

7049 Vassar Ave

CANOGA PARK, CA



PRICE:

\$2,850,000

INVESTMENT HIGHLIGHTS:

- Tremendous Rental Upside
- On-Site Parking & Laundry
- Soft Story Retrofitting Completed
- Unit Mix: 8-Single | 5-1+1 | 1-2+1 | 3-2+2
- Copper Plumbing
- Individually Metered for Gas & Electric
- Westfield Topanga Mall Nearby
- Topanga Village & Costco Woodland Hills Nearby

aplaGROUP

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

SANTA MARIA APARTMENTS

INVESTMENT SUMMARY		
Price:		\$2,850,000
Down Payment:	50%	\$1,425,000
Units:		17
Cost per Unit:		\$167,647
Current GRM:		11.80
Current CAP:		4.34%
Market GRM:		7.89
Market CAP:		8.08%
Age:		1964
Lot SF:		14,065
Building SF:		9,883
Price per SF:		\$288.37
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$1,425,000
Terms:	5.95%	30 Years (5-Year Fix)
Monthly Payment:		\$8,581

Great Canoga Park Location
Unit Mix: 8-Single | 5-1+1 | 1-2+1 | 3-2+2
Nearby Shopping/Transit
11.80 GRM & 4.34% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$241,616		\$363,000	
Less Vacancy Rate Reserve:	7,248	3.0%	10,836	3.0%
Gross Operating Income:	234,367		350,364	
Less Expenses:	110,748	45.8%	120,028	33.2%
Net Operating Income:	\$123,619		\$230,336	
Less Loan Payments:	102,971	1.20	102,971	
Pre-Tax Cash Flow:	\$20,648	1.4%	\$127,365	8.9%
Plus Principal Reduction:	17,661		17,661	
Total Return Before Taxes:	\$38,308	2.7%	\$145,025	10.2%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
8	Single	\$983	\$7,866	\$1,400	\$11,200
5	1+1	\$1,183	\$5,916	\$1,800	\$9,000
1	2+1	\$1,961	\$1,961	\$2,400	\$2,400
3	2+2	\$1,464	\$4,391	\$2,500	\$7,500
Total Scheduled Rent:			\$20,135		\$30,100
Laundry:			\$150		\$150
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$20,285		\$30,250
Annual Scheduled Gross Income:			\$243,416		\$363,000
Taxes: (new)					\$35,625
Insurance:					\$12,354
Utilities:					\$23,640
Maintenance:					\$9,375
Rubbish:					\$6,120
Reserves:					\$3,400
Landscaping:					\$1,500
Pest Control:					\$1,200
Off-Site Mgmt:					\$9,375
On-Site Mgmt:					\$8,160
Total Expenses:					\$110,748
Per SF:					\$11.21
Per Unit:					\$6,515

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

(818) 432-1627 & (818) 432-1513

apla GROUP

SANTA MARIA APARTMENTS

RENT ROLL

UNIT #	NOTES	UNIT TYPE	SECURITY DEPOSIT	Current Rent
1		1+1	-	\$1,183.50
2		1+1	\$300	\$1,082.81
3		Single	\$589	\$914.99
4		Single	\$850	\$942.90
5	Vacant	Single	-	\$0.00
6		Single	\$300	\$860.61
7		2+2	\$500	\$1,350.95
8		1+1	300	\$1,098.82
9		2+1	1,900	\$1,961.44
10		1+1	900	\$1,142.21
11		Single	1800	\$1,289.88
12	Manager Occupied	Single	1,400	\$1,400.00
13		Single	1,300	\$1,397.00
14		Single	850	\$1,061.00
15		2+2	1,100	\$1,448.44
16		1+1	2,600	\$1,408.46
17		2+2	1,225	\$1,591.63
TOTAL:			\$15,914	\$20,134.64

