

6825 De Soto Ave

CANOGA PARK, CA



PRICE:

\$5,535,000

INVESTMENT HIGHLIGHTS:

- Great Canoga Park Location
- Lack of Inventory on Market
- 11.62 GRM & 5.14% Cap Rate
- Unit Mix: 11-1+1 | 11-2+2 | 2-3+2
- High Demand Rental Location
- Individually Metered for Gas & Electric
- Secure Entry & On-Site Parking
- Seismic Retrofitting Completed

aplaGROUP

KW COMMERCIAL

12001 VENTURA PLACE
SUITE #404
STUDIO CITY, CA 91604

PRESENTED BY:

JAMES ANTONUCCI

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

ANTHONY QUINTERO

Investment Associate
BRE # 01192373
(818) 432-1571
ANTHONY@APLAGROUP.COM

PARK WARNER SUITES

INVESTMENT SUMMARY		
Price:		\$5,535,000
Down Payment:	40%	\$2,214,000
Units:		24
Cost per Unit:		\$230,625
Current GRM:		11.62
Current CAP:		5.14%
Market GRM:		9.58
Market CAP:		6.77%
Age:		1963
Lot SF:		27,500
Building SF:		23,135
Price per SF:		\$239.25
Zoning:		R3



Great Canoga Park Location
 Unit Mix: 11-1+1 | 11-2+2 | 2-3+2
 High Demand Rental Location
 11.62 GRM & 5.14% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		\$3,321,000
Terms:	5.75%	30 Years (5-Year Fix)
Monthly Payment:		\$19,571

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$476,316		\$577,800	
Less Vacancy Rate Reserve:	14,289	3.0%	17,334	3.0%
Gross Operating Income:	462,027		560,466	
Less Expenses:	177,717	37.3%	185,592	32.1%
Net Operating Income:	\$284,309		\$374,874	
Less Loan Payments:	234,849	1.21	234,849	
Pre-Tax Cash Flow:	\$49,461	2.2%	\$140,025	6.3%
Plus Principal Reduction:	42,716		42,716	
Total Return Before Taxes:	\$92,177	4.2%	\$182,741	8.3%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
11	1+1	\$1,417	\$15,591	\$1,800	\$19,800
11	2+2	\$1,781	\$19,593	\$2,050	\$22,550
2	3+2	\$2,055	\$4,109	\$2,700	\$5,400
Total Scheduled Rent:			\$39,293	\$47,750	
Laundry:			\$400	\$400	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$39,693	\$48,150	
Annual Scheduled Gross Income:			\$476,316	\$577,800	

ESTIMATED EXPENSES	
Taxes: (new)	\$69,188
Insurance:	\$11,568
Utilities:	\$34,800
Maintenance:	\$18,481
Rubbish:	\$8,640
Reserves:	\$4,800
Landscaping:	\$1,200
Pest Control:	\$900
Off-Site Mgmt:	\$18,481
On-Site Mgmt:	\$ 8,160.00
Pool	\$1,500
Total Expenses:	\$177,717
Per SF:	\$7.68
Per Unit:	\$7,405

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.

JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS
 BRE # 01822661, BRE # 01192373, & BRE # 01274379
 (818) 432-1513, (818) 432-1571, & (818) 432-1627



PARK WARNER SUITES

RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
01		3+2	\$2,150	\$2,700
02		1+1	\$1,595	\$1,800
03		1+1	\$1,400	\$1,800
04		2+2	\$2,050	\$2,050
05		2+2	\$1,740	\$2,050
06		2+2	\$1,848	\$2,050
07		2+2	\$1,875	\$2,050
08		1+1	\$1,226	\$1,800
09		1+1	\$1,328	\$1,800
10		3+2	\$1,959	\$2,700
11		2+2	\$1,825	\$2,050
12		1+1	\$1,550	\$1,800
13		1+1	\$1,334	\$1,800
14		2+2	\$1,617	\$2,050
15		2+2	\$2,050	\$2,050
16		2+2	\$1,542	\$2,050
17		2+2	\$1,895	\$2,050
18		1+1	\$1,695	\$1,800
19		1+1	\$1,278	\$1,800
20		1+1	\$1,290	\$1,800
21		1+1	\$1,270	\$1,800
22		1+1	\$1,625	\$1,800
23		2+2	\$1,674	\$2,050
24		2+2	\$1,477	\$2,050
TOTAL:			\$39,293	\$47,750

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.

