

HANES INVESTMENT REALTY, INC.

INVESTMENT REAL ESTATE BROKERS AND ADVISORS

EXCLUSIVELY OFFERS FOR SALE

14630 & 34 Gault Street
 Van Nuys, CA 91405
 18 Multi-Residential Units
 (14 Units Plus 4 Non-Conforming Units)

Price: \$3,750,000
Down: \$1,730,000 46%
Loan: \$2,020,000
Interest Rate: 4.20%

Additional Loan Terms: 1st Loan Fixed for 3 years



INVESTMENT HIGHLIGHTS

- Immaculate condition
- Prime location across from IMT Sherman Grove
- 2-2+2, 8-1+1 & 8-Sgl+1
- 16%+ Upside in rents
2's from \$1,828 1's from \$1,112 and Sgl's from \$928
- Two separate parcels - 7+2 units each
- Central Air Conditioning/Heating
- Very walkable, 73 walk score - Good transit, 53 score
- Gated with 8 covered and 8 uncovered parking
- Laundry with appx. \$310 mo. income per seller
- Please see the attached rent roll for unit configuration.
- Retrofitting has not yet been completed. Seller has estimate and will credit buyer \$70,000 for work.

FINANCIAL INDICATORS

	Current Rents	Market Rents
Gross Rent Multiplier:	12.69	10.88
Capitalization Rate:	4.86	5.88
Cost Per Unit	\$208,333	--
Cost Per Square Foot:	\$387.64	--
Cash Flow:	3.7%	5.9%
Total Return:	5.7%	7.9%
Internal Rate of Return (7 year hold)		
Pre Tax:	9.1%	--
Post Tax:	6.6%	--
Rent Per Square Foot:	\$2.54	\$2.97
Parcel Number:	2219-011-006 & 007	
Year Built:	1965	
Zoning:	LARD1.5	

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:

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and

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Ph: (818) 865-8305

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PA: _____ FA: _____

Financial Summary

18 # Units	\$208,333 Cost Per Unit	4.86 Cap Rate	12.69 GRM	\$387.64 Cost Sq.Ft.	\$11.09 / \$5,960 Expense Sq.Ft. / Unit	1965 Year Built
\$3,750,000 Price	\$1,730,000 Down Payment	46% % Down	Van Nuys Blvd. Nearest Cross Street	9815 Tract Number		
\$2,020,000 1st Loan	New New / Assume	4.20% Interest Rate	Fixed Variable / Fixed	30 Amort. Period	2048 Year Due	Institutional Lender

Loan Terms: 1st Loan Fixed for 3 years

2219-011-006 & 007 Parcel Number	LARD1.5 Zoning	9,674 Assessors Sq. Ft.	13,498 Lot Sq. Ft.	2 Adj. Lots - 6,748 sqft ea. Lot Dimensions	16 Total Parking	0.89:1 Parking Ratio
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ANNUAL OPERATING ANALYSIS:

	Current Rents	Market Rents
Scheduled Gross Income:	\$ 295,392	\$ 344,760
less Vacancy Reserve: 2.0%	\$ 5,908	\$ 10,343
Gross Operating Income:	\$ 289,484	\$ 334,417
Less Expenses: 36.3%	\$ 107,285	\$ 114,025
Net Operating Income:	\$ 182,200	\$ 220,393
less Loan Payments:	\$ 118,538	\$ 118,538
Cash Flow: 3.7%	\$ 63,662	\$ 101,855
plus Equity Build-up:	\$ 34,354	\$ 34,354
Total Return: 5.7%	\$ 98,016	\$ 136,209

RENTAL INCOME OVERVIEW:

# Units	Bed + Bath	Sq. Ft. Range	Current Rents	Market Rents	Market Indicators
8	Sgl + 1	-	\$ 8,948	\$ 10,800	10.88
8	1 + 1	-	\$ 11,415	\$ 13,200	Market GRM
2	2 + 2	-	\$ 3,723	\$ 4,200	5.88
			\$ -	\$ -	Market CAP
			\$ -	\$ -	
			\$ -	\$ -	
			\$ -	\$ -	
			\$ 24,086	\$ 28,200	\$2.54
			\$ 310	\$ 310	Current Rent Per Sq.Ft.
			\$ 220	\$ 220	
			\$ 24,616	\$ 28,730	\$2.97
			\$ 295,392	\$ 344,760	Market Rent Per Sq.Ft.

