



1002 N Mariposa Ave, Los Angeles - 28 units



Chase Simonton

Vice President, Multi-family Investments
310.383.5927 Mobile
Chase@RemaxOneCommercial.com
DRE #01766871

John Sarna

Senior Partner, Multi-family Investments
310.871.5380 Mobile
John@RemaxOneCommercial.com
DRE #02134610



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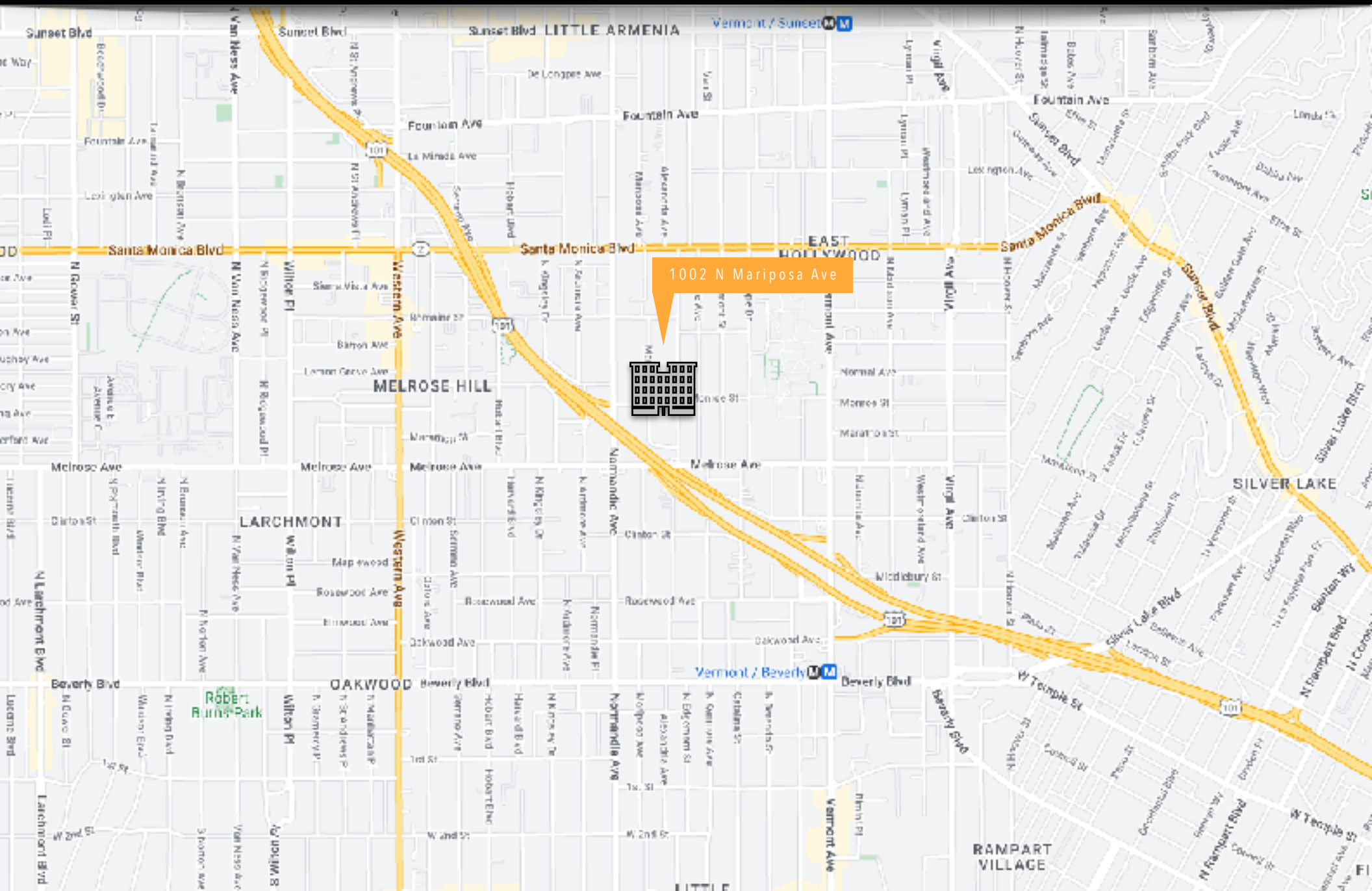


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FINANCIAL SUMMARY

PRICING

Offering Price		\$4,825,000
Down Payment	(50%)	\$2,412,500
Price/ Unit		\$172,321
Price/ SF		\$215.71
GRM	6.91	11.16
Cap Rate	10.81%	5.46%
	Market	

ASSET

Units	28
Year Built	1924
Gross SF	22,368
Lot SF	19,324
Zoning	LAR3

Income

	Current	Proforma
Monthly Income	\$36,029	\$58,200
Annualized Income	\$432,352	\$698,400
Less Vacancy (3%)	\$12,971	\$20,952
Effective Rental Income	\$419,381	\$677,448
Total Expenses	\$156,106	\$156,106
Net Operating Income (NOI)	\$263,275	\$521,342

EXPENSES

Real Estate Taxes	\$60,312.5
Insurance	\$16,776
Utilities	\$28,000
Repairs & Maintenance	\$23,800
Management	\$12,971
Reserves	\$14,247
Total Expenses	\$156,106



