

13355 Van Nuys Blvd

PACOIMA , CA



PRICE:

\$900,000

INVESTMENT HIGHLIGHTS:

- Great Pacoima Location
- Large Lot 15,341 Sq.Ft.
- Cap Rate 6.15%
- Modified Gross Lease
- Two Adjacent Parcels
- On-Site Parking with Storage
- Restaurant 300 Sq.Ft. Single Family 944 Sq.Ft.
- Recently Remodeled and Upgraded



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

COMMERCIAL LOT ON VAN NUYS BLVD

INVESTMENT SUMMARY

Price:		\$900,000
Down Payment:	100%	\$900,000
Units:		1
Cost per Unit:		\$900,000
Current CAP:		6.15%
Market CAP:		6.15%
Age:		1957
Lot SF:		15,371
Building SF:		1,244
Price per SF:		\$723.47
Zoning:		LAC2



Great Pacoima Location
Unit Mix: 1-Commercial
Two Adjacent Parcels
6.15% Cap Rate

PROPOSED FINANCING

First Loan Amount:		-
Terms:	4.50%	30 Years (5-Year Fix)
Monthly Payment:		-

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$72,000		\$72,000	
Less Vacancy Rate Reserve:	3,600	5.0%	3,600	5.0%
Gross Operating Income:	68,400		68,400	
Less Expenses:	13,050	18.1%	13,050	18.1%
Net Operating Income:	\$55,350		\$55,350	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$55,350	6.2%	\$55,350	6.2%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$55,350	6.2%	\$55,350	6.2%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Commercial	\$6,000	\$6,000	\$6,000	\$6,000
Total Scheduled Rent:			\$6,000		\$6,000
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$6,000		\$6,000
Annual Scheduled Gross Income:			\$72,000		\$72,000

ESTIMATED EXPENSES

Taxes: (new)	\$11,250
Insurance:	\$1,800
Utilities:	-
Maintenance:	-
Rubbish:	-
Reserves:	-
Landscaping:	-
Pest Control:	-
Off-Site Mgmt:	-
Total Expenses:	\$13,050
Per SF:	\$10.49
Per Unit:	\$13,050

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

COMMERCIAL LOT ON VAN NUYS BLVD

RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Modified Gross	Commercial	\$6,000	\$6,000
TOTAL:			\$6,000	\$6,000

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

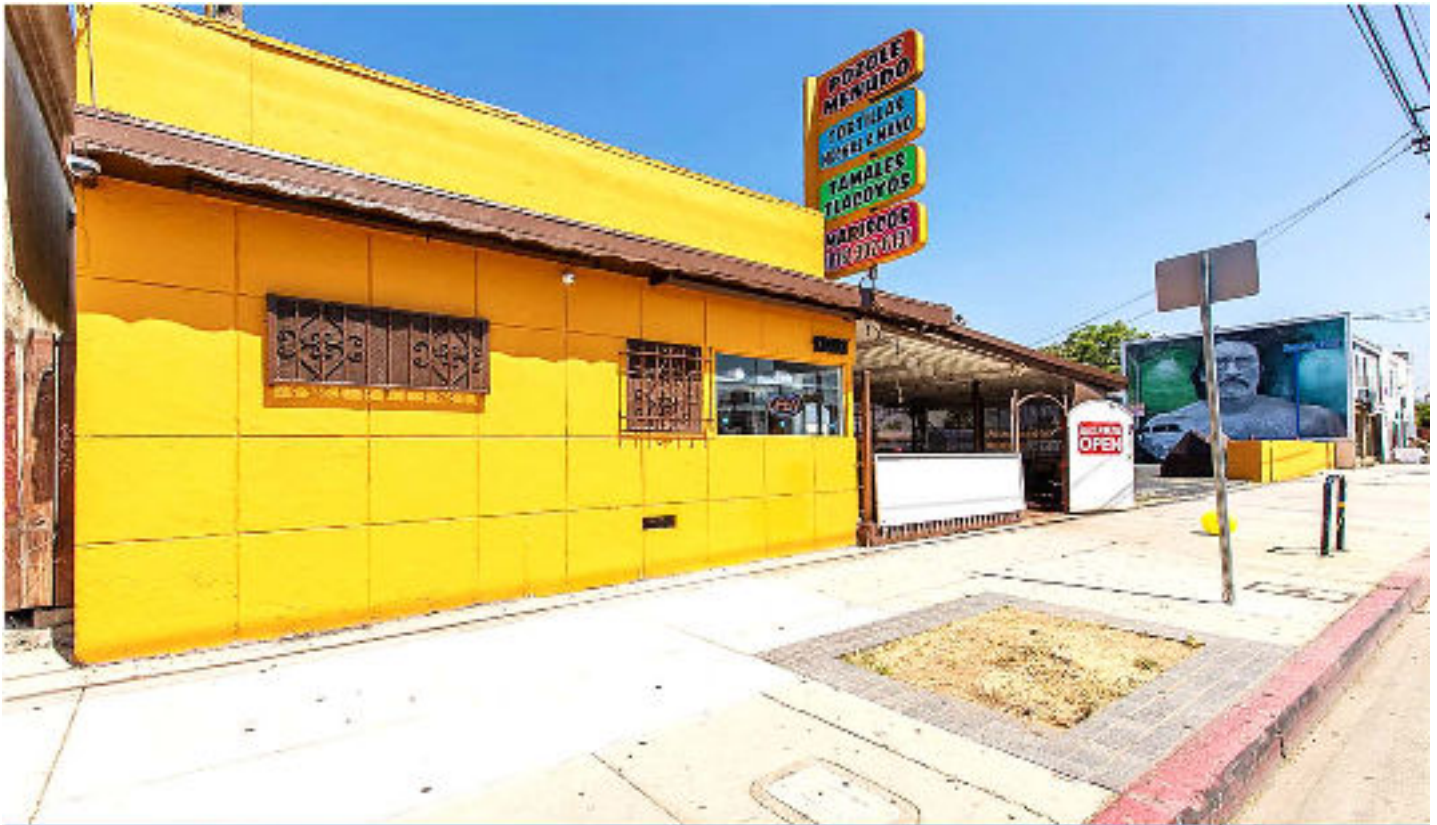
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513



