

# 9261 Wakefield Ave

PANORAMA CITY, CA



## PRICE:

**\$7,350,000**

## INVESTMENT HIGHLIGHTS:

- Great Panorama City Location
- On-Site Parking with Storage
- 12.95 GRM & 4.60% Cap Rate
- Unit Mix: 24-2+2 | 1-3+1
- 12 Units with Loft!
- On-Site Laundry
- Individually Metered for Gas & Electric
- High Demand Rental Location



### KW COMMERCIAL

12001 VENTURA PLACE  
SUITE #404  
STUDIO CITY, CA 91604

### PRESENTED BY:

#### MICHAEL PESCI

VP OF INVESTMENTS  
DRE # 01274379  
(818) 432-1627  
MIKE@APLAGROUP.COM

#### JAMES ANTONUCCI

VP OF INVESTMENTS  
DRE # 01822661  
(818) 432-1513  
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# 25 UNITS ON WAKEFIELD

INVESTMENT SUMMARY		
<b>Price:</b>		<b>\$7,350,000</b>
Down Payment:	35%	\$2,572,500
<b>Units:</b>		<b>25</b>
Cost per Unit:		\$294,000
<b>Current GRM:</b>		<b>12.95</b>
<b>Current CAP:</b>		<b>4.60%</b>
Market GRM:		11.74
Market CAP:		5.30%
Age:		1988
Lot SF:		38,700
Building SF:		24,428
Price per SF:		\$300.88
Zoning:		LARD2



PROPOSED FINANCING		
First Loan Amount:		\$4,777,500
Terms:	3.15%	30 Years (7-Year Fix)
Monthly Payment:		\$20,708

Great Panorama City Location  
 Unit Mix: 24-2+2 | 1-3+1  
 12 Units with Loft!  
 12.95 GRM & 4.60% Cap Rate

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
<b>Scheduled Gross Income:</b>	<b>\$567,420</b>		<b>\$626,040</b>	
Less Vacancy Rate Reserve:	17,023	3.0%	18,781	3.0%
Gross Operating Income:	550,397		607,259	
Less Expenses:	212,582	37.5%	217,699	34.8%
<b>Net Operating Income:</b>	<b>\$337,815</b>		<b>\$389,559</b>	
Less Loan Payments:	248,494	1.36	248,494	
<b>Pre-Tax Cash Flow:</b>	<b>\$89,321</b>	<b>3.5%</b>	<b>\$141,065</b>	<b>5.5%</b>
Plus Principal Reduction:	97,269		97,269	
<b>Total Return Before Taxes:</b>	<b>\$186,591</b>	<b>7.3%</b>	<b>\$238,334</b>	<b>9.3%</b>

## PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
24	2+2	\$1,834	\$44,015	\$2,038	\$48,900
1	3+1	\$2,600	\$2,600	\$2,600	\$2,600
<b>Total Scheduled Rent:</b>			<b>\$46,615</b>	<b>\$51,500</b>	
Laundry:					
Parking, Storage, Misc:			\$670	\$670	
Monthly Scheduled Gross Income:			\$47,285	\$52,170	
<b>Annual Scheduled Gross Income:</b>			<b>\$567,420</b>	<b>\$626,040</b>	

## ESTIMATED EXPENSES

Taxes: (new)	\$91,875
Insurance:	\$9,771
Utilities:	\$34,500
Maintenance:	\$27,520
Rubbish:	\$7,500
Reserves:	\$5,000
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	\$22,016
On-Site Mgmt:	\$12,000
<b>Total Expenses:</b>	<b>\$212,582</b>
Per SF:	\$8.70
Per Unit:	\$8,503

