

7057 Hazeltine Ave

VAN NUYS, CA



PRICE:

\$1,405,000

INVESTMENT HIGHLIGHTS:

- Great Van Nuys Location
- On-Site Parking with Storage
- 13.41 GRM & 4.11% Cap Rate
- Unit Mix: 6-2+1 | 1-3+2
- Swimming Pool
- Individually Metered for Gas & Electric
- High Demand Rental Location
- Lack of Inventory on Market

apla GROUP

KW COMMERCIAL

12001 VENTURA PLACE
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

7 UNITS ON HAZELTINE

INVESTMENT SUMMARY

Price:		\$1,405,000
Down Payment:	47%	\$660,350
Units:		7
Cost per Unit:		\$200,714
Current GRM:		13.41
Current CAP:		4.11%
Market GRM:		8.69
Market CAP:		7.81%
Age:		1955
Lot SF:		7,386
Building SF:		6,381
Price per SF:		\$220.18
Zoning:		RD1.5



Great Van Nuys Location
 Unit Mix: 6-2+1 | 1-3+2
 Swimming Pool
 13.41 GRM & 4.11% Cap Rate

PROPOSED FINANCING

First Loan Amount:		\$744,650
Terms:	4.50%	30 Years (5-Year Fix)
Monthly Payment:		\$3,810

ANNUALIZED OPERATING DATA

	CURRENT		PRO-FORMA	
Scheduled Gross Income:	\$104,784		\$161,700	
Less Vacancy Rate Reserve:	3,144	3.0%	4,851	3.0%
Gross Operating Income:	101,640		156,849	
Less Expenses:	43,834	41.8%	47,147	29.2%
Net Operating Income:	\$57,806		\$109,702	
Less Loan Payments:	45,715	1.26	45,715	
Pre-Tax Cash Flow:	\$12,091	1.8%	\$63,987	9.7%
Plus Principal Reduction:	12,012		12,012	
Total Return Before Taxes:	\$24,103	3.7%	\$75,999	11.5%

PROPERTY RENTAL INFORMATION

UNIT MIX		CURRENT		PRO-FORMA	
# OF UNITS	UNIT TYPE	RENT PER UNIT	TOTAL INCOME	RENT PER UNIT	TOTAL INCOME
6	2+1	\$1,215	\$7,290	\$1,800	\$10,800
1	3+2	\$1,442	\$1,442	\$2,675	\$2,675
Total Scheduled Rent:			\$8,732	\$13,475	
Laundry:					
Parking, Storage, Misc:					
Monthly Scheduled Gross Income:			\$8,732	\$13,475	
Annual Scheduled Gross Income:			\$104,784	\$161,700	

ESTIMATED EXPENSES

Taxes: (new)	\$17,563
Insurance:	\$2,552
Utilities:	\$8,820
Maintenance:	\$4,574
Rubbish:	\$2,520
Reserves:	\$1,400
Landscaping:	\$600
Pest Control:	\$540
Off-Site Mgmt:	\$4,066
Pool	\$1,200
Total Expenses:	\$43,834
Per SF:	\$6.87
Per Unit:	\$6,262

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

7 UNITS ON HAZELTINE

RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1	\$1,100	\$1,800
2	2+1	\$1,100	\$1,800
3	2+1	\$1,130	\$1,800
4	2+1	\$1,230	\$1,800
5	2+1	\$1,340	\$1,800
6	2+1	\$1,390	\$1,800
7	3+2	\$1,442	\$2,675
TOTAL:		\$8,732	\$13,475

MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513



7 UNITS ON HAZELTINE

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

7 UNITS ON HAZELTINE

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

7 UNITS ON HAZELTINE

PHOTOS



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

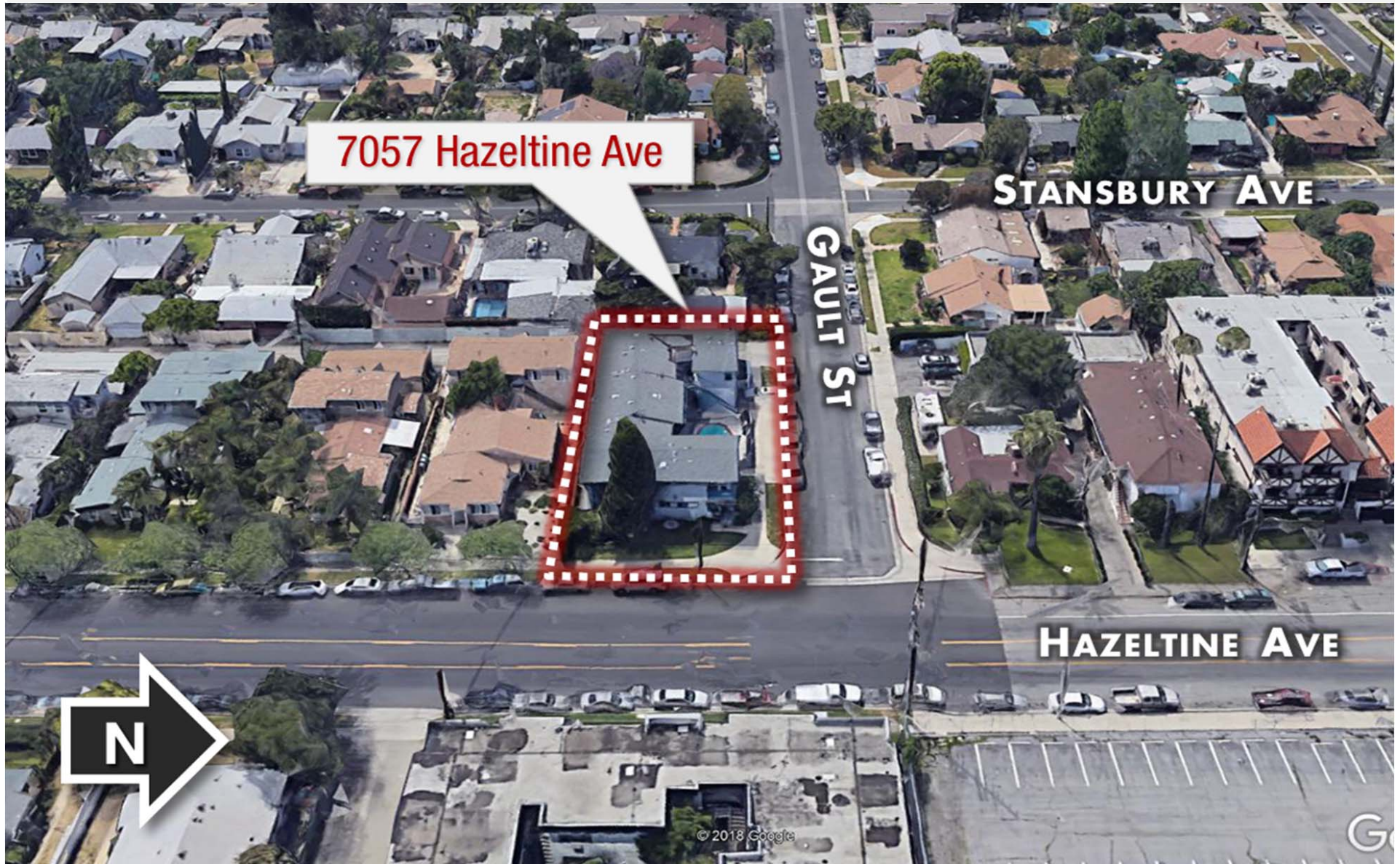
BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

