

# 14150 Friar St

VAN NUYS, CA



## PRICE:

**\$870,000**

## INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- On-Site Parking
- 18.57 GRM & 3.33% Cap Rate
- Unit Mix: 2-1+1 | 1-2+1
- High Demand Rental Location
- Lack of Inventory on Market
- Residential Financing Available
- Copper Plumbing



### KW COMMERCIAL

12001 VENTURA PLACE  
SUITE #404  
STUDIO CITY, CA 91604

### PRESENTED BY:

#### MICHAEL PESCI

VP OF INVESTMENTS  
DRE # 01274379  
(818) 432-1627  
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#### JAMES ANTONUCCI

VP OF INVESTMENTS  
DRE # 01822661  
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# 3 UNITS ON FRIAR ST

INVESTMENT SUMMARY		
<b>Price:</b>		<b>\$870,000</b>
Down Payment:	50%	\$435,000
<b>Units:</b>		<b>3</b>
Cost per Unit:		\$290,000
<b>Current GRM:</b>		<b>18.57</b>
<b>Current CAP:</b>		<b>3.33%</b>
Market GRM:		14.29
Market CAP:		4.83%
Age:		1942
Lot SF:		6,509
Building SF:		1,959
Price per SF:		\$444.10
Zoning:		LARD1.5



PROPOSED FINANCING		
First Loan Amount:		\$435,000
Terms:	3.25%	30 Years (5-Year Fix)
Monthly Payment:		\$1,910

Great Van Nuys Location  
 Unit Mix: 2-1+1 | 1-2+1  
 High Demand Rental Location  
 18.57 GRM & 3.33% Cap Rate

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
<b>Scheduled Gross Income:</b>	<b>\$46,860</b>		<b>\$60,900</b>	
Less Vacancy Rate Reserve:	1,406	3.0%	1,827	3.0%
Gross Operating Income:	45,454		59,073	
Less Expenses:	16,477	35.2%	17,022	27.9%
<b>Net Operating Income:</b>	<b>\$28,977</b>		<b>\$42,051</b>	
Less Loan Payments:	22,917	1.26	22,917	
<b>Pre-Tax Cash Flow:</b>	<b>\$6,061</b>	<b>1.4%</b>	<b>\$19,135</b>	<b>4.4%</b>
Plus Principal Reduction:	8,709		8,709	
<b>Total Return Before Taxes:</b>	<b>\$14,770</b>	<b>3.4%</b>	<b>\$27,844</b>	<b>6.4%</b>

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	\$1,003	\$2,005	\$1,550	\$3,100
1	2+1	\$1,750	\$1,750	\$1,825	\$1,825
<b>Total Scheduled Rent:</b>			<b>\$3,755</b>	<b>\$4,925</b>	
Laundry:					
Parking, Storage, Misc:			\$150	\$150	
Monthly Scheduled Gross Income:			\$3,905	\$5,075	
<b>Annual Scheduled Gross Income:</b>			<b>\$46,860</b>	<b>\$60,900</b>	

ESTIMATED EXPENSES	
Taxes: (new)	\$10,875
Insurance:	\$784
Utilities:	\$2,400
Maintenance:	\$1,818
Reserves:	\$600
Landscaping:	-
Pest Control:	-
<b>Total Expenses:</b>	<b>\$16,477</b>
Per SF:	\$8.41
Per Unit:	\$5,492

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## 3 UNITS ON FRIAR ST

### PHOTOS



**MICHAEL PESCI & JAMES ANTONUCCI**

VP OF INVESTMENTS & VP OF INVESTMENTS

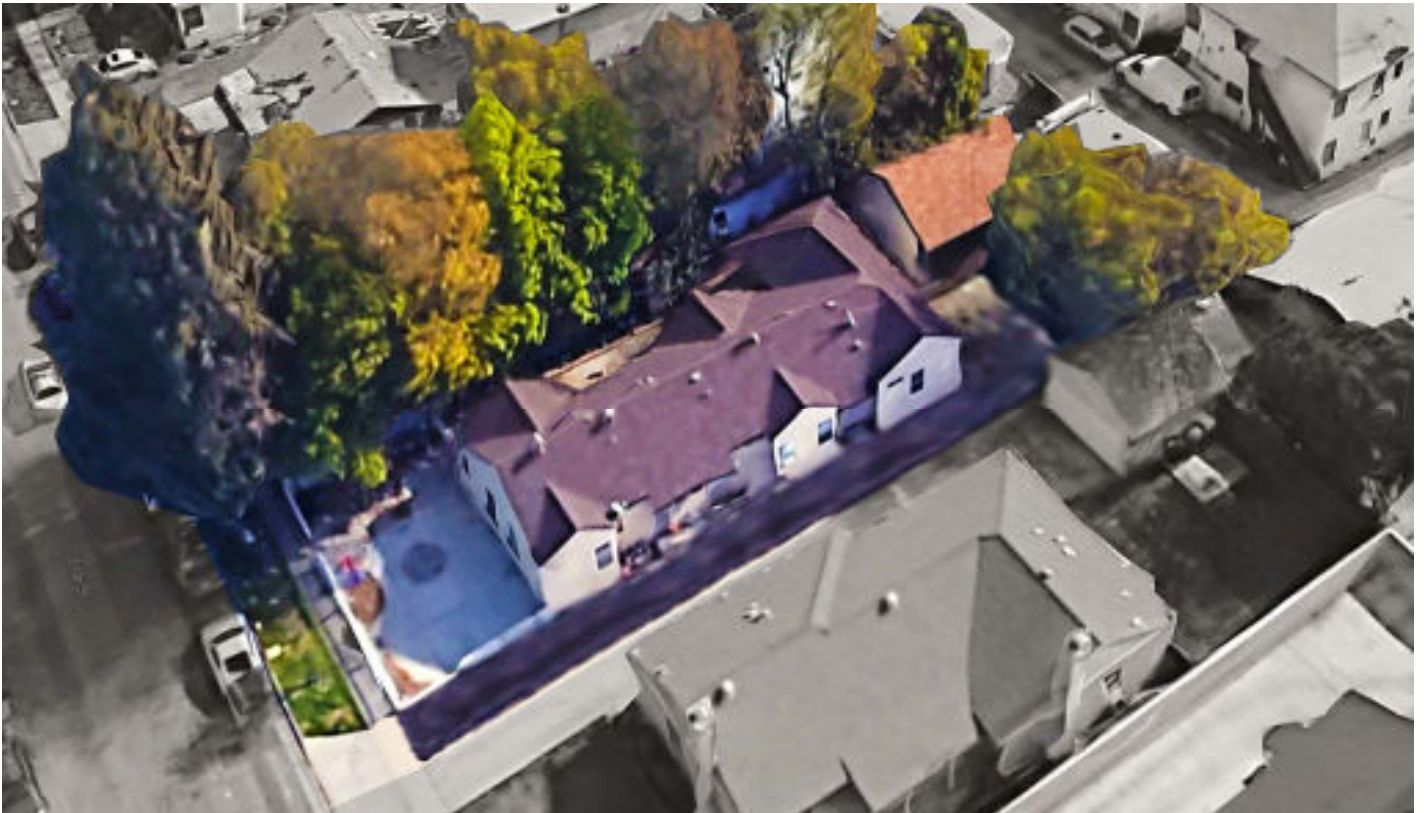
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**apla** GROUP

