COMMERCIAL BROKERAGE
Apartment Owners Association

6445 Sepulveda Blvd., Suite 300
VAN NUYS, CA 91411
(818) 988-9200 - (800) 827-4262

APARTMENT BUILDING DATA

CalBRE Lic. #00511817

PROPERTY DATA

Address	517 E. Cedar Avenue		
City	Burbank, Ca.	No. Units:	8
Price	$2,550,000	Down Payment	100%
To see property, call:	AOA Commercial Brokerage (800) 827-4262		

Directions: Thomas Guide: 533-J7
1 North Glenoaks

GREAT RENTAL DEMAND AREA.
MUST SEE! NO RENT CONTROL

FEATURES

Lot size	7537	Age	55	#Stoves		# Water Htrs.	9 Elect	Rent Control	No	Utilities paid by:	
Exterior	WF Stucco	Drapes:		# Refrig.		# Disposals	Yes	Zoning	BUR4	Resident	All but
Parking	Gar.	Carpets		# A/C	Central	Pets	Yes	Alley	Yes	Owner	Water

FINANCIAL ANALYSIS

NEW LOAN RECOMMENDED

@

Payable: # Yrs.:
Lender:
Loan Fee:

Existing Financing
1st TD: FREE & CLEAR
Payable
Lender

Approximate 1st Year Deductions

ANNUAL GROSS INCOME		$ 103,140
Int. 1st T.D.		
Int. 2nd T.D.		
Dep.on Imp.		
Dep. On Furn.		
Fixed Exp.	$ 38,625	
VMR	$ 7,736	
TOTAL DEDUCTIONS		$ 46,361
NET TAX GAIN/LOSS		$ 56,780

(We recommend you consult your accountant for tax advice.)

Equity Buildup

T.D.	1st yr.	5th yr.	10th yr.
1st			
2nd			

EXPENSES

Annual Fixed Expenses

Taxes	$ 31,875	(E)
Insurance	$ 2,500	(E)
Water	$ 1,500	(E)
Electricity	Above	
Gas	$ 150	(E)
Trash	$ 1,250	(E)
Gardner	$ 600	(E)
Management		
Pool		
Lic. & Fees	$ 250	(E)
Wrkms Comp	$ 500	(E)
Pest Control		
Other		
TOTAL	38,625	

(E) = Estimate

REMARKS

ONE OF BURBANKS BEST LOCATIONS

% Down Payment	100.00%
Cap Rate	2.23%
Gross Multiplier	24.72
C.P.U.	$318,750
Price/Sq.Ft..	$343

RENTALS AND INCOME

Rent Schedule

Apt. No.	No. BR	No. Bath	Monthly Rent Unfurn.	Monthly Rent Furnished
A	1	1	$ 500	
B	1	1	$ 950	
C	1	1	$ 500	
D	2	1.5	$ 1,250	
E	1	1	$ 995	
F	1	1	$ 950	
G	1	1	$ 950	
H	2	1.75	$ 2,400	Proj.
				Approx.
				1300 SF
				Owner

