

EXCLUSIVELY LISTED BY APLA GROUP

15240 Nordhoff St

NORTH HILLS, CA



PRICE:

\$3,995,000

INVESTMENT HIGHLIGHTS:

- Great North Hills Location
- On-Site Parking with Storage
- High Demand Rental Location
- Unit Mix: 2-1+1 | 12-2+2
- On-Site Laundry
- Individually Metered for Gas & Electric
- I-405 Freeway Nearby
- Subject To Statewide Rent Control

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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

14 UNITS ON NORDHOFF ST

INVESTMENT SUMMARY		
Price:		\$3,995,000
Down Payment:	35%	\$1,398,250
Units:		14
Cost per Unit:		\$285,357
Current GRM:		11.42
Current CAP:		5.51%
Market GRM:		9.72
Market CAP:		6.88%
Age:		1983
Lot SF:		10,712
Building SF:		11,092
Price per SF:		\$360.17
Zoning:		R3



PROPOSED FINANCING		
First Loan Amount:		\$2,596,750
Terms:	4.60%	30 Years (5-Year Fix)
Monthly Payment:		\$13,442

Great North Hills Location
 Unit Mix: 2-1+1 | 12-2+2
 On-Site Laundry
 11.42 GRM & 5.51% Cap Rate

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$349,764		\$411,000	
Less Vacancy Rate Reserve:	10,493	3.0%	12,330	3.0%
Gross Operating Income:	339,271		398,670	
Less Expenses:	119,151	34.1%	123,903	30.1%
Net Operating Income:	\$220,120		\$274,767	
Less Loan Payments:	161,299	1.36	161,299	
Pre-Tax Cash Flow:	\$58,821	4.2%	\$113,468	8.1%
Plus Principal Reduction:	41,152		41,152	
Total Return Before Taxes:	\$99,972	7.1%	\$154,619	11.1%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
2	1+1	\$1,745	\$3,490	\$2,000	\$4,000
12	2+2	\$2,117	\$25,407	\$2,500	\$30,000
Total Scheduled Rent:			\$28,897	\$34,000	
Laundry:			\$250	\$250	
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$29,147	\$34,250	
Annual Scheduled Gross Income:			\$349,764	\$411,000	

ESTIMATED EXPENSES

Taxes: (new)	\$49,938
Insurance:	\$9,872
Utilities:	\$21,360
Maintenance:	\$13,571
Rubbish:	\$5,040
Reserves:	\$2,800
Landscaping:	\$1,500
Pest Control:	\$1,500
Total Expenses:	\$119,151
Per SF:	\$10.74
Per Unit:	\$8,511

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	SECURITY DEPOSIT	CURRENT RENT	MARKET RENT
35601		2+2	\$1,695	\$2,095	\$2,500
35602		2+2	\$1,795	\$2,200	\$2,500
35603		2+2	\$2,560	\$1,850	\$2,500
35604		2+2	\$500	\$2,195	\$2,500
35605		1+1	\$1,695	\$1,695	\$2,000
35606		2+2	\$1,895	\$2,063	\$2,500
35607		2+2		\$2,095	\$2,500
35608		2+2		\$2,200	\$2,500
35609		2+2	2,095	\$2,095	\$2,500
35610		2+2	1,800	\$2,100	\$2,500
35611		2+2	1825	\$2,199	\$2,500
35612		1+1	1,695	\$1,795	\$2,000
35614		2+2		\$2,095	\$2,500
35615		2+2		\$2,220	\$2,500

TOTAL: \$21,525 \$28,897 \$34,000

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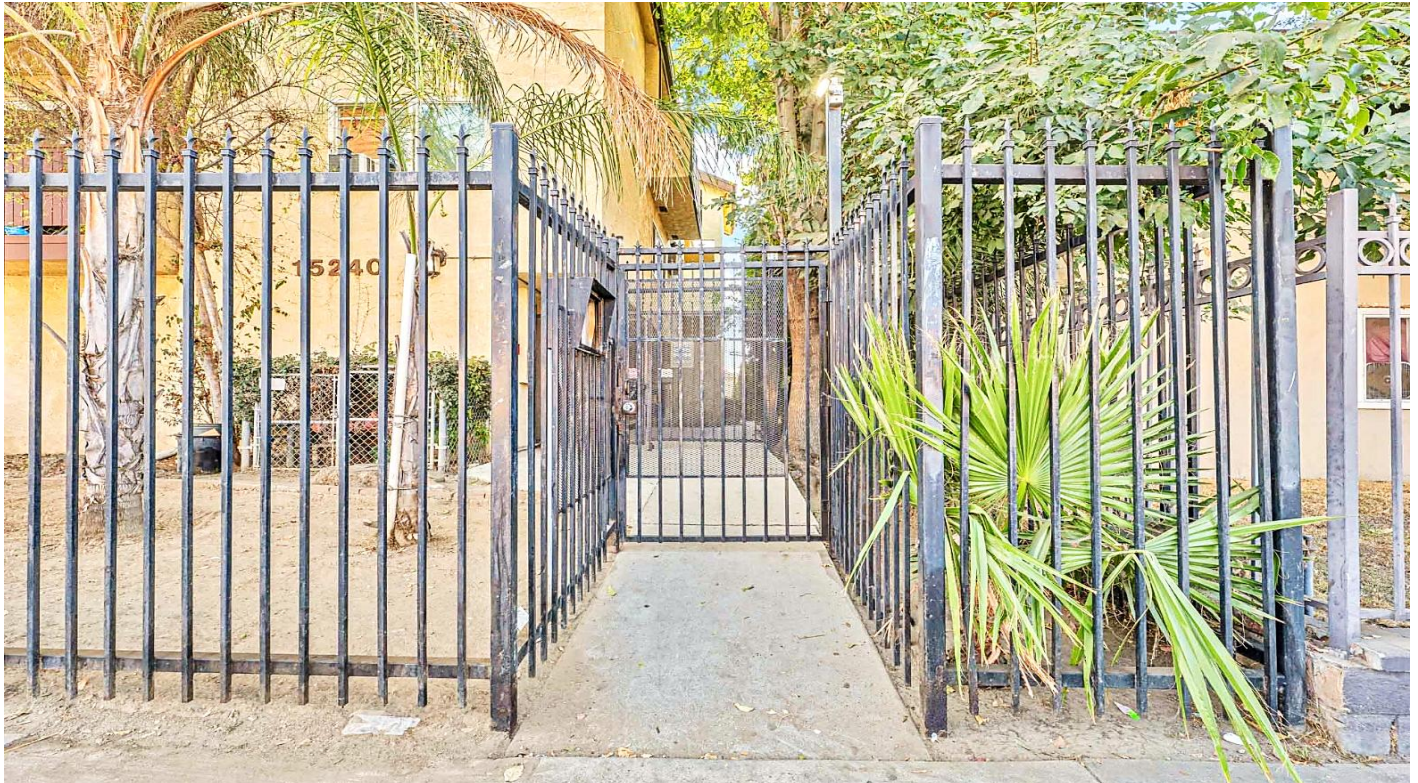
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PHOTOS



