

**CLOSED on 06/21/2023**

336-342 E Providencia Ave  
Burbank, CA 91502

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**Marcus & Millichap**

**LAAA TEAM**

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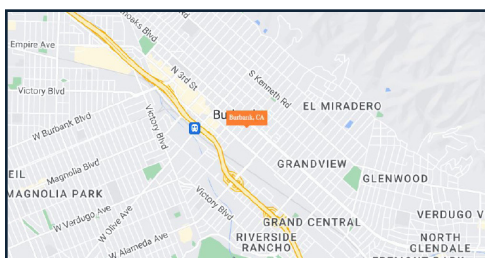
**FINANCIAL SUMMARY AT SALE PRICE**

<b>Closed Price</b>	<b>\$7,050,000</b>
Down Payment:	45% \$3,150,000
Number of Units:	24
Price per Unit:	\$293,750
Current GRM:	13.61
Market GRM:	12.91
Current Cap Rate:	4.93%
Market Cap Rate:	5.32%
Year Built:	1988
Lot Size (SF):	17,424
Lot Size (acres):	0.40
Building Size (SF):	13,950
Price per SF:	\$505.38



ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS		ASSUMABLE FINANCING	
Scheduled Gross Income:	\$518,796		\$547,140		<b>Loan Amount</b>	<b>\$3,900,000</b>
Vacancy Rate Reserve:	\$15,564	3.0%	\$16,414	3.0%	Rate	4.10%
Gross Operating Income:	\$503,232		\$530,726		Amortization	30
Expenses:	\$155,394	30.0%	\$155,394	28.4%	<b>DCR</b>	<b>1.54</b>
Net Operating Income:	\$347,838		\$375,332		<b>SALE HIGHLIGHTS</b>	
Loan Payments:	(\$226,137)		(\$226,137)		Buyer Assumed Seller's Loan	
Pre Tax Cash Flows:	\$121,701	3.86%	\$149,195	4.74%	Sold with 5 Vacant Units	
Principal Reduction:	\$67,496		\$67,496		Sold with Deferred Maintenance	
<b>Total Return Before Taxes:</b>	<b>\$189,197</b>	<b>6.01%</b>	<b>\$216,691</b>	<b>6.88%</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	Real Estate Taxes	\$81,075
6	Studio	425	\$1,569	\$9,415	\$1,700	\$10,200	R&M	\$27,171
2	Studio (vacant)	425	\$1,700	\$3,400	\$1,700	\$3,400	Utilities	\$11,261
13	1 + 1	567	\$1,874	\$24,358	\$1,995	\$25,935	Insurance	\$5,706
3	1 + 1 (vacant)	567	\$1,995	\$5,985	\$1,995	\$5,985	Supplies	\$4,991
							Gardener	\$2,220
							Gen & Admin	\$2,217
							Management	\$20,752
Total Scheduled Rent:				\$43,158	\$45,520			
Garage Rent:				\$75	\$75			
Monthly Scheduled Gross Income:				\$43,233	\$45,595			
Annualized Scheduled Gross Income:				\$518,796	\$547,140		Total Expenses:	\$155,394
							Per Sq. Ft:	\$11.14
							Per Unit:	\$6,474.75



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