

**501 W. Doran St.  
Glendale, CA  
91203**

**\$2,150,000  
7 Units**

**5.47 CAP Rate  
13.05 GRM**



**Jack Baboudjian**  
License No. 01372116

**Baboudjian Properties, Inc.**  
655 N. Central Ave. 17th Floor  
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# OVERVIEW

Located on the corner of Doran & Pacific Avenue, the Doran Street Apartments is a 7-unit complex with a great unit mix, consisting of three 2 bed 1 bath units and four 1 bed 1 bath units . Stable tenants and steady cash-flow, makes the Doran Street Apartments a great property for any investor to own.

## OFFERING SUMMARY

- Price: \$2,150,000
- Units: 7
- Gross Income: \$164,688.00
- GRM: 13.05      CAP Rate: 5.47%

## PROPERTY HIGHLIGHTS

- Building SF: 5,411
- Lot SF: 5,606
- Year Built: 1963
- Parking Spaces: 12

## LOCATION HIGHLIGHTS

- Great Centralized Location
- High Demand Neighborhood
- Transportation Access
- Nearby Schools & Parks





# PROPERTY PHOTOS





# PROPERTY PROFILE



7 Units in Total  
4 units — 1 Bed 1 Bath  
3 units — 2 Beds 1 1/2 Baths



Wall Unit ACs  
Heating  
Cook-tops  
Garbage Disposals



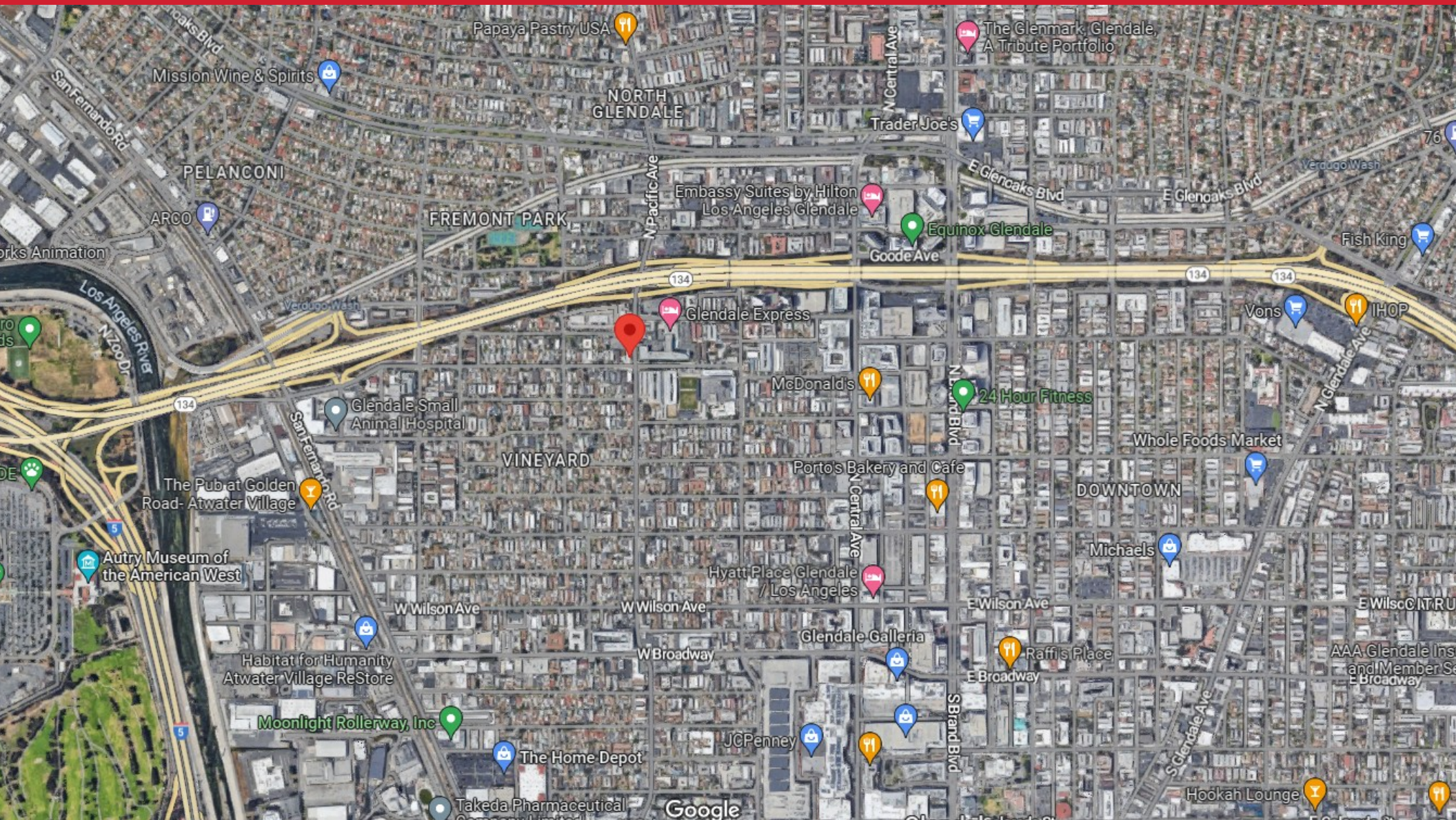
Individual Gas Meters  
Individual Electric Meters  
Communal Laundry Area  
12 Parking Spaces



