

14162 Delano Street

14162 Delano Street
Van Nuys, CA 91401



- ❖ Price: \$975000
- ❖ Built: 1979 Non-Rent Control
- ❖ Building Size: 4,663
Lot Size: 7,497
- ❖ Unit Mix: One (1) 2Bed & (1) Bath
Six (1) Bed & (1) Bath
- ❖ Next to Van Nuys Court House & Valley Presbyterian Hospital
- ❖ Access to 101 and 405 Freeways

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Real Estate Investment Details



ANALYSIS

Analysis Date: November 2013
Scenario: 14162 Delano Street

PROPERTY

Property: 14162 Delano Street
Property Address: 14162 Delano Street
Van Nuys, CA 91401

PURCHASE INFORMATION

Property Type: Multi-Family
Purchase Price: \$975,000
Fair Market Value: \$975,000
Units: 7
Total Rentable Sq. Ft.: 4,663
Resale Valuation: 0% (capitalization of noi)
Resale Expenses: 0%

FINANCIAL INFORMATION

Down Payment: \$975,000
Passive Loss Rules: No
Closing Costs: \$0

LOANS

Debt	Term	Rate	Payment	LO Costs
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INCOME & EXPENSES

Gross Operating Income: \$72,480
Monthly GOI: \$6,040
Total Annual Expenses: (\$25,000)
Monthly Expenses: (\$2,083)

CONTACT INFORMATION

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DISCLAIMER: All information is believed to be accurate.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



7 Unit Non-rent control in Van Nuys.

This investment opportunity is a seven unit apartment complex located at 14162 Delano Street, within the strong rental pocket of Van Nuys.

Built in 1979, this building is not subject to rent control, and it consists of 6 onebedroom/ one bath units and 1 two bedroom/one bath unit.

The building is perfectly situated in the heart of the San Fernando Valley just South of Victory Boulevard, between Hazeltine Avenue and Van Nuys Boulevard. The property provides convenient access to both the 101 and 405 freeways, as well as countless places for dining and entertainment.

The property is conveniently located 1 block away from the Van Nuys County Court and the Van Nuys branch library.

This investment offering allows an investor to capitalize on the existing low rents, and own a newer construction, investment property in a strong and centrally located rental pocket of Van Nuys.



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Property Photos



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ACQUISITION COSTS

Purchase Price, Points and Closing	\$975,000
Investment - Cash	\$975,000
First Loan	\$0

INVESTMENT INFORMATION

Purchase Price	\$975,000
Price per Unit	\$139,286
Price per Sq.Ft.	\$209.09
Income per Unit	\$10,354
Expenses per Unit	(\$3,571)

INCOME, EXPENSES & CASH FLOW

Gross Scheduled Income	\$72,480
Total Vacancy and Credits	\$0
Operating Expenses	(\$25,000)
Net Operating Income	\$47,480
Debt Service	\$0
Cash Flow Before Taxes	\$47,480
Total Interest (Debt Service)	\$0
Depreciation and Amortization	(\$20,909)

FINANCIAL INDICATORS

Cash on Cash Return Before Taxes	4.87%
Optimal Internal Rate of Return (yr 20)	3.00%
Present Value at 0.0%	\$47,480
Debt Coverage Ratio	N/A
Capitalization Rate	4.87%
Gross Rent Multiplier	13.45
Gross Income / Rentable SF	\$15.54
Gross Expenses / Rentable SF	(\$5.36)
Operating Expense Ratio	34.49%