

14150, 14152, & 14152 1/2 Friar St

VAN NUYS, CA



PRICE:

\$759,000

INVESTMENT HIGHLIGHTS:

- Great VAN NUYS Location
- High Demand Rental Location
- 15.74 GRM & 4.13% Cap Rate
- Unit Mix: 2-1+1 | 1-2+1
- New Roof
- Vacant 2 Bedroom
- Residential Financing Available
- Copper Plumbing

apla GROUP

KW COMMERCIAL

12001 VENTURA BLVD
SUITE #404
STUDIO CITY, CA 91604

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

3 UNITS ON FRIAR STREET

INVESTMENT SUMMARY		
Price:		\$759,000
Down Payment:	100%	\$759,000
Units:		3
Cost per Unit:		\$253,000
Current GRM:		15.74
Current CAP:		4.13%
Market GRM:		12.16
Market CAP:		5.83%
Age:		1942
Lot SF:		6,597
Building SF:		1,959
Price per SF:		\$387.44
Zoning:		RD1.5



Great VAN NUYS Location
Unit Mix: 2-1+1 | 1-2+1

15.74 GRM & 4.13% Cap Rate

PROPOSED FINANCING		
First Loan Amount:		-
Terms:	4.25%	30 Years
Monthly Payment:		-

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$48,216		\$62,400	
Less Vacancy Rate Reserve:	1,446	3.0%	1,872	3.0%
Gross Operating Income:	46,770		60,528	
Less Expenses:	15,430	32.0%	16,255	26.0%
Net Operating Income:	\$31,340		\$44,273	
Less Loan Payments:	-		-	
Pre-Tax Cash Flow:	\$31,340	4.1%	\$44,273	5.8%
Plus Principal Reduction:	-		-	
Total Return Before Taxes:	\$31,340	4.1%	\$44,273	5.8%

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	\$959	\$1,918	\$1,550	\$3,100
1	2+1	\$1,950	\$1,950	\$1,950	\$1,950
Total Scheduled Rent:			\$3,868	\$5,050	
Laundry:					
Parking, Storage, Misc:			\$150	\$150	
Monthly Scheduled Gross Income:			\$4,018	\$5,200	
Annual Scheduled Gross Income:			\$48,216	\$62,400	

ESTIMATED EXPENSES	
Taxes: (new)	\$9,488
Insurance:	\$784
Utilities:	\$2,220
Maintenance:	\$2,338
Rubbish:	-
Reserves:	\$600
Landscaping:	-
Pest Control:	-
Off-Site Mgmt:	-
Total Expenses:	\$15,430
Per SF:	\$7.88
Per Unit:	\$5,143

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Vacant	2+1	\$1,950	\$1,950
2		1+1	\$988	\$1,550
3		1+1	\$930	\$1,550
TOTAL:			\$3,868	\$5,050

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AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI
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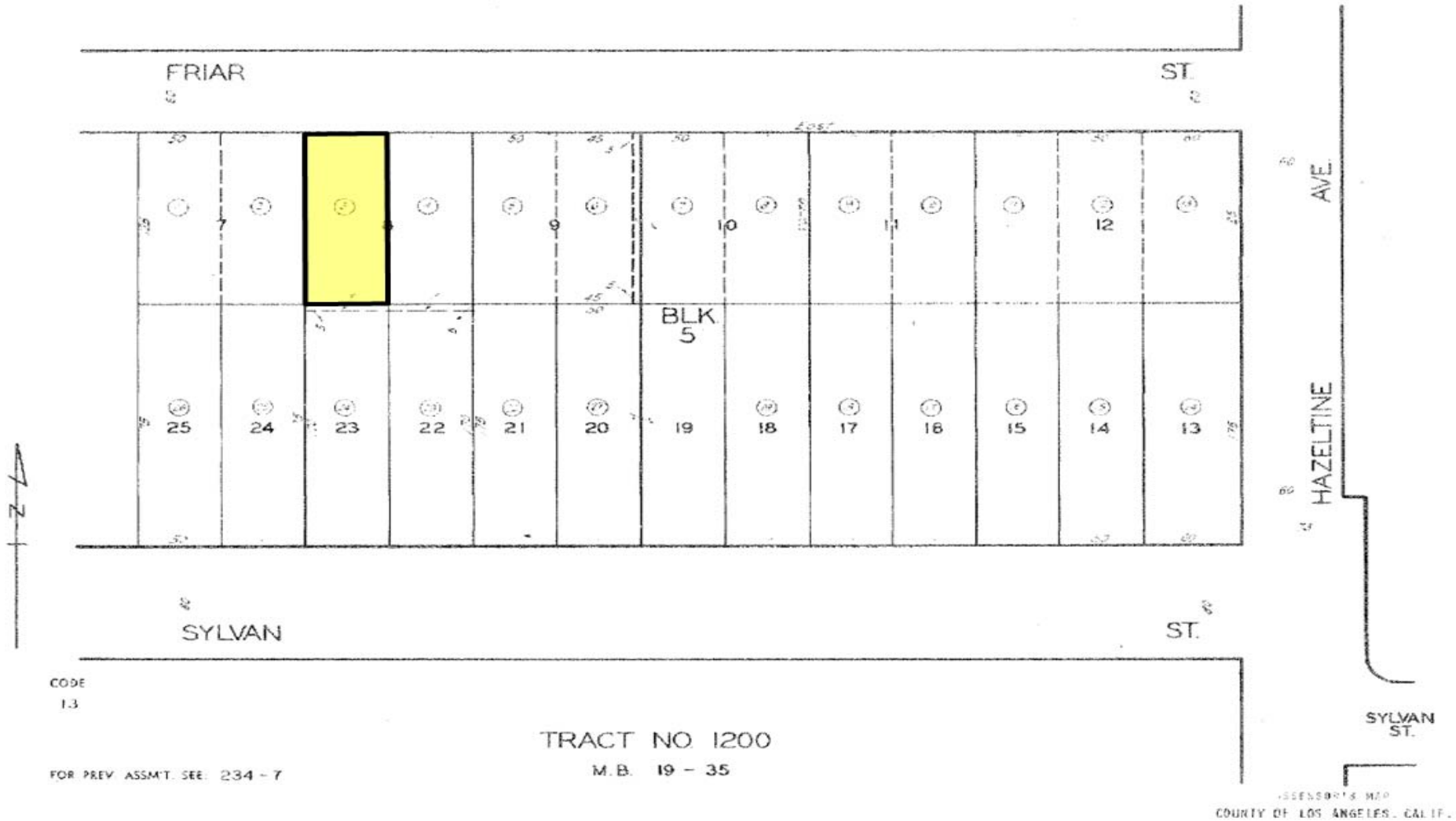
3 UNITS ON FRIAR STREET

PARCEL MAP

2240 15
SCALE 1" = 60'

1988

APN 224004003001



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STREET MAP



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