

13355 Van Nuys Blvd

PACOIMA , CA



PRICE:

\$1,150,000

INVESTMENT HIGHLIGHTS:

- Great Pacoima Location
- Large Lot 15,341 Sq.Ft.
- Cap Rate 4.54%
- Modified Gross Lease
- Two Adjacent Parcels
- On-Site Parking with Storage
- Restaurant 300 Sq.Ft. Single Family 944 Sq.Ft.
- Recently Remodeled and Upgraded



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
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COMMERCIAL LOT ON VAN NUYS BLVD

CURRENT INCOME & EXPENSE ANALYSIS

13355 VAN NUYS BLVD
PACOIMA , CA

1	W/F Stucco	1,244	15,371	1957	LAC2
UNIT	CONSTRUCTION	BUILDING SF	LOT SF	YEAR BUILT	ZONING

CURRENT MONTHLY INCOME

UNITS	TYPE	CURRENT	TOTAL
<u>1</u>	<u>Commercial</u>	<u>\$ 6,000 - 6,000</u>	<u>\$ 6,000</u>
CAM & Miscellaneous Income			<u>\$ -</u>
Total:			<u>\$ 6,000</u>

CURRENT ANNUALIZED INCOME & EXPENSES

SCHEDULED GROSS INCOME		<u>\$ 72,000</u>
Vacancy Rate	5%	<u>\$ 3,600</u>
GROSS OPERATING INCOME		<u>\$ 68,400</u>
EXPENSES		
Property Taxes		<u>\$ 14,375</u>
New Insurance Quote		<u>\$ 1,800</u>
Utilities		<u>\$ -</u>
Off Site Management Fees		<u>\$ -</u>
Repairs & Maintenance		<u>\$ -</u>
Rubbish		<u>\$ -</u>
Landscaping		<u>\$ -</u>
Reserves for Replacement		<u>\$ -</u>
Pest Control		<u>\$ -</u>
TOTAL EXPENSES	22.5%	<u>\$ 16,175</u>
Per Foot		<u>\$ 13.00</u>
NET OPERATING INCOME		<u>\$ 52,225</u>

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CURRENT PRICING ANALYSIS & OPINION OF VALUE

13355 VAN NUYS BLVD
PACOIMA, CA

1	W/F Stucco	1,244	15,371	1957	LAC2
UNIT	CONSTRUCTION	BUILDING SF	LOT SF	YEAR BUILT	ZONING

CURRENT PRICING & FINANCING

PRICE				\$	1,150,000
Down Payment			100%	\$	1,150,000
First Trust Deed			0%	\$	-
Interest Rate	Fixed for 5 Years		4.50%	APR	ARM 30/05
Term			30/5		

COMMENTS

Buyer to obtain a new loan at prevailing market rates and terms.

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME				\$	72,000
Vacancy			5%	\$	3,600
GROSS OPERATING INCOME				\$	68,400
Expenses			22.5%	\$	16,175
NET OPERATING INCOME				\$	52,225
Debt Service				\$	-
PRE-TAX CASH FLOW				\$	52,225
Capitalization Rate					4.54%
Price per Square Foot				\$	924.44

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RENT ROLL

UNIT #	NOTES	UNIT TYPE	CURRENT RENT	MARKET RENT
1	Modified Gross	Commercial	\$6,000	\$6,000
TOTAL:			\$6,000	\$6,000

