14158 SYLVAN ST, VAN NUYS, CA 91401

INVESTMENT SUMMARY

Price:		$1,280,000
Down Payment:	40%	$512,000
Units:		8
Cost per Unit:		$160,000
Current GRM:		12.87
Current CAP:		4.44%
Market GRM:		8.91
Market CAP:		7.59%
Age:		1958
Lot SF:		8,750
Building SF:		5,854
Price per SF:		$218.65
Zoning:		RD1.5

Unit Mix: 6-1+1 | 2-2+1.5
12.87 GRM & 4.44% Cap Rate
Great Van Nuys Location
Lack of Inventory on Market

PROPOSED FINANCING

First Loan Amount:		$768,000
Terms:	4.00%	30 Years (5-Year Fix)
Monthly Payment:		$3,667

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	$99,492		$143,700	
Less Vacancy Rate Reserve:	2,985	3.0%	4,311	3.0%
Gross Operating Income:	96,507		139,389	
Less Expenses:	39,675	39.9%	42,247	29.4%
Net Operating Income:	$56,833		$97,142	
Less Loan Payments:	43,999	1.29	43,999	
Pre-Tax Cash Flow:	$12,834	2.5%	$53,143	10.4%
Plus Principal Reduction:	13,524		13,524	
Total Return Before Taxes:	$26,358	5.1%	$66,667	13.0%

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	$913	$5,480	$1,400	$8,400
2	2+1.5	$1,368	$2,736	$1,750	$3,500

	CURRENT	PRO-FORMA
Total Scheduled Rent:	$8,216	$11,900
Laundry:	$75	$75
Parking, Storage, Misc:		
Monthly Scheduled Gross Income:	$8,291	$11,975
Annual Scheduled Gross Income:	$99,492	$143,700

ESTIMATED EXPENSES

Taxes: (new)	$16,000
Insurance:	$2,049
Utilities:	$9,000
Maintenance:	$4,825
Rubbish:	$1,200
Reserves:	$1,600
Landscaping:	$600
Pest Control:	$540
Off-Site Mgmt:	$3,860
Total Expenses:	$39,675
Per SF:	$6.78
Per Unit:	$4,959

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