# 222 N. JACKSON
# GLENDALE, CA 91206

- **Excellent Rental Location**
- **Tremendous Upside in Rents**
- **No Rent Control**
- **Well Maintained**

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Investment Property Services, Inc.

CCIM AS INDIVIDUAL MEMBERSHIP

AIR COMMERCIAL REAL ESTATE ASSOCIATION

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222 N. Jackson

Glendale, CA 91206

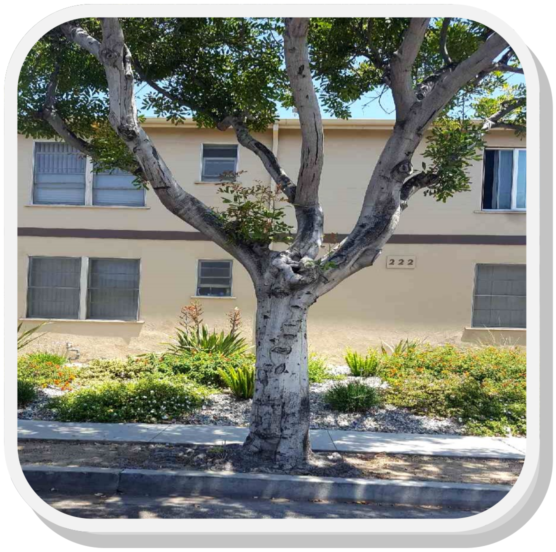
**Investment Property Services, Inc. is pleased to represent the Ownership of a twelve unit multi-family apartment building in a great rental location in the heart of Glendale City.**

**With an estimated population of 200,167, the City offers a rich cultural history, accessible services, responsive City government and low business taxes.**

**This building specifically is in close proximity to City Civic Buildings, Glendale Police Department, freeways, major stores and many local shops and restaurants.**

**Walk Score: 222 N. Jackson Street has a Walk Score of 95 out of 100!**
**A Walker's Paradise! Daily errands do not require a car.**

Source: STDB-ESRI Walkability




**APN: 5642-018-051**

## INVESTMENT SUMMARY

| | |
|---|---|
| **Price: $2,800,000** | **Year Built: 1950** |
| **Units: 12** | **Price/Unit: $233,333** |
| **GSF: 6,559** | **Price/GSF: $426.89** |
| **Lot Size: 7,497** | **Floors: 2** |
| **Cap Rate: 3.65%** | **Market Cap Rate: 3.52%** |
| **GRM: 20.79** | **Market GRM: 17.41** |

## FINANCING SUMMARY

| | |
|---|---|
| **Loan Amount:** | **$1,680,000** |
| **Down Payment:** | **$1,120,000 (40%)** |
| **Loan Type:** | **Fixed** |
| **Interest Rate:** | **3.69** |
| **Term:** | **5/30 Years** |
| **Monthly Payment:** | **$7,876** |
| **DCR:** | **1.6** |

# ANALYSIS

**Analysis Date: May 2017**

## PURCHASE INFORMATION

**Property Type: Multi-Family**

**Purchase Price: $2,800,000**

**Investment: $1,160,000 (40%)**

**Units: 12**

**Total Building Gross Sq. Ft: 6,559**

**Property Address:**

**222 N. Jackson Street**

**Glendale, CA 91206**

**Year Built:** 1950

## PROFORMA LOAN

| | |
|---|---|
| **Debt:** | **$1,680,000** |
| **Term:** | **7 Years** |
| **Amortization:** | **30 Years** |
| **Rate:** | **3.85%** |
| **Payment:** | **$7,876** |

## INCOME & EXPENSES (MARKET)

| | |
|---|---|
| **Gross Potential Annual Rent:** | **$161,560** |
| **Monthly:** | **$ 13,463** |
| **Total Annual Expenses: (Market Est.)** | **$ 62,378** |
| **Monthly Expenses:** | **$ 5,198** |

## ACQUISITION COSTS

**Purchase Price: $2,800,000**

**Investment—Cash: $1,120,000 (40%)**

**First Loan: $1,680,000**

## INVESTMENT INFORMATION

**Offering Price: $2,800,000**

**Offering Price per Unit: $233,333**

**Price per Sq. Ft.: $426.89**

**Income per Unit (Pro Forma): $13,400**

**Expenses per Unit (Pro Forma): $3,790**

## INCOME, EXPENSES & CASH FLOW PRO FORMA

| | |
|---|---|
| **Gross Scheduled Income:** | **$162,320** |
| **Total Vacancy and Credits:** | **($4,039) (2 1/2%)** |
| **Operating Expenses:** | **($69,536)(Including new property taxes based on sales price)** |
| **Net Operating Income:** | **$88,745** |
| **Debt Service:** | **($61,992) (Interest Only Years 1 & 2)** |
| **Cash Flow Before Taxes:** | **$37,190** |