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

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

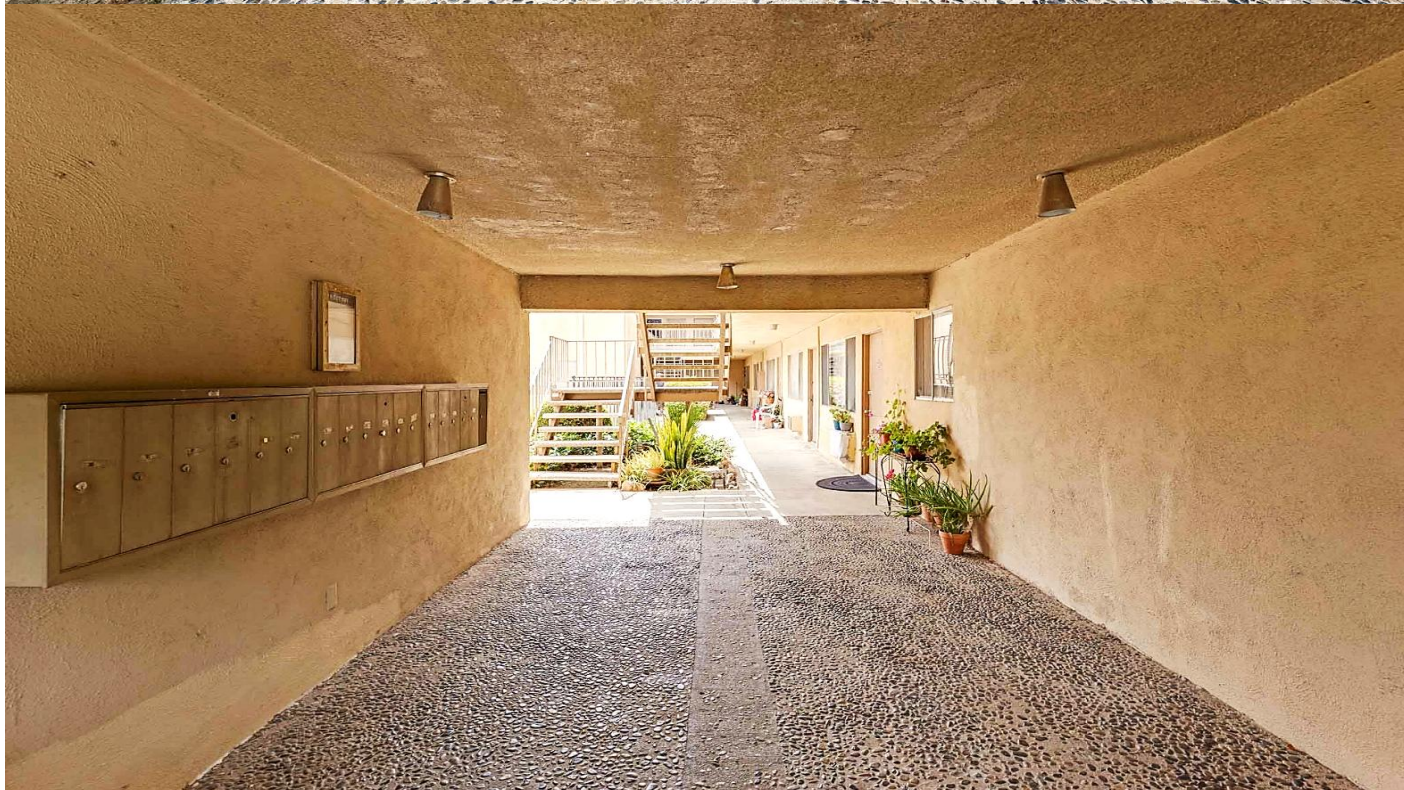
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

