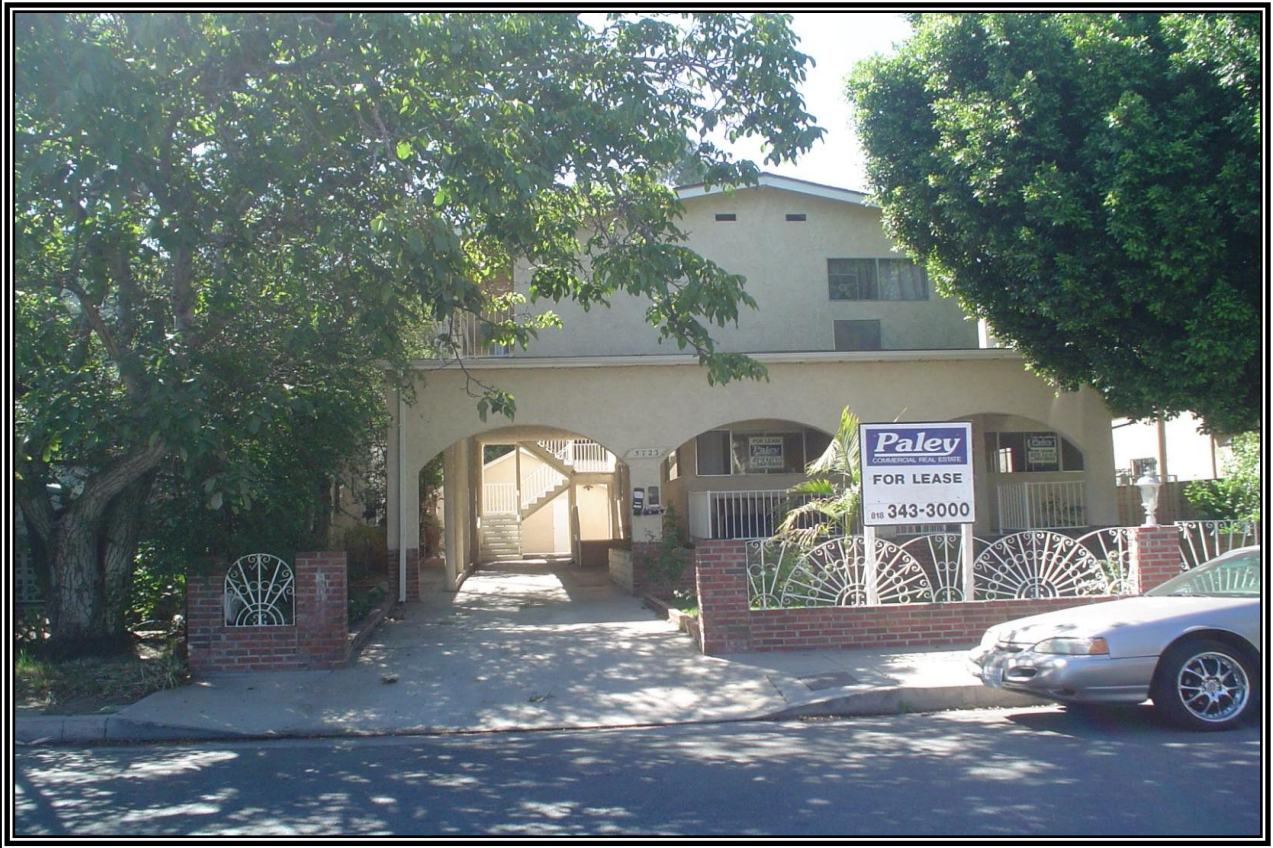


3-Unit Apartment Building for Sale
5723 HAZELTINE AVENUE



LOCATION:	5723 Hazeltine Avenue, Valley Glen, Ca 91401
SALE PRICE:	\$825,000.00
SIZE:	3 units plus storage building
BUILDING:	2,683 +/- square feet
LAND:	5,894 +/- square feet
CAP RATE:	3.6 % actual 5.6% pro forma
PARCEL NUMBER:	2245-028-040
COMMENTS:	<ul style="list-style-type: none">* Excellent location in Valley Glen* Well maintained, attractive building* Suitable for investor or owner-user

FOR MORE INFORMATION OR A TOUR, PLEASE CONTACT:

Bernie Kaufman

bernie@paleycommercial.com

DRE: 00767764

19507 Ventura Boulevard, Tarzana, Ca 91356 ~ Phone (818) 343-3000 ~ Fax (818) 343-3311
www.paleycommercial.com

5723 HAZELTINE AVENUE, VALLEY GLEN

SALE PRICE: \$825,000.00

INCOME: **ACTUAL** **PRO FORMA**

Monthly Income: \$4,000.00 \$5,400.00

Annual Income: \$48,000.00 \$64,800.00

Less 5% Vacancy: \$2,400.00 \$3,240.00

Adjusted Gross Income: \$45,600.00 \$61,560.00

EXPENSES:

Taxes @ 1.1% \$9,075.00

Insurance \$1,500.00

Maintenance & Repairs \$1,200.00

Utilities \$3,000.00

Gardener \$720.00

Total Expenses \$15,495.00

NOI \$30,105.00 \$46,065.00

CAP RATE 3.6% 5.6%

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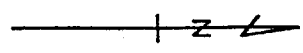
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TRACT NO. 7910
M.B. 109-3



CODE
13

FOR PREV. ASSMT. SEE: 933-24 & 25