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PHOTOS



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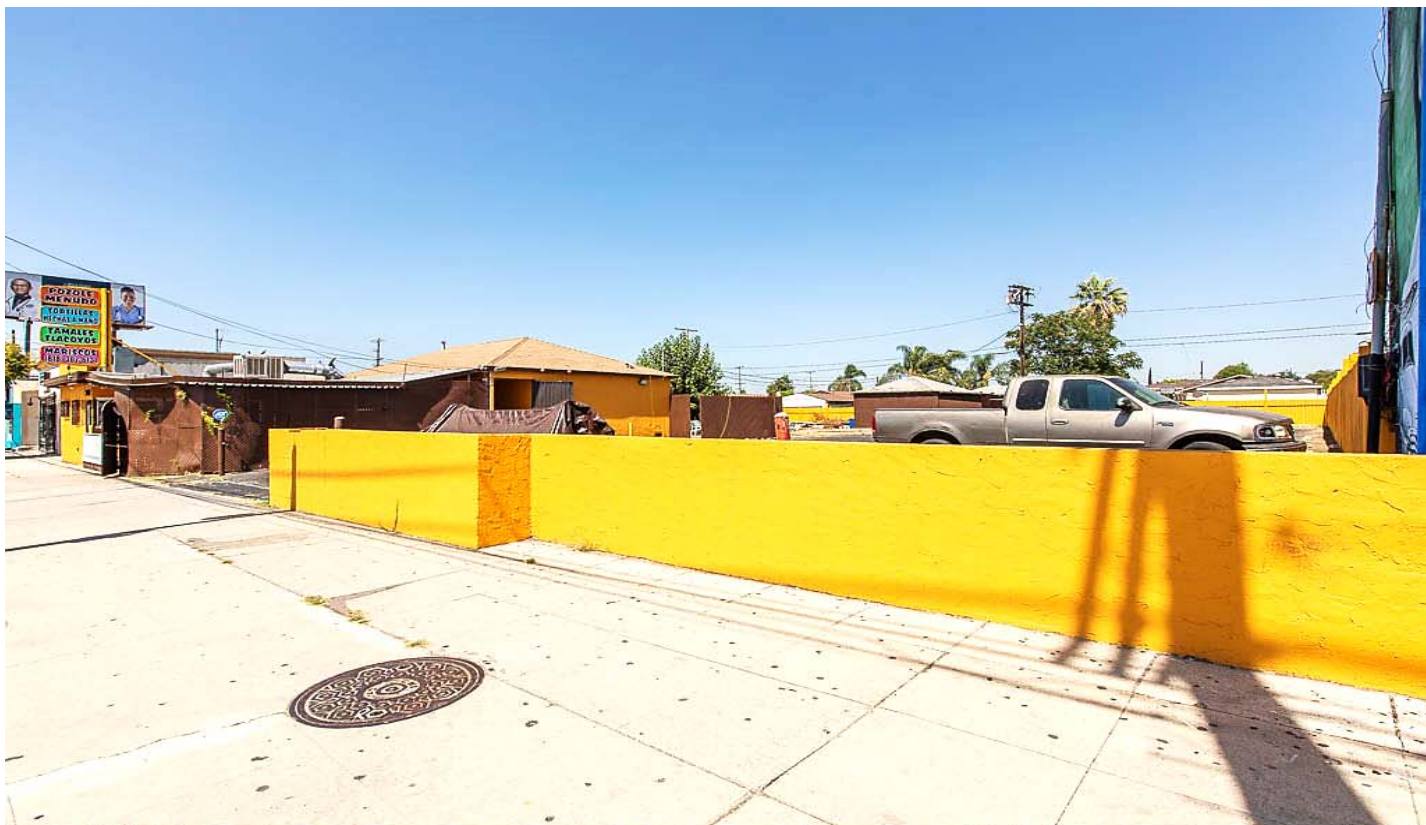
