

18624 Bryant St.

NORTHRIDGE, CA



PRICE:

\$580,000

INVESTMENT HIGHLIGHTS:

- Great Northridge Location
- ##
- 14.55 GRM & 4.23% Cap Rate
- Unit Mix: 2-2+1
- Lack of Inventory on Market
- On-Site Single Garage for Each unit
- Copper Plumbing
- Residential Financing Available

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KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

MICHAEL PESCI

VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
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JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
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DUPLEX ON BRYANT ST.

INVESTMENT SUMMARY		
Price:		\$580,000
Down Payment:	30%	\$174,000
Units:		2
Cost per Unit:		\$290,000
Current GRM:		14.55
Current CAP:		4.23%
Market GRM:		12.72
Market CAP:		5.13%
Age:		1952
Lot SF:		5,741
Building SF:		1,522
Price per SF:		\$381.08
Zoning:		R1



PROPOSED FINANCING		
First Loan Amount:		\$406,000
Terms:	3.88%	30 Years (5-Year Fix)
Monthly Payment:		\$1,909

Great Northridge Location
Unit Mix: 2-2+1
Lack of Inventory on Market
14.55 GRM & 4.23% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$39,864		\$45,600	
Less Vacancy Rate Reserve:	1,196	3.0%	1,368	3.0%
Gross Operating Income:	38,668		44,232	
Less Expenses:	14,152	35.5%	14,486	31.8%
Net Operating Income:	\$24,516		\$29,746	
Less Loan Payments:	22,910	1.07	22,910	
Pre-Tax Cash Flow:	\$1,606	0.9%	\$6,836	3.9%
Plus Principal Reduction:	7,306		7,306	
Total Return Before Taxes:	\$8,912	5.1%	\$14,142	8.1%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	2+1	\$1,661	\$3,322	\$1,900	\$3,800
Total Scheduled Rent:			\$3,322		\$3,800
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$3,322		\$3,800
Annual Scheduled Gross Income:			\$39,864		\$45,600
Taxes: (new)					\$7,250
Insurance:					\$609
Utilities:					\$2,520
Maintenance:					\$1,933
Rubbish:					-
Reserves:					\$400
Landscaping:					\$900
Pest Control:					\$540
Off-Site Mgmt:					-
Total Expenses:					\$14,152
Per SF:					\$9.30
Per Unit:					\$7,076

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Vacant	2+1	\$1,850	\$1,900
2		2+1	\$1,472	\$1,900
TOTAL:			\$3,322	\$3,800

DUPLEX ON BRYANT ST.

PHOTOS



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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

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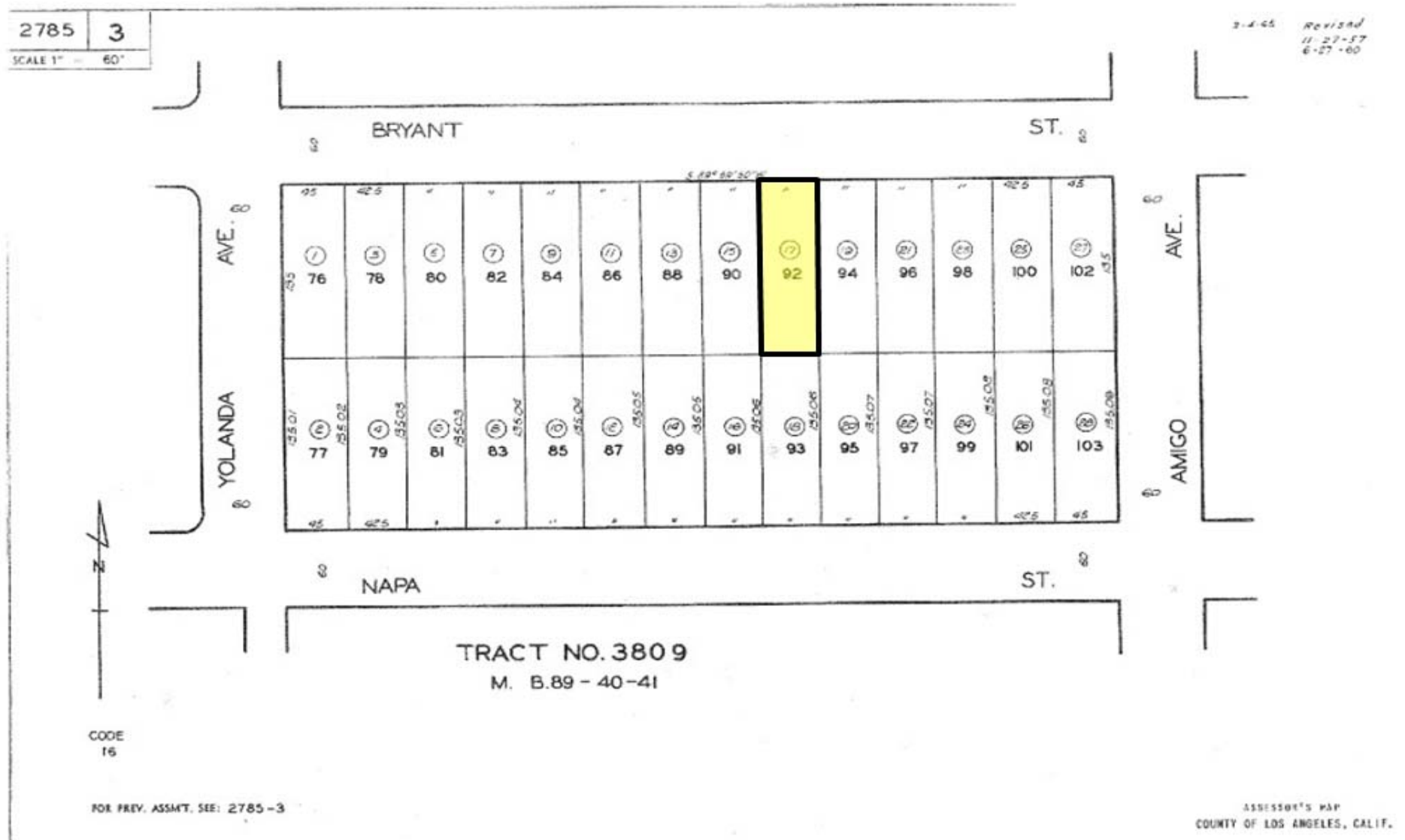
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DUPLEX ON BRYANT ST.

