

EXCLUSIVELY LISTED BY APLA GROUP

14307 Sayre St.

SYLMAR, CA



PRICE:

\$660,000

INVESTMENT HIGHLIGHTS:

- Great Sylmar Location
- Unit Mix: 1-1+1 | 1-3+1
- 12.79 GRM & 5.26% Cap Rate
- Residential Financing Available
- Copper Plumbing in Back Unit
- Large Lot 11,417 Sq.Ft.
- Units To Be Delivered Vacant
- Recently Added ADU Unit

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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
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JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
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DUPLEX ON SAYRE ST.

INVESTMENT SUMMARY		
Price:		\$660,000
Down Payment:	30%	\$198,000
Units:		2
Cost per Unit:		\$330,000
Current GRM:		12.79
Current CAP:		5.26%
Market GRM:		12.79
Market CAP:		5.26%
Age:		1953
Lot SF:		11,417
Building SF:		2,103
Price per SF:		\$313.84
Zoning:		R1



Great Sylmar Location
Unit Mix: 1-1+1 | 1-3+1
Copper Plumbing in Back Unit
12.79 GRM & 5.26% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		\$462,000
Terms:	4.25%	30 Years (5-Year Fix)
Monthly Payment:		\$2,273

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$51,600		\$51,600	
Less Vacancy Rate Reserve:	1,548	3.0%	1,548	3.0%
Gross Operating Income:	50,052		50,052	
Less Expenses:	15,369	29.8%	15,369	29.8%
Net Operating Income:	\$34,683		\$34,683	
Less Loan Payments:	27,273	1.27	27,273	
Pre-Tax Cash Flow:	\$7,410	3.7%	\$7,410	3.7%
Plus Principal Reduction:	7,788		7,788	
Total Return Before Taxes:	\$15,198	7.7%	\$15,198	7.7%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	1+1	\$1,600	\$1,600	\$1,600	\$1,600
1	3+1	\$2,700	\$2,700	\$2,700	\$2,700
Total Scheduled Rent:			\$4,300		\$4,300
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$4,300		\$4,300
Annual Scheduled Gross Income:			\$51,600		\$51,600

ESTIMATED EXPENSES	
Taxes: (new)	\$8,250
Insurance:	\$736
Utilities:	\$2,340
Maintenance:	\$2,503
Rubbish:	-
Reserves:	\$400
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	-
Total Expenses:	\$15,369
Per SF:	\$7.31
Per Unit:	\$7,684

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Vacant	3+1	\$2,700	\$2,700
2	Vacant	1+1	\$1,600	\$1,600
TOTAL:			\$4,300	\$4,300

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PHOTOS



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DUPLEX ON SAYRE ST.

AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

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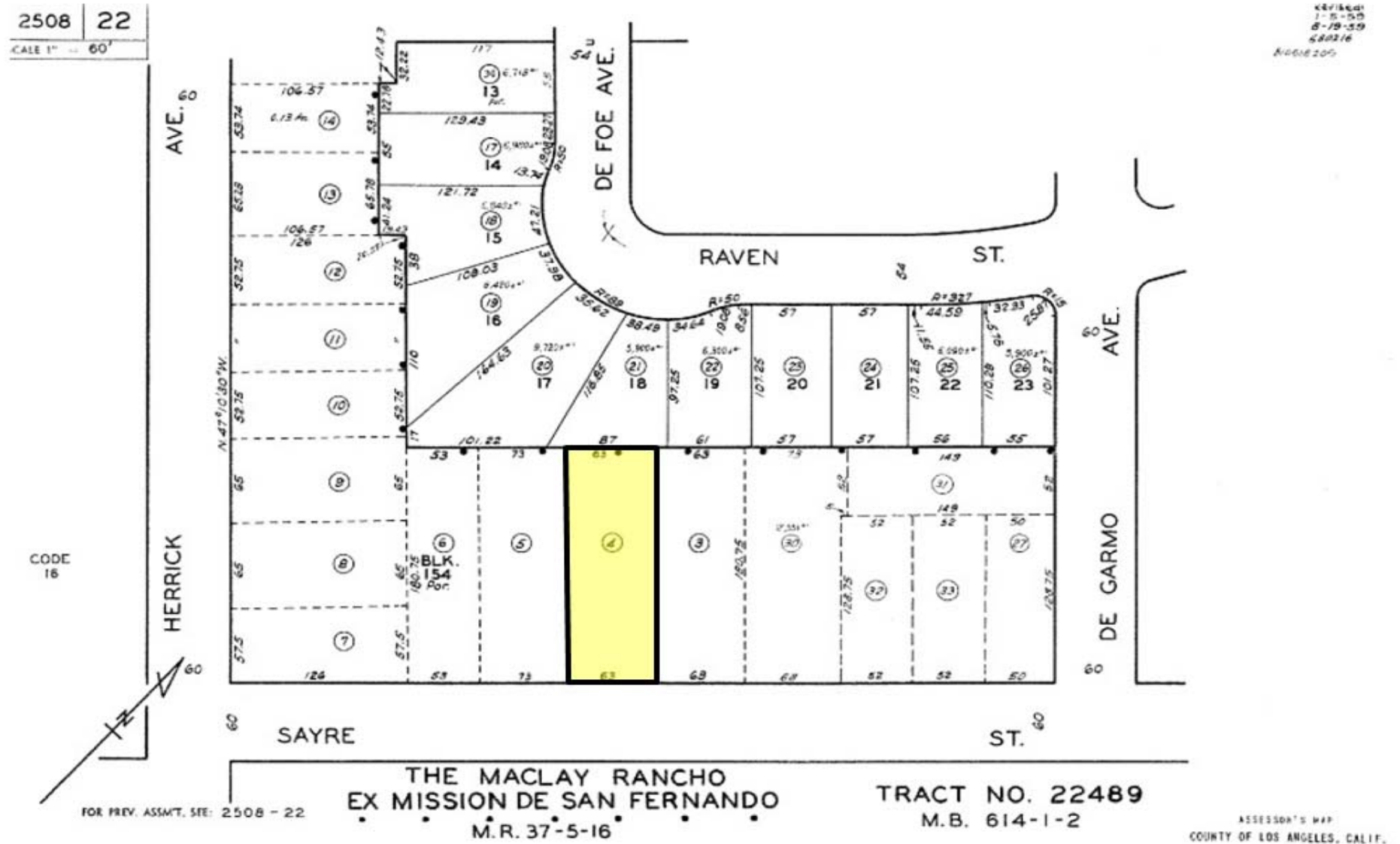
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DUPLEX ON SAYRE ST.