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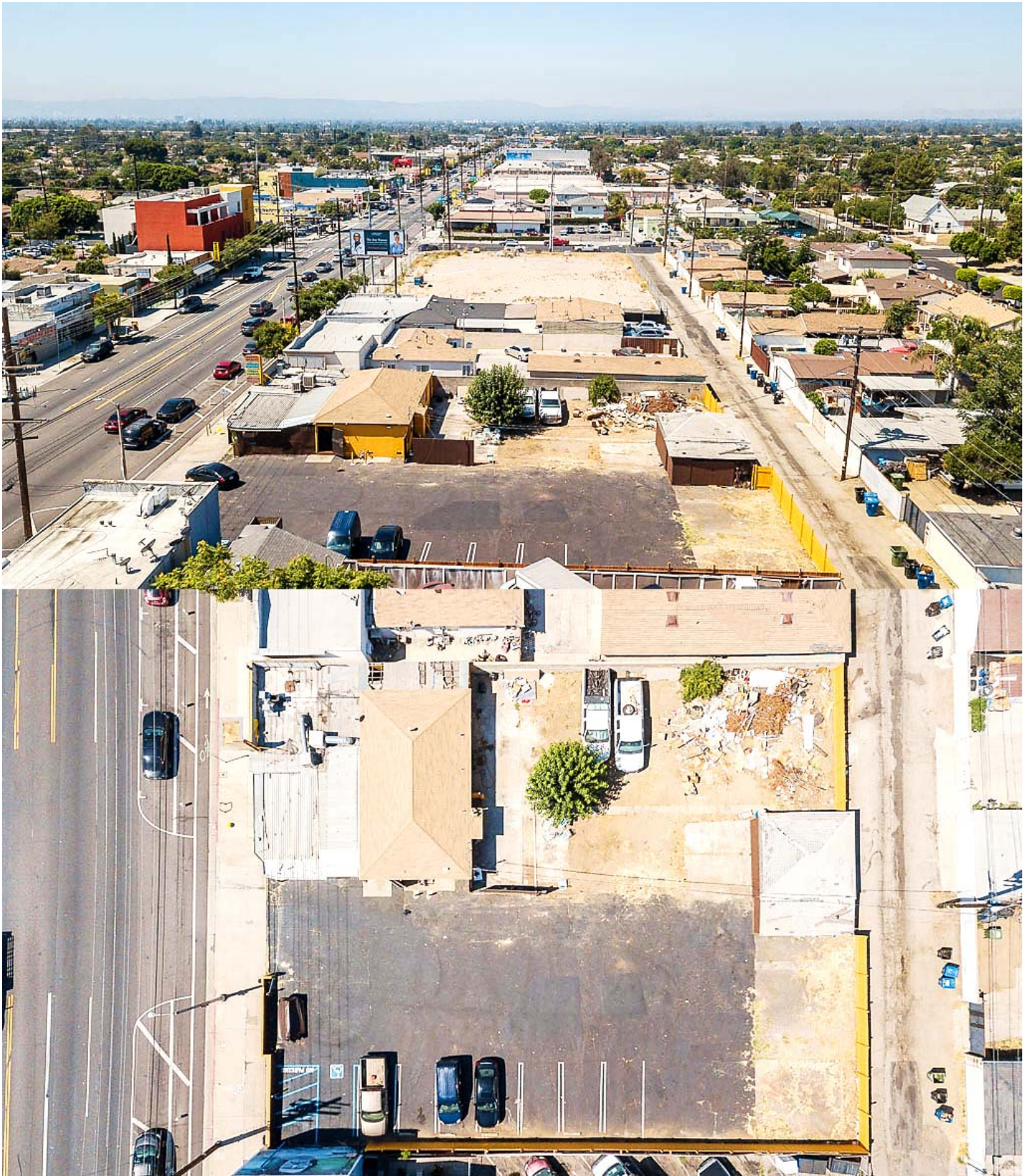
