

**CLOSED on 06/21/2023**

328 E Providencia Ave  
Burbank, CA 91502

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Marcus & Millichap

LAAA TEAM

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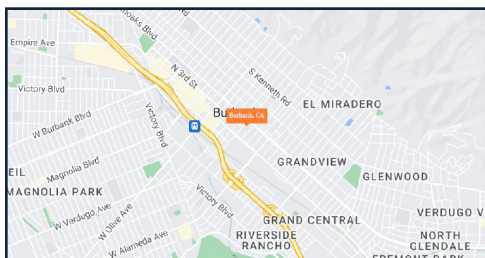
**FINANCIAL SUMMARY AT SALE PRICE**

<b>Closed Price</b>		<b>\$5,175,000</b>
Down Payment:	46%	\$2,375,000
Number of Units:		11
Price per Unit:		\$470,455
Current GRM:		14.72
Market GRM:		13.37
Current Cap Rate:		4.48%
Market Cap Rate:		5.15%
Year Built:		1988
Lot Size (SF):		8,712
Lot Size (acres):		0.20
Building Size (SF):		12,150
Price per SF:		\$425.93



ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS		ASSUMABLE FINANCING	
Scheduled Gross Income:	\$351,516		\$387,000		<b>Loan Amount</b>	<b>\$2,800,000</b>
Vacancy Rate Reserve:	\$10,545	3%	\$11,610	3%	Rate	4.10%
Gross Operating Income:	\$340,971		\$375,390		Amortization	30
Expenses:	\$109,096	31%	\$109,096	28%	<b>DCR</b>	<b>1.43</b>
Net Operating Income:	\$231,874		\$266,294		<b>SALE HIGHLIGHTS</b>	
Loan Payments:	(\$162,355)		(\$162,355)		Buyer Assumed Seller's Loan	
Pre Tax Cash Flows:	\$69,520	2.93%	\$103,939	4.38%	Sold with 1 Vacant Unit	
Principal Reduction:	\$48,459		\$48,459		Sold with Deferred Maintenance	
<b>Total Return Before Taxes:</b>	<b>\$117,978</b>	<b>4.97%</b>	<b>\$152,398</b>	<b>6.42%</b>	Buyer Received \$100k Credit in Escrow	

RENT ROLL			CURRENT RENTS		MARKET RENTS		ANNUALIZED EXPENSES	
# of Units	Beds + Baths	Approx. SqFt.	Rent/Unit	Monthly Rent	Rent/Unit	Monthly Rent		
2	1 + 1	600	\$1,881	\$3,761	\$2,100	\$4,200	Real Estate Taxes	\$59,513
4	2 + 2	950	\$2,452	\$9,807	\$2,800	\$11,200	Advertising	\$500
4	3 + 2	1,150	\$3,019	\$12,075	\$3,300	\$13,200	Gardener	\$2,220
1	3 + 2.5 (vacant)	1,500	\$3,650	\$3,650	\$3,650	\$3,650	Insurance	\$5,818
<b>Total Scheduled Rent:</b>				<b>\$29,293</b>		<b>\$32,250</b>	Licenses	\$124
<b>Other Income:</b>				<b>\$0</b>		<b>\$0</b>	R&M	\$18,938
<b>Monthly Scheduled Gross Income:</b>				<b>\$29,293</b>		<b>\$32,250</b>	Supplies	\$302
<b>Annualized Scheduled Gross Income:</b>				<b>\$351,516</b>		<b>\$387,000</b>	Utilities	\$7,621
							Management	\$14,061
							<b>Total Expenses:</b>	<b>\$109,096</b>
							Per Sq. Ft:	\$8.98
							Per Unit:	\$9,917.85



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