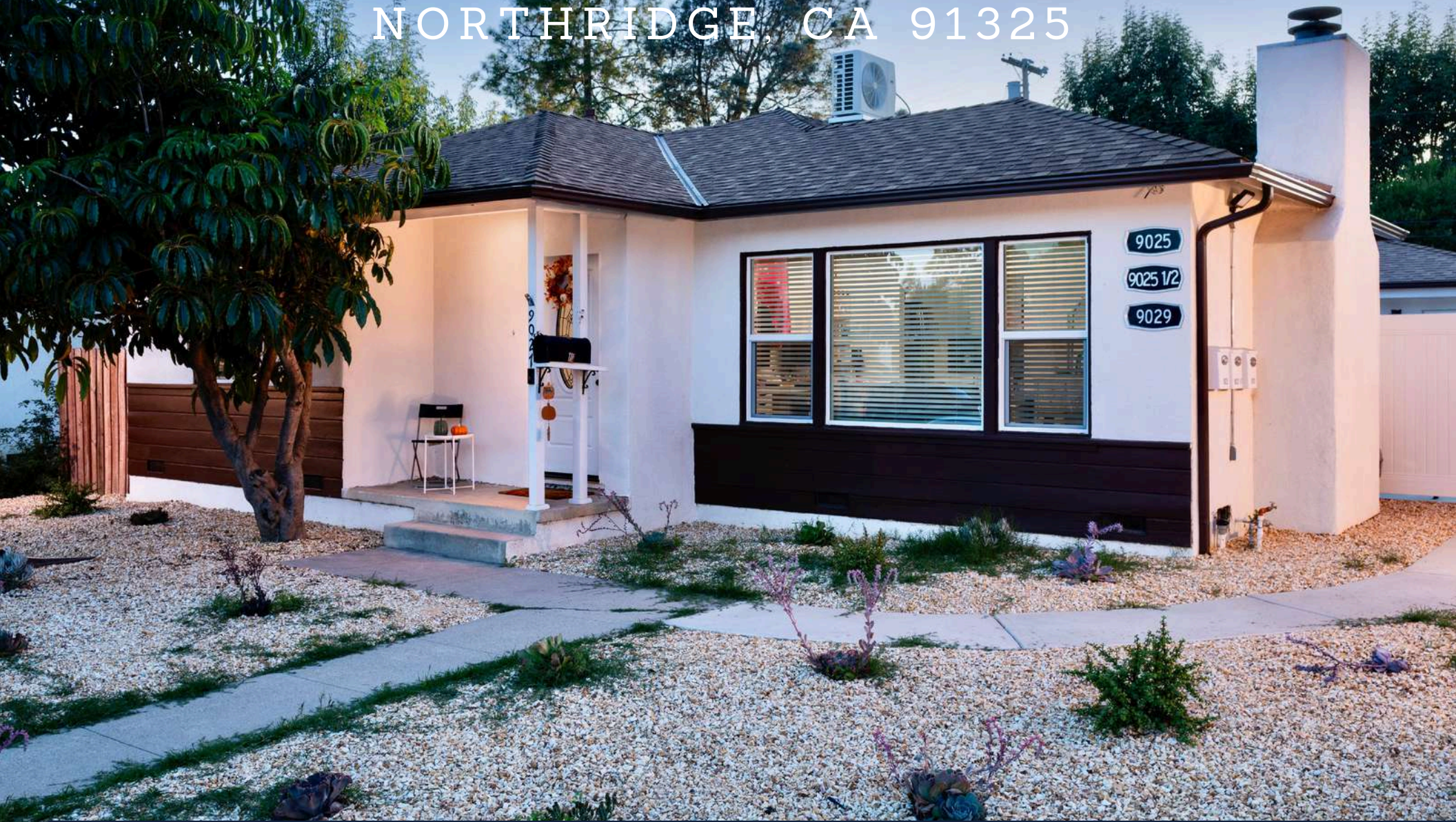


9027 LINDLEY AVE

NORTHRIDGE, CA 91325



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INVESTMENT
GROUP

Confidentiality Agreement

Affiliated Business Disclosure The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW Commercial and it should not be made available to any other person or entity without the written consent of KW Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to KW Commercial.