SANTA MARIA APARTMENTS

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

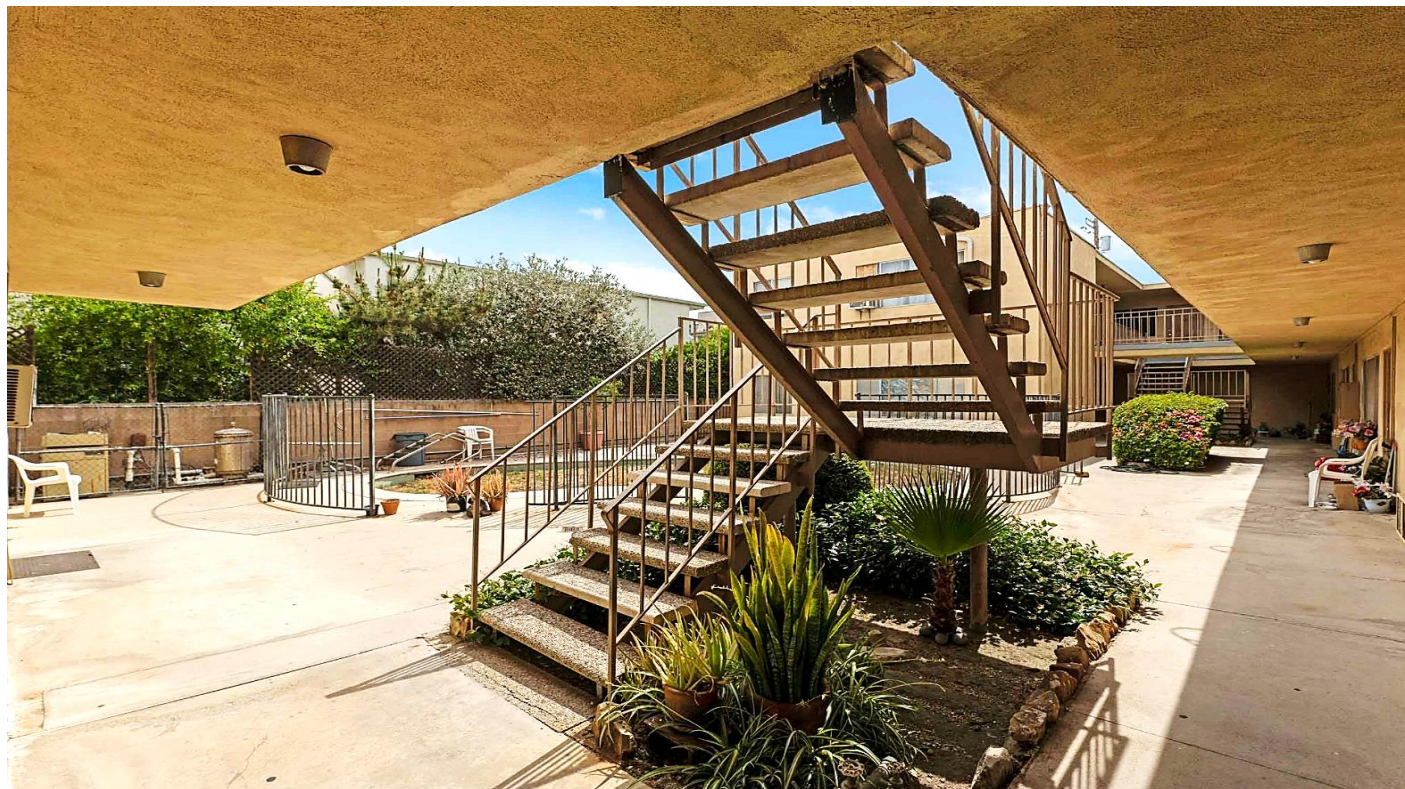
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

