

14766 Delano St

VAN NUYS, CA



PRICE:

\$3,150,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- High Demand Rental Location
- 13.29 GRM & 4.25% Cap Rate
- Unit Mix: 1-Single | 14-1+1 | 3-2+1
- Secure Entry & On-Site Parking
- On-Site Laundry
- Individually Metered for Gas & Electric
- Roof Replaced 3 Years Ago

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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
JAMES@APLAGROUP.COM

18 UNITS ON DELANO ST

INVESTMENT SUMMARY		
Price:		\$3,150,000
Down Payment:	40%	\$1,260,000
Units:		18
Cost per Unit:		\$175,000
Current GRM:		13.29
Current CAP:		4.25%
Market GRM:		10.01
Market CAP:		6.49%
Age:		1961
Lot SF:		15,001
Building SF:		10,800
Price per SF:		\$291.67
Zoning:		R3



Great Unit Mix: 1-Single | 14-1+1 | 3-2+1
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PROPOSED FINANCING		
First Loan Amount:		\$1,890,000
Terms:	3.75%	30 Years (5-Year Fix)
Monthly Payment:		\$8,753

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$237,076			\$314,700	
Less Vacancy Rate Reserve:	7,112	3.0%		9,441	3.0%
Gross Operating Income:	229,964			305,259	
Less Expenses:	96,172	40.6%		100,690	32.0%
Net Operating Income:	\$133,792			\$204,569	
Less Loan Payments:	105,035	1.27		105,035	
Pre-Tax Cash Flow:	\$28,757	2.3%		\$99,535	7.9%
Plus Principal Reduction:	34,751			34,751	
Total Return Before Taxes:	\$63,508	5.0%		\$134,285	10.7%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Single	\$865	\$865	\$1,100	\$1,100
14	1+1	\$1,117	\$15,639	\$1,400	\$19,600
3	2+1	\$992	\$2,977	\$1,750	\$5,250
Total Scheduled Rent:			\$19,481		\$25,950
Laundry:			\$200		\$200
Parking, Storage, Misc:			\$75		\$75
Monthly Scheduled Gross Income:			\$19,756		\$26,225
Annual Scheduled Gross Income:			\$237,076		\$314,700

ESTIMATED EXPENSES	
Taxes: (new)	\$39,375
Insurance:	\$3,780
Utilities:	\$19,980
Maintenance:	\$10,348
Rubbish:	\$2,700
Reserves:	\$3,600
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	\$8,049
On-Site Mgmt:	\$7,200
Total Expenses:	\$96,172
Per SF:	\$8.90
Per Unit:	\$5,343

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	SECURITY DEPOSIT	CURRENT RENT	LAST INCREASED	MARKET RENT
1		1+1	\$1,200	\$1,236	06/01/2017	\$1,400
2		1+1	\$1,475	\$1,045	11/01/2016	\$1,400
3		1+1	\$1,050	\$1,113	03/01/2017	\$1,400
4		1+1	\$500	\$1,128	02/01/2017	\$1,400
5		1+1	\$350	\$864	08/01/2016	\$1,400
6		1+1	\$325	\$1,009	12/01/2016	\$1,400
7		1+1	\$1,225	\$1,225	01/01/2017	\$1,400
8		Single	\$1,045	\$865	04/01/2017	\$1,100
9		1+1	\$300	\$958	08/01/2016	\$1,400
10		1+1	\$1,200	\$1,300	01/21/2017	\$1,400
11		1+1	\$950	\$1,068	07/01/2017	\$1,400
12		2+1	\$800	\$1,268	04/01/2017	\$1,750
13	Manager	2+1	\$1,150	\$445	01/01/2017	\$1,750
14		2+1	\$500	\$1,264	08/01/2016	\$1,750
15		1+1	\$300	\$1,113	01/01/2017	\$1,400
16		1+1	\$350	\$1,030	01/01/2017	\$1,400
17	Vacant	1+1	-	\$1,400	-	\$1,400
18		1+1	\$1,150	\$1,150	07/01/2016	\$1,400
TOTAL:			\$13,870	\$19,481		\$25,950

