

## SUN VALLEY LOCATION

# 7253-7257 VINELAND AVE

Sun Valley, CA 91352



## PROPERTY HIGHLIGHTS

- Unit Mix: eight (8) 1+1's & four (4) 2+1's
- Two adjacent six-unit buildings built in 1953
- New windows and a newer roof
- Updated electrical system completed in 2024
- Separately metered for gas & electricity with individual water heaters
- Select units feature updated kitchens & newer floor

## PROPERTY SUMMARY

Price: **\$1,900,000**

Year Built: **1953**

Units: **12**

Building SF: **8,144**

Lot SF: **12,482**

CAP Rate: **5.01%**

GRM: **9.32**

Price per Unit: **\$158,333**

Price per SF: **\$233.30**

Parking: **12**

**CAN BE PURCHASED SEPARATELY OR AS  
PART OF A 6-PROPERTY PORTFOLIO  
TOTALING 48 UNITS**

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## RENT ROLL

1+1		<b>\$853.44</b>
1+1		<b>\$1,307.37</b>
2+1		<b>\$1,695.25</b>
1+1		<b>\$1,695.00</b>
1+1		<b>\$764.30</b>
2+1		<b>\$1,549.79</b>
1+1		<b>\$1,848.85</b>
1+1		<b>\$818.38</b>
2+1		<b>\$1,695.25</b>
1+1		<b>\$1,888.31</b>
1+1		<b>\$1,815.68</b>
2+1	on site manager	<b>\$1,058.35</b>

**Monthly Gross Income: \$16,989.97**

## EXPENSES

Taxes	<b>\$23,750</b>
Insurance	<b>\$17,964</b>
Utilities	<b>\$13,255</b>
Rubbish	<b>\$12,376</b>
Maintenance	<b>\$10,194</b>
Management (off site)	<b>\$10,194</b>
Management (on-site)	<b>\$12,700</b>
Miscellaneous	<b>\$1,000</b>
Gardener	<b>\$1,200</b>

**Total Expenses: \$102,633**

## ANNUALIZED INCOME

<b>Scheduled Gross Income:</b>	<b>\$203,880</b>
Less Vacancy	(\$6,116)
<b>Gross Operating Income:</b>	<b>\$197,763</b>
Less Expenses:	(\$102,633)
<b>Net Operating Income:</b>	<b>\$95,130</b>
Less Debt Service:	(\$72,056)
<b>Pre-Tax Cash Flow:</b>	<b>\$23,075</b>
Plus Principal Reduction:	\$10,306
<b>Total Return Before Taxes:</b>	<b>\$33,380</b>