



7 Units on Delano St in Van Nuys

Price: \$1,200,000



**14831 Delano St
Van Nuys, CA**

INVESTMENT HIGHLIGHTS

- Non-Rent Control Building
- Great Van Nuys Location
- High Demand Rental Location
- Lack of Inventory on Market
- Great Unit Mix: 5-1+1 | 2-2+1
- 13.78 GRM & 4.20% Cap Rate
- On-Site Parking & Laundry Room
- Individually Metered for Gas & Electric

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14831 Delano St, Van Nuys, CA

INVESTMENT SUMMARY

Price:		\$1,200,000
Down Payment:	35%	\$420,000
Units:		7
Cost per Unit:		\$171,429
Current GRM:		13.78
Current CAP:		4.20%
Market GRM:		10.75
Market CAP:		6.06%
Age:		1979
Lot SF:		7,502
Building SF:		4,592
Price per SF:		\$261.32
Zoning:		R3



Non-Rent Control Building
Great Unit Mix: 5-1+1 | 2-2+1
On-Site Parking & Laundry Room
Individually Metered for Gas & Electric

PROPOSED FINANCING

First Loan Amount:		\$780,000
Terms:	3.30%	30 Years (5-Year Fix)
Monthly Payment:		\$3,416

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$87,060		\$111,600	
Less Vacancy Rate Reserve:	2,612	3.0%	3,348	3.0%
Gross Operating Income:	84,448		108,252	
Less Expenses:	34,049	39.1%	35,478	31.8%
Net Operating Income:	\$50,399		\$72,774	
Less Loan Payments:	40,993	1.23	40,993	
Pre-Tax Cash Flow:	\$9,406	2.2%	\$31,782	7.6%
Plus Principal Reduction:	15,485		15,485	
Total Return Before Taxes:	\$24,891	5.9%	\$47,266	11.3%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
5	1+1	\$877	\$4,385	\$1,250	\$6,250
2	2+1	\$1,360	\$2,720	\$1,450	\$2,900
Total Scheduled Rent:			\$7,105		\$9,150
Laundry:			\$150		\$150
Parking, Storage, Misc:			\$0		\$0
Monthly Scheduled Gross Income:			\$7,255		\$9,300
Annual Scheduled Gross Income:			\$87,060		\$111,600

ESTIMATED EXPENSES

Taxes: (new)	\$15,000
Insurance:	\$1,378
Utilities:	\$7,140
Maintenance:	\$5,067
Rubbish:	\$1,176
Reserves:	\$1,400
Landscaping:	\$600
Pest Control:	\$600
Off-Site Mgmt:	\$1,689
Total Expenses:	\$34,049
Per Net Sq. Ft.:	\$7.41
Per Unit:	\$4,864



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550 SOUTH HOPE STREET, SUITE #500, LOS ANGELES, CA 90071

7 Units on Delano St

Rent Roll

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$850	\$1,250
2	1+1	\$850	\$1,250
3	2+1	\$1,395	\$1,450
4	1+1	\$890	\$1,250
5	1+1	\$875	\$1,250
6	2+1	\$1,325	\$1,450
7	1+1	\$920	\$1,250

GRAND TOTALS:	\$7,105	\$9,150
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Photos



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Photos (continued)



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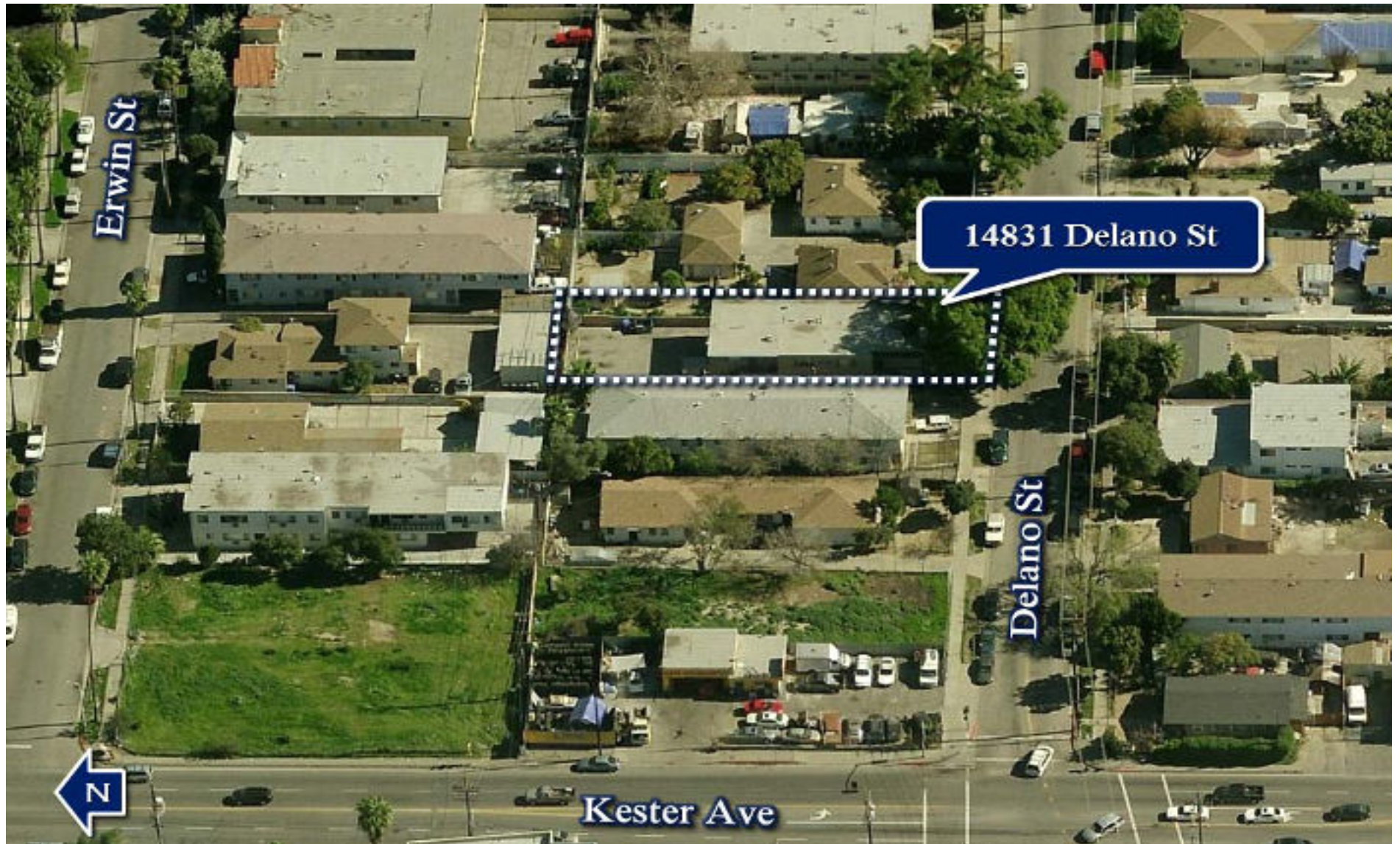
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Aerial View



