

8807 Canby Ave

NORTHRIDGE, CA



PRICE:

\$1,182,500

INVESTMENT HIGHLIGHTS:

- Great Northridge Location
- Alley Access
- New Roof
- Unit Mix: 4-2+1 | 1-3+2
- Pride Of Ownership Building
- New Water Heaters
- Individually Metered for Gas & Electric
- High Demand Rental Location

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

5 UNITS ON CANBY AVE

INVESTMENT SUMMARY		
Price:		\$1,182,500
Down Payment:	53%	\$626,725
Units:		5
Cost per Unit:		\$236,500
Current GRM:		12.13
Current CAP:		4.76%
Market GRM:		7.91
Market CAP:		8.85%
Age:		1953
Lot SF:		7,399
Building SF:		4,898
Price per SF:		\$241.43
Zoning:		LARD1.5



PROPOSED FINANCING		
First Loan Amount:		\$555,775
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$3,455

Great Northridge Location
 Unit Mix: 4-2+1 | 1-3+2
 On-Site Parking & Laundry
 12.13 GRM & 4.76% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$97,500		\$150,600	
Less Vacancy Rate Reserve:	2,925	3.0%	4,482	3.0%
Gross Operating Income:	94,575		144,918	
Less Expenses:	38,232	39.2%	40,245	26.9%
Net Operating Income:	\$56,343		\$104,673	
Less Loan Payments:	41,462	1.36	41,462	
Pre-Tax Cash Flow:	\$14,881	2.4%	\$63,210	10.1%
Plus Principal Reduction:	6,512		6,512	
Total Return Before Taxes:	\$21,392	3.4%	\$69,722	11.1%

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	2+1	\$1,613	\$6,450	\$2,300	\$9,200
1	3+2	\$1,675	\$1,675	\$3,250	\$3,250
Total Scheduled Rent:			\$8,125		\$12,450
Laundry:			\$100		\$100
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$8,225		\$12,550
Annual Scheduled Gross Income:			\$98,700		\$150,600

ESTIMATED EXPENSES	
Taxes: (new)	\$14,781
Insurance:	\$6,367
Utilities:	\$8,100
Maintenance:	\$3,783
Rubbish:	\$1,800
Reserves:	\$1,000
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$38,232
Per SF:	\$7.81
Per Unit:	\$7,646

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 #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1		2+1	\$1,781	\$2,300
2		3+2	\$1,675	\$3,250
3		2+1	\$1,583	\$2,300
4	Section 8	2+1	\$1,762	\$2,300
5		2+1	\$1,324	\$2,300
TOTAL:			\$8,125	\$12,450

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AERIAL VIEW



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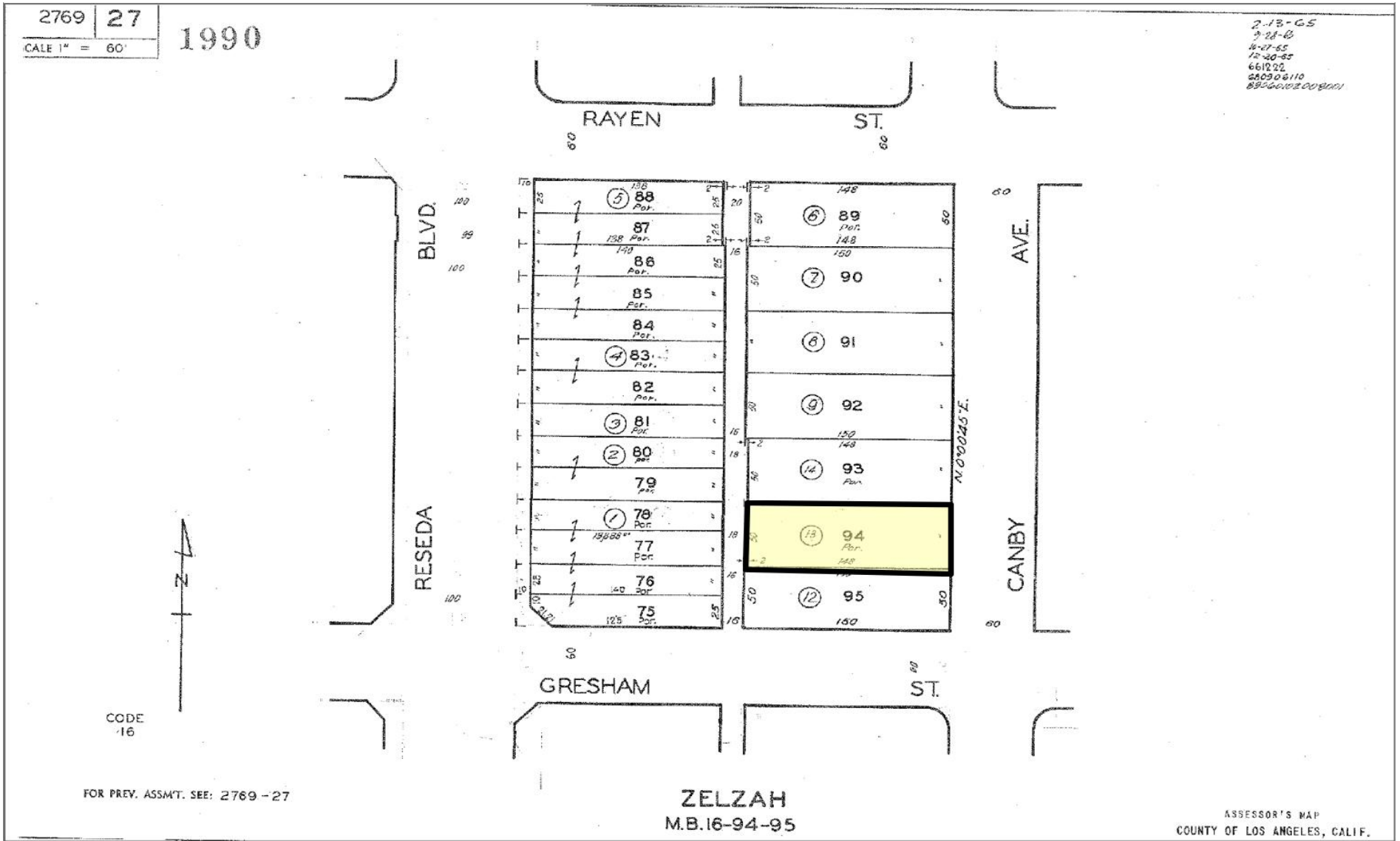
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5 UNITS ON CANBY AVE

