



Darby Court Apartments



18-Unit | ±34% 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



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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:	9.44	7.16
Current CAP:	5.51%	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:	\$385,528	\$508,428
Less Vacancy Reserve:	(\$11,566) 3.00% *	(\$15,253) 3.00% *
Gross Operating Income:	\$373,962	\$493,175
Less Expenses:	(\$173,573) 45.02% *	(\$173,573) 34.14% *
Net Operating Income:	\$200,389	\$319,602
Less Debt Service:	(\$157,111)	(\$157,111)
Pre-Tax Cash Flow:	\$43,278 3.21% **	\$162,491 12.06% **
Plus Principal Reduction:	\$30,609	\$30,609
Total Return Before Taxes:	\$73,887 5.49% **	\$193,100 14.34% **
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.		

HIGHLIGHTS
Property
* Great value metrics & financing
* ±34% 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	Monthly Income
7	1+1	-	\$1,573	\$11,009	\$1,895	\$13,265
8	2+2		\$1,729	\$13,831	\$2,395	\$19,160
3	3+2		\$2,004	\$6,013	\$2,950	\$8,850
* Current income reflective of March 2026						
Monthly Scheduled Rent:				\$30,853	\$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:				\$32,127	\$42,369	
Annual SGI:				\$385,528	\$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.		\$17,376
Total Expenses:		\$173,573
Per Gross Sq. Ft.:		\$10.66
Expenses Per Unit:		\$9,642.96

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