COMMERCIAL BROKERAGE
Apartment Owners Association

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

FIXER OPPORTUNITY

APARTMENT BUILDING DATA

CalBRE #00511817

PROPERTY DATA

Address	7260 Canby Avenue		
City	Reseda, CA. 91335	No. Units:	6
Price	$844,500	Down Payment	$295,575
To see property, call:	(800) 827-4262		

Directions: Thomas Guide: 530 J5

1 N Sherman Way 2E Reseda Blvd.

FEATURES

Lot size	8,000	Age	1954	#Stoves		# Water Htrs.		Rent Control	Yes	Utilities paid by:
Exterior		Drapes:		# Refrig.		# Disposals		Zoning	LAR2	Resident
Parking	6 Carport	Carpets		# A/C		Pets		Alley	NO	Owner: Water

FINANCIAL ANALYSIS

NEW LOAN RECOMMENDED

$548,925 @ 3.80%

Payable: $2,558 # Yrs.: 30

Lender:

Loan Fee:

Approximate 1st Year Deductions

ANNUAL GROSS INCOME		$ 71,232
Int. 1st T.D.	$ 20,686	
Int. 2nd T.D.		
Dep.on Imp.		
Dep. On Furn.		
Fixed Exp.	$ 20,214	
VMR	$ 5,699	
TOTAL DEDUCTIONS		$ 46,599
NET TAX GAIN/LOSS		$ 24,633

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

Equity Buildup

T.D.	1st yr.	5th yr.	10th yr.
1st	$ 10,007	$ 54,058	$ 119,407
2nd			

EXPENSES

Annual Fixed Expenses

Taxes	$ 10,134	
Insurance	$ 2,200	(E)
Water	$ 5,000	(E)
Electricity	Above	
Gas		
Trash	$ 1,080	(E)
Gardner	$ 600	(E)
Management		
Pool		
Lic. & Fees	$ 300	(E)
Wrkms Comp		
Pest Control	$ 900	(E)
Other		
TOTAL	20,214	

(E) = Estimate

REMARKS

Expenses Are Estimated.
Buyer to Verify.

% Down Payment	35.00%
Cap Rate	5.37%
Gross Multiplier	11.86
C.P.U.	$140,750
Price/Sq.Ft..	$165

RENTALS AND INCOME

Rent Schedule

Apt. No.	No. BR	No. Bath	Monthly Rent Unfurn.	Monthly Rent Furnished
1	2	1	$ 1,150	
2	1	1	$ 843	
3	2	1	$ 1,050	
4	2	1	$ 895	
5	1	1	$ 950	
6	2	1	$ 1,048	

Hardwood Floors.
Larger Units, Average 850 Sq. Ft.
Vaulted Wood Beam Ceilings in Units 4,5,6.

