

15029 Burbank Blvd

SHERMAN OAKS, CA



PRICE:

\$1,390,000

INVESTMENT HIGHLIGHTS:

- Great Sherman Oaks Location
- Unit Mix: 3-1+1 | 3-2+1
- 15.31 GRM & 3.91% Cap Rate
- Lack of Inventory on Market
- High Demand Rental Location
- Rent Control Property
- On-Site Laundry
- Rental Upside

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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
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6 UNITS ON BURBANK BLVD

INVESTMENT SUMMARY			
Price:			\$1,390,000
Down Payment:	45%		\$625,500
Units:			6
Cost per Unit:			\$231,667
Current GRM:			15.31
Current CAP:			3.91%
Market GRM:			10.93
Market CAP:			6.30%
Age:			1957
Lot SF:			6,999
Building SF:			4,682
Price per SF:			\$296.88
Zoning:			R3



Great Sherman Oaks Location

Unit Mix: 3-1+1 | 3-2+1

High Demand Rental Location

15.31 GRM & 3.91% Cap Rate

PROPOSED FINANCING			
First Loan Amount:			\$764,500
Terms:	4.50%	30 Years (5-Year Fix)	
Monthly Payment:			\$3,874

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$90,792			\$127,200	
Less Vacancy Rate Reserve:	2,724	3.0%		3,816	3.0%
Gross Operating Income:	88,068			123,384	
Less Expenses:	33,677	37.1%		35,796	28.1%
Net Operating Income:	\$54,391			\$87,588	
Less Loan Payments:	46,483	1.17		46,483	
Pre-Tax Cash Flow:	\$7,908	1.3%		\$41,105	6.6%
Plus Principal Reduction:	12,332			12,332	
Total Return Before Taxes:	\$20,240	3.2%		\$53,437	8.5%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
3	1+1	\$1,333	\$4,000	\$1,550	\$4,650
3	2+1	\$1,155	\$3,466	\$1,950	\$5,850
Total Scheduled Rent:			\$7,466		\$10,500
Laundry:			\$100		\$100
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$7,566		\$10,600
Annual Scheduled Gross Income:			\$90,792		\$127,200
				Total Expenses:	\$33,677
				Per SF:	\$7.19
				Per Unit:	\$5,613

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$1,150	\$1,550
2	1+1	\$1,400	\$1,550
3	2+1	\$1,495	\$1,950
4	2+1	\$1,010	\$1,950
5	1+1	\$1,450	\$1,550
6	2+1	\$961	\$1,950
TOTAL:		\$7,466	\$10,500

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PHOTOS



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AERIAL VIEW



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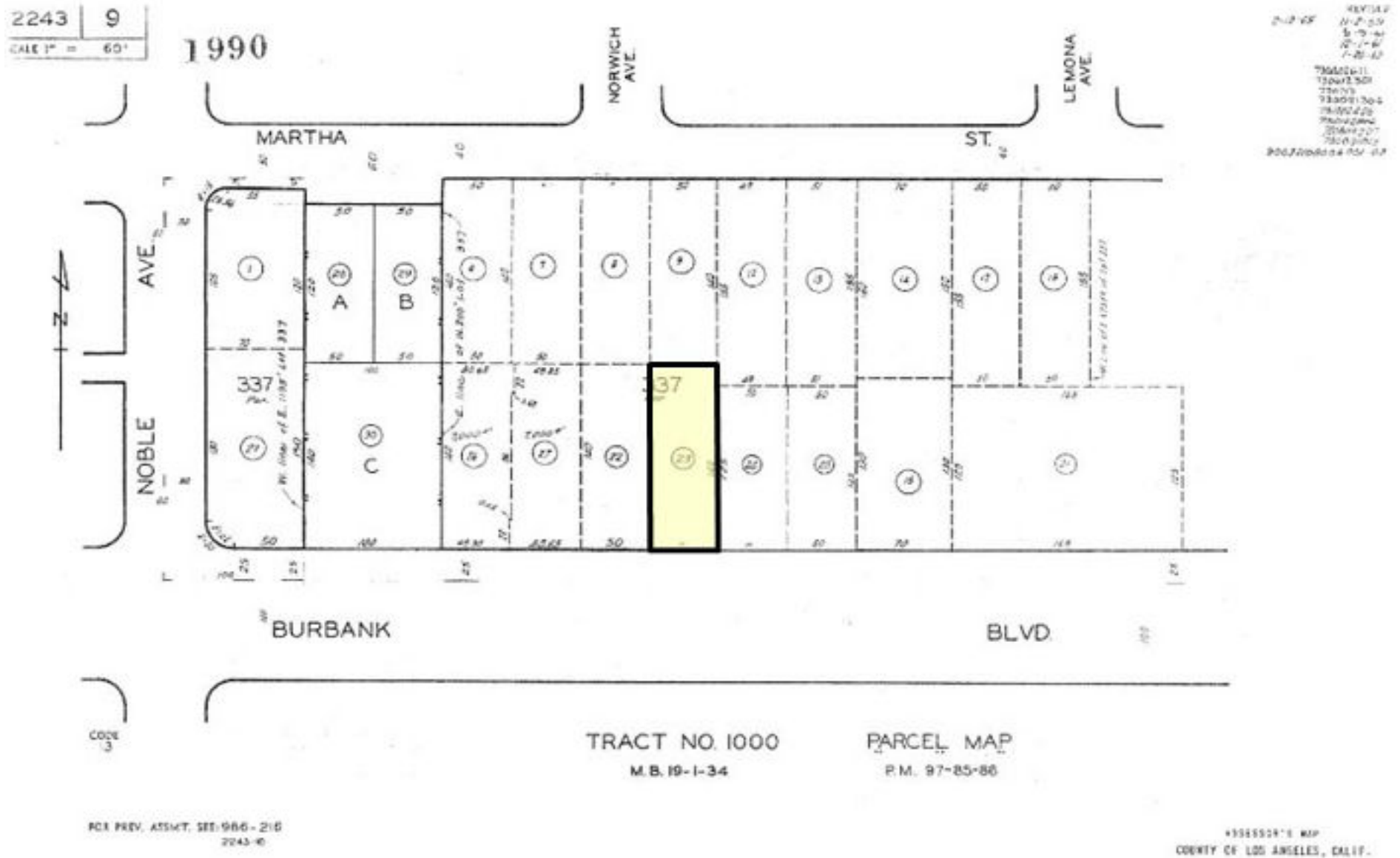
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PARCEL MAP



