

6942 Hazeltine Ave

VAN NUYS, CA



PRICE:

\$1,699,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- Copper Plumbing & New Roof
- 14.59 GRM & 4.06% Cap Rate
- Unit Mix: 2-1+1 | 4-2+1 | 1-3+2
- Pride of Ownership
- On-Site Parking with Storage
- On-Site Laundry
- Individually Metered for Gas & Electric

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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
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

SHARI ARMS

INVESTMENT SUMMARY

Price:		\$1,699,000
Down Payment:	40%	\$679,600
Units:		7
Cost per Unit:		\$242,714
Current GRM:		14.59
Current CAP:		4.06%
Market GRM:		10.61
Market CAP:		6.44%
Age:		1964
Lot SF:		7,152
Building SF:		5,148
Price per SF:		\$330.03
Zoning:		RD1.5



Great Van Nuys Location
Unit Mix: 2-1+1 | 4-2+1 | 1-3+2
Pride of Ownership
14.59 GRM & 4.06% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$1,019,400
Terms:	3.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,475

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$116,424		\$160,200	
Less Vacancy Rate Reserve:	3,493	3.0%	4,806	3.0%
Gross Operating Income:	112,931		155,394	
Less Expenses:	43,903	37.7%	46,026	28.7%
Net Operating Income:	\$69,028		\$109,368	
Less Loan Payments:	53,704	1.29	53,704	
Pre-Tax Cash Flow:	\$15,324	2.3%	\$55,664	8.2%
Plus Principal Reduction:	20,409		20,409	
Total Return Before Taxes:	\$35,733	5.3%	\$76,073	11.2%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	1+1	\$1,288	\$2,575	\$1,625	\$3,250
4	2+1	\$1,325	\$5,301	\$1,850	\$7,400
1	3+2	\$1,726	\$1,726	\$2,600	\$2,600
Total Scheduled Rent:			\$9,602	\$13,250	
Laundry:			\$100	\$100	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$9,702	\$13,350	
Annual Scheduled Gross Income:			\$116,424	\$160,200	

ESTIMATED EXPENSES

Taxes: (new)	\$21,238
Insurance:	\$2,059
Utilities:	\$8,760
Maintenance:	\$5,647
Rubbish:	\$2,520
Reserves:	\$1,400
Landscaping:	\$1,500
Pest Control:	\$780
	-
Total Expenses:	\$43,903
Per SF:	\$8.53
Per Unit:	\$6,272

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		2+1	\$1,340	\$1,850
2		1+1	\$1,075	\$1,625
3		2+1	\$1,282	\$1,850
4		3+2	\$1,726	\$2,600
5		2+1	\$1,457	\$1,850
6	Vacant	1+1	\$1,500	\$1,625
7		2+1	\$1,222	\$1,850
TOTAL:			\$9,602	\$13,250

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SHARI ARMS

AERIAL VIEW



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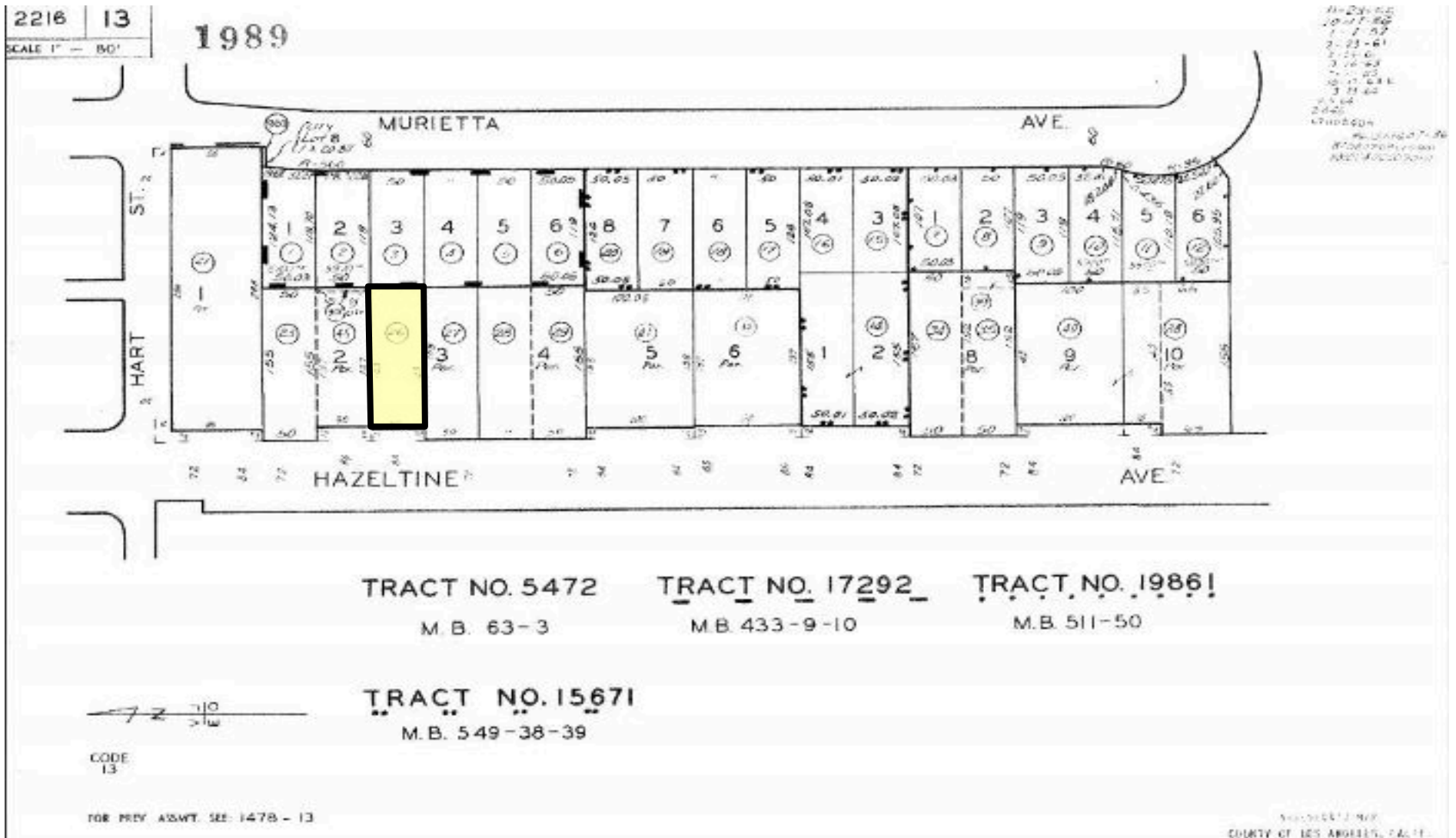
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SHARI ARMS

