

# 14921 Vanowen Street

VAN NUYS, CA



## PRICE:

\$3,200,000

## INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- On-Site Parking with Storage
- 12.52 GRM & 4.90% Cap Rate
- Unit Mix: 15-2+1
- Large Lot
- On-Site Laundry
- Individually Metered for Gas & Electric
- High Demand Rental Location

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### KW COMMERCIAL

12001 VENTURA PLACE  
SUITE #404  
STUDIO CITY, CA 91604

### PRESENTED BY:

#### MICHAEL PESCI

VP OF INVESTMENTS  
BRE # 01274379  
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#### JAMES ANTONUCCI

VP OF INVESTMENTS  
BRE # 01822661  
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# 15 UNITS ON VANOWEN STREET

INVESTMENT SUMMARY		
Price:		\$3,200,000
Down Payment:	46%	\$1,472,000
Units:		15
Cost per Unit:		\$213,333
Current GRM:		12.52
Current CAP:		4.90%
Market GRM:		7.88
Market CAP:		9.25%
Age:		1953
Lot SF:		16,085
Building SF:		11,832
Price per SF:		\$270.45
Zoning:		R3



PROPOSED FINANCING		
First Loan Amount:		\$1,728,000
Terms:	6.00%	30 Years (5-Year Fix)
Monthly Payment:		\$10,461

Great Van Nuys Location  
Unit Mix: 15-2+1  
Large Lot  
12.52 GRM & 4.90% Cap Rate

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$255,588			\$405,900	
Less Vacancy Rate Reserve:	7,668	3.0%		12,177	3.0%
Gross Operating Income:	247,920			393,723	
Less Expenses:	91,272	35.7%		97,834	24.1%
Net Operating Income:	\$156,648			\$295,889	
Less Loan Payments:	125,537	1.25		125,537	
Pre-Tax Cash Flow:	\$31,111	2.1%		\$170,352	11.6%
Plus Principal Reduction:	21,217			21,217	
Total Return Before Taxes:	\$52,328	3.6%		\$191,569	13.0%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
15	2+1	\$1,415	\$21,224	\$2,250	\$33,750
Total Scheduled Rent:			\$21,224		\$33,750
Laundry:			\$75		\$75
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$21,299		\$33,825
Annual Scheduled Gross Income:			\$255,588		\$405,900
Taxes: (new)					\$40,000
Insurance:					\$5,916
Utilities:					\$23,400
Maintenance:					\$11,156
Rubbish:					\$5,400
Reserves:					\$3,000
Landscaping:					\$1,500
Pest Control:					\$900
Total Expenses:					\$91,272
Per SF:					\$7.71
Per Unit:					\$6,085

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	2+1	\$1,287	\$2,250
2	2+1	\$1,210	\$2,250
3	2+1	\$1,257	\$2,250
4	2+1	\$1,266	\$2,250
5	2+1	\$1,329	\$2,250
6	2+1	\$1,244	\$2,250
7	2+1	\$1,245	\$2,250
8	2+1	\$1,287	\$2,250
9	2+1	\$1,448	\$2,250
10	2+1	\$1,319	\$2,250
11	2+1	\$1,930	\$2,250
12	2+1	\$1,975	\$2,250
13	2+1	\$1,630	\$2,250
14	2+1	\$1,405	\$2,250
15	2+1	\$1,392	\$2,250
TOTAL:		\$21,224	\$33,750

