

6257 Kester Ave

VAN NUYS, CA



PRICE:

\$1,223,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- High Demand Rental Location
- 14.20 GRM & 4.23% Cap Rate
- Unit Mix: 6-2+1
- Individually Metered for Gas & Electric
- On-Site Parking with Storage
- On-Site Laundry
- New Windows & Copper Plumbing

apla GROUP

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
(818) 432-1513
JAMES@APLAGROUP.COM

6 UNITS ON KESTER AVE

INVESTMENT SUMMARY		
Price:		\$1,223,000
Down Payment:	40%	\$489,200
Units:		6
Cost per Unit:		\$203,833
Current GRM:		14.20
Current CAP:		4.23%
Market GRM:		9.89
Market CAP:		7.03%
Age:		1957
Lot SF:		8,916
Building SF:		5,440
Price per SF:		\$224.82
Zoning:		R3



PROPOSED FINANCING		
First Loan Amount:		\$733,800
Terms:	3.25%	30 Years (5-Year Fix)
Monthly Payment:		\$3,194

Great Van Nuys Location
Unit Mix: 6-2+1
Individually Metered for Gas & Electric
14.20 GRM & 4.23% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$86,100		\$123,600	
Less Vacancy Rate Reserve:	2,583	3.0%	3,708	3.0%
Gross Operating Income:	83,517		119,892	
Less Expenses:	31,750	36.9%	33,932	27.5%
Net Operating Income:	\$51,767		\$85,960	
Less Loan Payments:	38,323	1.35	38,323	
Pre-Tax Cash Flow:	\$13,445	2.7%	\$47,637	9.7%
Plus Principal Reduction:	14,691		14,691	
Total Return Before Taxes:	\$28,136	5.8%	\$62,328	12.7%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
6	2+1	\$1,179	\$7,075	\$1,700	\$10,200
Total Scheduled Rent:			\$7,075		\$10,200
Laundry:			\$60		\$60
Parking, Storage, Misc:			\$40		\$40
Monthly Scheduled Gross Income:			\$7,175		\$10,300
Annual Scheduled Gross Income:			\$86,100		\$123,600
				Taxes: (new)	\$15,288
				Insurance:	\$1,904
				Utilities:	\$7,560
				Maintenance:	\$3,758
				Rubbish:	\$900
				Reserves:	\$1,200
				Landscaping:	\$600
				Pest Control:	\$540
				Off-Site Mgmt:	-
				Total Expenses:	\$31,750
				Per SF:	\$5.84
				Per Unit:	\$5,292

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	\$1,250	\$1,700
2	2+1	\$1,240	\$1,700
3	2+1	\$1,250	\$1,700
4	2+1	\$1,180	\$1,700
5	2+1	\$955	\$1,700
6	2+1	\$1,200	\$1,700
TOTAL:		\$7,075	\$10,200

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PHOTOS



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AERIAL VIEW



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6 UNITS ON KESTER AVE

PARCEL MAP



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

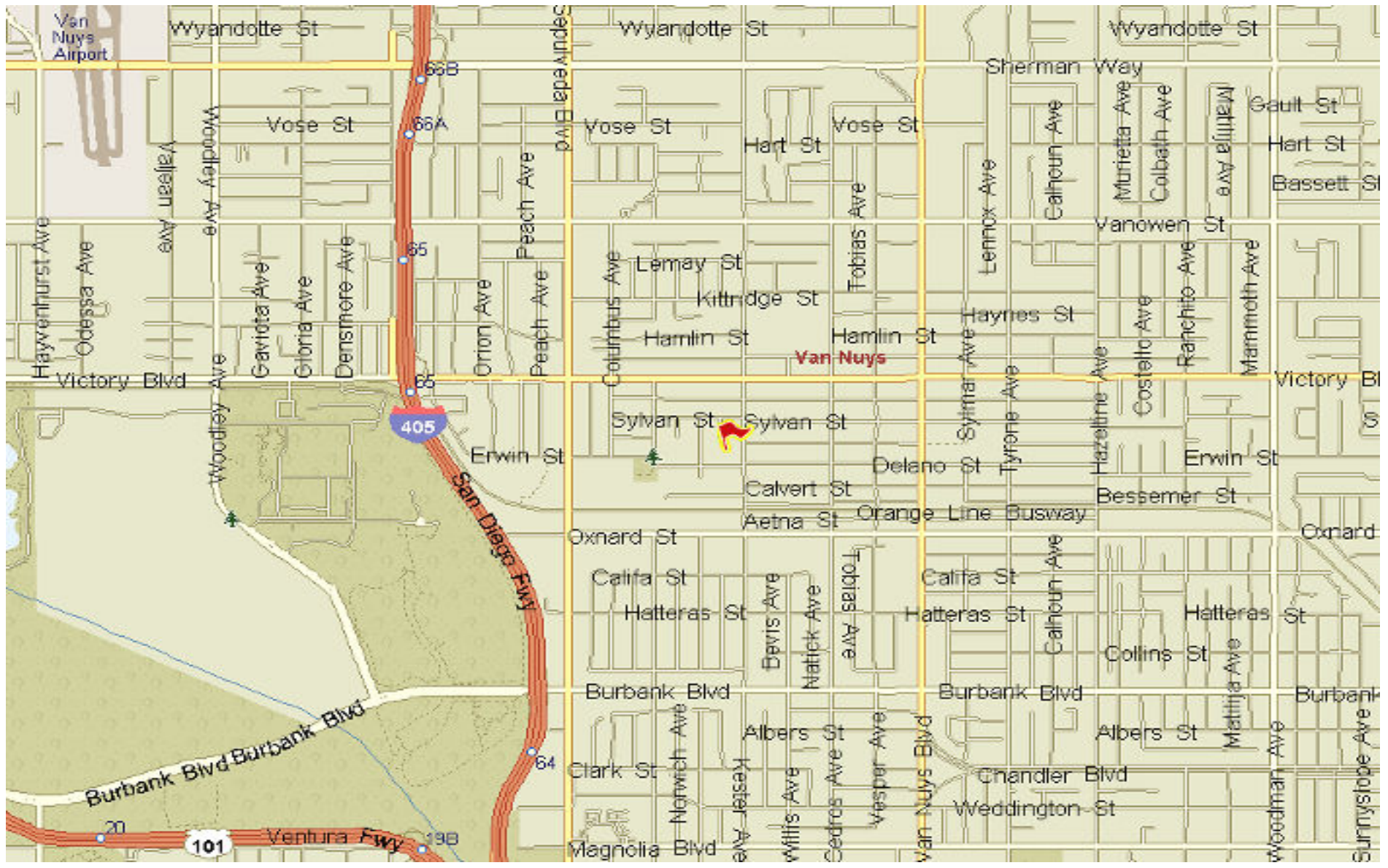
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STREET MAP



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