PARCEL MAP



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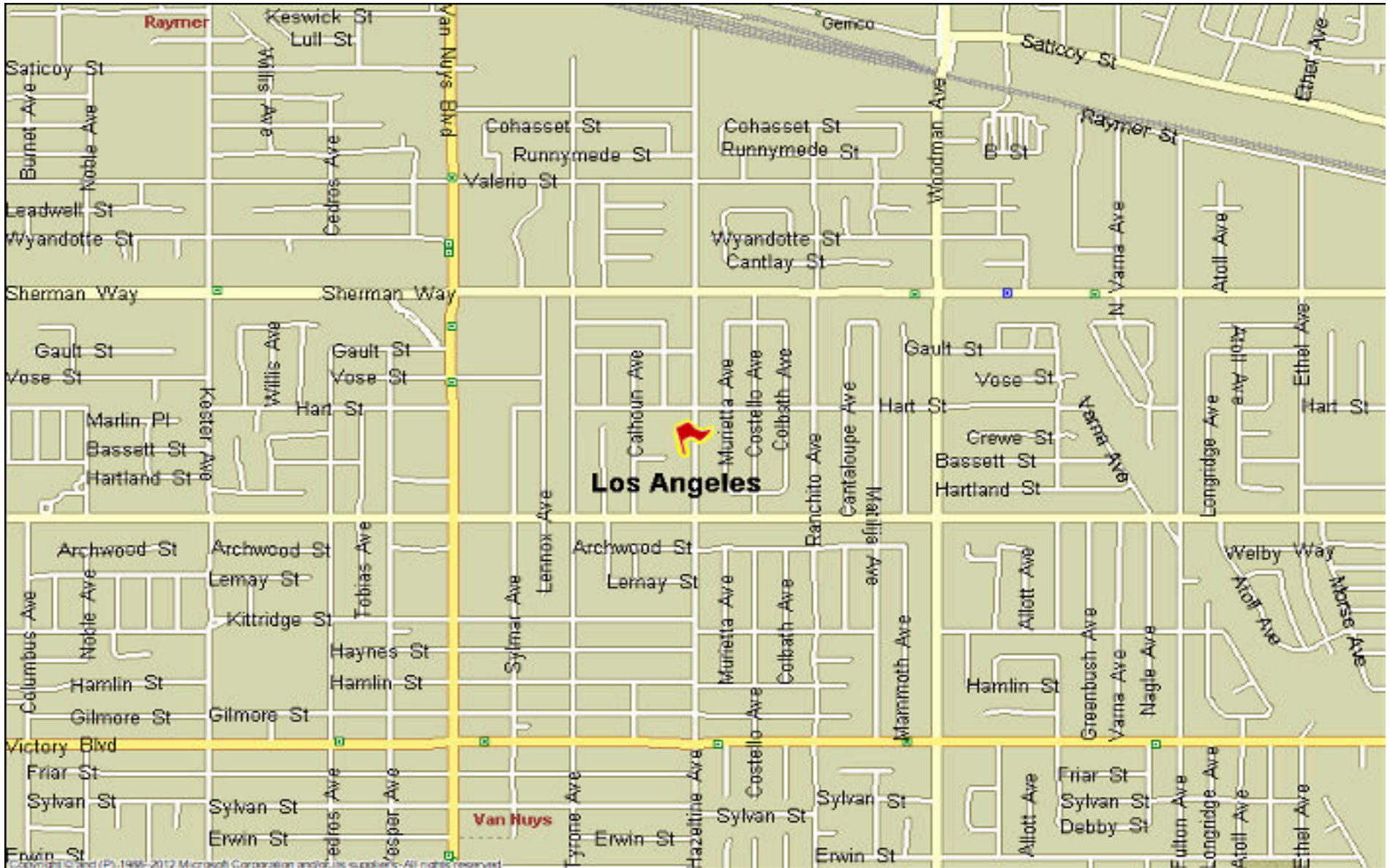
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STREET MAP



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