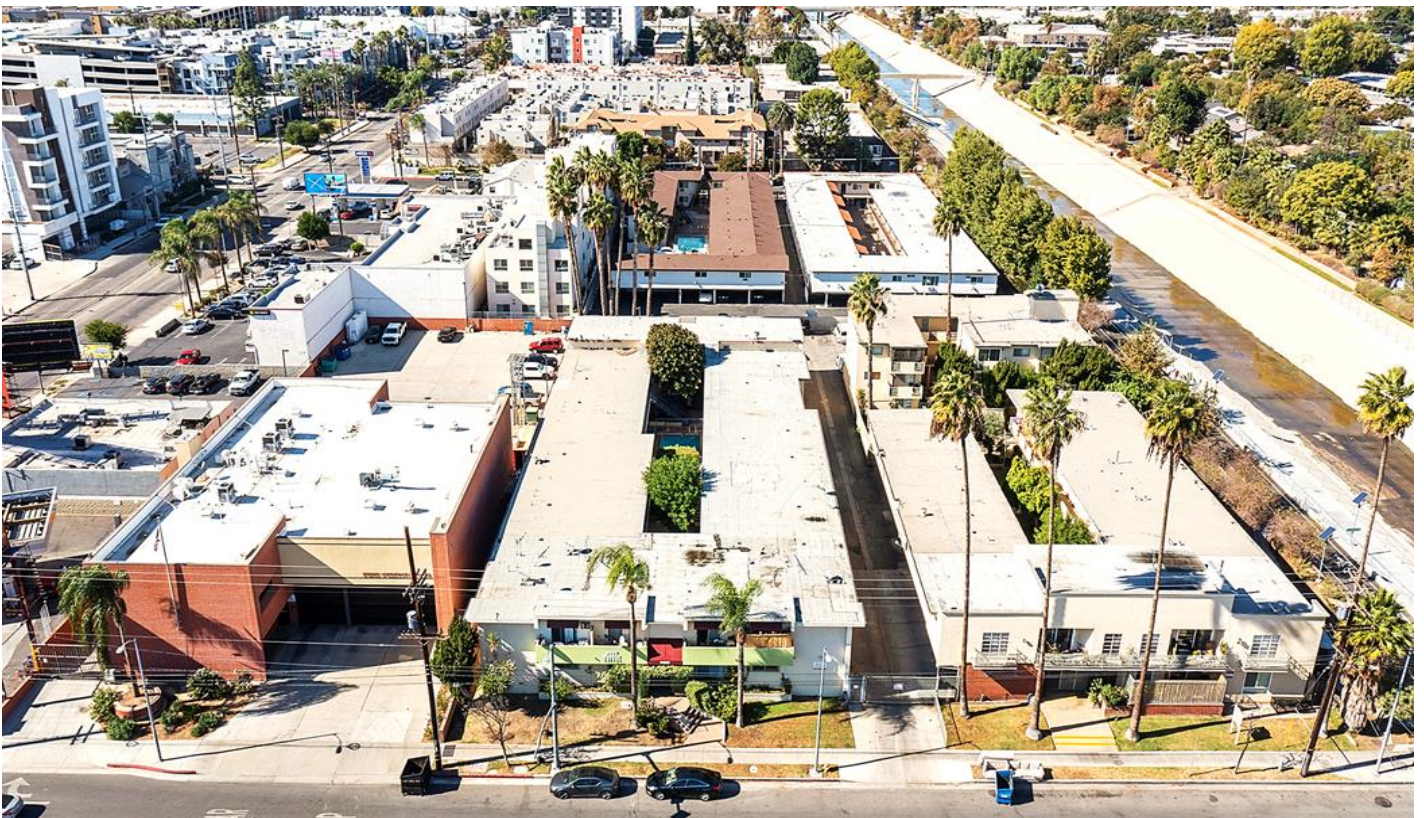
JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS
 BRE # 01822661, BRE # 01192373, & BRE # 01274379
 (818) 432-1513, (818) 432-1571, & (818) 432-1627