ESTIMATED ANNUAL EXPENSES:

Property Tax: 1.20%	\$ 45,000	15.2%
Management:	\$ 28,312	9.8%
Maintenance:	\$ 14,474	5.0%
Property Insurance:	\$ 4,162	1.4%
Water:	\$ 5,368	1.8%
Power:	\$ 1,371	0.5%
Gas:	\$ 347	0.1%
Rubbish:	\$ 3,260	1.1%
Landscaping:	\$ 2,400	0.8%
Pool:	\$ -	
License and Fees:	\$ 1,390	0.5%
Pest Control:	\$ 1,200	0.4%
Elevator:	\$ -	
Total Expenses:	\$ 107,285	36.3%

TAX COMPUTATION:

Net Operating Income:	\$ 182,200
Less Interest:	\$ 84,184
Less Depreciation:	
Ratio: Land / Building / Personal:	25 / 75 / 0
Building Cost:	\$ 2,812,500
Useful Life:	27.5 Yrs.
Personal Property Cost:	
Useful Life:	Yrs.
Taxable Income (Loss):	\$ (4,257)
Estimated Tax Bracket:	37.5%
Potential Tax Savings*:	\$ 1,596

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

Rent Schedule

The property consists of 14 permitted units plus 4 non-conforming units.

APARTMENT NUMBER	# BED ROOMS	# BATH ROOMS	MONTHLY RENT	EST. MARKET RENT	VARIANCE	PERCENT VARIANCE
30-1	1	1	\$1,295.00	\$1,650.00	\$355.00	27.4%
30-2	Sgl	1	\$1,231.00	\$1,350.00	\$119.00	9.7%
30-3	Sgl	1	\$1,128.00	\$1,350.00	\$222.00	19.7%
30-4	1	1	\$1,586.00	\$1,650.00	\$64.00	4.0%
30-5	2	2	\$1,895.00	\$2,100.00	\$205.00	10.8%
30-6*	1	1	\$1,650.00	\$1,650.00	\$0.00	0.0%
30-7	Sgl	1	\$1,295.00	\$1,350.00	\$55.00	4.2%
30-8	Sgl	1	\$928.00	\$1,350.00	\$422.00	45.5%
30-9	1	1	\$1,495.00	\$1,650.00	\$155.00	10.4%
34-1	1	1	\$1,367.00	\$1,650.00	\$283.00	20.7%
34-2	Sgl	1	\$956.00	\$1,350.00	\$394.00	41.2%
34-3	Sgl	1	\$1,020.00	\$1,350.00	\$330.00	32.4%
34-4	1	1	\$1,495.00	\$1,650.00	\$155.00	10.4%
34-5	2	2	\$1,828.00	\$2,100.00	\$272.00	14.9%
34-6	1	1	\$1,415.00	\$1,650.00	\$235.00	16.6%
34-7	Sgl	1	\$1,195.00	\$1,350.00	\$155.00	13.0%
34-8	Sgl	1	\$1,195.00	\$1,350.00	\$155.00	13.0%
34-9	1	1	\$1,112.00	\$1,650.00	\$538.00	48.4%

* On site manager -Per seller, pays \$500.00 per month and the difference was expensed out in the proforma.

