

14011 Sherman Way

VAN NUYS, CA



PRICE:

\$3,450,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location!
- Unit Mix: 1-Single | 7-1+1 | 4-2+1 | 1-2+2
- 15.65 GRM & 3.79% Cap Rate
- Seismic Retrofitting Completed!
- Property Sold in "As Is, Where Is" Condition
- On-Site Parking with Storage!
- On-Site Laundry!
- Individually Metered for Gas & Electric!
- Freeway/Transit Access!
- Copper Plumbing!

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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

13 UNITS ON SHERMAN WAY

INVESTMENT SUMMARY

Price:		\$3,450,000
Down Payment:	45%	\$1,552,500
Units:		13
Cost per Unit:		\$265,385
Current GRM:		15.65
Current CAP:		3.79%
Market GRM:		12.08
Market CAP:		5.54%
Age:		1963
Lot SF:		12,366
Building SF:		9,328
Price per SF:		\$369.85
Zoning:		LAR3



PROPOSED FINANCING

First Loan Amount:		\$1,897,500
Terms:	3.25%	30 Years (5-Year Fix)
Monthly Payment:		\$8,330

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Unit Mix: 1-Single | 7-1+1 | 4-2+1 | 1-2+2
On-Site Parking with Storage!
15.65 GRM & 3.79% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$220,440		\$285,600	
Less Vacancy Rate Reserve:	6,613	3.0%	8,568	3.0%
Gross Operating Income:	213,827		277,032	
Less Expenses:	83,159	37.7%	86,003	30.1%
Net Operating Income:	\$130,668		\$191,029	
Less Loan Payments:	99,964	1.31	99,964	
Pre-Tax Cash Flow:	\$30,704	2.0%	\$91,065	5.9%
Plus Principal Reduction:	37,989		37,989	
Total Return Before Taxes:	\$68,693	4.4%	\$129,054	8.3%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Single	\$1,088	\$1,088	\$1,450	\$1,450
7	1+1	\$1,177	\$8,242	\$1,650	\$11,550
4	2+1	\$1,786	\$7,145	\$2,100	\$8,400
1	2+2	\$1,695	\$1,695	\$2,200	\$2,200
Total Scheduled Rent:			\$18,170		\$23,600
Laundry:			\$200		\$200
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$18,370		\$23,800
Annual Scheduled Gross Income:			\$220,440		\$285,600

ESTIMATED EXPENSES

Taxes: (new)	\$43,125
Insurance:	\$4,664
Utilities:	\$15,240
Maintenance:	\$9,622
Rubbish:	\$4,368
Reserves:	\$2,600
Landscaping:	\$1,200
Pest Control:	\$900
Pool	\$1,440
Total Expenses:	\$83,159
Per SF:	\$8.92
Per Unit:	\$6,397

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		1+1	\$1,038	\$1,650
2		1+1	\$1,450	\$1,650
3		1+1	\$924	\$1,650
4		1+1	\$1,147	\$1,650
5		Single	\$1,088	\$1,450
6		2+1	\$1,950	\$2,100
7		2+1	\$1,750	\$2,100
8		2+1	\$1,750	\$2,100
9		2+1	\$1,695	\$2,100
10		1+1	\$1,375	\$1,650
11		1+1	\$1,375	\$1,650
12	Townhouse	2+2	\$1,695	\$2,200
13		1+1	\$933	\$1,650
TOTAL:			\$18,170	\$23,600

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PHOTOS



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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI
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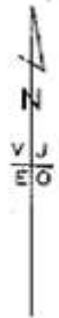
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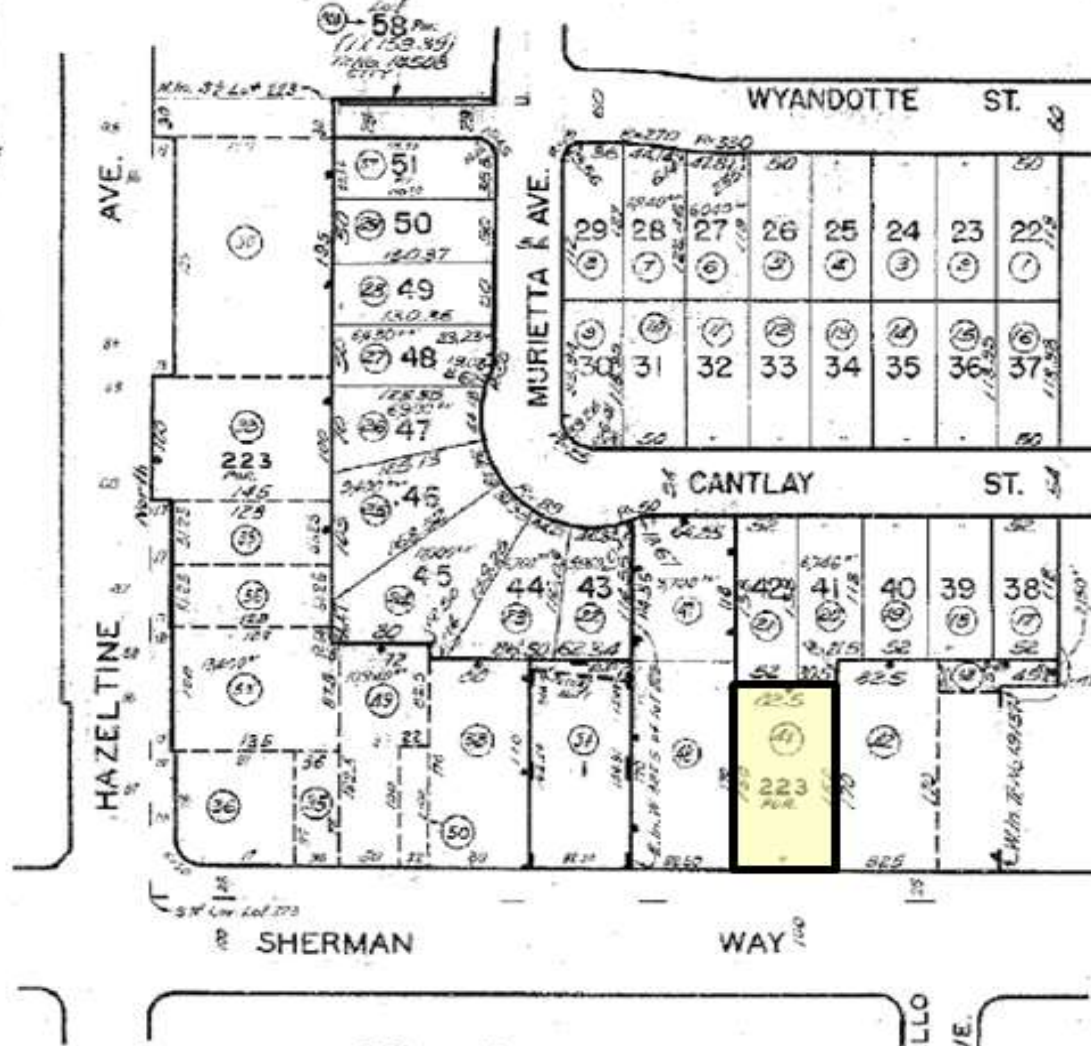
PARCEL MAP