Confidentiality Agreement This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. KW Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KW Commercial has not verified, and will not verify, any of the information contained herein, nor has KW Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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HOUZE REAL ESTATE MGMT & DEVELOPMENT
A Division of Alactic Systems

Property Summary



OPPORTUNITY HIGHLIGHTS

- 
 - Four brand new units, 2-minute walk to Cal State Northridge
- 
 - Three of the units are not subject to LA City rent control
- 
 - 4.60 % Cap Rate | Low Maintenance
- 
 - Perfect Owner Occupy Opportunity
- 
 - Close proximity to the Northridge Hospital Medical Center
- 
 - Up the road from the Northridge Fashion Center



THE ASSET

NUMBER OF UNITS UNIT 41 (S) | 2 (I+) | 1 (3+2 SFR) ±
 MIX BUILDING SF LOT SF 2,944 ± 6,655 1966 / 2023
 YEAR BUILT / EFFECTIVE APN 2769-011-019

FINANCIAL SUMMARY

SALE PRICE \$1,825,000
 GRM 15.52
 CAP 4.60%
 PRICE/UNIT \$456,250
 PRICE/SF \$620

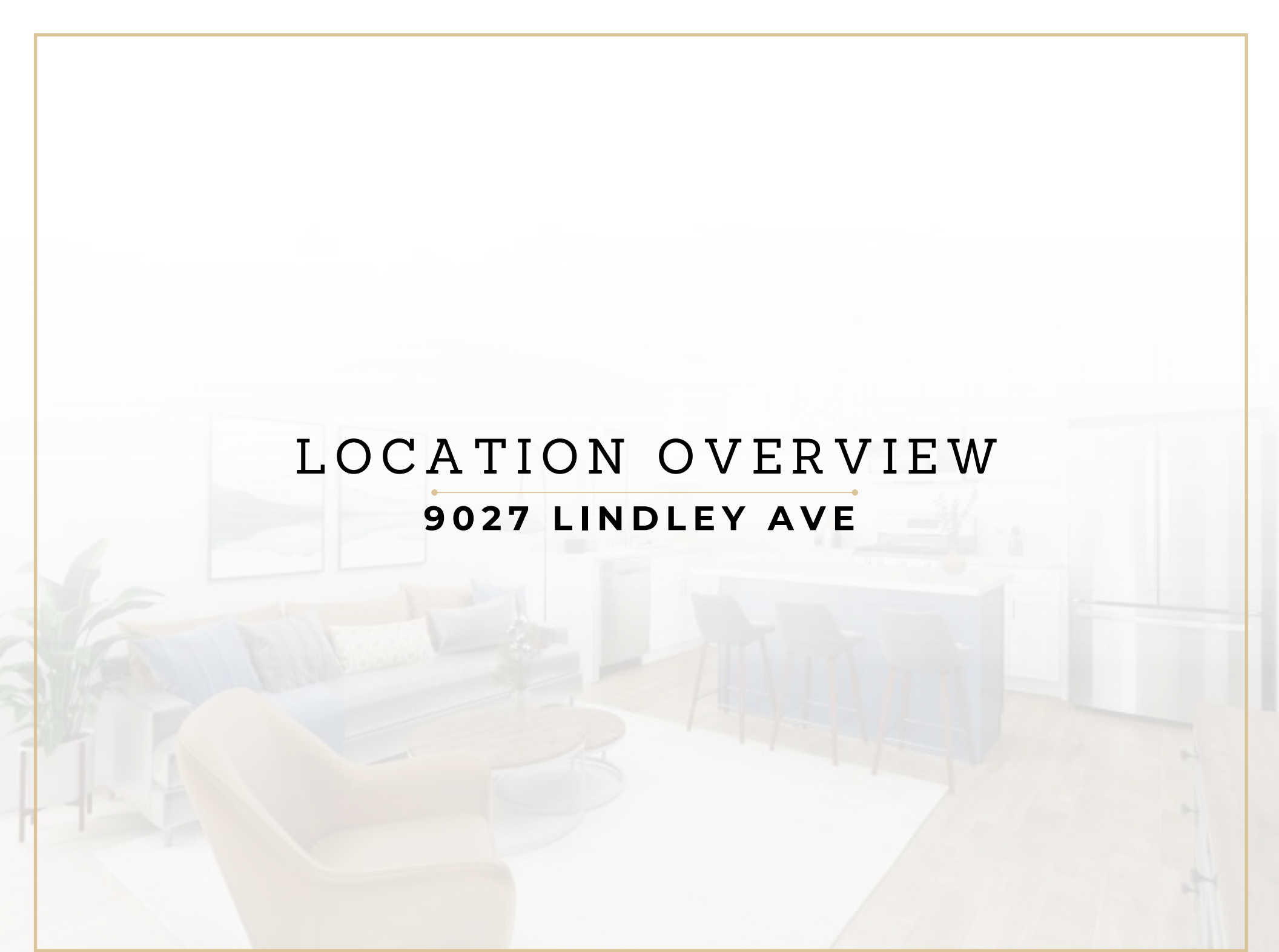












LOCATION OVERVIEW
9027 LINDLEY AVE

NORTHRIDGE CALIFORNIA

ABOUT THE AREA

Northridge is a neighborhood in the San Fernando Valley region of the City of Los Angeles. The community is home to California State University, Northridge, and the Northridge Fashion Center. Near the northwest edge of the San Fernando Valley, nestled between Chatsworth, Porter Ranch, the Granada Hills, and Reseda, Northridge combines urban living with access to the natural beauty of the surrounding countryside, including the nearby Chatsworth Reservoir and Lake Balboa. With a population of more than 60,000 people according to L.A. Department of City Planning, Northridge is considered highly diverse for the area and is among the best neighborhoods in Los Angeles County. Alongside some of the best public and private schools in the region, Northridge is also home to the Northridge Fashion Center, the largest shopping mall in the area, and Northridge Hospital Medical Center, one of only two hospitals in the San Fernando