

**10414 Kailua
Tujunga, CA
91042**

\$1,875,000

6 Units

4.00 % CAP Rate

15.67 GRM



Jack Baboudjian
License No. 01372116

Baboudjian Properties, Inc.
655 N. Central Ave. 17th Floor
Glendale, CA 91203
818.244.5151
www.babprop.com

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OVERVIEW

A 1960s-built retro 6-unit apartment building, located in Tujunga, CA. Across the street from a beautiful city park. Nearby shops and eateries. Consists of six 2 bed 1 bath units, with a pool and laundry facility on-site. Stable cash flow and easy to manage.

OFFERING SUMMARY

- Price: \$1,875,000.
- Units: 6
- Gross Income: \$119,662.44
- GRM: 15.67 CAP Rate: 4.00 %

PROPERTY HIGHLIGHTS

- Building SF: 5,616 sf
- Lot SF: 11,494 sf
- Year Built: 1960
- Parking Spaces: 6

LOCATION HIGHLIGHTS

- Great Centralized Location
- High Demand Neighborhood
- Transportation Access
- Near Park, Eateries, and Stores



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PROPERTY PHOTOS



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PROPERTY PROFILE



6 Units in Total
Each Unit Consists of
Large 2 Beds & 1 Bath



Laundry Facility On-Site
Pool On-Site
Across from Park

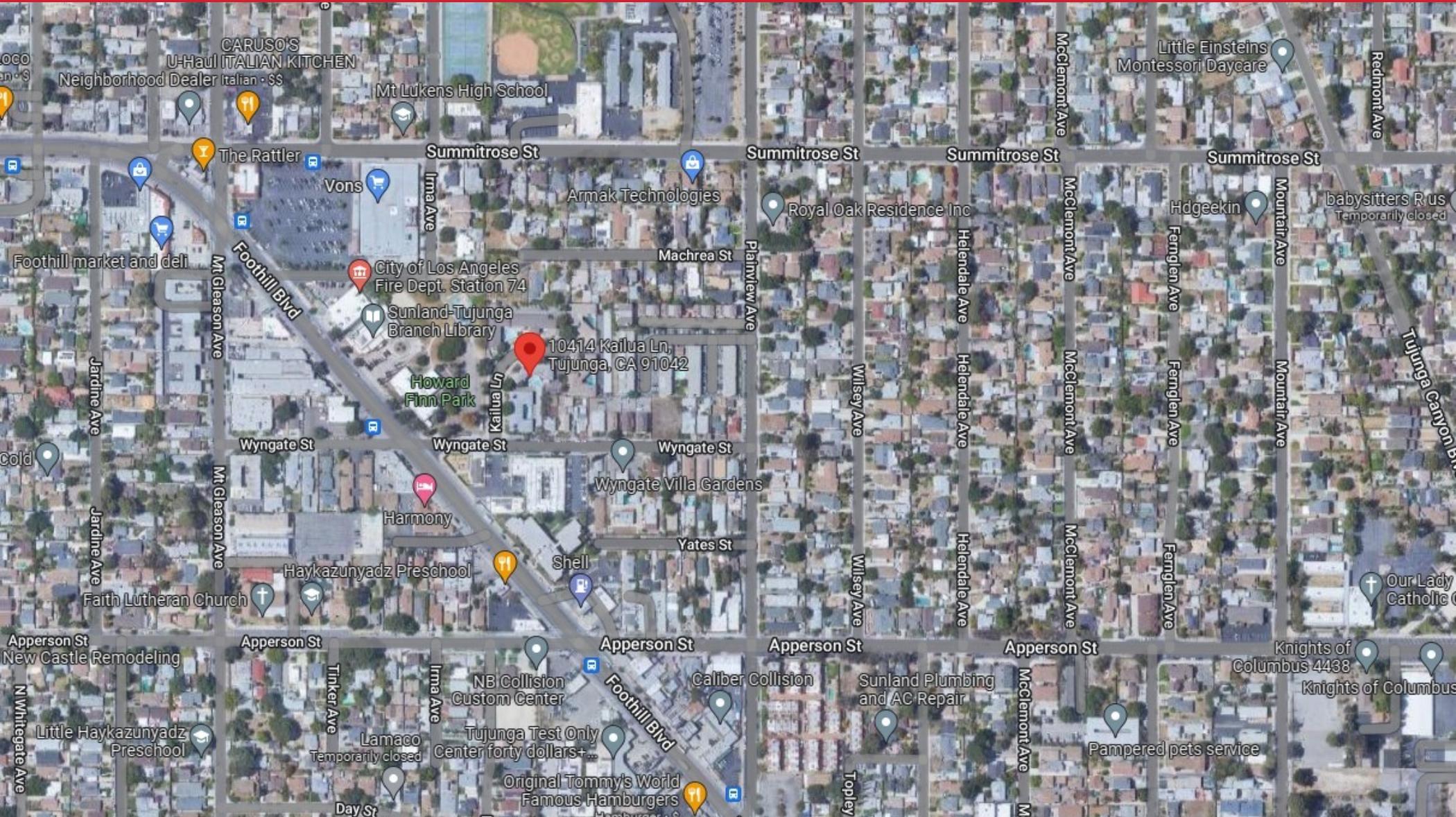


