

17926 Schoenborn St

NORTHRIDGE, CA



PRICE:

\$1,295,000

INVESTMENT HIGHLIGHTS:

- Great Northridge Location
- CSUN College Nearby
- 10.85 GRM & 5.69% Cap Rate
- Unit Mix: 4-1+1 | 1-2+2 | 1-3+2
- Northridge Fashion Center Nearby
- On-Site Parking
- Nearby Shopping/Transit Access
- Individually Metered for Gas & Electric

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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 SCHOENBORN

INVESTMENT SUMMARY

Price:		\$1,295,000
Down Payment:	40%	\$518,000
Units:		6
Cost per Unit:		\$215,833
Current GRM:		10.85
Current CAP:		5.69%
Market GRM:		8.70
Market CAP:		7.81%
Age:		1959
Lot SF:		7,320
Building SF:		4,962
Price per SF:		\$260.98
Zoning:		LAR3



Great Northridge Location
 Unit Mix: 4-1+1 | 1-2+2 | 1-3+2
 Northridge Fashion Center Nearby
 10.85 GRM & 5.69% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$777,000
Terms:	6.25%	30 Years (5-Year Fix)
Monthly Payment:		\$4,831

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$119,304		\$150,000	
Less Vacancy Rate Reserve:	3,579	3.0%	4,464	3.0%
Gross Operating Income:	115,725		144,336	
Less Expenses:	42,027	35.2%	43,172	29.0%
Net Operating Income:	\$73,698		\$101,164	
Less Loan Payments:	57,966	1.27	57,966	
Pre-Tax Cash Flow:	\$15,732	3.0%	\$43,198	8.3%
Plus Principal Reduction:	9,103		9,103	
Total Return Before Taxes:	\$24,835	4.8%	\$52,301	10.1%

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	\$1,469	\$5,875	\$1,800	\$7,200
1	2+2	\$1,255	\$1,255	\$2,400	\$2,400
1	3+2	\$2,811	\$2,811	\$2,800	\$2,800
Total Scheduled Rent:			\$9,942		\$12,400
Laundry:			\$100		\$100
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$10,042		\$12,500
Annual Scheduled Gross Income:			\$120,504		\$150,000

ESTIMATED EXPENSES

Taxes: (new)	\$16,188
Insurance:	\$6,451
Utilities:	\$9,000
Maintenance:	\$4,629
Rubbish:	\$2,160
Reserves:	\$1,200
Landscaping:	\$1,500
Pest Control:	\$900
Off-Site Mgmt:	-
Total Expenses:	\$42,027
Per SF:	\$8.47
Per Unit:	\$7,005

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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VP OF INVESTMENTS & VP OF INVESTMENTS
 BRE # 01274379 & BRE # 01822661
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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$1,950	\$1,800
2	1+1	\$1,370	\$1,800
3	3+2	\$2,811	\$2,800
4	1+1	\$1,195	\$1,800
5	1+1	\$1,360	\$1,800
6	2+2	\$1,255	\$2,400
TOTAL:		\$9,942	\$12,400

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PHOTOS



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AERIAL VIEW



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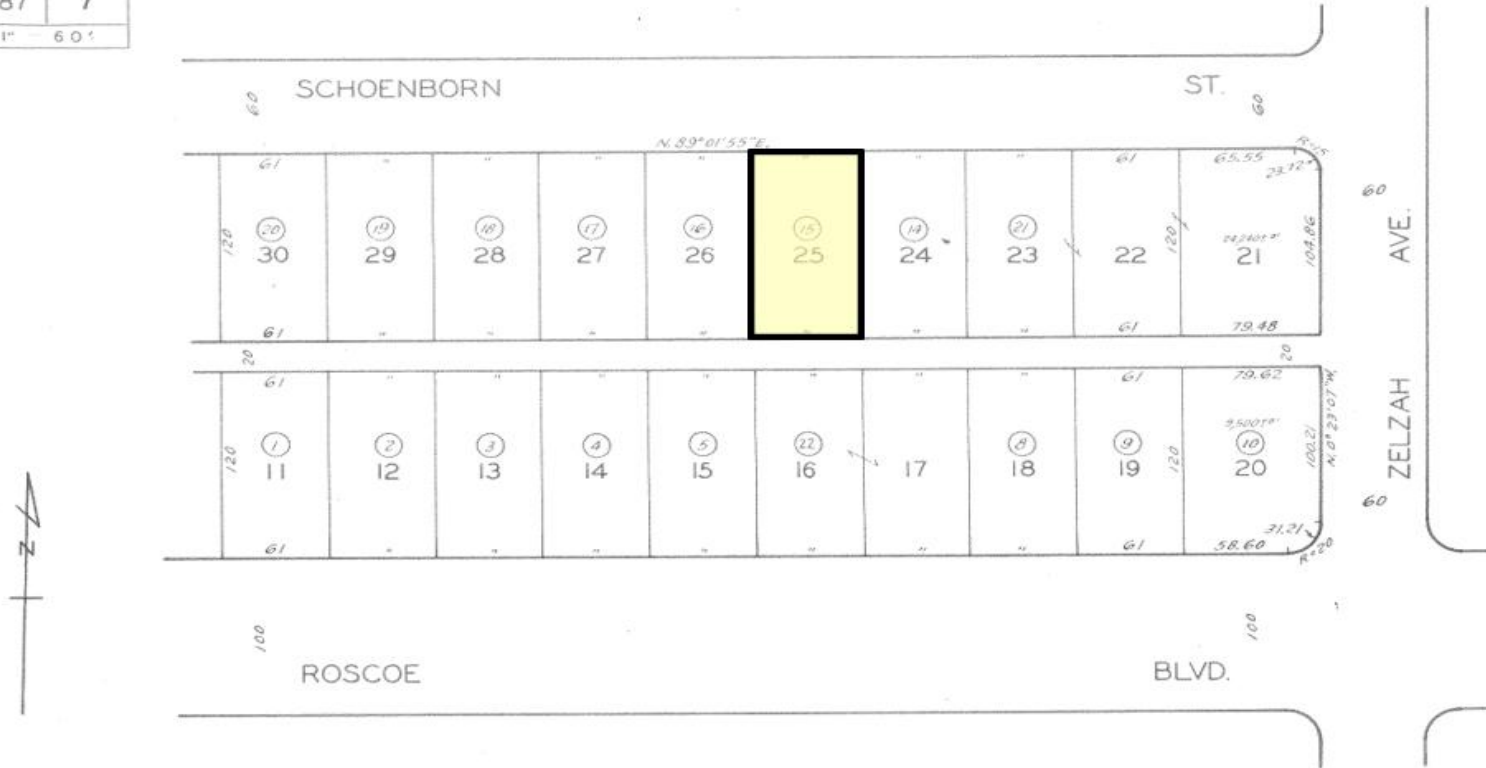
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6 UNITS ON SCHOENBORN

PARCEL MAP

2787 | 7
SCALE 1" = 60'

E-22-65
REVISED
2-8-67
1-6-68



CODE
16

TRACT NO. 14922

M. B. 535-12-13

FOR PREV. ASSM'T. SEE: 2787-7

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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6 UNITS ON SCHOENBORN

AMENITY MAP



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