Valley certified for treating life-threatening injuries. CSU Northridge is home to the CSUN Botanic Garden, as well as the Donald E. Bianchi Planetarium. Residents of Northridge enjoy the local Recreation Center as well as easy access to nearby parks and protected natural areas such as the Chatsworth Reservoir. The neighborhood is home to dozens of restaurants, many of them concentrated along Reseda Blvd., and there are plenty of coffee shops near the CSUN campus.

DEMOGRAPHICS



43,055
Population



\$721,823
Median Home Value



\$2,103
Median Rent

Northridge, California, presents an unparalleled investment opportunity for apartment building

buyers. The synergy between Cal State Northridge

(CSUN), the Northridge Fashion Center, and the

Northridge Hospital Medical Center ensures a consistent and diverse tenant base, while the region's

stability and growth potential promise a secure and prosperous investment.

Proximity to CSUN

The subject property's close proximity to CSUN, one of California's largest universities, ensures a steady demand for rental properties. With over 40,000 students, faculty, and staff, CSUN generates a consistent pool of prospective tenants, making your investment in an apartment building a secure and lucrative venture. California State University, Northridge, with over 40,000 students, means a constant demand for rentals.

[Visit Here](#)





Northridge **FASHION CENTER**

The Northridge Fashion Center is not just a shopping destination; it's a beacon for consumers and apartment seekers alike. Adjacent to this bustling retail hub, your apartment building will benefit from the steady foot traffic, increased property values, and convenience that this lifestyle center offers.

[Visit Here](#)



Northridge HOSPITAL MEDICAL CENTER

The Northridge Hospital Medical Center is a pillar of the community, providing essential healthcare services to residents. Investing near this medical facility ensures a steady demand for housing, particularly from healthcare professionals, support staff, and families seeking proximity to quality medical care.

