

17926 Schoenborn St

NORTHRIDGE, CA



PRICE:

\$1,295,000

INVESTMENT HIGHLIGHTS:

- Great Northridge Location
- CSUN College Nearby
- 10.66 GRM & 5.85% 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

apla GROUP

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:		10.66
Current CAP:		5.85%
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



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

Great Northridge Location
Unit Mix: 4-1+1 | 1-2+2 | 1-3+2
Northridge Fashion Center Nearby
10.66 GRM & 5.85% Cap Rate

ANNUALIZED OPERATING DATA				
	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$121,464		\$150,300	
Less Vacancy Rate Reserve:	3,644	3.0%	4,464	3.0%
Gross Operating Income:	117,820		144,336	
Less Expenses:	42,111	34.7%	43,172	29.0%
Net Operating Income:	\$75,709		\$101,164	
Less Loan Payments:	57,966	1.31	57,966	
Pre-Tax Cash Flow:	\$17,743	3.4%	\$43,198	8.3%
Plus Principal Reduction:	9,103		9,103	
Total Return Before Taxes:	\$26,846	5.2%	\$52,301	10.1%

PROPERTY RENTAL INFORMATION				ESTIMATED EXPENSES	
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
4	1+1	\$1,514	\$6,055	\$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:			\$10,122		\$12,400
Laundry:			\$125		\$125
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$10,247		\$12,525
Annual Scheduled Gross Income:			\$122,964		\$150,300
Taxes: (new)					\$16,188
Insurance:					\$6,451
Utilities:					\$9,000
Maintenance:					\$4,713
Rubbish:					\$2,160
Reserves:					\$1,200
Landscaping:					\$1,500
Pest Control:					\$900
Off-Site Mgmt:					-
Total Expenses:					\$42,111
Per SF:					\$8.49
Per Unit:					\$7,018

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

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RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$1,990	\$1,800
2	1+1	\$1,370	\$1,800
3	3+2	\$2,811	\$2,800
4	1+1	\$1,255	\$1,800
5	1+1	\$1,440	\$1,800
6	2+2	\$1,255	\$2,400
TOTAL:		\$10,122	\$12,400

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PHOTOS



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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

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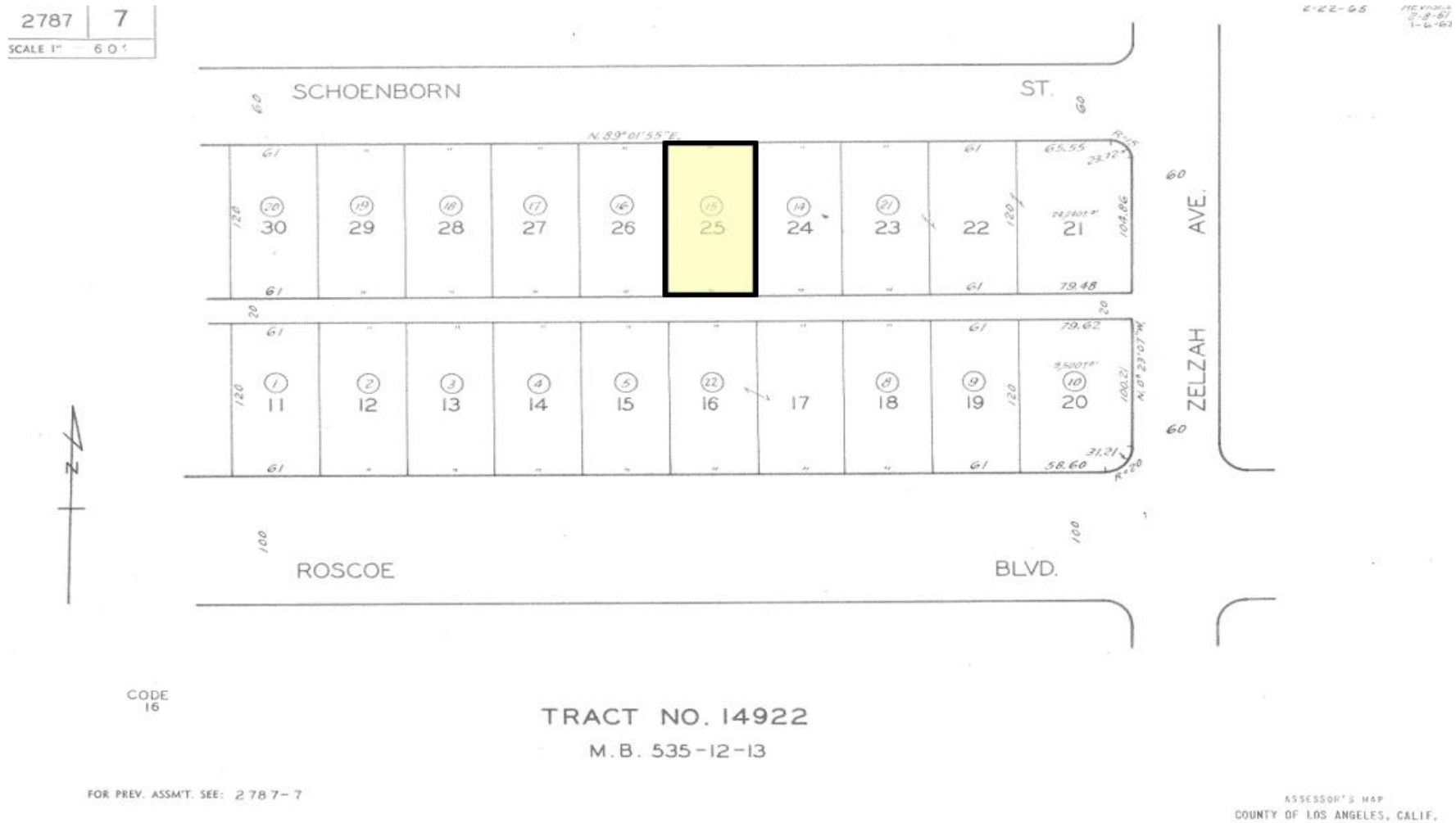
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PARCEL MAP



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STREET MAP



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AMENITY MAP



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