

## EXCLUSIVELY OFFERS FOR SALE

**25 Unit Multi-Residential  
Built in 1965  
North Hills, CA 91343**

The property is located in North Hills and on Chase St. just North of Roscoe Blvd.

THOMAS GUIDE: 531-G1

**Price: \$1,997,500**

**Down: \$799,000 40%**

**New First Loan @ 6.35% VIR 30 yr amort**



### PROPERTY FEATURES

**6 Bachelors from \$453 (Est. Market \$700)  
8 - Sgl's from \$474 (Est. Market \$730)  
10 - 1+1's from \$567 (Est. Market \$885)  
1 - 2+2 @ \$1,092 (Est. Market \$1,100)**

**16.6% Upside in Current Rents**

**On- site Laundry and Pool**

**\$79,900 Cost Per Unit**

**8.24 GRM / 6.86 CAP @ Market Rents**

**Horizontal Copper Plumbing Per Seller**

**Gated Entry and Parking**

**Individually Metered Gas and Electric**

**Contact Robb Gray 30% (\$599,250)  
Down Payment at (714) 525-1800**

**Seller is a Licensed Real Estate Agent  
Acting as a Principal**

### FINANCIAL INDICATORS

	<b>Current Rents</b>	<b>Market Rents</b>
Gross Rent Multiplier	9.61	8.24
Capitalization Rate	5.41	6.86
<u>Cash On Cash</u>		
- New Financing	2.3%	6.0%
<u>Total Return</u>		
- New Financing	4.0%	7.7%
<b><u>IRR - Internal Rate of Return (5 yr Hold)</u></b>		
-Pre Tax	9.3%	--
-After Tax	6.7%	--
Cost Per Square Foot	\$138.87	--
Cost Per Unit	\$79,900	--

See the enclosed financial analysis based on new financing. Also enclosed is a rent schedule.

**Please do not go on-site without an appointment. Drive by only. Do not disturb the residents.**

**A complete marketing package is available for those seriously considering the property.**

**For additional information contact:**

**Bryan Schimmel  
(818) 865-8305 or (805) 374-2350**



