

CLAVEL AVENUE

INVESTMENT OPPORTUNITY

1235, 1241 & 1247 Clavel Avenue
Ventura, CA 93004

OFFERED AT **\$1,999,900**

CURRENT OPERATIONS

	Gross Income	\$170,760
	Operating Expenses	\$42,215.04
	Net Operating Income	\$128,544.96
	CAP RATE	6.27%



PRO FORMA

Projected Gross Income	\$184,480
Operating Expenses*	\$42,215.04
Projected NOI	\$142,264.96
PROJECTED CAP RATE	7.05%

RENT ROLL: CURRENT VS. PRO FORMA

UNIT	CONFIGURATION	CURRENT / MO.	PRO FORMA / MO.	UPSIDE
1235 A	2 BR / 1 BA	\$2,795	\$2,950	+\$155
1235 B	Studio / 1 BA	\$1,595	\$1,695	+\$100
1235 C	1 BR / 1 BA	\$1,995	\$2,195	+\$200
1235 D	1 BR / 1 BA	\$1,895	\$2,195	+\$300
1241	2 BR / 1 BA	\$2,595	\$2,595	\$0
1247	2 BR / 1 BA	\$2,495	\$2,595	+\$100
TOTAL / MONTH		\$13,370	\$14,225	+\$855
TOTAL / YEAR		\$160,440	\$170,700	+\$10,260

ANNUAL INCOME & EXPENSE COMPARISON

	CURRENT	PRO FORMA
Annual Base Rent	\$160,440	\$170,700
Other Income / Utility Reimbursements**	\$10,320	\$10,320
Gross Income	\$170,760	\$181,020
Operating Expenses	(\$42,215.04)	(\$42,215.04)
Net Operating Income	\$128,544.96	\$138,804.96
Cap Rate @ \$1,999,900	6.27%	7.05%

* Operating Expenses include estimated annual pro forma management fee of 4% of EGI (\$7,310.40).

** Utility reimbursements are estimated.

INVESTMENT HIGHLIGHTS

-  **STRONG INCOME & UPSIDE**
Immediate cash flow with \$10,260 of annual upside through pro forma rents.
-  **12 ON-SITE PARKING SPACES**
Rare and valuable amenity that enhances tenant retention.
-  **EXTENSIVELY UPGRADED**
Newer AC, roofing, appliances, quartz counters, marble baths and modern finishes.
-  **MOSTLY FURNISHED**
Turnkey, low-maintenance investment.
-  **ESTABLISHED TENANT BASE**
Well-maintained property with strong rental history.

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