

7454 Canby Ave

RESEDA, CA



PRICE:

\$1,550,000

INVESTMENT HIGHLIGHTS:

- Great Reseda Location
- Nearby Shopping/Transit
- Rental Upside
- Unit Mix: 1-Single | 5-1+1 | 3-2+1
- On-Site Parking
- On-Site Laundry
- Individually Metered for Gas & Electric
- Short Distance To CA-101 & I-405 Freeways

aplaGROUP

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

BRANDON VALLE

INVESTMENT ASSOCIATE
BRE # 02225405
(818) 849-9066
BRANDON@APLAGROUP.COM

9 UNITS ON CANBY AVE

INVESTMENT SUMMARY

Price:		\$1,550,000
Down Payment:	40%	\$620,000
Units:		9
Cost per Unit:		\$172,222
Current GRM:		9.80
Current CAP:		6.33%
Market GRM:		7.12
Market CAP:		9.91%
Age:		1962
Lot SF:		8,507
Building SF:		6,784
Price per SF:		\$228.48
Zoning:		LAR3



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PROPOSED FINANCING

First Loan Amount:		\$930,000
Terms:	6.00%	30 Years (5-Year Fix)
Monthly Payment:		\$5,630

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$158,112		\$219,240	
Less Vacancy Rate Reserve:	4,743	3.0%	6,534	3.0%
Gross Operating Income:	153,369		211,266	
Less Expenses:	55,269	35.0%	57,585	26.4%
Net Operating Income:	\$98,100		\$153,681	
Less Loan Payments:	67,563	1.45	67,563	
Pre-Tax Cash Flow:	\$30,536	4.9%	\$86,118	13.9%
Plus Principal Reduction:	11,419		11,419	
Total Return Before Taxes:	\$41,955	6.8%	\$97,536	15.7%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	Single	\$1,157	\$1,157	\$1,700	\$1,700
5	1+1	\$1,568	\$7,842	\$1,850	\$9,250
3	2+1	\$1,392	\$4,177	\$2,400	\$7,200
Total Scheduled Rent:			\$13,176		\$18,150
Laundry:			\$120		\$120
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$13,296		\$18,270
Annual Scheduled Gross Income:			\$159,552		\$219,240

ESTIMATED EXPENSES

Taxes: (new)	\$19,375
Insurance:	\$8,819
Utilities:	\$13,500
Maintenance:	\$6,135
Rubbish:	\$3,240
Reserves:	\$1,800
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$55,269
Per SF:	\$8.15
Per Unit:	\$6,141

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, & BRANDON VALLE

VP OF INVESTMENTS, VP OF INVESTMENTS, & INVESTMENT ASSOCIATE
 BRE # 01274379, BRE # 01822661, & BRE # 02225405
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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		2+1	\$1,519	\$2,400
2		1+1	\$1,821	\$1,850
3	VACANT	1+1	\$1,850	\$1,850
4		2+1	\$1,137	\$2,400
5		2+1	\$1,521	\$2,400
6		1+1	\$1,648	\$1,850
7		1+1	\$1,046	\$1,850
8		1+1	\$1,477	\$1,850
9		Single	\$1,157	\$1,700
TOTAL:			\$13,176	\$18,150

