

Offering Memorandum

211 S. Verdugo Rd, Glendale, CA 91205



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A. Executive Summary

Property Description

211 S. Verdugo Rd, Glendale, CA 91205



Mixed Use Commercial Property

Price: \$1,450,000

Year Built: 1924

APN: 5680-006-035

Size: 1,850 SF

Lot Size: 3,082 SF

Number of Units: 2

Price / Unit: \$725,000

Price / Square Foot: \$783.78

Unit Mix: office space & 1 bed + 1 bath

Yearly Rent: \$49,950 / \$27 per SF

GRM: 53.70

CAP Rate: .35%

Pro-Forma GRM: 26.85

Pro-Forma CAP: 2.2%

Parking: 2+



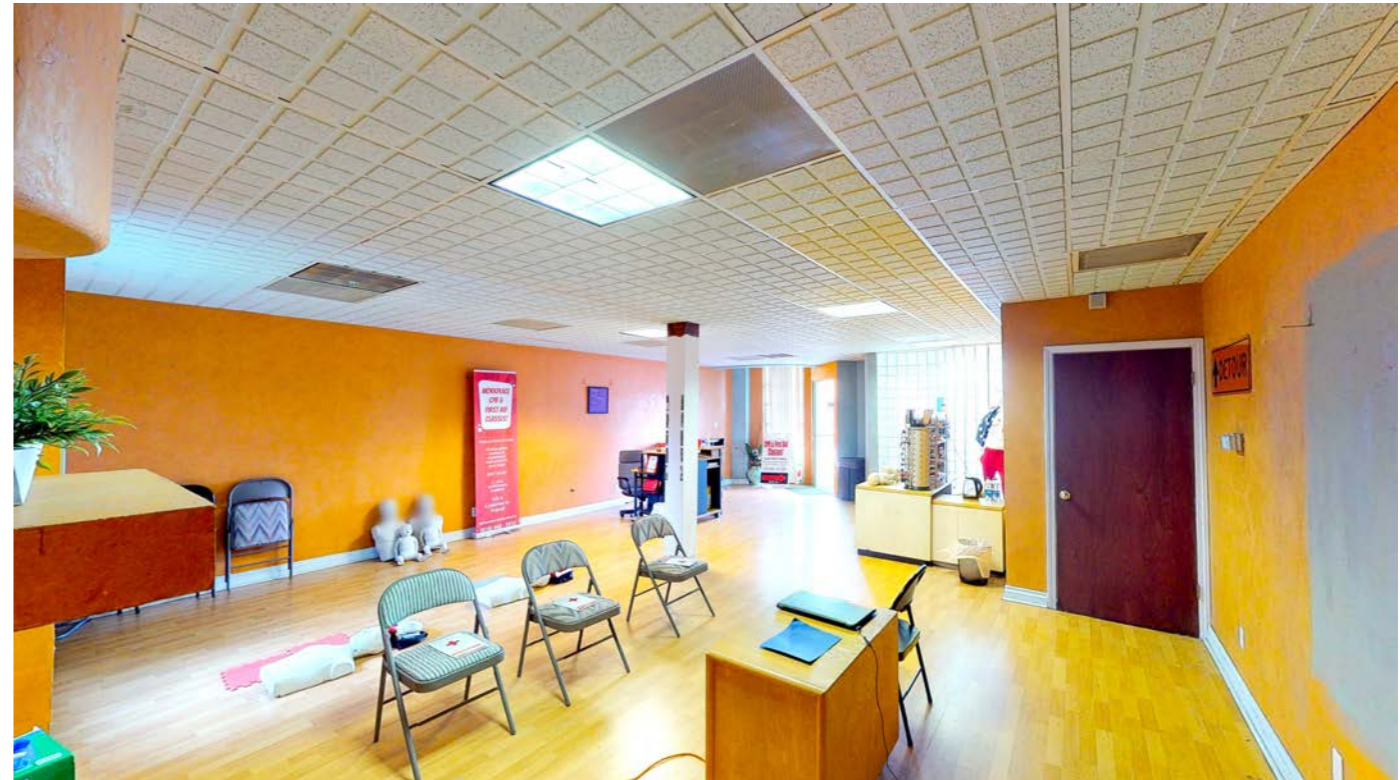
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Executive Summary

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Property Overview

Purchase Price	\$1,450,000
20% Down Payment	\$290,000
Units	2 Units
Lot Size	3,082
Parking Spots	
Cap Rate (Pro-Forma)	%
GRM (Pro-Forma)	29.02
ROI (Pro-Forma)	%



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Area Map

211 S. Verdugo Rd, Glendale, CA 91205



B. Financial Analysis

Financial Analysis

211 S. Verdugo Rd, Glendale, CA 91205

Offering Memorandum	
Purchase Price	\$1,450,000
20% Down Payment	\$290,000
Units	2 Units
Lot Size	3,082
Parking Spots	Street Parking
Cap Rate	0.35%
GRM	53.70
ROI	-12.15%
Cap Rate (Pro-Forma)	2.21%
GRM (Pro-Forma)	26.85
ROI (Pro-Forma)	-2.84%

Loan Scenario	
Purchase Price	\$1,450,000
Down Payment	\$290,000
Mortgage Amount:	\$1,160,000
Mortgage Term:	30
Interest Rate:	3.5%
Monthly Payment	\$5,209
Yearly Payment	\$62,507
Interest Paid in Year 1	\$40,245
Principal Paid in Year 1	\$22,262
Mortgage Balance after 1 year	\$1,137,738

