20841 Community St

WINNETKA , CA

PRICE:

$1,695,000

INVESTMENT HIGHLIGHTS:

- Great Winnetka Location
- Unit Mix: 2-1+1 | 2-1+1B
- 13.39 GRM & 5.23% 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
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BRE # 01274379
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QUADRUPLEX ON COMMUNITY ST

INVESTMENT SUMMARY

Price:		$1,695,000
Down Payment:	100%	*$1,695,000*
Units:		4
Cost per Unit:		*$423,750*
Market GRM:		12.96
Market CAP:		5.46%
Age:		1948
Lot SF:		17,991
Building SF:		2,304
Price per SF:		$735.68
Zoning:		LARA

PROPOSED FINANCING

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

Great Winnetka Location
Unit Mix: 2-1+1 | 2-1+1B
Individually Metered for Gas & Electric
13.39 GRM & 5.23% Cap Rate

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:	34,186	27.0%	34,369	26.3%
Net Operating Income:	$88,616		$92,507	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	$88,616	0.0%	$92,507	0.0%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	$88,616	0.0%	$92,507	0.0%

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)	$21,188
Insurance:	$1,152
Utilities:	$3,120
Maintenance:	$5,526
Rubbish:	-
Reserves:	$800
Landscaping:	$1,500
Pest Control:	$900
Off-Site Mgmt:	-
Total Expenses:	$34,186
Per SF:	$14.84
Per Unit:	$8,546

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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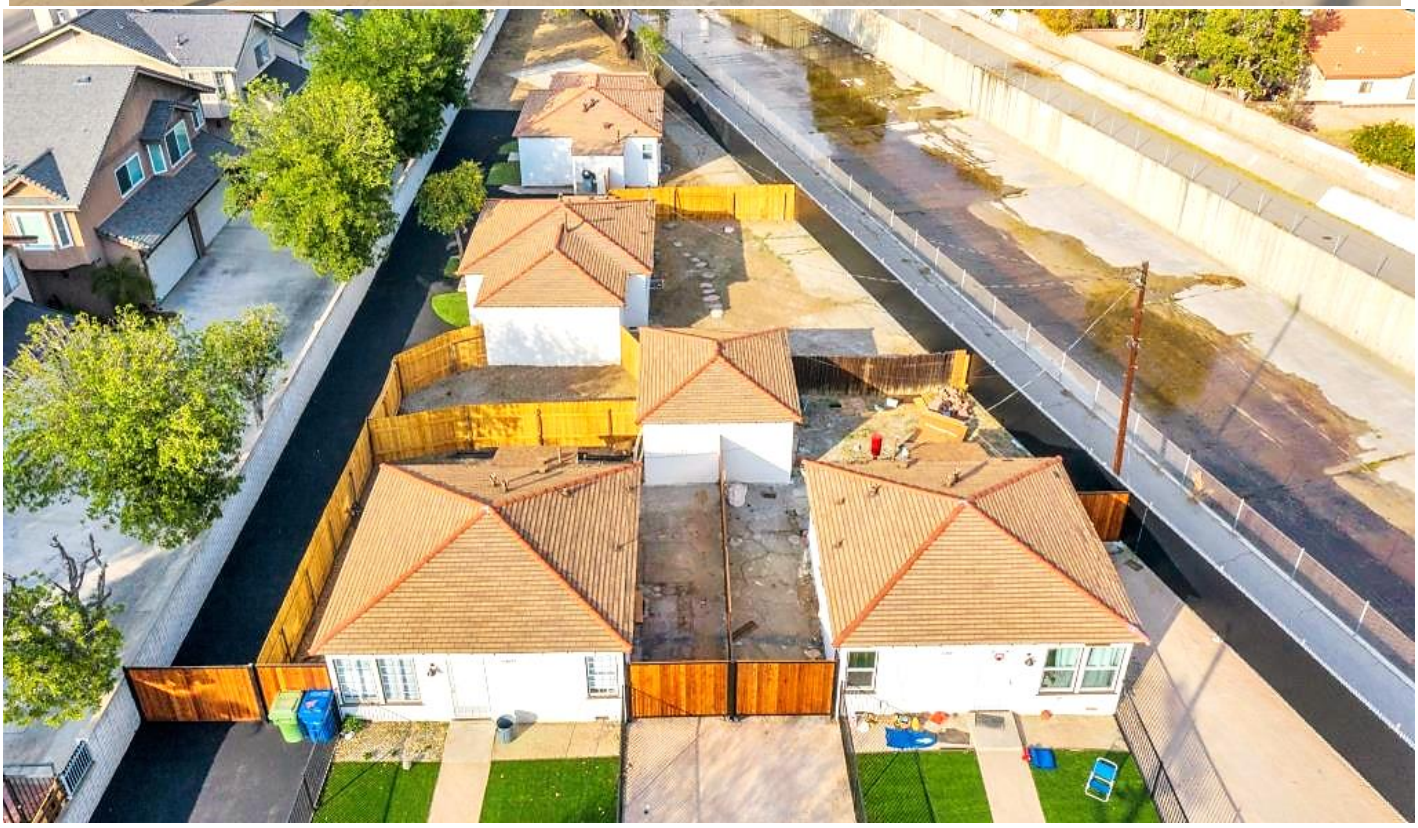
PHOTOS



