

254 W Tujunga Ave

BURBANK , CA



PRICE:

\$2,015,000

INVESTMENT HIGHLIGHTS:

- Great Burbank Location Near Studios!
- Minutes From Burbank Empire Center!
- 15.77 GRM & 4.04% Cap Rate
- Unit Mix: 4-1+1 | 1-3+2
- 5 & 134 Freeway Access!
- On-Site Parking, Storage, & Laundry!
- Pride of Ownership!
- Very High Demand Rental Location!



KW COMMERCIAL

12001 VENTURA PLACE
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
(818) 432-1513
JAMES@APLAGROUP.COM

MULTIFAMILY PROPERTY ON W TUJUNGA AVE

INVESTMENT SUMMARY		
Price:		\$2,015,000
Down Payment:	100%	\$2,015,000
Units:		5
Cost per Unit:		\$403,000
Current GRM:		15.77
Current CAP:		4.04%
Market GRM:		14.86
Market CAP:		4.40%
Age:		1947
Lot SF:		7,750
Building SF:		3,030
Price per SF:		\$665.02
Zoning:		BUR4



PROPOSED FINANCING		
First Loan Amount:		-
Terms:	3.00%	30 Years (5-Year Fix)
Monthly Payment:		-

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Unit Mix: 4-1+1 | 1-3+2

Pride of Ownership!

15.77 GRM & 4.04% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$127,800		\$135,600	
Less Vacancy Rate Reserve:	3,834	3.0%	4,068	3.0%
Gross Operating Income:	123,966		131,532	
Less Expenses:	42,501	33.3%	42,804	31.6%
Net Operating Income:	\$81,465		\$88,728	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$81,465	0.0%	\$88,728	0.0%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$81,465	0.0%	\$88,728	0.0%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$1,913	\$7,650	\$1,950	\$7,800
1	3+2	\$3,000	\$3,000	\$3,500	\$3,500
Total Scheduled Rent:			\$10,650		\$11,300
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$10,650		\$11,300
Annual Scheduled Gross Income:			\$127,800		\$135,600

ESTIMATED EXPENSES	
Taxes: (new)	\$25,188
Insurance:	\$1,515
Utilities:	\$5,640
Maintenance:	\$4,959
Rubbish:	\$1,800
Reserves:	\$1,000
Landscaping:	\$1,500
Pest Control:	\$900
Total Expenses:	\$42,501
Per SF:	\$14.03
Per Unit:	\$8,500

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	3+2	\$3,000	\$3,500
2	1+1	\$1,950	\$1,950
3	1+1	\$1,950	\$1,950
4	1+1	\$1,950	\$1,950
5	1+1	\$1,800	\$1,950
TOTAL:		\$10,650	\$11,300

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PHOTOS



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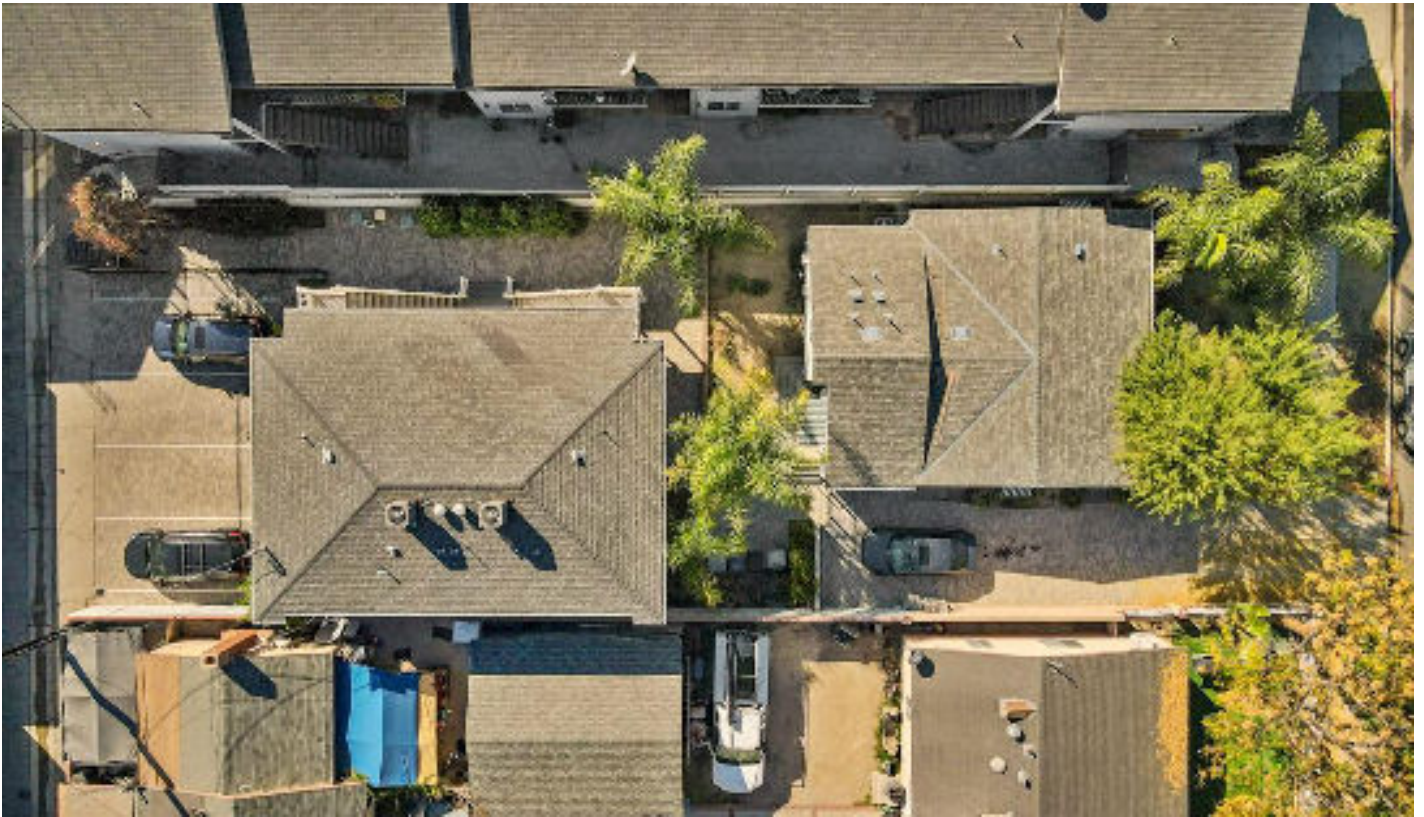
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AERIAL VIEW