Individual Gas Meters
Individual Electric Meters
Low Property Expenses



Stable Cash-Flow
Easy to Manage
High-Demand Location

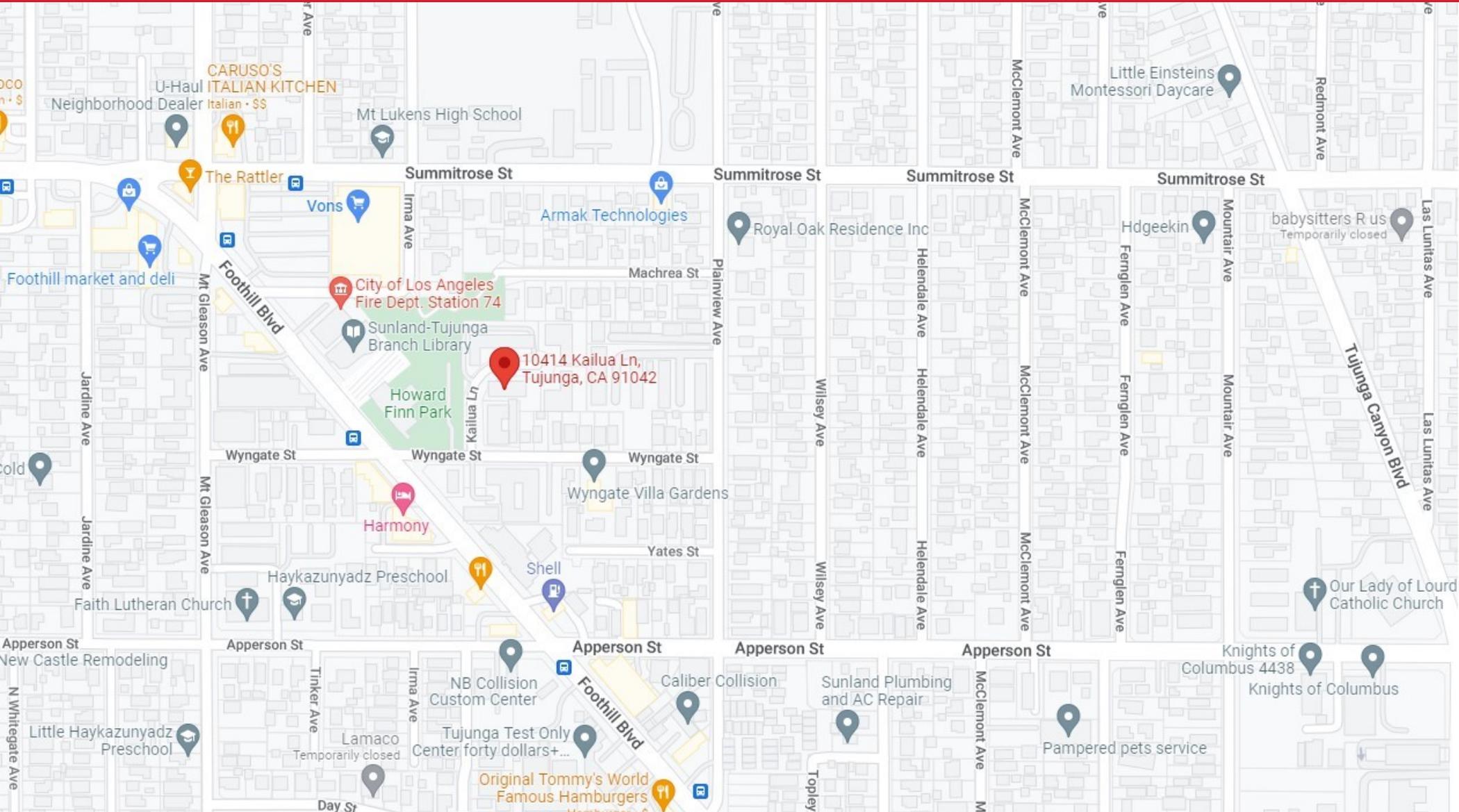
AERIAL MAP



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STREET MAP



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FINANCIAL SUMMARY

PROFORMA		
	Current	Proforma
GROSS INCOME	\$119,662.44	\$146,100.00
EXPENSES		
Real Estate Taxes	\$22,500	\$22,500
Insurance	\$1,626	\$1,626
Utilities	\$9,066	\$9,066
Repairs & Maintenance	\$6,660	\$6,660
Landscaping	\$960	\$960
Trash	\$3,134	\$3,134
Total Expenses	\$44,632	\$44,632
NET OPERATING INCOME	\$75,030.44	\$101,468
CAP Rate	4.00 %	5.41 %
Gross Income Multiple	15.67	12.83



RENT ROLL

Unit #	Unit Type	Current Rent	Proforma Rent
1	2 Bed 1 Bath	\$1,645.44	\$2,000.00
2	2 Bed 1 Bath	\$1,422.27	\$2,000.00
3	2 Bed 1 Bath	\$1,382.64	\$2,000.00
4	2 Bed 1 Bath	\$1,570.96	\$2,000.00
5	2 Bed 1 Bath	\$1,995.00	\$2,000.00
6	2 Bed 1 Bath	\$1,795.00	\$2,000.00
TOTAL		\$9,796.87	\$12,000.00
Other Income (Laundry)		\$175.00	\$175.00
GROSS ANNUAL INCOME		\$119,662.44	\$146,100.00

COMPANY PROFILE

Baboudjian Properties is a full-service brokerage firm, providing clients with a range of real estate and property management services. Our array of knowledge extends beyond the typical real estate and management advisory company. We are comprised of experienced, knowledgeable, and talented individuals who work closely together to reach our clients' objective. With over 100 transactions completed, we combine our expertise in various amounts of ways to ensure that the specific needs of each one of our clients are met in a very focused way.

Jack Baboudjian BROKER

contact@babprop.com
818.244.5151

Jack Baboudjian is an innovator, with uncompromising real estate instincts, servicing clients for well over a decade. Jack's extensive real estate experience, coupled with deal evaluation and analysis, property management, marketing and leasing, attributes to his clients' overall growth.

Jack received two Bachelor Degrees, in Business Administration and Accounting, from the University of Southern California. Jack holds a Real Estate Broker License from the State of California, and an Entrepreneurial Certificate from the Lloyd Greif Center of Entrepreneurial Studies.



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BP BABOUDJIAN
PROPERTIES

REAL ESTATE SALES & ADVISORY SERVICES

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