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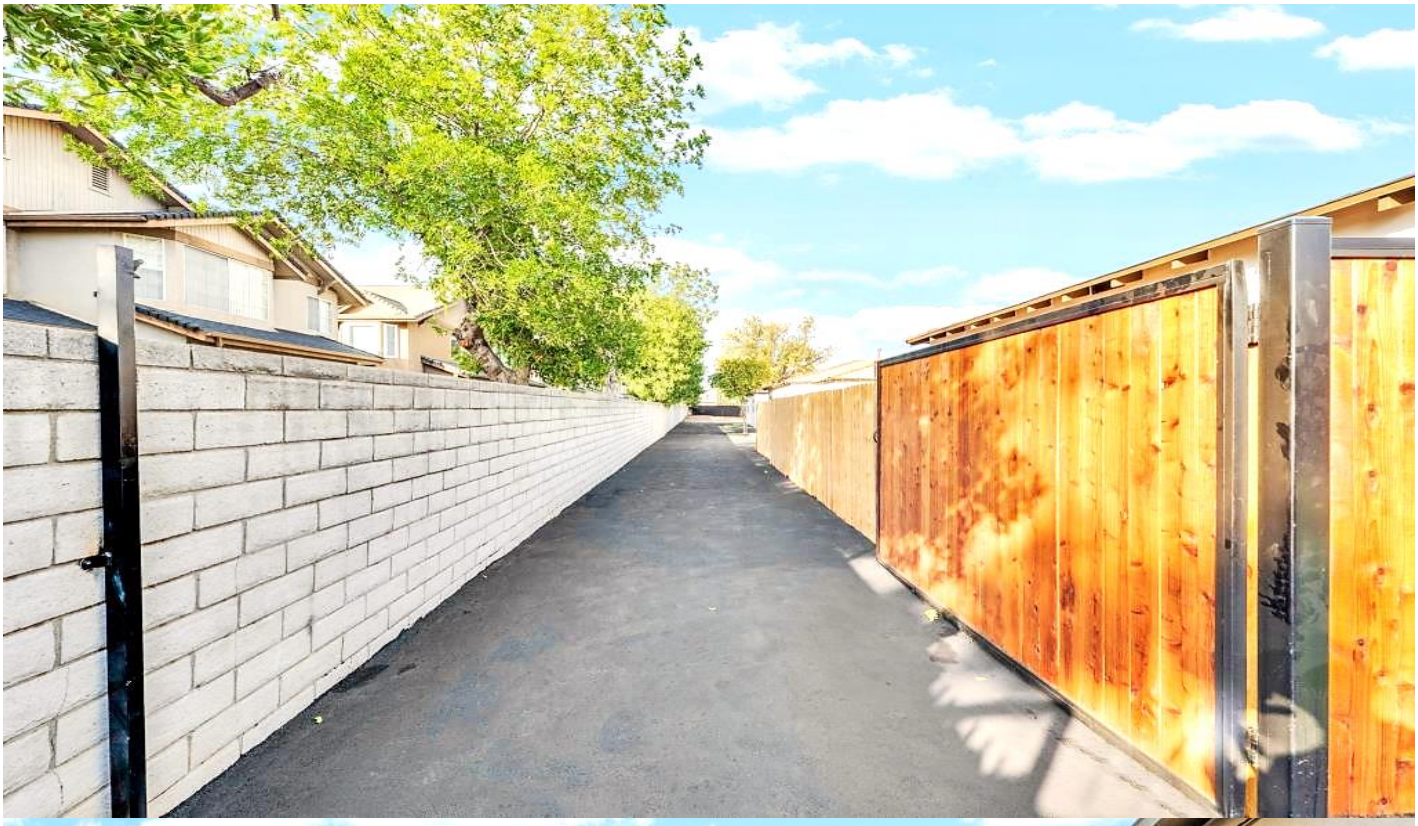

