

20841 Community St

WINNETKA, CA



PRICE:

\$1,485,000

INVESTMENT HIGHLIGHTS:

- Great Winnetka Location
- Unit Mix: 2-1+1 | 2-1+1B
- 11.73 GRM & 6.14% Cap Rate
- Minutes from Van Nuys Airport
- Minutes from Major California Hwy 101
- On-Site Parking
- High Demand Rental Location
- 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
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QUADRUPLEX ON COMMUNITY ST

INVESTMENT SUMMARY

Price:		\$1,485,000
Down Payment:	100%	\$1,485,000
Units:		4
Cost per Unit:		\$371,250
Current GRM:		11.73
Current CAP:		6.14%
Market GRM:		11.35
Market CAP:		6.41%
Age:		1948
Lot SF:		17,991
Building SF:		2,304
Price per SF:		\$644.53
Zoning:		LARA



Great Winnetka Location
Unit Mix: 2-1+1 | 2-1+1B
Individually Metered for Gas & Electric
11.73 GRM & 6.14% Cap Rate

PROPOSED FINANCING

First Loan Amount:		-
Terms:	5.75%	30 Years (5-Year Fix)
Monthly Payment:		-

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$126,600		\$130,800	
Less Vacancy Rate Reserve:	3,798	3.0%	3,924	3.0%
Gross Operating Income:	122,802		126,876	
Less Expenses:	31,561	24.9%	31,744	24.3%
Net Operating Income:	\$91,241		\$95,132	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$91,241	6.1%	\$95,132	6.4%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$91,241	6.1%	\$95,132	6.4%

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	\$2,475	\$4,950	\$2,550	\$5,100
2	1+1B	\$2,800	\$5,600	\$2,900	\$5,800
Total Scheduled Rent:			\$10,550		\$10,900
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$10,550		\$10,900
Annual Scheduled Gross Income:			\$126,600		\$130,800

ESTIMATED EXPENSES

Taxes: (new)	\$18,563
Insurance:	\$1,152
Utilities:	\$3,120
Maintenance:	\$5,526
Rubbish:	-
Reserves:	\$800
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$31,561
Per SF:	\$13.70
Per Unit:	\$7,890

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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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		1+1	\$2,400	\$2,550
2		1+1	\$2,550	\$2,550
3	Bonus Room	1+1B	\$2,700	\$2,900
4	Bonus Room	1+1B	\$2,900	\$2,900
TOTAL:			\$10,550	\$10,900