PARCEL MAP



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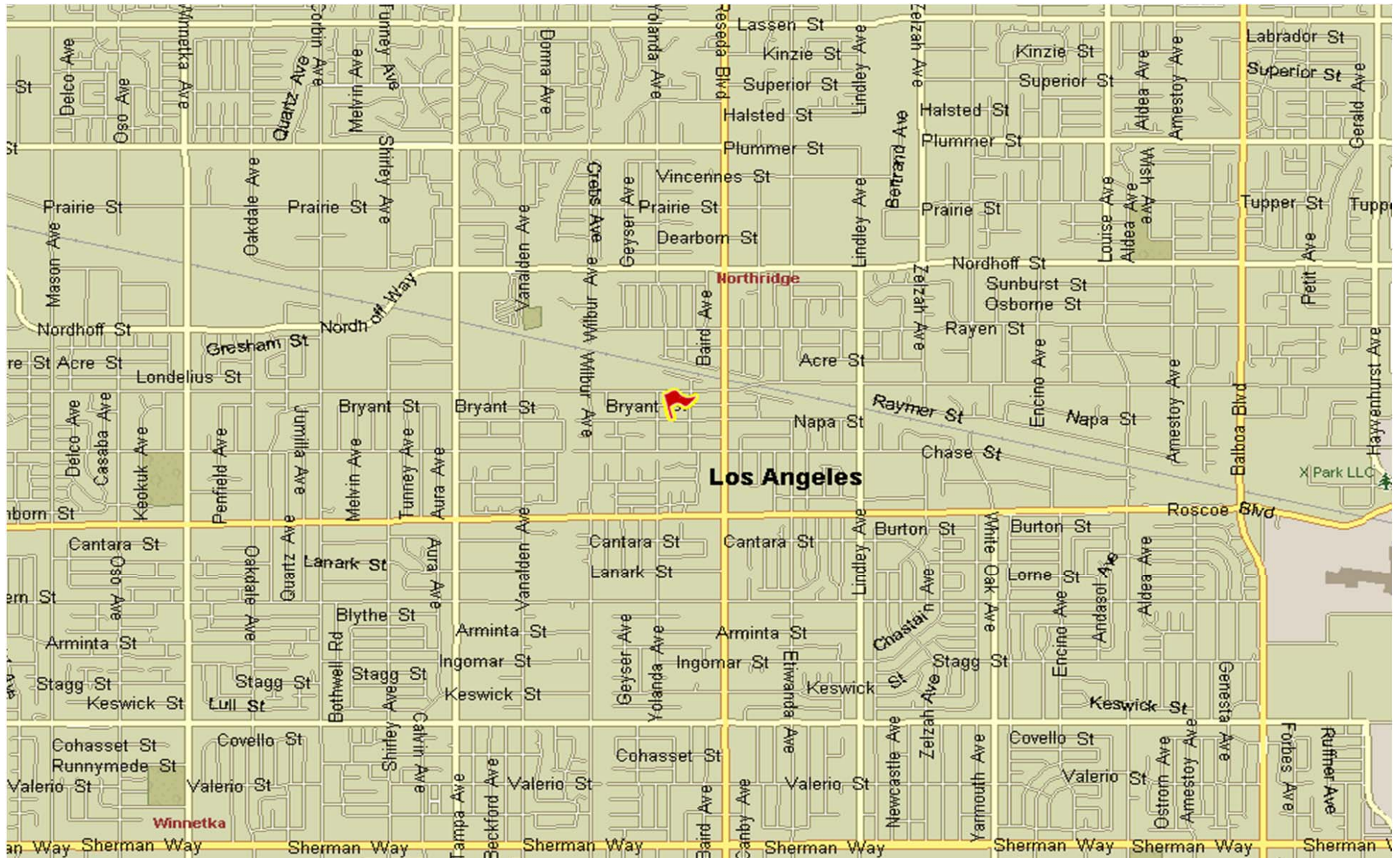
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DUPLEX ON BRYANT ST.

STREET MAP



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