

EXCLUSIVELY LISTED BY APLA GROUP

7057 Hazeltine Ave

VAN NUYS, CA



PRICE:

CALL FOR PRICE

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- Corner Lot
- On-Site Parking with Storage
- Seismic Retrofit Complete
- High Demand Rental Location
- Unit Mix: 6-2+1 | 1-3+2
- Swimming Pool
- Individually Metered for Gas & Electric
- Copper Plumbing
-

apla GROUP

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

7 UNITS ON HAZELTINE

RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	\$1,114	\$2,295
2	2+1	\$1,451	\$2,295
3	2+1	\$1,225	\$2,295
4	2+1	\$1,995	\$2,295
5	2+1	\$1,495	\$2,295
6	2+1	\$1,498	\$2,295
7	3+2	\$1,554	\$2,700
TOTAL:		\$10,333	\$16,470

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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PHOTOS



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AERIAL VIEW



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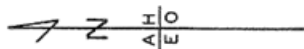
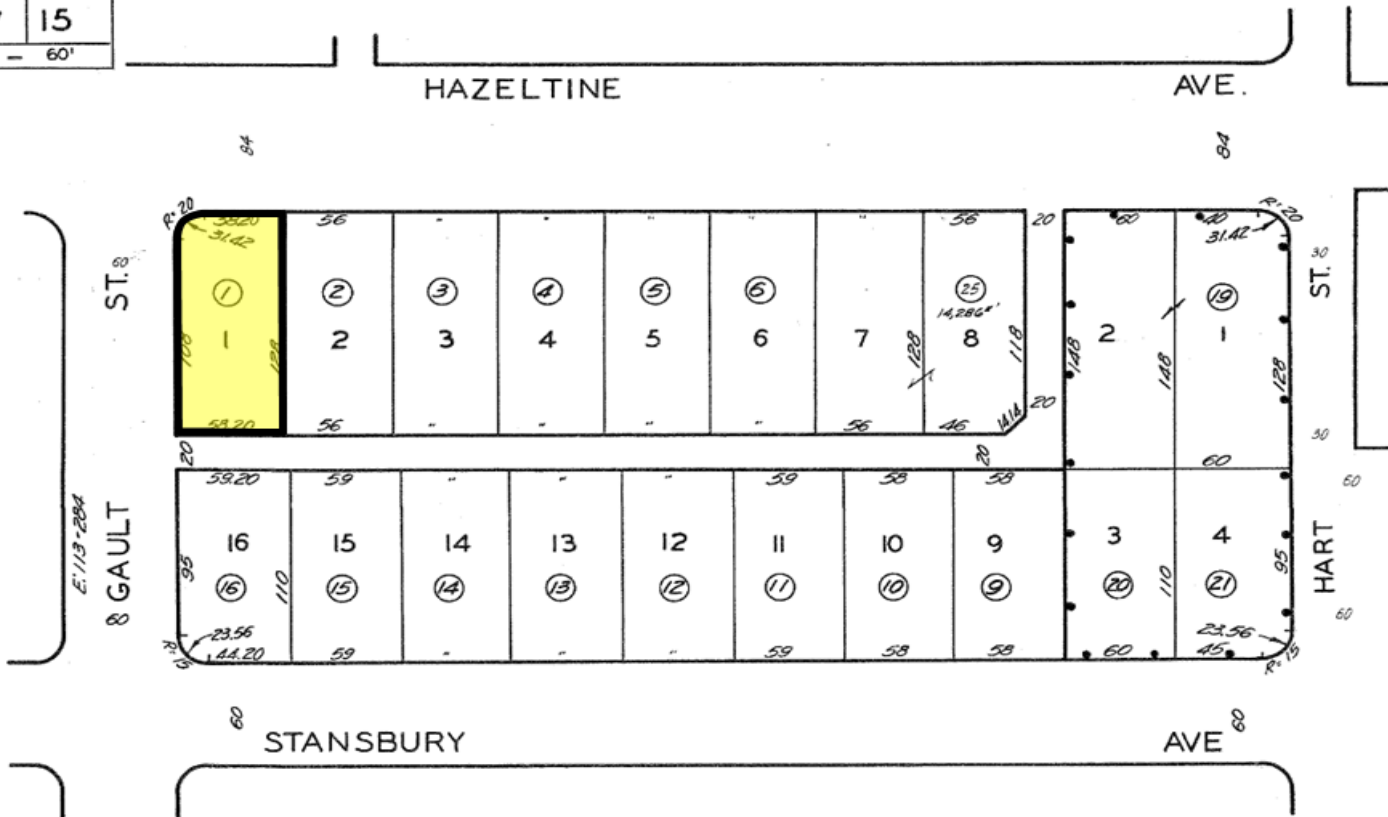
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7 UNITS ON HAZELTINE

PARCEL MAP

2217 | 15
SCALE 1" = 60'

Revised:
11-6-64 4-11-58
2-5-65 1-12-59
1-23-61
7-11-63
9-20-63 E
100820513
741209204



TRACT NO. 14340
M.B. 315-48-49

TRACT NO. 17768
M.B. 440-46

CODE
13

FOR PREV. ASSM'T. SEE:
2217-15

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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