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PHOTOS



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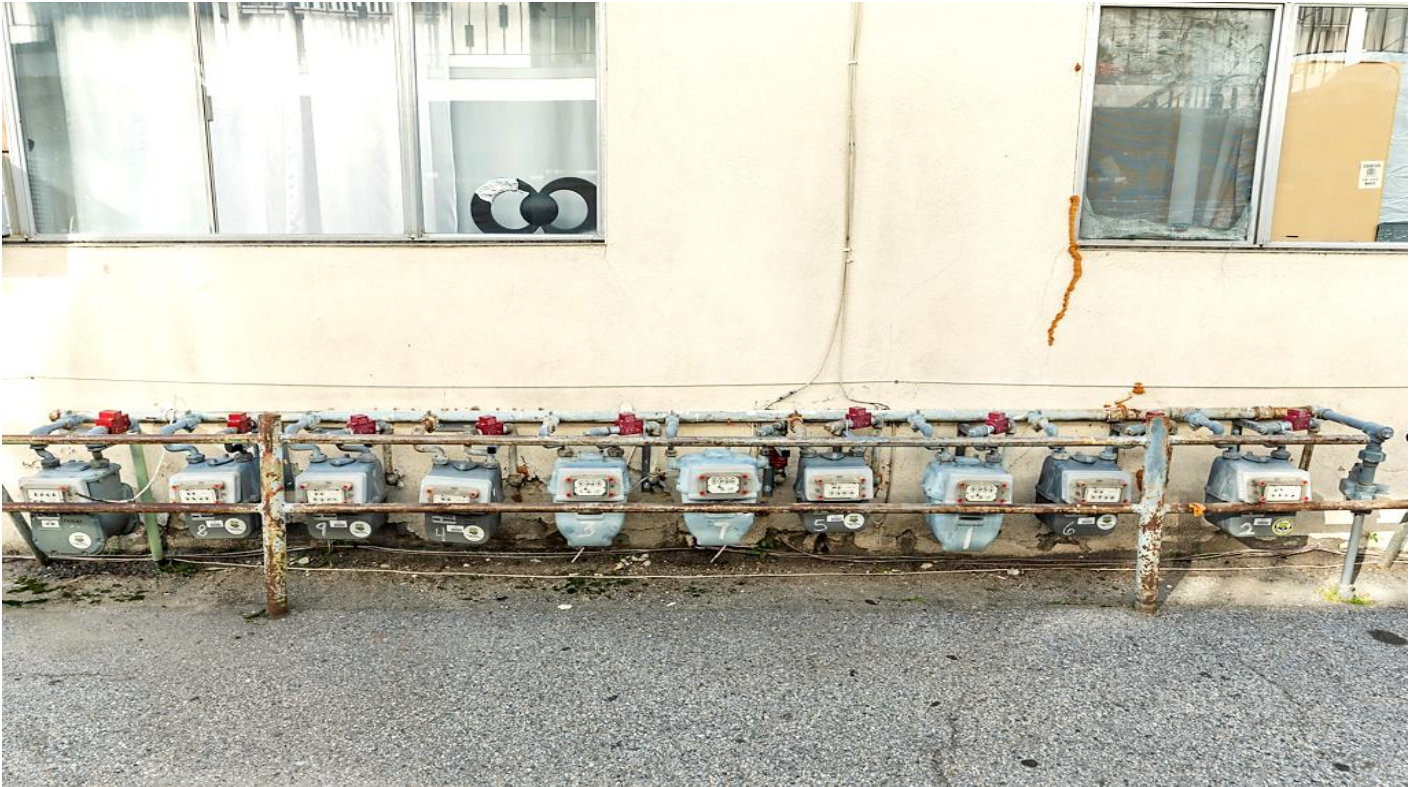
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AERIAL VIEW



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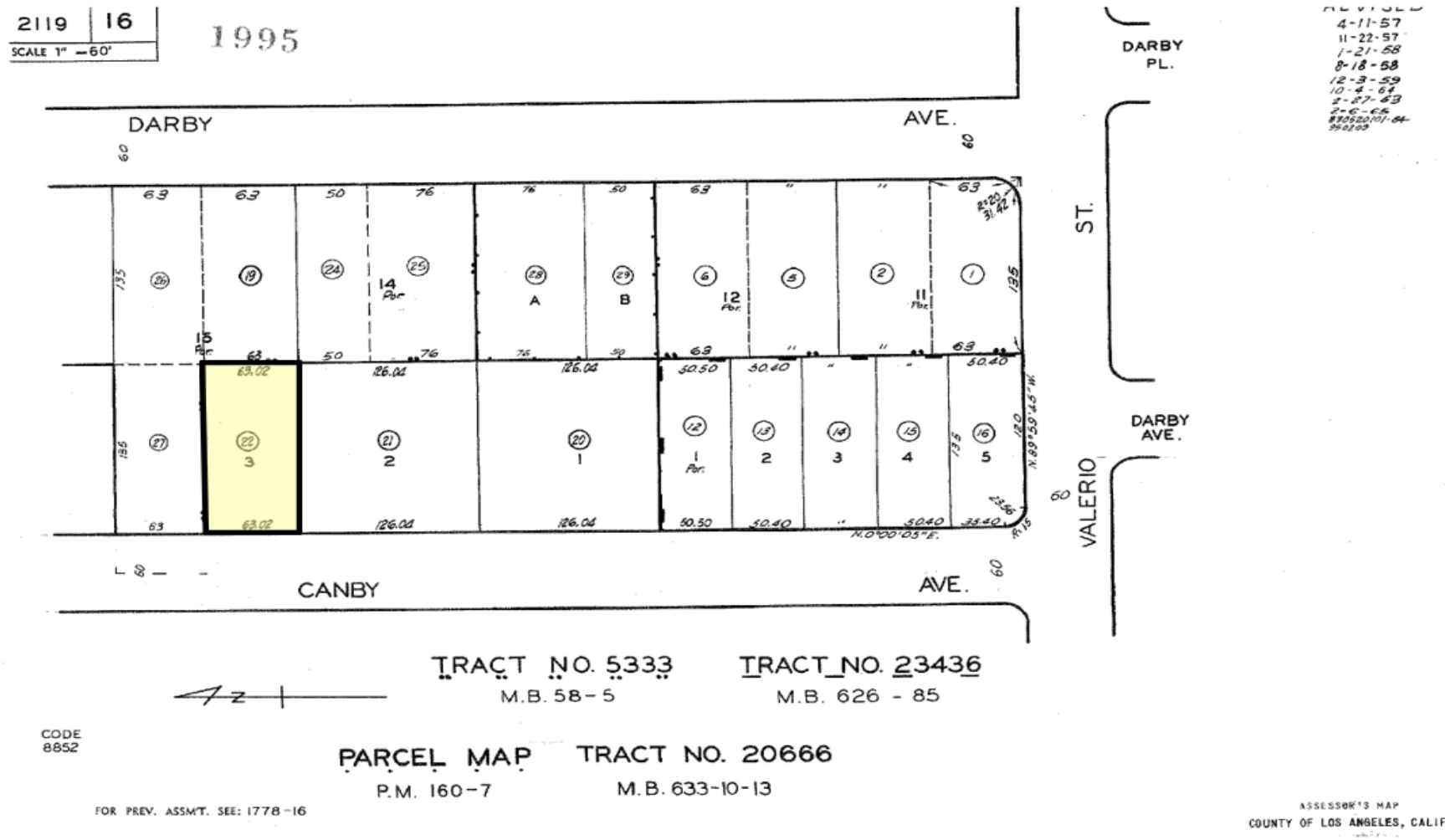
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PARCEL MAP