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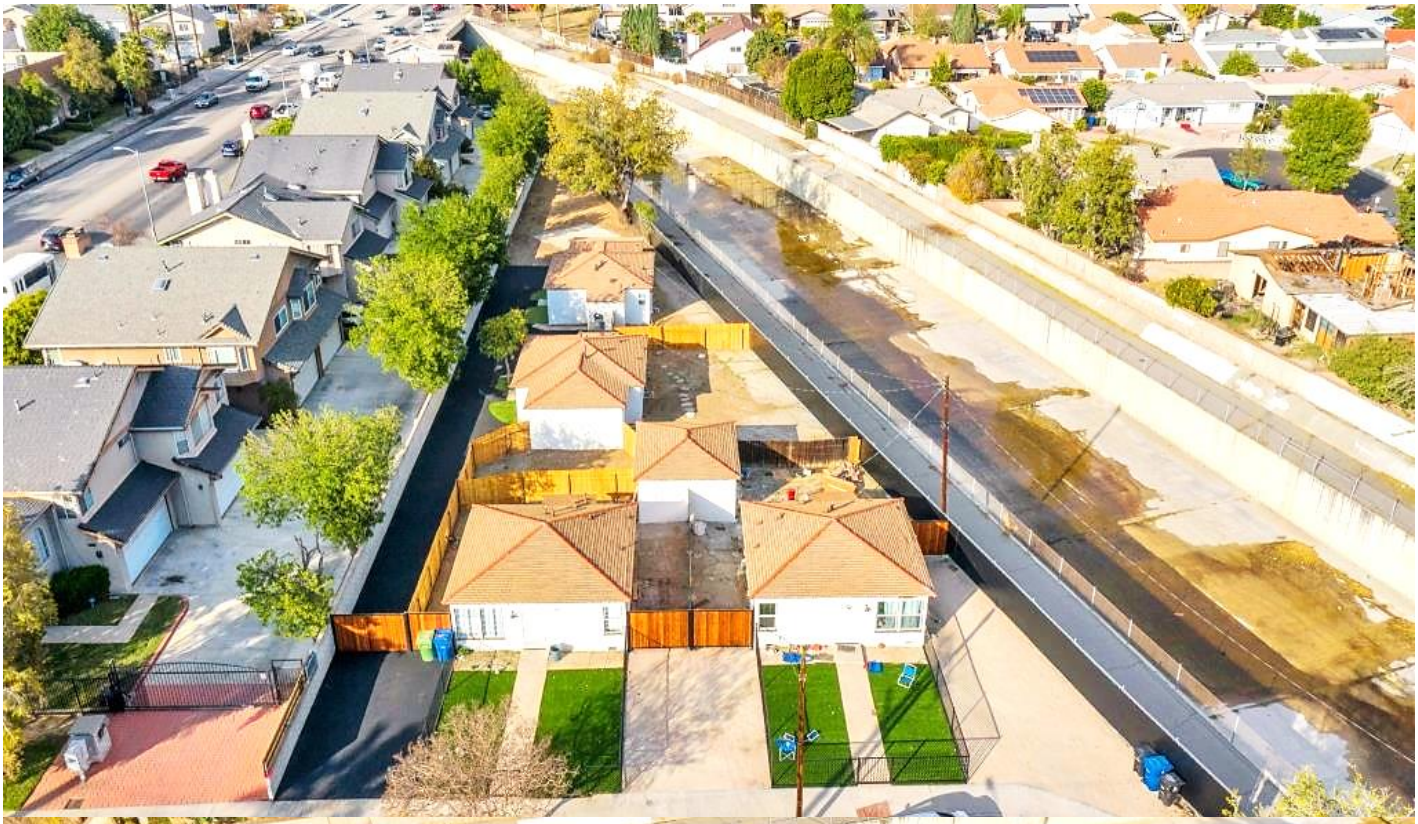

