



## Darby Haven Apartments



23 Units |  $\pm 23\%$  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)



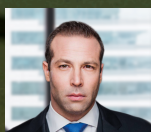
Bright units with spacious, efficient floor plans



22 on-site parking spaces



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6652 Darby Ave. Reseda, CA 91335

23 Units

SUMMARY	* CURRENT	MARKET
<b>Purchase Price:</b>	<b>\$4,985,000</b>	
Down Payment: 35%	\$1,744,750	
Number of Units:	23	
<b>Cost per Legal Unit:</b>	<b>\$216,739</b>	
<b>Current GRM:</b>	<b>10.02</b>	<b>8.21</b>
<b>Current CAP:</b>	<b>5.83%</b>	<b>7.97%</b>
Year Built:	1962	
Approx. Building SF:	18,089	
<b>Cost per Building SF:</b>	<b>\$275.58</b>	
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
<b>Scheduled Gross Income:</b>	<b>\$497,373</b>	<b>\$607,272</b>
Less Vacancy Reserve:	(\$14,921) 3.00% *	(\$18,218) 3.00% *
<b>Gross Operating Income:</b>	<b>\$482,452</b>	<b>\$589,054</b>
Less Expenses:	(\$191,882) 38.58% *	(\$191,882) 31.60% *
<b>Net Operating Income:</b>	<b>\$290,570</b>	<b>\$397,172</b>
Less Debt Service:	(\$221,995)	(\$221,995)
<b>Pre-Tax Cash Flow:</b>	<b>\$68,575 3.93% **</b>	<b>\$175,177 10.04% **</b>
Plus Principal Reduction:	\$43,250	\$43,250
<b>Total Return Before Taxes:</b>	<b>\$111,826 6.41% **</b>	<b>\$218,427 12.52% **</b>
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.		

HIGHLIGHTS
<b>Property</b>
* High income generating asset
* ±23% 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.	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		\$1,543	\$18,518	\$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
* Current income reflective of February 2026						
Monthly Scheduled Rent:				\$39,422		\$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:				\$41,448		\$50,606
Annual SGI:				\$497,373		\$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
<b>Total Expenses:</b>		<b>\$191,882</b>
<b>Per Gross Sq. Ft.:</b>		<b>\$10.61</b>
<b>Expenses Per Unit:</b>		<b>\$8,342.68</b>

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PROPERTY ADDRESS 6652 Darby Ave						CITY Reseda	STATE CA	ZIP CODE 91335	
TOTAL # OF UNITS 23		# OF VACANT UNITS 0			# OF FURNISHED UNITS			# OF SECTION 8 UNITS Unknown	
APT #	TENANT'S NAME	BEDS/BATHS		SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
1		2	1		\$2,158.00				
2		1	1		\$1,729.86	Effective 2/1/2026			
3		1	1		\$1,346.94	Effective 2/1/2026			
4		1	1		\$1,633.90	Effective 2/1/2026			
5		1	1		\$1,525.00				
6		1	1		\$1,695.00				
7		2	2		\$1,977.88	Effective 2/1/2026			
8		3	2		\$2,615.34	Effective 2/1/2026			
9		2	1		\$1,693.63	Effective 2/1/2026			
10		2	1		\$1,251.86	Effective 2/1/2026			
11		1	1		\$1,665.30				
12		1	1		\$1,665.30				
13		1	1		\$1,272.06	Effective 2/1/2026			
14		1	1		\$1,208.28	Effective 2/1/2026			
15		1	1		\$1,606.80				
16		2	1		\$1,354.26	Effective 2/1/2026			
17		2	2		\$2,262.00	Effective 2/1/2026			
18		2	1		\$1,546.33	Effective 2/1/2026			
19		1	1		\$1,575.00				
20		1	1		\$1,595.00				
21		3	2		\$2,615.34	Effective 2/1/2026			
22		2	1		\$1,977.88	Effective 2/1/2026			
23		5	1		\$1,450.80				
MONTHLY RENTAL INCOME:					\$39,421.76	*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:					\$355.00				
MONTHLY PARKING INCOME:					\$500.00				
MONTHLY RUBS INCOME:					\$705.00				
MONTHLY ADDITIONAL INCOME:					\$175.00				
MONTHLY OTHER INCOME:					\$291.00				
TOTAL GROSS MONTHLY INCOME:					\$41,447.76				

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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