PARK WARNER SUITES

PHOTOS



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

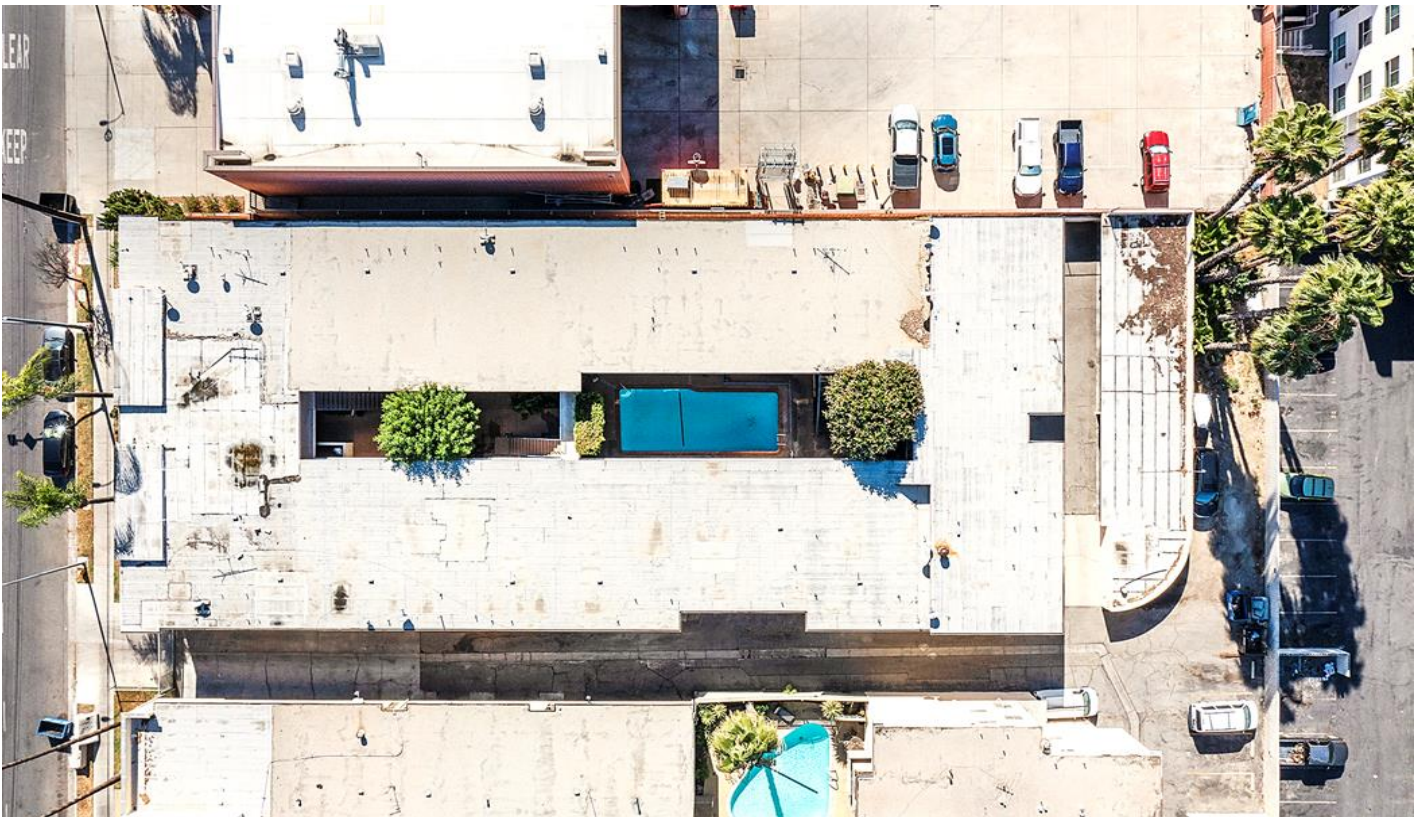
BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