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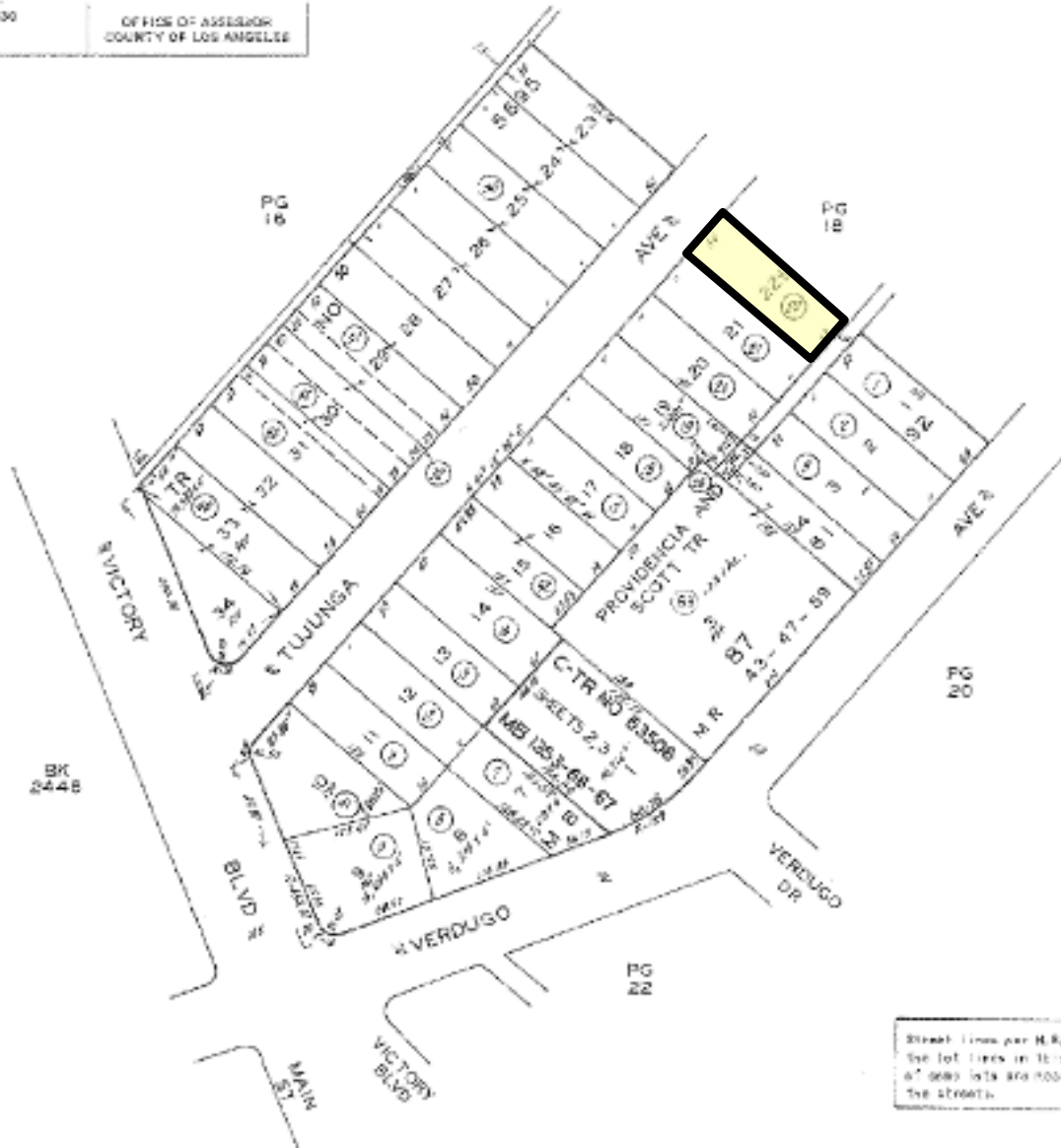
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PARCEL MAP

