

14435 Victory Blvd

VAN NUYS, CA



PRICE:

\$1,625,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location!
- Van Nuys & Victory Intersection!
- Owner/User Opportunity!
- Unit Mix: 1-Commercial
- Major High Traffic Thoroughfare!
- 8 On-Site Parking Spots!
- Property to Be Delivered Vacant!
- Located in State Enterprise Zone!

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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

COMMERCIAL SPACE ON VICTORY BLVD

INVESTMENT SUMMARY

Price:		\$1,625,000
Down Payment:	50%	\$812,500
Units:		1
Cost per Unit:		\$1,625,000
Current CAP:		
Market CAP:		
Age:		1957
Lot SF:		10,397
Building SF:		8,024
Price per SF:		\$202.52
Zoning:		C2



PROPOSED FINANCING

First Loan Amount:		\$812,500
Terms:	5.00%	30 Years (5-Year Fix)
Monthly Payment:		\$4,362

On-Site Parking
Lack of Inventory on Market
Freeway / Transit Access
Lot Approximately 10,397 Sq. Ft.

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$198,000		\$198,000	
Less Vacancy Rate Reserve:	13,860	7.0%	13,860	7.0%
Gross Operating Income:	184,140		184,140	
Less Expenses:	14,258	7.2%	14,258	7.2%
Net Operating Income:	\$169,882		\$169,882	
Less Loan Payments:	52,340	3.25	52,340	
Pre-Tax Cash Flow:	\$117,542	14.5%	\$117,542	14.5%
Plus Principal Reduction:	11,986		11,986	
Total Return Before Taxes:	\$129,528	15.9%	\$129,528	15.9%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Commercial	\$16,500	\$16,500	\$16,500	\$16,500
Total Scheduled Rent:			\$16,500	\$16,500	
Common Area Maintenance:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$16,500	\$16,500	
Annual Scheduled Gross Income:			\$198,000	\$198,000	

ESTIMATED EXPENSES

Taxes: (new)	-
Insurance:	\$3,210
Utilities:	-
Maintenance:	-
Rubbish:	-
Reserves:	-
Landscaping:	-
Pest Control:	-
Off-Site Mgmt:	\$11,048
Total Expenses:	\$14,258
Per Net Sq. Ft.:	\$1.78
Per Unit:	\$14,258

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1	VACANT	COMMERCIAL	\$16,500	\$16,500
TOTAL:			\$16,500	\$16,500

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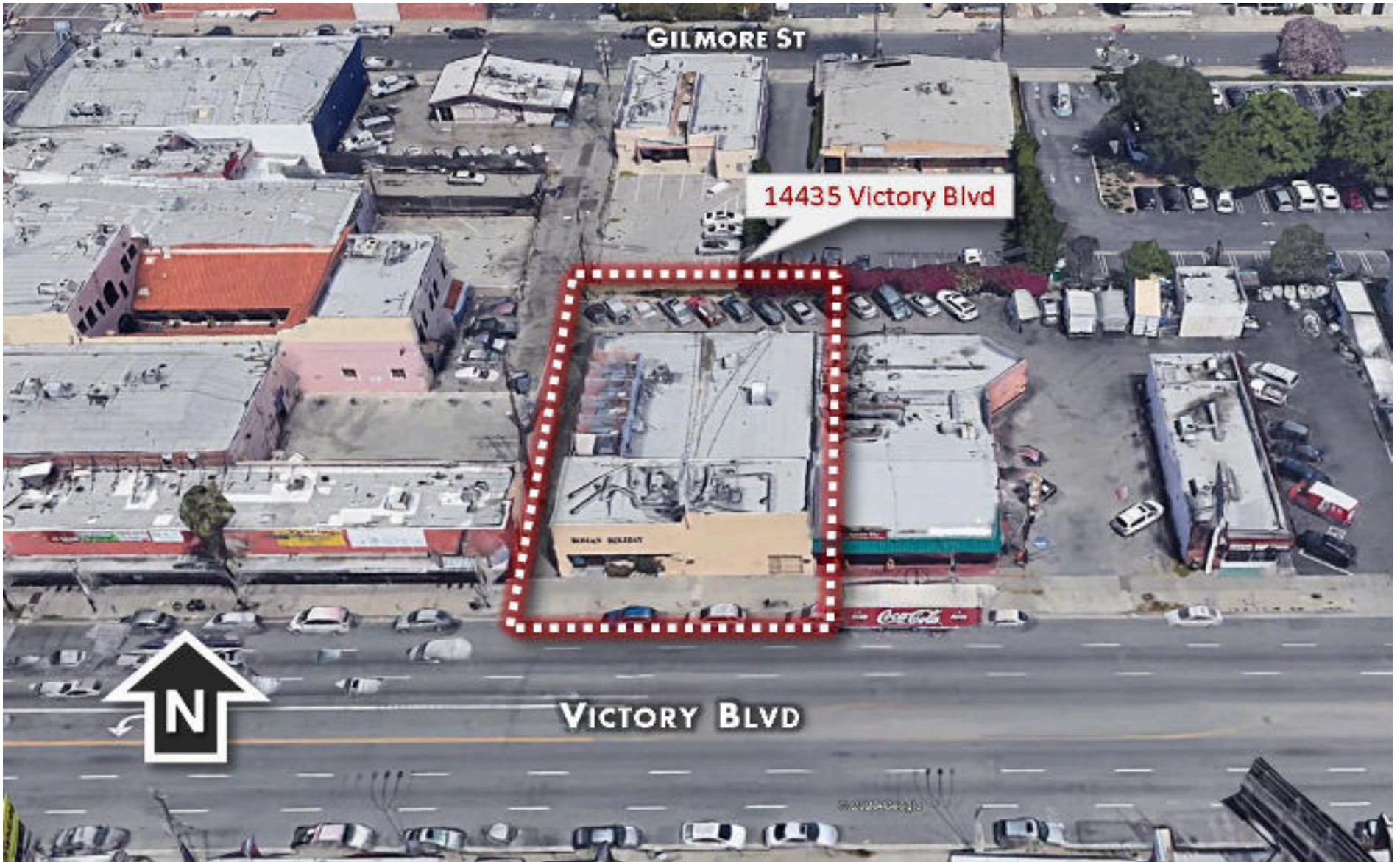
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COMMERCIAL SPACE ON VICTORY BLVD

