

EXCLUSIVELY LISTED BY APLA GROUP

16020 Vanowen Street

VAN NUYS, CA



PRICE:

\$1,600,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- ADU Potential
- Copper Plumbing
- Unit Mix: 10-1+1
- Tremendous Rental Upside
- New Roof In 2023
- Individually Metered for Gas & Electric
- High Demand Rental 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 UNIT APARTMENT BUILDING ON VANOWEN STREET

INVESTMENT SUMMARY		
Price:		\$1,600,000
Down Payment:	42%	\$672,000
Units:		10
Cost per Unit:		\$160,000
Current GRM:		11.13
Current CAP:		5.50%
Market GRM:		7.41
Market CAP:		9.70%
Age:		1958
Lot SF:		8,499
Building SF:		4,684
Price per SF:		\$341.59
Zoning:		R3



PROPOSED FINANCING		
First Loan Amount:		\$928,000
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$5,769

Great Van Nuys Location
Unit Mix: 10-1+1
Tremendous Rental Upside
11.13 GRM & 5.50% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$143,784		\$216,960	
Less Vacancy Rate Reserve:	4,314	3.0%	6,480	3.0%
Gross Operating Income:	139,470		209,520	
Less Expenses:	51,463	35.8%	54,265	25.1%
Net Operating Income:	\$88,008		\$155,255	
Less Loan Payments:	69,231	1.27	69,231	
Pre-Tax Cash Flow:	\$18,776	2.8%	\$86,024	12.8%
Plus Principal Reduction:	10,873		10,873	
Total Return Before Taxes:	\$29,649	4.4%	\$96,896	14.4%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
10	1+1	\$1,198	\$11,982	\$1,800	\$18,000
Total Scheduled Rent:			\$11,982		\$18,000
Laundry:			\$80		\$80
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$12,062		\$18,080
Annual Scheduled Gross Income:			\$144,744		\$216,960
Taxes: (new)					\$20,000
Insurance:					\$4,684
Utilities:					\$13,200
Maintenance:					\$5,579
Rubbish:					\$3,600
Reserves:					\$2,000
Landscaping:					\$1,500
Pest Control:					\$900
Off-Site Mgmt:					-
Total Expenses:					\$51,463
Per SF:					\$10.99
Per Unit:					\$5,146

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
1	1+1	\$1,286	\$1,800
2	1+1	\$1,115	\$1,800
3	1+1	\$1,642	\$1,800
4	1+1	\$1,328	\$1,800
5	1+1	\$810	\$1,800
6	1+1	\$1,265	\$1,800
7	1+1	\$1,377	\$1,800
8	1+1	\$1,130	\$1,800
9	1+1	\$983	\$1,800
10	1+1	\$1,046	\$1,800
TOTAL:		\$11,982	\$18,000

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PHOTOS



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10 UNIT APARTMENT BUILDING ON VANOWEN STREET

AERIAL VIEW



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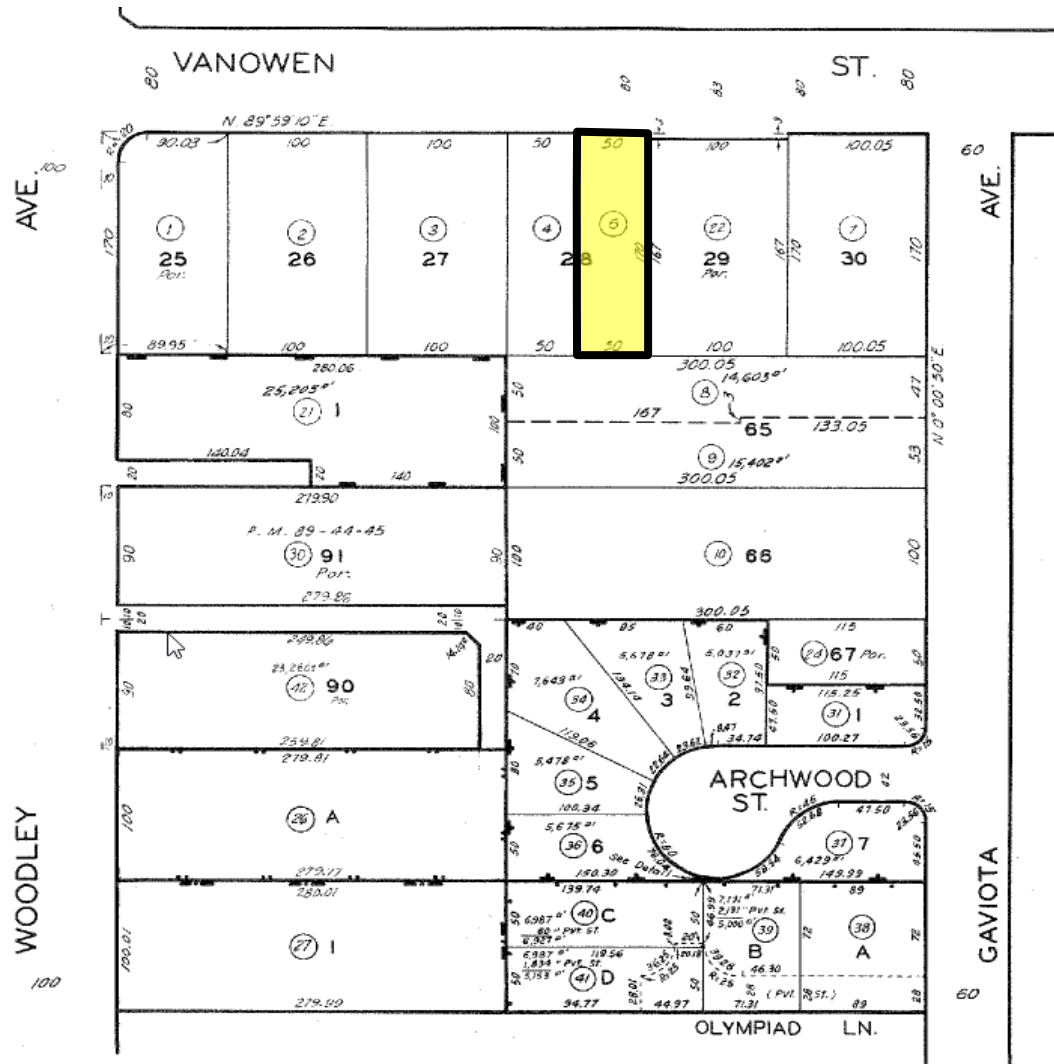
PARCEL MAP