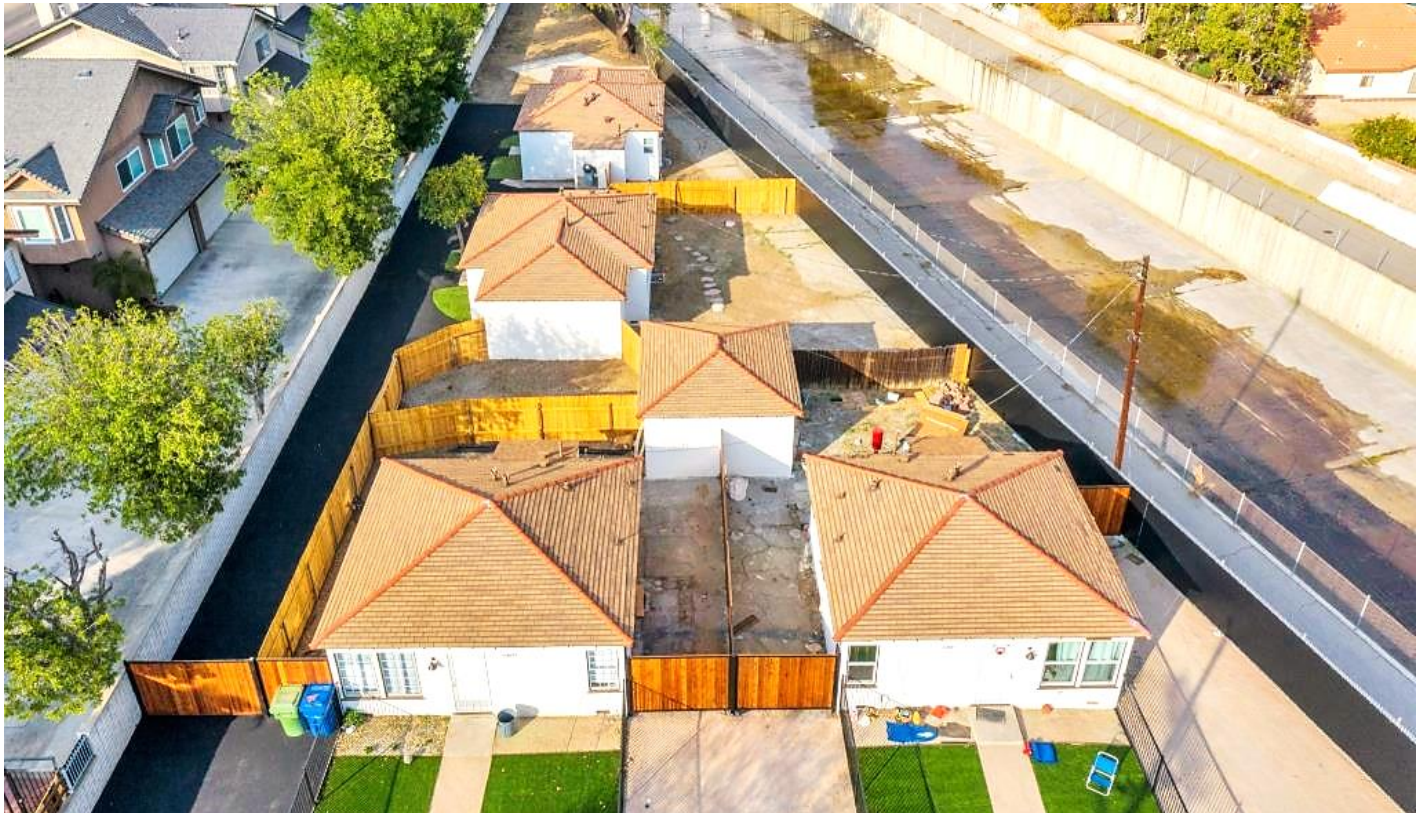
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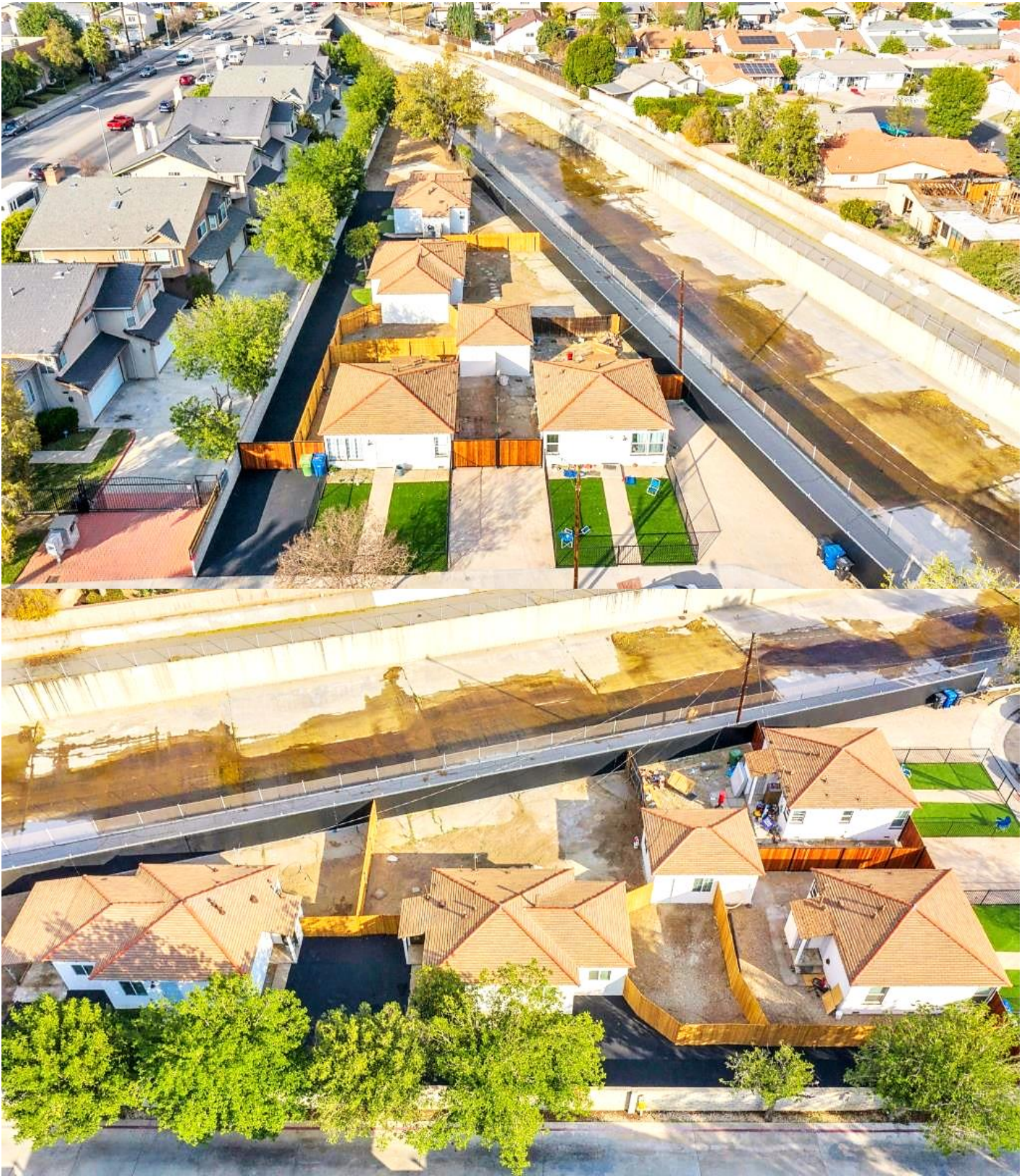
