

EXCLUSIVELY LISTED BY APLA GROUP

# 15840 Vanowen St

VAN NUYS, CA



## PRICE:

\$955,000

## INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- Van Nuys Airport Nearby
- Close Proximity to I-405 Freeway
- Unit Mix: 1-Single | 2-1+1 | 2-2+1
- Tremendous Rental Upside
- Individually Metered for Gas & Electric
- Copper Plumbing
- New Roof In 2022

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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

## 5 UNIT BUILDING ON VANOWEN

INVESTMENT SUMMARY		
Price:		\$955,000
Down Payment:	42%	\$401,100
Units:		5
Cost per Unit:		\$191,000
Current GRM:		11.30
Current CAP:		5.35%
Market GRM:		8.00
Market CAP:		8.76%
Age:		1952
Lot SF:		8,499
Building SF:		3,349
Price per SF:		\$285.16
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$553,900
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$3,444

Great Van Nuys Location  
Unit Mix: 1-Single | 2-1+1 | 2-2+1  
Tremendous Rental Upside  
11.30 GRM & 5.35% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$84,504		\$119,400	
Less Vacancy Rate Reserve:	2,535	3.0%	3,582	3.0%
Gross Operating Income:	81,969		115,818	
Less Expenses:	30,845	36.5%	32,199	27.0%
Net Operating Income:	\$51,124		\$83,619	
Less Loan Payments:	41,323	1.24	41,323	
Pre-Tax Cash Flow:	\$9,801	2.4%	\$42,296	10.5%
Plus Principal Reduction:	6,490		6,490	
Total Return Before Taxes:	\$16,291	4.1%	\$48,786	12.2%

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	\$1,048	\$1,048	\$1,550	\$1,550
2	1+1	\$1,322	\$2,643	\$1,800	\$3,600
2	2+1	\$1,676	\$3,351	\$2,400	\$4,800
Total Scheduled Rent:			\$7,042		\$9,950
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$7,042		\$9,950
Annual Scheduled Gross Income:			\$84,504		\$119,400
Taxes: (new)					\$11,938
Insurance:					\$3,349
Utilities:					\$7,080
Maintenance:					\$3,279
Rubbish:					\$1,800
Reserves:					\$1,000
Landscaping:					\$1,500
Pest Control:					\$900
Total Expenses:					\$30,845
Per SF:					\$9.21
Per Unit:					\$6,169

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.

**MICHAEL PESCI & JAMES ANTONUCCI**

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
15840	VACANT	2+1	\$1,601	\$2,400
15842		2+1	\$1,750	\$2,400
15840 1/2		1+1	\$1,545	\$1,800
15842 1/2		1+1	\$1,098	\$1,800
15842 3/4		Single	\$1,048	\$1,550
TOTAL:			\$7,042	\$9,950

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### PHOTOS



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## 5 UNIT BUILDING ON VANOWEN

### AERIAL VIEW



**MICHAEL PESCI & JAMES ANTONUCCI**

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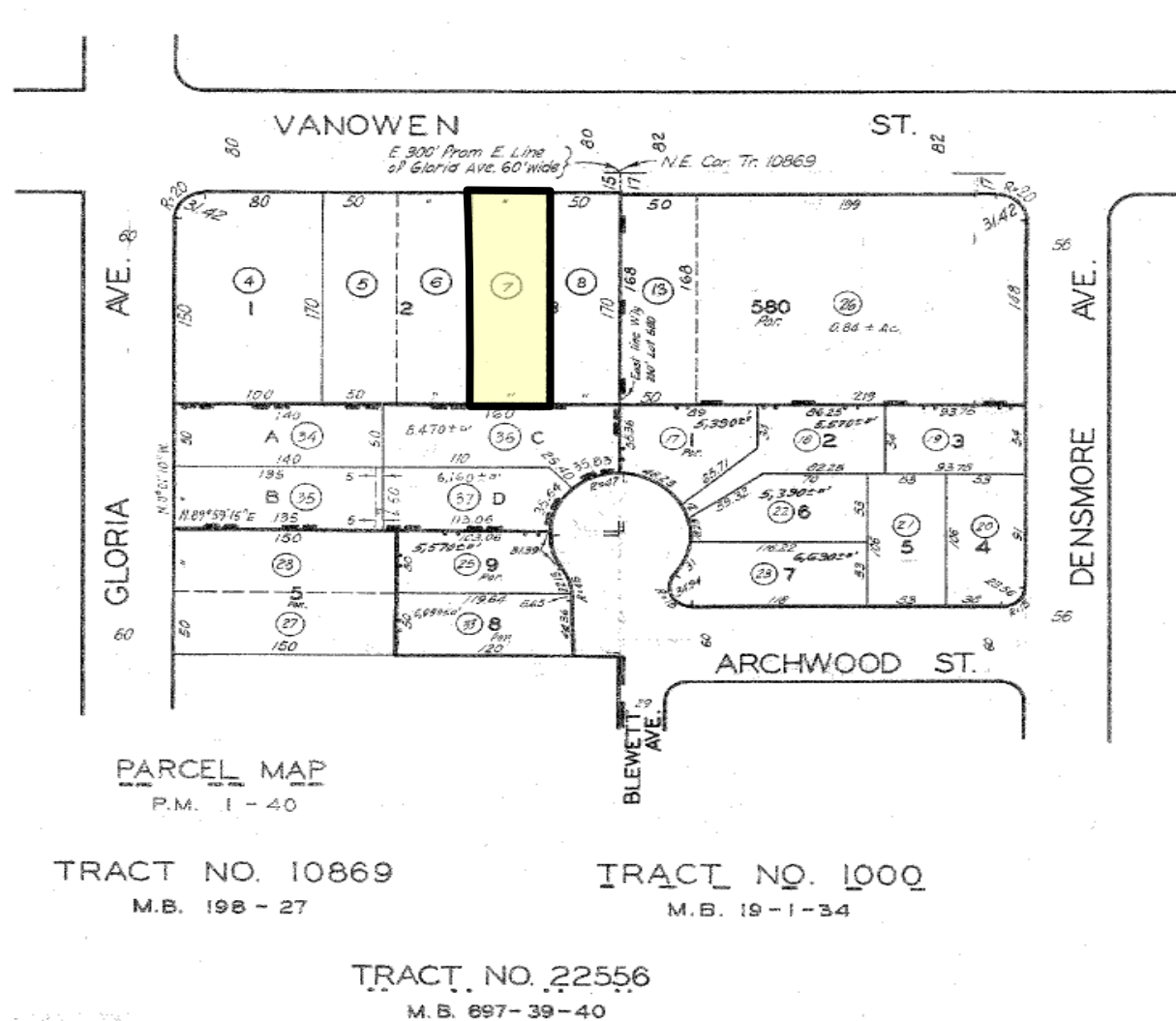
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# 5 UNIT BUILDING ON VANOWEN

