

10028 SAN FERNANDO RD.

PACOIMA, CA 91331

Proposed 8 Detached ADUs

Existing 14 Units

**Proposed 7 New Units + 5
Attached ADUs = Total 12 Units**

14 Existing Renovated Units + Prelim Plans for 20 New Market Rate Units by Right

Existing 7% Cap Rate with Upside to 12.7% Cap after all construction costs

Assumable 2.6M loan at only 3.9% interest rate yielding a remarkable 10% cash-on-cash return

14 Existing Renovated Units + Plans for 20 Units

CONTENTS

01 Executive Summary

Investment Summary
Unit Mix Summary

02 Location

Location Summary

03 Property Description

Property Features
Property Images

04 Rent Roll

Rent Roll

05 Financial Analysis

Income & Expense Analysis

06 Demographics

General Demographics

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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	10028 San Fernando Rd Pacoima CA 91331
COUNTY	Los Angeles
MARKET	San Fernando Valley
SUBMARKET	City of Los Angeles
BUILDING SF	5,334 SF
LAND SF	9,000 SF
LAND ACRES	.20
NUMBER OF UNITS	14
YEAR BUILT	1950
YEAR RENOVATED	2022
APN	2537-012-024
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,700,000
PRICE PSF - CURRENT	\$693.66
PRICE PER UNIT - CURRENT	\$264,286
OCCUPANCY	79.00%
NOI (CURRENT)	\$259,672
NOI (Pro Forma)	\$688,583
CAP RATE (CURRENT)	7.02%
CAP RATE (Pro Forma)	12.7%
GRM (CURRENT)	10.60
GRM (Pro Forma)	6.28

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	22,968	204,591	561,586
2025 Median HH Income	\$80,501	\$81,178	\$75,516
2025 Average HH Income	\$99,227	\$106,120	\$101,937



FINANCIAL SUMMARY - AFTER 20 NEW UNITS

Price	\$3,700,000
Number of Units - Proforma - 20 New Units	34
Gross Square Feet - Proforma - 6,852 SF New Units	12,186
Construction Cost - \$250/SF	\$1,713,000
Total Price	\$5,413,000
Total Price/Unit - Proforma	\$159,206
Price/SF - Proforma	\$444.20
CAP Rate - Proforma	12.72%
GRM - Proforma	6.28

ASSUMABLE LOAN

Loan Amount	\$2,600,000
Downpayment	\$1,100,000
Monthly Loan Payment (P+I)	\$12,440
Annual Mortgage	\$149,280
NOI minus Mortgage	\$110,414
Cash on Cash Return	10.04%