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Investment Analysis

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Income:		
	Monthly Rent	Pro-Forma
Downstairs	\$2,250	\$2,250
Upstairs	\$0	\$2,250
Total Monthly Income	\$2,250	\$4,500
Annual Income	\$27,000	\$54,000
GRM	53.70	26.85

Net Income	Annual	
	Current	Pro-Forma
Gross Potential Rent	\$27,000	\$54,000
Less Expenses	(\$21,996)	(\$21,996)
Net Operating Income	\$5,004	\$32,004
Cap Rate	0.35%	2.21%

Expenses	Monthly
Utilities	\$340
Gardener	\$40
Insurance	\$71
Taxes	\$1,382
Total Monthly Expenses	\$1,833
Annual Expenses	\$21,996
Expense as a % of Inc.	40.73%

Cash Flow Impact	Current	Pro-Forma
Net Cash flow before Debt	\$5,004	\$32,004
Debt Service	(\$62,507)	(\$62,507)
Net Cash flow after Debt	-\$57,503	-\$30,503
Principal Paid	\$22,262	\$22,262
Total Return (excl. tax benefits)	-\$35,241	-\$8,241
Total Cash Paid	\$290,000	\$290,000
Total ROI	-12.15%	-2.84%

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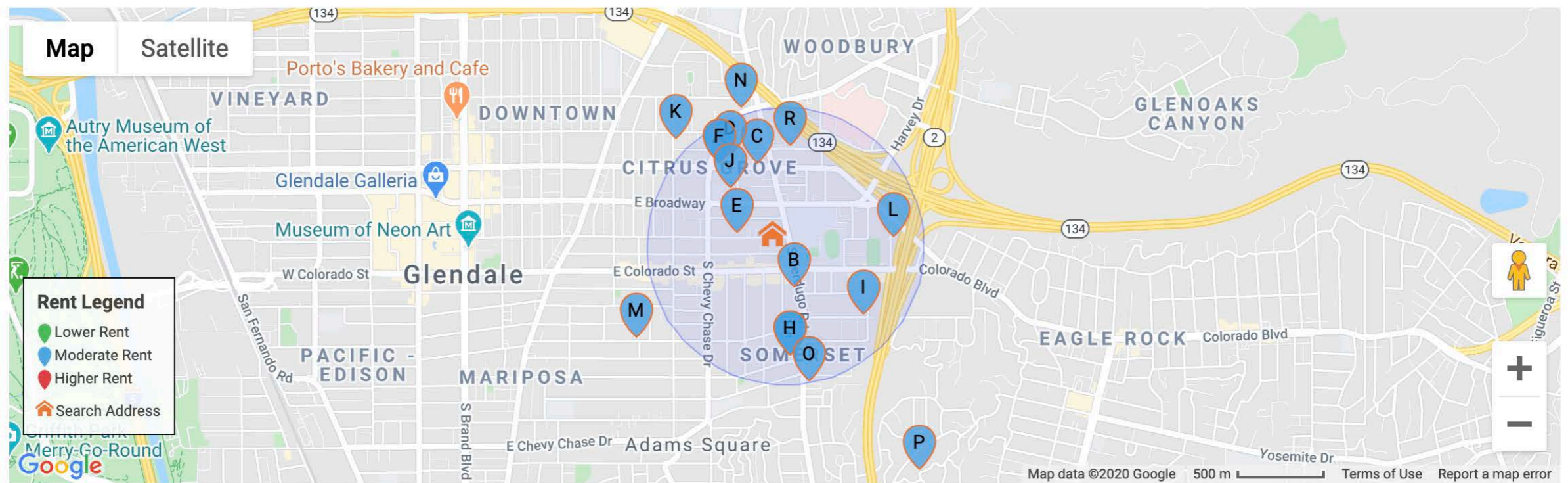


c. Market Overview

Market Rent Overview

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1 - 4 Bed Summary	1 bed	2 bed	3 bed	4 bed
Average Rent	\$1,725 $\pm 1\%$	\$2,260 $\pm 2\%$	\$3,005 $\pm 2\%$	\$4,197 $\pm 3\%$
Median Rent	\$1,695	\$2,200	\$2,998	\$4,300
25th - 75th Percentile	\$1,627 - 1,824	\$2,075 - 2,444	\$2,763 - 3,248	\$3,866 - 4,528
10th - 90th Percentile	\$1,538 - 1,912	\$1,910 - 2,610	\$2,546 - 3,465	\$3,568 - 4,825
Standard Deviation	\$146	\$274	\$359	\$491
Sample Size	37	35	32	14
Search Radius	0.5 mi	0.5 mi	1.0 mi	2.0 mi



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AREA
REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



GAS



GROCERIES



CLEANERS



PHARMACY



COFFEE



0.1
MILES

0.2
MILES

0.1
MILES

0.1
MILES

0.2
MILES



MOVIE THEATER



GYM



MEDICAL



ATM

1.5
MILES

0.6
MILES

0.5
MILES

0.1
MILES



Disrupting the California Real Estate Market
Professional Service
Salaried Agents
Half the Commission

Vimvi is a real estate brokerage focused on transacting flawlessly and transparently. Our agents are salaried professionals to align our interest with that of our clients. Professional service at half the standard commission.

Vimvi is disrupting how real estate is transacted.

With the advent of the internet, traditional real estate agents are working less than ever before, yet their commissions have skyrocketed alongside the rapid increase in home prices. We right that wrong by charging **half the standard commission**.



we are more personal and intuitive than an app-based brokerage



our institutional processes guide our team yielding flawless transactions



we gather pertinent data to help our customers make the best decisions



we use a team of professionals, rather than a single agent



no pressure to buy, with transparency & alignment of interest



buyers are rebated half the standard commission



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