

**6938-6940 Foothill Blvd
Tujunga CA 91042
8 Units + Sign**

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Summary		Current	Market	Financing	
Price:		\$1,590,000		Proposed Financing:	
Down Payment	100%	\$1,590,000		First Loan Amount:	New
Number of Units:	8			Terms:	30 years
Cost per Unit:	\$198,750			Interest rate:	
Current GRM:	14.23		9.67		
Current CAP:	4.65%		7.7%		
Approx. Age:	1950				
Approx. Lot Size:	12,119				
Approx. Net RSF:	3,225				
Cost per Net RSF:	\$493.02				
				Contact: Arthur Mangassarian	
				Phone: 818-549-9000 Ext. 131	
Annualized Operating Data					Market
			Current Rents	Market Rents	
Scheduled Gross Income:			\$111,744	\$164,400	
Less Vacancy Rate Reserve:			(\$3,352)	5%	*
Gross Operating Income:			\$108,392	\$156,180	
Less Expenses:			(\$34,390)	21%	*
Net Operating Income:			\$74,002	\$121,790	
Less Loan Payments:					
Pre-Tax Cash Flow:			\$74,002	\$121,790	7.7% **
Plus Principal Reduction:			#NUM!	#NUM!	
Total Return Before Taxes:			#NUM!	#NUM!	#NUM! **
			* As a percent of Scheduled Gross Income.		
			** As a percent of Down Payment.		
Scheduled Income					Estimated Expenses
			Current Rents	Market Rents	Taxes 2026/2027
No.	Bdrms/	Approx	Monthly Avg	Monthly	Tax Rate 0.011 \$17,490
of Units	Baths	Sq.Ft.	Rent/Unit	Income	Insurance \$3,000
2	Store		\$630.00	\$1,260	Utilities \$5,000
1	2/1	Vacant	\$2,500.00	\$2,500	Landscaping \$900
1	2/1		\$1,483.00	\$1,483	Rubbish \$3,000
1	1/1		\$1,239.00	\$1,239	Maint/Repairs \$5,000
1	Store		\$1,200.00	\$1,200	Fees Acctg
2	1/1		\$765	\$1,530	On-Site Manager
1	sign		100	\$100	Off-Site Manager
				\$200	Misc/Reserves
Total Scheduled Rent:			\$9,312	\$13,700	
Laundry:					
Other Income:					
Monthly Scheduled Gross Income:			\$9,312	\$13,700	*Total Expenses: \$34,390
Annual Scheduled Gross Income:			\$111,744	\$164,400	Per Net Sq. Ft.: \$10.66
					Expenses Per Unit: \$4,298.75
Utilities Paid by Tenant:			Electric		

This information has been secured from sources we believe to be reliable, but we make no representations 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 inaccuracies.