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PHOTOS



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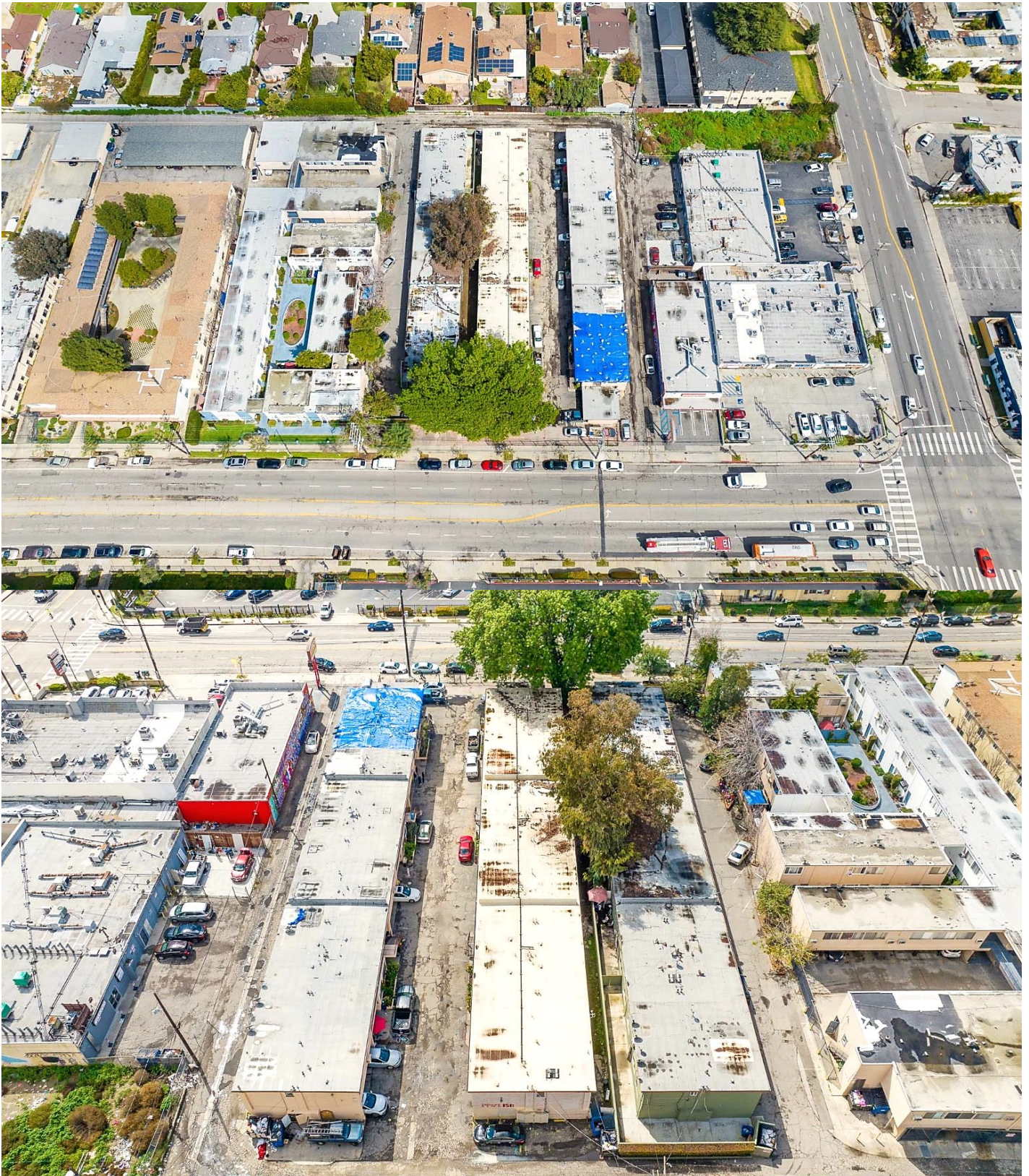
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## 15 UNITS ON VANOWEN STREET

### AERIAL VIEW



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# 15 UNITS ON VANOWEN STREET

## PARCEL MAP

2220 18  
SCALE 1" = 60'

LEMONA  
AVE.

HARTLAND

ST.

2-13-65  
5-26-65  
11-18-66

REVISED  
1-17-62  
2-6-62  
6-21-62  
6-30-64  
70095400  
72050702  
74075511

TRACT NO. 1000

M.B. 19-1-34

TRACT NO. 18808

M.B. 457-31

TRACT NO. 15512

M.B. 513-42

TRACT NO. 15600

M.B. 344-38-39

TRACT NO. 20232

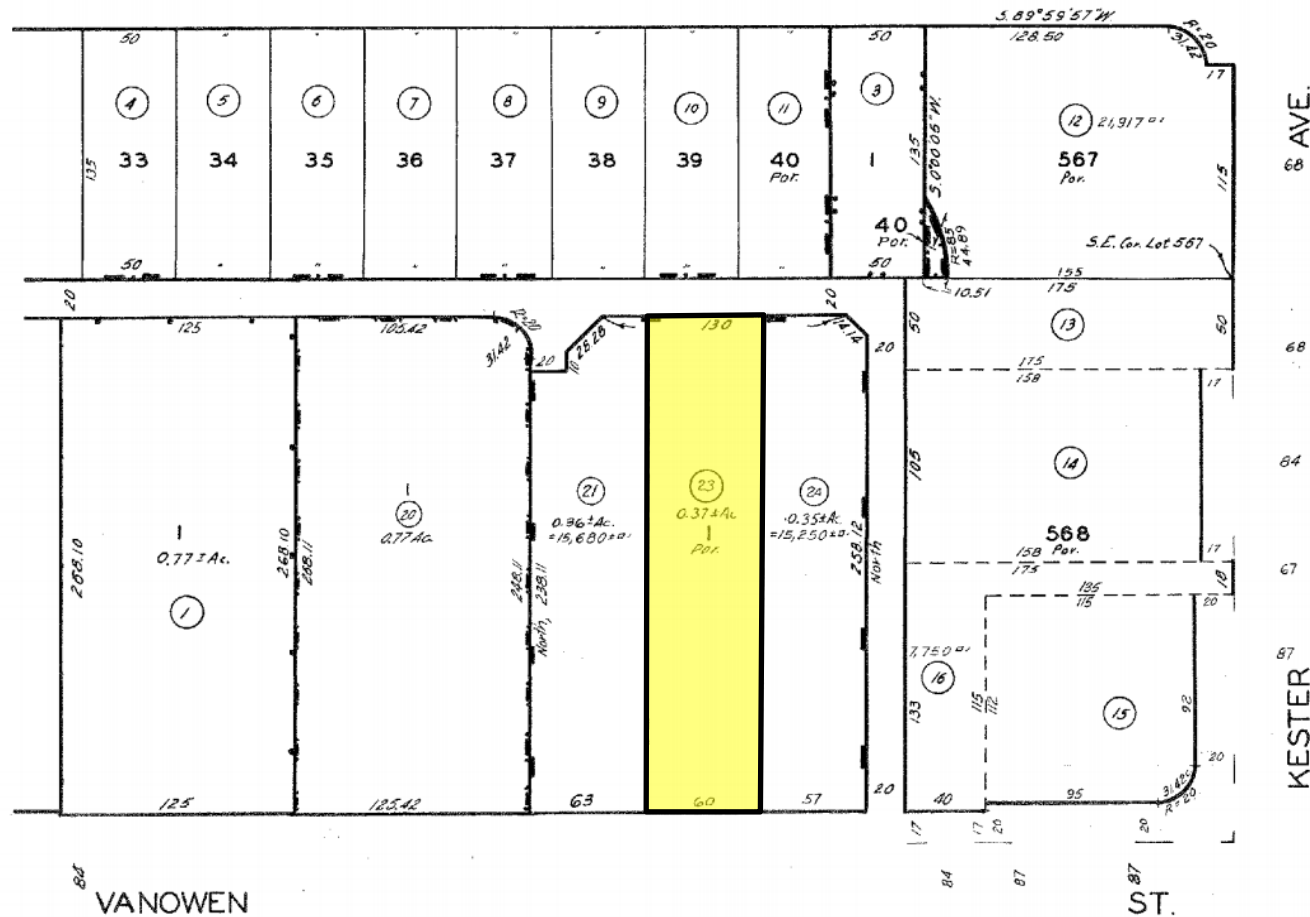
M.B. 529-17

TRACT NO. 22181

M.B. 718-100



CODE  
