

13425 Vanowen Street

VAN NUYS, CA



PRICE:

\$3,050,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- On-Site Parking with Storage
- 12.42 GRM & 4.32% Cap Rate
- Unit Mix: 10-1+1 | 4-2+2 | 2-3+2
- High Demand Rental Location
- Roof Replaced & Seismic Retrofitting Done
- Individually Metered for Gas & Electric
- Close Proximity to CA-170 Freeway

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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
(818) 432-1513
JAMES@APLAGROUP.COM

16 UNITS ON VANOWEN STREET

INVESTMENT SUMMARY		
Price:		\$3,050,000
Down Payment:	53%	\$1,616,500
Units:		16
Cost per Unit:		\$190,625
Current GRM:		12.42
Current CAP:		4.32%
Market GRM:		7.79
Market CAP:		8.57%
Age:		1964
Lot SF:		16,783
Building SF:		11,909
Price per SF:		\$256.11
Zoning:		R3



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PROPOSED FINANCING		
First Loan Amount:		\$1,433,500
Terms:	5.75%	30 Years (5-Year Fix)
Monthly Payment:		\$8,448

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$245,484		\$391,440	
Less Vacancy Rate Reserve:	7,365	3.0%	11,743	3.0%
Gross Operating Income:	238,119		379,697	
Less Expenses:	106,400	43.3%	118,434	30.3%
Net Operating Income:	\$131,720		\$261,263	
Less Loan Payments:	101,372	1.30	101,372	
Pre-Tax Cash Flow:	\$30,348	1.9%	\$159,891	9.9%
Plus Principal Reduction:	18,438		18,438	
Total Return Before Taxes:	\$48,787	3.0%	\$178,330	11.0%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
10	1+1	\$1,130	\$11,302	\$1,800	\$18,000
4	2+2	\$1,283	\$5,133	\$2,250	\$9,000
2	3+2	\$1,901	\$3,802	\$2,700	\$5,400
Total Scheduled Rent:			\$20,237		\$32,400
Laundry:			\$220		\$220
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$20,457		\$32,620
Annual Scheduled Gross Income:			\$245,484		\$391,440

ESTIMATED EXPENSES

Taxes: (new)	\$ 38,125
Insurance:	\$ 5,955
Utilities:	\$ 22,560
Maintenance:	\$ 10,715
Rubbish:	\$ 5,760
Reserves:	\$ 3,200
Landscaping:	\$ 1,500
Pest Control:	\$ 900
Off-Site Mgmt:	\$ 9,525
On-Site Mgmt:	\$ 8,160
Total Expenses:	\$106,400
Per SF:	\$8.93
Per Unit:	\$6,650

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 #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$1,018	\$1,800
2	1+1	\$1,229	\$1,800
3	1+1	\$1,016	\$1,800
4	1+1	\$1,044	\$1,800
5	1+1	\$1,014	\$1,800
6	2+2	\$1,251	\$2,250
7	2+2	\$1,231	\$2,250
8	1+1	\$1,000	\$1,800
9	2+2	\$1,459	\$2,250
10	3+2	\$2,250	\$2,700
11	1+1	\$989	\$1,800
12A	1+1	\$1,800	\$1,800
12B	1+1	\$1,098	\$1,800
14	1+1	\$1,094	\$1,800
15	2+2	\$1,192	\$2,250
16	3+2	\$1,552	\$2,700
TOTAL:		\$0	\$20,237
			\$32,400