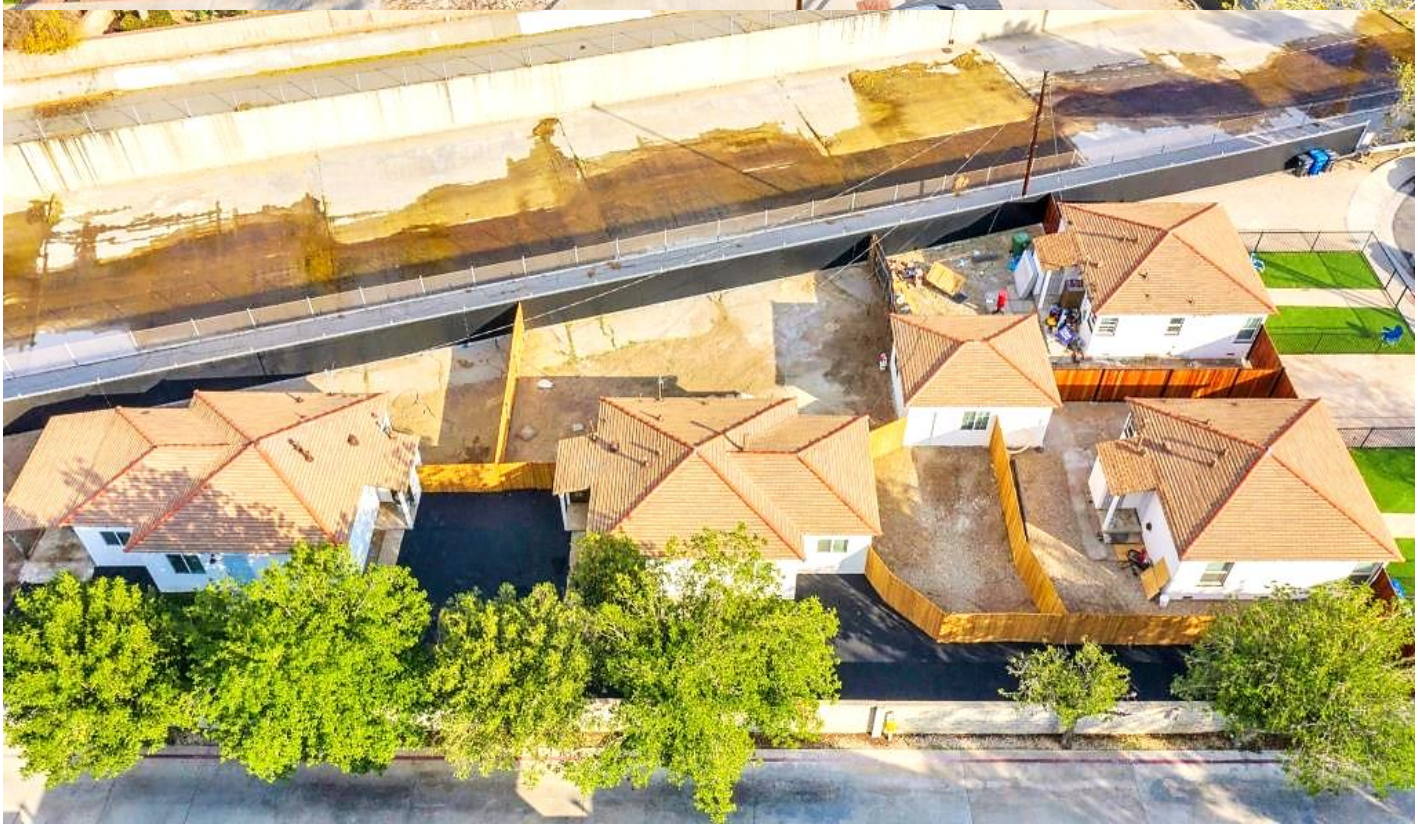

