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OFFERING MEMORANDUM



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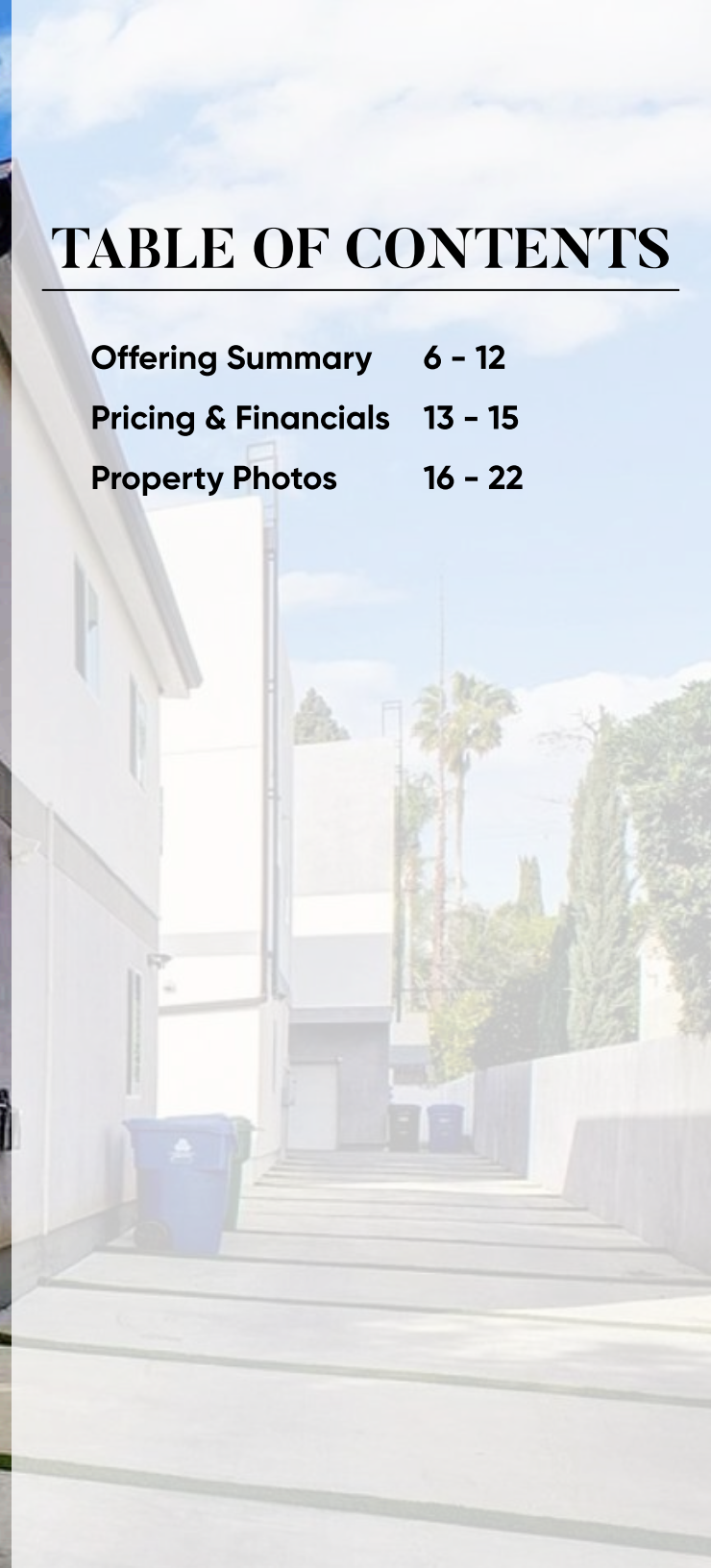
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OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 14111 Sylvan St, a 2019 construction 5-unit located in the hottest area of Van Nuys, steps from the Courthouse! This 5-unit is one of the few newer construction properties that will be delivered FULLY RENTED! Avoid the stress of buying a vacant building and leasing up all the units yourself... instead, inherit a smoothly running, ultra-high cap rate property with great tenants! The existing cap rate is a whopping 5.85%! At an impossible to beat price per door of \$599,000, this will be gone before you know it. Plus, you get all of this with NO RENT CONTROL, SEPARATE METERS for all utilities, minimal expenses, premium design, and the ease of owning a hassle-free 2019 construction!

