

5742 Hazeltine Ave

VAN NUYS, CA



PRICE:

\$1,240,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- High Demand Rental Location
- 9.78 GRM & 6.44% Cap Rate
- Unit Mix: 1-1+1 | 1-2+1 | 3-2+2 | 1-3+2
- On-Site Parking & Laundry
- Nearby Shopping/Transit Access
- Individually Metered for Gas & Electric
- Short Distance To I-405 & 101 Freeways

apla GROUP

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

6 UNITS ON HAZELTINE

INVESTMENT SUMMARY		
Price:		\$1,240,000
Down Payment:	40%	\$496,000
Units:		6
Cost per Unit:		\$206,667
Current GRM:		9.78
Current CAP:		6.44%
Market GRM:		7.20
Market CAP:		9.85%
Age:		1957
Lot SF:		6,995
Building SF:		5,708
Price per SF:		\$217.24
Zoning:		LARD1.5



PROPOSED FINANCING		
First Loan Amount:		\$744,000
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,625

Great Van Nuys Location
Unit Mix: 1-1+1 | 1-2+1 | 3-2+2 | 1-3+2
On-Site Parking & Laundry
9.78 GRM & 6.44% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$126,828		\$174,300	
Less Vacancy Rate Reserve:	3,805	3.0%	5,166	3.0%
Gross Operating Income:	123,023		167,034	
Less Expenses:	43,141	34.0%	44,902	26.1%
Net Operating Income:	\$79,882		\$122,132	
Less Loan Payments:	55,505	1.44	55,505	
Pre-Tax Cash Flow:	\$24,377	4.9%	\$66,628	13.4%
Plus Principal Reduction:	8,717		8,717	
Total Return Before Taxes:	\$33,094	6.7%	\$75,344	15.2%

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	1+1	\$1,575	\$1,575	\$1,950	\$1,950
1	2+1	\$2,200	\$2,200	\$2,200	\$2,200
3	2+2	\$1,614	\$4,843	\$2,400	\$7,200
1	3+2	\$1,951	\$1,951	\$3,000	\$3,000
Total Scheduled Rent:			\$10,569		\$14,350
Laundry:			\$175		\$175
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$10,744		\$14,525
Annual Scheduled Gross Income:			\$128,928		\$174,300
Taxes: (new)					\$15,500
Insurance:					\$7,420
Utilities:					\$9,540
Maintenance:					\$4,921
Rubbish:					\$2,160
Reserves:					\$1,200
Landscaping:					\$1,500
Pest Control:					\$900
Off-Site Mgmt:					-
Total Expenses:					\$43,141
Per SF:					\$7.56
Per Unit:					\$7,190

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		3+2	\$1,951	\$3,000
2		1+1	\$1,575	\$1,950
3		2+2	\$1,380	\$2,400
4		2+2	\$2,400	\$2,400
5	VACANT	2+1	\$2,200	\$2,200
6		2+2	\$1,063	\$2,400
TOTAL:			\$10,569	\$14,350

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PHOTOS



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AERIAL VIEW



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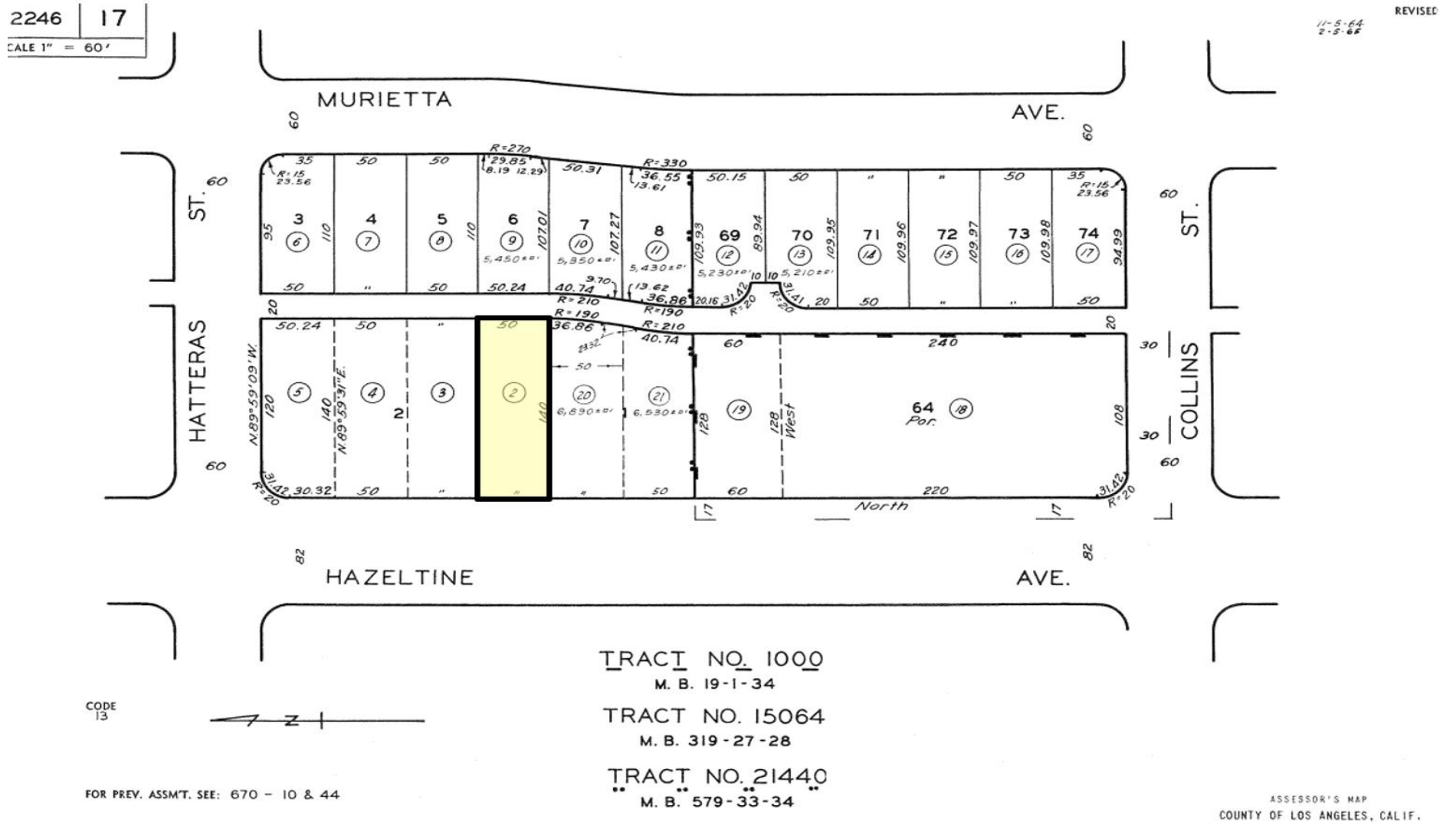
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6 UNITS ON HAZELTINE

PARCEL MAP



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STREET MAP



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AMENITY MAP



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