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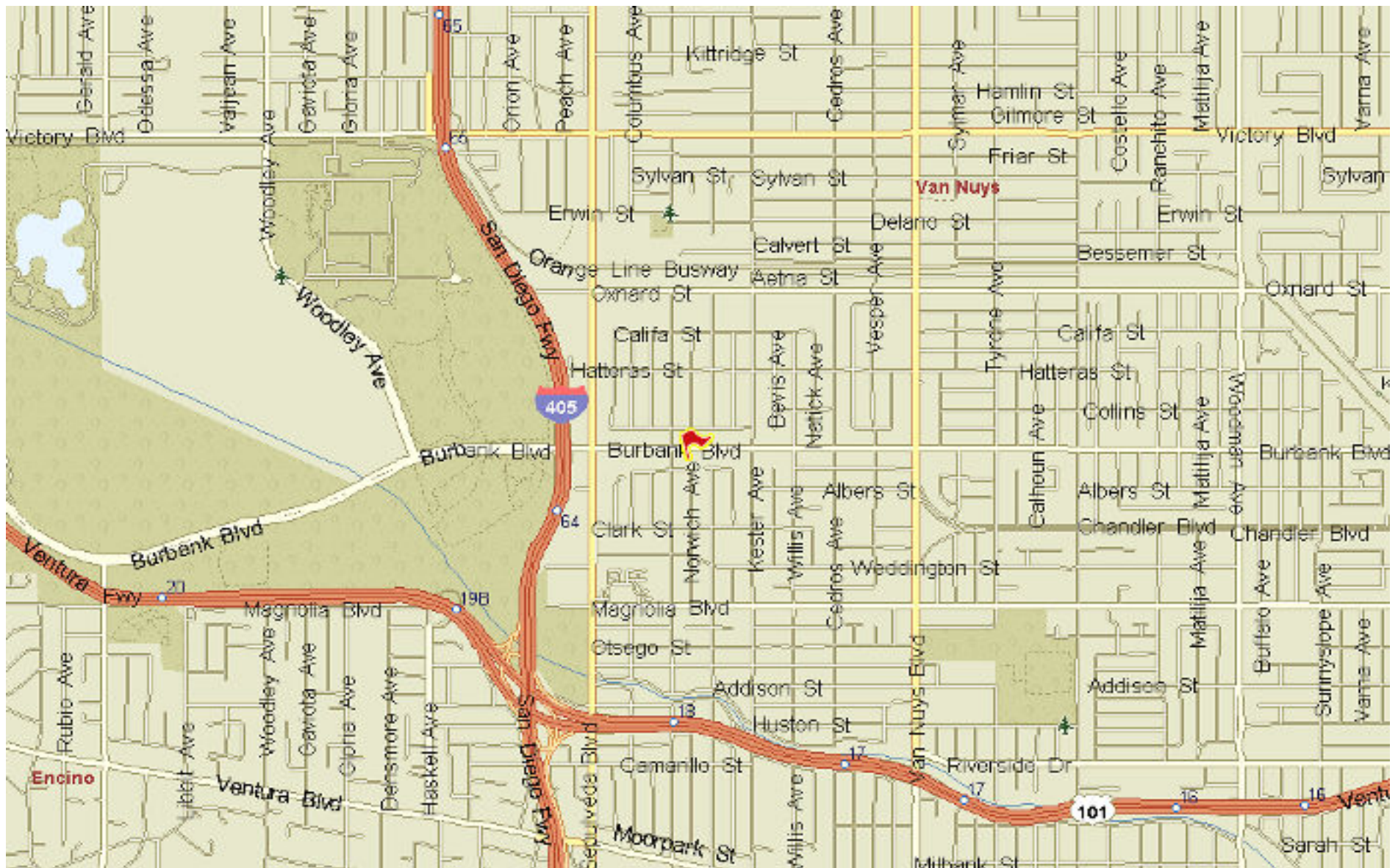
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STREET MAP



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