

# 15001 Paddock Street

SYLMAR, CA



## PRICE:

\$629,000

## INVESTMENT HIGHLIGHTS:

- Great Sylmar Location
- 11.66 GRM & 6.39% CAP
- Large Property Approx. 11,021 SF
- Unit Mix: 1-2+1 | 1-3+1
- Copper Plumbing
- On-Site Parking & Laundry
- Two Water Meters
- Secured Entry



## PRESENTED BY:

**MICHAEL PESCI**  
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## DUPLEX ON PADDOCK STREET

INVESTMENT SUMMARY		
<b>Price:</b>		<b>\$629,000</b>
Down Payment:	25%	\$157,250
<b>Units:</b>		<b>2</b>
Cost per Unit:		\$314,500
<b>Current GRM:</b>		<b>11.65</b>
<b>Current CAP:</b>		<b>6.40%</b>
Market GRM:		11.65
Market CAP:		6.40%
Age:		1952
Lot SF:		11,021
Building SF:		1,838
Price per SF:		\$342.22
Zoning:		R1



Great Sylmar Location  
Unit Mix: 1-2+1 | 1-3+1  
Two Water Meters  
11.65 GRM & 6.40% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		\$471,750
Terms:	5.00%	30 Year Fixed
Monthly Payment:		\$2,532

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
<b>Scheduled Gross Income:</b>	<b>\$54,000</b>			<b>\$54,000</b>	
Less Vacancy Rate Reserve:	1,620	3.0%		1,620	3.0%
Gross Operating Income:	52,380			52,380	
Less Expenses:	12,139	22.5%		12,139	22.5%
<b>Net Operating Income:</b>	<b>\$40,241</b>			<b>\$40,241</b>	
Less Loan Payments:	30,389	1.32		30,389	
<b>Pre-Tax Cash Flow:</b>	<b>\$9,852</b>	<b>6.3%</b>		<b>\$9,852</b>	<b>6.3%</b>
Plus Principal Reduction:	6,959			6,959	
<b>Total Return Before Taxes:</b>	<b>\$16,811</b>	<b>10.7%</b>		<b>\$16,811</b>	<b>10.7%</b>

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	2+1	\$2,000	\$2,000	\$2,000	\$2,000
1	3+1	\$2,500	\$2,500	\$2,500	\$2,500
<b>Total Scheduled Rent:</b>			<b>\$4,500</b>		<b>\$4,500</b>
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$4,500		\$4,500
<b>Annual Scheduled Gross Income:</b>			<b>\$54,000</b>		<b>\$54,000</b>
				Taxes: (new)	\$7,863
				Insurance:	\$919
				Utilities:	-
				Maintenance:	\$2,357
				Rubbish:	-
				Reserves:	\$400
				Landscaping:	\$600
				Pest Control:	-
				Off-Site Mgmt:	-
				<b>Total Expenses:</b>	<b>\$12,139</b>
				Per SF:	\$6.60
				Per Unit:	\$6,069

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	\$2,000	\$2,000
2	3+1	\$2,500	\$2,500
TOTAL:		\$4,500	\$4,500

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### PHOTOS



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## DUPLEX ON PADDOCK STREET

### AERIAL VIEW



**MICHAEL PESCI, JAMES ANTONUCCI, & ANTHONY QUINTERO**

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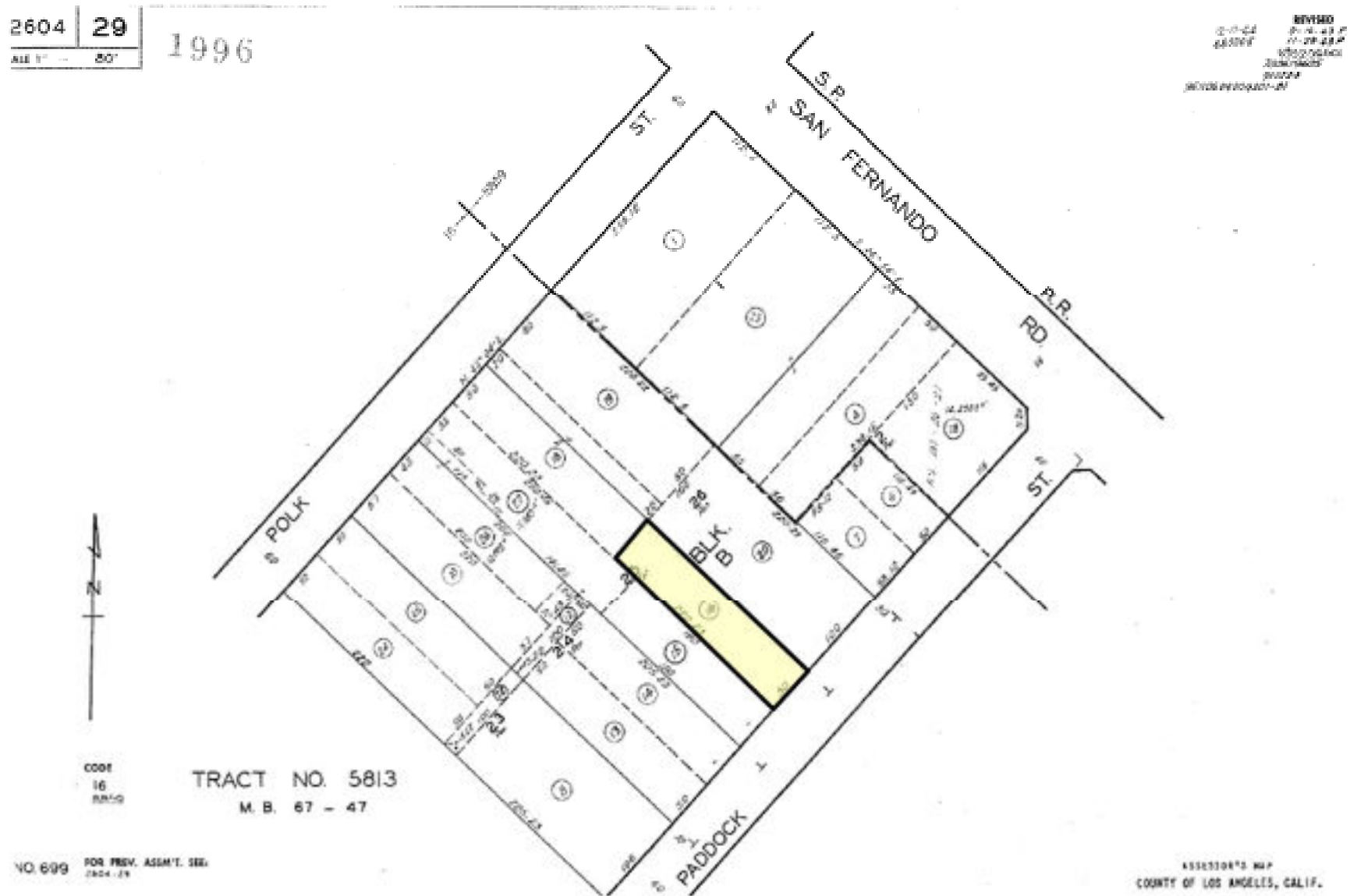
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## DUPLEX ON PADDOCK STREET

