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**15526 Chase St. North Hills, CA 91343**

**39 Units**

SUMMARY	CURRENT	MARKET
<b>Purchase Price:</b>	<b>\$6,575,000</b>	
Down Payment: 43%	\$2,805,000	
Number of Units:	39	
<b>Cost per Legal Unit:</b>	<b>\$168,590</b>	
<b>Current GRM:</b>	<b>12.01</b>	<b>9.90</b>
<b>Current CAP:</b>	<b>4.92%</b>	<b>6.64%</b>
Year Built:	1965	
Approx. Building SF:	29,243	
<b>Cost per Building SF:</b>	<b>\$224.84</b>	
Approx. Lot SF:	37,375	
Zoning:	LAR3	
Parking:	37	

LOAN ASSUMPTION	
Loan:	\$3,770,000
Interest Only:	3.20%
Interest Type:	4 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A
Loan Assumption	

ANNUAL OPERATING DATA	CURRENT	MARKET
<b>Scheduled Gross Income:</b>	<b>\$547,678</b>	<b>\$664,080</b>
Less Vacancy Reserve:	(\$16,430) 3.00% *	(\$19,922) 3.00% *
<b>Gross Operating Income:</b>	<b>\$531,247</b>	<b>\$644,158</b>
Less Expenses:	(\$207,584) 37.90% *	(\$207,584) 31.26% *
<b>Net Operating Income:</b>	<b>\$323,663</b>	<b>\$436,574</b>
Less Debt Service:	(\$120,640)	(\$120,640)
<b>Pre-Tax Cash Flow:</b>	<b>\$203,023 7.24% **</b>	<b>\$315,934 11.26% **</b>
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.		

HIGHLIGHTS
<b>Property</b>
* Excellent unit mix
* Rental upside potential
* Well maintained
* Nice spacious units
<b>Location</b>
* Strong rental market
* Conveniently located near 405
* Near public transportation
* Central valley location

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
19	Single	-	\$885	\$16,806	\$1,100	\$20,900
2	1+1	-	\$948	\$1,896	\$1,195	\$2,390
5	2+1	-	\$1,349	\$6,745	\$1,550	\$7,750
9	2+2	-	\$1,388	\$12,493	\$1,695	\$15,255
4	3+2	-	\$1,614	\$6,454	\$1,950	\$7,800
<b>Monthly Scheduled Rent:</b>				<b>\$44,395</b>		<b>\$54,095</b>
Laundry Income:				\$780		\$780
RUBS:				\$400		\$400
Vending Machines:				\$65		\$65
<b>Monthly SGI:</b>				<b>\$45,640</b>		<b>\$55,340</b>
<b>Annual SGI:</b>				<b>\$547,678</b>		<b>\$664,080</b>
<b>Utilities Paid by Tenant:</b>			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2017	
Tax Rate	1.25%	\$82,188
Insurance (New)	\$13,159	
Maint. / Repairs	\$21,450	
Utilities	\$45,630	
Rubbish	\$3,750	
Misc. / Reserves	\$7,800	
Off-Site Mgmt.	\$21,907	
Resident Manager	\$11,700	
<b>Total Expenses:</b>	<b>\$207,584</b>	
<b>Per Gross Sq. Ft.:</b>	<b>\$7.10</b>	
<b>Expenses Per Unit:</b>	<b>\$5,322.67</b>	

This information is from sources deemed reliable, we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer to verify all information and bears all risk for any inaccuracies.

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<b>PROPERTY ADDRESS</b> 15526 Chase St.	North Hills	<b>STATE</b> CA	<b>ZIP CODE</b> 91343
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<b>TOTAL # OF UNITS</b> 39	<b># OF VACANT UNITS</b>	<b># OF FURNISHED UNITS</b>	<b># OF SECTION 8 UNITS</b>
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APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
1		2	2	\$1,409.25				
2		0	0	\$847.03				
3		0	0	\$1,100.00				
4		0	0	\$1,100.00				
5		0	0	\$878.81				
6		2	2	\$1,015.32				
7		3	2	\$1,950.00	Manager Unit			
8		2	1	\$1,550.00				
9		0	1	\$674.92				
10		2	2	\$1,356.46				
11		0	1	\$928.61				
12		0	1	\$844.97				
13		0	1	\$874.63				
14		0	1	\$1,100.00				
15		1	1	\$999.69				
16		3	2	\$1,853.61				
17		2	1	\$1,278.82				
18		2	2	\$1,382.17				
19		2	2	\$1,496.81				
20		2	2	\$1,695.00				
21		0	1	\$846.42				
22		0	1	\$948.61				
23		0	1	\$822.46				
24		0	1	\$877.79				
25		1	1	\$896.61				
26		3	2	\$1,254.35				
27		2	1	\$1,286.64				
28		0	1	\$847.03				
29		2	2	\$1,355.65				
30		0	1	\$878.81				
31		0	1	\$890.48				
32		0	1	\$849.55				
33		0	1	\$822.46				
34		2	1	\$1,353.95				
35		3	2	\$1,396.31				
36		2	1	\$1,276.08				
37		2	2	\$1,445.31				
38		2	2	\$1,336.78				
39		0	1	\$673.70				

MONTHLY RENTAL INCOME:	\$44,395.09
MONTHLY LAUNDRY INCOME:	\$780.00
MONTHLY RUBS:	\$400.00
MONTHLY VENDING MACHINES:	\$65.00
<b>TOTAL GROSS MONTHLY INCOME:</b>	<b>\$45,640.09</b>

**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent?

Is the property subject to rent control?

YES  NO

<input type="checkbox"/>	Electricity
X	Garbage
<input type="checkbox"/>	Cable

<input type="checkbox"/>	Gas
<input type="checkbox"/>	Heat
<input type="checkbox"/>	Water

If YES, what is the current allowable increase per annum?

3%

What has been your average monthly occupancy rate over the preceding 12 Months?

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. References to square footage and age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.