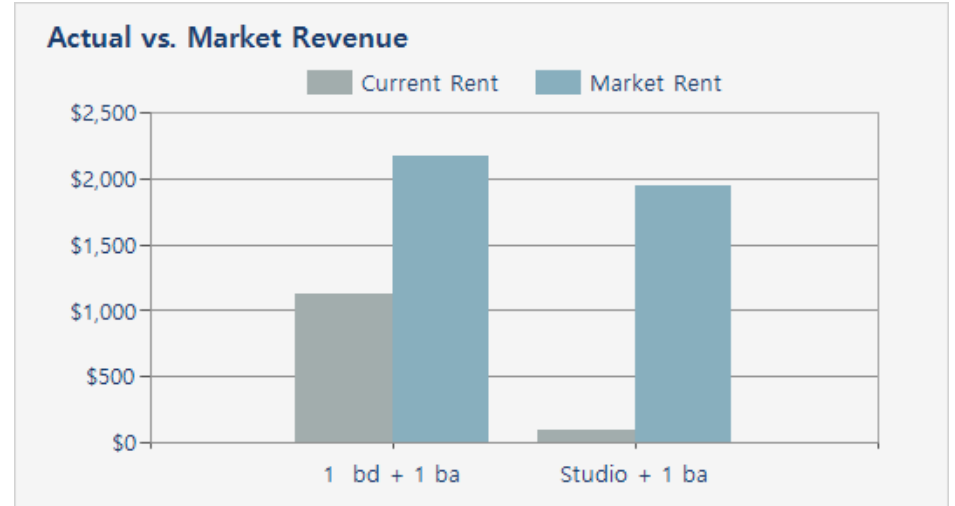
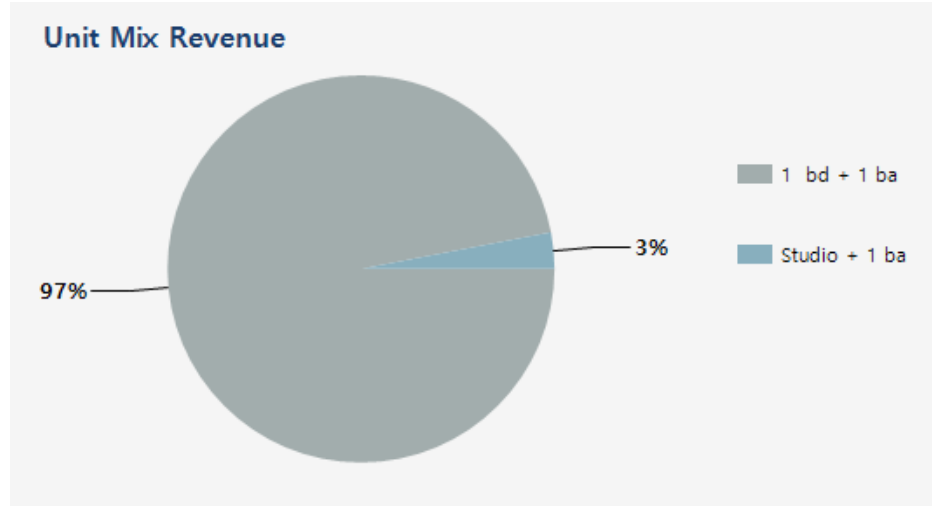
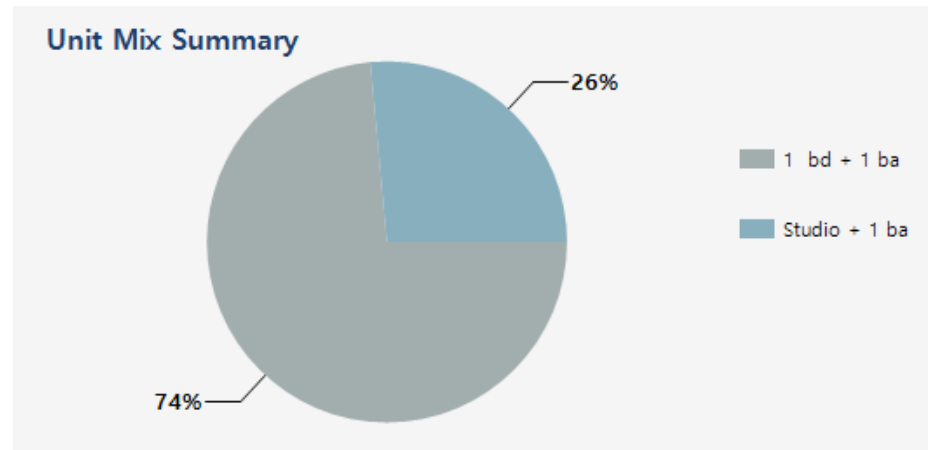
Cash Flowing 14 Units Apartment Building

Huge 500k Price Reduction! 14 existing Renovated units + plans for 20 new units cash flowing at an amazing current Cap Rate of 7% from day 1. Attractive 2.6M assumable loan at an incredibly low rate of 3.9% fixed through 09/01/2027 yielding a remarkable 10% cash-on-cash return. Preliminary plans to add 20 new units to achieve an unheard of 12.7% Cap Rate, 6.2 GRM, and only 159k/unit after taking into account all the construction costs (~1.7M assuming \$250/SF). The plans call for 8 detached ADUs in the back + 5 attached ADUs in the front + 7 new units in the front for a total of 20 new units. The 14 existing units have undergone many capital improvements including updated roof, electrical, plumbing, windows, interiors, exteriors, etc.