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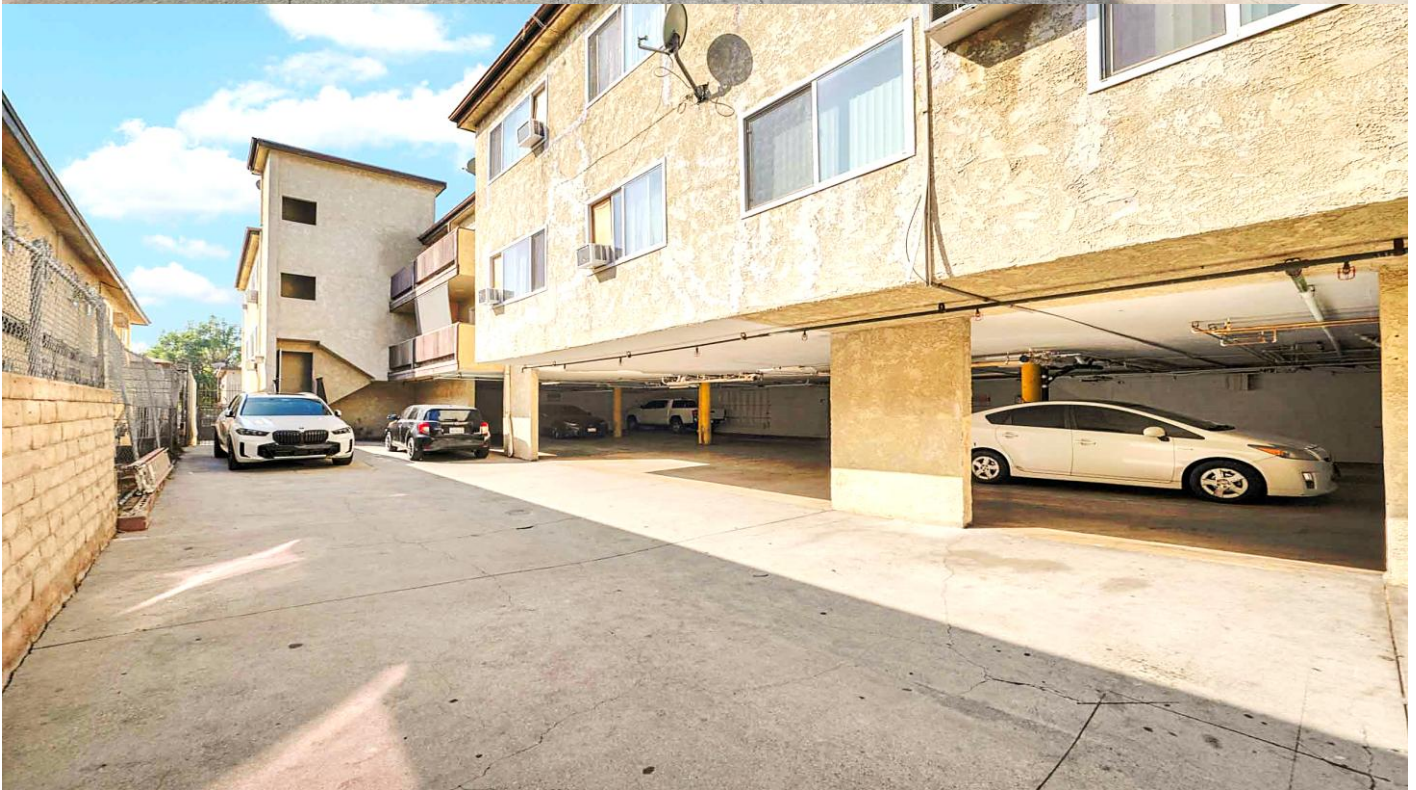
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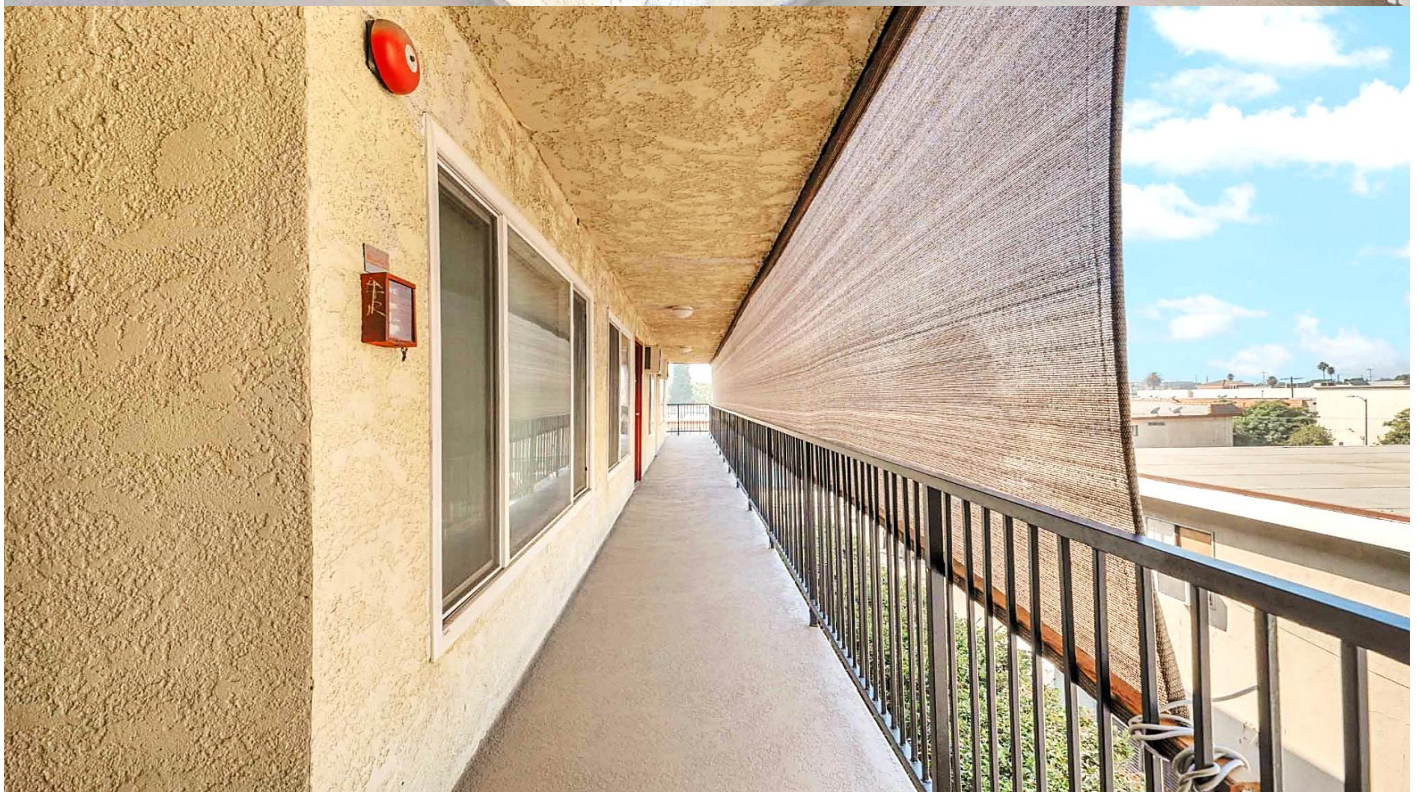
