

HANES INVESTMENT REALTY, INC.

INVESTMENT REAL ESTATE BROKERS AND ADVISORS

EXCLUSIVELY OFFERS FOR SALE

**4 Unit Multi-Residential
Built in 1924/70's
San Fernando, CA 91340**

The property is located in San Fernando on Jessie Street, North of San Fernando Road and East of Maclay Avenue.

THOMAS GUIDE: 482-B7

Price: \$547,000



PROPERTY FEATURES

For Loan Options Contact Daniel Halimi
(310) 466-6614 x105 or daniel@mcgla.net

NO RENT CONTROL

Approx. 42.1% Upside in Current Rents
4 - 1 Bedrooms from \$610 - Market at \$850
Projected 5.9% Cash on Cash at Market

Excellent San Fernando Location
Residential Neighborhood
New Construction Next Door
Easy Access to 210, 118, 5 and 405 FWYS
Walking Distance to Shops, Services and
Recreation (1 block from Recreation Park)

Built in 1924 - Per Assessors Record
(Per Seller Rear Units Built in Approx. 1970's)

Pitched Roofs
Individual Water Heaters
New Slurry Coated Driveway
Fresh Exterior Paint

Total of 6 Parking Spaces
(4 Garages and 2 Uncovered Parking)

FINANCIAL INDICATORS

	<i>Current Rents</i>	<i>Market Rents</i>
Gross Rent Multiplier	17.14	12.00
Capitalization Rate	3.61	5.94
<u>Cash On Cash</u>	3.6%	5.9%

IRR - Internal Rate of Return (5 yr Hold)

-Pre Tax	5.5%	--
-After Tax	3.8%	--
Cost Per Square Foot	\$290.96	--
Cost Per Unit	\$136,750	--

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 Hanes CCIM or Braemon Hanes CCIM
(818) 865-8305 or (805) 374-2350**

