

EXCLUSIVELY LISTED BY APLA GROUP

260 S Union Ave

LOS ANGELES, CA



PRICE:

\$1,550,000

INVESTMENT HIGHLIGHTS:

- Unit Mix: 1-Single | 7-2+1 | 2-1+1
- Potential ADU Opportunity
- On-Site Parking & Laundry
- 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:		8.74
Current CAP:		6.89%
Market GRM:		6.62
Market CAP:		11.48%
Age:		1964
Lot SF:		7,009
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 | 7-2+1 | 2-1+1
 Potential ADU Opportunity
 Individually Metered For Gas & Electric
 8.74 GRM & 6.89% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$177,381		\$260,400	
Less Vacancy Rate Reserve:	5,321	3.0%	7,812	3.0%
Gross Operating Income:	172,060		252,588	
Less Expenses:	65,288	36.8%	74,723	28.7%
Net Operating Income:	\$106,771		\$177,865	
Less Loan Payments:	63,264	1.69	70,407	
Pre-Tax Cash Flow:	\$43,507	6.2%	\$107,457	13.8%
Plus Principal Reduction:	10,082		11,221	
Total Return Before Taxes:	\$53,589	7.7%	\$118,678	15.3%

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	\$939	\$939	\$1,500	\$1,500
2	1+1	\$1,392	\$2,784	\$1,700	\$3,400
7	2+1	\$1,580	\$11,059	\$2,400	\$16,800
Total Scheduled Rent:			\$14,782		\$21,700
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$14,782		\$21,700
Annual Scheduled Gross Income:			\$177,381		\$260,400
				Taxes: (new)	\$19,375
				Insurance:	\$8,448
				Utilities:	\$14,880
				Maintenance:	\$8,603
				Rubbish:	\$3,600
				Reserves:	\$2,000
				Landscaping:	\$900
				Pest Control:	\$600
				Off-Site Mgmt:	\$6,882
				Total Expenses:	\$65,288
				Per SF:	\$9.27
				Per Unit:	\$6,529

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	\$939	\$1,500
2		2+1	\$1,001	\$2,400
3		2+1	\$2,084	\$2,400
4		1+1	\$1,824	\$1,700
5		2+1	\$1,233	\$2,400
6		2+1	\$1,655	\$2,400
7		2+1	\$1,850	\$2,400
8		2+1	\$1,719	\$2,400
9		1+1	\$960	\$1,700
10		2+1	\$1,518	\$2,400
TOTAL:			\$14,782	\$21,700

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PHOTOS



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AERIAL VIEW



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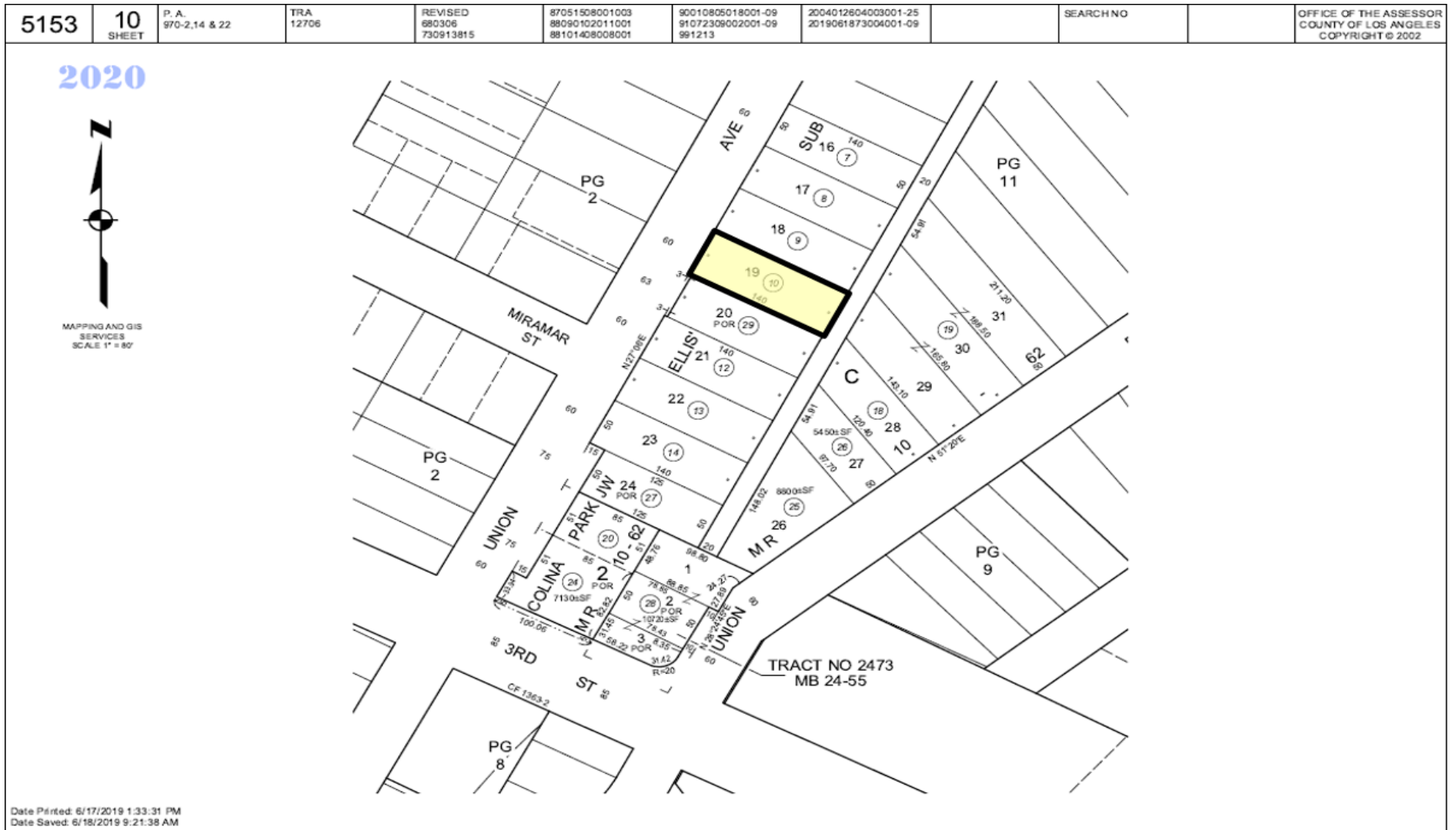
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PARCEL MAP