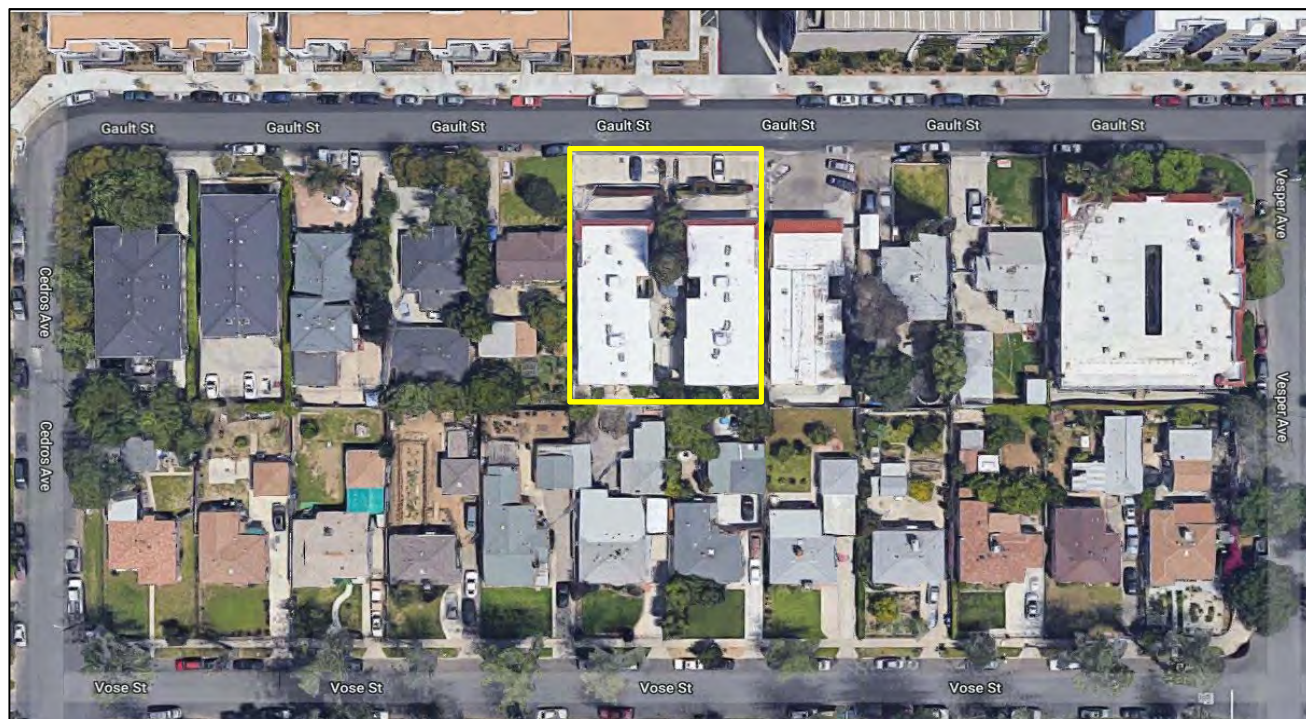
Note: The property consists of two, separate parcels and does not require an on site manger.

Certificates of Occupancies indicates each building has four legal units plus three legal guest rooms (lock off units are non-conforming)