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AERIAL VIEW



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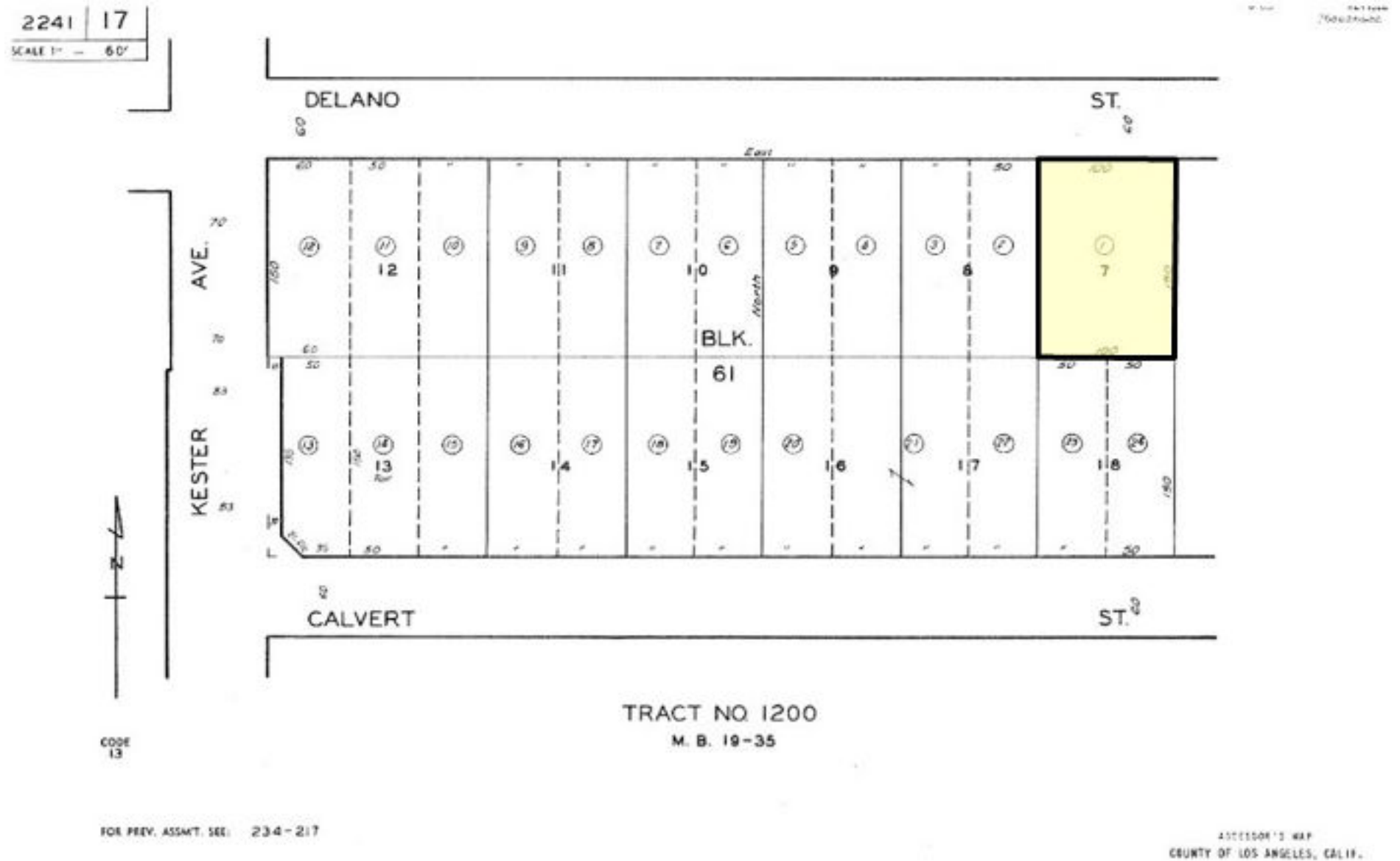
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PARCEL MAP