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AERIAL VIEW

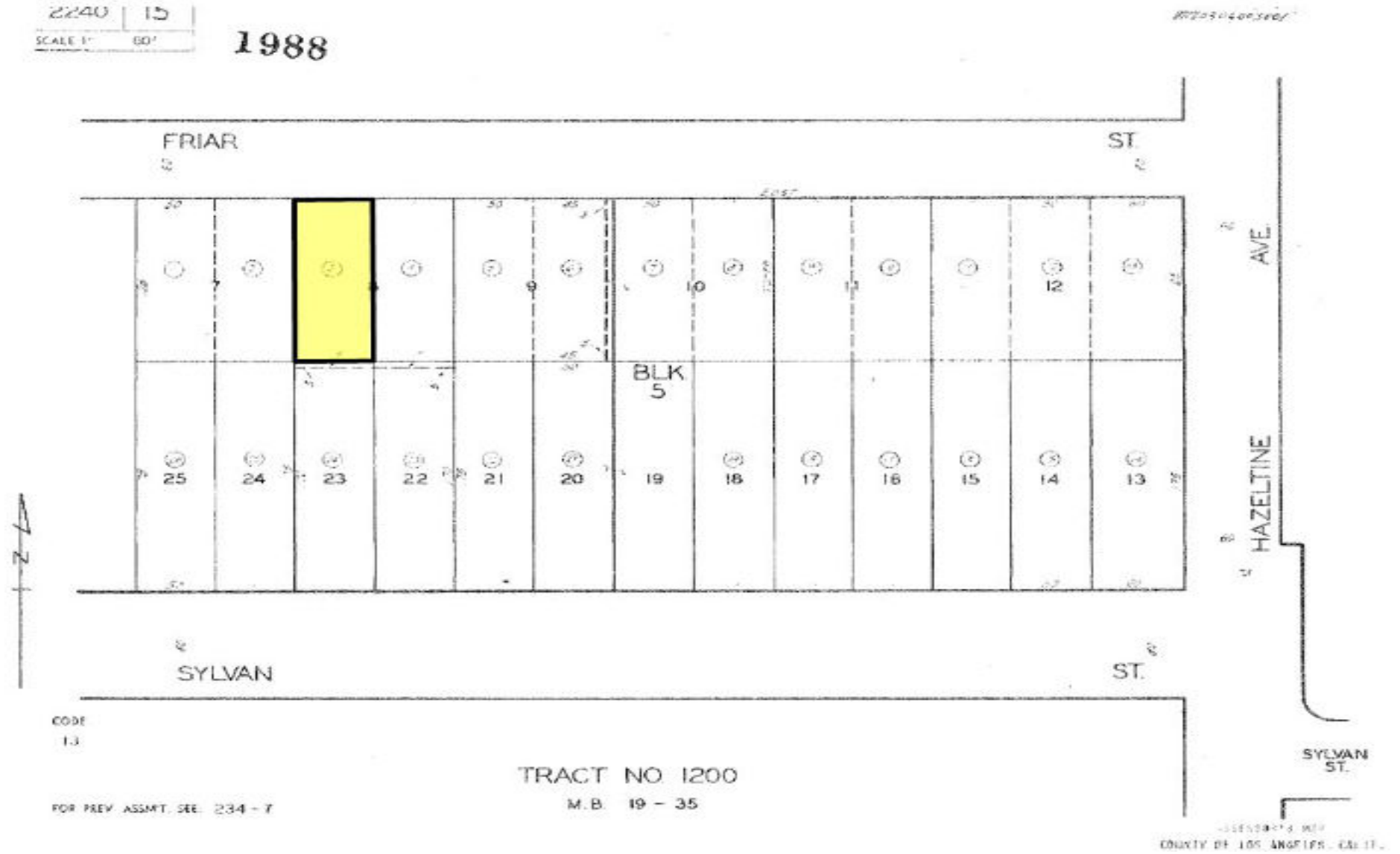


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# 3 UNITS ON FRIAR ST

## PARCEL MAP



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#### STREET MAP



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