

PROPERTY INFORMATION:

Property Address: 14716 Burbank Blvd., Sherman Oaks, CA 91411
APN: 2249-013-009
Number of Units: 3
Year Built: 1948
Approx. Bldg. Sq. Ft.: 1,987
Approximate Lot Size: 5,513

INVESTMENT OVERVIEW:

Asking Price: \$749,000
Value Per Unit \$249,667
Value per Square Foot \$376.95



INCOME/EXPENSE ANALYSIS:

Number of Units	Bdrms./ Baths	Average Unit Size	Current		Market		Estimated Annual Expenses	
			Ave. Rent/Unit	Monthly Income	Ave. Mkt. Rent/Unit	Monthly Income		
2	1 Bed/1 Bath		\$908.59	\$1,817	\$1,295	\$2,590	New R. E. Taxes	\$8,426
1	2 Bed/1 Bath		\$1,177.12	\$1,177	\$1,495	\$1,495	New Insurance	\$1,500
3	Monthly Scheduled Rents			\$2,994		\$4,085	Water & Sewer	\$2,640
	Total Monthly Income			\$2,994		\$4,085	House Electricity	\$600
	Annual Scheduled Gross Income (GSI)			\$35,931		\$49,020	Repairs and Maint. (4%)	\$1,365
	Less Vacancy & Concessions (5%)			(\$1,797)		(\$2,451)	Fire System/Extinguisher	\$50
	Effective Gross Income			\$34,135		\$46,569	Pest Control	\$300
	Less Estimated Annual Expenses	46.30%		(\$15,804)	37.33%	(\$17,384)	Reserves (2% of GSI)	\$719
	Net Operating Income			\$18,331		\$29,185	Annual City RSO & SCEP Fee	\$203
	Gross Rent Multiplier			20.85		15.28	Total Expenses	\$15,804
	CAP Rate			2.45%		3.90%	Per Net Sq. Ft.	\$7.95
							Per Unit	\$5,268

PROPERTY ATTRIBUTES:

Great Triplex in Sherman Oaks on Burbank Blvd., close to Van Nuys Blvd. **PROBATE Sale, subject to Court Confirmation.** Sold As Is and Where Is. Separately metered for electricity and gas. High demand rental area.

14716 Burbank Blvd., Sherman Oaks, CA 91411							
Rent Roll - As of August 15, 2015							
Unit	Tenant	Unit Type	Market Rent	Current Rent	Deposit	Lease From	Lease To
14716	Michelle Peterson	1 Bed/1 Bath	\$1,295.00	\$1,000.00	\$1,400.00	9/15/2011	M-to-M
14718	Reginald Davis	1 Bed/1 Bath	\$1,295.00	\$817.17	\$0.00	11/1/2005	M-to-M
14720	Yaneth Arce	2 Bed/1 Bath	\$1,495.00	\$1,177.12	\$0.00	No Lease available	
			\$4,085.00	\$2,994.29	\$1,400.00		

Property Map of 14716 Burbank Blvd., Sherman Oaks, CA 91411

