

14121 SYLVAN ST

VAN NUYS, CA



PRICE:

\$975,000

INVESTMENT HIGHLIGHTS:

- Great VAN NUYS Location
- High Demand Rental Location
- 12.69 GRM & 4.60% Cap Rate
- Unit Mix: 6-1+1
- On-Site Parking
- Lack of Inventory on Market
- Well Maintained Property
- Copper Plumbing installed 2009

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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
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6 UNITS ON SYLVAN ST

INVESTMENT SUMMARY

Price:		\$975,000
Down Payment:	45%	\$438,750
Units:		6
Cost per Unit:		\$162,500
Current GRM:		12.69
Current CAP:		4.60%
Market GRM:		9.34
Market CAP:		7.18%
Age:		1948
Lot SF:		8,749
Building SF:		3,596
Price per SF:		\$271.13
Zoning:		LARD1.5



Great VAN NUYS Location
Unit Mix: 6-1+1
On-Site Parking
12.69 GRM & 4.60% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$536,250
Terms:	4.75%	30 Years (5-Year Fix)
Monthly Payment:		\$2,797

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$76,824		\$104,400	
Less Vacancy Rate Reserve:	2,305	3.0%	3,132	3.0%
Gross Operating Income:	74,519		101,268	
Less Expenses:	29,680	38.6%	31,285	30.0%
Net Operating Income:	\$44,839		\$69,983	
Less Loan Payments:	33,568	1.34	33,568	
Pre-Tax Cash Flow:	\$11,271	2.6%	\$36,415	8.3%
Plus Principal Reduction:	8,274		8,274	
Total Return Before Taxes:	\$19,545	4.5%	\$44,689	10.2%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
6	1+1	\$1,067	\$6,402	\$1,450	\$8,700
Total Scheduled Rent:			\$6,402		\$8,700
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$6,402		\$8,700
Annual Scheduled Gross Income:			\$76,824		\$104,400

ESTIMATED EXPENSES

Taxes: (new)	\$12,188
Insurance:	\$1,259
Utilities:	\$6,480
Maintenance:	\$3,353
Rubbish:	\$1,080
Reserves:	\$1,200
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	\$2,981
Total Expenses:	\$29,680
Per SF:	\$8.25
Per Unit:	\$4,947

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1	VACANT	1+1	\$927	\$1,450
2		1+1	\$1,450	\$1,450
3		1+1	\$1,450	\$1,450
4		1+1	\$925	\$1,450
5		1+1	\$750	\$1,450
6		1+1	\$900	\$1,450
TOTAL:			\$6,402	\$8,700

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PHOTOS



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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

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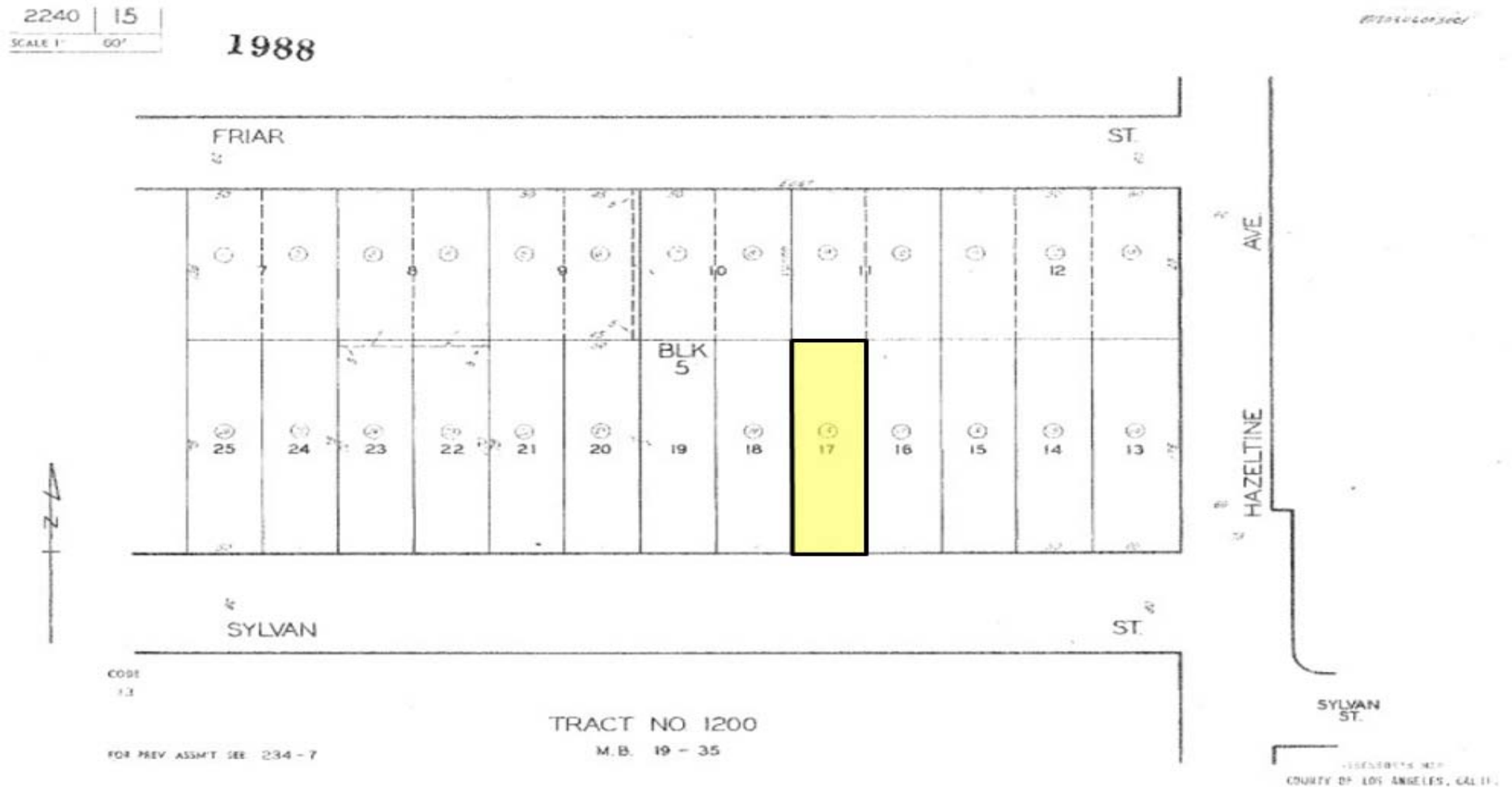
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6 UNITS ON SYLVAN ST