AERIAL VIEW



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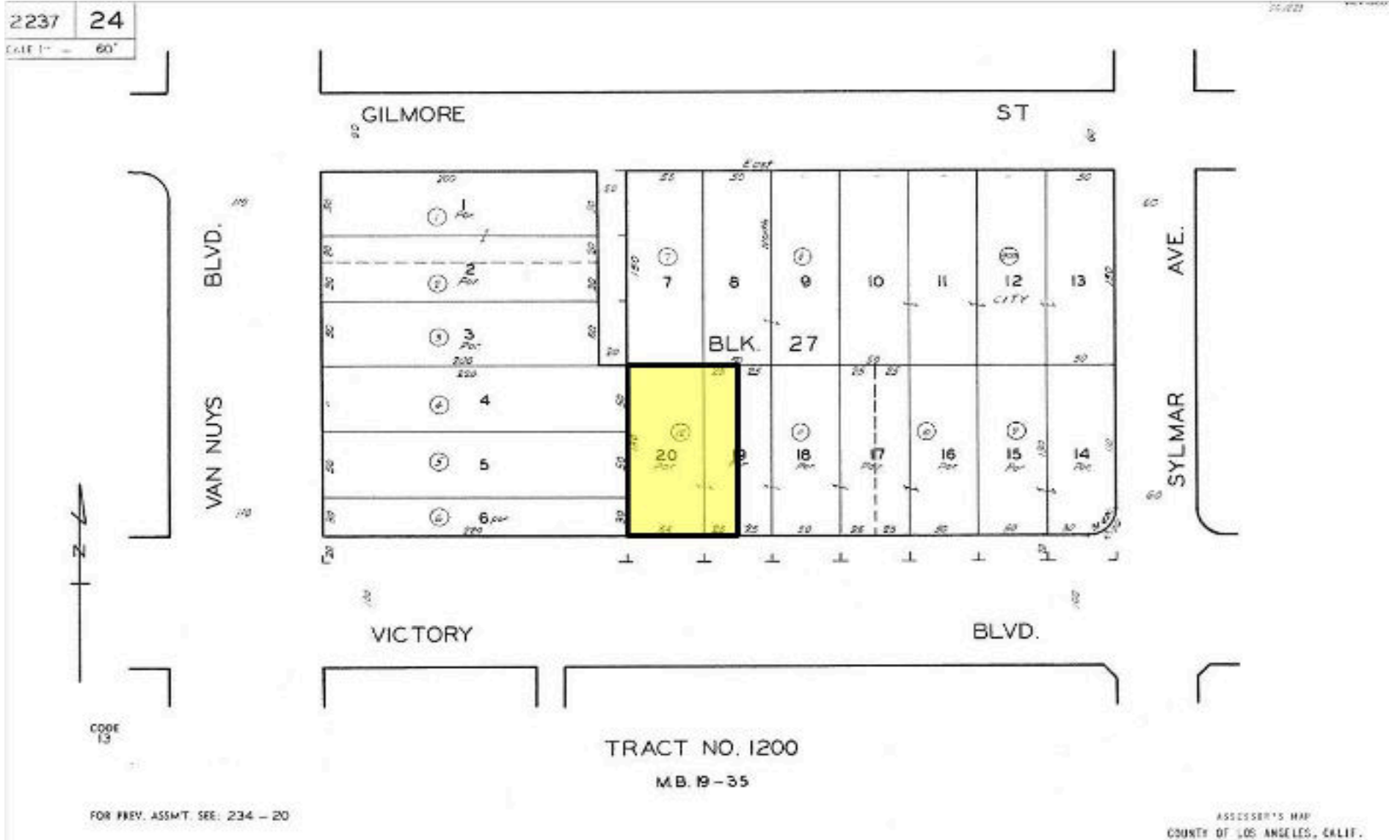
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COMMERCIAL SPACE ON VICTORY BLVD