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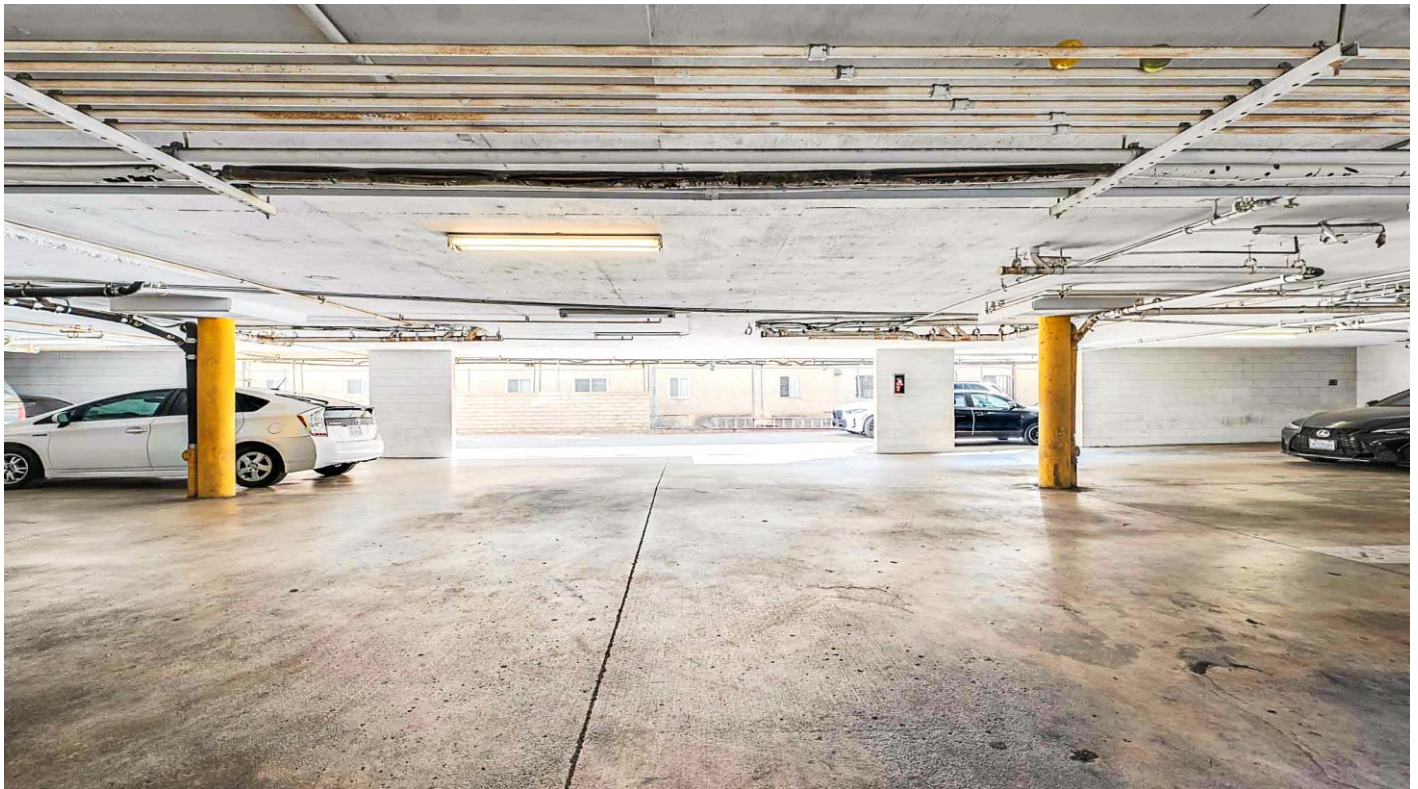
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AERIAL VIEW



