

13617 Leadwell St

VAN NUYS, CA



PRICE:

\$1,069,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- Nearby Shopping/Transit
- 11.13 GRM & 5.24% Cap Rate
- Unit Mix: 4-1+1 | 2-2+1
- On-Site Parking with Storage
- On-Site Laundry
- 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

6 UNITS ON LEADWELL ST

INVESTMENT SUMMARY

Price:		\$1,069,000
Down Payment:	47%	\$502,430
Units:		6
Cost per Unit:		\$178,167
Current GRM:		11.13
Current CAP:		5.24%
Market GRM:		7.68
Market CAP:		9.00%
Age:		1957
Lot SF:		7,175
Building SF:		4,080
Price per SF:		\$262.01
Zoning:		LAR3



Great Van Nuys Location
Unit Mix: 4-1+1 | 2-2+1
On-Site Parking with Storage
11.13 GRM & 5.24% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$566,570
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$3,522

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$96,048		\$143,400	
Less Vacancy Rate Reserve:	2,881	3.0%	4,176	3.0%
Gross Operating Income:	93,167		135,024	
Less Expenses:	37,153	38.7%	38,827	27.9%
Net Operating Income:	\$56,013		\$96,197	
Less Loan Payments:	42,268	1.33	42,268	
Pre-Tax Cash Flow:	\$13,746	2.7%	\$53,929	10.7%
Plus Principal Reduction:	6,638		6,638	
Total Return Before Taxes:	\$20,384	4.1%	\$60,567	12.1%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$1,242	\$4,966	\$1,800	\$7,200
2	2+1	\$1,344	\$2,688	\$2,200	\$4,400
Total Scheduled Rent:			\$7,654		\$11,600
Laundry:			\$350		\$350
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$8,004		\$11,950
Annual Scheduled Gross Income:			\$96,048		\$143,400

ESTIMATED EXPENSES

Taxes: (new)	\$13,363
Insurance:	\$5,304
Utilities:	\$9,000
Maintenance:	\$3,727
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$37,153
Per SF:	\$9.11
Per Unit:	\$6,192

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	\$950	\$2,200
2	1+1	\$1,321	\$1,800
3	1+1	\$1,208	\$1,800
4	2+1	\$1,738	\$2,200
5	1+1	\$1,146	\$1,800
6	1+1	\$1,291	\$1,800
TOTAL:		\$7,654	\$11,600

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PHOTOS



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AERIAL VIEW



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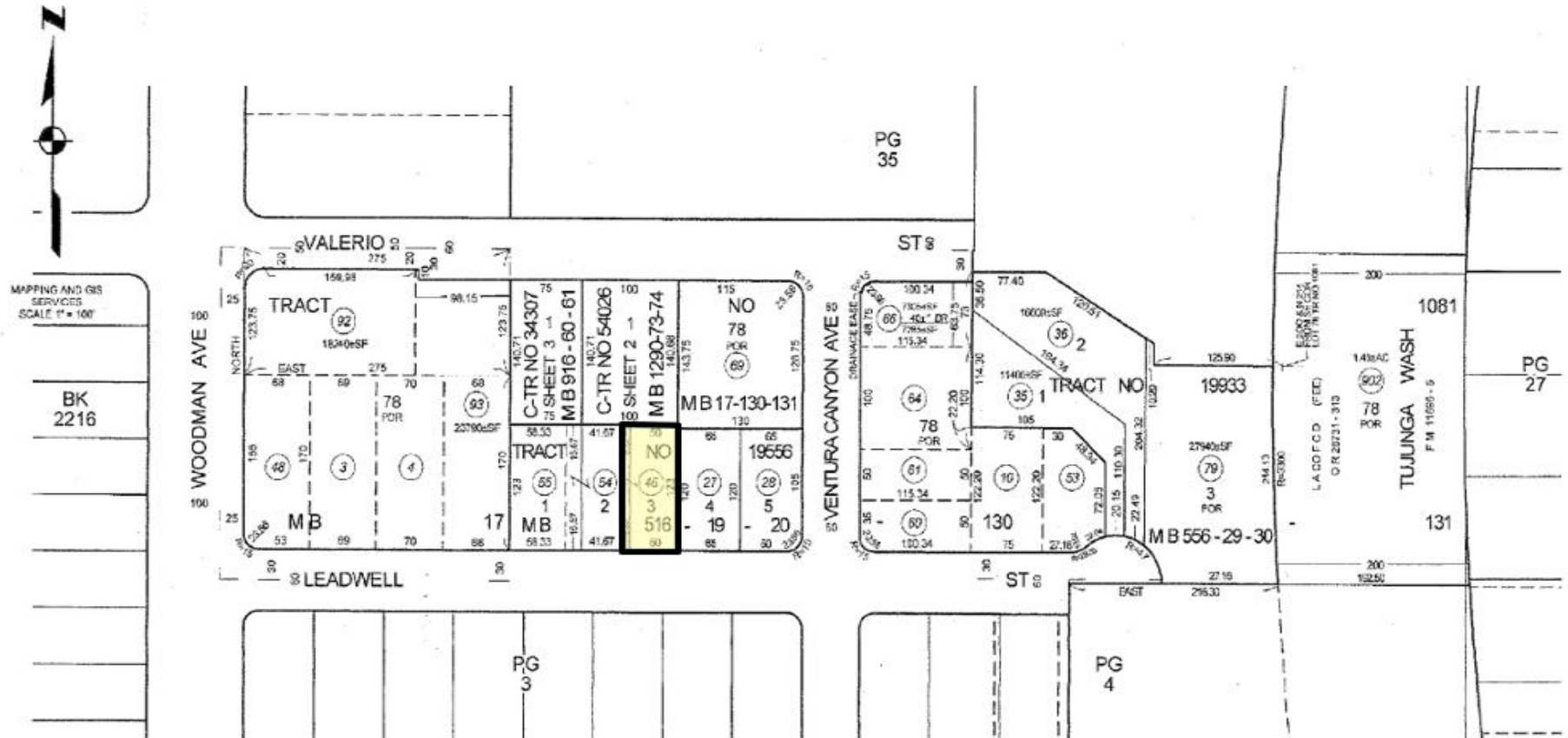
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6 UNITS ON LEADWELL ST

