

EXCLUSIVELY LISTED BY APLA GROUP

# 15915-19 Sherman Way

VAN NUYS, CA



## PRICE:

\$2,340,000

## INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- 11.31 GRM & 5.58% Cap Rate
- Copper Plumbing
- Unit Mix: 12-1+1
- Tremendous Rental Upside
- Individually Metered for Gas & Electric
- I-405 Freeway Nearby
- Roof Replaced May 2023

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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



# 12 UNITS ON SHERMAN WAY

INVESTMENT SUMMARY		
Price:		\$2,340,000
Down Payment:	38%	\$889,200
Units:		12
Cost per Unit:		\$195,000
Current GRM:		11.31
Current CAP:		5.58%
Market GRM:		9.03
Market CAP:		7.66%
Age:		1956
Lot SF:		12,472
Building SF:		7,950
Price per SF:		\$294.34
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$1,450,800
Terms:	5.90%	30 Years (5-Year Fix)
Monthly Payment:		\$8,689

Great Van Nuys Location  
Unit Mix: 12-1+1  
Tremendous Rental Upside  
11.31 GRM & 5.58% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$206,922		\$261,960	
Less Vacancy Rate Reserve:	6,208	3.0%	7,776	3.0%
Gross Operating Income:	200,714		251,424	
Less Expenses:	70,189	33.9%	72,217	27.9%
Net Operating Income:	\$130,526		\$179,207	
Less Loan Payments:	104,274	1.25	104,274	
Pre-Tax Cash Flow:	\$26,252	3.0%	\$74,933	8.4%
Plus Principal Reduction:	18,149		18,149	
Total Return Before Taxes:	\$44,401	5.0%	\$93,082	10.5%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
12	1+1	\$1,437	\$17,244	\$1,800	\$21,600
Total Scheduled Rent:			\$17,244		\$21,600
Laundry:			\$130		\$130
Parking, Storage, Misc:			\$100		\$100
Monthly Scheduled Gross Income:			\$17,474		\$21,830
Annual Scheduled Gross Income:			\$209,682		\$261,960
Taxes: (new)					\$29,250
Insurance:					\$7,950
Utilities:					\$15,840
Maintenance:					\$8,029
Rubbish:					\$4,320
Reserves:					\$2,400
Landscaping:					\$1,500
Pest Control:					\$900
Total Expenses:					\$70,189
Per SF:					\$8.83
Per Unit:					\$5,849

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
15915 #1	1+1	\$1,800	\$1,800
15915# 2	1+1	\$1,423	\$1,800
15915 #3	1+1	\$1,150	\$1,800
15915#4	1+1	\$1,872	\$1,800
15915 #5	1+1	\$1,872	\$1,800
15915 #6	1+1	\$1,411	\$1,800
15919 #1	1+1	\$1,411	\$1,800
15919 #2	1+1	\$1,138	\$1,800
15919 #3	1+1	\$1,171	\$1,800
15919 #4	1+1	\$1,071	\$1,800
15919 #5	1+1	\$1,872	\$1,800
15919 #6	1+1	\$1,051	\$1,800
TOTAL:		\$17,244	\$21,600

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### AERIAL VIEW



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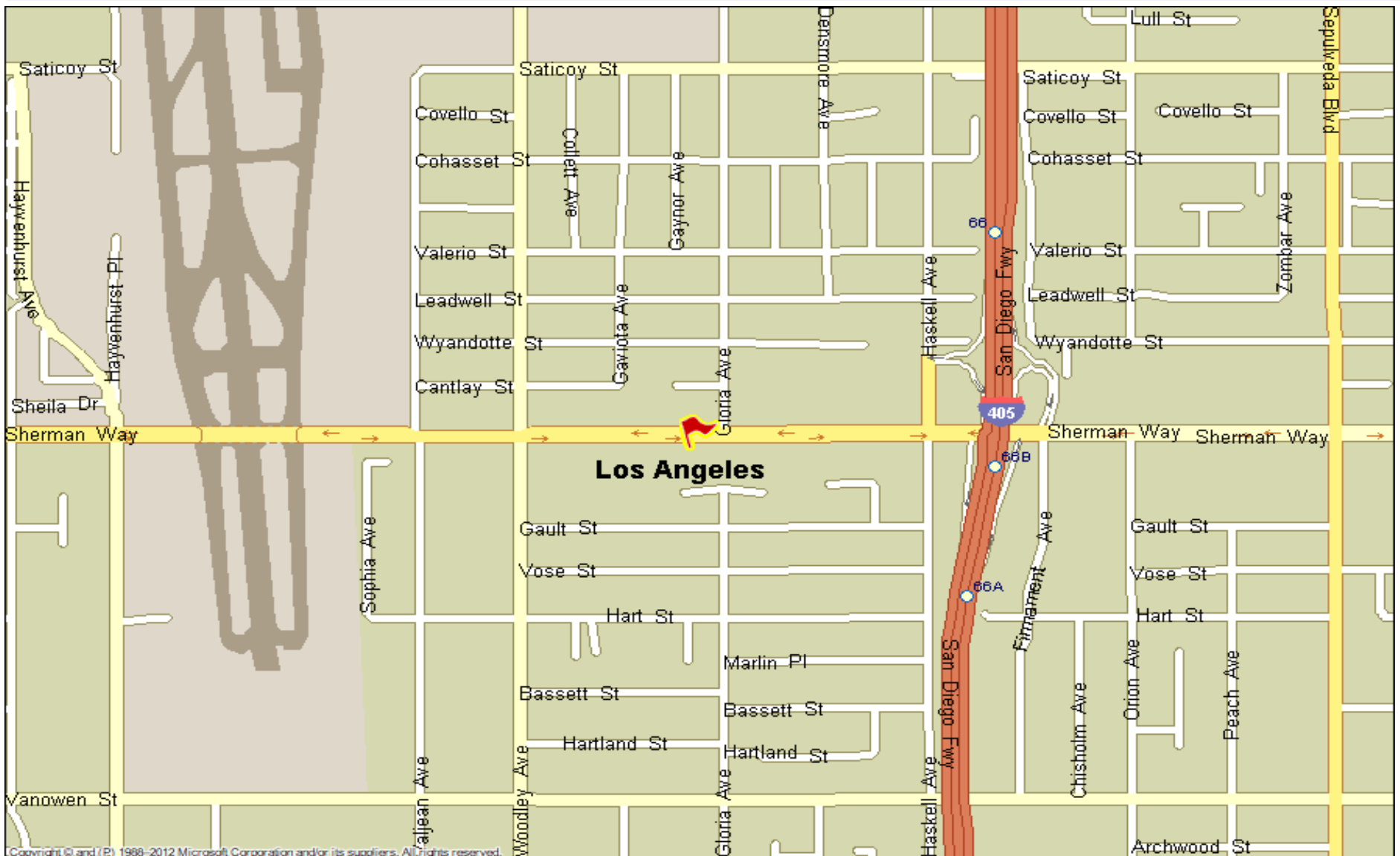






## 12 UNITS ON SHERMAN WAY

### STREET MAP



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## 12 UNITS ON SHERMAN WAY

### AMENITY MAP



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