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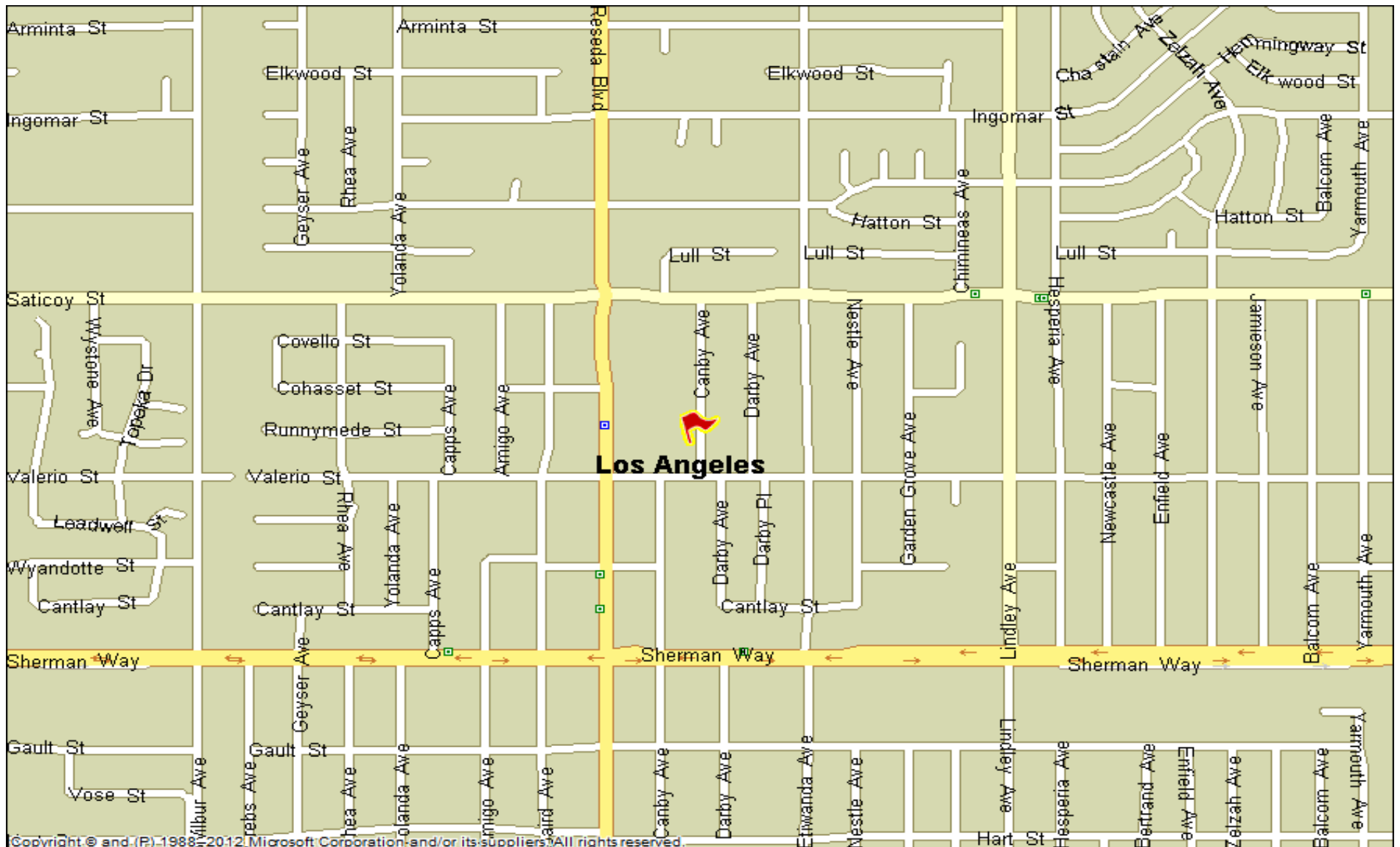
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STREET MAP



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AMENITY MAP



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