2451 19 SCALE 1" = 100' TR4 2830
 SHEET I P.S. 1203-12 P.M. 12

OFFICE OF ASSESSOR
 COUNTY OF LOS ANGELES

2010



REVISED
 Map 127-67
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Street lines per M.R. 43-67-56 are considered
 the lot lines in this tract, although the divisions
 of 6666 lots are measured from the center lines of
 the streets.

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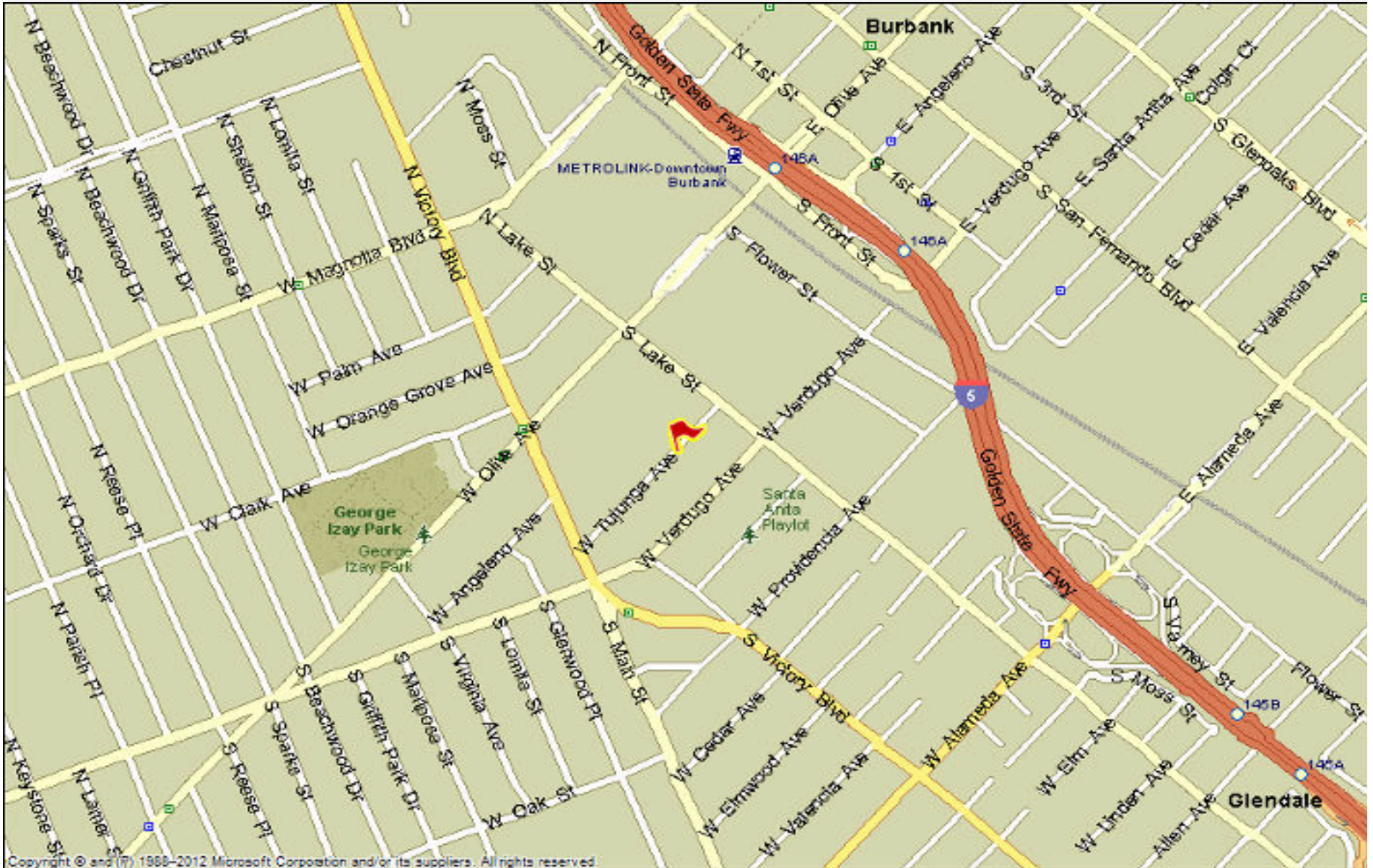
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STREET MAP



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