COMMERCIAL LOT ON VAN NUYS BLVD

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

COMMERCIAL LOT ON VAN NUYS BLVD

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

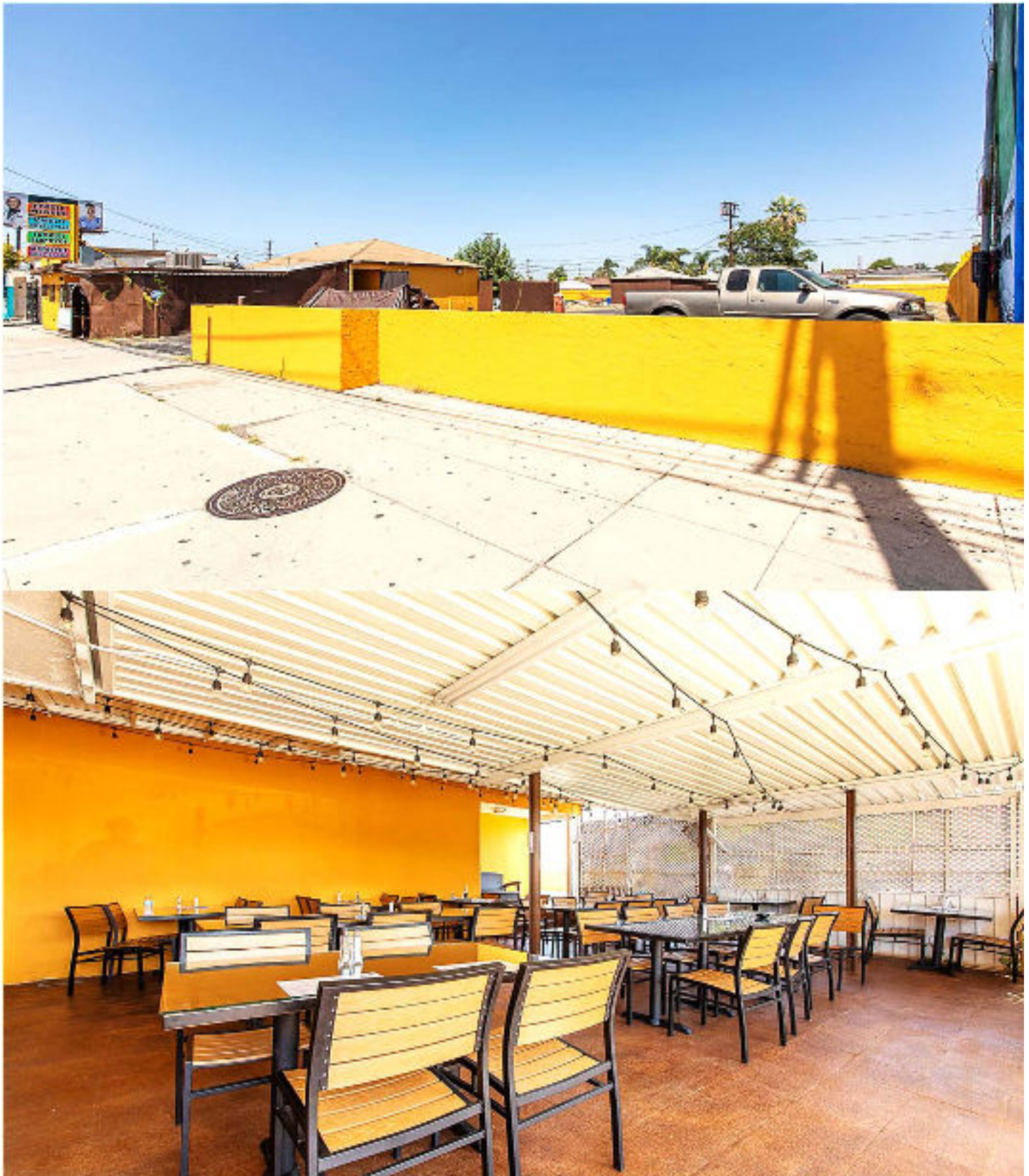
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