apla GROUP

PARK WARNER SUITES

PHOTOS



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

apla GROUP

PARK WARNER SUITES

PHOTOS



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

apla GROUP

PARK WARNER SUITES

PHOTOS



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

apla GROUP

PARK WARNER SUITES

PHOTOS



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

apla GROUP

PARK WARNER SUITES

PHOTOS



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

apla GROUP

PARK WARNER SUITES

PHOTOS



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

apla GROUP

PARK WARNER SUITES

PHOTOS



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

apla GROUP

PARK WARNER SUITES

PHOTOS



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

apla GROUP

PARK WARNER SUITES

PHOTOS



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

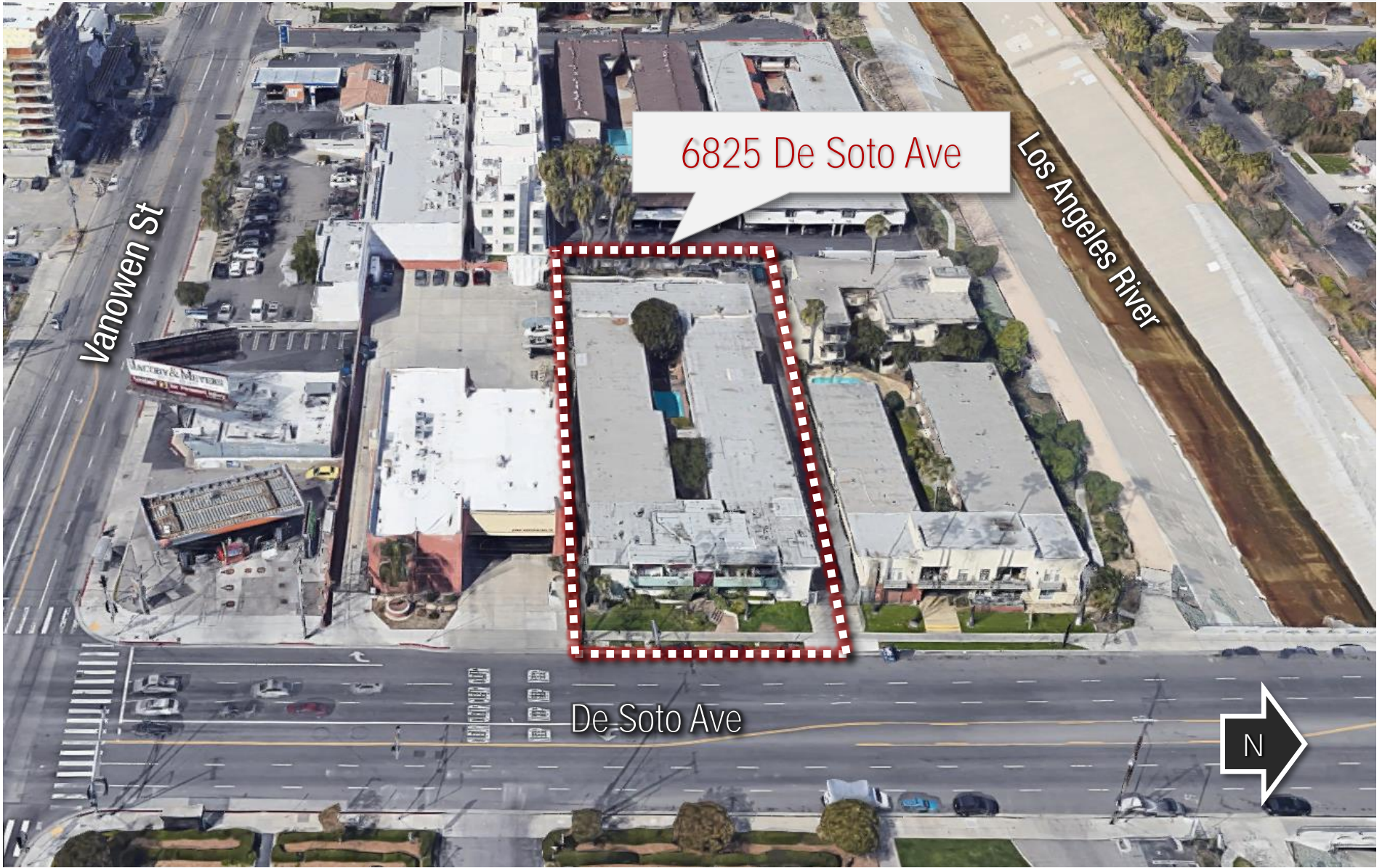
BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