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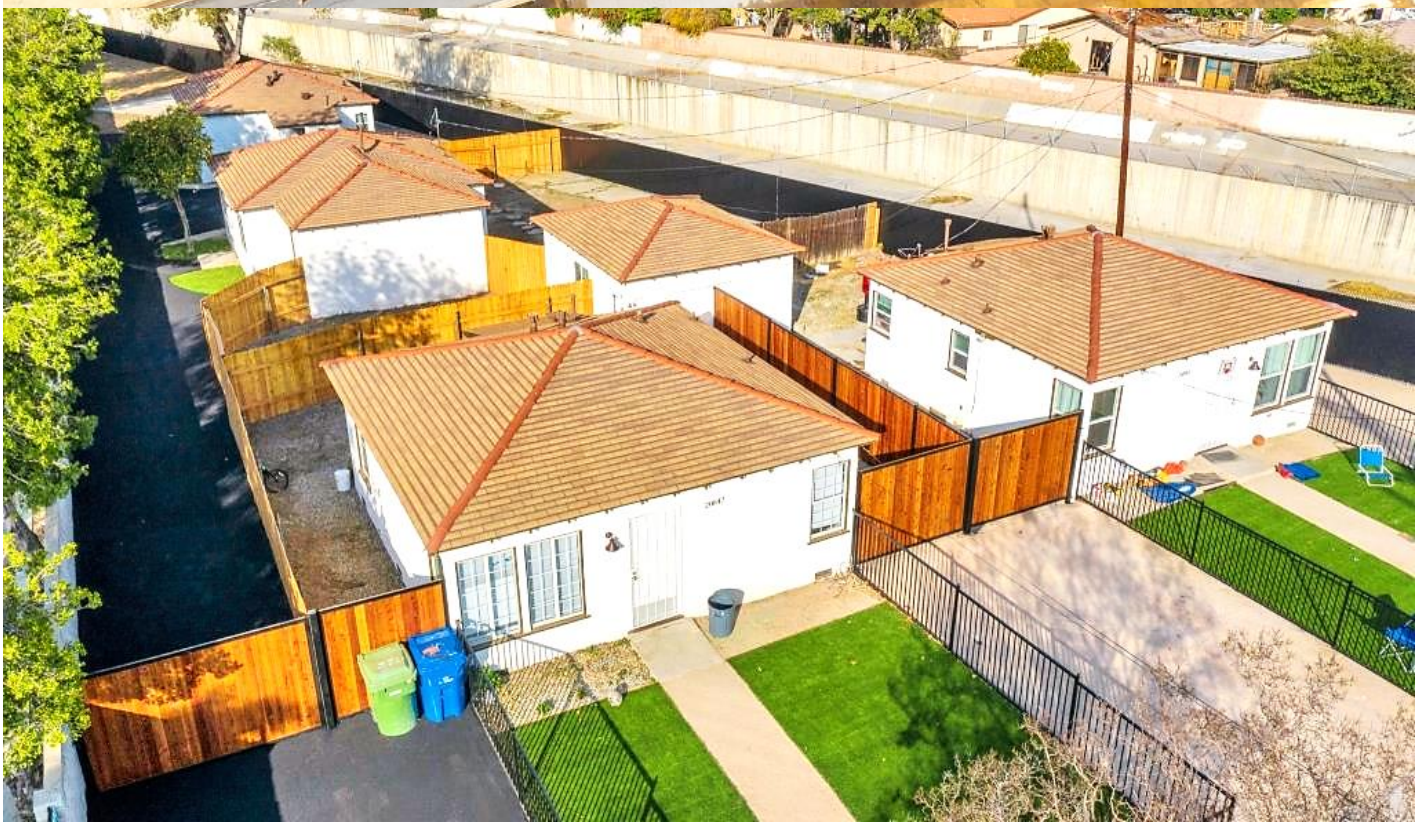