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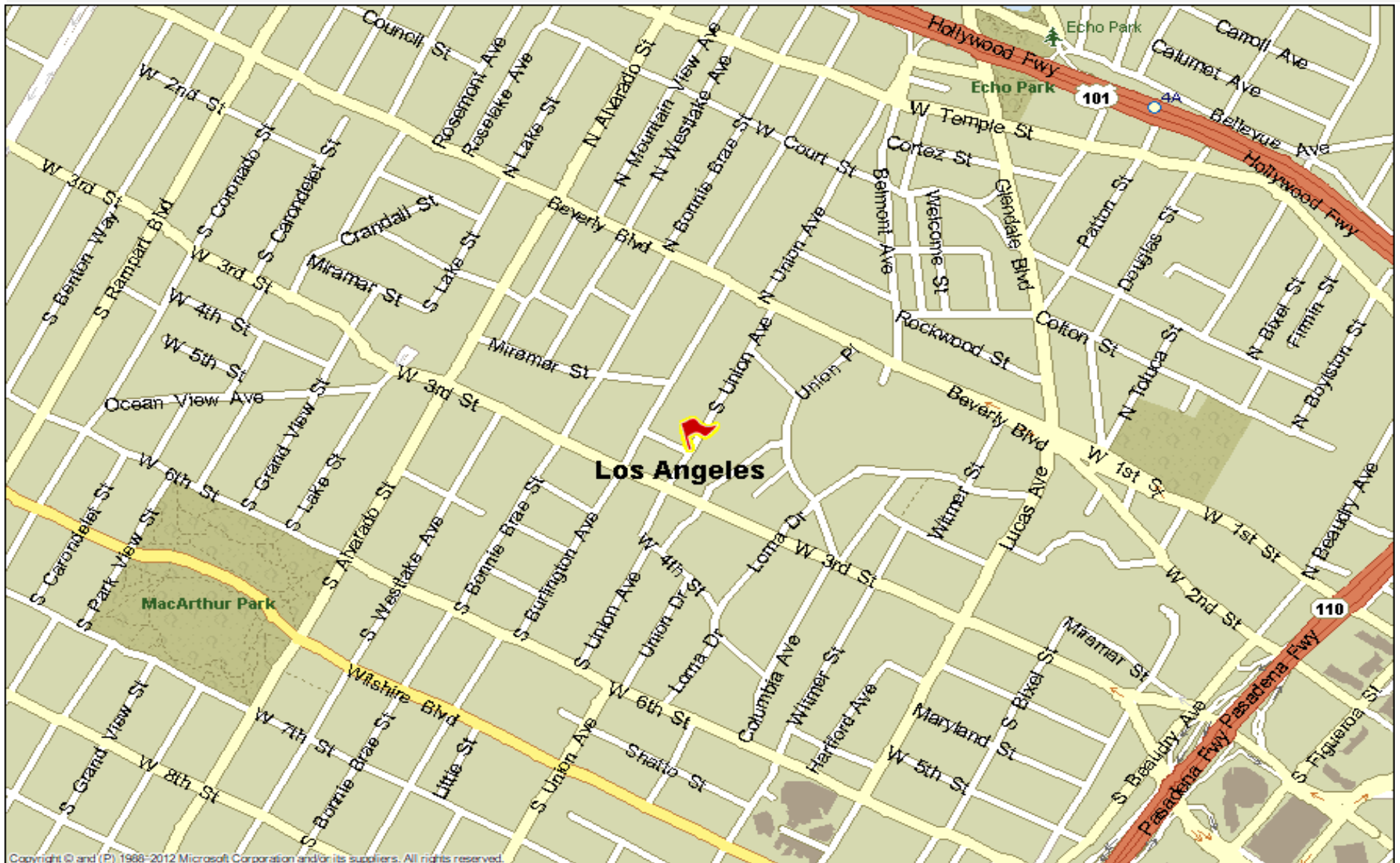
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STREET MAP



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AMENITY MAP



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