apla GROUP

7 UNITS ON HAZELTINE

AERIAL VIEW



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

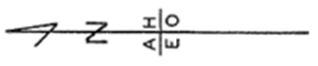
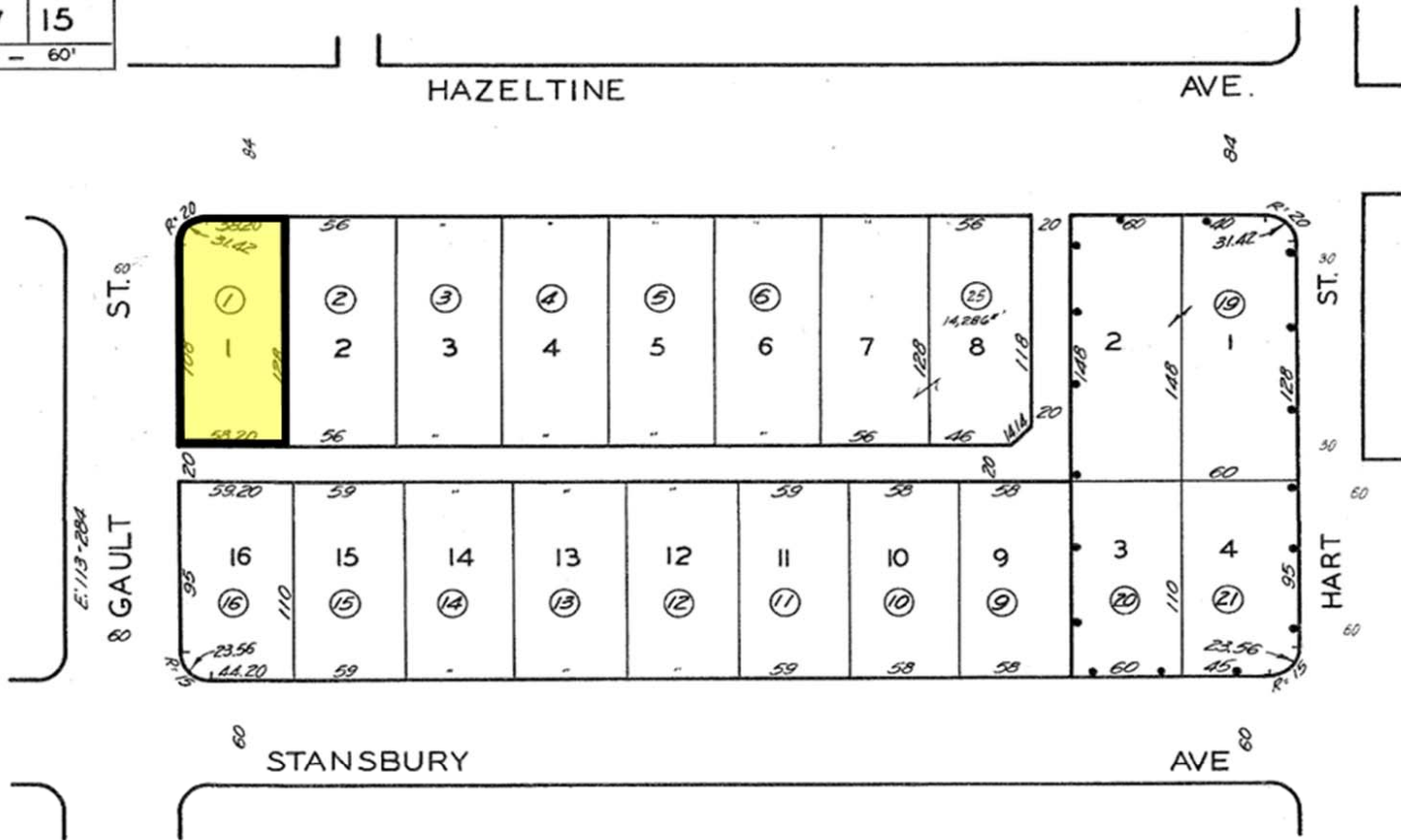
apla GROUP

7 UNITS ON HAZELTINE

PARCEL MAP

2217 | 15
SCALE 1" = 60'

Revised
11-6-64 4-11-58
2-5-65 1-12-59
1-23-61
7-11-63
9-20-63 E
700,820,513
741209204



TRACT NO. 14340
M.B. 315 - 48 - 49

TRACT NO. 17768
M.B. 440 - 46

CODE
13

FOR PREV. ASSMT. SEE:
2.217 - 15

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

MICHAEL PESCI & JAMES ANTONUCCI
VP OF INVESTMENTS & VP OF INVESTMENTS
BRE # 01274379 & BRE # 01822661
(818) 432-1627 & (818) 432-1513



7 UNITS ON HAZELTINE

STREET MAP



MICHAEL PESCI & JAMES ANTONUCCI

VP OF INVESTMENTS & VP OF INVESTMENTS

BRE # 01274379 & BRE # 01822661

(818) 432-1627 & (818) 432-1513