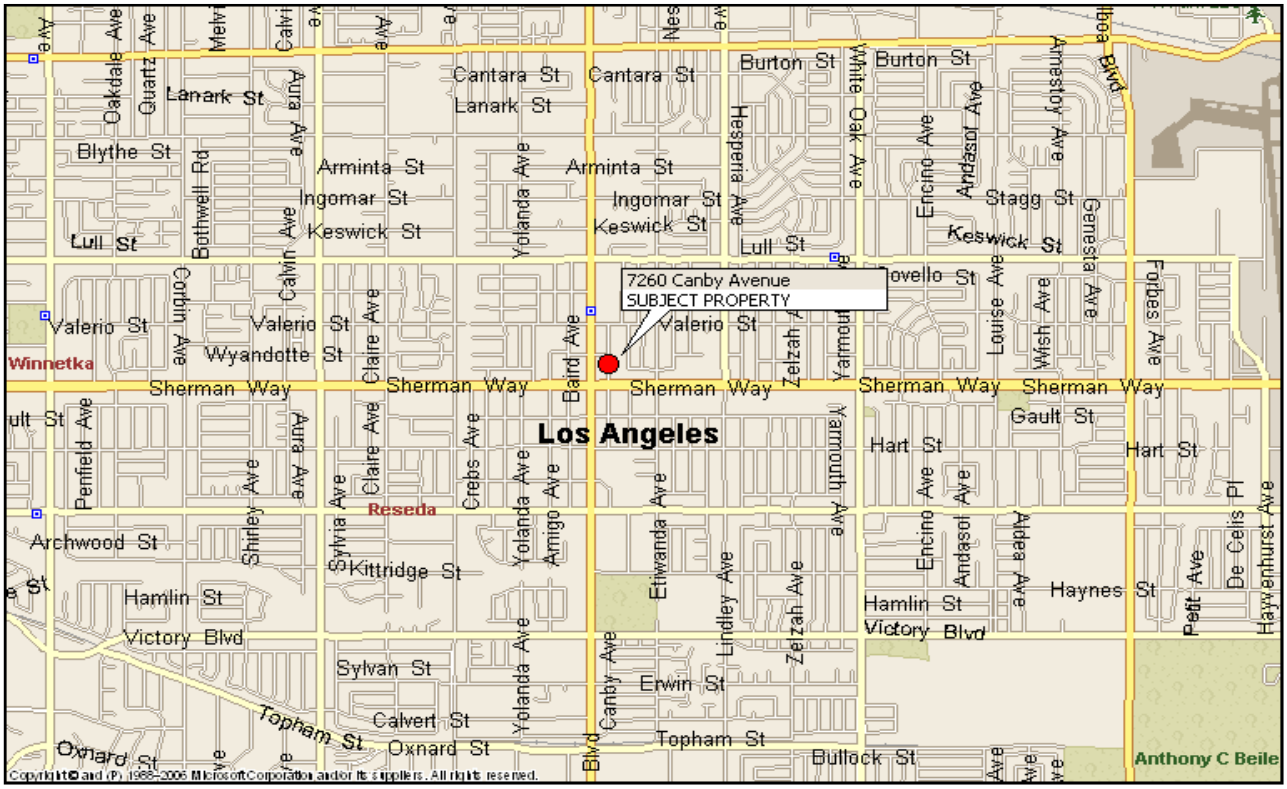
Monthly Rent	$ 5,936
Garage Income	
Laundry Income	
Other	
MONTHLY TOTAL	$ 5,936

CASH FLOW

ANNUAL GROSS INCOME			$ 71,232
Annual Loan Payments and Fixed Expenses	Amount	% of Gross	
1st T.D.	$ 30,696	(43%)	
2nd T.D.		( )	
Expenses	$ 20,214	(28%)	
Other		( )	
TOTAL PAYMENTS AND EXPENSES			$ 50,910
SCHEDULED NET INCOME			$ 20,322
Allowance for vacancies, maintenance and replacement		(8%)	$ 5,699
PROJECTED NET INCOME			$ 14,623
PERCENTAGE RETURN ON CASH INVESTED			4.95%

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.

GM & SR 6/24/2015


7260 Canby Avenue
SUBJECT PROPERTY
Los Angeles
Winnetka
Reseda
Anthony C Beile
Sherman Way
Valerio St
Lull St
Lanark St
Cantara St
Burton St
Arminta St
Ingomar St
Keswick St
Blythe St
Wyandotte St
Archwood St
Hamlin St
Victory Blvd
Sylvan St
Calvert St
Oxnard St
Topham St
Erwin St
Bullock St
Hart St
Gault St
Haynes St
Stagg St
Kittridge St
Yolanda Ave
Canby Ave
Baird Ave
Etiwanda Ave
Lindley Ave
Zelzah Ave
Yarmouth Ave
Hesperia Ave
White Oak Ave
Encino Ave
Andasol Ave
Louise Ave
Wish Ave
Genesta Ave
Forbes Ave
Amestoy Ave
Aldea Ave
Petit Ave
De Celis Pl
Hayvenhurst Ave
Oakdale Ave
Quartz Ave
Bothwell Rd
Aura Ave
Calvin Ave
Corbin Ave
Claire Ave
Crebs Ave
Amigo Ave
Shirley Ave
Sylvia Ave
Penfield Ave
Yolanda Ave
Hesperia Ave
Boa Blvd
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