PARCEL MAP



MICHAEL PESCI & JAMES ANTONUCCI

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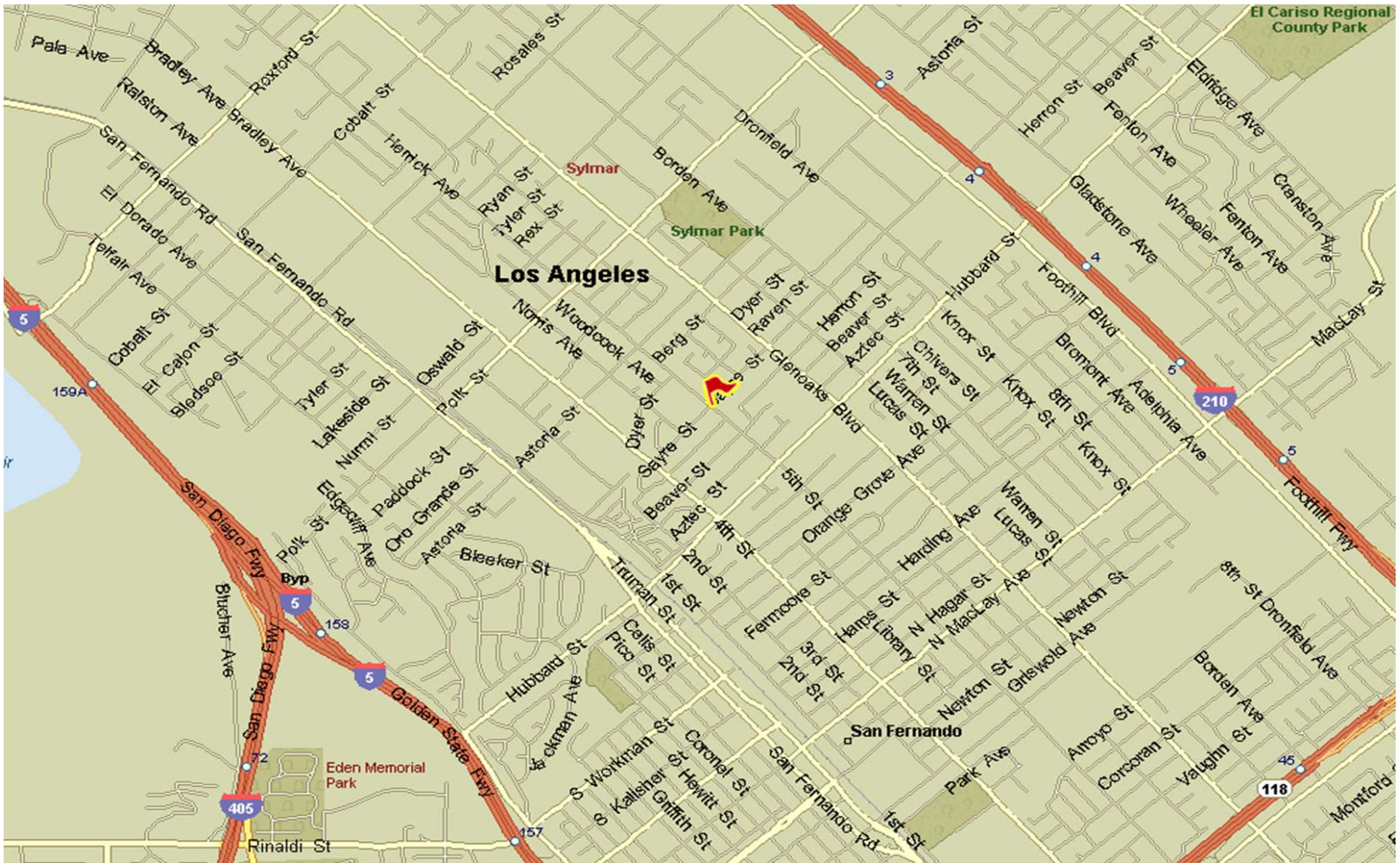
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DUPLEX ON SAYRE ST.

STREET MAP



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