apla GROUP

PARK WARNER SUITES

AERIAL VIEW

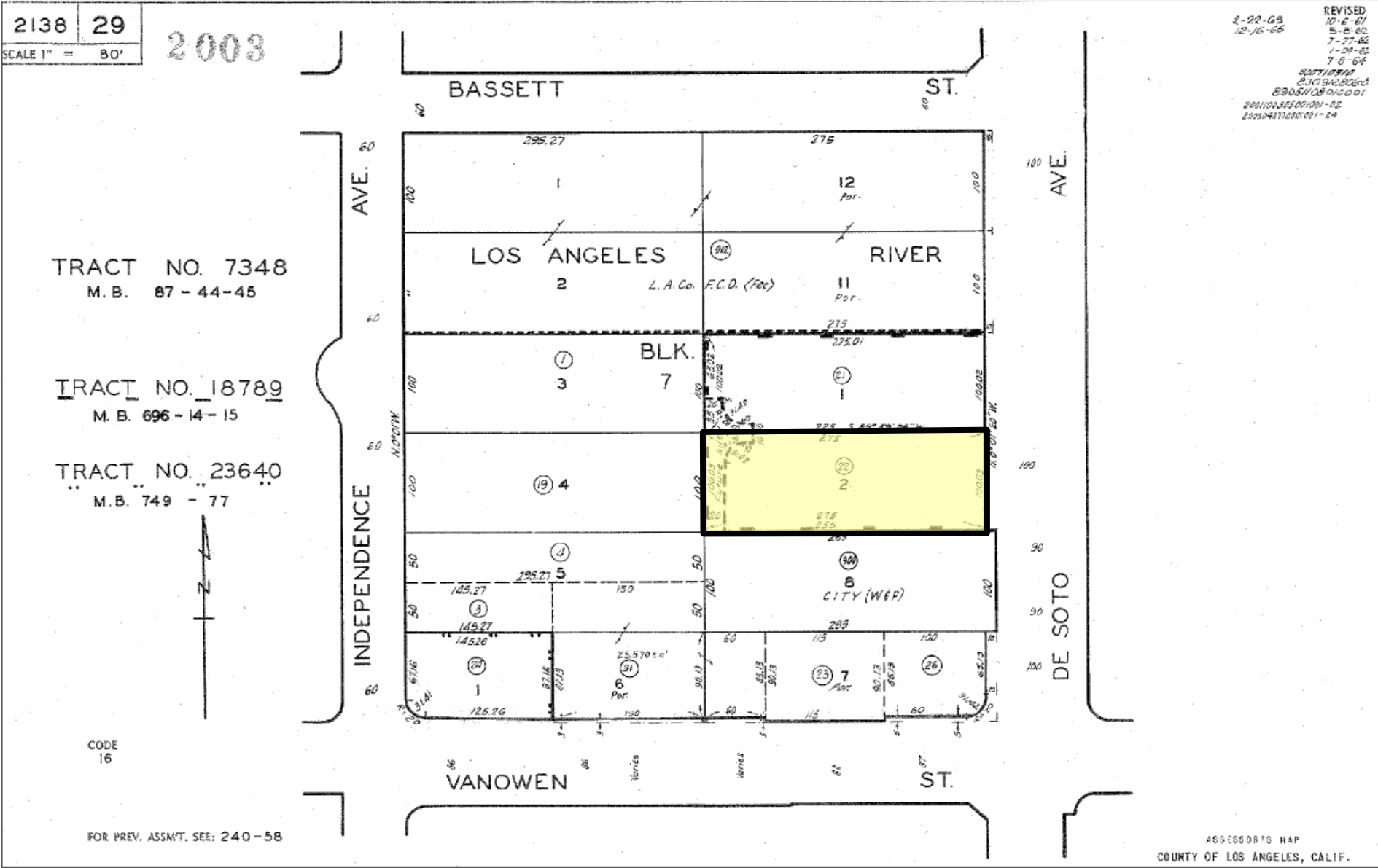


JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI
VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS
BRE # 01822661, BRE # 01192373, & BRE # 01274379
(818) 432-1513, (818) 432-1571, & (818) 432-1627