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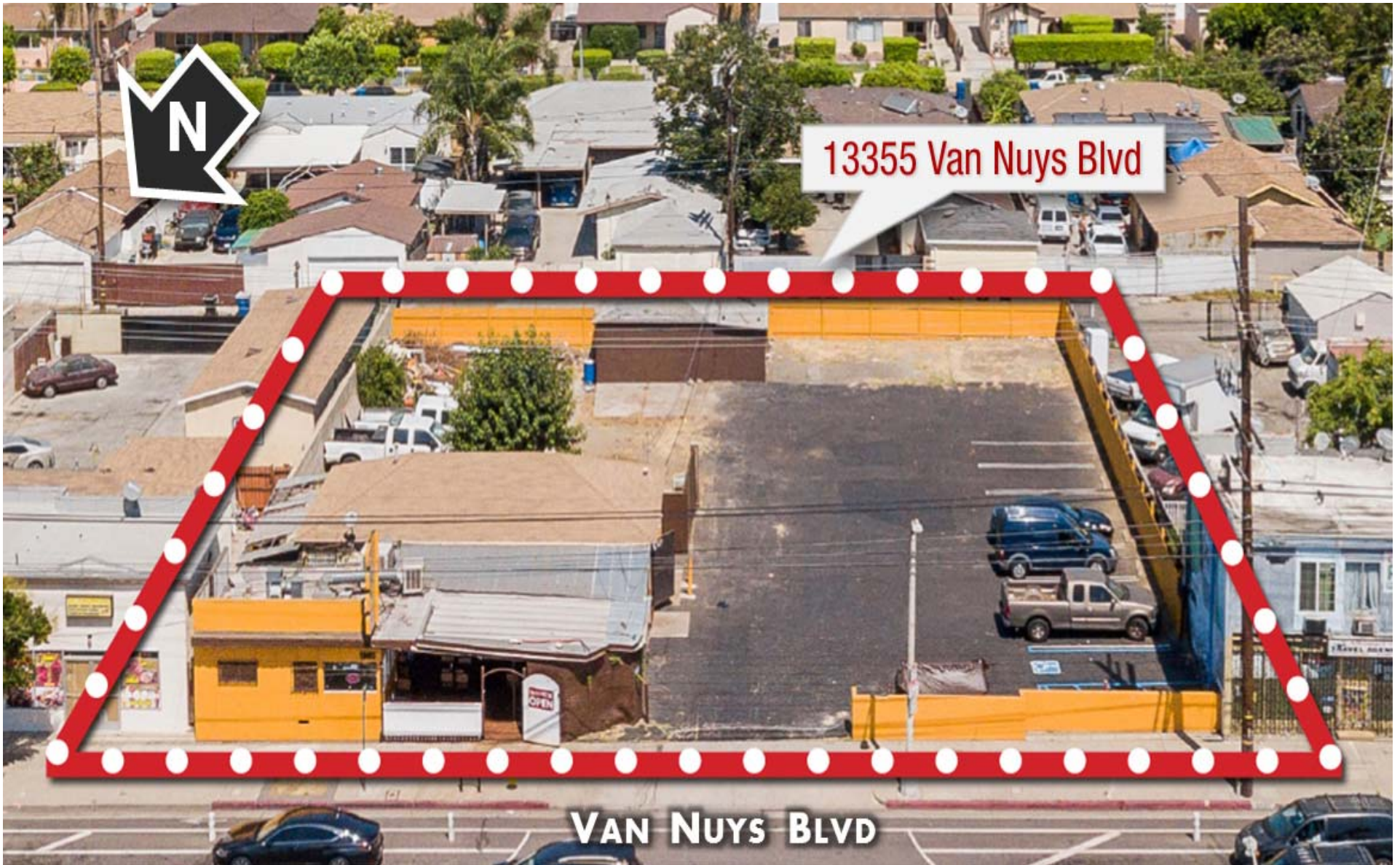
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AERIAL VIEW