## FINANCIAL INDICATORS

| | |
|---|---|
| **Cash on Cash Return Before Taxes:** | **7.9%** |
| **Debt Coverage Ratio:** | **1.6** |
| **Capitalization Rate:** | **3.54%** |
| **Gross Rent Multiplier:** | **17.33** |
| **Gross Income/Square Feet:** | **$24.52** |
| **Gross Expenses/Square Feet:** | **($9.51)** |
| **Operating Expense Ratio:** | **38.7%** |

## INCOME

| | Current | Per Unit | Market | Per Unit |
|---|---|---|---|---|
| Gross Potential Rent | $134,700 | $11,225* | $161,560 | $13,527 |
| Laundry | $ 760 | | 760 | |
| Less: Vacancy | ——- | | ($4,039) (2 1/2%) | ($335) |
| Effective Gross Income | $135,460 | $11,288 | $158,281 | $13,190 |

*Note 9 Singles at $1,000 + 1 Single at $975 + 1-2BR at $1,250 + 1-2 BR at $0 (Owner Occupied)

## OPERATING EXPENSES

| | Actual | Per Unit | Market | Per Unit |
|---|---|---|---|---|
| Building Insurance | $3,045 | $254 | $4,500 | $375 |
| Grounds Maintenance | $720 | $60 | $720 | $60 |
| Management | $7,670 | $639 | $6,271 | $523 |
| Maintenance/Repairs | $9,332 (1) | $778 | $5,000 | $833 |
| Pest Control | $336 | $111 | $336 | $25 |
| Real Estate Taxes | $2,614 | $218 | $44,589 (2) | $3,716 |
| Utilities/Trash Removal | $8,122 (3) | $677 | $8,122 | $677 |
| Miscellaneous | $840 | | | |
| Total Expenses | ($32,679) | ($2,735) | ($69,536) | ($5,199) |
| | | | | |
| Net Operating Income | $102,012 | $8,520 | $88,745 | $7,927 |

(1) Repairs = $3,598 General Maint. = $915 Materials = $1,419 Plumbing = $2,101
Roofing = $325 Flooring/Replacement = $974

(2) Tax Rate: (.0159 x $2.8M)

(3) Trash = $884 Gas = $1,251 Electric + Water = $4,877 Janitorial = $1,110

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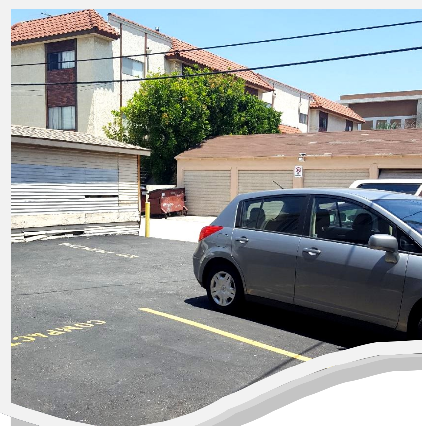
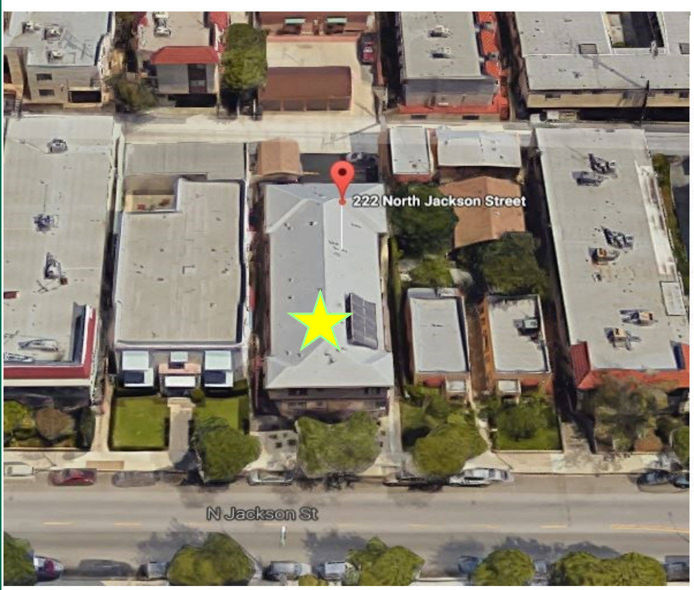
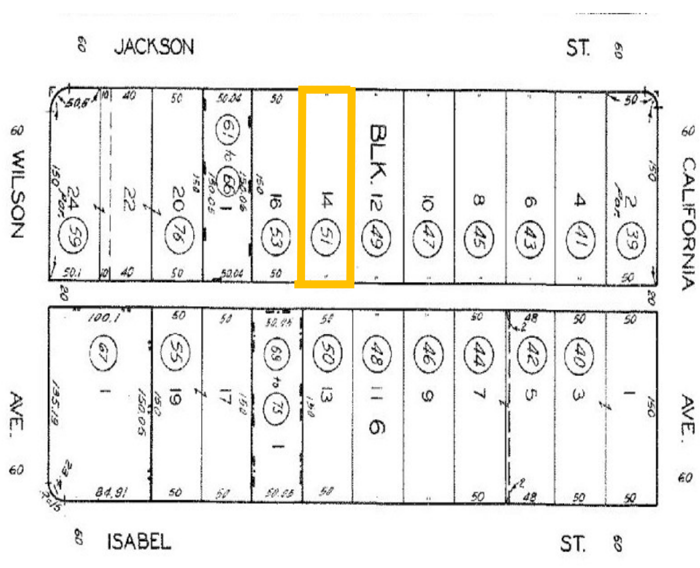
## 222 N. Jackson Street
## Glendale, CA 91206

