



Vista Garden Apartments



34 Units | 88% 2BR/2BA with ±25% Rental Upside | \$7,250,000
20951 Roscoe Blvd. Canoga Park, CA 91304



88% of units are spacious
2-bedroom, 2-bath unit types



Private patios and balconies
available in many units



Value-add investment with
±25% rental upside potential



Swimming pool and two
on-site laundry facilities



Select units feature stainless
steel appliances, granite
countertops & hardwood-style
floors



Controlled-access entry, gated
parking with assigned spaces,
and security cameras
throughout



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20951 Roscoe Blvd. Canoga Park, CA 91304

34 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$7,250,000	
Down Payment: 30%	\$2,175,000	
Number of Units:	34	
Cost per Legal Unit:	\$213,235	
Current GRM:	8.71	6.96
Current CAP:	5.99%	8.79%
Year Built:	1963	
Approx. Building SF:	34,370	
Cost per Building SF:	\$210.94	
Approx. Lot SF:	35,494	
Zoning:	LAR3	
Gated Parking:	34	

PROPOSED FINANCING	
Loan:	\$5,075,000
Interest:	5.55%
Interest Type:	3 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A
Loan Quote Provided by:	Convoy Capital

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$831,994	\$1,040,979
Less Vacancy Reserve:	(\$24,960) 3.00% *	(\$31,229) 3.00% *
Gross Operating Income:	\$807,035	\$1,009,750
Less Expenses:	(\$372,795) 44.81% *	(\$372,795) 35.81% *
Net Operating Income:	\$434,239	\$636,954
Less Debt Service:	(\$347,696)	(\$347,696)
Pre-Tax Cash Flow:	\$86,543 3.98% **	\$289,258 13.30% **
Plus Principal Reduction:	\$67,740	\$67,740
Total Return Before Taxes:	\$154,283 7.09% **	\$356,998 16.41% **

* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.

HIGHLIGHTS
Property
* 88% of units consist of 2+2's
* Potential rental upside of ±25%
* Secured entry & gated parking
* Value-added opportunity
* Units feature balconies & patios
Location
* Near public transportation
* Central Canoga Park location
* Conveniently near 101 & 118

SCHEDULED INCOME		CURRENT	MARKET			
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
1	S+1	-	\$1,601	\$1,601	\$1,625	\$1,625
1	1+1		\$1,775	\$1,775	\$1,795	\$1,795
30	2+2		\$1,927	\$57,819	\$2,450	\$73,500
2	3+2		\$2,801	\$5,602	\$3,195	\$6,390
Monthly Scheduled Rent:			\$66,798		\$83,310	
Laundry Income:			\$449		\$449	
Parking Income:			\$700		\$700	
RUBS:			\$1,290		\$2,193	
Other Income:			\$96		\$96	
Monthly SGI:			\$69,333		\$86,748	
Annual SGI:			\$831,994		\$1,040,979	
Utilities Paid by Tenant:		Electricity & Gas				

ESTIMATED ANNUAL EXPENSES	
Tax Year	2025
Tax Rate	1.25% \$90,625
Insurance (New)	\$38,750
Maint. / Repairs	\$38,788
Utilities	\$99,494
Landscaping	\$1,800
Pool	\$2,190
Rubbish	\$18,452
Misc	\$8,500
Off-Site Mgmt.	\$41,600
On-Site Mgmt.	\$32,596
Total Expenses:	\$372,795
Per Gross Sq. Ft.:	\$10.85
Expenses Per Unit:	\$10,964.57

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PROPERTY ADDRESS					CITY	STATE	ZIP CODE		
20951 Roscoe Blvd					Canoga Park	CA	91304		
TOTAL # OF UNITS		# OF VACANT UNITS			# OF FURNISHED UNITS		# OF SECTION 8 UNITS		
34		4			0		Unknown		
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC 8 Y/N	CONCESSIONS	
1		3	2	\$2,806.75					
2		2	2	\$1,995.55					
3		2	2	\$1,369.18					
4		2	2	\$2,312.30					
5		2	2	\$1,727.84					
6		2	2	\$2,125.00					
7		2	2	\$2,450.00	Vacant				
8		2	2	\$1,521.77					
9		2	2	\$1,588.02					
10		2	2	\$2,209.35					
11		2	2	\$1,569.50					
12		2	2	\$1,157.00					
13		2	2	\$2,450.00	Vacant				
14		2	2	\$2,145.00					
15		3	2	\$2,795.00					
16		2	2	\$2,005.29	Manager				
17		2	2	\$1,765.57					
18		2	2	\$1,945.00					
19		2	2	\$2,276.30					
20		2	2	\$2,343.25					
21		2	2	\$1,995.00					
22		2	2	\$1,315.44					
23		2	2	\$2,450.00	Vacant				
24		2	2	\$1,533.29					
25		2	2	\$1,302.32					
26		2	2	\$1,611.77					
27		2	2	\$2,450.00					
28		2	2	\$1,973.92					
29		2	2	\$2,075.00					
30		2	2	\$2,450.00	Vacant				
31		2	2	\$2,185.00					
32		2	2	\$1,521.77					
33		1	1	\$1,775.00					
34		5	1	\$1,601.44					

MONTHLY RENTAL INCOME:	\$66,797.62
MONTHLY LAUNDRY INCOME:	\$449.00
MONTHLY PARKING INCOME:	\$700.00
RUBS INCOME:	\$1,290.00
OTHER INCOME:	\$96.00
TOTAL GROSS MONTHLY INCOME:	\$69,332.62

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

<input type="checkbox"/> Electricity	<input type="checkbox"/> Gas
<input checked="" type="checkbox"/> Garbage	<input type="checkbox"/> Heat
<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Water

Is the property subject to rent control? YES NO

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

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

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