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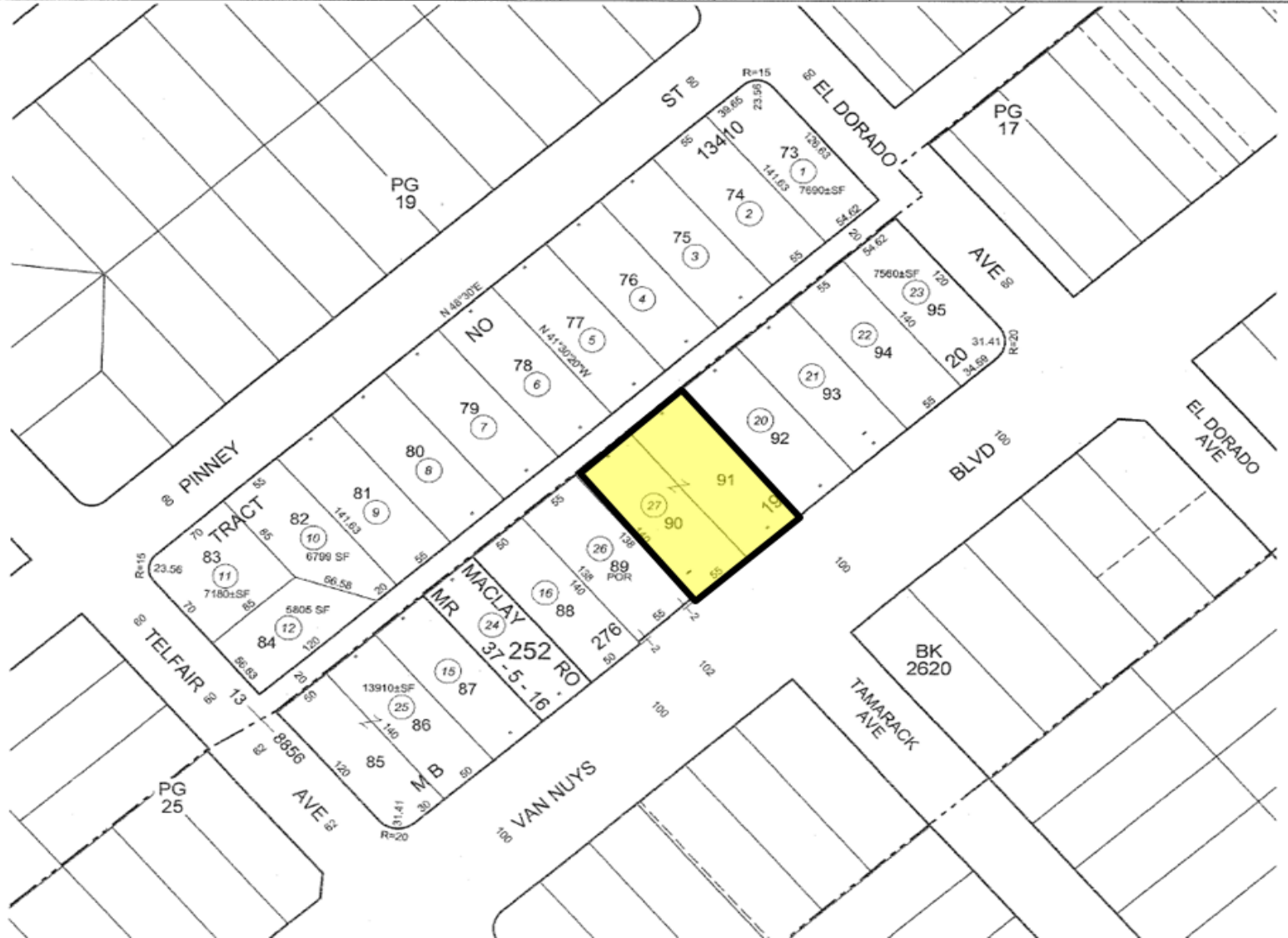
PARCEL MAP