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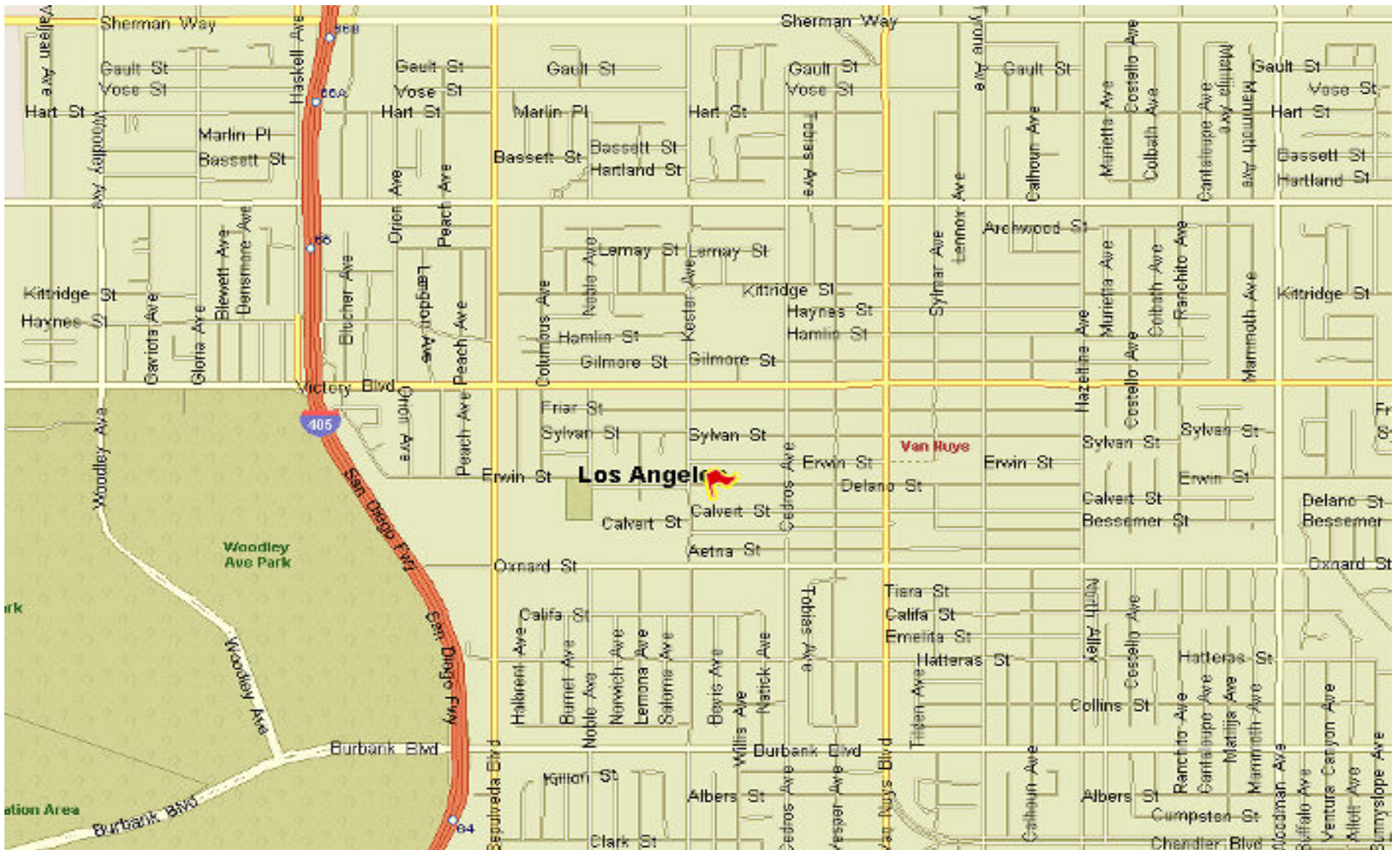
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Street Map



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