### PARCEL MAP



**MICHAEL PESCI, JAMES ANTONUCCI, & ANTHONY QUINTERO**

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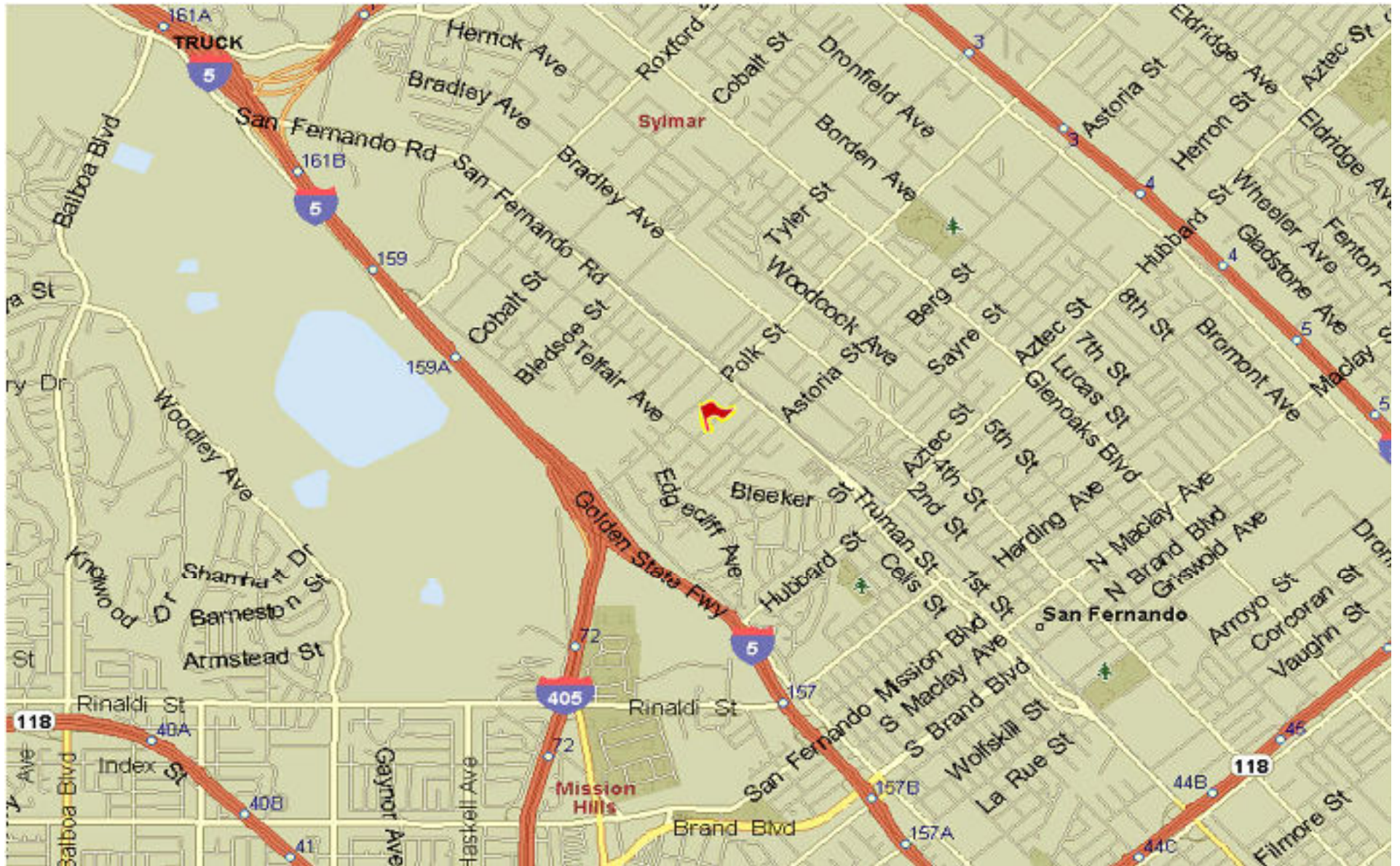
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## DUPLEX ON PADDOCK STREET

### STREET MAP



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