- 14 renovated units with a current Cap Rate of 7% provides immediate cash flow
- Attractive assumable loan with low fixed interest rate of 3.9% through 09/01/2027
- Potential to add 20 new units, increasing Cap Rate to an unheard of 12.7%
- Preliminary plans in place for expansion, making it easy for investors to see potential ROI
- After construction costs, each unit will only cost an average of \$159k, providing value for money
- Preliminary plans for an additional 8 detached ADUs and 5 attached ADUs in the back, and 7 new units in front.



		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
1 bd + 1 ba	25	\$1,128	\$28,207	\$2,172	\$54,300
Studio + 1 ba	9	\$98	\$884	\$1,948	\$17,532
Totals/Averages	34	\$856	\$29,091	\$2,113	\$71,832





02

Location

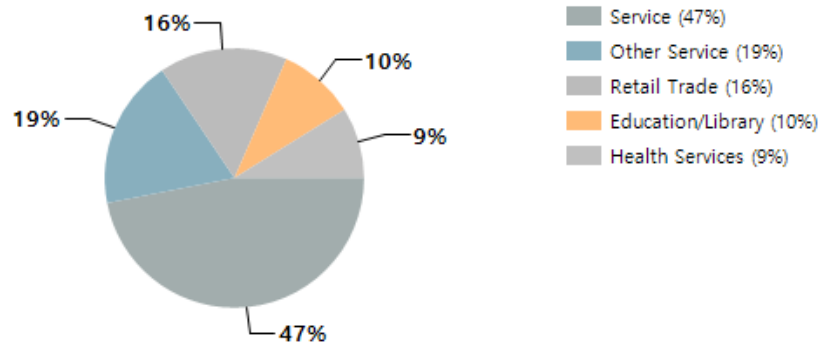
Location Summary

Pacoima

- Pacoima, situated in the northern San Fernando Valley, is part of Los Angeles County, where housing demand is bolstered by population growth and vigorous economic activity. Its close proximity to major employment centers in Burbank, Santa Clarita, and downtown LA (approximately 26 miles away) enhances its appeal for renters, particularly working families and young professionals. Additionally, ongoing economic revitalization efforts in the area are likely to further increase the demand for rental units, presenting investors with opportunities for both rental income and long-term equity growth.

Pacoima boasts a vibrant, diverse community that hosts cultural events such as the annual Pacoima Christmas Parade. It offers convenient access to local attractions including Panorama Mall and the Hansen Dam Aquatic Center. This strong community appeal can attract reliable, long-term tenants, minimizing turnover and vacancy rates, which are crucial for maintaining profitability. Overall, Pacoima

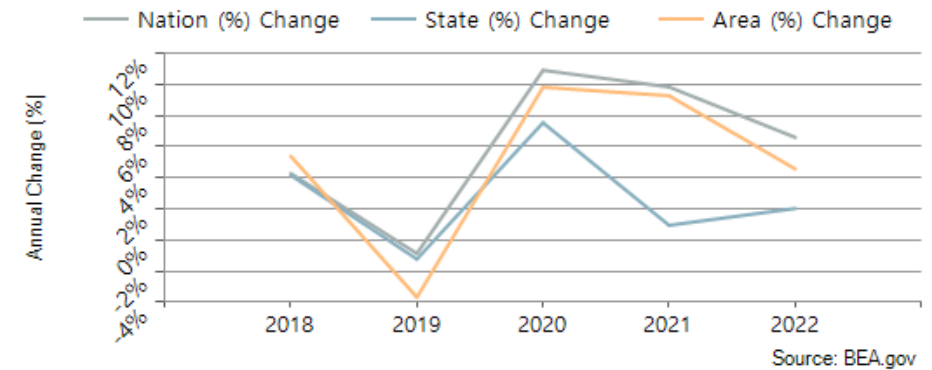
Major Industries by Employee Count



Largest Employers

Los Angeles Unified School District	2,145
Pharmavite LLC	343
Pepsi Bottling Company	320
Home Depot	300
County of Los Angeles	250
PureTek	196
Production Resource Group LLC	151
Northeast Valley Health Group	150

