

HANES INVESTMENT REALTY, INC.

INVESTMENT REAL ESTATE BROKERS AND ADVISORS

EXCLUSIVELY OFFERS FOR SALE

8 Unit Multi-Residential
Built in 1990
Granada Hills, CA 91344

The property is located in Granada Hills on Chatsworth Street just West of Balboa Blvd.

THOMAS GUIDE: 501-C3

Price: \$1,594,000

Down: \$694,000 44%

New First Loan @ 6.50% VIR 30 yr amort



PROPERTY FEATURES

Rare Opportunity to Own in Prime Granada Hills On Chatsworth Street

No Rent Control - Built in 1990

Well Maintained - Excellent Curb Appeal

Strong Unit Mix of 4 - 1+1's and 4 - 2+2's

**16 Total Parking Spaces
 (6 Garage Spaces with Private Door Opener,
 10 Gated and Covered)**

Individually Metered for Gas & Electric

Laundry & Storage Rooms

Newer Water Heater (Approx. 6 Months)

UNITS FEATURE:

Central Heat & A/C

Fireplace, Balcony & Ceiling Fan

Intercom Entry System

Walk in Closet

**Additional Resident Storage Above Parking
 Skylights in Bathroom (2nd floor)**

FINANCIAL INDICATORS

	<i>Current Rents</i>	<i>Market Rents</i>
Gross Rent Multiplier	13.28	11.62
Capitalization Rate	5.66	6.64
<u>Total Return</u>		
- New Financing	4.6%	6.9%

IRR - Internal Rate of Return (5 yr Hold)

-Pre Tax	9.1%	--
-After Tax	6.5%	--

Cost Per Square Foot	\$206.29	--
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Cost Per Unit	\$199,250	--
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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:

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