EXCLUSIVELY LISTED BY APLA GROUP

7057 Hazeltine Ave

VAN NUYS, CA

PRICE:

$1,405,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- On-Site Parking with Storage
- 13.41 GRM & 4.11% Cap Rate
- Unit Mix: 6-2+1 | 1-3+2
- Swimming Pool
- Individually Metered for Gas & Electric
- High Demand Rental Location
- Lack of Inventory on Market

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KW COMMERCIAL
12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

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7 UNITS ON HAZELTINE

INVESTMENT SUMMARY

Price:		**$1,405,000**
Down Payment:	47%	$660,350
Units:		**7**
Cost per Unit:		$200,714
Current GRM:		**13.41**
Current CAP:		**4.11%**
Market GRM:		8.69
Market CAP:		7.81%
Age:		1955
Lot SF:		7,386
Building SF:		6,381
Price per SF:		$220.18
Zoning:		RD1.5

PROPOSED FINANCING

First Loan Amount:		$744,650
Terms:	4.50%	30 Years (5-Year Fix)
Monthly Payment:		$3,810

Great Van Nuys Location
Unit Mix: 6-2+1 I 1-3+2
Swimming Pool
13.41 GRM & 4.11% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	**$104,784**		**$161,700**	
Less Vacancy Rate Reserve:	3,144	3.0%	4,851	3.0%
Gross Operating Income:	101,640		156,849	
Less Expenses:	43,834	41.8%	47,147	29.2%
Net Operating Income:	**$57,806**		**$109,702**	
Less Loan Payments:	45,715	1.26	45,715	
Pre-Tax Cash Flow:	**$12,091**	**1.8%**	**$63,987**	**9.7%**
Plus Principal Reduction:	12,012		12,012	
Total Return Before Taxes:	**$24,103**	**3.7%**	**$75,999**	**11.5%**

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	**UNIT TYPE**	**RENT PER UNIT**	**TOTAL INCOME**	**RENT PER UNIT**	**TOTAL INCOME**
6	2+1	$1,215	$7,290	$1,800	$10,800
1	3+2	$1,442	$1,442	$2,675	$2,675
Total Scheduled Rent:			**$8,732**		**$13,475**
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			$8,732		$13,475
Annual Scheduled Gross Income:			**$104,784**		**$161,700**

ESTIMATED EXPENSES

Taxes: (new)	$17,563
Insurance:	$2,552
Utilities:	$8,820
Maintenance:	$4,574
Rubbish:	$2,520
Reserves:	$1,400
Landscaping:	$600
Pest Control:	$540
Off-Site Mgmt:	$4,066
Pool	$1,200
Total Expenses:	**$43,834**
Per SF:	$6.87
Per Unit:	$6,262

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	$1,100	$1,800
2	2+1	$1,100	$1,800
3	2+1	$1,130	$1,800
4	2+1	$1,230	$1,800
5	2+1	$1,340	$1,800
6	2+1	$1,390	$1,800
7	3+2	$1,442	$2,675
	TOTAL:	$8,732	$13,475

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PHOTOS

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AERIAL VIEW

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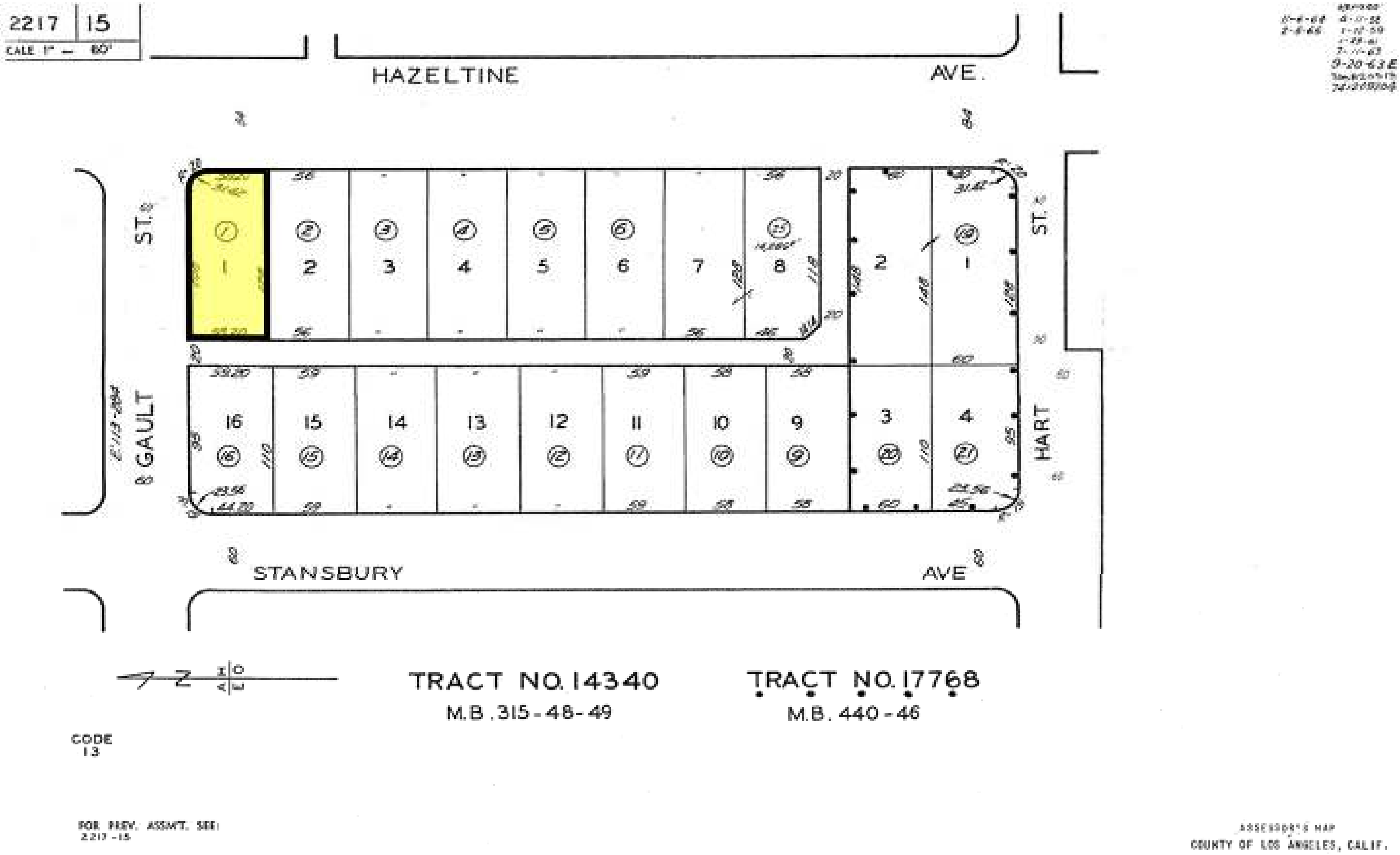
PARCEL MAP



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STREET MAP

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