

EXCLUSIVELY LISTED BY APLA GROUP

17725 Rhoda St

ENCINO, CA



PRICE:

\$1,500,000

INVESTMENT HIGHLIGHTS:

- Great Encino Location
- Owner/User Opportunity
- On-Site & Street Parking
- Unit Mix: 6-Commercial
- 3,576 SQR FT + 1,224 SQR FT Warehouse = 4,800 TOTAL SQR FT
- Minutes From CA-101 Freeway
- Freeway / Transit Access
- 4 Units Delivered Vacant

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KW COMMERCIAL

4605 LANKERSHIM BLVD
SUITE #635
TOLUCA LAKE, CA 91602

PRESENTED BY:

MICHAEL PESCI
VP OF INVESTMENTS
BRE # 01274379
(818) 432-1627
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JAMES ANTONUCCI
VP OF INVESTMENTS
BRE # 01822661
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ANTHONY QUINTERO
INVESTMENT ASSOCIATE
BRE # 01192373
(818) 432-1571
ANTHONY@APLAGROUP.COM

6 UNIT OFFICE BUILDING ON RHODA ST

INVESTMENT SUMMARY		
Price:		\$1,500,000
Down Payment:	100%	\$1,500,000
Units:		6
Cost per Unit:		
Current CAP:		6.87%
Market CAP:		7.60%
Age:		1951
Lot SF:		8,800
Building SF:		4,800
Price per SF:		\$312.50
Zoning:		LACR



OWNER/USER OPPORTUNITY!
 4 Units Delivered Vacant
 Freeway / Transit Access
 Large Lot Approximately 8,800 Sq. Ft.

PROPOSED FINANCING		
First Loan Amount:		\$0
Terms:	6.75%	30 Years (5-Year Fix)
Monthly Payment:		\$0

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$134,472		\$145,800	
Less Vacancy Rate Reserve:	4,034	3.0%	4,374	3.0%
Gross Operating Income:	130,438		141,426	
Less Expenses:	27,450	20.4%	27,450	18.8%
Net Operating Income:	\$102,988		\$113,976	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$102,988	6.87%	\$113,976	7.60%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$102,988	6.87%	\$113,976	7.60%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
6	Commercial	\$1,843	\$11,056	\$2,000	\$12,000
Total Scheduled Rent:			\$11,056		\$12,000
Common Area Maintenance:					
Parking, Storage, Misc:			\$150		\$150
Monthly Scheduled Gross Income:			\$11,206		\$12,150
Annual Scheduled Gross Income:			\$134,472		\$145,800

ESTIMATED EXPENSES	
Taxes: (new)	\$18,750
Insurance:	\$4,800
Utilities:	-
Maintenance:	-
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	-
Pest Control:	\$540
Total Expenses:	\$27,450
Per Net Sq. Ft.:	\$5.72
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	UNIT SQFT	CURRENT RENT	LEASE END DATE	MARKET RENT
1	Vacant	Commercial	274	\$685		\$685
2	Vacant	Commercial	824	\$2,060		\$2,060
3	Vacant	Commercial	825	\$2,063		\$2,063
4	Tenant (Unit 4)	Commercial	661	\$1,322	01/31/2026	\$1,653
5	Vacant	Commercial	992	\$2,480		\$2,480
6	Warehouse	Commercial	1224	\$2,446	01/31/2026	\$3,060
TOTAL:			\$4,800	\$11,056		\$12,000

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FLOORPLAN

17725 Rhoda Street | Encino, CA 91316



Presented By : APLAgroup | 213. 820.1335 | mike@aplagroup.com | aplagroup.com

All measurements are approximate and not guaranteed. This illustration is provided for marketing and convenience only. All information should be verified independently flooran.com

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AERIAL VIEW

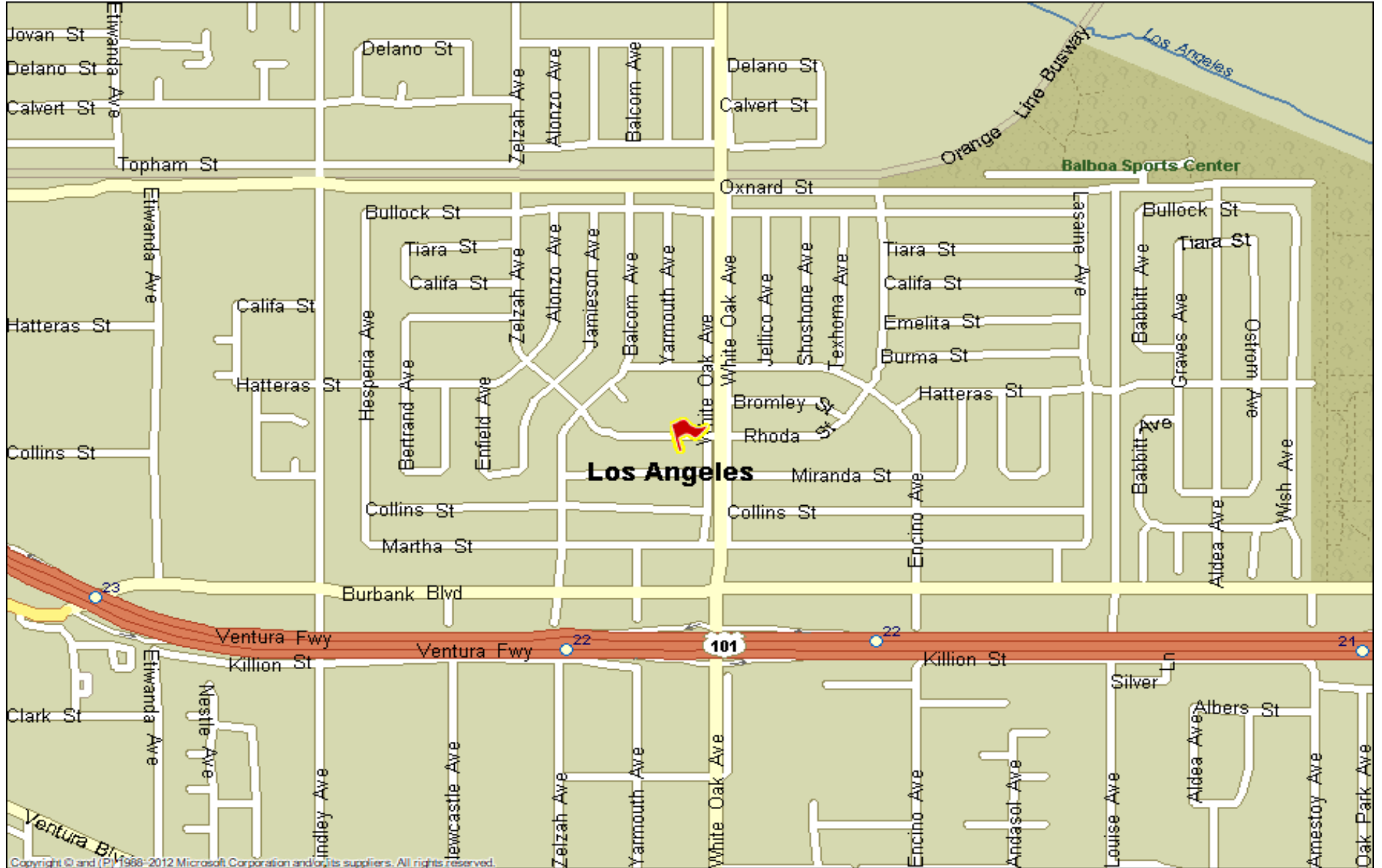


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STREET MAP



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AMENITY MAP



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