PARCEL MAP



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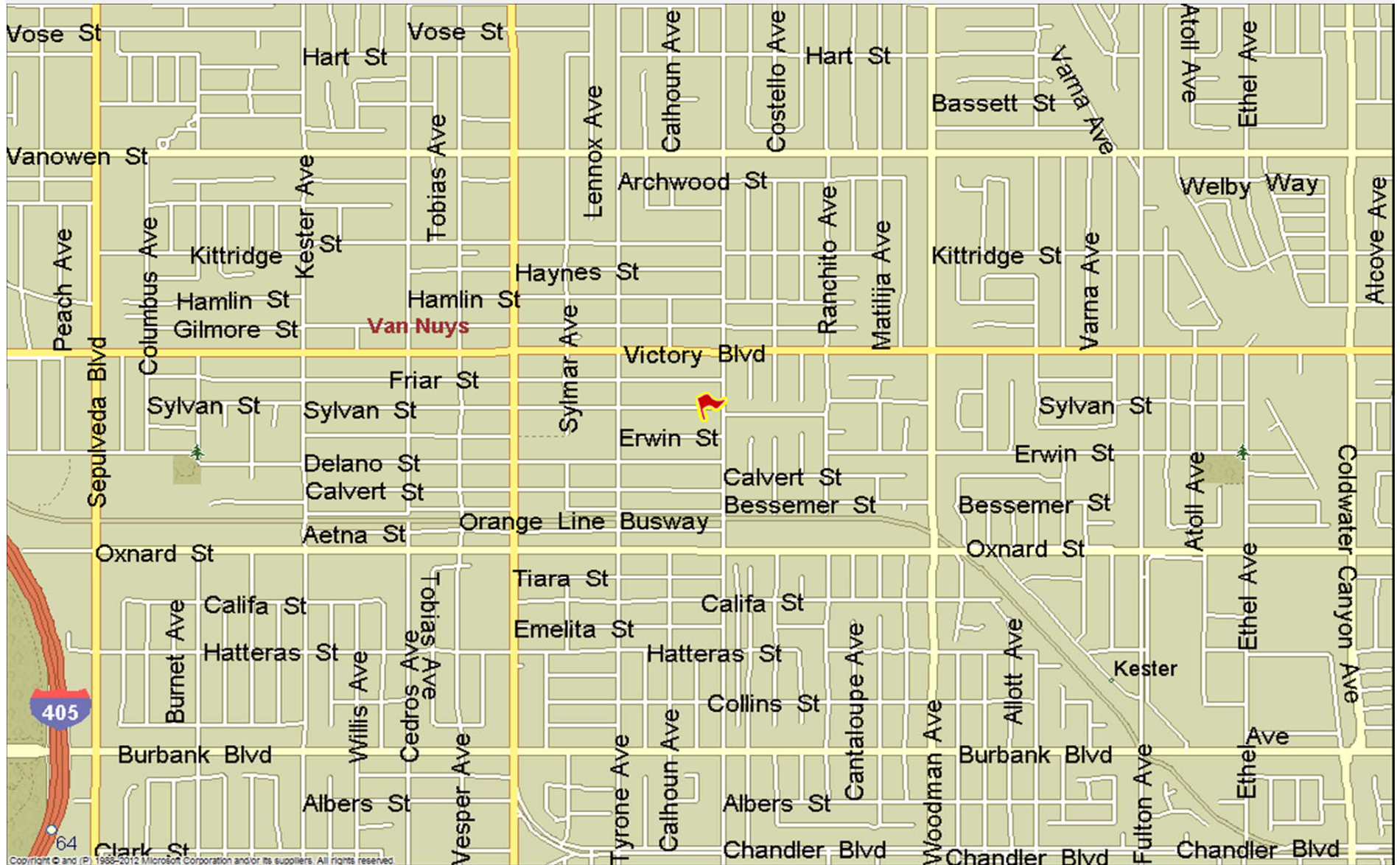
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STREET MAP



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