



## 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	
<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:	<b>(\$14,921)</b>	3.00%	<b>*</b>	<b>(\$18,218)</b> 3.00% *
<b>Gross Operating Income:</b>	<b>\$482,452</b>		<b>\$589,054</b>	
Less Expenses:	<b>(\$191,882)</b>	38.58%	<b>*</b>	<b>(\$191,882)</b> 31.60% *
<b>Net Operating Income:</b>	<b>\$290,570</b>		<b>\$397,172</b>	
Less Debt Service:	<b>(\$221,995)</b>		<b>(\$221,995)</b>	
<b>Pre-Tax Cash Flow:</b>	<b>\$68,575</b>	3.93%	<b>**</b>	<b>\$175,177</b> 10.04% **
Plus Principal Reduction:	<b>\$43,250</b>		<b>\$43,250</b>	
<b>Total Return Before Taxes:</b>	<b>\$111,826</b>	6.41%	<b>**</b>	<b>\$218,427</b> 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		\$1,543	\$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

<b>Monthly Scheduled Rent:</b>	<b>\$39,422</b>	<b>\$48,580</b>
Laundry Income:	\$355	\$355
Parking Income:	\$500	\$500
RUBS Income:	\$705	\$705
Additional Rental Income:	\$175	\$175
Other Income:	\$291	\$291
<b>Monthly SGI:</b>	<b>\$41,448</b>	<b>\$50,606</b>
<b>Annual SGI:</b>	<b>\$497,373</b>	<b>\$607,272</b>

**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				CITY		STATE	ZIP CODE	
6652 Darby Ave				Reseda		CA	91335	
TOTAL # OF UNITS		# OF VACANT UNITS		# OF FURNISHED UNITS			# OF SECTION 8 UNITS	
23		0					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
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

\*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.

**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent?

<input type="checkbox"/>	Electricity	<input type="checkbox"/>	Gas
X	Garbage	<input type="checkbox"/>	Heat
	Cable	X	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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