## Twelve Unit Building
## Not Subject to Rent Control





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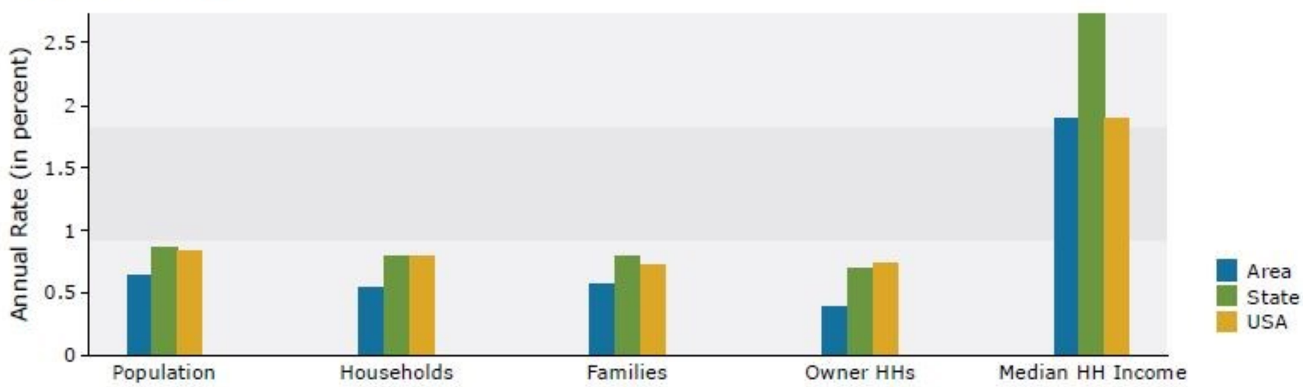
esri

# Demographic and Income Profile

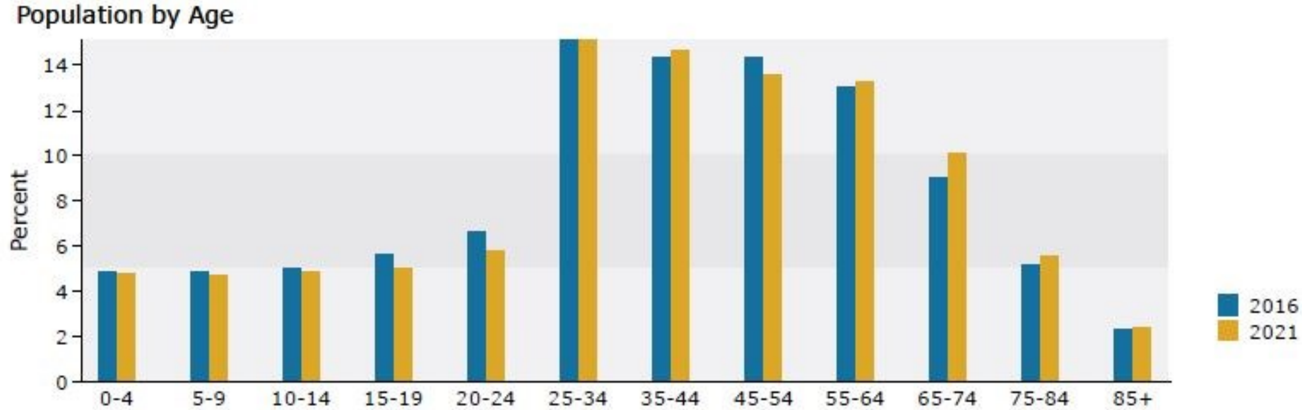
222 N Jackson St, Glendale, California, 91206
Ring: 3 mile radius