13



FOR PREV. ASSM'T. SEE: 905-220 & 221

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

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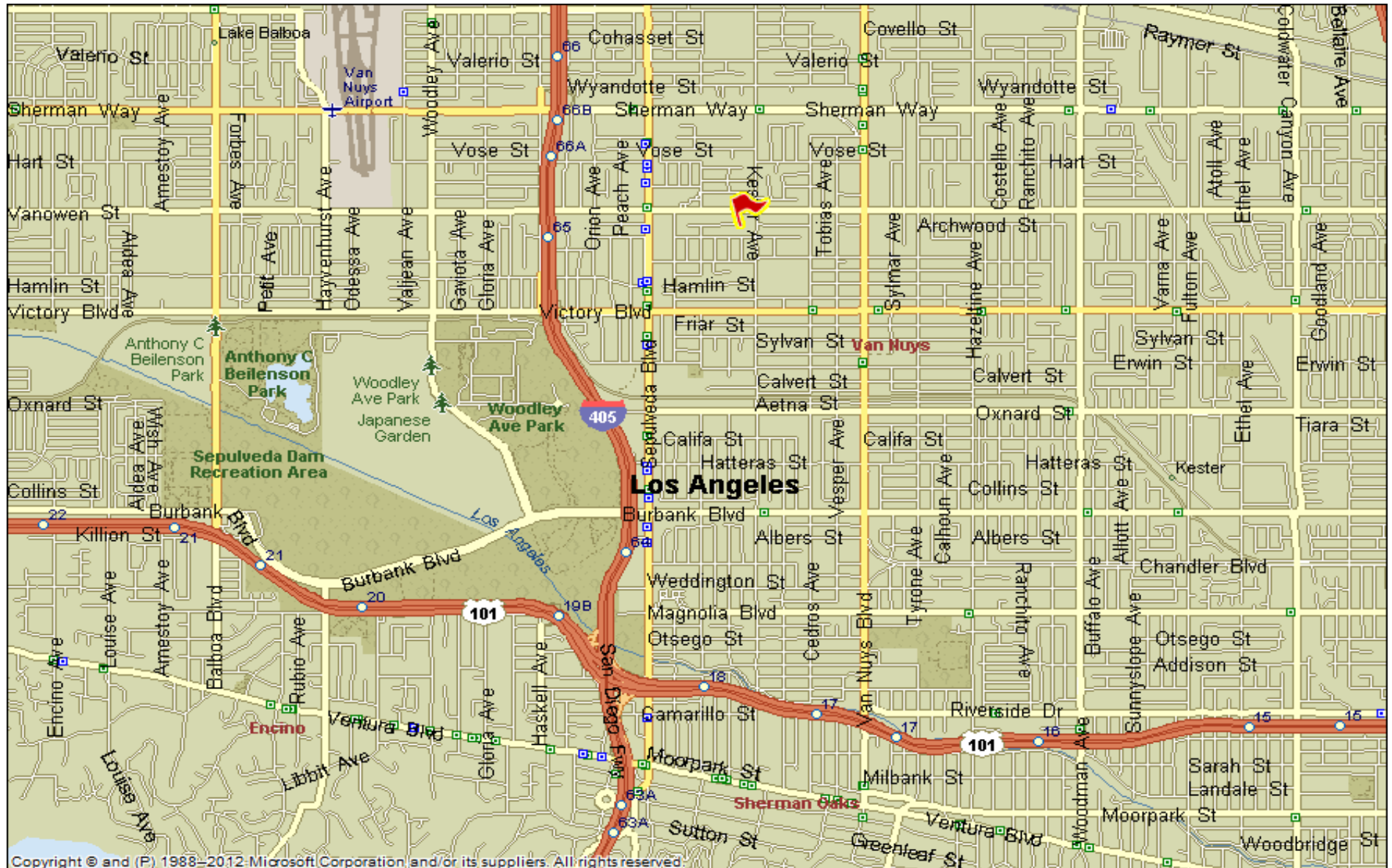
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## 15 UNITS ON VANOWEN STREET

### STREET MAP



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