Canyon Glen Apartments

24 Units | 3 Separate APNs | 6.47% Cap | 9.50 GRM | $4,895,000

6944-54 Coldwater Cyn Ave. Valley Glen, CA 91605

- Highly Rentable Unit Mix: 23 one-bedrooms + one two-bedroom
- Multiple Income Streams: Parking, laundry, RUBS additional rent
- ADU Potential: Combined ±28,089 SF site (Buyer to verify)
- Near Employment Hubs: Universal City, Burbank & NoHo
- Garden-Style Community: 25 parking spaces, pool & laundry
- Easy Regional Access: SR-170, US-101 & Metro

LUCRUM

EQUITY UNION COMMERCIAL

LUCRUM

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6944-54 Coldwater Cyn Ave. Valley Glen, CA 91605 **24 Units**

SUMMARY		CURRENT	MARKET
Purchase Price:		**$4,895,000**	
Down Payment:	35%	$1,713,250	
Number of Units:		24	
Cost per Legal Unit:		**$203,958**	
Current GRM:		**9.50**	**9.10**
Current CAP:		**6.47%**	**6.92%**
Year Built:		1959-1960	
Approx. Building SF:		14,908	
Cost per Building SF:		**$328.35**	
Approx. Lot SF:		28,089	
Zoning:		LARD2	
Gated Parking:		25	

PROPOSED FINANCING	
Loan:	$3,181,750
Interest:	5.95%
Interest Type:	3 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT			MARKET		
Scheduled Gross Income:	**$515,444**			**$538,020**		
Less Vacancy Reserve:	($15,463)	3.00%	*	($16,141)	3.00%	*
Gross Operating Income:	**$499,980**			**$521,879**		
Less Expenses:	($183,086)	35.52%	*	($183,086)	34.03%	*
Net Operating Income:	**$316,895**			**$338,794**		
Less Debt Service:	($227,688)			($227,688)		
Pre-Tax Cash Flow:	**$89,206**	**5.21%**	**	**$111,105**	**6.49%**	**
Plus Principal Reduction:	$39,438			$39,438		
Total Return Before Taxes:	**$128,645**	**7.51%**	**	**$150,544**	**8.79%**	**

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

HIGHLIGHTS

Property

* 3 Eight-Unit Buildings | 3 APNs
* Potential for Multiple ADUs
* Well-Maintained & Upgraded
* Gated Entry & 25 Secured Spaces

Location

* Prime Valley Glen Location
* Near Shops & Dining
* Near Sherman Oaks & Studio City
* Central to 405, 101 & 170 Freeways

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
23	1+1	-	$1,692	$38,919	$1,795	$41,285
1	2+1		$2,125	$2,125	$2,150	$2,150
Monthly Scheduled Rent:				**$41,044**		**$43,435**
Laundry Income:				$295		$295
Parking Income:				$600		$600
RUBS Income:				$505		$505
Additional Rent:				$250		$250
Other Income:				$260		$260
Monthly SGI:				**$42,954**		**$44,835**
Annual SGI:				**$515,444**		**$538,020**
Utilities Paid by Tenant:			Electricity			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2026	
Tax Rate	1.25%	$61,188
Insurance (New)		$17,890
Maint. / Repairs		$17,988
Utilities		$38,122
Landscaping:		$3,300
Rubbish		$11,622
Pool		$2,350
Misc		$6,000
Off-Site Mgmt.		$24,626
Total Expenses:		**$183,086**
Per Gross Sq. Ft.:		**$12.28**
Expenses Per Unit:		**$7,628.56**

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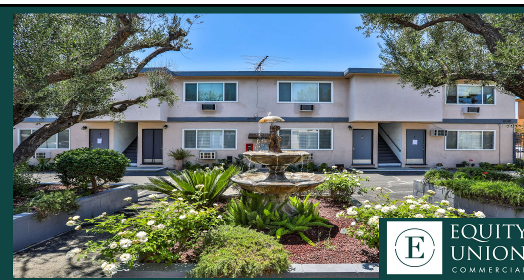

PROPERTY ADDRESS	CITY	STATE	ZIP CODE
6944, 50 & 54 Coldwater Canyon Ave	Valley Glen	CA	91605

TOTAL # OF UNITS	# OF VACANT UNITS	# OF FURNISHED UNITS	# OF SECTION 8 UNITS
24	2	0	Unknown

APT #	TENANT'S NAME	BEDS/BATHS		SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
1		1	1		$1,761.74				
2		1	1		$1,745.00				
3		1	1		$1,675.00				
4		1	1		$1,745.00	Vacant			
5		1	1		$1,825.00				
6		1	1		$1,945.00				
7		1	1		$1,825.00				
8		2	1		$2,125.00				
9		1	1		$1,338.23				
10		1	1		$1,465.47				
11		1	1		$1,700.27				
12		1	1		$1,775.00				
13		1	1		$1,270.33				
14		1	1		$1,795.00				
15		1	1		$1,675.00				
16		1	1		$1,745.00	Vacant			
17		1	1		$1,725.00				
18		1	1		$1,745.00				
19		1	1		$1,771.50				
20		1	1		$1,795.00				
21		1	1		$1,339.78				
22		1	1		$1,745.00				
23		1	1		$1,716.31				
24		1	1		$1,795.00				

MONTHLY RENTAL INCOME:	$41,043.63
MONTHLY LAUNDRY INCOME:	$295.00
MONTHLY PARKING INCOME:	$600.00
MONTHLY RUBS INCOME:	$505.00
ADDITIONAL RENT:	$250.00
MONTHLY OTHER INCOME:	$260.00
TOTAL GROSS MONTHLY INCOME:	$42,953.63

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

	Electricity		Gas
X	Garbage		Heat
	Cable	X	Water

Is the property subject to rent control? YES: X NO:

If YES, what is the current allowable increase per annum? 4%

What has been your average monthly occupancy rate over the preceding 12 Months? 98%