

1068 N Allen Ave

PASADENA, CA



PRICE:

\$940,000

INVESTMENT HIGHLIGHTS:

- Great Pasadena Location
- High Demand Rental Location
- Two Retail Spaces and Two Residential
- Unit Mix: 2-1+1 , 2-Commercial
- CAP Rate: 5.04%
- Owner User Opportunity
- One Retail Space to Be Delivered Vacant
- Individually Metered for Electrical



KW COMMERCIAL

12001 VENTURA PLACE
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

4 (MIXED-USE) UNITS ON ALLEN AVE

INVESTMENT SUMMARY

| | | |
|---------------------|-----|------------------|
| Price: | | \$940,000 |
| Down Payment: | 50% | \$470,000 |
| Units: | | 4 |
| Cost per Unit: | | \$235,000 |
| Current GRM: | | 13.99 |
| Current CAP: | | 5.04% |
| Market GRM: | | 12.43 |
| Market CAP: | | 5.85% |
| Age: | | 1927 |
| Lot SF: | | 4,407 |
| Building SF: | | 2,800 |
| Price per SF: | | \$335.71 |
| Zoning: | | PSC |



Great Pasadena Location
Unit Mix: 2-1+1 , 2-Commercial
Lack of Inventory on Market
0.00 GRM & 5.04% Cap Rate

PROPOSED FINANCING

| | | |
|--------------------|-------|-----------------------|
| First Loan Amount: | | \$470,000 |
| Terms: | 4.50% | 30 Years (5-Year Fix) |
| Monthly Payment: | | \$2,405 |

ANNUALIZED OPERATING DATA

| | CURRENT | | PRO-FORMA | |
|-----------------------------------|-----------------|-------------|-----------------|-------------|
| Scheduled Gross Income: | \$67,200 | | \$75,600 | |
| Less Vacancy Rate Reserve: | 2,016 | 3.0% | 2,268 | 3.0% |
| Gross Operating Income: | 65,184 | | 73,332 | |
| Less Expenses: | 17,853 | 26.6% | 18,342 | 24.3% |
| Net Operating Income: | \$47,331 | | \$54,990 | |
| Less Loan Payments: | 28,854 | 1.64 | 28,854 | |
| Pre-Tax Cash Flow: | \$18,477 | 3.9% | \$26,136 | 5.6% |
| Plus Principal Reduction: | 7,582 | | 7,582 | |
| Total Return Before Taxes: | \$26,058 | 5.5% | \$33,717 | 7.2% |

PROPERTY RENTAL INFORMATION

| UNIT MIX | | CURRENT | | PRO-FORMA | |
|---------------------------------------|------------|---------------|-----------------|-----------------|--------------|
| # OF UNITS | UNIT TYPE | RENT PER UNIT | TOTAL INCOME | RENT PER UNIT | TOTAL INCOME |
| 2 | 1+1 | \$1,200 | \$2,400 | \$1,550 | \$3,100 |
| 2 | Commercial | \$1,600 | \$3,200 | \$1,600 | \$3,200 |
| Total Scheduled Rent: | | | \$5,600 | \$6,300 | |
| Laundry: | | | | | |
| Parking, Storage, Misc: | | | | | |
| Monthly Scheduled Gross Income: | | | \$5,600 | \$6,300 | |
| Annual Scheduled Gross Income: | | | \$67,200 | \$75,600 | |

ESTIMATED EXPENSES

| | |
|------------------------|-----------------|
| Taxes: (new) | \$11,750 |
| Insurance: | \$1,120 |
| Utilities: | \$1,776 |
| Maintenance: | \$2,607 |
| Rubbish: | - |
| Reserves: | \$600 |
| Landscaping: | - |
| Pest Control: | - |
| Off-Site Mgmt: | - |
| Total Expenses: | \$17,853 |
| Per SF: | \$6.38 |
| Per Unit: | \$4,463 |

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apla GROUP

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PHOTOS



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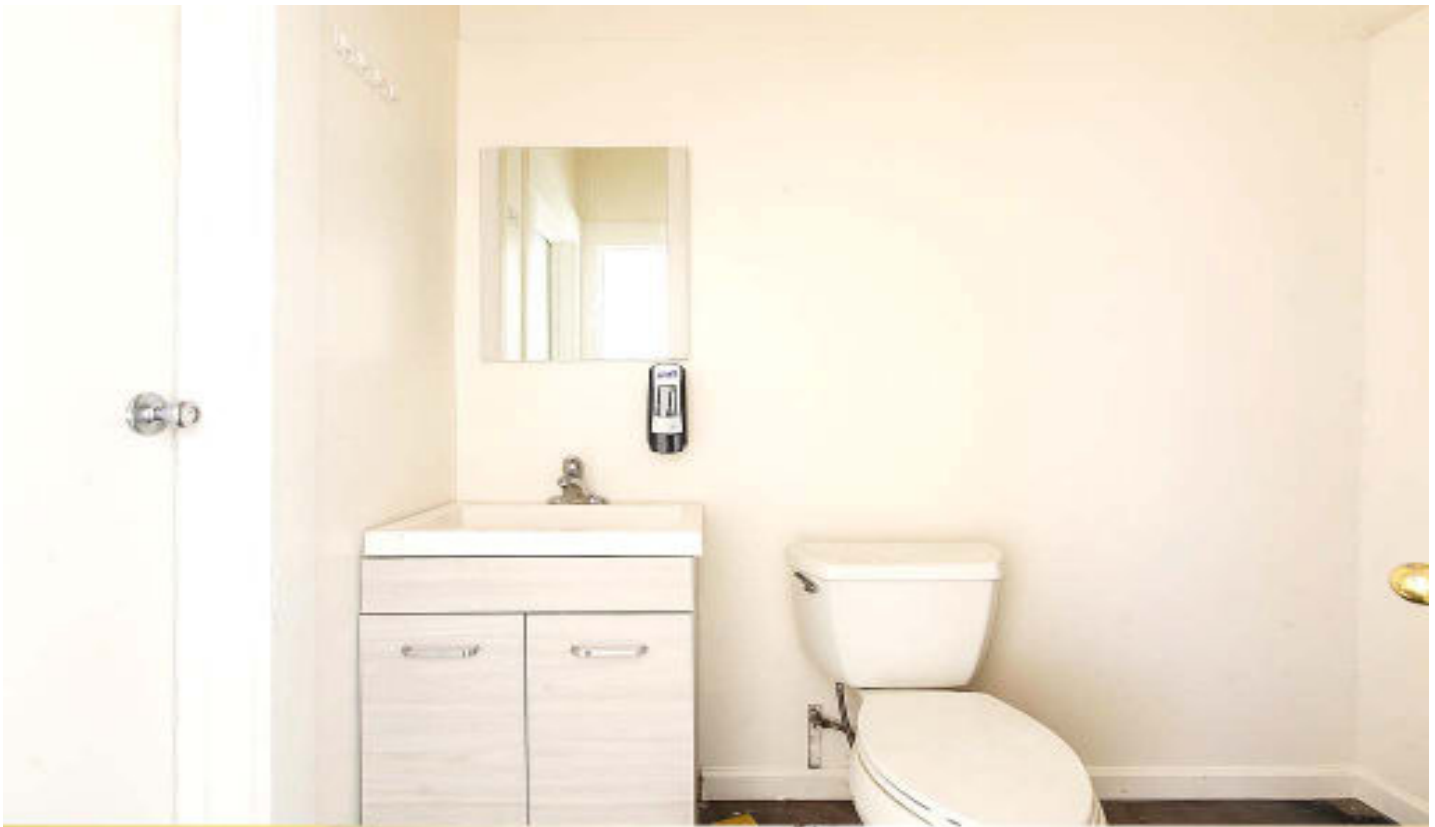
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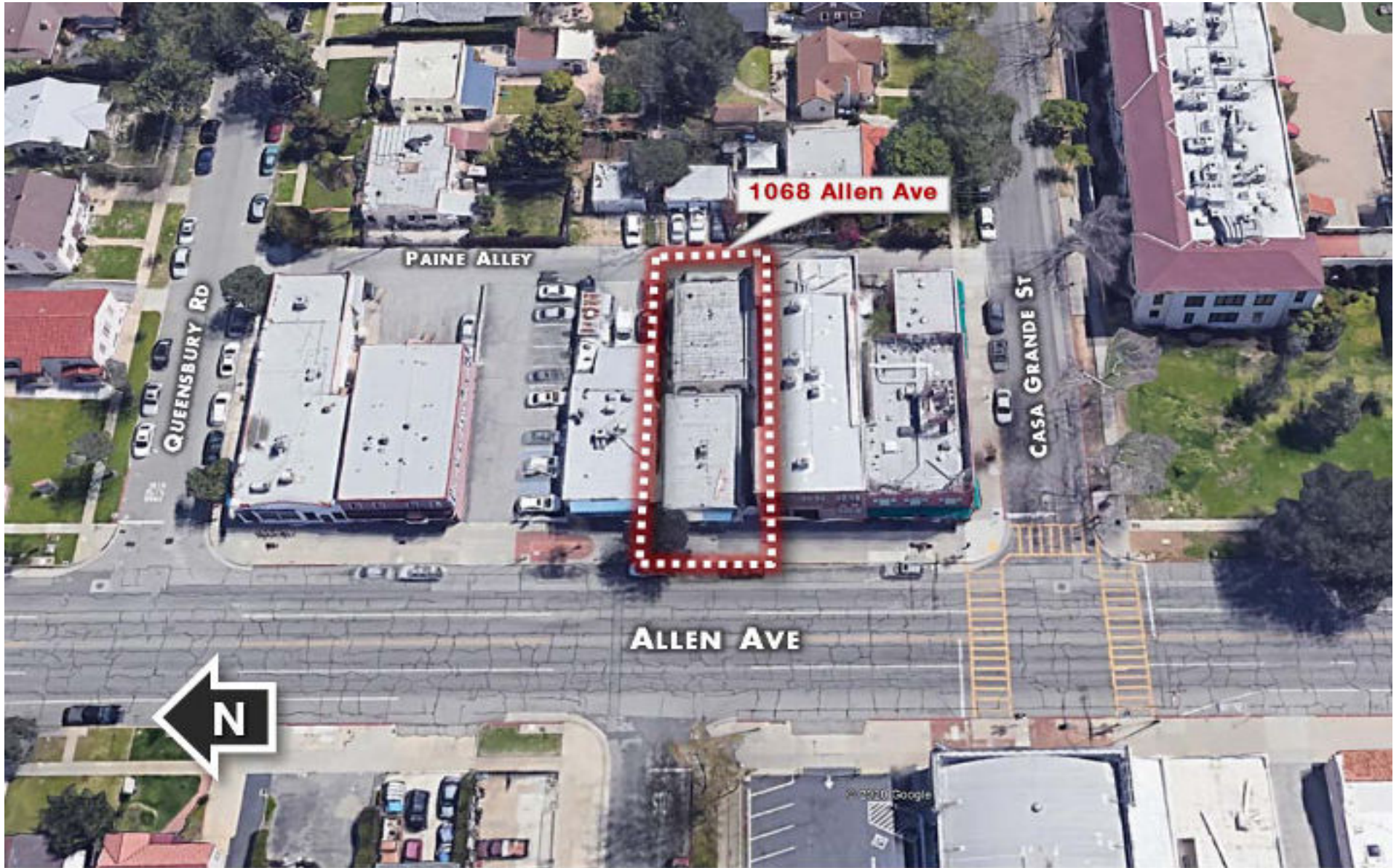
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AERIAL VIEW