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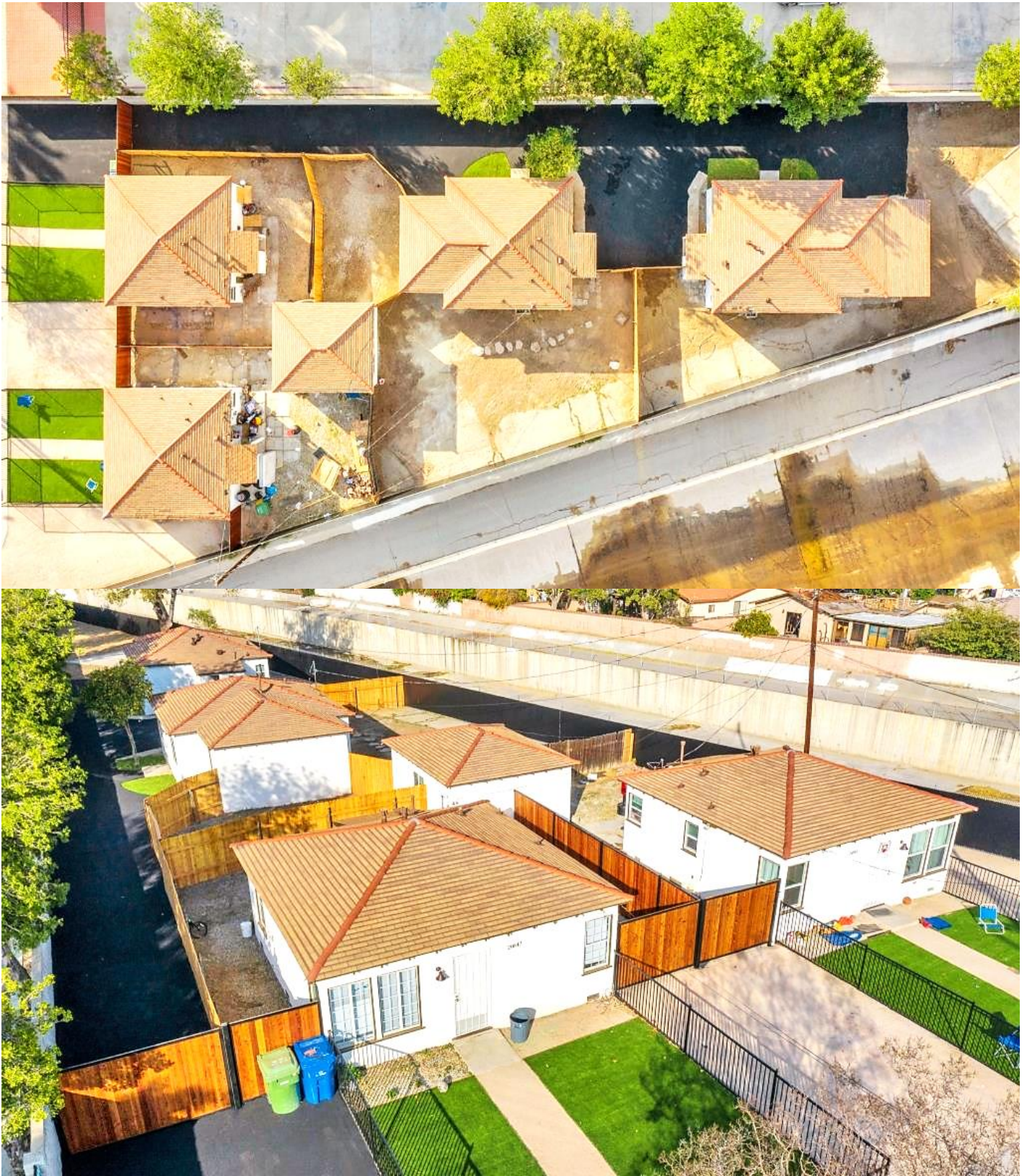
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QUADRUPLEX ON COMMUNITY ST

