



## Darby Court Apartments



18-Unit |  $\pm 33\%$  Rental Upside | Tarzana-Adjacent | \$3,640,000

6640 Darby Ave. Reseda, CA 91335



Individually metered for gas and electricity



Excellent financing options with attractive leverage and interest rates



RUBS program implemented for select units



Soft-story retrofit completed (2020)



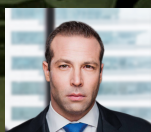
Bright units with spacious, efficient floor plans



Remote gated access with 24-hour security monitoring



**RAY RODRIGUEZ**  
Founding Partner  
Multifamily Investment Sales  
CA License #01402283  
T. 866-582-7865  
E. ray@lucrumre.com



**MATT FREEDMAN**  
Partner  
Commercial Real Estate Sales  
CA License #01487954  
T. 310-275-3800  
E. matt@lucrumre.com



**LUCRUM**







Raymond A. Rodriguez  
 Founding Partner  
 Tel. 866.582.7865  
 ray@lucrumre.com

Mathew Freedman  
 Partner  
 Tel. 310.275.3800  
 matt@lucrumre.com



6640 Darby Ave. Reseda, CA 91335

18 Units

SUMMARY	* CURRENT	MARKET
Purchase Price:	\$3,640,000	
Down Payment: 37%	\$1,346,800	
Number of Units:	18	
Cost per Legal Unit:	\$202,222	
Current GRM:	9.37	7.16
Current CAP:	5.58%	8.78%
Year Built:	1963	
Approx. Building SF:	16,282	
Cost per Building SF:	\$223.56	
Approx. Lot SF:	18,388	
Zoning:	LAR3	
Gated Parking:	19	

PROPOSED FINANCING	
Loan:	\$2,293,200
Interest:	5.55%
Interest Type:	3 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	* CURRENT	MARKET
Scheduled Gross Income:	\$388,406	\$508,428
Less Vacancy Reserve:	(\$11,652) 3.00% *	(\$15,253) 3.00% *
Gross Operating Income:	\$376,754	\$493,175
Less Expenses:	(\$173,715) 44.73% *	(\$173,715) 34.17% *
Net Operating Income:	\$203,038	\$319,460
Less Debt Service:	(\$157,111)	(\$157,111)
Pre-Tax Cash Flow:	\$45,928 3.41% **	\$162,349 12.05% **
Plus Principal Reduction:	\$30,609	\$30,609
Total Return Before Taxes:	\$76,537 5.68% **	\$192,958 14.33% **
* As a percentage of Scheduled Gross Income. ** As a percentage of Down Payment.		

HIGHLIGHTS
<b>Property</b>
* Great value metrics & financing
* ±33% rental upside potential
* RUBS for select units
* Spacious & bright floorplans
<b>Location</b>
* Central SFV location
* Adjacent to prime submarkets
* Convenient access to fwys
* 82 "Very Walkable" Walk Score

SCHEDULED INCOME	* CURRENT	MARKET
No. of Units	Beds / Baths	Approx. Sq.Ft.
7	1+1	-
8	2+2	
3	3+2	
* Current income reflective of February 2026		
Monthly Scheduled Rent:	\$31,093	\$41,275
Laundry Income:	\$159	\$159
Parking Income:	\$550	\$550
RUBS Income:	\$385	\$385
Additional Rental Income:	\$100	\$100
Other Income:	\$80	\$80
Monthly SGI:	\$32,367	\$42,369
Annual SGI:	\$388,406	\$508,428
Utilities Paid by Tenant:	Electricity & Gas	

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$45,500
Insurance (New)		\$13,327
Maint. / Repairs		\$19,380
Utilities		\$38,634
Landscaping		\$1,500
Pool		\$2,480
Rubbish		\$9,007
Misc		\$4,193
On-Site Mgmt.		\$22,176
Off-Site Mgmt.		\$17,518
Total Expenses:		\$173,715
Per Gross Sq. Ft.:		\$10.67
Expenses Per Unit:		\$9,650.85

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Raymond A. Rodriguez  
Founder & President  
Tel. 866.582.7865  
ray@lucrumre.com

Matthew Freedman  
Director, Multifamily Investments  
Tel. 310.275.3800  
matt@lucrumre.com



PROPERTY ADDRESS						CITY	STATE	ZIP CODE	
6640 Darby Ave						Reseda	CA	91335	
TOTAL # OF UNITS		# OF VACANT UNITS				# OF FURNISHED UNITS		# OF SECTION 8 UNITS	
18		0						Unknown	
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	*RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS	
1		3	2	\$1,693.91	Rent Effective 02/01/2026				
2		2	2	\$2,045.00					
3		2	2	\$1,520.67	Rent Effective 02/01/2026				
4		1	1	\$1,690.00	Rent Effective 02/01/2026				
5		2	2	\$1,339.19	Rent Effective 02/01/2026				
6		1	1	\$1,458.17	Rent Effective 02/01/2026				
7		1	1	\$1,710.80	Rent Effective 02/01/2026				
8		2	2	\$1,838.72					
9		3	2	\$2,053.40	Rent Effective 02/01/2026				
10		2	2	\$1,399.34	Rent Effective 02/01/2026				
11		2	2	\$1,895.80	Manager   Rent Effective 02/01/2026				
12		1	1	\$1,641.06	Rent Effective 02/01/2026				
14		2	2	\$1,948.82	Rent Effective 02/01/2026				
15		1	1	\$1,132.21	Rent Effective 02/01/2026				
16		2	2	\$1,924.98	Rent Effective 02/01/2026				
17		1	1	\$1,742.00	Rent Effective 02/01/2026				
18		1	1	\$1,725.00					
19		3	2	\$2,334.09	Rent Effective 02/01/2026				
MONTHLY RENTAL INCOME:				\$31,093.16	*Current income reflective of allowable rent increases through February 2026. This could be subject to change by The City of Los Angeles, buyer to verify.				
MONTHLY LAUNDRY INCOME:				\$159.00					
MONTHLY PARKING INCOME:				\$550.00					
MONTHLY RUBS INCOME:				\$385.00					
MONTHLY ADDITIONAL INCOME:				\$100.00					
MONTHLY OTHER INCOME:				\$80.00					
TOTAL GROSS MONTHLY INCOME:				\$32,367.16					

**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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