SANTA MARIA APARTMENTS

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

SANTA MARIA APARTMENTS

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

SANTA MARIA APARTMENTS

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

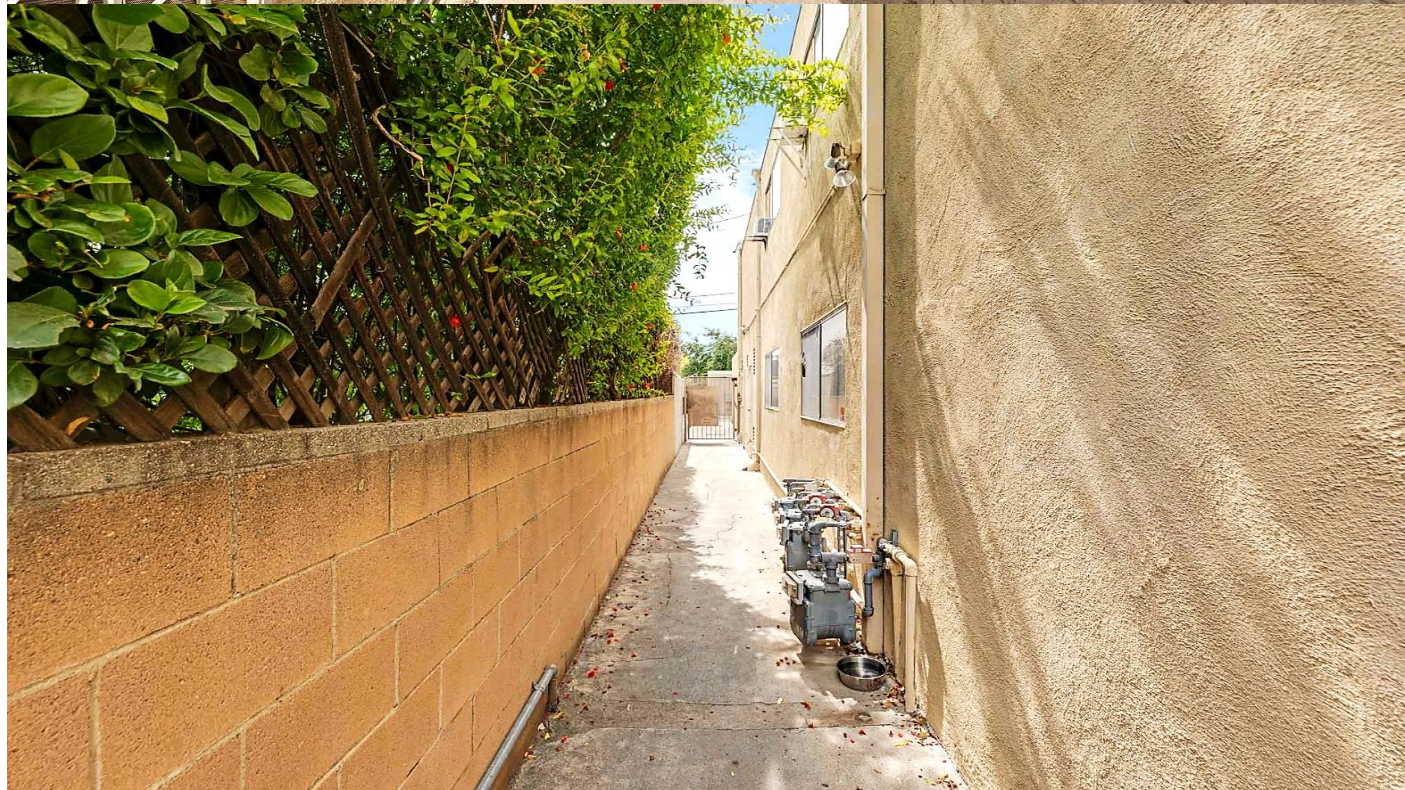
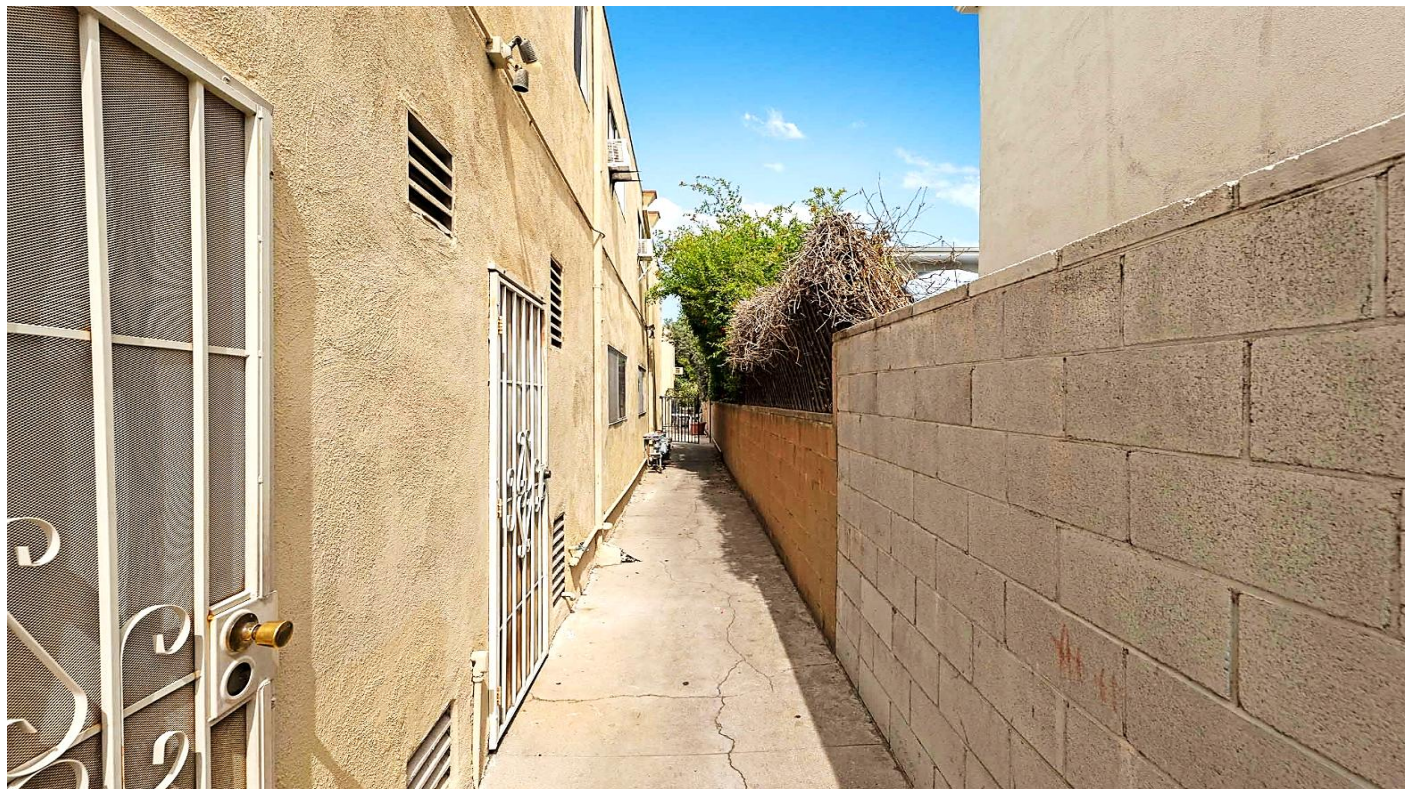
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