AERIAL VIEW



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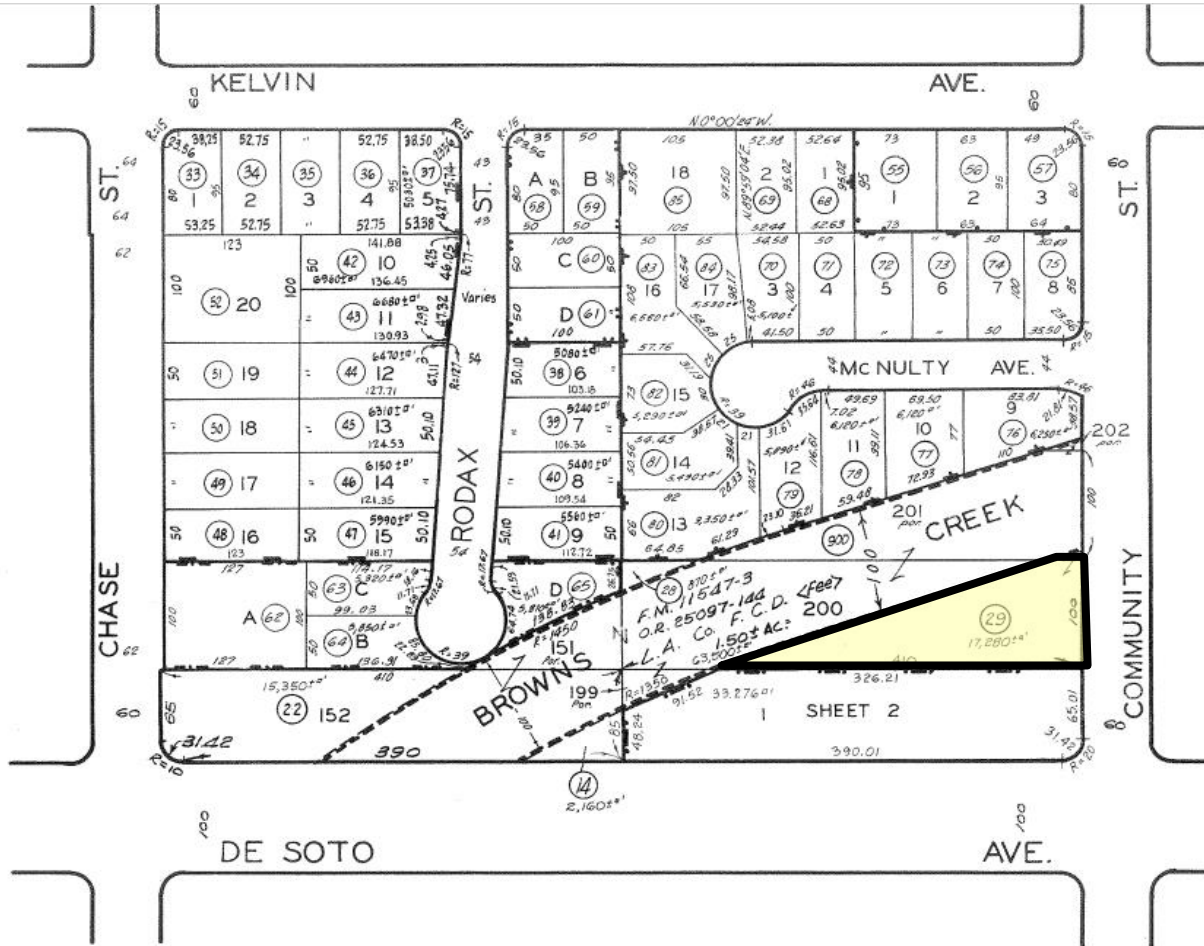
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PARCEL MAP

2780 4
SHEET 1
SCALE 1" = 100'



2-14-65
Revised
1-28-58
12-17-58
8-31-60
10-19-60
5-17-61
4-19-62
11-8-62
2-27-65
691106217
740213203
740520001
770215403
790531410
811019610
810108101
860413202-841
860102
870520001-87