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RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
1	2+1	\$1,027.18	\$2,100.00
2	2+1	\$848.39	\$2,100.00
3	2+1	\$1,090.30	\$2,100.00
4	2+1	\$1,091.55	\$2,100.00
5	2+1	\$1,446.12	\$2,100.00
6	2+1	\$915.91	\$2,100.00
7	2+1	\$1,103.98	\$2,100.00
8	2+1 (Vacant)	\$2,100.00	\$2,100.00
9	2+1	\$1,076.02	\$2,100.00
10	2+1	\$1,404.62	\$2,100.00
11	2+1	\$1,872.00	\$2,100.00
12	2+1	\$1,080.38	\$2,100.00
15	2+1	\$1,090.30	\$2,100.00
16	2+1	\$1,446.12	\$2,100.00
17	2+1 (Manager)	\$2,100.00	\$2,100.00
18	1+1	\$918.61	\$1,900.00
19	2+1	\$1,924.00	\$2,100.00
20	2+1	\$1,141.84	\$2,100.00
21	2+1	\$873.84	\$2,100.00

RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
21	2+1	\$873.84	\$2,100.00
22	2+1	\$1,404.62	\$2,100.00
23	2+1	\$1,303.88	\$2,100.00
24	2+1	\$1,397.42	\$2,100.00
25	2+1	\$1,091.64	\$2,100.00
26	2+1	\$1,043.57	\$2,100.00
27	2+1	\$1,924.00	\$2,100.00
28	1+1	\$918.62	\$1,900.00
29	1+1	\$1,376.96	\$1,900.00
30	2+1	\$1,017.46	\$2,100.00
Total		\$35,729.33	\$58,050.00
		63% Upside Potential	





RECENT SALES

The RE/MAX ONE COMMERCIAL team has a combined experience of over 45 years in Multi-Family transactions in the Los Angeles and we have a 100% completion rate with all of our executed 1031 Exchanges.

In the past year, we have closed over \$80 million in multi-family assets in the Los Angeles. Decades of experience, expertise, professionalism, and bullish marketing strategy has led us to where we are today; heading the Multi-Family division for the #1 RE/MAX franchise in the world by sales volume. We will endeavor to continue our mission to relentlessly source, negotiate, and close the best deals for our esteemed clients.

\$44,000,000 in assets currently listed.
\$25,000,000 in assets currently under contract.
97% - 105% of asking price achieved.
100% completion rate on 1031 Exchanges.

San Fernando Valley - Closings

6809 Baird Ave, Reseda	15 Units
11315 Califa St, North Hollywood	6 Units
18957 Saticoy St, Reseda	8 Units
7030 Etiwanda Ave, Reseda	19 Units
17909 Roscoe Blvd, Northridge	6 Units
6819 Variel Ave, Canoga Park	6 Units
18139 Roscoe Blvd, Northridge	5 Units
18157 Roscoe Blvd, Northridge	8 Units
7255 Kester Ave, Van Nuys	3 Units
10932 Bloomfield St, Studio City	8 Units
18407 Dearborn St, Northridge	36 Units
8357 Amigo Ave, Northridge	4 Units
7101 Woodman Ave, Van Nuys	16 Units
412 Raymond Ave, Glendale	6 Units
6919 Coldwater Canyon, North Hollywood	9 Units
14201 Delano St, Van Nuys	9 Units
11646 Chandler Blvd, North Hollywood	4 Units
13010 Burbank Blvd, Sherman Oaks	4 Units
14220 Gilmore St, Van Nuys	3 Units
12521 Saticoy St, North Hollywood	10 Units
3926 Kentucky Ave, Studio City	8 Units
14532 Dickens St, Sherman Oaks	12 Units
4427 Woodman Ave, Sherman Oaks	15 Units
5020 Tujunga Ave, North Hollywood	40 Units
21909 Lanark St, Canoga Park	33 Units
20306 Cohasset St, Winnetka	44 Units
15125 Victory Blvd, Van Nuys	32 Units
13701 Gault St, Van Nuys	7 Units
5401 Sepulveda Blvd, Sherman Oaks	12 Units
6717 Irvine St, North Hollywood	4 Units
11543 Sylvan St, North Hollywood	6 Units
5307 Colony Dr., Agoura Hills	24 Units
6633 Woodley Ave, Van Nuys	57 Units
15809 Vanowen St, Van Nuys	21 Units

RE/MAX was Voted #1 Most Trusted Real Estate Brokerage in 2021!



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AGENT SUMMARY

Chase Simonton

Vice President, Multi-Family Investments

Chase leads a team of 8 commercial agents and heads the multi-family division of RE/MAX One, the highest producing RE/MAX franchise in total sales volume. With over 16 years of experience and over \$500 million in closed transactions, Chase has become one of the premier multi-family specialists in Santa Monica, the San Fernando Valley, and the Greater Los Angeles Area.

John Sarna

Senior Partner, Multi-Family Investments

John Sarna is quickly becoming one of the top lead generators at RE/MAX One Commercial. John's aggressive market generation enables him to stay on top of the market and provide the best service for clients with multi-family real estate needs in the Hollywood area. He holds a Masters Degree with an emphasis in Mathematics and has over five years of sales experience. He utilizes a results-driven approach to develop and sustain excellent customer satisfaction.



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