SANTA MARIA APARTMENTS

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

SANTA MARIA APARTMENTS

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

SANTA MARIA APARTMENTS

AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

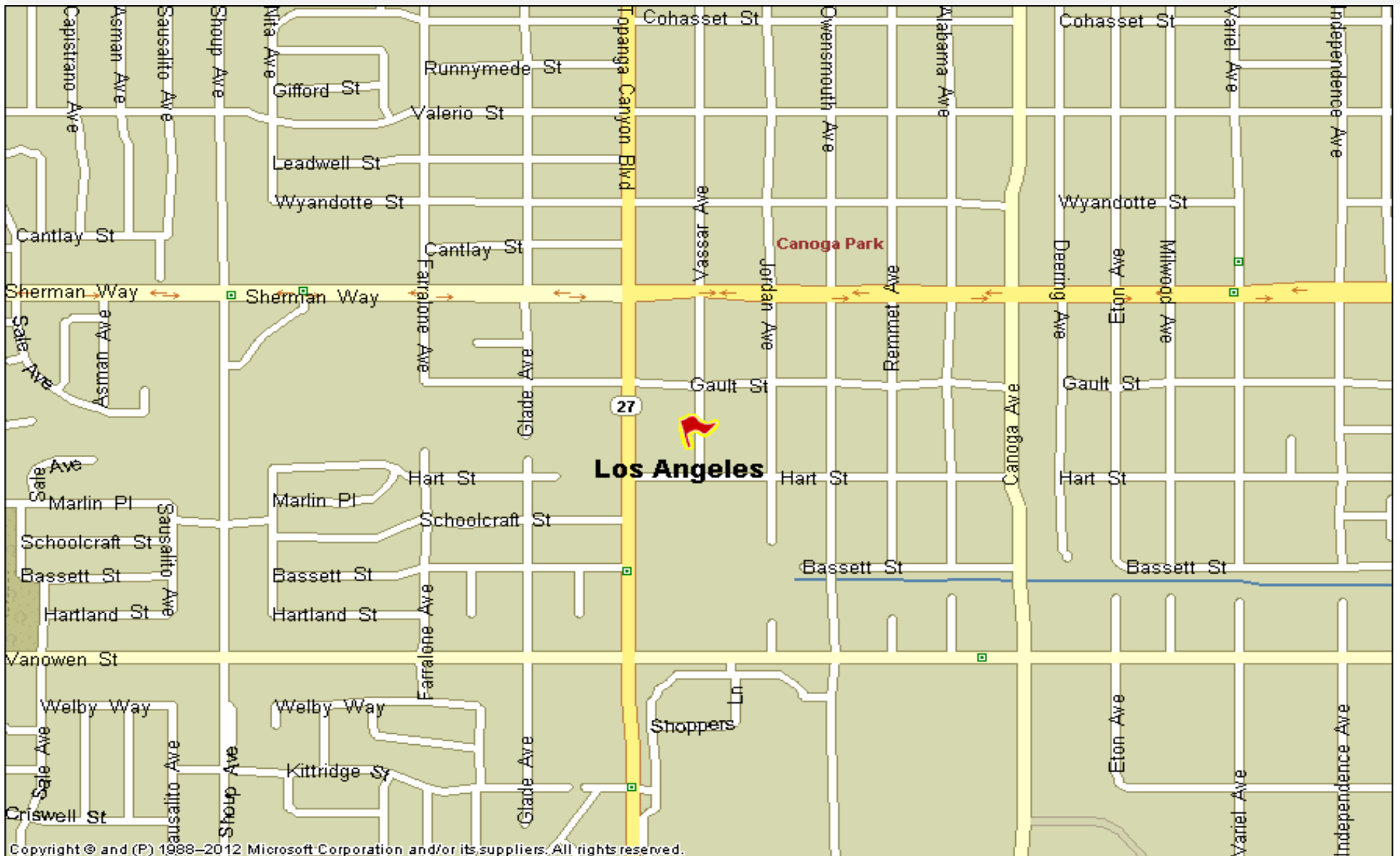
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

SANTA MARIA APARTMENTS

STREET MAP



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

SANTA MARIA APARTMENTS

AMENITY MAP



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP