

**14324 Roscoe Bl.
Panorama City,
CA 91402**

\$1,945,000

8 Units

1953 Built

5.75 % CAP Rate

12.02 GIM

Market CAP 7.38 %

Market GIM 10.05



Jack Baboudjian
License No. 01372116

Baboudjian Properties, Inc.
655 N. Central Ave. 17th Floor
Glendale, CA 91203
818.244.5151
www.babprop.com

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OVERVIEW

Located in one of the best areas of Panorama City, the Roscoe Apartments is a large 8-unit complex, consisting of four 2 bed 1 bath units, and four 1 bed 1 bath units.

The property has been fully re-piped with new water and sewer lines in 2020, and EQ Shut-Off Valves installed, along with roof replacement in recent years.

OFFERING SUMMARY

- Price: \$1,945,000
- Units: 8
- Gross Income: \$161,781.96
- CAP Rate: 5.75% GIM: 12.02

PROPERTY HIGHLIGHTS

- Building SF: 6,058
- Lot SF: 8,367
- Year Built: 1953
- Parking Spaces: 7

LOCATION HIGHLIGHTS

- Great Centralized Location
- High Demand Neighborhood
- Transportation Access
- Nearby Schools & Shopping Areas



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PROPERTY PHOTOS



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PROPERTY PROFILE



8 Units in Total
4 units — 2 Beds 1 Baths
4 units — 1 Beds 1 Baths



New Sewer Lines
New Copper Water Lines
Recently Replaced Roof
Various Units Upgraded

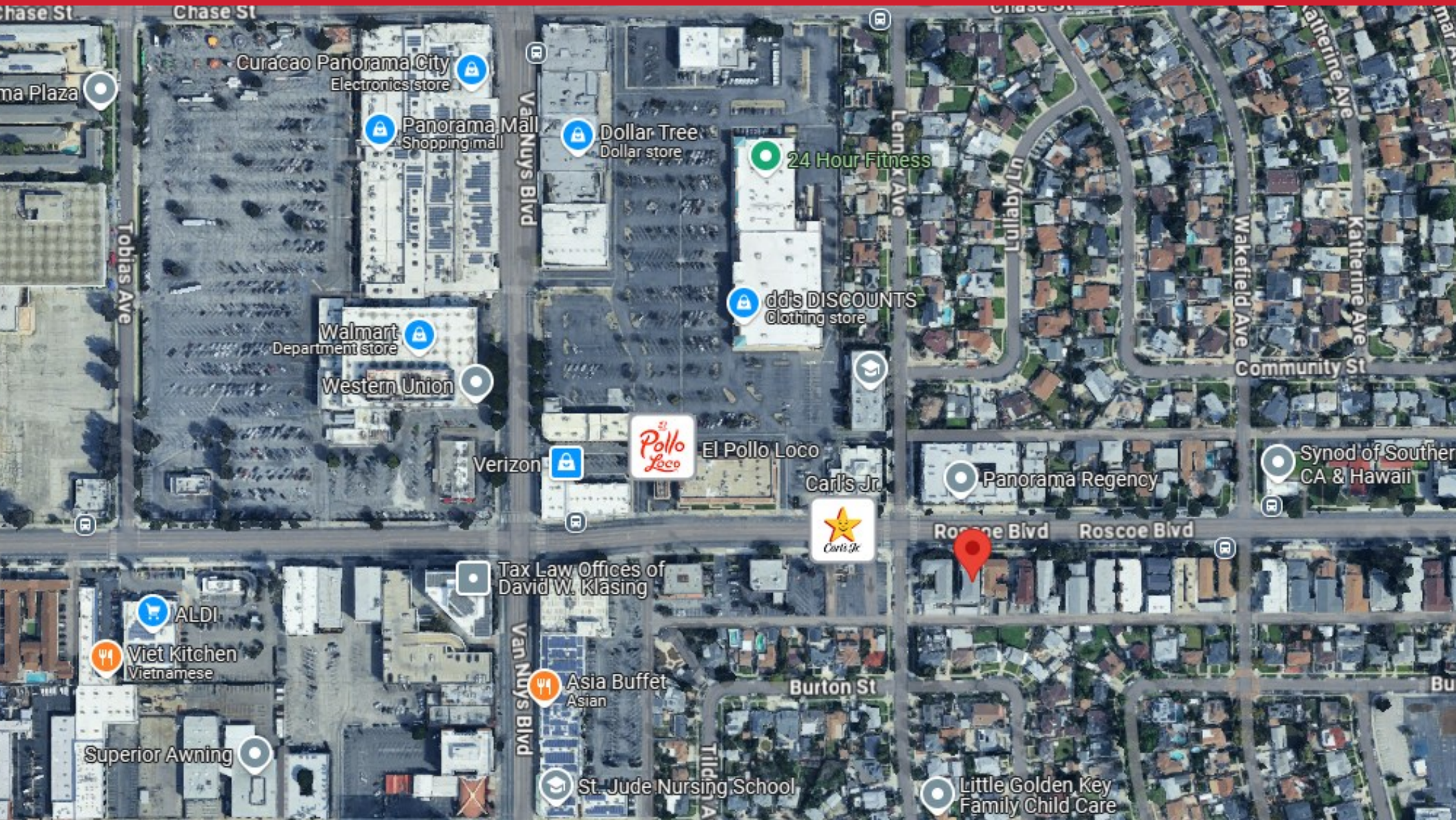


Individual Gas Meters
Individual Electric Meters
Washer/Dryer On-Site
Individual Water Heaters



Steady Tenants
Easy to Manage
Centralized Location
Upside Potential

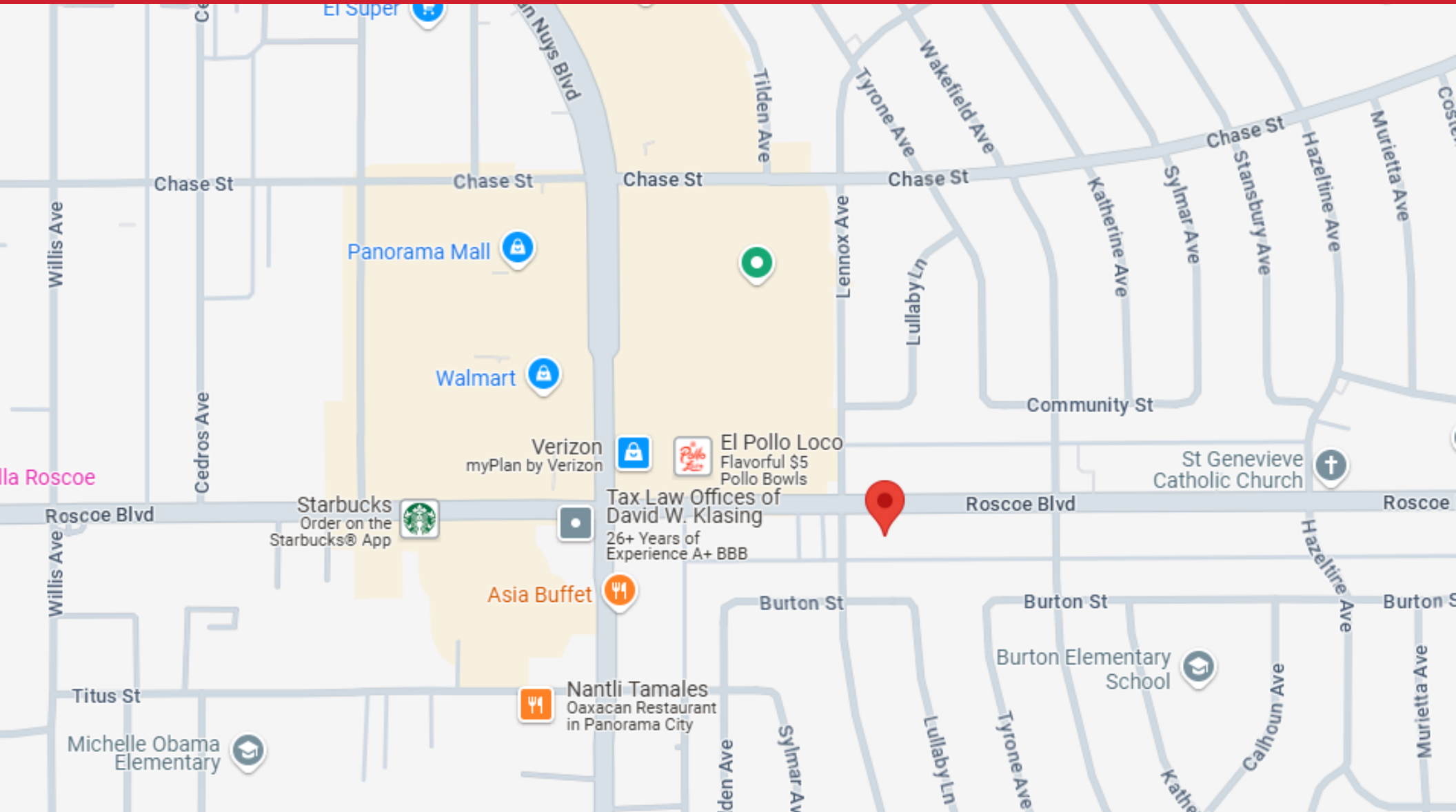
AERIAL MAP



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STREET MAP



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FINANCIAL SUMMARY

PROFORMA		
	Current	Proforma
GROSS INCOME	\$161,781.96	\$193,620.00
EXPENSES		
Real Estate Taxes	\$23,333.99	\$23,333.99
Insurance	\$8,063.82	\$8,063.82
Utilities	\$13,844.16	\$13,844.16
Repairs & Maintenance	\$3,352.00	\$3,352.00
Landscaping	\$1,440.00	\$1,440.00
Trash	\$0.00	\$0.00
Total Expenses	\$50,033.97	\$50,033.97
NET OPERATING INCOME	\$111,747.99	\$143,586.03
CAP Rate	5.75 %	7.38 %
Gross Income Multiple	12.02	10.05



RENT ROLL

Unit #	Unit Type	Current Rent	Proforma Rent
1	2 Bed 1 Bath	\$2,200.00	\$2,200.00
2	1 Bed 1 Bath	\$1,695.00	\$1,800.00
3	1 Bed 1 Bath	\$1,277.11	\$1,800.00
4	2 Bed 1 Bath	\$1,577.01	\$2,200.00
5	2 Bed 1 Bath	\$2,095.00	\$2,200.00
6	1 Bed 1 Bath	\$1,745.00	\$1,800.00
7	1 Bed 1 Bath	\$1,144.17	\$1,800.00
8	2 Bed 1 Bath	\$1,613.54	\$2,200.00
Laundry		\$135	\$135
TOTAL Monthly Income		\$13,481.83	\$16,135.00
GROSS ANNUAL INCOME		\$161,781.96	\$193,620.00

COMPANY PROFILE

Baboudjian Properties is a full-service brokerage firm, providing clients with a range of real estate and property management services. Our array of knowledge extends beyond the typical real estate and management advisory company. We are comprised of experienced, knowledgeable, and talented individuals who work closely together to reach our clients' objective. With over 100 transactions completed, we combine our expertise in various amounts of ways to ensure that the specific needs of each one of our clients are met in a very focused way.

Jack Baboudjian BROKER

contact@babprop.com
818.244.5151

Jack Baboudjian is an innovator, with uncompromising real estate instincts, servicing clients for well over a decade. Jack's extensive real estate experience, coupled with deal evaluation and analysis, property management, marketing and leasing, attributes to his clients' overall growth.

Jack received two Bachelor Degrees, in Business Administration and Accounting, from the University of Southern California. Jack holds a Real Estate Broker License from the State of California, and an Entrepreneurial Certificate from the Lloyd Greif Center of Entrepreneurial Studies.



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PROPERTIES

REAL ESTATE SALES & ADVISORY SERVICES

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WWW.BABPROP.COM