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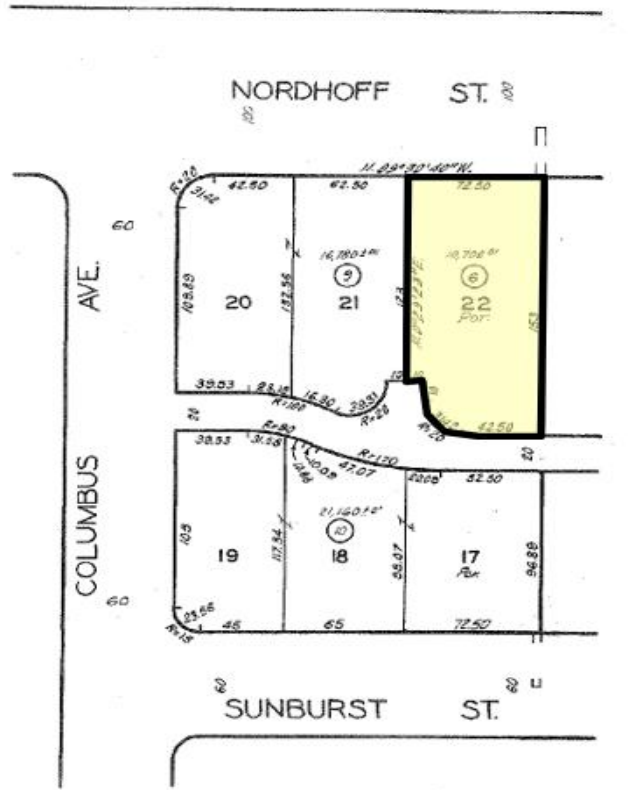
PARCEL MAP

2654 | 34
SCALE 1" = 60'

2-22-65
REVISED
11-3-60
1-11-61
8-9-61
11-9-62
11-21-63
07082602
TRASSCO
780421817



CODE
15



TRACT NO. 23645
M.B. 642-78-79

FOR PREV. ASSM'T. SEE:
2654-34

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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STREET MAP



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AMENITY MAP



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