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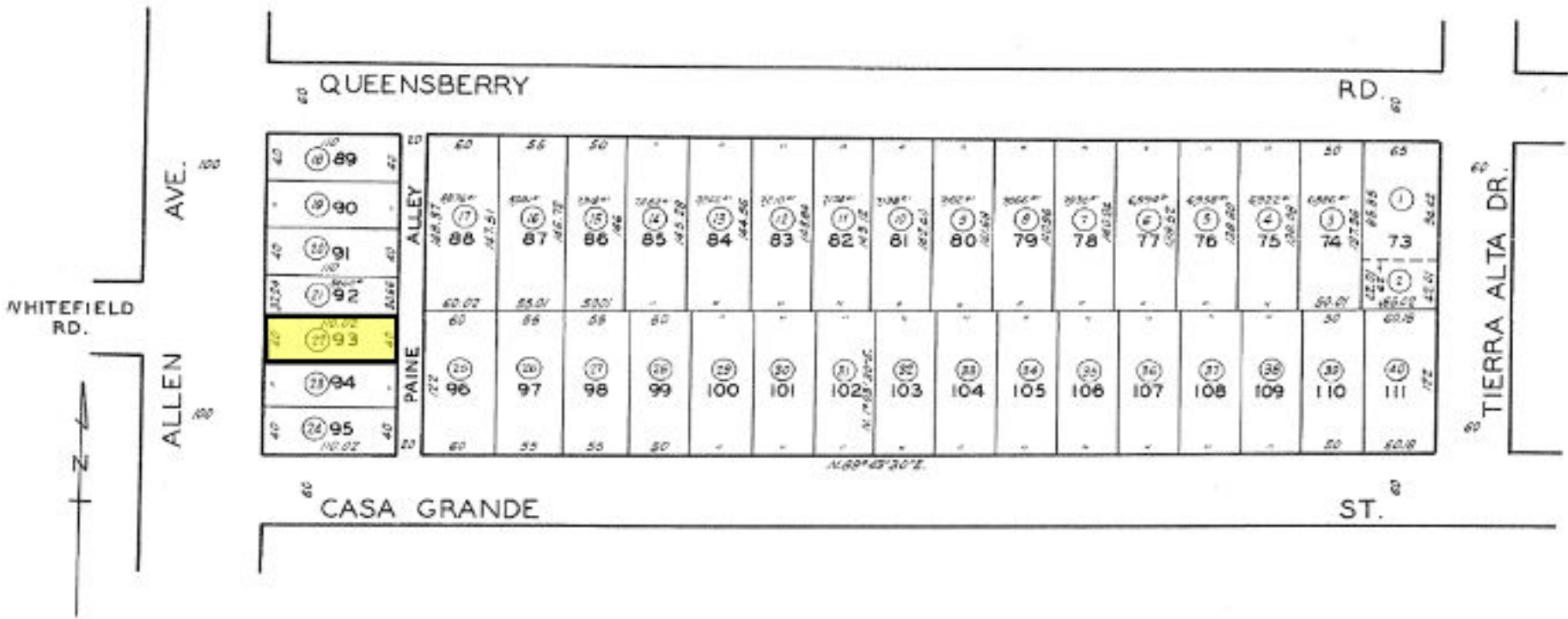
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4 (MIXED-USE) UNITS ON ALLEN AVE

