

10722-24 White Oak Ave

GRANADA HILLS, CA



PRICE:

\$1,820,000

INVESTMENT HIGHLIGHTS:

- Great Granada Hills Location
- Excellent Owner/User Opportunity
- Favorable Financing Available
- Old Town Granada Hills Nearby
- Free Standing Building
- Large Lot With Ample Parking
- Great Frontage On White Oak Ave
- Freeway/Transit Access

apla GROUP

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

6 OFFICE UNITS ON WHITE OAK AVE

INVESTMENT SUMMARY			
Price:			\$1,820,000
Down Payment:	50%		\$910,000
Units:			6
Cost per Unit:			\$303,333
Current CAP:			5.15%
Market CAP:			6.15%
Age:			1962
Lot SF:			7,208
Building SF:			4,697
Price per SF:			\$387.48
Zoning:			LAC1



Great Granada Hills Location
 Excellent Owner/User Opportunity
 Favorable Financing Available
 Free Standing Building

PROPOSED FINANCING			
First Loan Amount:			\$910,000
Terms:	7.25%	30 Years (5-Year Fix)	
Monthly Payment:			\$6,208

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$137,760		\$157,860	
Less Vacancy Rate Reserve:	6,888	5.0%	7,893	5.0%
Gross Operating Income:	130,872		149,967	
Less Expenses:	37,102	26.9%	38,057	24.1%
Net Operating Income:	\$93,770		\$111,910	
Less Loan Payments:	75,184	1.25	75,184	
Pre-Tax Cash Flow:	\$18,586	2.0%	\$36,726	4.0%
Plus Principal Reduction:	8,806		8,806	
Total Return Before Taxes:	\$27,392	3.0%	\$45,532	5.0%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
6	Commercial	\$1,913	\$11,480	\$2,193	\$13,155
Total Scheduled Rent:			\$11,480	\$13,155	
Common Area Maintenance:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$11,480	\$13,155	
Annual Scheduled Gross Income:			\$137,760	\$157,860	

ESTIMATED EXPENSES	
Taxes: (new)	\$22,750
Insurance:	\$2,349
Utilities:	-
Maintenance:	\$6,544
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	\$1,500
Pest Control:	\$600
Total Expenses:	\$37,102
Per Net Sq. Ft.:	\$7.90
Per Unit:	-

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	UNIT SQ FT	MARKET RENT
10724 White Oak #1	Real Estate Mortgage	Commercial	\$4,200	1700	\$4,760
10722 White Oak #2	Law Office	Commercial	\$2,050	775	\$2,170
10722 White Oak #3	Office Space	Commercial	\$400	232	\$650
10722 White Oak #4	Security Company	Commercial	\$2,050	830	\$2,325
10722 White Oak #5	VACANT	Commercial	\$1,900	678	\$1,900
10722 White Oak #6	Tutoring Services	Commercial	\$880	482	\$1,350
TOTAL:			\$11,480		\$13,155

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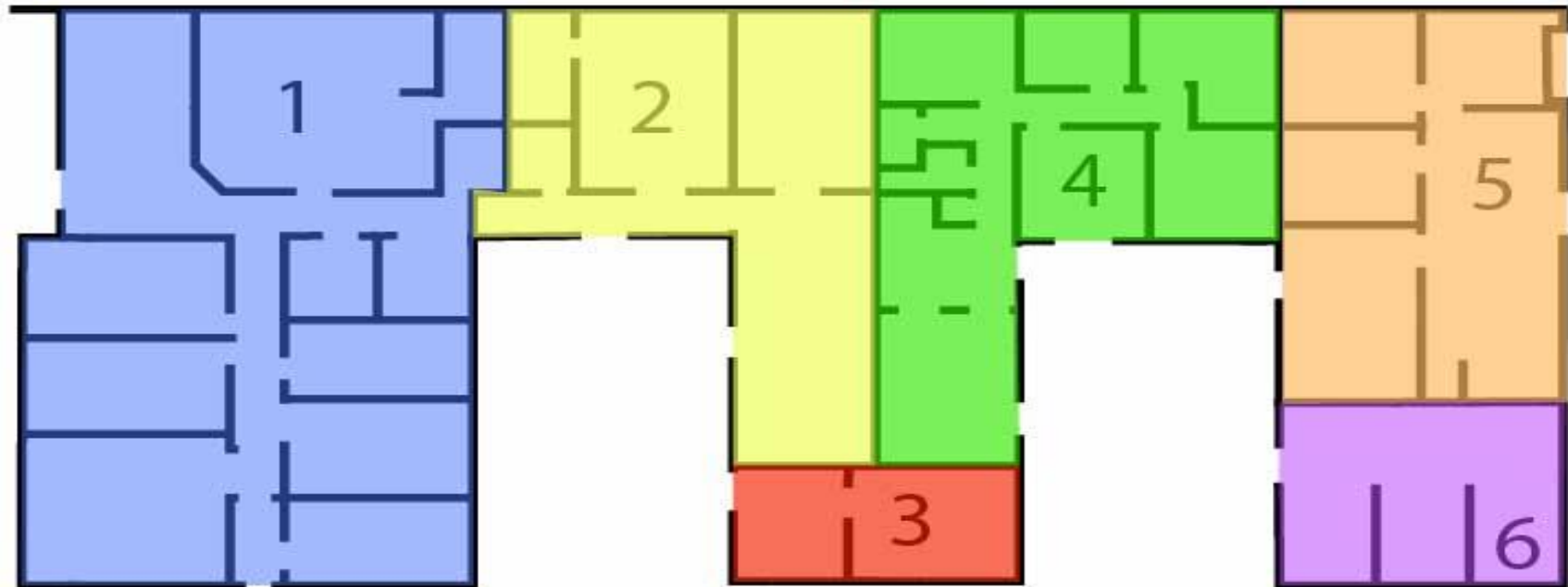
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FLOORPLAN

