

17007-17013 Vanowen St

VAN NUYS, CA



PRICE:

\$2,850,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- Van Nuys Airport Nearby
- 10.41 GRM & 5.68% Cap Rate
- Unit Mix: 8-1+1 | 8-2+1
- On-Site Parking
- 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

16 UNITS ON VANOWEN ST

INVESTMENT SUMMARY		
Price:		\$2,850,000
Down Payment:	43%	\$1,225,500
Units:		16
Cost per Unit:		\$178,125
Current GRM:		10.41
Current CAP:		5.68%
Market GRM:		6.90
Market CAP:		10.22%
Age:		1952
Lot SF:		17,732
Building SF:		11,088
Price per SF:		\$257.03
Zoning:		LAR3



PROPOSED FINANCING		
First Loan Amount:		\$1,624,500
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$10,099

Great Van Nuys Location
Unit Mix: 8-1+1 | 8-2+1
On-Site Parking
10.41 GRM & 5.68% Cap Rate

ANNUALIZED OPERATING DATA					
	CURRENT			PRO-FORMA	
Scheduled Gross Income:	\$273,660			\$418,800	
Less Vacancy Rate Reserve:	8,210	3.0%		12,384	3.0%
Gross Operating Income:	265,450			400,416	
Less Expenses:	103,697	37.9%		109,096	26.4%
Net Operating Income:	\$161,753			\$291,320	
Less Loan Payments:	121,192	1.33		121,192	
Pre-Tax Cash Flow:	\$40,560	3.3%		\$170,128	13.9%
Plus Principal Reduction:	19,033			19,033	
Total Return Before Taxes:	\$59,593	4.9%		\$189,160	15.4%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
8	1+1	\$1,378	\$11,025	\$1,900	\$15,200
8	2+1	\$1,410	\$11,280	\$2,400	\$19,200
Total Scheduled Rent:			\$22,305		\$34,400
Laundry:			\$500		\$500
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$22,805		\$34,900
Annual Scheduled Gross Income:			\$273,660		\$418,800

ESTIMATED EXPENSES	
Taxes: (new)	\$35,625
Insurance:	\$14,414
Utilities:	\$24,480
Maintenance:	\$10,618
Rubbish:	\$5,760
Reserves:	\$3,200
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
On-Site Mgmt:	\$ 7,200
Total Expenses:	\$103,697
Per SF:	\$9.35
Per Unit:	\$6,481

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
17007 1	2+1	\$1,573	\$2,400
17007 2	1+1	\$1,133	\$1,900
17007 3	1+1	\$1,750	\$1,900
17007 4	2+1	\$700	\$2,400
17007 5	2+1	\$1,442	\$2,400
17007 6	1+1	\$1,791	\$1,900
17007 7	1+1	\$1,680	\$1,900
17007 8	2+1	\$1,432	\$2,400
17013 1	2+1	\$1,129	\$2,400
17013 2	1+1	\$1,237	\$1,900
17013 3	1+1	\$1,231	\$1,900
17013 4	2+1	\$1,417	\$2,400
17013 5	2+1	\$2,237	\$2,400
17013 6	1+1	\$1,231	\$1,900
17013 7	1+1	\$972	\$1,900
17013 8	2+1	\$1,350	\$2,400
TOTAL:		\$22,305	\$34,400

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PHOTOS



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AERIAL VIEW



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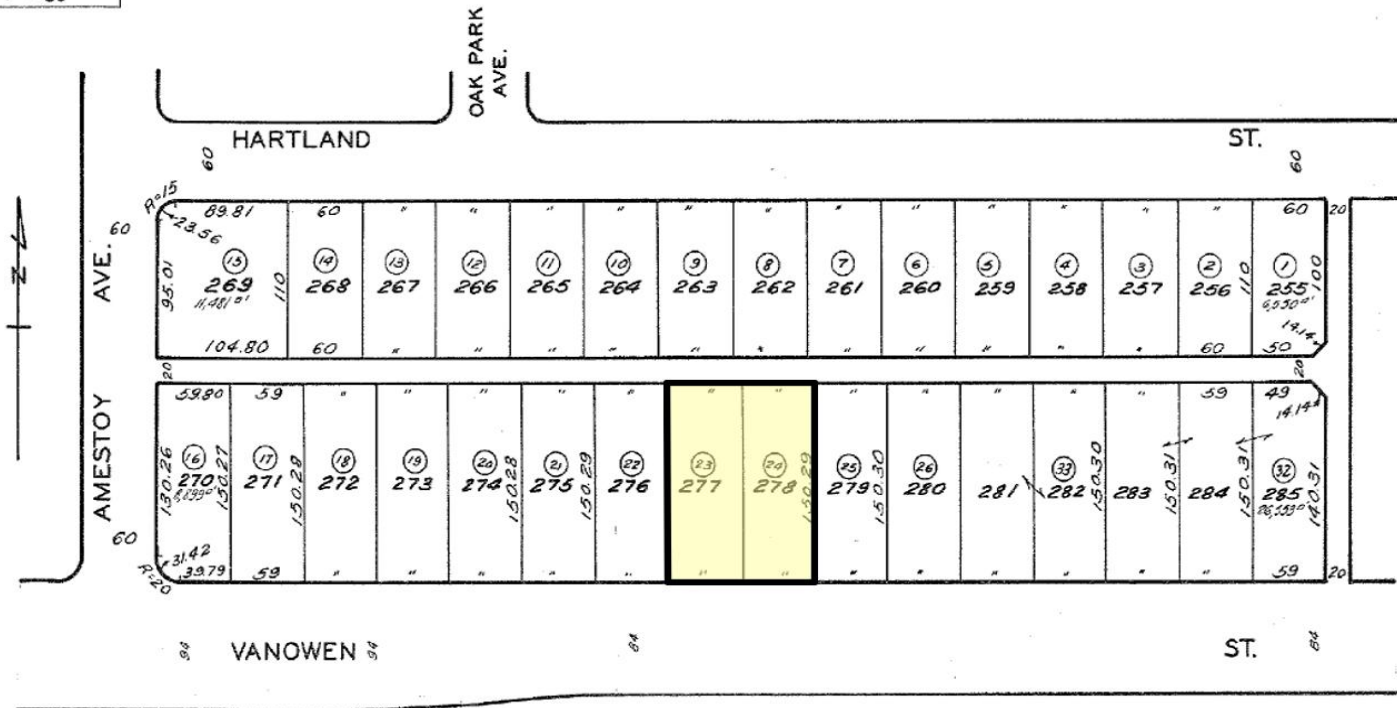
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16 UNITS ON VANOWEN ST

PARCEL MAP

2230 9
SCALE 1" = 80'

2-4-65 Revised
1-25-58
12-22-58
2-20-62



TRACT NO. 15441

M.B. 349-29-31

CODE
16

FOR PREV. ASSM'T. SEE: 1785-9

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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AMENITY MAP



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