PARK WARNER SUITES

PARCEL MAP



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

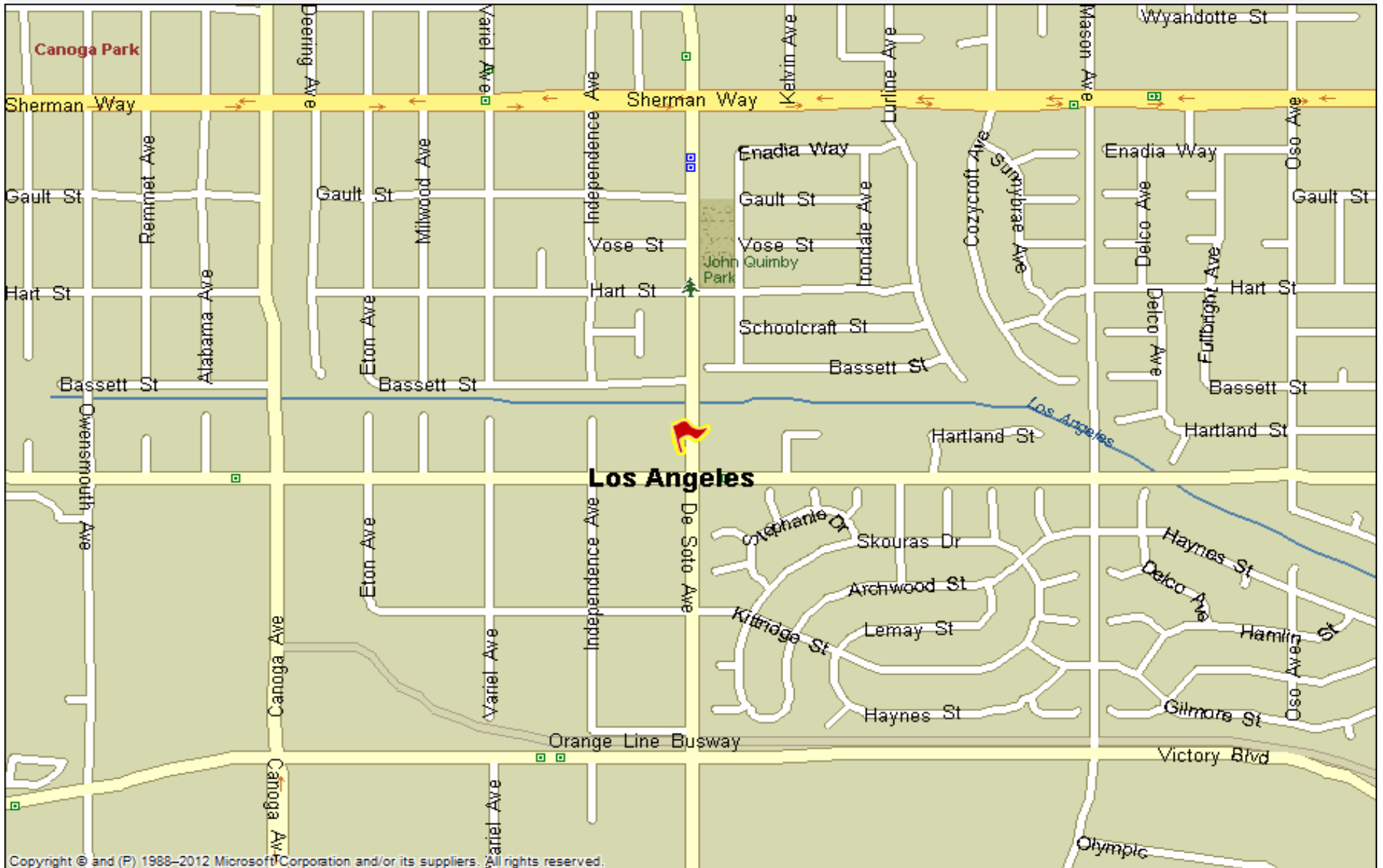
BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627



PARK WARNER SUITES

STREET MAP



JAMES ANTONUCCI, ANTHONY QUINTERO, & MICHAEL PESCI

VP OF INVESTMENTS, INVESTMENT ASSOCIATE, & VP OF INVESTMENTS

BRE # 01822661, BRE # 01192373, & BRE # 01274379

(818) 432-1513, (818) 432-1571, & (818) 432-1627