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AERIAL VIEW



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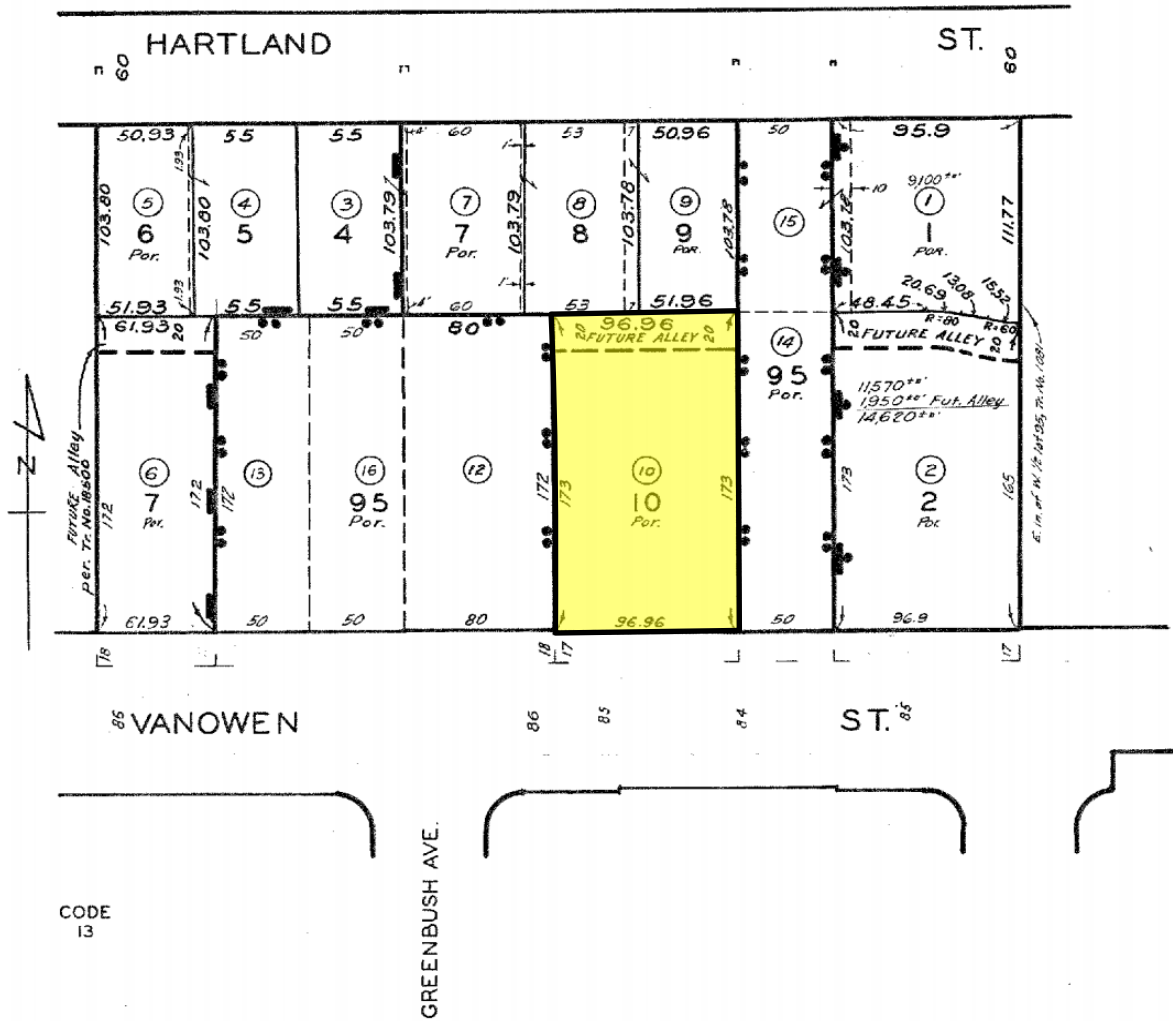
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16 UNITS ON VANOWEN STREET

PARCEL MAP

2328 31
SCALE 1" = 60'

2-18-51
3-28-51
9-18-52
2-13-53
2-22-64
6707105
68111401
681122E
690116E
7207124C



TRACT NO. 1081
M. B. 17 - 130 - 131

TRACT NO. 17936
M. B. 544 - 19 - 20

TRACT NO. 18500
M. B. 556 - 31

TRACT NO. 21027
M. B. 556 - 28

FOR PREV. ASSM'T. SEE: 1479-31

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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