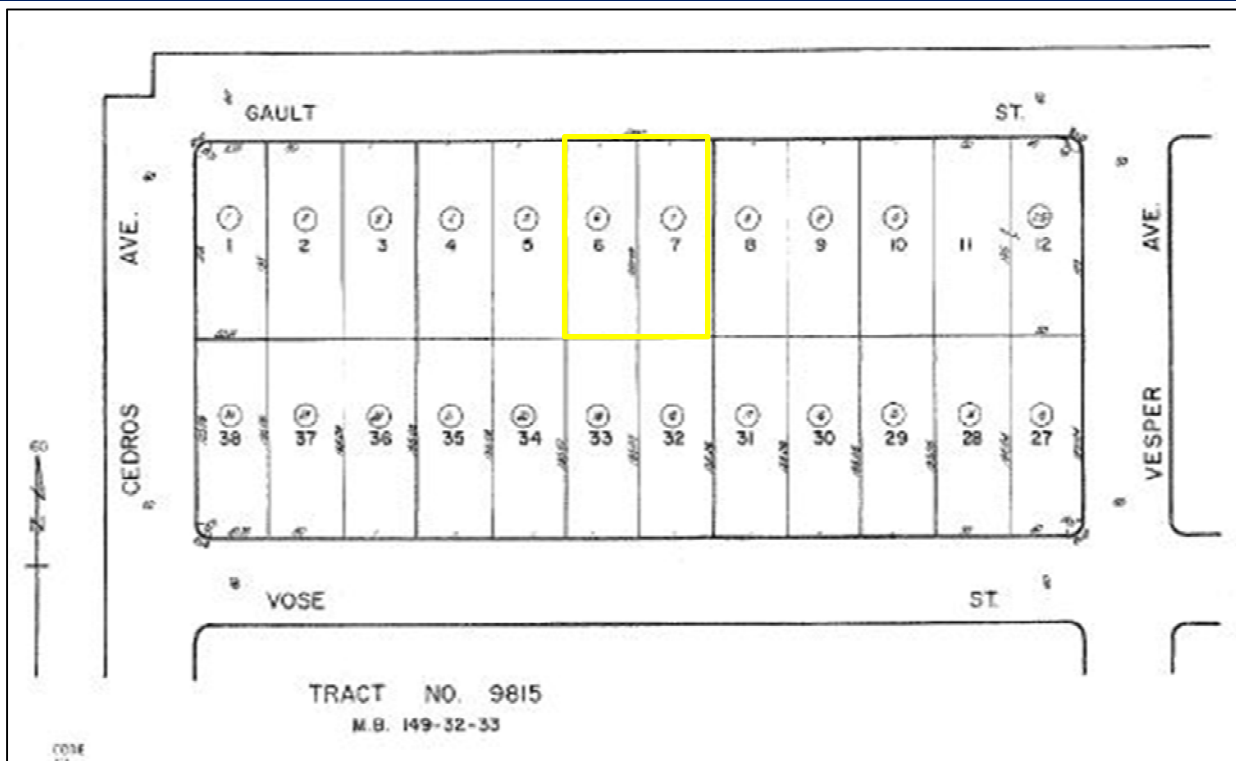
The "Other Income" noted below is for six storage units. Two are rented for \$50 ea, two are rented for \$60 each and two are vacant.

MONTHLY INCOME	\$24,086	\$28,200	
LAUNDRY	\$310	\$310	
OTHER INCOME	\$220	\$220	
MONTHLY TOTAL	\$24,616	\$28,730	VARIANCE
ANNUAL TOTAL	\$295,392	\$344,760	16.7%