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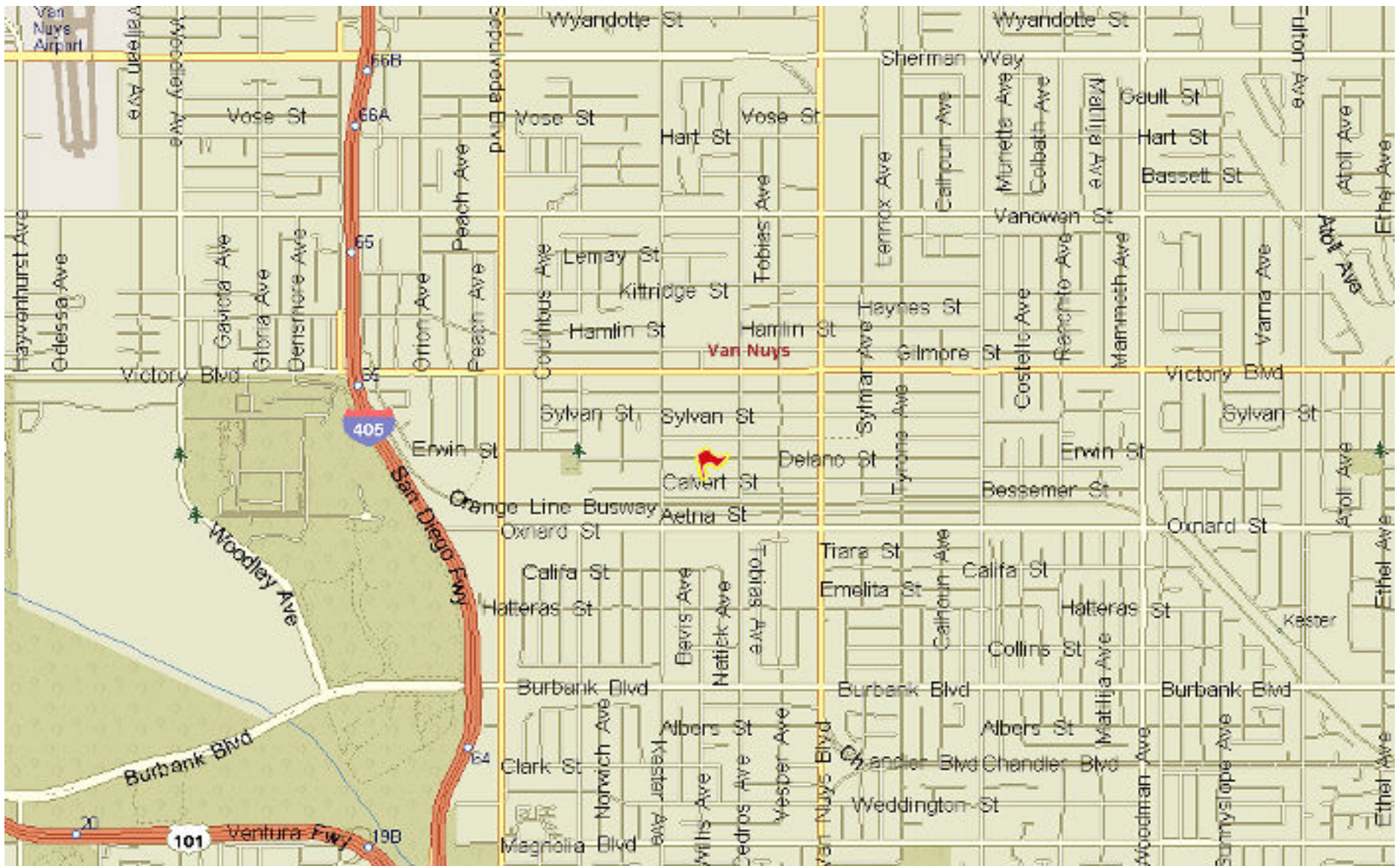
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STREET MAP



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