Stable Cash-Flow  
Steady Tenants  
Easy to Manage  
Low Property Expenses



# AERIAL MAP

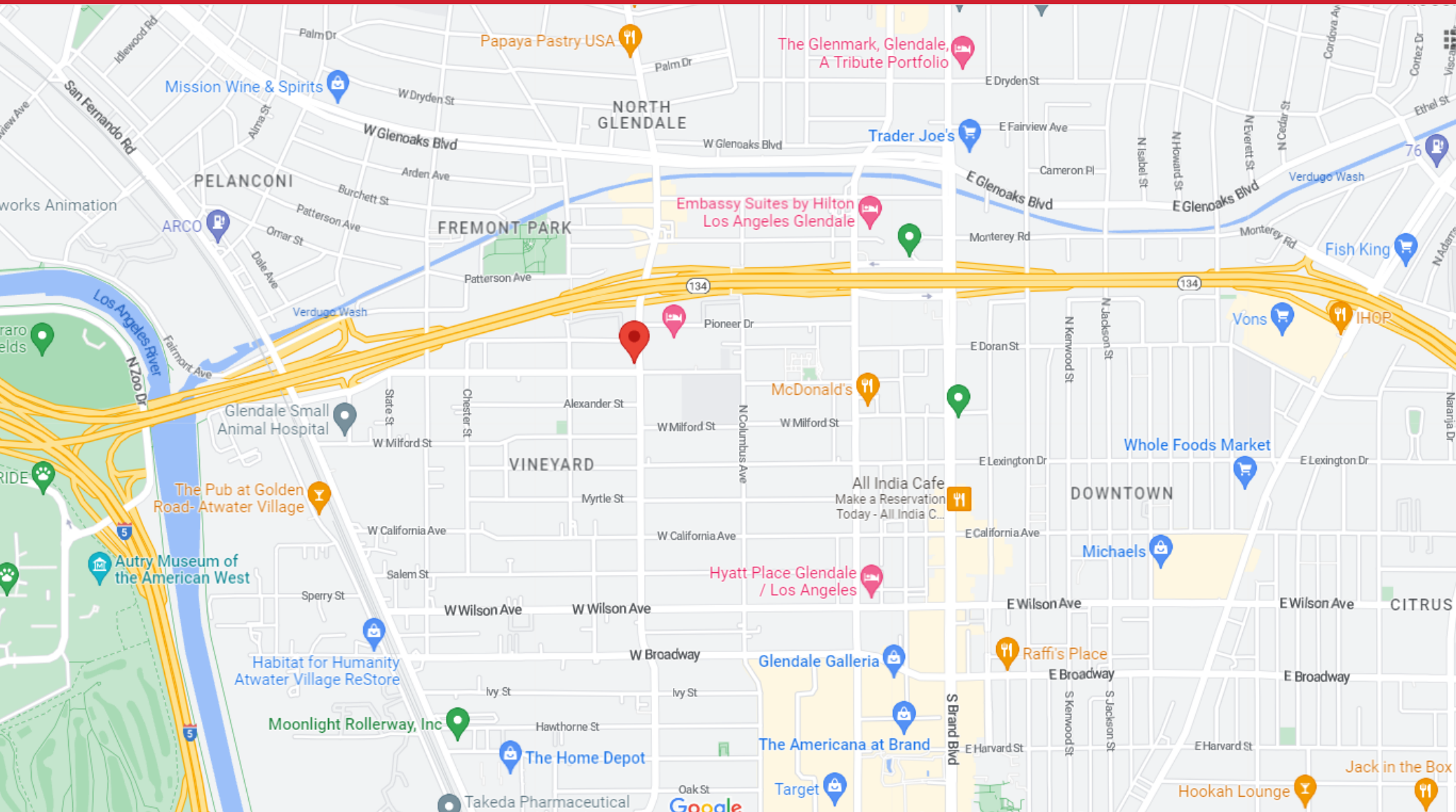


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# STREET MAP



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# FINANCIAL SUMMARY

## PROFORMA

	Current	Proforma
GROSS INCOME	\$164,688.00	\$181,980.00

## EXPENSES

Real Estate Taxes	\$23,413.50	\$23,413.50
Insurance	\$6,842.00	\$6,842.00
Utilities	\$4,940.52	\$4,940.52
Repairs & Maintenance	\$4,580.00	\$4,580.00
Landscaping	\$1,800.00	\$1,800.00
Trash	\$5,477.76	\$5,477.76
Total Expenses	\$47,053.78	\$47,053.78

NET OPERATING INCOME	\$117,634.22	\$134,926.22
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CAP Rate	5.47%	6.28%
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Gross Income Multiple	13.05	11.81
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# RENT ROLL

Unit #	Unit Type	Current Rent	Proforma Rent
1	1 Bed 1 Bath	\$1,800.00	\$1,995.00
2	1 Bed 1 Bath	\$1,750.00	\$1,995.00
3	2 Bed 1.5 Bath	\$2,230.00	\$2,395.00
4	2 Bed 1.5 Bath	\$2,150.00	\$2,395.00
5	1 Bed 1 Bath	\$1,825.00	\$1,995.00
6	1 Bed 1 Bath	\$1,819.00	\$1,995.00
7	2 Bed 1.5 Bath	\$2,150.00	\$2,395.00
TOTAL		\$13,724.00	\$15,165.00
GROSS ANNUAL INCOME		\$164,688.00	\$181,980.00



# COMPANY PROFILE

Baboudjian Properties is a full-service brokerage firm, providing clients with a range of real estate and property management services. Our array of knowledge extends beyond the typical real estate and management advisory company. We are comprised of experienced, knowledgeable, and talented individuals who work closely together to reach our clients' objective. With over 100 transactions completed, we combine our expertise in various amounts of ways to ensure that the specific needs of each one of our clients are met in a very focused way.

## **Jack Baboudjian** **BROKER**

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818.244.5151

Jack Baboudjian is an innovator, with uncompromising real estate instincts, servicing clients for well over a decade. Jack's extensive real estate experience, coupled with deal evaluation and analysis, property management, marketing and leasing, attributes to his clients' overall growth.

Jack received two Bachelor Degrees, in Business Administration and Accounting, from the University of Southern California. Jack holds a Real Estate Broker License from the State of California, and an Entrepreneurial Certificate from the Lloyd Greif Center of Entrepreneurial Studies.



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**REAL ESTATE SALES & ADVISORY SERVICES**

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