



**18-Unit | ±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





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	
<b>Purchase Price:</b>		<b>\$3,640,000</b>			
Down Payment:	37%	\$1,346,800			
Number of Units:		18			
<b>Cost per Legal Unit:</b>		<b>\$202,222</b>			
<b>Current GRM:</b>		<b>9.37</b>		<b>7.16</b>	
<b>Current CAP:</b>		<b>5.58%</b>		<b>8.78%</b>	
Year Built:		1963			
Approx. Building SF:		16,282			
<b>Cost per Building SF:</b>		<b>\$223.56</b>			
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	
<b>Scheduled Gross Income:</b>	<b>\$388,406</b>			<b>\$508,428</b>	
Less Vacancy Reserve:	<b>(\$11,652)</b>	3.00%	*	<b>(\$15,253)</b>	3.00% *
<b>Gross Operating Income:</b>	<b>\$376,754</b>			<b>\$493,175</b>	
Less Expenses:	<b>(\$173,715)</b>	44.73%	*	<b>(\$173,715)</b>	34.17% *
<b>Net Operating Income:</b>	<b>\$203,038</b>			<b>\$319,460</b>	
Less Debt Service:	<b>(\$157,111)</b>			<b>(\$157,111)</b>	
<b>Pre-Tax Cash Flow:</b>	<b>\$45,928</b>	3.41%	**	<b>\$162,349</b>	12.05% **
Plus Principal Reduction:	<b>\$30,609</b>			<b>\$30,609</b>	
<b>Total Return Before Taxes:</b>	<b>\$76,537</b>	5.68%	**	<b>\$192,958</b>	14.33% **

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

#### HIGHLIGHTS

##### Property

- \* Great value metrics & financing
- \* ±33% rental upside potential
- \* RUBS for select units
- \* Spacious & bright floorplans

##### Location

- \* 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.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit
7	1+1	-	\$1,586	\$11,099	\$1,895
8	2+2		\$1,739	\$13,913	\$2,395
3	3+2		\$2,027	\$6,081	\$2,950

  

* Current income reflective of February 2026					
<b>Monthly Scheduled Rent:</b>				<b>\$31,093</b>	<b>\$41,275</b>
Laundry Income:				\$159	\$159
Parking Income:				\$550	\$550
RUBS Income:				\$385	\$385
Additional Rental Income:				\$100	\$100
Other Income:				\$80	\$80
<b>Monthly SGI:</b>				<b>\$32,367</b>	<b>\$42,369</b>
<b>Annual SGI:</b>				<b>\$388,406</b>	<b>\$508,428</b>
<b>Utilities Paid by Tenant:</b> 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
<b>Total Expenses:</b>		<b>\$173,715</b>
<b>Per Gross Sq. Ft.:</b>		<b>\$10.67</b>
<b>Expenses Per Unit:</b>		<b>\$9,650.85</b>

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group licensed with Equity Union Commercial, CA Lic. #01811831.



# LUCRUM

**Raymond A. Rodriguez**  
Founder & President  
Tel. 866.582.7865  
[ray@lucrumre.com](mailto:ray@lucrumre.com)

**Matthew Freedman**  
**Director, Multifamily Investments**  
**Tel. 310.275.3800**  
**[matt@lucrumre.com](mailto:matt@lucrumre.com)**



**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent?

Is the property subject to rent control?

YES  NO

	Electricity
X	Garbage
	Cable

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

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

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group licensed with Equity Union Commercial, CA Lic. #01811831.