

14622 Sylvan St

VAN NUYS, CA



PRICE:

\$1,160,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- On-Site Parking with Storage
- 9.72 GRM & 6.72% Cap Rate
- Unit Mix: 3-1+1 | 3-2+1
- Individually Metered for Gas & Electric
- Metro Orange Line Nearby
- I-405 Freeway Nearby
- Secure/Gated Entry

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 VAN NUYS BLVD

INVESTMENT SUMMARY

Price:		\$1,160,000
Down Payment:	40%	\$464,000
Units:		6
Cost per Unit:		\$193,333
Current GRM:		9.72
Current CAP:		6.72%
Market GRM:		7.86
Market CAP:		8.98%
Age:		1955
Lot SF:		8,000
Building SF:		4,341
Price per SF:		\$267.22
Zoning:		LAR3



Great Van Nuys Location
Unit Mix: 3-1+1 | 3-2+1
Individually Metered for Gas & Electric
9.72 GRM & 6.72% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$696,000
Terms:	6.00%	30 Years (5-Year Fix)
Monthly Payment:		\$4,214

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$119,376		\$148,230	
Less Vacancy Rate Reserve:	3,581	3.0%	4,428	3.0%
Gross Operating Income:	115,795		143,172	
Less Expenses:	37,873	31.7%	38,968	26.4%
Net Operating Income:	\$77,922		\$104,204	
Less Loan Payments:	50,564	1.54	50,564	
Pre-Tax Cash Flow:	\$27,359	5.9%	\$53,640	11.6%
Plus Principal Reduction:	8,546		8,546	
Total Return Before Taxes:	\$35,904	7.7%	\$62,186	13.4%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
3	1+1	\$1,404	\$4,212	\$1,900	\$5,700
3	2+1	\$1,912	\$5,736	\$2,200	\$6,600
Total Scheduled Rent:			\$9,948		\$12,300
Laundry:					
Parking, Storage, Misc:			\$53		\$53
Monthly Scheduled Gross Income:			\$10,001		\$12,353
Annual Scheduled Gross Income:			\$120,006		\$148,230

ESTIMATED EXPENSES

Taxes: (new)	\$14,500
Insurance:	\$4,341
Utilities:	\$8,640
Maintenance:	\$4,632
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	\$1,500
Pest Control:	\$900
Total Expenses:	\$37,873
Per SF:	\$8.72
Per Unit:	\$6,312

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	2+1	\$1,296	\$2,200
2	1+1	\$1,497	\$1,900
3	2+1	\$2,731	\$2,200
4	1+1	\$1,406	\$1,900
5	1+1	\$1,309	\$1,900
6	2+1	\$1,709	\$2,200
TOTAL:		\$9,948	\$12,300

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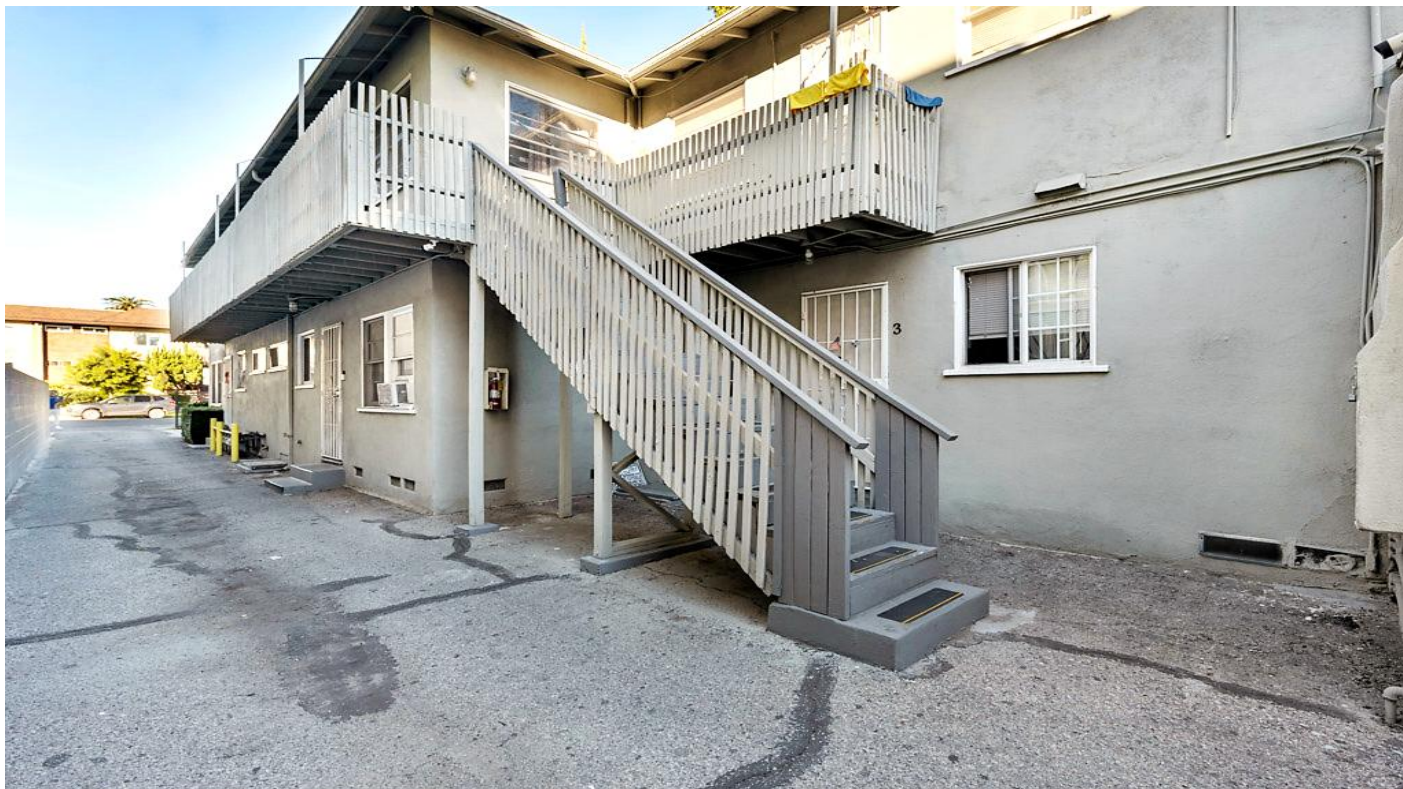
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AERIAL VIEW



