



Darby Haven Apartments



23 Units | ±23% Rental Upside | Strong In-Place Income | \$4,985,000
6652 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



22 on-site parking spaces



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6652 Darby Ave. Reseda, CA 91335

23 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$4,985,000	
Down Payment: 35%	\$1,744,750	
Number of Units:	23	
Cost per Legal Unit:	\$216,739	
Current GRM:	10.01	8.21
Current CAP:	5.84%	7.97%
Year Built:	1962	
Approx. Building SF:	18,089	
Cost per Building SF:	\$275.58	
Approx. Lot SF:	22,068	
Zoning:	LAR3	
Gated Parking:	22	

PROPOSED FINANCING	
Loan:	\$3,240,250
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:	\$498,187		\$607,272
Less Vacancy Reserve:	(\$14,946)	3.00% *	(\$18,218) 3.00% *
Gross Operating Income:	\$483,241		\$589,054
Less Expenses:	(\$191,882)	38.52% *	(\$191,882) 31.60% *
Net Operating Income:	\$291,359		\$397,172
Less Debt Service:	(\$221,995)		(\$221,995)
Pre-Tax Cash Flow:	\$69,365	3.98% **	\$175,177 10.04% **
Plus Principal Reduction:	\$43,250		\$43,250
Total Return Before Taxes:	\$112,615	6.45% **	\$218,427 12.52% **
* As a percentage of Scheduled Gross Income.		**As a percentage of Down Payment.	

HIGHLIGHTS	
Property	
* High income generating asset	
* ±23% 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
1	S+1	-	\$1,451	\$1,451	\$1,650	\$1,650
12	1+1		\$1,549	\$18,586	\$1,895	\$22,740
6	2+1		\$1,664	\$9,982	\$2,250	\$13,500
2	2+2		\$2,120	\$4,240	\$2,395	\$4,790
2	3+2		\$2,615	\$5,231	\$2,950	\$5,900
Monthly Scheduled Rent:				\$39,490	\$48,580	
Laundry Income:				\$355	\$355	
Parking Income:				\$500	\$500	
RUBS Income:				\$705	\$705	
Additional Rental Income:				\$175	\$175	
Other Income:				\$291	\$291	
Monthly SGI:				\$41,516	\$50,606	
Annual SGI:				\$498,187	\$607,272	
Utilities Paid by Tenant:				Electricity & Gas		

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$62,313
Insurance (New)		\$15,556
Maint. / Repairs		\$23,184
Utilities		\$40,887
Landscaping		\$1,500
Pool		\$2,340
Rubbish		\$17,917
Misc		\$4,532
Off-Site Mgmt.		\$23,653
Total Expenses:		\$191,882
Per Gross Sq. Ft.:		\$10.61
Expenses Per Unit:		\$8,342.68

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