

EXCLUSIVELY LISTED BY APLA GROUP

# 14307 Sayre St.

SYLMAR, CA



## PRICE:

**\$675,000**

## INVESTMENT HIGHLIGHTS:

- Great Sylmar Location
- Unit Mix: 1-1+1 | 1-3+1
- 13.08 GRM & 5.11% Cap Rate
- Residential Financing Available
- Copper Plumbing in Back Unit
- Large Lot 11,417 Sq.Ft.
- Units To Be Delivered Vacant
- Recently Added ADU Unit

**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

# DUPLEX ON SAYRE ST.

INVESTMENT SUMMARY		
<b>Price:</b>		<b>\$675,000</b>
Down Payment:	30%	\$202,500
<b>Units:</b>		<b>2</b>
Cost per Unit:		\$337,500
<b>Current GRM:</b>		<b>13.08</b>
<b>Current CAP:</b>		<b>5.11%</b>
Market GRM:		13.08
Market CAP:		5.11%
Age:		1953
Lot SF:		11,417
Building SF:		2,103
Price per SF:		\$320.97
Zoning:		R1



PROPOSED FINANCING		
First Loan Amount:		\$472,500
Terms:	4.25%	30 Years (5-Year Fix)
Monthly Payment:		\$2,324

Great Sylmar Location  
 Unit Mix: 1-1+1 | 1-3+1  
 Copper Plumbing in Back Unit  
 13.08 GRM & 5.11% Cap Rate

## ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
<b>Scheduled Gross Income:</b>	<b>\$51,600</b>		<b>\$51,600</b>	
Less Vacancy Rate Reserve:	1,548	3.0%	1,548	3.0%
Gross Operating Income:	50,052		50,052	
Less Expenses:	15,556	30.1%	15,556	30.1%
<b>Net Operating Income:</b>	<b>\$34,496</b>		<b>\$34,496</b>	
Less Loan Payments:	27,893	1.24	27,893	
<b>Pre-Tax Cash Flow:</b>	<b>\$6,603</b>	<b>3.3%</b>	<b>\$6,603</b>	<b>3.3%</b>
Plus Principal Reduction:	7,965		7,965	
<b>Total Return Before Taxes:</b>	<b>\$14,568</b>	<b>7.2%</b>	<b>\$14,568</b>	<b>7.2%</b>

PROPERTY RENTAL INFORMATION					
UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
1	1+1	\$1,600	\$1,600	\$1,600	\$1,600
1	3+1	\$2,700	\$2,700	\$2,700	\$2,700
<b>Total Scheduled Rent:</b>			<b>\$4,300</b>	<b>\$4,300</b>	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$4,300	\$4,300	
<b>Annual Scheduled Gross Income:</b>			<b>\$51,600</b>	<b>\$51,600</b>	

ESTIMATED EXPENSES	
Taxes: (new)	\$8,438
Insurance:	\$736
Utilities:	\$2,340
Maintenance:	\$2,503
Rubbish:	-
Reserves:	\$400
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	-
<b>Total Expenses:</b>	<b>\$15,556</b>
Per SF:	\$7.40
Per Unit:	\$7,778

### MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

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**RENT ROLL**

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Vacant	3+1	\$2,700	\$2,700
2	Vacant	1+1	\$1,600	\$1,600
TOTAL:			\$4,300	\$4,300

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PHOTOS



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DUPLEX ON SAYRE ST.

AERIAL VIEW



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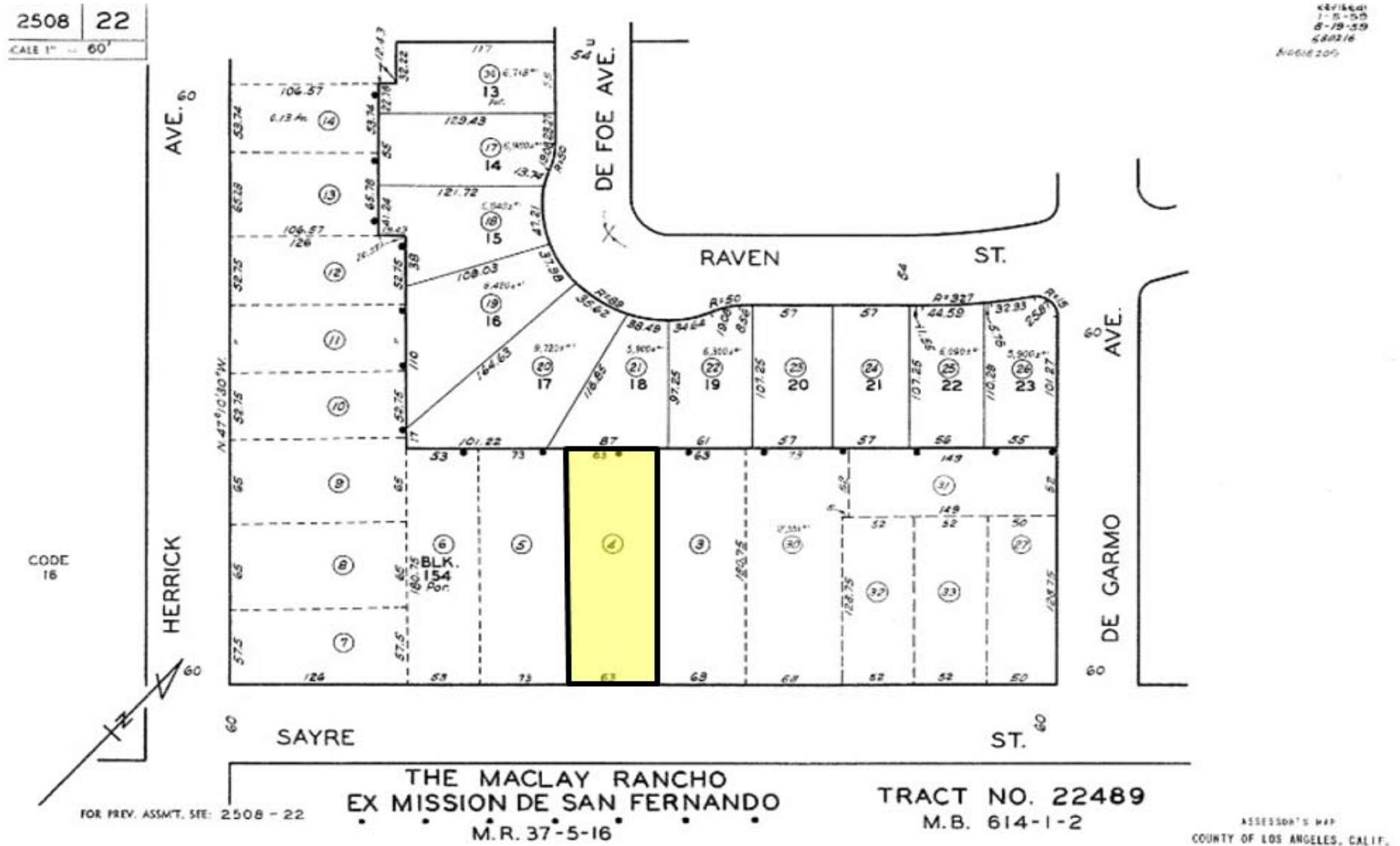
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DUPLEX ON SAYRE ST.