COMMERCIAL LOT ON VAN NUYS BLVD

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

COMMERCIAL LOT ON VAN NUYS BLVD

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

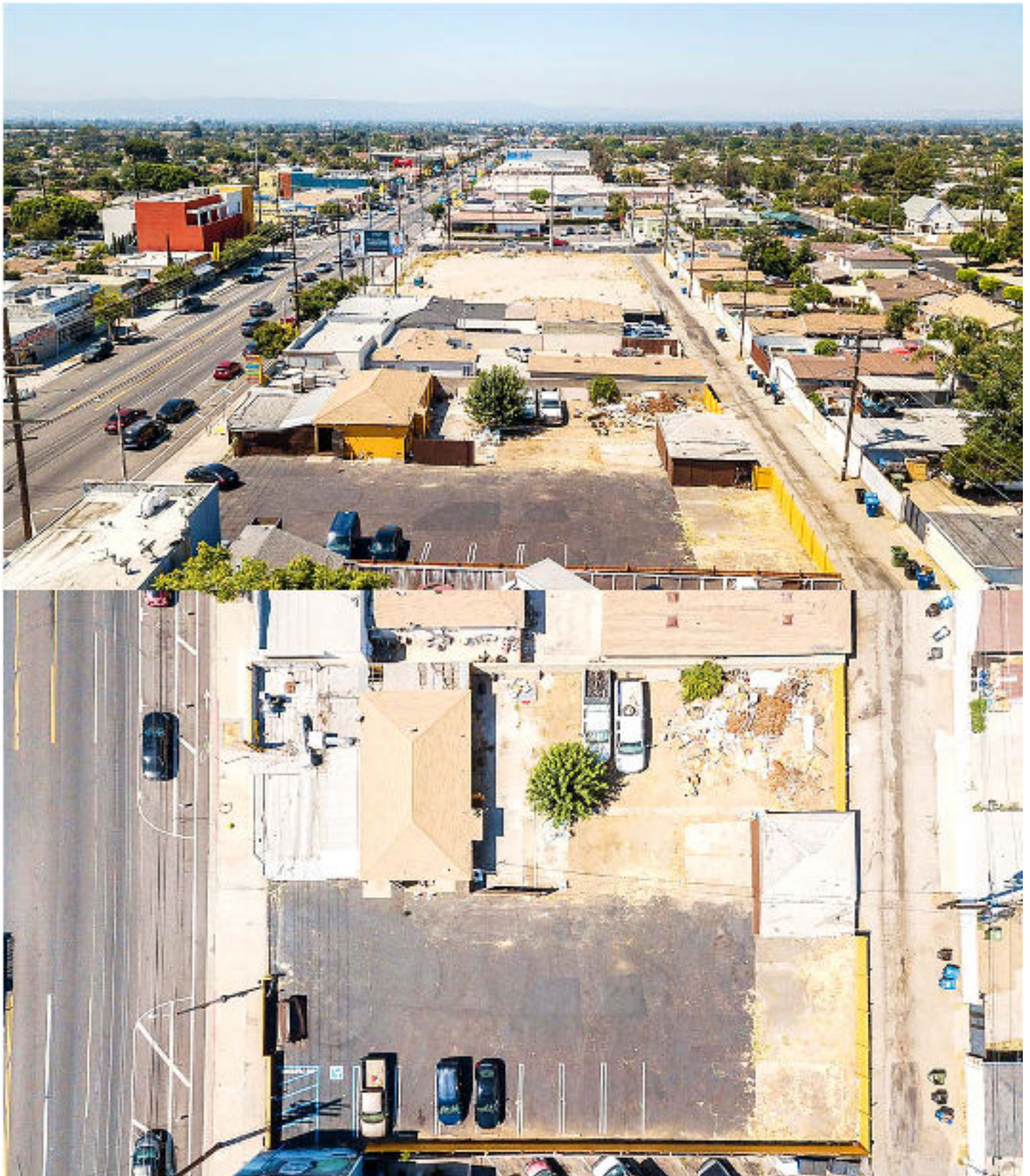
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

COMMERCIAL LOT ON VAN NUYS BLVD

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

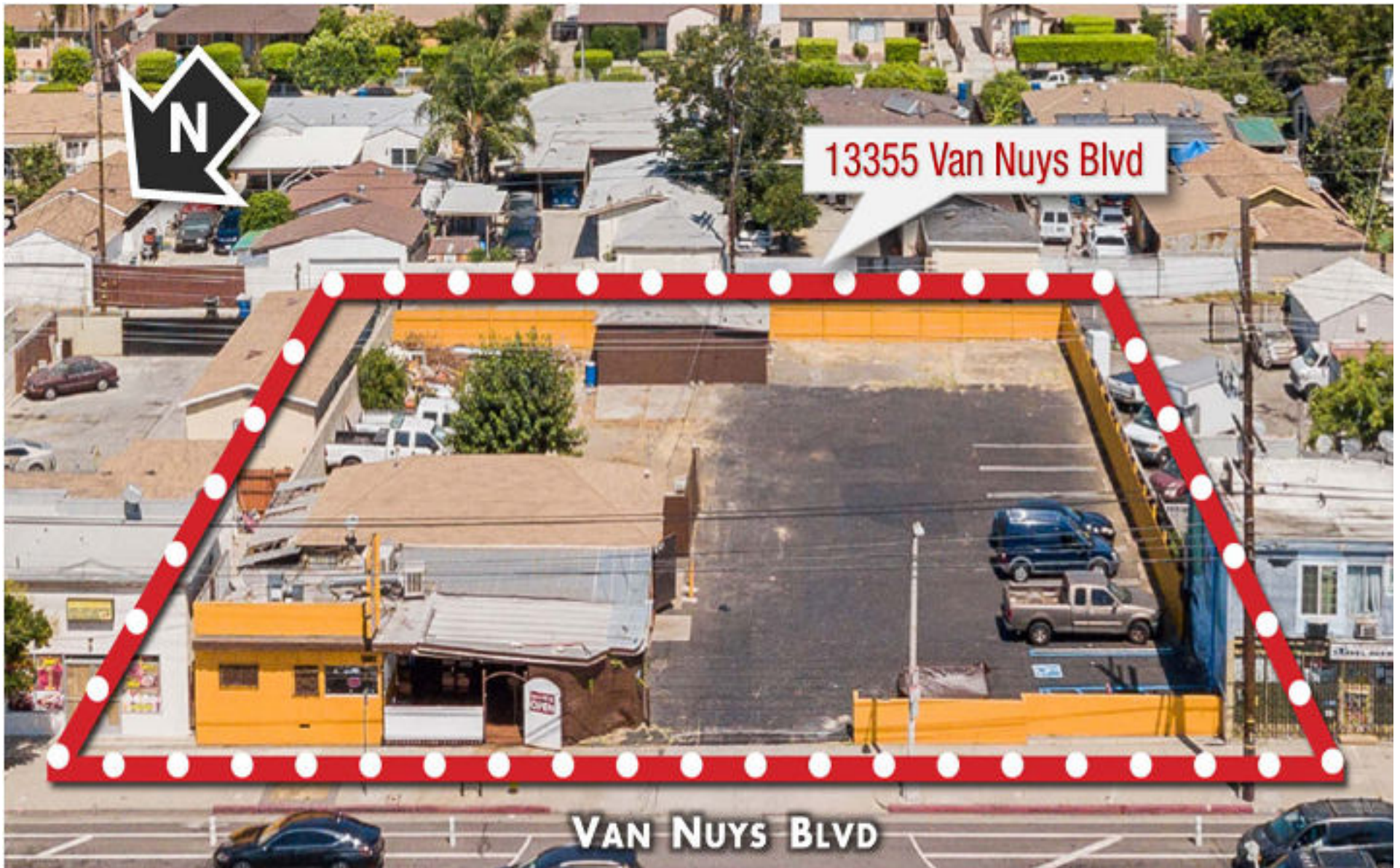
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

COMMERCIAL LOT ON VAN NUYS BLVD

AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

COMMERCIAL LOT ON VAN NUYS BLVD

PARCEL MAP

2619	18	P.A. 660-216	TRA 13 6556	REVISED 555316 2007051304002001-B1	2310030504001-254				SEARCH NO	
------	----	-----------------	-------------------	--	-------------------	--	--	--	-----------	--

2011



MAPPING AND GIS
SERVICES
SCALE 1" = 50'



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

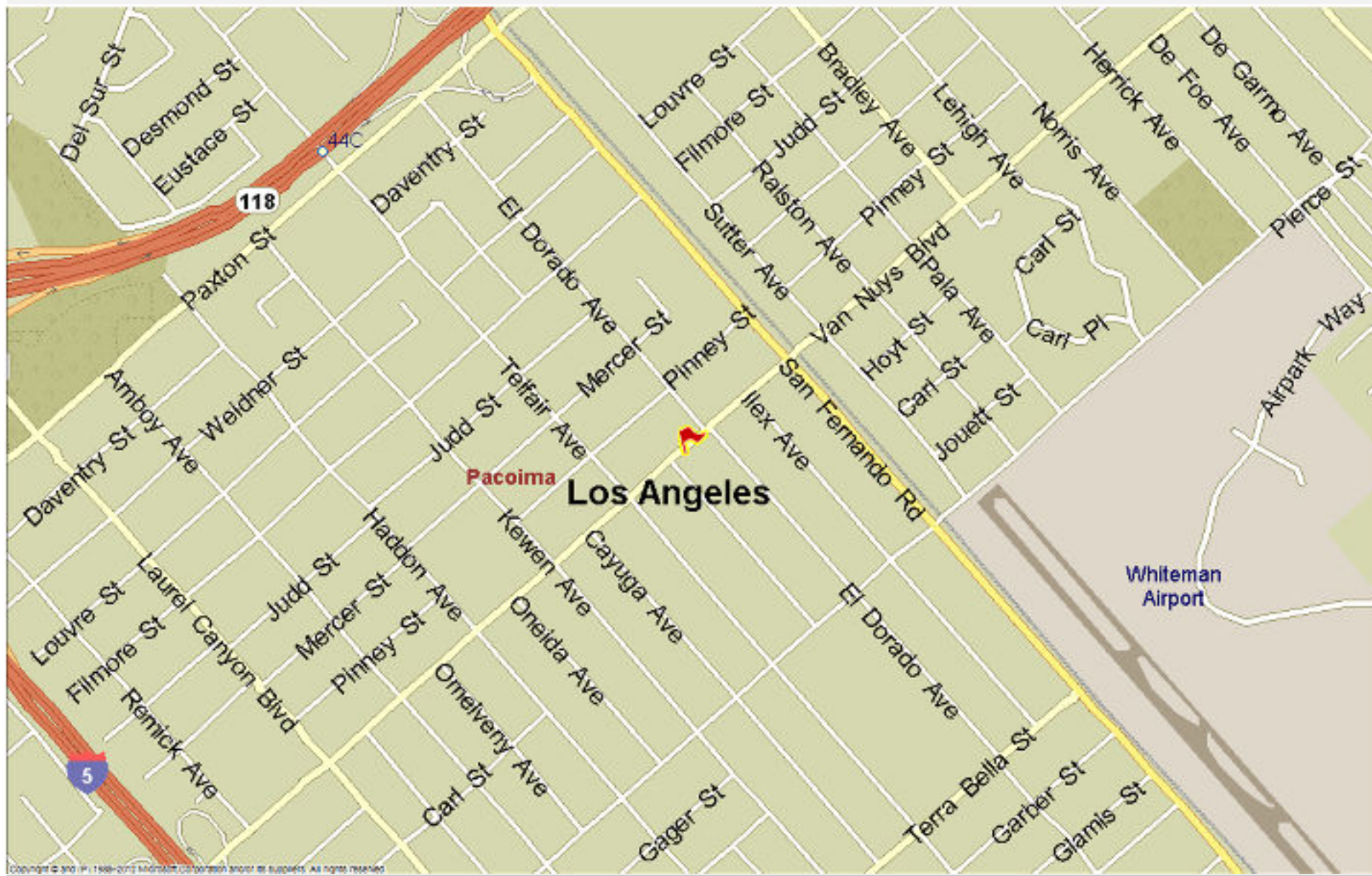
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

COMMERCIAL LOT ON VAN NUYS BLVD

STREET MAP



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP