



Property Address	Property Photo	Property Information																		
14039 Sherman Way Van Nuys CA 91405		<p style="text-align: right;"><i>DETAILS:</i></p> <p><i>Trophy Professional Building near the heart of Van Nuys Metropolitan Area</i></p> <p><i>10,190 sqft 8 Units with 24 space Parking lot built in 1991.</i></p> <p><i>Secure gated building with High Visibility of 80 foot Frontage on Sherman Way</i></p> <p><i>Surrounded by both residential, Strip Centers and Professional buildings nearby.</i></p> <p><i>Lot size: 13,611 Zoning: LAC 1.5</i></p>																		
<p style="text-align: center;">Pricing Summary</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Price:</td> <td style="text-align: right;">\$2,950,000</td> </tr> <tr> <td>Down Payment:</td> <td style="text-align: right;">\$2,950,000 100%</td> </tr> <tr> <td>GRM (Current)</td> <td></td> </tr> <tr> <td>GRM (Market)</td> <td style="text-align: right;">14.9</td> </tr> <tr> <td>Price/SF</td> <td style="text-align: right;">\$289.49</td> </tr> <tr> <td>CAP (Market)</td> <td style="text-align: right;">6.25%</td> </tr> <tr> <td>Number of Units:</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Year Built:</td> <td style="text-align: right;">1991</td> </tr> <tr> <td>Approx. Net RSF:</td> <td style="text-align: right;">10,190</td> </tr> <tr> <td>Approx. Lot Size:</td> <td style="text-align: right;">13,611</td> </tr> </table>		Price:	\$2,950,000	Down Payment:	\$2,950,000 100%	GRM (Current)		GRM (Market)	14.9	Price/SF	\$289.49	CAP (Market)	6.25%	Number of Units:	8	Year Built:	1991	Approx. Net RSF:	10,190	Approx. Lot Size:
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Annualized Operating Data

	Market Data
Scheduled Gross Income	\$196,800
Less: Vacancy Rate Reserve	---
Gross Operating Income	\$196,800
Less: Expenses	(\$46,823.04)
Net Operating Income	\$149,976
Less: Debt Services	-----
Pre-Tax Cash Flow	\$149,976
Principal Reduction	-----
Total Return	\$149,976

Contact Information



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Scheduled Income

Current Rents		Market Rents	
UNIT #	RENT	PROFORMA	TERM
101	\$ 2,350.00	\$ 2,850.00	6 MONTH
102	\$ 1,650.00	\$ 2,400.00	6 MONTH
201	\$ 1,625.00	\$ 2,200.00	6 MONTH
202	\$ 1,150.00	\$ 1,750.00	6 MONTH
203	\$ 1,700.00	\$ 2,150.00	6 MONTH
204	\$ 650.00	\$ 1,100.00	6 MONTH
205	\$ 1,150.00	\$ 1,750.00	6 MONTH
206	\$ 1,500.00	\$ 2,200.00	3 YEARS
MONTHLY	\$ 11,775.00	\$ 16,400.00	
ANNUAL	\$ 141,300.00	\$ 196,800.00	

Estimated Expenses

Taxes	\$33,1800
Insurance	\$2,280.00
Intercom and Gate Serv.	\$443.04
Landscaping	\$960.00
Cleaning and Maint.	\$1,680.00
Rubbish	\$1,080.00
Utilities:	
Water	\$2,000.00
Electricity	\$3,400.00
Misc./Reserve	\$1,800.00
Total Expenses:	(\$46,823.04)

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracy.