Triplex in Van Nuys!

Sales Price: $530,000

14933 Saticoy St
Van Nuys, CA

Investment Highlights

- Van Nuys Triplex: 2-1+1 | 1-2+1
- Private Fenced Patios
- All Units have Enclosed Garage
- Convenient Access to 405 & 170

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Property Address

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Investment Summary

Price:		**$**	**530,000**
Down Payment:	**100%**	**$**	**530,000**
Number of Units:			**3**
Cost per Unit:		$	176,667
Current GRM:			**15.00**
Current CAP:			**3.30%**
Market GRM:			10.91
Market CAP:			5.58%
Approx. Age:			1955
Approx. Lot Size: (Sq. Ft.)			6,151
Approx. Building Sq. Ft.:			2,228
Cost per Net RSF:		$	237.88

* Van Nuys Triplex
* Mix: 1-2+1 | 2-1+1
* Close to 405 & 170
* Fenced Patios
* Enclosed Parking
* Close to Elementary School

Proposed Financing

Loan Amount:	$0.00	New Financing
Terms: 4.00%	$0.00	Monthly (5 yr. fix / due in 30)

Annualized Operating Data

	Current Rents		Market Rents	
Scheduled Gross Income:	**$ 35,340**		**$ 48,600**	
Less Vacancy Rate Reserve:	1,060	3.0%	1,458	3.0%
Gross Operating Income:	34,280		47,142	
Less Expenses:	16,810	47.57%	17,582	36.18%
Net Operating Income:	**$ 17,470**		**$ 29,560**	
Less Loan Payments:	0		0	
Pre-Tax Cash Flow:	**$ 17,470**	**3.30%**	**$ 29,560**	**5.58%**
Plus Principal Reduction:	0		0	
Total Return Before Taxes:	**$ 17,470**	**3.3%**	**$ 29,560**	**5.6%**

Property Rental Information

Unit Mix		Current Rents		Market Rents	
# of Units	**Unit Type**	**Ave. Monthly Rent/Unit**	**Monthly Income**	**Monthly Rent/Unit**	**Monthly Income**
2	1+1	$ 953	$ 1,905	$ 1,200	$ 2,400
1	2+1	$ 1,040	$ 1,040	$ 1,500	$ 1,500

	Current Rents	Market Rents
Total Scheduled Rent:	**$ 2,945**	**$ 3,900**
Laundry:	$ -	$ -
Parking, Storage, Misc:	$ 150	$ 150
Monthly Scheduled Gross Income:	**$ 2,945**	**$ 4,050**
Annual Scheduled Gross Income:	**$ 35,340**	**$ 48,600**

Estimated Annualized Expenses

Taxes: **(New)**	$	6,625
Insurance	$	891
Utilities	$	3,420
Maintenance	$	2,120
Rubbish	$	540
Reserves & Misc	$	600
Landscaping	$	600
Pest Control	$	600
Off-Site Mgmt	$	1,414

Total Expenses:	**$ 16,810**
Per Net Sq. Ft.:	$7.54
Per Unit:	$5,603.40