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AERIAL VIEW

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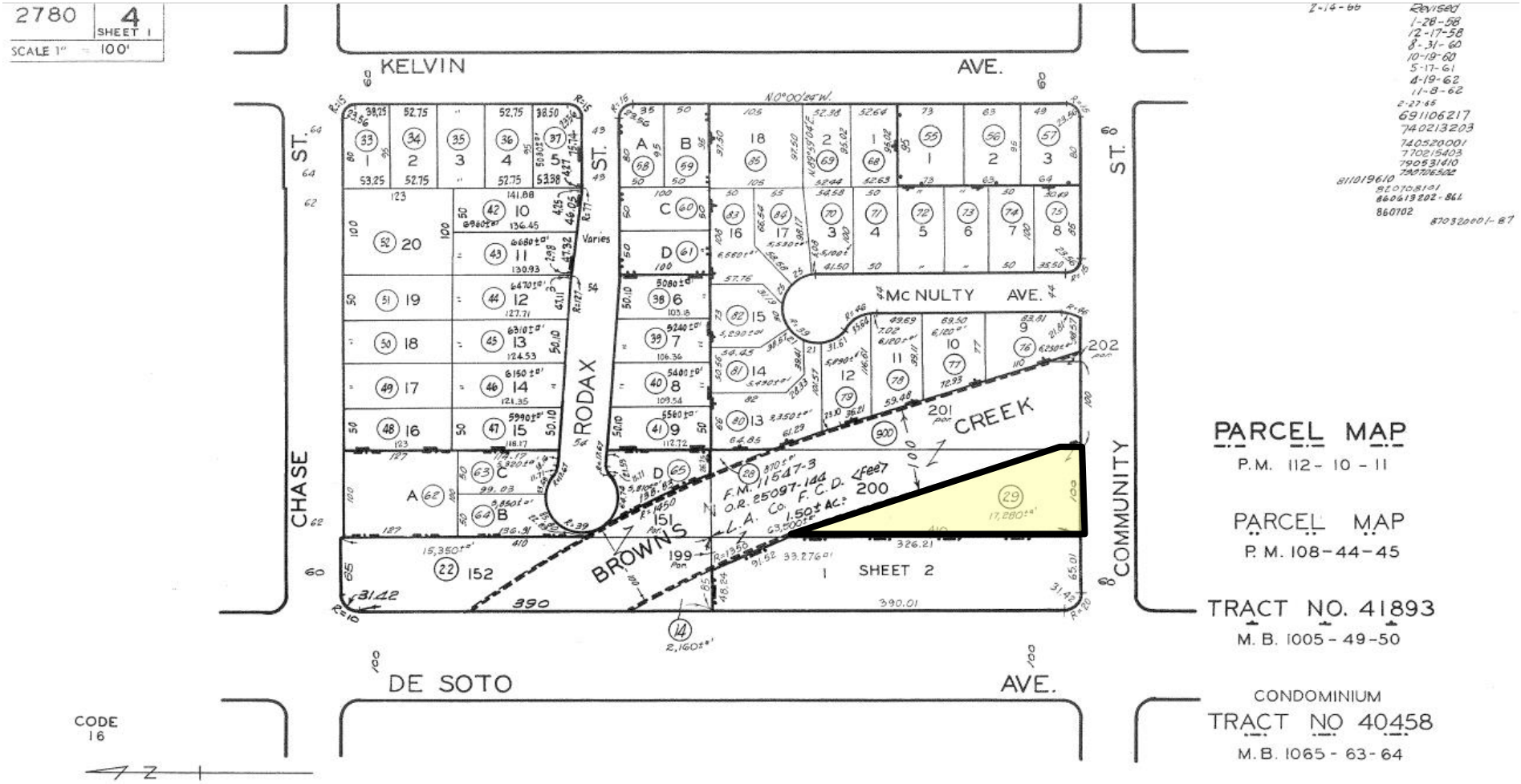
PARCEL MAP



