



**4 Buildings; 50 Unit Portfolio
Winnetka & Canoga Park, CA**

**\$11,250,000
6.1% CAP**



**Brett Howard
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Property Addresses:

**20754 Hartland St
Winnetka, CA 91306
6 Units**

**20609-17 Hartland St.
Winnetka, CA 91306
12 Units**

**20760-64 Hartland St.
Winnetka, CA 91306
12 Units**

**7323 Independence Ave.
Canoga Park, CA 91303
20 Units**

Unit Mix: 37 @ 1+1 10 @ 2+1 3 @ 2+2

Howard Realty Group Inc. is pleased to bring to market a Four Building, 50 Units, Multi-residential Portfolio. Three of the buildings are in Winnetka, CA and one building is in Canoga Park, CA. Two properties consist of an entire block for potential future development (20754-20764 Hartland St, Winnetka). All buildings have onsite laundry and is owned by Owner (Not leased). Tremendous upside in rents. All Buildings have been Earthquake Retrofitted (if they needed it)

	<u>Actual:</u>	<u>Market</u>
Rental Income	\$921,487.68	\$1,229,100
Laundry Income:	\$10,200	\$10,200
TOTAL INCOME:	\$931,687.68	\$1,239,300

Taxes:	\$135,000 (New)
Insurance:	\$20,250
Gardner:	\$4,000
Trash:	\$10,833
DWP:	\$36,755
Gas:	\$3,743
Pest Control:	\$2,250
Maintenance:	\$24,639
Cleaning:	\$4,500
Fire Extinguisher:	\$304
Office Expenses:	\$760
Supply:	\$850
TOTAL:	\$243,884
NOI:	\$687,803
CAP:	6.04%



20609-17 Hartland St., Winnetka, CA (12 Units)



Built: 1958
 SF: 8,128 SF
 Lot: 14,243
 Zoning: R3
 8 @ 1+1
 4 @ 2+1
 12 Parking

Assumable Financing (Chase): \$1,150,000
 3.35%
 \$5,229.01 Per Mo

Unit:	Unit Mix:	Rent	Market Rent:
1:	2 Bedroom, 1 Bath	\$1,207.44	\$2,300.00
2:	1 Bedroom, 1 Bath	\$1,286.04	\$1,950.00
3:	1 Bedroom, 1 Bath	\$1,895.00	\$1,950.00
4:	2 Bedroom, 1 Bath	\$1,143.43	\$2,300.00
5:	1 Bedroom, 1 Bath	\$1,025.60	\$1,950.00
6:	1 Bedroom, 1 Bath	\$1,835.60	\$1,950.00
A:	2 Bedroom, 1 Bath	\$1,417.52	\$2,300.00
B:	1 Bedroom, 1 Bath	\$1,895.00	\$1,950.00
C:	1 Bedroom, 1 Bath	\$1,484.20	\$1,950.00
D:	2 Bedroom, 1 Bath	\$1,476.80	\$2,300.00
E:	1 Bedroom, 1 Bath	\$1,512.16	\$1,950.00
F:	1 Bedroom, 1 Bath	<u>\$1,066.00</u>	<u>\$1,950.00</u>
		\$17,244.79	\$24,800.00

Expenses:
 Taxes: \$32,400
 Insurance: \$6,520
 Gardner: \$1,400
 Trash: \$3,450
 DWP: \$7,951
 Pest Control: \$750
 Gas: \$283
 Cleaning: \$1,500
 Maintenance: \$4,893
 TOTAL: \$59,149

7323 Independence Ave., Canoga Park, CA (20 Units)



Built: 1959
 SF: 17,666 SF
 Lot: 22,603 SF
 Zoning: R3
 3 @ 2+2
 17 @ 1+1
 20 Parking

Unit:	Unit Mix:	Rent	Market Rent:
1:	2 Bedroom, 2 Bath	\$2,300.00	\$2,350.00
2:	1 Bedroom, 1 Bath	\$1,975.00	\$1,975.00
3:	1 Bedroom, 1 Bath	\$1,330.68	\$1,975.00
4:	1 Bedroom, 1 Bath	\$1,800.24	\$1,975.00
5:	1 Bedroom, 1 Bath	\$1,200.54	\$1,975.00
6:	1 Bedroom, 1 Bath	\$1,213.62	\$1,975.00
7:	1 Bedroom, 1 Bath	\$1,600.55	\$1,975.00
8:	1 Bedroom, 1 Bath	\$1,166.25	\$1,975.00
9:	1 Bedroom, 1 Bath	\$1,975.00	\$1,975.00
10:	1 Bedroom, 1 Bath	\$1,558.59	\$1,975.00
11:	2 Bedroom, 2 Bath	\$2,288.00	\$2,350.00
12:	1 Bedroom, 1 Bath	\$1,051.69	\$1,975.00
13:	1 Bedroom, 1 Bath	\$1,032.46	\$1,975.00
14:	1 Bedroom, 1 Bath	\$1,394.29	\$1,975.00
15:	1 Bedroom, 1 Bath	\$1,352.10	\$1,975.00
16:	1 Bedroom, 1 Bath	\$1,309.77	\$1,975.00
17:	1 Bedroom, 1 Bath	\$1,247.37	\$1,975.00
18:	1 Bedroom, 1 Bath	\$1,975.00	\$1,975.00
19:	1 Bedroom, 1 Bath	\$1,754.48	\$1,975.00
20:	2 Bedroom, 2 Bath	<u>\$1,590.26</u>	<u>\$2,350.00</u>
		\$31,115.89	\$40,625.00

Expenses:

Taxes:	\$54,000
Insurance:	\$6,880
Gardner:	\$1,200
Trash:	\$3,933
DWP:	\$16,853
Pest Control:	\$750
Maintenance:	\$11,853
Cleaning:	\$1,500
Fire Extinguisher:	\$304
Office Supplies:	\$760
Supply:	\$850
TOTAL:	\$98,883