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## 25 UNITS ON WAKEFIELD

### PHOTOS



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AERIAL VIEW



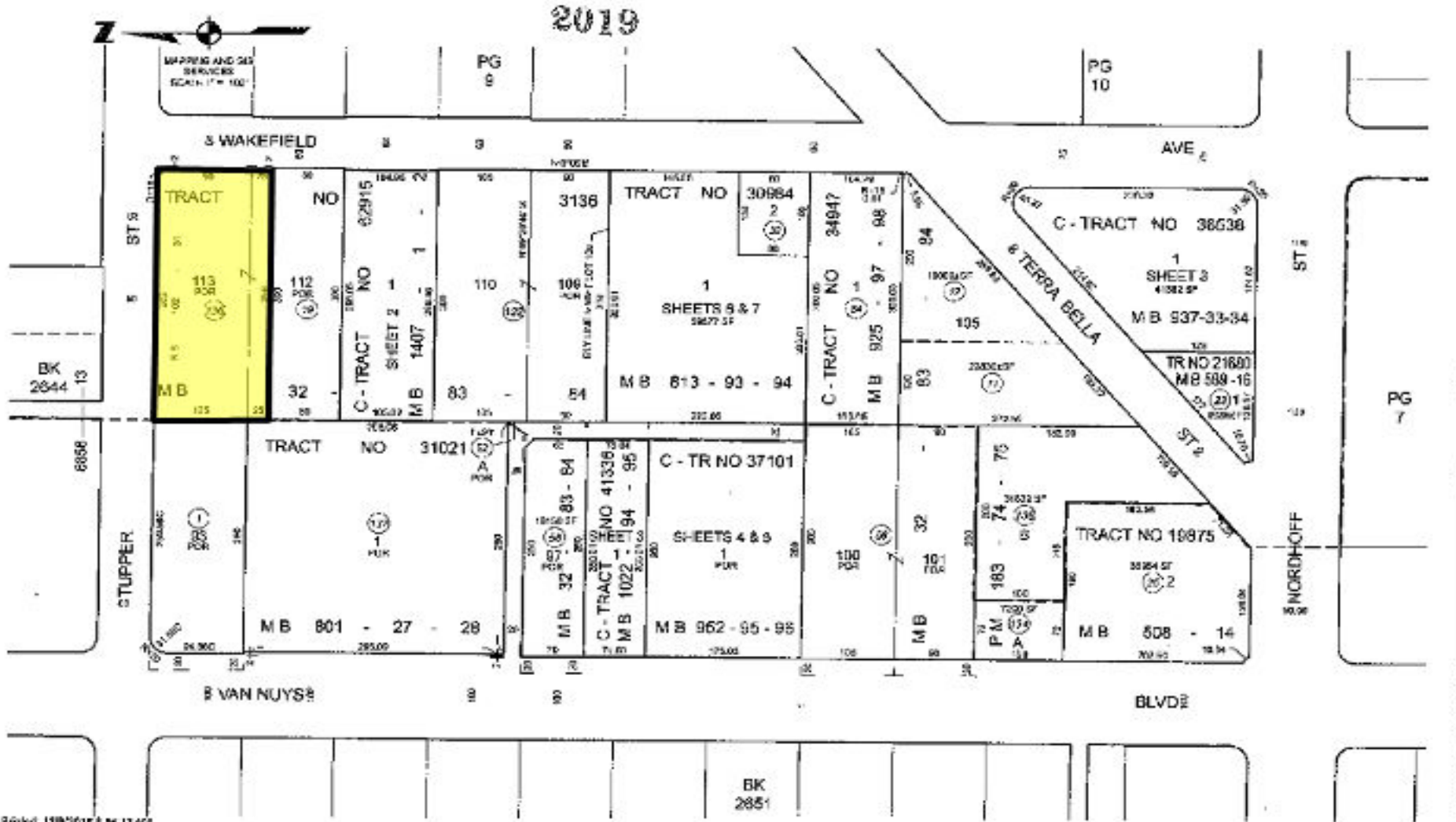
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PARCEL MAP

2639 8 P.A. 520-413-419 & 428 TRACT ID 8822 REVISED: 04/21/14 104-04 08/23/14 102-06 05/01/07-06 04/21/07-08 07/05/23001001 08/02/14 2007/MS03/005/001-03 2018/0007300/001-03 SEARCH NO. OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002