PARCEL MAP



MICHAEL PESCI & JAMES ANTONUCCI

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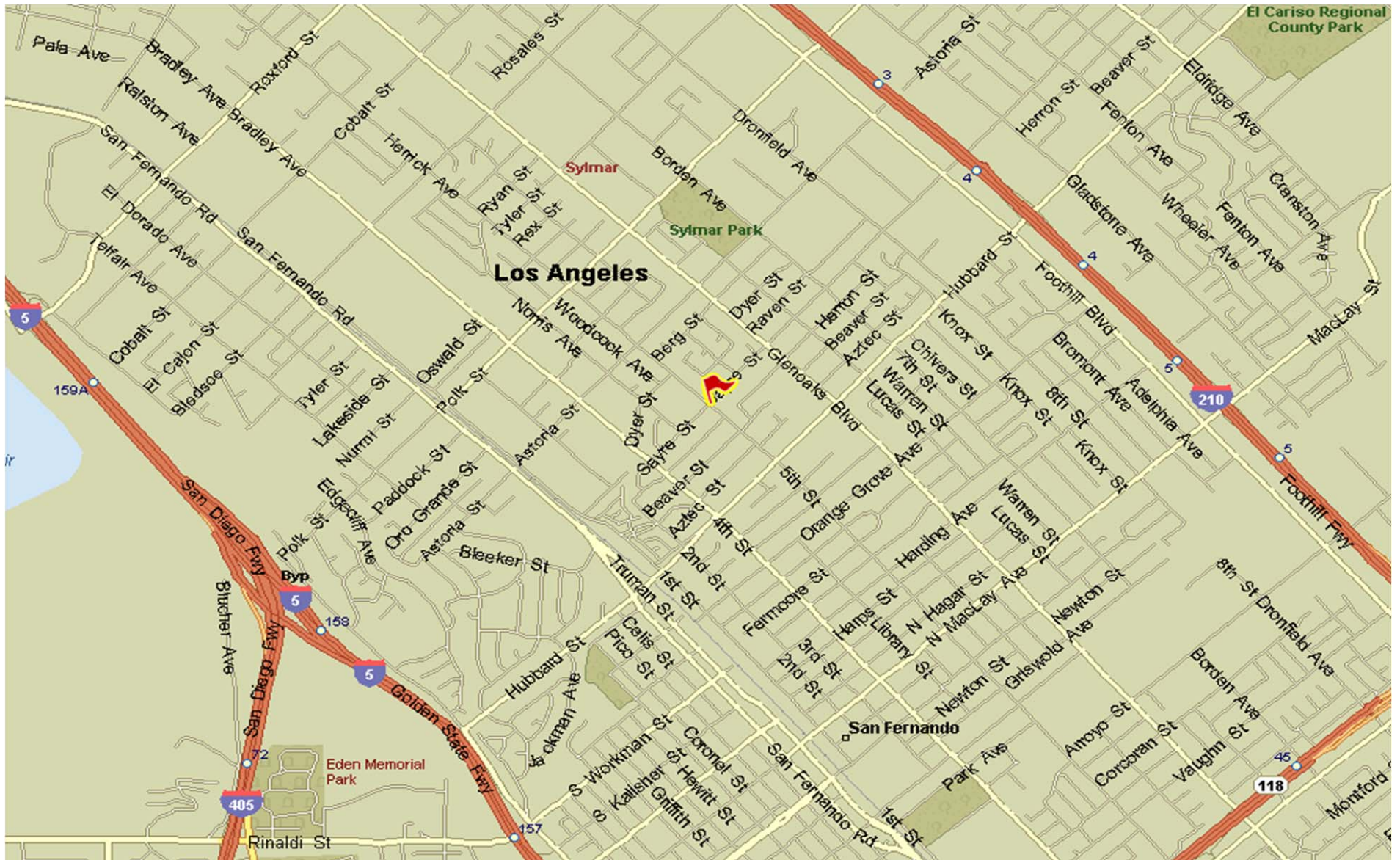
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# DUPLEX ON SAYRE ST.

## STREET MAP



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