PARCEL MAP

5742 | 14
 SCALE 1" = 80'

REVISED



TRACT NO. 7703
 M. B. 86 - 97

CODE
 75-00

FOR PREV. ASSMT. SEE: 752-222

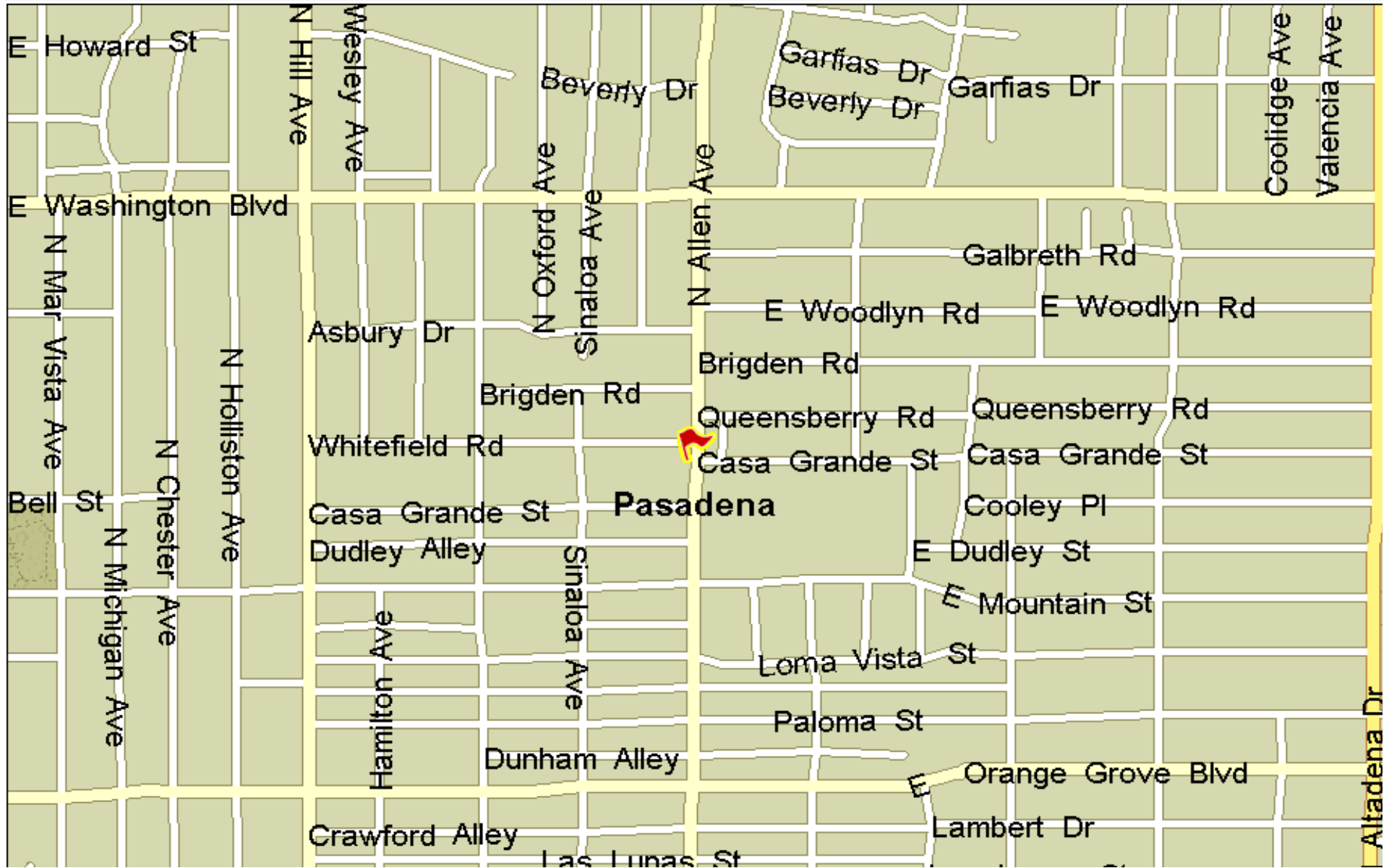
ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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