14111 Sylvan is made up of one large 4 bed, 4 bath single family residence and four equally as impressive 3 bed, 3 bath units with spacious floorplans, and 10 parking spots. The excellent location, walking distance to the Van Nuys Courthouse, paired with the upscale modern units makes for quick, easy rentals. These premium townhomes feature unbeatable floorplans with extremely large, tenant friendly kitchens and living rooms. You will find noteworthy features including, but not limited to: designer tiles, quality wood doors, all appliances included, modern glossy cabinets, large islands, high ceilings, huge closets, balconies off the living space, countless windows everywhere you look allowing for maximum light, natural wood water proof vinyl, and more!

In addition to the high return, buyers will enjoy other perks including: NO RENT CONTROL, tons of parking, tastefully designed drought tolerant landscaping, little to no maintenance, separate meters for gas, water & electric, and extreme desirability amongst renters for years to come!



Property Highlights

- ✦ FULLY LEASED at an outstanding cap rate of 5.85%! CASH COW!
- ✦ No rent control!
- ✦ 100% STABILIZED! Step into major cash flow on day one.
- ✦ Ultra-low price per door of \$599,000.
- ✦ Units boast ultra-premium finishes, including large kitchen islands, designer tiles, natural wood waterproof vinyl.
- ✦ Boasts 10 total parking spots!
- ✦ High ceilings, quality wood doors, ample windows, large closets, and more!
- ✦ Great tenants in place!
- ✦ Steps from the Van Nuys Courthouse.
- ✦ Moments from countless mixed-use developments such as the Village Plaza, the Plant Shopping Center, and the Westfield Fashion Square!
- ✦ All units separately metered for gas, electric AND water! Microscopic expenses!



The Property

14111 Sylvan St, Van Nuys, CA 91401

APN: 2240-015-016
Units: 5
Buildings: 3
Building Size: 7,460 sqft
Lot Size: 8,772 sqft

Zoning: LARD1.5
Rent Control: No
Opportunity Zone: No
Utilities: Separately metered for all utilities



The Offering

The Pricing & Metrics

List Price: \$2,995,000
Cap Rate: 5.85%
GRM: 13.31
Price per Sqft: \$456.55
Price per Door: \$599,000



The Amenities

The Bells & Whistles

Parking: 10 Spaces
Laundry: Washer/Dryers in each unit
HVAC: Central air and heat
Finishes: Designer finishes and large islands
Upgrades: Kitchen Islands, Gated Parking



THE BREAK DOWN

14111 is comprised of 5 ultra-high-end units with ALL of them already leased and market rents! Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
14111	4B/4B	1,920	\$4,295	\$4,295
14113	3B/3B	1,949	\$3,300	\$3,300
14113.5	3B/3B	1,949	\$3,550	\$3,550
14115	3B/3B	1,271	\$3,750	\$3,750
14115.5	3B/3B	1,271	\$3,850	\$3,850



Location Highlights

- ✦ Walking distance to an unlimited supply of stores, restaurants, and local conveniences on Van Nuys Blvd.
- ✦ Located half a block from the Van Nuys Courthouse!
- ✦ 7 minutes from Target, Costco, Petco, Starbucks, and countless other destinations on Sepulveda Blvd.
- ✦ Sylvan and the surrounding blocks are experiencing a huge surge of development! Gorgeous new constructions on the nearby streets are creating a huge transformation in the area.
- ✦ 10 minutes from the expansive Balboa Park, which contains a golf course, a Japanese Tea Garden, and a gorgeous lake, just to name a few highlights.
- ✦ Less than 2 miles from the Orange Line Bikeway, a 17.9-mile cycle route spans the lengths of the San Fernando Valley and offers smooth, scenic, and traffic-free route!



PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$2,995,000
Down: 40%	\$1,198,000
Current GRM:	13.31
Pro Forma GRM:	13.31
Current Cap Rate:	5.85%
Pro Forma Cap Rate:	5.85%
\$/Unit:	\$599,000
\$/SF:	\$456.55

BUILDING DESCRIPTION:

No. of Units:	5
Yr. Built:	2019
Bldg SF:	6,560
Lot Size (SF):	8,772
Lot Size (acres):	0.20
Zoning:	LARD1.5
Opportunity Zone:	Yes
Rent Control:	No

FINANCING:

Loan Amount:	\$1,797,000
Interest Rate:	6.75%
Monthly Payment:	(\$10,108.13)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	Interest Only

RENT ROLL:

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	CURRENT RENT	SCHEDULED GROSS INCOME	CURRENT RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	LOSS-TO-LEASE
14111	Occupied	4b/4b	1,920	\$4,295	\$4,295	\$2.24	\$4,295	\$2.24	\$0
14113	Occupied	3b/3b	1,949	\$3,300	\$3,300	\$1.69	\$3,300	\$1.69	\$0
14113.5	Occupied	3b/3b	1,949	\$3,550	\$3,550	\$1.82	\$3,550	\$1.82	\$0
14115	Occupied	3b/3b	1,271	\$3,750	\$3,750	\$2.95	\$3,750	\$2.95	\$0
14115.5	Occupied	3b/3b	1,271	\$3,850	\$3,850	\$3.03	\$3,850	\$3.03	\$0
5	Totals/Averages:		8,360	\$18,745	\$18,745	\$2.24	\$18,745	\$2.24	\$0

THE NITTY GRITTY

# UNITS	UNIT MIX	% OF TOTAL	SIZE	AVG RENT	AVERAGE RENT/ SF	MONTHLY INCOME	AVG PRO FORMA RENT	AVERAGE PRO FORMA RENT/ SF	PRO FORMA MONTHLY INCOME
1	4b/4b	20%	1,920	\$4,295	\$2.24	\$4,295	\$4,295	\$2.24	\$4,295
4	3b/3b	80%	1,920	\$3,613	\$1.88	\$14,450	\$3,613	\$1.88	\$14,450
Totals/Averages:			1,312	\$4,686	\$3.57	\$18,745	\$4,686	\$3.57	\$18,745
Gross Potential Income:						\$224,940			\$224,940

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$224,940	\$224,940
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$224,940	\$224,940
Less: Vacancy	3.0% (\$6,748)	3.0% (\$6,748)
Effective Gross Income	\$218,192	\$218,192
Less: Expenses	(\$43,058)	(\$43,058)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$175,134	\$175,134
Debt Service	(\$121,298)	(\$121,298)
Pre-Tax Cash Flow	4.49% \$53,836	4.49% \$53,836
Principal Reduction	\$0	\$0
Total Return	4.49% \$53,836	4.49% \$53,836

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1994%	\$35,922	\$35,922
Insurance	.60/s.f.	\$3,936	\$3,936
Utilities	\$0/unit	\$0	\$0
Controllable Expenses			
Contract Services	\$240/unit	\$1,200	\$1,200
Repairs & Maintenance	\$400/unit	\$2,000	\$2,000
TOTAL EXPENSES		\$43,058	\$43,058
EXPENSES/UNIT		\$8,612	\$8,612
EXPENSES/SF		\$6.56	\$6.56
% of EGI		19.7%	19.7%

The background of the image features a gradient from orange on the left to pink on the right, overlaid with a pattern of thin, wavy, concentric lines that resemble topographical contours or liquid ripples.

PROPERTY PHOTOS

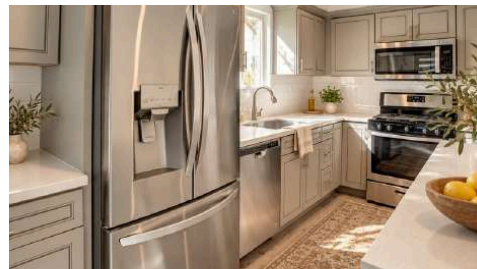


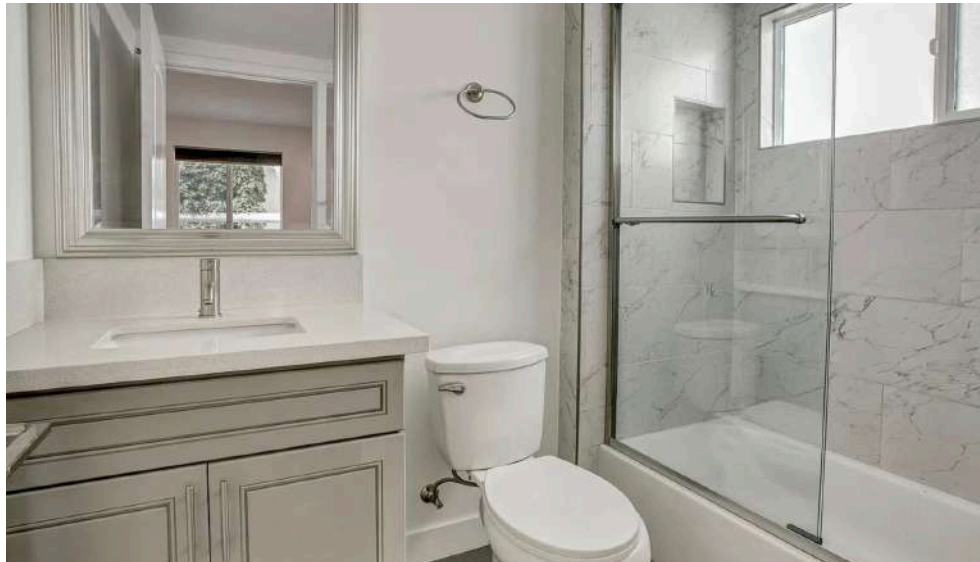
Modern Luxury Exterior



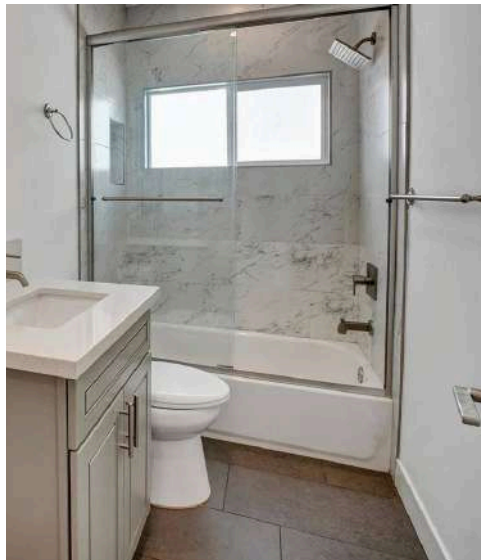


Chic Kitchens & Living Rooms



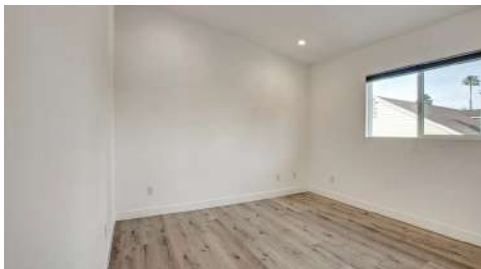


Sleek Bathrooms & In-Unit Laundry





Bright & Open
Bedrooms





Parking, Views &
More





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