Aerial Map



Assessor Map

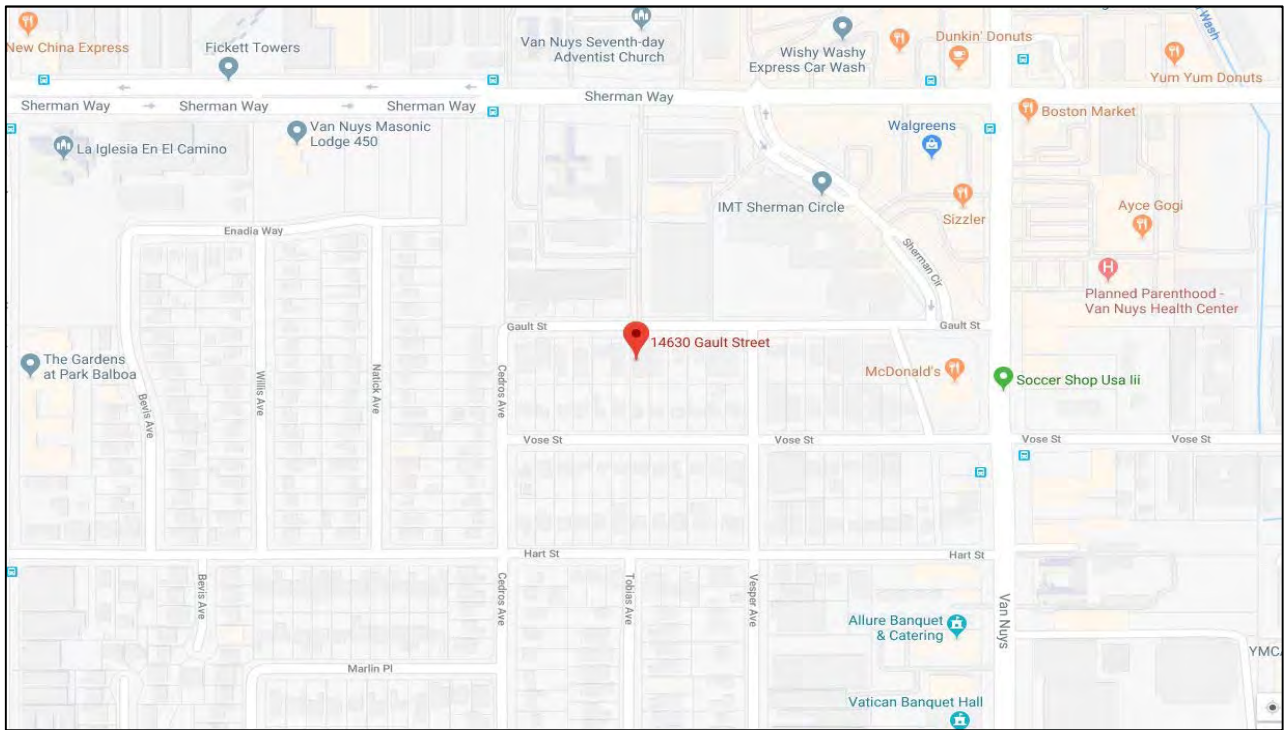


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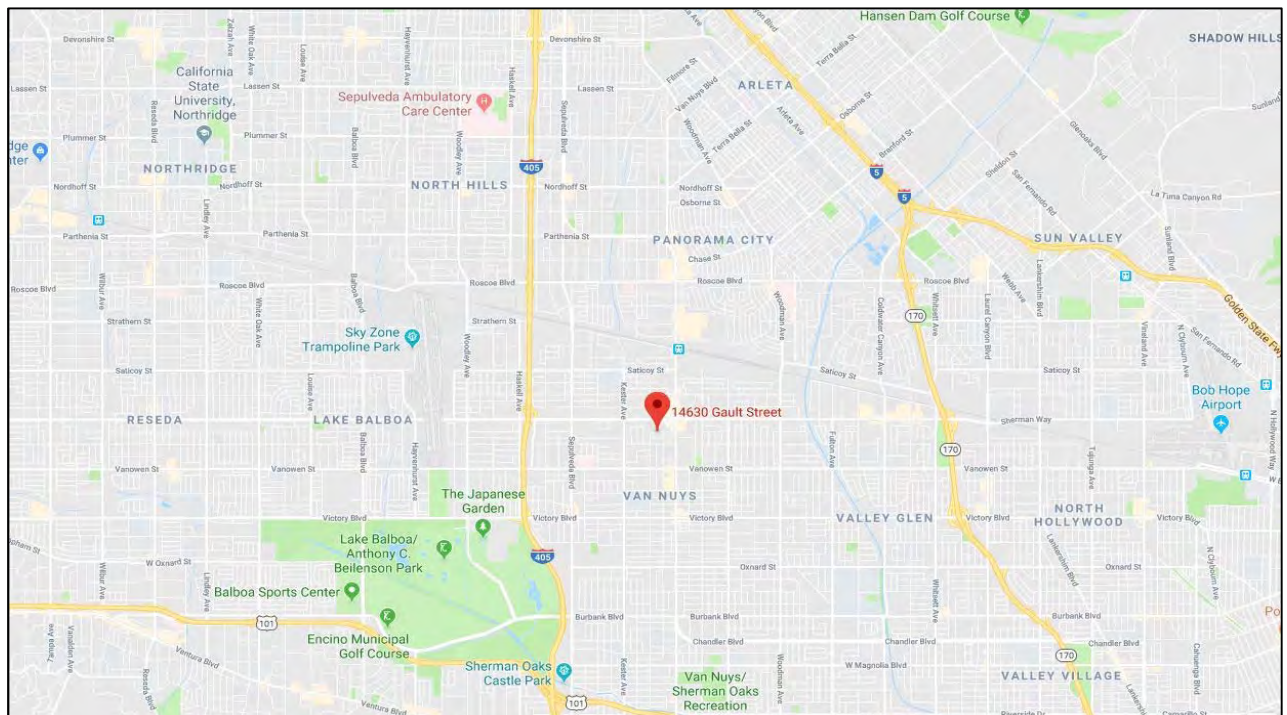
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Property Photos

Location Maps



1.6 Miles to Van Nuys Orange Line Station (Van Nuys Blvd & Oxnard St)



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