## PARCEL MAP



T. SEE: 1-27-1-28-1-29-1-30-1

ASSESSOR'S OFFICE  
COUNTY OF LOS ANGELES, CALIF.

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

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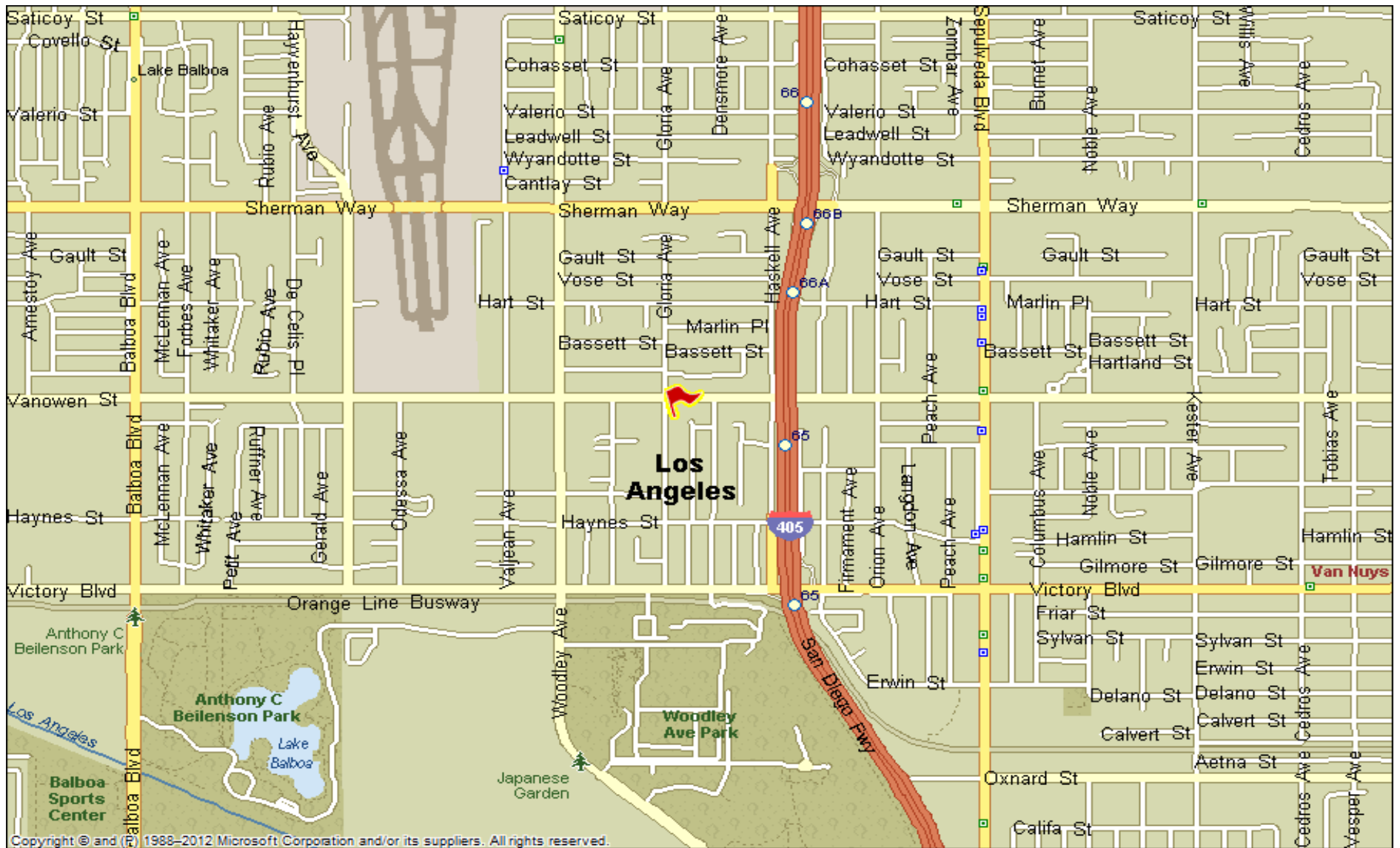
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## 5 UNIT BUILDING ON VANOWEN

### STREET MAP



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## 5 UNIT BUILDING ON VANOWEN

### AMENITY MAP



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