TRUST SALE RENTS ARE LOW

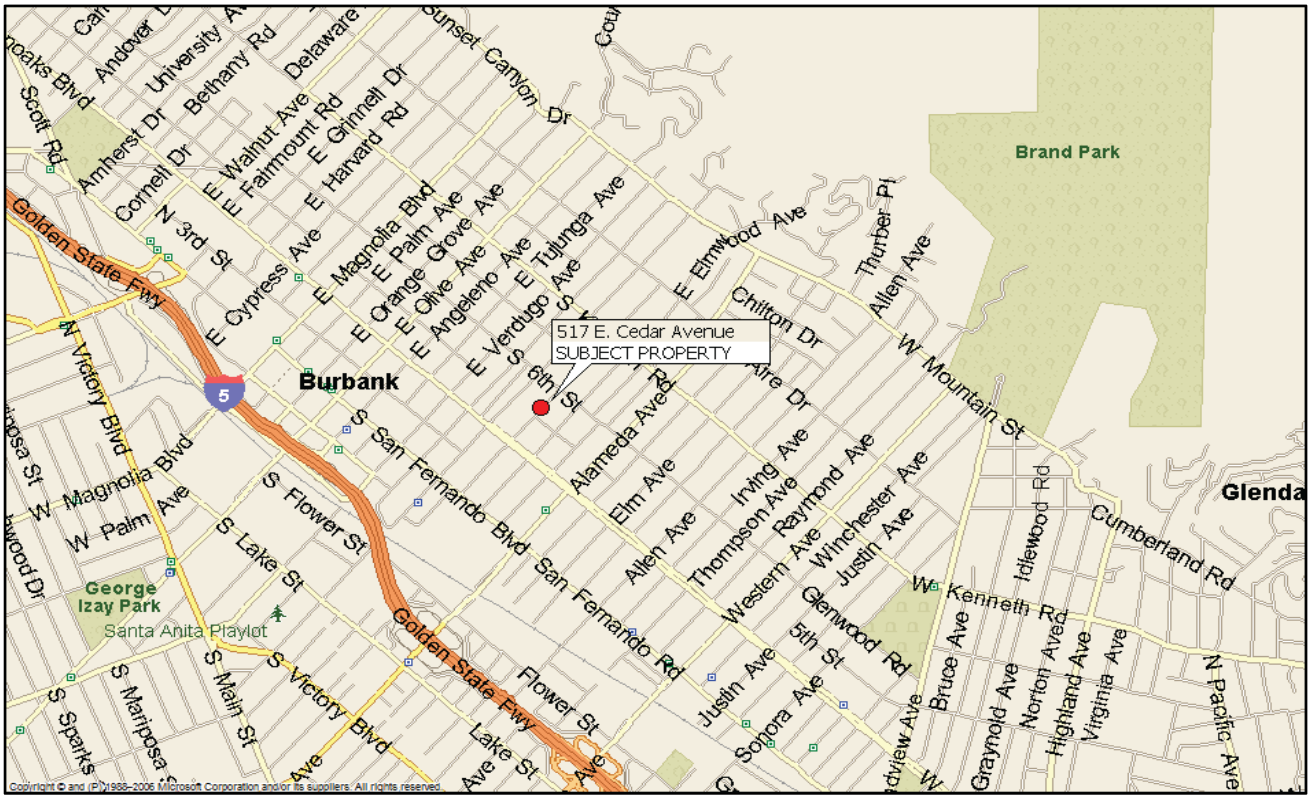
Owner occupies unit H: Hardwood floors, beamed ceilings, & separate laundry.

Monthly Rent	$ 8,495
Garage Income	
Laundry Income	$ 100
Other	
MONTHLY TOTAL	$ 8,595

CASH FLOW

ANNUAL GROSS INCOME			$ 103,140
Annual Loan Payments and Fixed Expenses	Amount	% of Gross	
1st T.D.		( )	
2nd T.D.		( )	
Expenses	$ 38,625	(37%)	
Other		( )	
TOTAL PAYMENTS AND EXPENSES			$ 38,625
SCHEDULED NET INCOME			$ 64,515
Allowance for vacancies, maintenance and replacement		(8%)	$ 7,736
PROJECTED NET INCOME			$ 56,780
PERCENTAGE RETURN ON CASH INVESTED			2.23%

All statements are based upon information furnished by the owner or sources deemed reliable, but for which we assume ;no responsibility. All subject to change without notice.


517 E. Cedar Avenue
SUBJECT PROPERTY
Burbank
Brand Park
Glenda
George Izay Park
Santa Anita Playlot
Golden State Fwy
5
S San Fernando Blvd
San Fernando Rd
W Magnolia Blvd
W Palm Ave
S Flower St
S Lake St
S Victory Blvd
S Main St
S Mariposa St
S Sparks
N Victory Blvd
Scott Rd
Amherst Dr
Cornell Dr
Bethany Rd
University Av
Delaware
E Walnut Ave
E Fairmount Rd
E Grinnell Dr
E Harvard Rd
N 3rd St
E Cypress Ave
E Magnolia Blvd
E Palm Ave
E Orange Grove Ave
E Olive Ave
E Angeleno Ave
E Verdugo Ave
E Tujunga Ave
S 6th St
Sunset Canyon Dr
E Elmwood Ave
Chilton Dr
Thurber Pl
Allen Ave
W Mountain St
Alameda Ave
Elm Ave
Allen Ave
Irving Ave
Thompson Ave
Raymond Ave
Western Ave
Winchester Ave
Justin Ave
Glenwood Rd
5th St
Justin Ave
Sonora Ave
Flower St
Lake St
Bruce Ave
Idlewood Rd
Cumberland Rd
W Kenneth Rd
Graynold Ave
Norton Ave
Highland Ave
Virginia Ave
N Pacific Ave
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