PARCEL MAP



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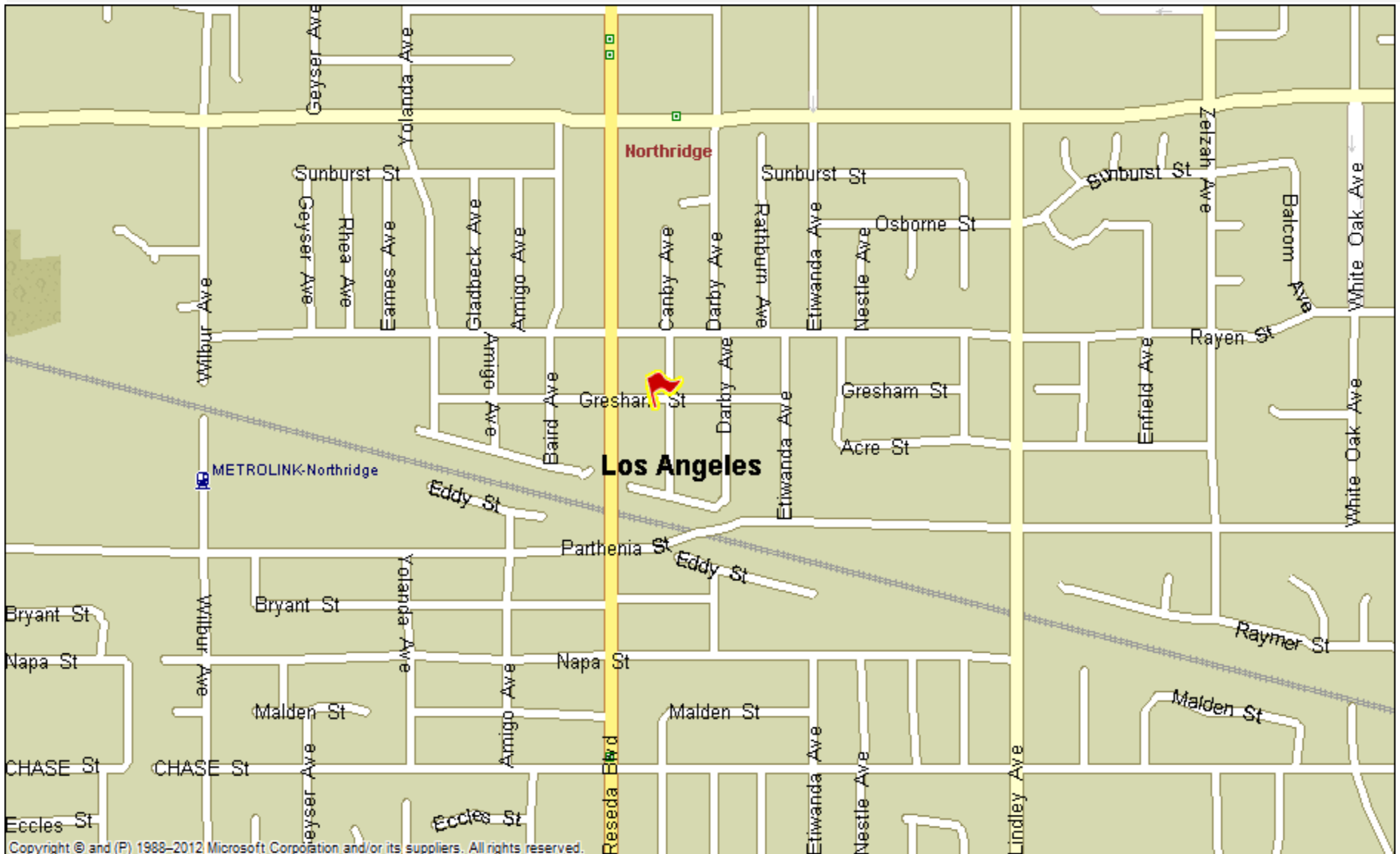
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5 UNITS ON CANBY AVE

STREET MAP



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AMENITY MAP



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