Los Angeles County GDP Trend





03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	14
BUILDING SF	5,334
LAND SF	9,000
LAND ACRES	.20
YEAR BUILT	1950
YEAR RENOVATED	2022
OPPORTUNITY ZONE	Yes
ZONING TYPE	[Q]C2-1VL-CUGU
TRANSIT ORIENTED COMMUNITIES (TOC)	Tier 1
TOPOGRAPHY	Flat
NUMBER OF LOTS	1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	60 X 150
NUMBER OF PARKING SPACES	14
PARKING RATIO	1:1

UTILITIES

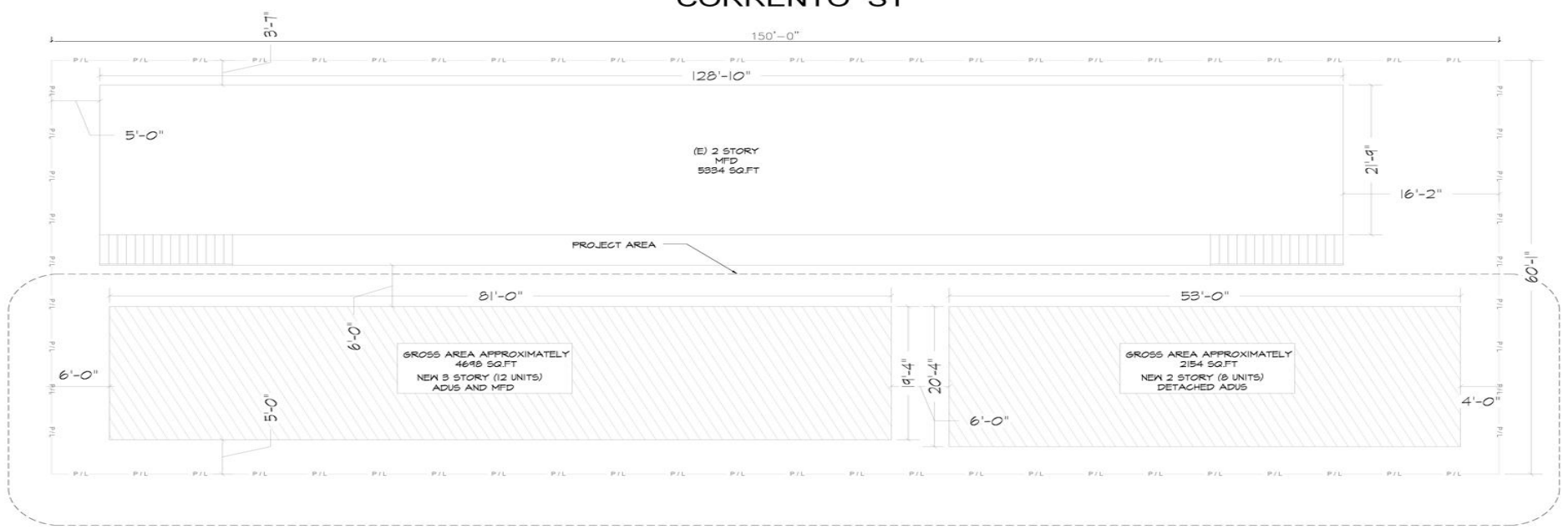
WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Slab
FRAMING	Wood
EXTERIOR	Stucco
PARKING SURFACE	Paved
ROOF	Flat
STYLE	Traditional