2619	18 SHEET	P. A. 660-216	TRA 13 8856	REVISED 950216 2007061304002001-B1	2010050504006001-24		SEARCH NO
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2011



MAPPING AND GIS
SERVICES
SCALE 1" = 80'



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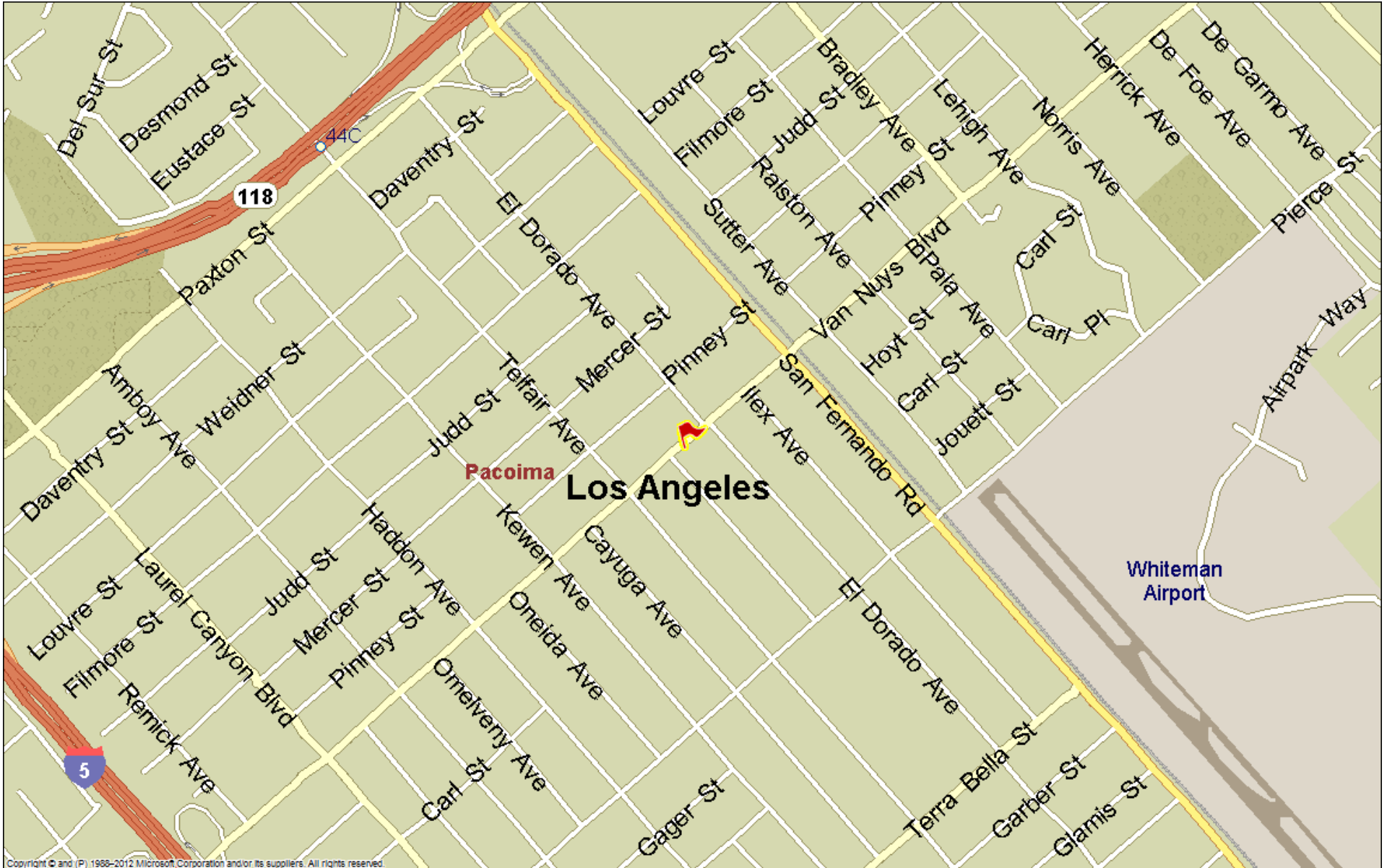
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STREET MAP



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