

17945 Roscoe Blvd

NORTHRIDGE, CA



PRICE:

\$1,150,000

INVESTMENT HIGHLIGHTS:

- Great Northridge Location
- CSUN College Nearby
- 10.07 GRM & 6.15% Cap Rate
- Unit Mix: 4-1+1 | 1-2+1 | 1-3+2
- On-Site Parking & Laundry
- Short Distance To Northridge Fashion Center
- 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 ROSCOE BLVD

INVESTMENT SUMMARY

Price:		\$1,150,000
Down Payment:	40%	\$460,000
Units:		6
Cost per Unit:		\$191,667
Current GRM:		10.07
Current CAP:		6.15%
Market GRM:		7.76
Market CAP:		8.91%
Age:		1959
Lot SF:		7,319
Building SF:		4,962
Price per SF:		\$231.76
Zoning:		LAR3



Great Northridge Location
Unit Mix: 4-1+1 | 1-2+1 | 1-3+2
On-Site Parking & Laundry
10.07 GRM & 6.15% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$690,000
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,290

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$114,147		\$149,400	
Less Vacancy Rate Reserve:	3,424	3.0%	4,446	3.0%
Gross Operating Income:	110,722		143,754	
Less Expenses:	40,014	35.1%	41,336	27.9%
Net Operating Income:	\$70,708		\$102,418	
Less Loan Payments:	51,476	1.37	51,476	
Pre-Tax Cash Flow:	\$19,232	4.2%	\$50,942	11.1%
Plus Principal Reduction:	8,084		8,084	
Total Return Before Taxes:	\$27,316	5.9%	\$59,026	12.8%

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	\$1,401	\$5,605	\$1,800	\$7,200
1	2+1	\$1,653	\$1,653	\$2,350	\$2,350
1	3+2	\$2,254	\$2,254	\$2,800	\$2,800
Total Scheduled Rent:			\$9,512		\$12,350
Laundry:			\$100		\$100
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$9,612		\$12,450
Annual Scheduled Gross Income:			\$115,347		\$149,400

ESTIMATED EXPENSES

Taxes: (new)	\$14,375
Insurance:	\$6,451
Utilities:	\$9,000
Maintenance:	\$4,429
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$40,014
Per SF:	\$8.06
Per Unit:	\$6,669

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	1+1	\$2,081	\$1,800
2	1+1	\$1,213	\$1,800
3	3+2	\$2,254	\$2,800
4	1+1	\$1,076	\$1,800
5	1+1	\$1,235	\$1,800
6	2+1	\$1,653	\$2,350
TOTAL:		\$9,512	\$12,350

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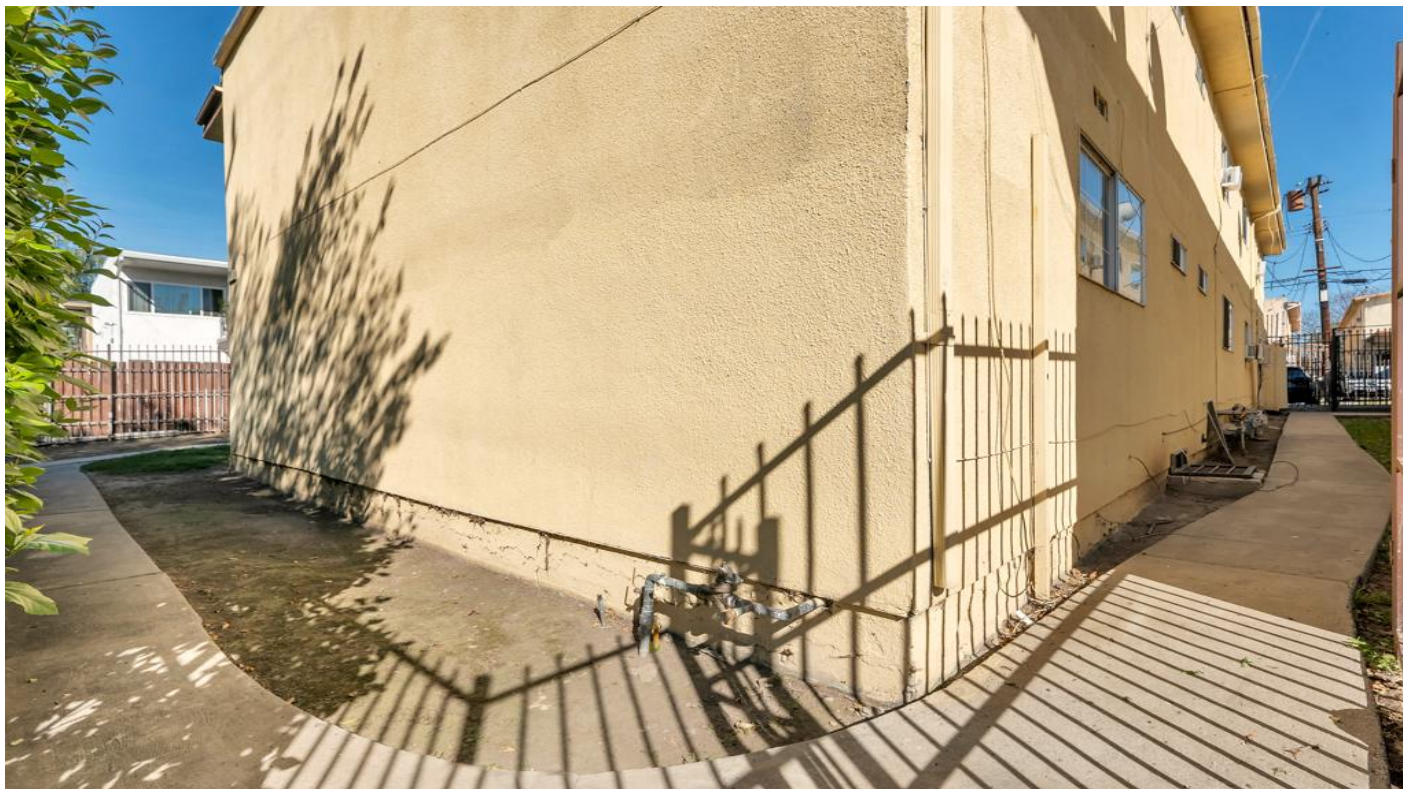
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AERIAL VIEW



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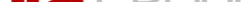
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STREET MAP

[illegible]VP OF INVESTMENTS & VP OF INVESTMENTS BRE # 01274379 & BRE # 01822661 

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AMENITY MAP



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