

4 Buildings; 50 Unit Portfolio \$11,250,000 Winnetka & Canoga Park, CA 6.1% CAP







Brett Howard Howard Realty Group Inc.

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Property Addresses:

20754 Hartland St.
Winnetka, CA 91306
Winnetka, CA 91306
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)

Actual:MarketRental Income\$921,487.68\$1,229,100Laundry Income:\$10,200\$10,200TOTAL 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 \$687,803 NOI: CAP: 6.04%



20754 Hartland St., Winnetka, CA (6 Units)



Built: 1960 SF: 3,862 SF Lot: 4,923 SF Zoning: R3
4 @ 1+1
2 @ 2+1
6 Parking
Assumable Financing (Chase):

\$648,000

4.24%

3,555.06 Per Mo

Unit:	Unit Mix:	Rent	Market Rent:
1:	2 Bedroom, 1 Bath	\$2,250.00	\$2,250.00
2:	1 Bedroom, 1 Bath	\$1,128.20	\$1,950.00
3:	1 Bedroom, 1 Bath	\$1,175.24	\$1,950.00
4:	2 Bedroom, 1 Bath	\$1,114.63	\$2,250.00
5:	1 Bedroom, 1 Bath	\$1,560.00	\$1,950.00
6:	1 Bedroom, 1 Bath	\$1,554.80	\$1,950.00
		\$8.782.87	\$12.300.00



20760-64 Hartland St., Winnetka, CA (12 Units)



Built: 1959 SF: 9,756 SF Lot: 10,965 SF Zoning: R3 8 @ 1+1 4 @ 2+1 11 Parking

Assumable Financing (Chase): \$1,483,000 3.6%

		3.070	
Unit:	Unit Mix:	Rent	Market Rent:
1:	2 Bedroom, 1 Bath	\$1,591.48	\$2,250.00
2:	1 Bedroom, 1 Bath	\$1,750.00	\$1,950.00
3:	1 Bedroom, 1 Bath	\$1,050.00	\$1,950.00
4:	3 Bedroom, 2 Bath	\$2,369.00	\$2,700.00
5:	2 Bedroom, 1 Bath	\$1,283.75	\$2,250.00
6:	1 Bedroom, 1 Bath	\$1,525.00	\$1,950.00
1A:	2 Bedroom, 1 Bath	\$1,557.23	\$2,250.00
2A:	1 Bedroom, 1 Bath	\$1,750.00	\$1,950.00
3A:	1 Bedroom, 1 Bath	\$1,032.75	\$1,950.00
4A:	3 Bedroom, 2 Bath	\$2,350.00	\$2,700.00
5A:	2 Bedroom, 1 Bath	\$1,018.00	\$2,250.00
6A:	1 Bedroom, 1 Bath	<u>\$1,650.00</u>	\$1,950.00
		\$19,647.09	\$26,100.00

Expenses:

Taxes: \$48,600 Insurance: \$6,850 Gardner: \$1,400 Trash: \$3,450 DWP: \$11,951 Pest Control: \$750 Gas: \$3,460 Cleaning: \$1,500 Maintanence: \$7,893 Total: \$85,854

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	\$1,066.00	\$1,950.00
		\$17,244.79	\$24,800.00

Expenses:

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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	\$1,590.26	\$2,350.00
		\$31,115.89	\$40,625.00

Expenses:

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