PARCEL MAP

2328	2	P.A. 1479-2	TRA 13	REVISED 1985122708003001 2004090902003001-03	2004100403001001-03 2005031404000201-03 2005031404010001-03	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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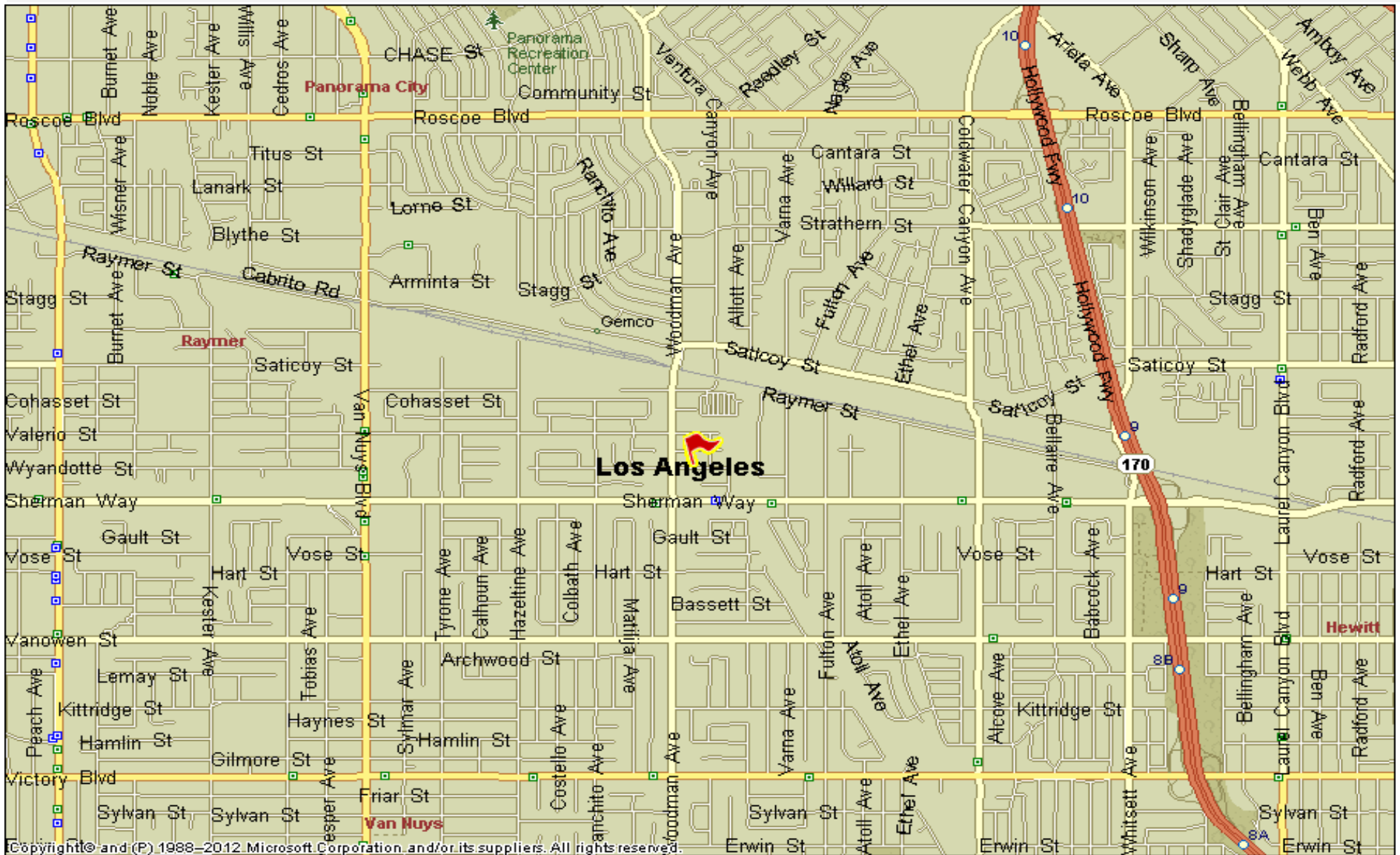
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6 UNITS ON LEADWELL ST

STREET MAP



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AMENITY MAP



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