

EXCLUSIVELY LISTED BY APLA GROUP

250 S Union Ave

LOS ANGELES, CA



PRICE:

\$1,550,000

INVESTMENT HIGHLIGHTS:

- Unit Mix: 1-Single | 2-1+1 | 7-2+1
- On-Site Parking & Laundry
- Potential ADU Opportunity
- Nearby Shopping/Transit Access
- Individually Metered For Gas & Electric
- New Roof In 2023
- Soft Story Retrofit Completed
- Great Los Angeles Location

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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
MIKE@APLAGROUP.COM

JAMES ANTONUCCI

VP OF INVESTMENTS
BRE # 01822661
(818) 432-1513
JAMES@APLAGROUP.COM

10 UNITS ON S UNION AVE

INVESTMENT SUMMARY		
Price:		\$1,550,000
Down Payment:	45%	\$697,500
Units:		10
Cost per Unit:		\$155,000
Current GRM:		8.40
Current CAP:		7.27%
Market GRM:		6.91
Market CAP:		11.39%
Age:		1963
Lot SF:		7,011
Building SF:		7,040
Price per SF:		\$220.17
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$852,500
Terms:	6.20%	30 Years (5-Year Fix)
Monthly Payment:		\$5,272

Unit Mix: 1-Single | 2-1+1 | 7-2+1
On-Site Parking & Laundry
Individually Metered For Gas & Electric
8.40 GRM & 7.27% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$184,554		\$260,400	
Less Vacancy Rate Reserve:	5,537	3.0%	7,812	3.0%
Gross Operating Income:	179,017		252,588	
Less Expenses:	66,267	35.9%	76,013	29.2%
Net Operating Income:	\$112,751		\$176,575	
Less Loan Payments:	63,264	1.78	73,468	
Pre-Tax Cash Flow:	\$49,486	7.1%	\$103,107	12.7%
Plus Principal Reduction:	10,082		11,709	
Total Return Before Taxes:	\$59,569	8.5%	\$114,815	14.2%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Single	\$1,500	\$1,500	\$1,500	\$1,500
2	1+1	\$1,835	\$3,669	\$1,700	\$3,400
7	2+1	\$1,459	\$10,210	\$2,400	\$16,800
Total Scheduled Rent:			\$15,379		\$21,700
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$15,379		\$21,700
Annual Scheduled Gross Income:			\$184,554		\$260,400
Taxes: (new)					\$19,375
Insurance:					\$8,800
Utilities:					\$14,880
Maintenance:					\$8,951
Rubbish:					\$3,600
Reserves:					\$2,000
Landscaping:					\$900
Pest Control:					\$600
Total Expenses:					\$66,267
Per SF:					\$9.41
Per Unit:					\$6,627

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		Single	\$1,500	\$1,500
2		2+1	\$1,229	\$2,400
3		2+1	\$1,230	\$2,400
4		1+1	\$2,000	\$1,700
5		2+1	\$969	\$2,400
6		2+1	\$2,750	\$2,400
7		2+1	\$1,701	\$2,400
8		2+1	\$1,374	\$2,400
9		1+1	\$1,669	\$1,700
10		2+1	\$957	\$2,400
TOTAL:			\$15,379	\$21,700
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PHOTOS



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AERIAL VIEW



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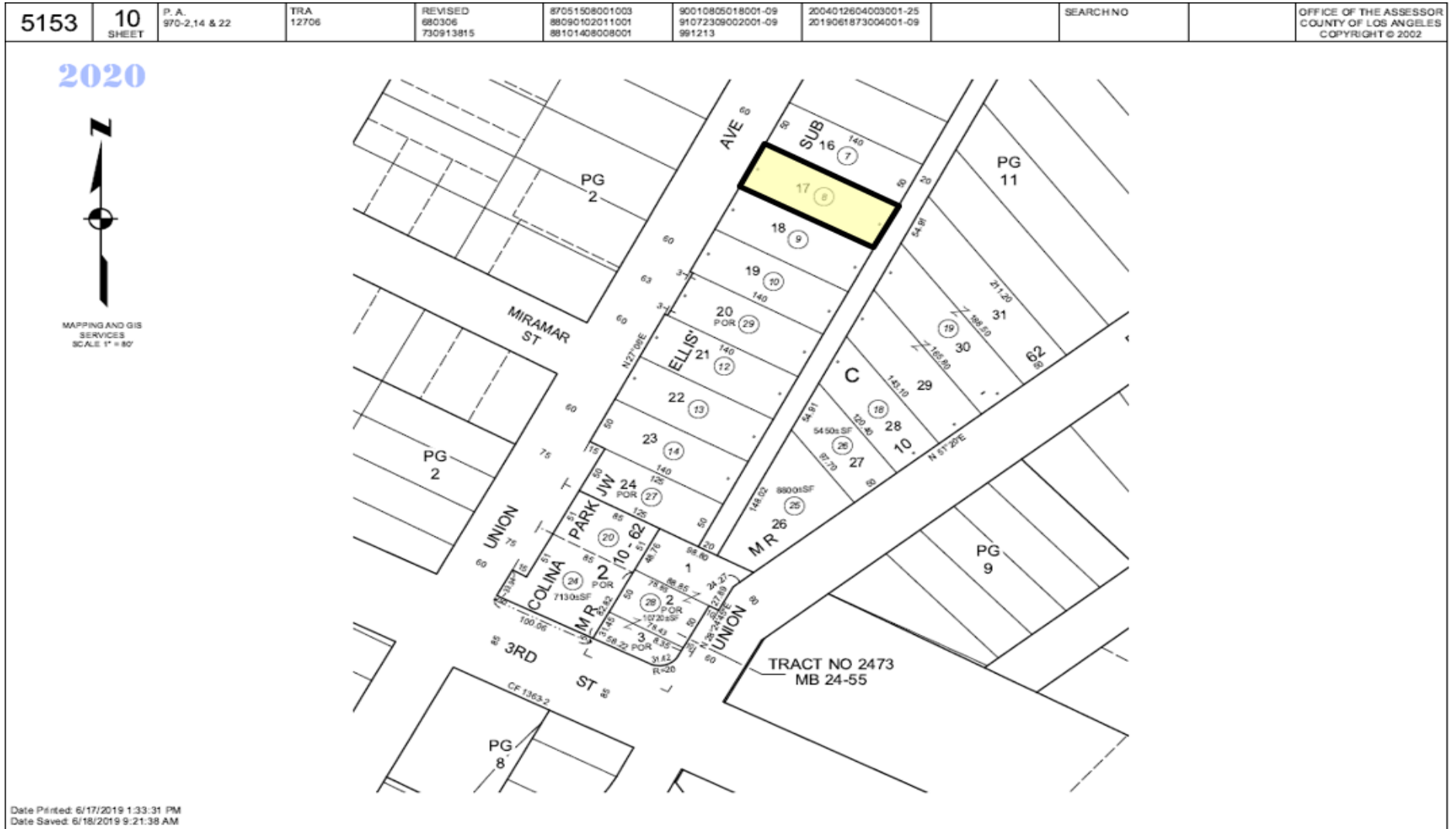
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PARCEL MAP



MICHAEL PESCI & JAMES ANTONUCCI

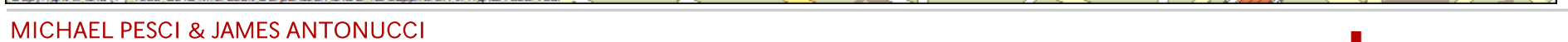
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STREET MAP



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AMENITY MAP



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