PARCEL MAP

P.M. 112-10-11

PARCEL MAP

P.M. 108-44-45

TRACT NO. 41893

M.B. 1005-49-50

CONDOMINIUM
TRACT NO. 40458

M.B. 1065-63-64

TRACT NO. 27251

M.B. 872-63-65

TRACT NO. 9630

M.B. 135-96-98

TRACT NO. 31525

M.B. 842-36-37

FOR PREV. ASSM'T. SEE: 2780 - 4

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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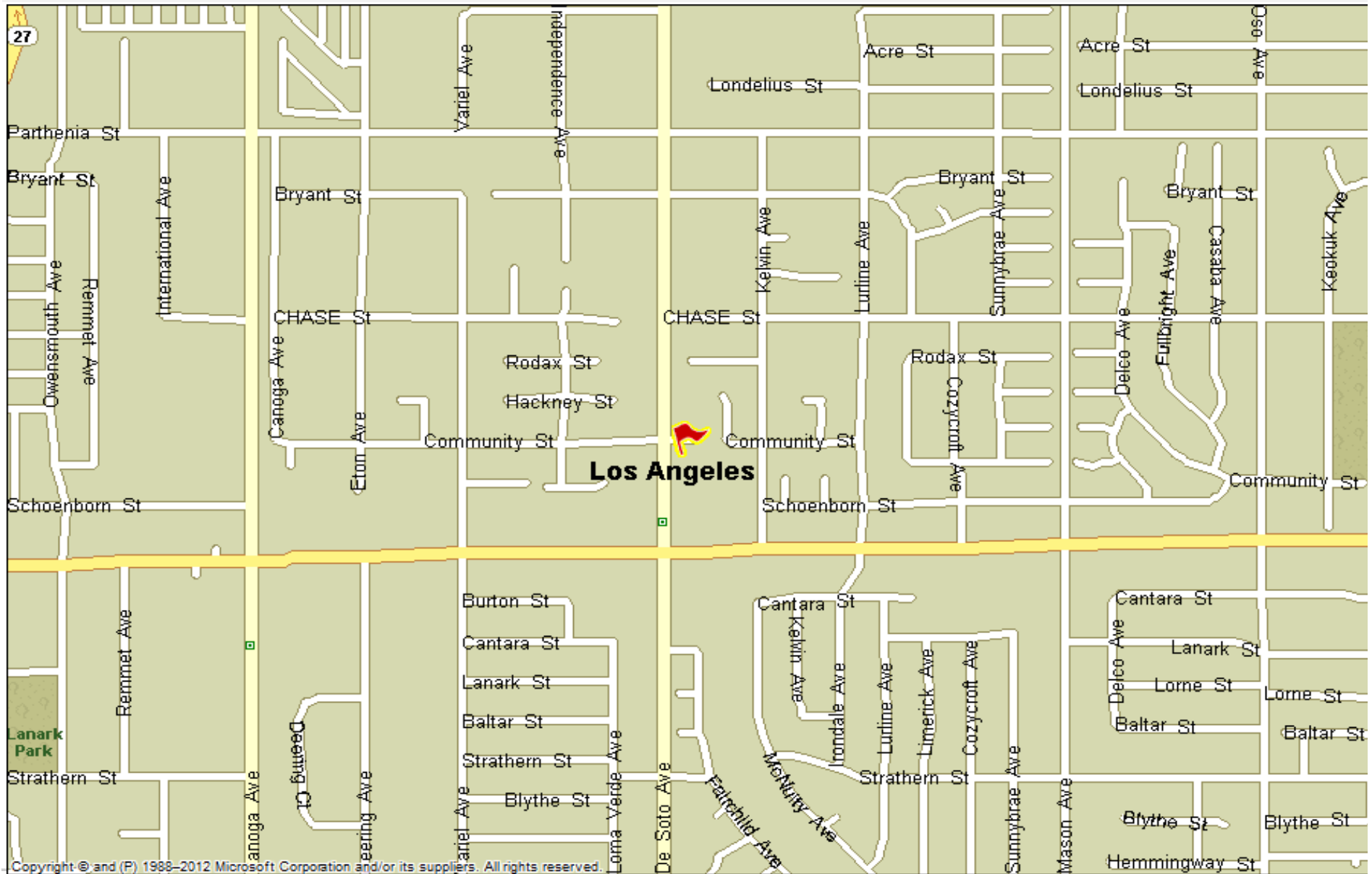
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STREET MAP



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