2233 20
ALE 1" = 80'

1993

CODE
16

FOR PREV. ASSM'T. SEE:
2233-20



TRACT NO. 26858
M.B. 681 - 33 - 34

TRACT NO. 7167
M.B. 83 - 51 - 52

2-5-65
R10014403
8300260-31-84
32060703004201-03
REVISED
9-28-60
2-27-62
9-19-62
7-0-67
720602216
720725891
720715-510
170622808
10014311
700629907
440504502-82
861118-86
861119-86
860428601-86
860811603-87



DETAIL
NO SCALE

PARCEL MAP
P.M. 187-91-92

TRACT NO. 42378
M.B. 1065-1-2

CONDOMINIUM
TRACT NO. 39271
M.B. 979-83-84

PARCEL MAP
P.M. 107-93-94

ASSESSOR'S OFFICE
COUNTY OF LOS ANGELES, CALIF.

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

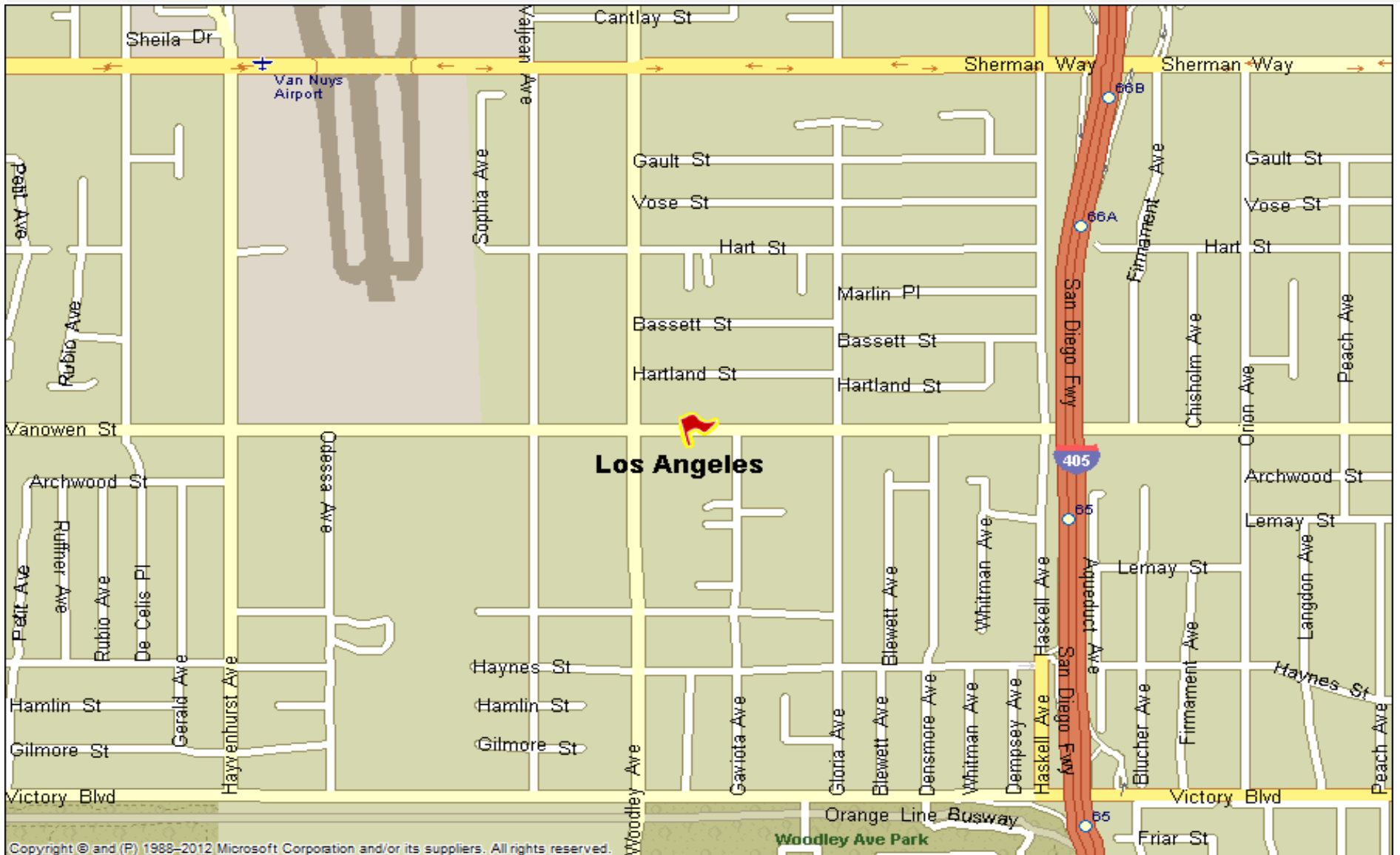
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10 UNIT APARTMENT BUILDING ON VANOWEN STREET

STREET MAP



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10 UNIT APARTMENT BUILDING ON VANOWEN STREET

AMENITY MAP



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