

HANES INVESTMENT REALTY, INC.

INVESTMENT REAL ESTATE BROKERS AND ADVISORS

EXCLUSIVELY OFFERS FOR SALE

1769 Los Feliz Drive & 96 Erbes Rd.

Thousand Oaks, CA 91362

6 Townhouse Units and a Single Family Residence

Price: \$2,985,000
Down: \$1,490,000 50%
Loan: \$1,495,000
Interest Rate: 3.75%

Additional Loan Terms: Loan terms estimated. SFR & Multifamily will have separate loan requirements and terms.



INVESTMENT HIGHLIGHTS

- Combined offering of construction units plus sfr
- Units built in 2011, SFR built in 1956
- 16%+ Upside in rents, No Rent Control
- Redevelopment potential (the sfr) along Erbes Rd.
- Near Civic Arts Plaza and The Lakes - 71 Walk Score
- New construction ongoing in immediate area
- Rare Thousand Oaks opportunity



FINANCIAL INDICATORS

	Current Rents	Market Rents
Gross Rent Multiplier:	18.46	15.84
Capitalization Rate:	3.25	4.04
Cost Per Unit	\$426,429	--
Cost Per Square Foot:	\$409.07	--
Cash Flow:	0.9%	2.5%
Total Return:	2.8%	4.4%
Internal Rate of Return (7 year hold)		
Pre Tax:	6.1%	--
Post Tax:	4.5%	--
Rent Per Square Foot:	\$1.85	\$2.15
Parcel Number:	670-0-191-340 & 330	
Year Built:	2011 & 1956	
Zoning:	N/Av	

Please do not go on-site without an appointment. Drive by only. Do not disturb the residents.
 A complete marketing package is available for those seriously considering the property.

For additional information contact:

Braemon Hanes CCIM, Lic. # 01230427 and Todd Schwartz, Lic. #01136688

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Rent Schedule

APARTMENT NUMBER	# BED ROOMS	# BATH ROOMS	EST. SQUARE FEET	MONTHLY RENT	RENT PER SQUARE FOOT	EST. MARKET RENT	MARKET RENT SQUARE FOOT	VARIANCE	PERCENT VARIANCE
1	2	1.5	1,000	\$2,039.00	\$2.04	\$2,350.00	\$2.35	\$311.00	15.3%
2	1	1.5	800	\$1,312.50	\$1.64	\$1,750.00	\$2.19	\$437.50	33.3%
3	2	1.5	1,000	\$2,032.00	\$2.03	\$2,350.00	\$2.35	\$318.00	15.6%
4	2	1.5	1,000	\$2,200.00	\$2.20	\$2,350.00	\$2.35	\$150.00	6.8%
5	1	1.5	800	\$1,389.00	\$1.74	\$1,750.00	\$2.19	\$361.00	26.0%
6	2	1.5	1,000	\$2,100.00	\$2.10	\$2,350.00	\$2.35	\$250.00	11.9%
7 - SFR	2	2	1,349	\$2,100.00	\$1.56	\$2,500.00	\$1.85	\$400.00	19.0%

Square footage for multifamily individual units is estimated. Gross square footage is 5,948 per assessors
 Square footage for sfr is per assessor

All two story townhomes

MONTHLY INCOME	\$13,173	\$15,400	
LAUNDRY	\$300	\$300	
OTHER INCOME	\$0	\$0	
MONTHLY TOTAL	\$13,473	\$15,700	VARIANCE
ANNUAL TOTAL	\$161,670	\$188,400	16.5%

Financial Summary

7 # Units	\$426,429 Cost Per Unit	3.25 Cap Rate	18.46 GRM	\$409.07 Cost Sq.Ft.	\$8.41 / \$8,766 Expense Sq.Ft. / Unit	2011 & 1956 Year Built
\$2,985,000 Price		\$1,490,000 Down Payment	50% % Down	North of Thousand Oaks Blvd. Nearest Cross Street		08002 Tax Area
\$1,495,000 1st Loan	New New / Assume	3.75% Interest Rate	Fixed Variable / Fixed	30 Amort. Period	2047 Year Due	Institutional Lender

Loan Terms: Loan terms estimated. SFR & Multifamily will have separate loan requirements and terms.

670-0-191-340 & 330 Parcel Number	N/Av Zoning	7,297 Assessors Sq. Ft.	18,324 Lot Sq. Ft.	13,054 & 5270 Sqft Lot Dimensions	11 Total Parking	1.57:1 Parking Ratio
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ANNUAL OPERATING ANALYSIS:

		Current Rents		Market Rents	
Scheduled Gross Income:		\$	161,670	\$	188,400
less Vacancy Reserve:	2.0%	\$	3,233	2.0%	\$ 3,768
Gross Operating Income:		\$	158,437		\$ 184,632
Less Expenses:	38.0%	\$	61,362	34.0%	\$ 63,982
Net Operating Income:		\$	97,074		\$ 120,650
less Loan Payments:		\$	83,083		\$ 83,083
Cash Flow:	0.9%	\$	13,992	2.5%	\$ 37,567
plus Equity Build-up:		\$	27,490		\$ 27,490
Total Return:	2.8%	\$	41,481	4.4%	\$ 65,057

RENTAL INCOME OVERVIEW:

# Units	Bed + Bath	Sq. Ft. Range	Current Rents	Market Rents	Market Indicators
2	1 + 1.5	800 - 800	\$ 2,702	\$ 3,500	15.84
4	2 + 1.5	1,000 - 1,000	\$ 8,371	\$ 9,400	Market GRM
1	2 + 2	1,349 - 1,349	\$ 2,100	\$ 2,500	4.04
		-	\$ -	\$ -	Market CAP
		-	\$ -	\$ -	1.85
		-	\$ -	\$ -	Current Rent Per Sq.Ft.
		-	\$ -	\$ -	\$2.15
		-	\$ -	\$ -	Market Rent Per Sq.Ft.
		Total Monthly Rent:	\$ 13,173	\$ 15,400	
		Laundry Per Month:	\$ 300	\$ 300	
		Other Monthly Income:	\$ -	\$ -	
		Total Monthly Gross Income:	\$ 13,473	\$ 15,700	
		Annual Gross Income:	\$ 161,670	\$ 188,400	

ESTIMATED ANNUAL EXPENSES:

TAX COMPUTATION:

Property Tax:	1.05%	\$ 31,343	19.4%
Management:		\$ 7,742	4.9%
Maintenance:		\$ 7,922	5.0%
Property Insurance:		\$ 2,500	1.5%
Water:		\$ 5,256	3.3%
Power:		\$ 1,120	0.7%
Gas:		\$ 1,830	1.1%
Rubbish:		\$ 1,056	0.7%
Landscaping:		\$ 1,800	1.1%
Pool:		\$ -	
License and Fees:		\$ 194	0.1%
Pest Control:		\$ 600	0.4%
Elevator:		\$ -	
Total Expenses:		\$ 61,362	38.0%

Net Operating Income:	\$ 97,074
Less Interest:	\$ 55,593
Less Depreciation:	
Ratio: Land / Building / Personal:	25 / 75 / 0
Building Cost:	\$ 2,238,750
Useful Life:	27.5 Yrs.
Personal Property Cost:	
Useful Life:	_____ Yrs.
Taxable Income (Loss):	\$ (39,928)
Estimated Tax Bracket:	37.5%
Potential Tax Savings*:	\$ 14,973

*Potential tax savings may be allowable to investors who have sufficient passive rental income to absorb this excess loss (if any)