Prepared by Esri
Latitude: 34.14894
Longitude: -118.25010

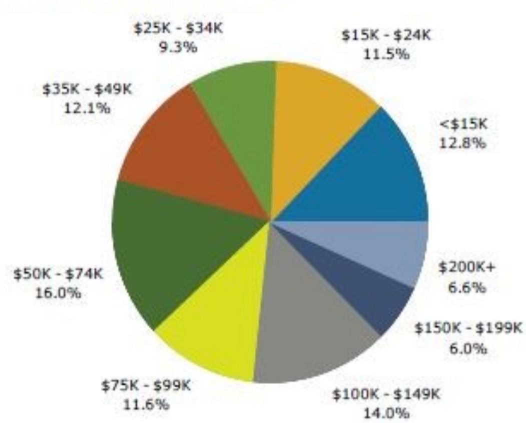
## Trends 2016-2021



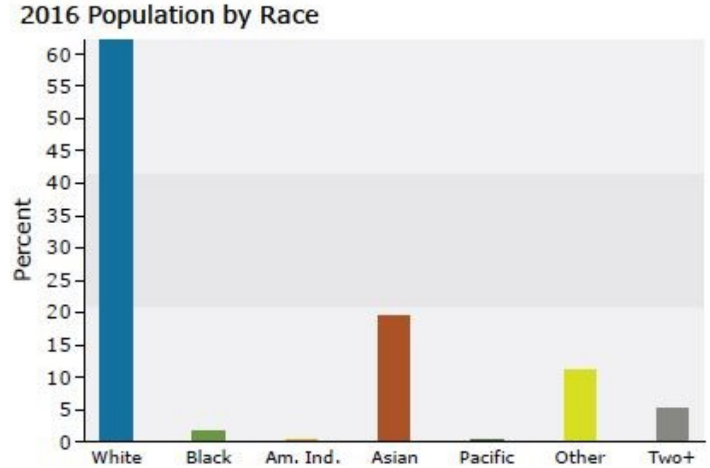

## Population by Age




## 2016 Household Income




## 2016 Population by Race




2016 Percent Hispanic Origin: 28.0%

# COMPARABLES: FOR SALE


## 440 E. San Jose

**Asking Price:** $2,700,000
**Cap Rate:** 3.28
**Year Built:** 1960
**CPU:** $337,500

**Units:** 8
**Price per SF:** $317.61
**NOI:** $107,445
**SF:** 8,501

## 1164 Allen Avenue

**Asking Price:** $3,180,000
**Cap Rate:** 3.49
**Year Built:** 1936
**CPU:** $357,500

**Units:** 8
**Price per SF:** $395.87
**NOI:** $115,408
**SF:** 8,033

## 1157 N. Maryland Avenue

**Asking Price:** $2,499,000
**Cap Rate:** 4.00
**Year Built:** 1926
**CPU:** $312,375

**Units:** 8
**Price per SF:** $452.72
**NOI:** $99,960
**SF:** 5,520


## 703 E. Providencia Avenue

**Asking Price:** $2,995,000
**Cap Rate:** 4.21
**Year Built:** 1924
**CPU:** $299,500

**Units:** 10
**Price per SF:** $447.95
**NOI:** $126,152
**SF:** 6,686

# COMPARABLES: SOLD

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### 1015 E. Wilson

**Sale Date:** October 31, 2016
**Unit Price:** $297,000
**Year Built:** 1960

**Units:** 10
**Cap Rate:** 3.13
**Cost PSF:** $352.23

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### 209-10 N. Louise

**Sale Date:** November 18, 2016
**Unit Price:** $270,833
**Year Built:** 1936

**Units:** 12
**Cap Rate:** 3.20
**Cost PSF:** $443.69

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### 406 Peidmont

**Sale Date:** December 23, 2016
**Unit Price:** $272,727
**Year Built:** 1962

**Units:** 11
**Cap Rate:** 3.33
**Cost PSF:** $364.08

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### 2050 5th Street

**Sale Date:** December 28, 2016
**Unit Price:** $290,000
**Year Built:** 1958

**Units:** 10
**Cap Rate:** 4.06
**Cost PSF:** $470.17