

## SUN VALLEY LOCATION

# 7253-7257 VINELAND AVE

Sun Valley, CA 91352



## PROPERTY HIGHLIGHTS

- Unit Mix: eight (8) 1+1's & four (4) 2+1's
- Two adjacent six-unit buildings built in 1953
- New windows and a newer roof
- Updated electrical system completed in 2024
- Separately metered for gas & electricity with individual water heaters
- Select units feature updated kitchens & newer floor

## PROPERTY SUMMARY

Price: **\$1,900,000**

Year Built: **1953**

Units: **12**

Building SF: **8,144**

Lot SF: **12,482**

CAP Rate: **5.68%**

GRM: **9.32**

Price per Unit: **\$158,333**

Price per SF: **\$233.30**

Parking: **12**

**CAN BE PURCHASED SEPARATELY OR AS  
PART OF A 6-PROPERTY PORTFOLIO  
TOTALING 48 UNITS**

# 7253-7257 VINELAND AVE

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## RENT ROLL

|     |                 |                   |
|-----|-----------------|-------------------|
| 1+1 |                 | <b>\$853.44</b>   |
| 1+1 |                 | <b>\$1,307.37</b> |
| 2+1 |                 | <b>\$1,695.25</b> |
| 1+1 |                 | <b>\$1,695.00</b> |
| 1+1 |                 | <b>\$764.30</b>   |
| 2+1 |                 | <b>\$1,549.79</b> |
| 1+1 |                 | <b>\$1,848.85</b> |
| 1+1 |                 | <b>\$818.38</b>   |
| 2+1 |                 | <b>\$1,695.25</b> |
| 1+1 |                 | <b>\$1,888.31</b> |
| 1+1 |                 | <b>\$1,815.68</b> |
| 2+1 | on site manager | <b>\$1,058.35</b> |

**Monthly Gross Income: \$16,989.97**

## EXPENSES

|               |                 |
|---------------|-----------------|
| Taxes         | <b>\$23,750</b> |
| Insurance     | <b>\$17,964</b> |
| Utilities     | <b>\$13,255</b> |
| Rubbish       | <b>\$12,376</b> |
| Maintenance   | <b>\$10,194</b> |
| Management    | <b>\$10,194</b> |
| Miscellaneous | <b>\$1,000</b>  |
| Gardener      | <b>\$1,200</b>  |

**Total Expenses: \$89,933**

## ANNUALIZED INCOME

|                                   |                  |
|-----------------------------------|------------------|
| <b>Scheduled Gross Income:</b>    | <b>\$203,880</b> |
| Less Vacancy                      | (\$6,116)        |
| <b>Gross Operating Income:</b>    | <b>\$197,763</b> |
| Less Expenses:                    | (\$89,933)       |
| <b>Net Operating Income:</b>      | <b>\$107,831</b> |
| Less Debt Service:                | (\$72,056)       |
| <b>Pre-Tax Cash Flow:</b>         | <b>\$35,775</b>  |
| Plus Principal Reduction:         | \$10,306         |
| <b>Total Return Before Taxes:</b> | <b>\$46,081</b>  |