PARCEL MAP



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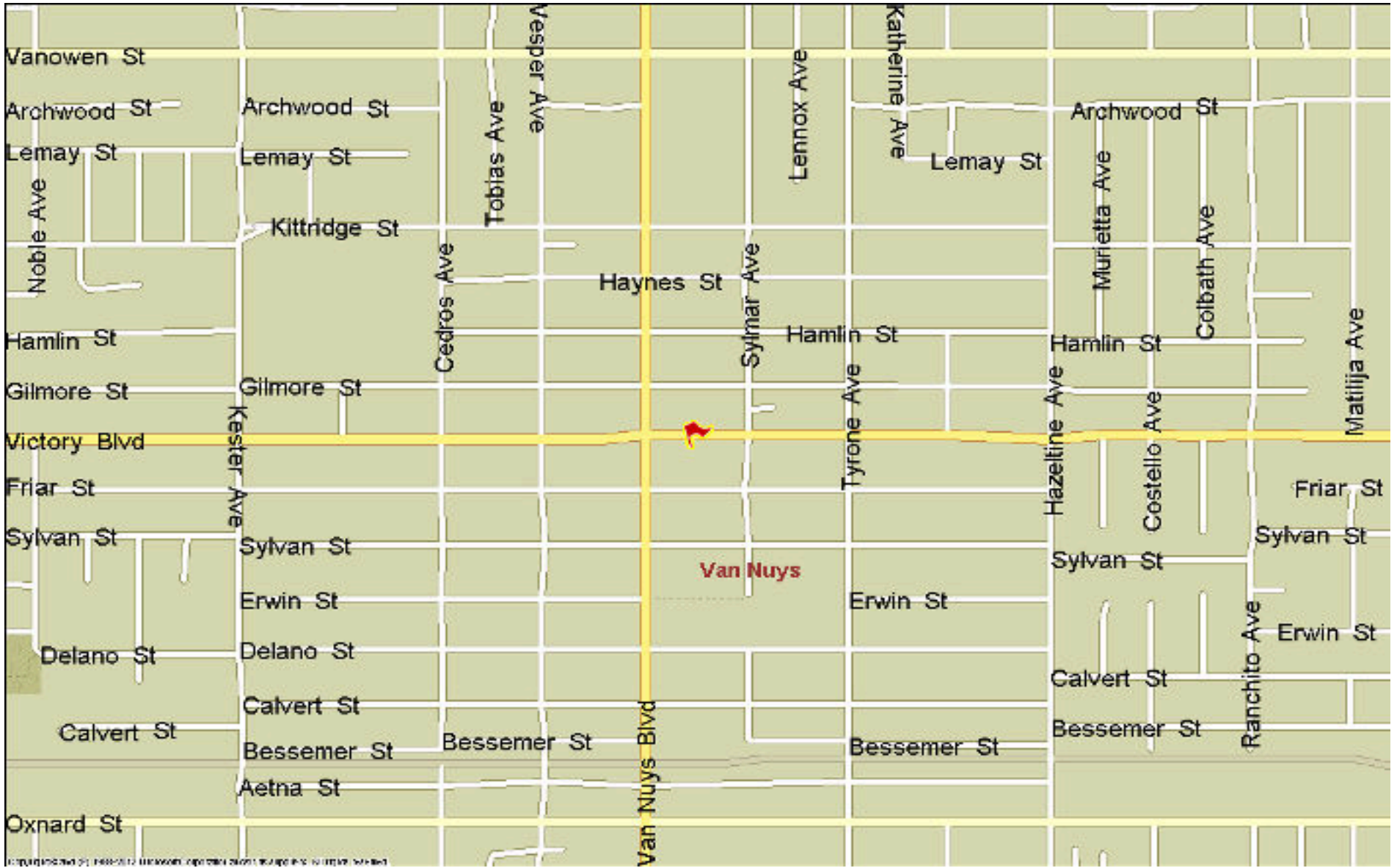
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COMMERCIAL SPACE ON VICTORY BLVD

STREET MAP



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