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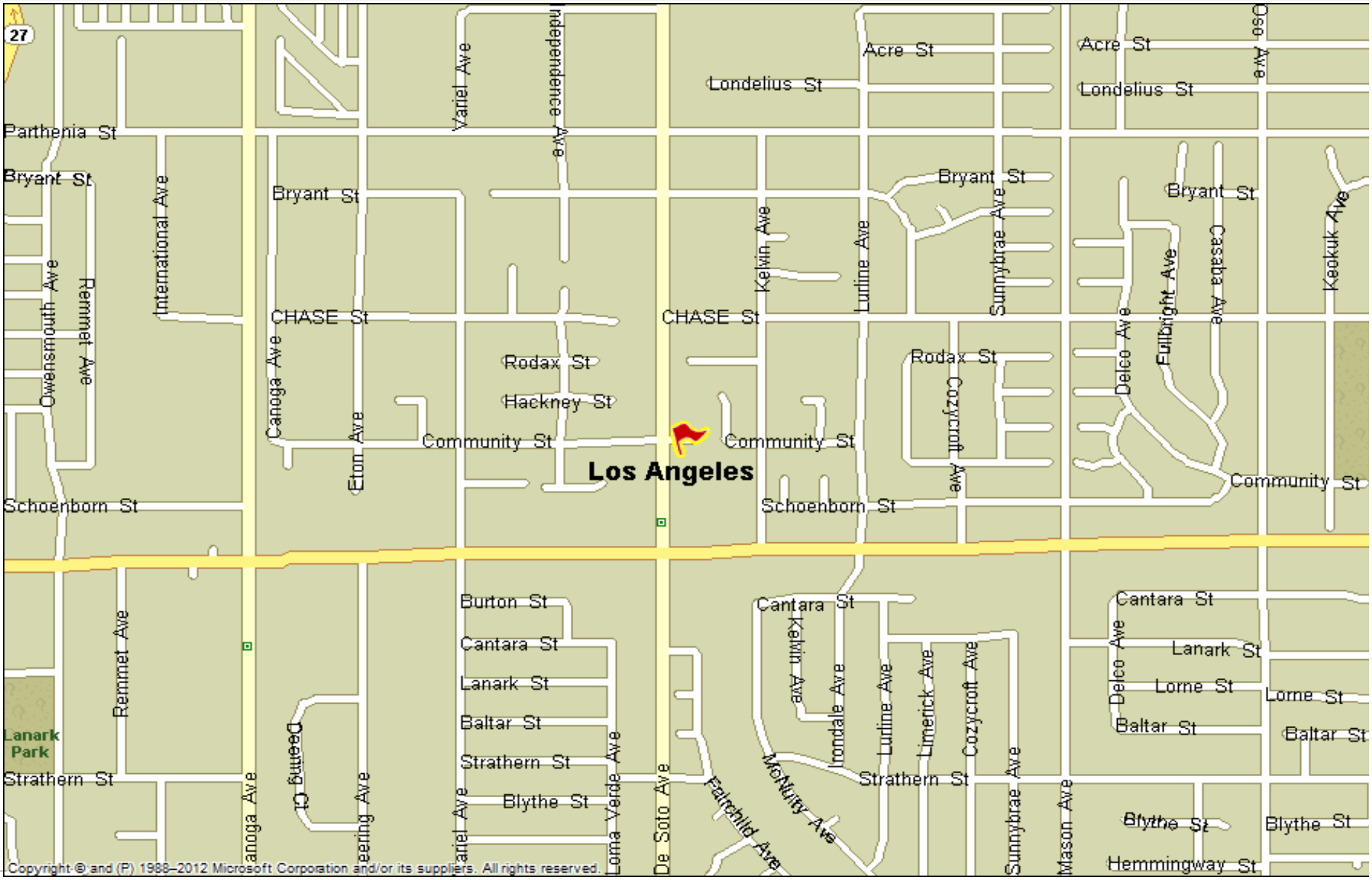
STREET MAP



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