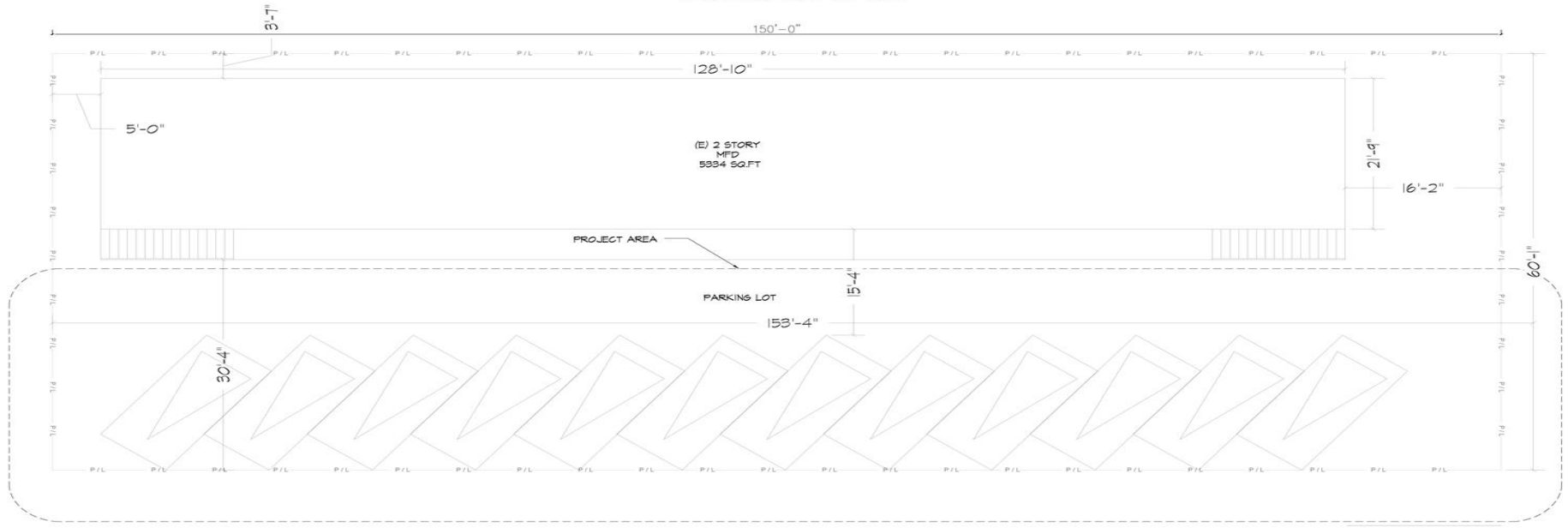
SAN FERNANDO RD



CORRENTO ST

FOR APPROVAL STAMP

SAN FERNANDO RD







04

Rent Roll

Rent Roll

Unit	Unit Mix	Current Rent	Market Rent	Notes
1	1 bd + 1 ba	\$2,404.00	\$2,172.00	
2	1 bd + 1 ba	\$2,176.00	\$2,172.00	
3	1 bd + 1 ba	\$2,172.00	\$2,172.00	Vacant
4	1 bd + 1 ba	\$2,245.00	\$2,172.00	
5	1 bd + 1 ba	\$2,172.00	\$2,172.00	Vacant
6	1 bd + 1 ba	\$1,895.00	\$2,172.00	
7	1 bd + 1 ba	\$2,267.00	\$2,172.00	
8	Studio + 1 ba	\$884.00	\$2,172.00	
9	1 bd + 1 ba	\$2,393.00	\$2,172.00	
10	1 bd + 1 ba	\$1,990.00	\$2,172.00	
11	1 bd + 1 ba	\$2,267.00	\$2,172.00	Vacant
12	1 bd + 1 ba	\$1,933.00	\$2,172.00	
13	1 bd + 1 ba	\$2,071.00	\$2,172.00	
14	1 bd + 1 ba	\$2,222.00	\$2,172.00	
15	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - New Unit 1
16	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - New Unit 2
17	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - New Unit 3
18	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - New Unit 4
19	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - New Unit 5
20	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - New Unit 6
21	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - New Unit 7
22	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - Attached ADU 1
23	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - Attached ADU 2
24	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - Attached ADU 3
25	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - Attached ADU 4
26	1 bd + 1 ba	\$0.00	\$2,172.00	Proposed Plans - Attached ADU 5
27	Studio + 1 ba	\$0.00	\$1,920.00	Proposed Plans - Detached ADU 1
28	Studio + 1 ba	\$0.00	\$1,920.00	Proposed Plans - Detached ADU 2
29	Studio + 1 ba	\$0.00	\$1,920.00	Proposed Plans - Detached ADU 3
30	Studio + 1 ba	\$0.00	\$1,920.00	Proposed Plans - Detached ADU 4
31	Studio + 1 ba	\$0.00	\$1,920.00	Proposed Plans - Detached ADU 5
32	Studio + 1 ba	\$0.00	\$1,920.00	Proposed Plans - Detached ADU 6
33	Studio + 1 ba	\$0.00	\$1,920.00	Proposed Plans - Detached ADU 7