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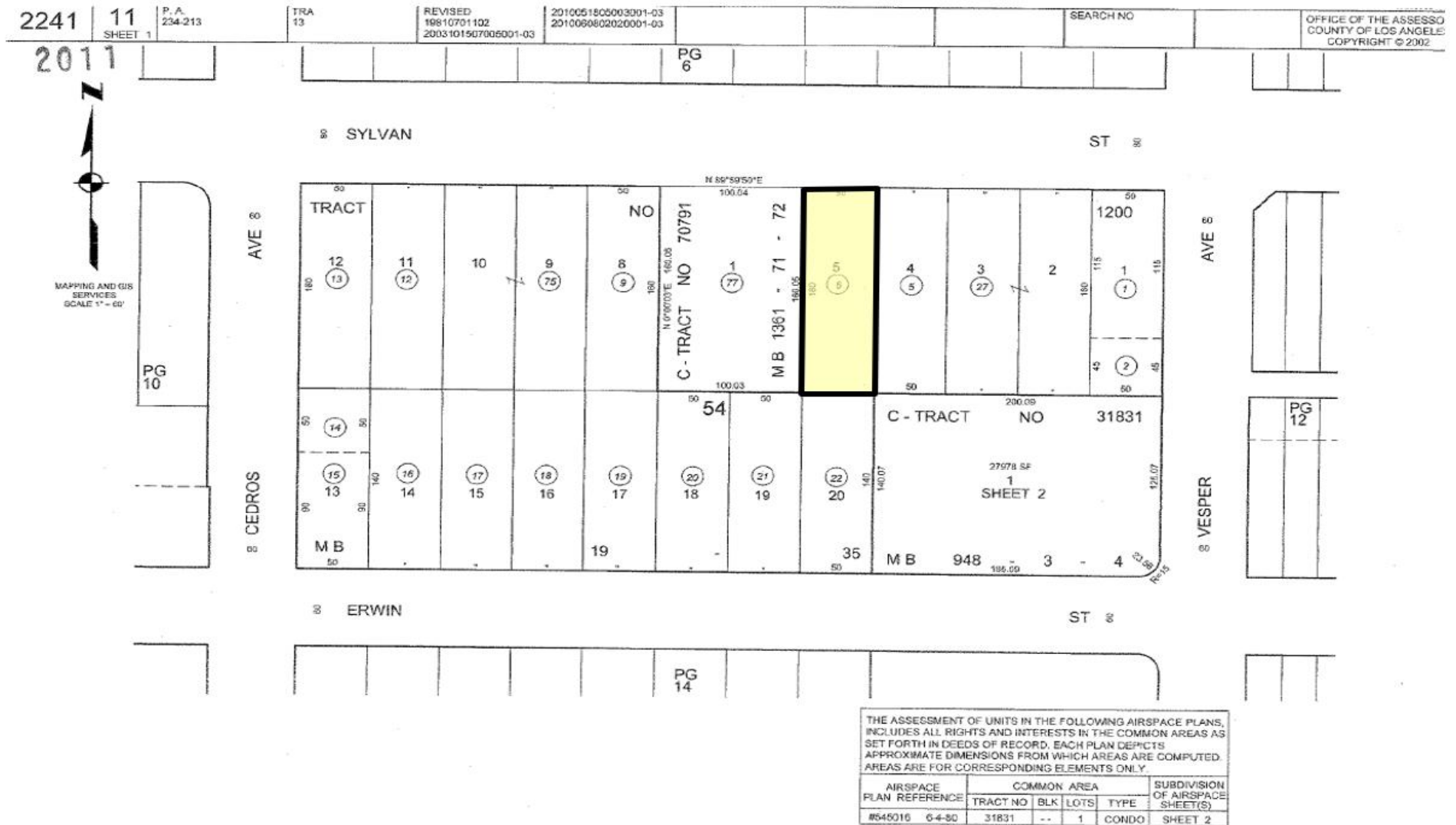
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6 UNITS ON VAN NUYS BLVD

PARCEL MAP



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STREET MAP



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AMENITY MAP



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