2216 2
SCALE 1" = 100'

2007



CODE
13



TRACT NO. 1000
M. B. 19 - 1 - 34

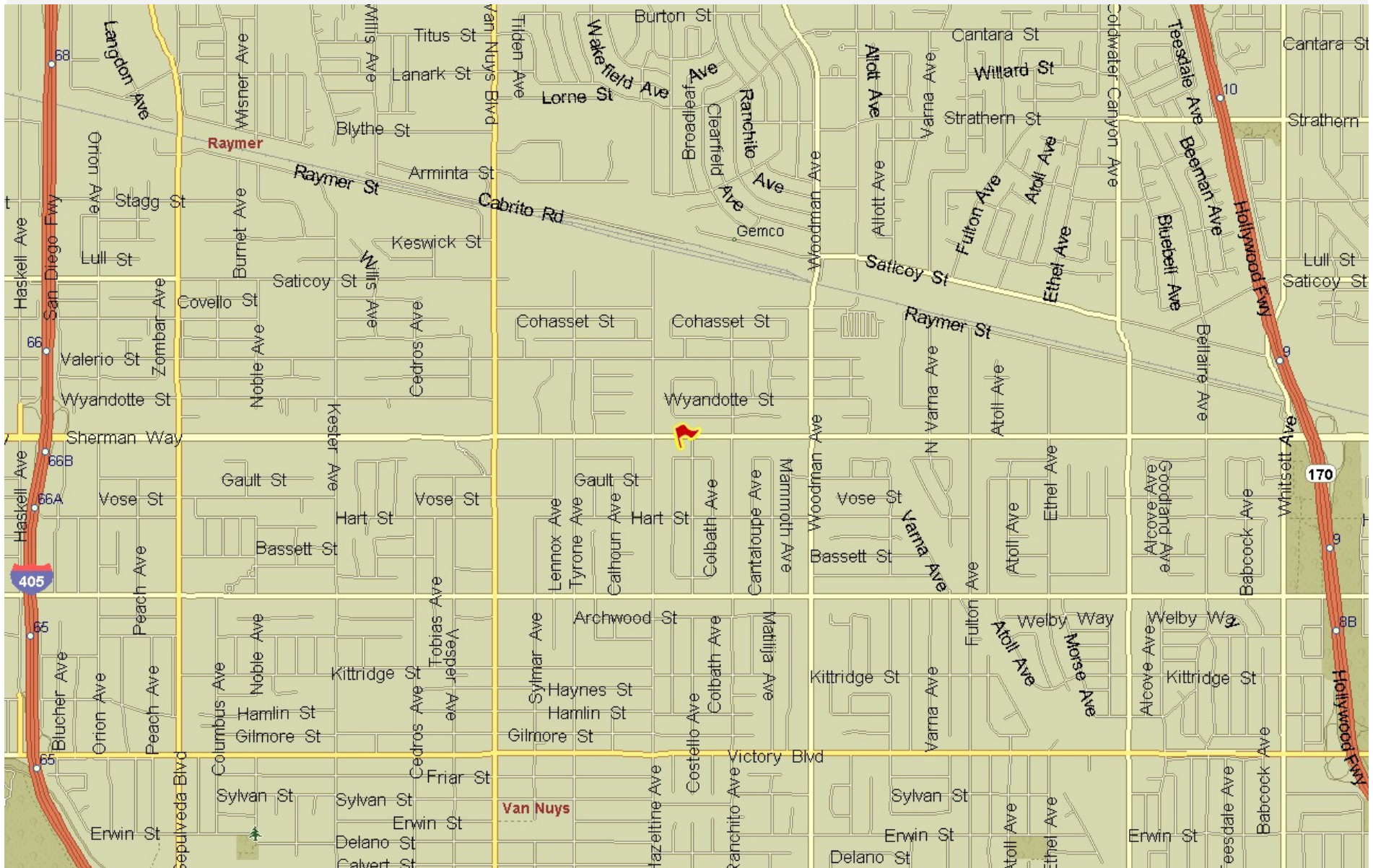
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M. B. 541 - 18 - 20

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STREET MAP



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