10722-24 FLOORPLAN



- Blue = 1700 SQFT
- Yellow = 775 SQFT
- Red = 232 SQFT

- Green = 830 SQFT
- Orange = 678 SQFT
- Purple = 482 SQFT



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PHOTOS



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AERIAL VIEW



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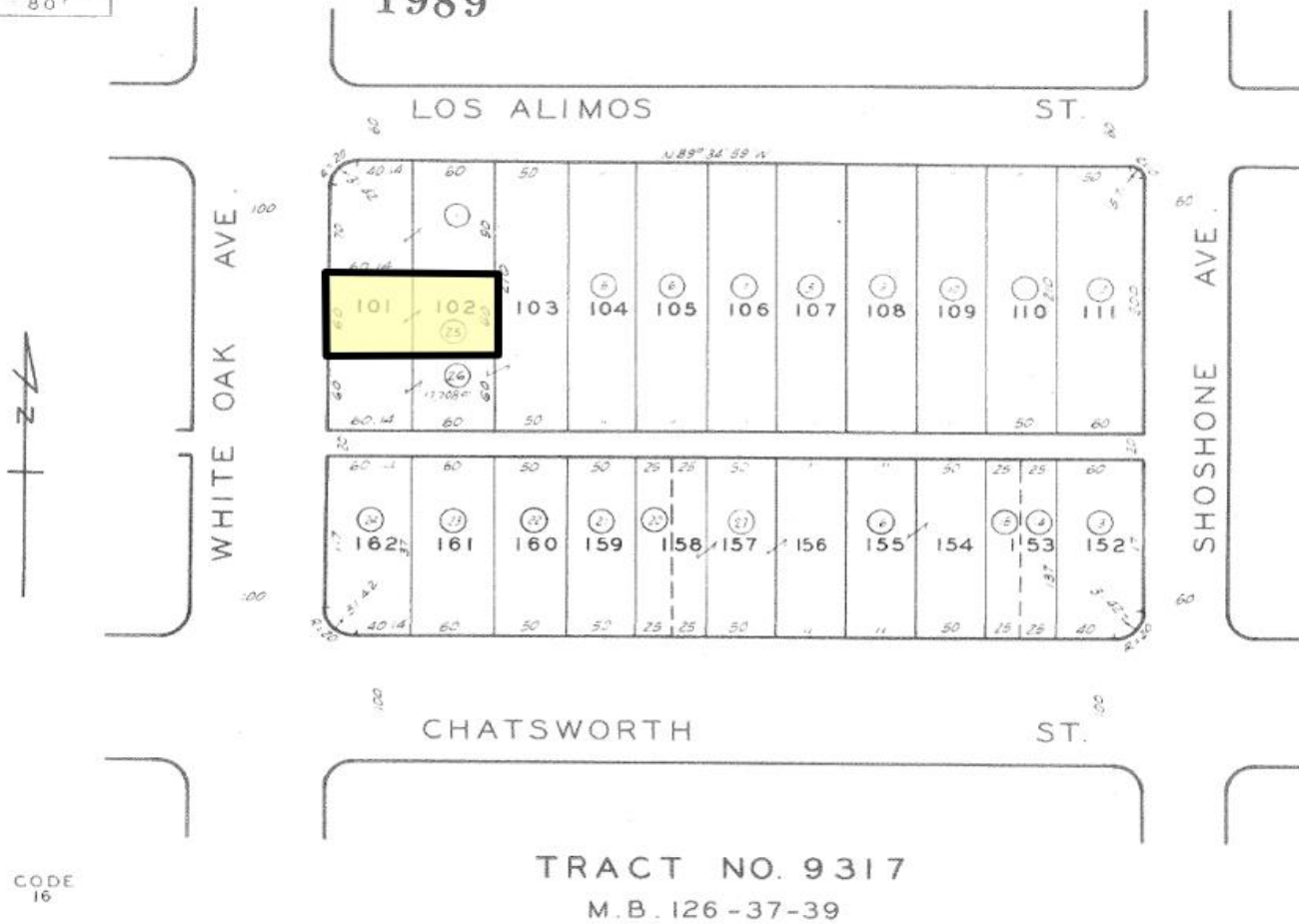
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6 OFFICE UNITS ON WHITE OAK AVE

