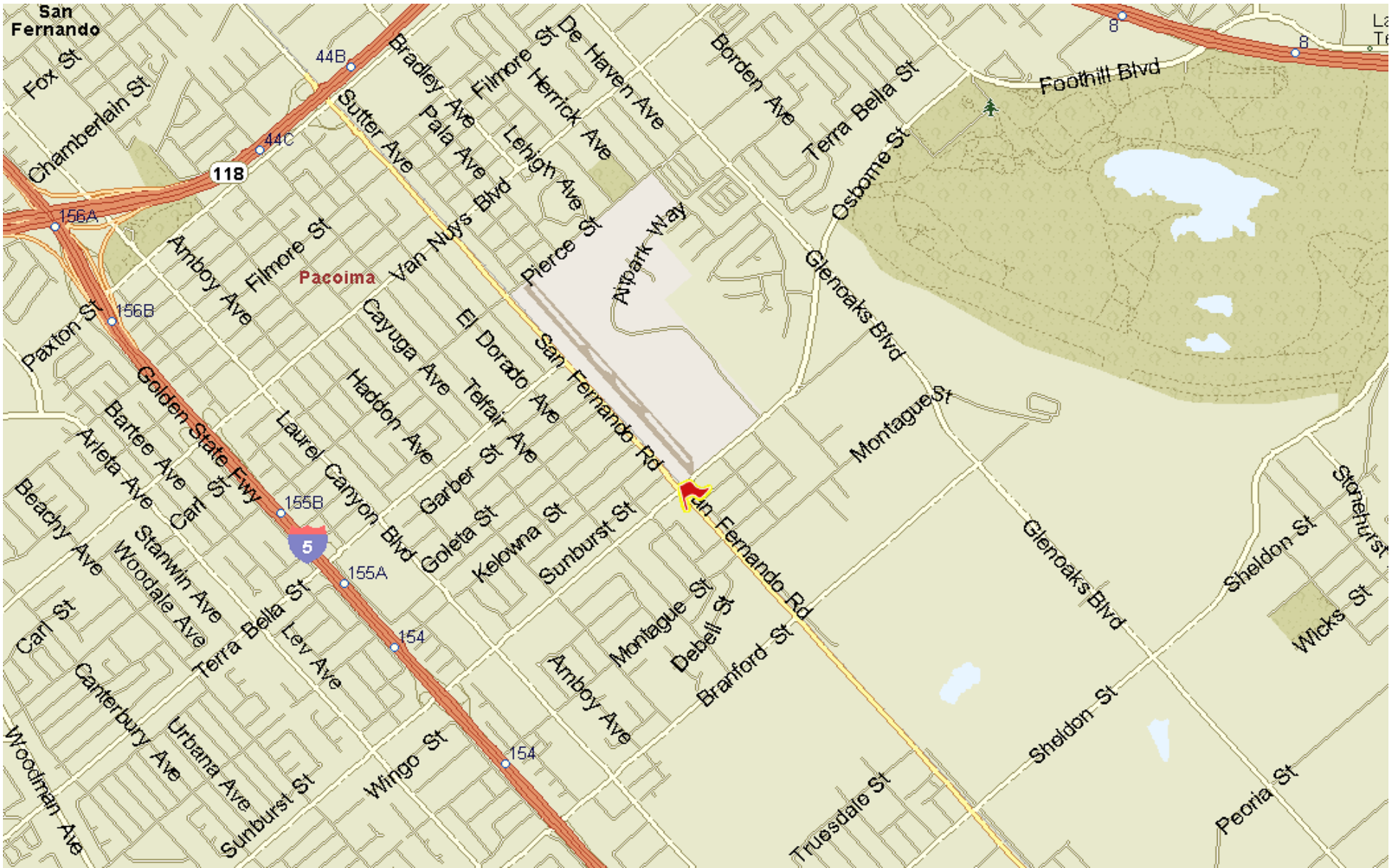
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INDUSTRIAL PROPERTY ON SAN FERNANDO

STREET MAP



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