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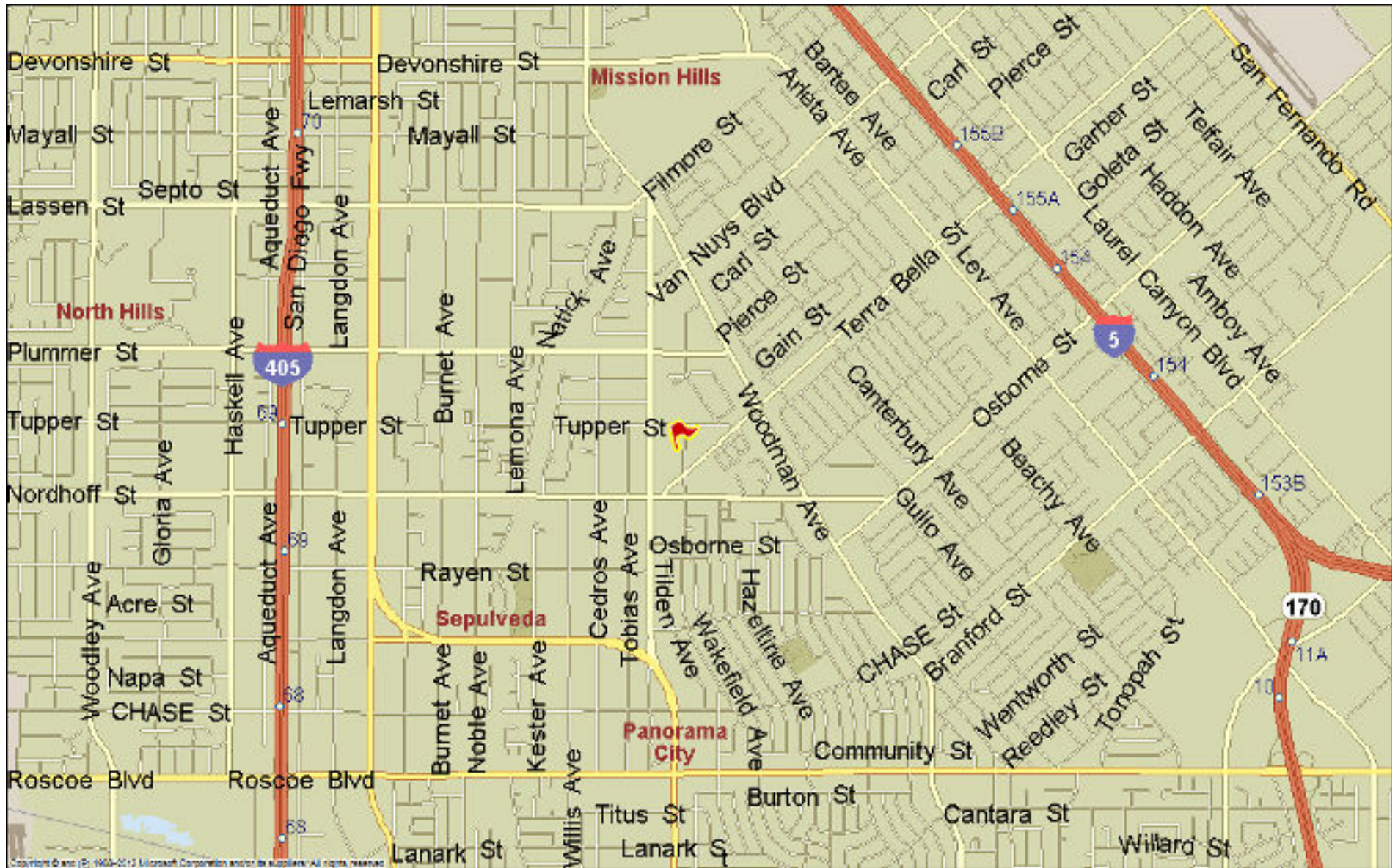
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# 25 UNITS ON WAKEFIELD

## STREET MAP



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