PARCEL MAP

2712 28
SCALE 1" = 80'

3-1-65 REVISED
3-31-60
881000000000



CODE
16

FOR PREV. ASSM'T. SEE: 2712 - 28

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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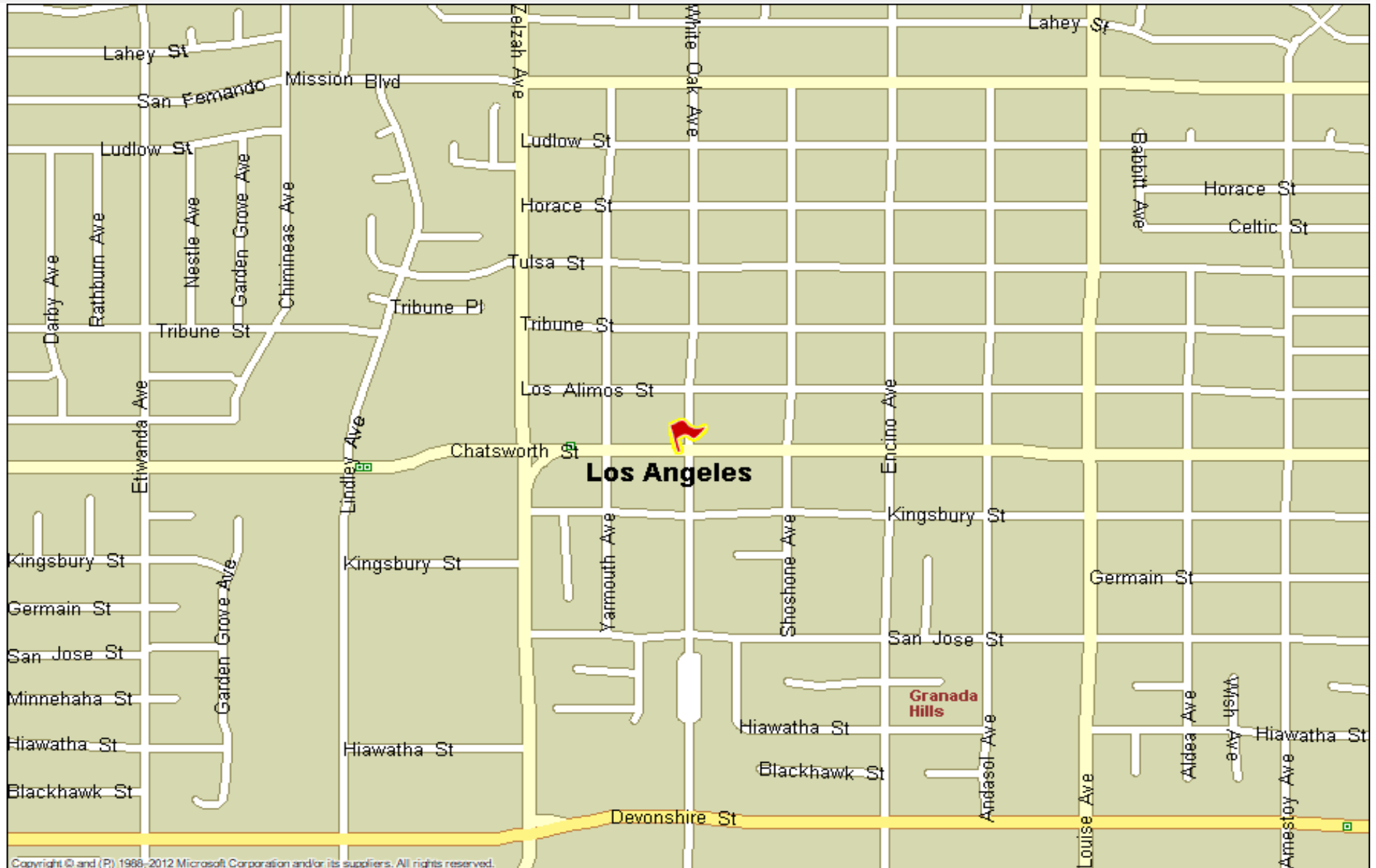
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STREET MAP



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