[Visit Here](#)



FINANCIAL ANALYSIS 9027 LINDLEY AVE



FINANCIAL ANALYSIS

Summary	Current Rents	Market Rents	Proposed Financing		
Price	\$1,825,000		First Loan Amount	\$875,000	NEW
Down Payment	52%	\$950,000	Terms	5.999%	30YR, 10YR i/o
Number of Units	4				
Cost per Unit	\$456,250				
GRM	15.52	14.86			
CAP	4.60%	4.88%			
	CURRENT	MARKET			
Year Built / Age	1954 / 2023 (fully redone)				
Approx. Lot Size	6,655				
Approx. Bldg SF	2,944				
Cost per Net RSF	\$620				

Scheduled Income			Current Rents		Market Rents	
No. of Units	Bdrms/ Baths	Approx. Sq. Ftg.	Monthly Rent/Unit (\$)	Monthly Income (\$)	Monthly Rent/Unit (\$)	Monthly Income (\$)
1	S	528	\$1,900	\$1,900	\$1,950	\$1,950
2	1+1	608	\$2,150	\$4,300	\$2,295	\$4,590
1	3+2 SFR	1200	\$3,600	\$3,600	\$3,695	\$3,695
Total Scheduled Rent				\$9,800		\$10,235

ANNUALIZED OPERATING DATA

Total Gross Current Monthly Rents	Current	Market
Monthly Scheduled Gross Income	\$9,800	\$10,235
Annualized Scheduled Gross Income	\$117,600	\$122,820

Annualized Operating Data	Current Rents		Market Rents	
Scheduled Gross Income	\$117,600		\$122,820	
Vacancy Rate Reserve	(\$3,528)	3.0%	(\$3,685)	3.0%
Gross Operating Income	\$114,072		\$119,135	
Expenses	(\$30,157)	-25.6%	(\$30,157)	-25%
Net Operating Income	\$83,916		\$88,979	
Loan Payments	(\$52,491)		(\$52,491)	
Pre-Tax Cash Flow	\$31,424	3.31%	\$36,488	3.84%
Principal Reduction	\$0		\$0	
Total Return	\$31,424	3.31%	\$36,488	3.84%

Estimated Expenses	Current	Market
Taxes	\$22,813	\$22,813
Insurance	\$2,944	\$2,944
Utilities	\$2,400	\$2,400
Trash	\$0	\$0
Gardner	\$0	\$0
Off Site Mgr	\$0	\$0
On Site Mgr	\$0	\$0
Misc/Rsrvs	\$1,000	\$1,000
Maint/Rprs	\$1,000	\$1,000
Total Expenses	\$30,157	\$30,157
Per Net Sq. Ft.	(\$10.24)	(\$10.24)
Per Unit	(\$7,539)	(\$7,539)



RENT ROLL

Unit	Unit Type	Move-In Dates	Approx. Sq. Ft.	Current Rent
9025	1+1	08/18/23	608	\$2,100
9025 1/2	1+1	3/14/2025	608	\$2,200
9027	3+2 SFR	8/18/2023	1,200	\$3,600
9029	S	1/22/2024	528	\$1,900
Totals				\$9,800
Monthly				\$9,800
Annually				\$117,600



KELLY MORGAN

With over 20 years of focused exploration and experience in capital markets such as Equity, Debt and Real Estate combined with Advertising and Marketing, Kelly Morgan Commercial Group brings a unique and unparalleled approach to the marketplace. We have dedicated ourselves to the deep understanding of the Southern California real estate market by taking the time to walk, examine, and analyze our landscape of submarkets.

Our clients best interest is our priority. Real estate marketing intelligence infused with financial planning has allowed us to help our clients make informed decisions about their real estate investment options. Our educated agents work hard to get our sellers the highest price. Relationships and expertise are keys to creating Investment Property Wealth.

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