Unit	Unit Mix	Current Rent	Market Rent	Notes
34	Studio + 1 ba	\$0.00	\$1,920.00	Proposed Plans - Detached ADU 8
Totals / Averages		\$29,091.00	\$71,832.00	



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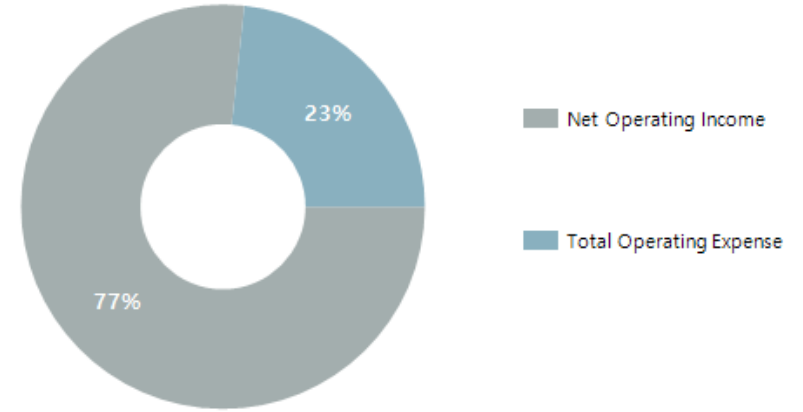
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

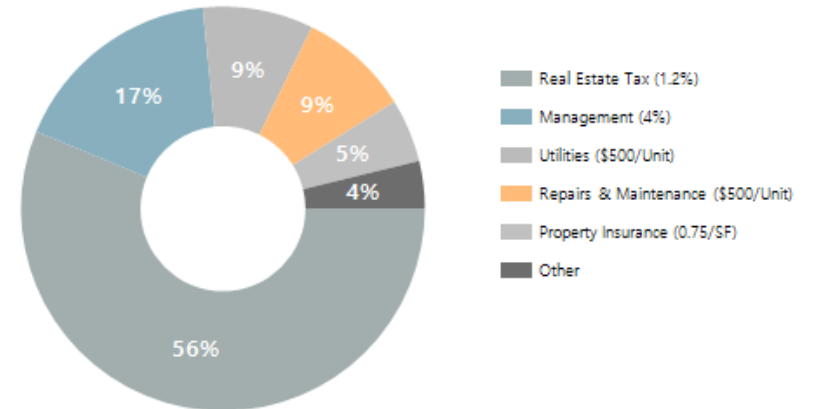
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$349,092		\$861,984	
Gross Potential Income	\$349,092		\$861,984	
General Vacancy	-\$10,473	3.00%	-\$25,860	3.00%
Effective Gross Income	\$338,619		\$836,124	
Less Expenses	\$78,947	23.31%	\$147,541	17.64%
Net Operating Income	\$259,672		\$688,583	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax (1.2%)	\$44,400	\$3,171	\$64,956	\$4,640
Property Insurance (0.75/SF)	\$4,001	\$286	\$9,140	\$653
Utilities (\$500/Unit)	\$7,000	\$500	\$17,000	\$1,214
Pest Control (\$100/Month)	\$1,200	\$86	\$2,400	\$171
Repairs & Maintenance (\$500/Unit)	\$7,000	\$500	\$17,000	\$1,214
Management (4%)	\$13,546	\$968	\$33,445	\$2,389
Cleaning & Gardening (\$150/Month)	\$1,800	\$129	\$3,600	\$257
Total Operating Expense	\$78,947	\$5,639	\$147,541	\$10,539
Expense / SF	\$14.80		\$27.66	
% of EGI	23.31%		17.64%	

DISTRIBUTION OF EXPENSES

CURRENT





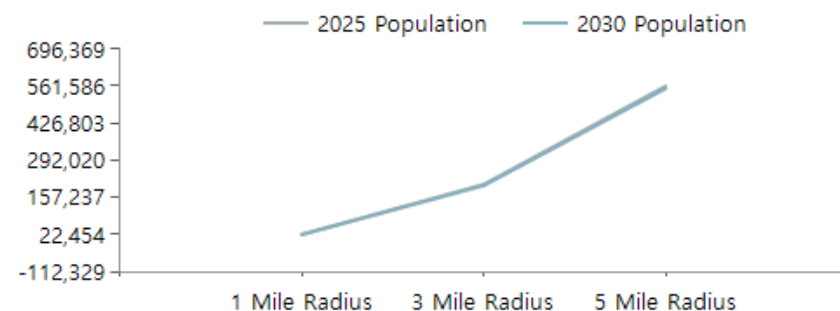
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Demographics

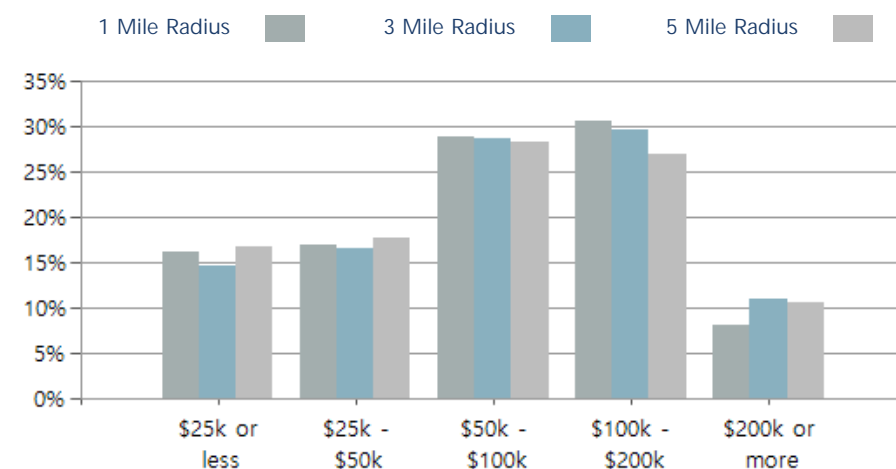
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,579	202,457	551,742
2010 Population	23,798	215,365	575,746
2025 Population	22,968	204,591	561,586
2030 Population	22,454	200,409	552,837
2025 African American	770	5,651	18,232
2025 American Indian	485	4,477	11,827
2025 Asian	1,227	16,861	49,253
2025 Hispanic	19,833	158,351	392,446
2025 Other Race	12,507	100,325	249,482
2025 White	3,804	41,566	140,698
2025 Multiracial	4,148	35,500	91,374
2025-2030: Population: Growth Rate	-2.25%	-2.05%	-1.55%

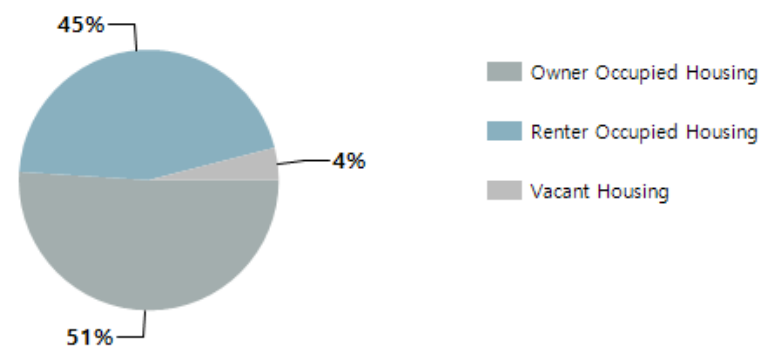
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	543	4,532	15,646
\$15,000-\$24,999	390	3,217	11,580
\$25,000-\$34,999	447	3,546	12,072
\$35,000-\$49,999	538	5,169	16,885
\$50,000-\$74,999	735	7,824	25,138
\$75,000-\$99,999	941	7,393	21,207
\$100,000-\$149,999	1,063	9,936	28,143
\$150,000-\$199,999	712	5,704	15,925
\$200,000 or greater	463	5,770	17,210
Median HH Income	\$80,501	\$81,178	\$75,516
Average HH Income	\$99,227	\$106,120	\$101,937



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

14 Existing Renovated Units + Plans for 20 Units

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