

**10136 Silverton
Tujunga, CA
91042**

**\$1,515,000
5 Units**

**5.50 % CAP Rate
12.48 GRM**



Jack Baboudjian
License No. 01372116

Baboudjian Properties, Inc.
655 N. Central Ave. 17th Floor
Glendale, CA 91203
818.244.5151
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OVERVIEW

Located across the street from Pinewood Elementary School, the Silverton Apartments is a large 5-unit complex, with a great unit mix.

The soft-story retrofit requirement has been completed, and capex pass-throughs implemented by Landlord!

Stable tenants and steady cash-flow, makes the Silverton Apartments a great property for any investor to own.

OFFERING SUMMARY

- Price: \$1,515,000
- Units: 5
- Gross Income: \$121,417.08
- GIM: 12.48 CAP Rate: 5.50 %

PROPERTY HIGHLIGHTS

- Building SF: 5,120
- Lot SF: 6,573
- Year Built: 1964
- Parking Spaces: 10

LOCATION HIGHLIGHTS

- Great Centralized Location
- High Demand Neighborhood
- Transportation Access
- Across from Elementary School



PROPERTY PHOTOS



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PROPERTY PROFILE



5 Units in Total

1 unit — 2 Beds 1 Bath

2 units — 2 Beds 1 1/2 Baths

2 units — 3 Beds 2 Baths



Wall Unit ACs

Heating

Stove/Ovens

Garbage Disposals



Individual Gas Meters

Individual Electric Meters

Communal Laundry Area

Soft-Story Retrofitted



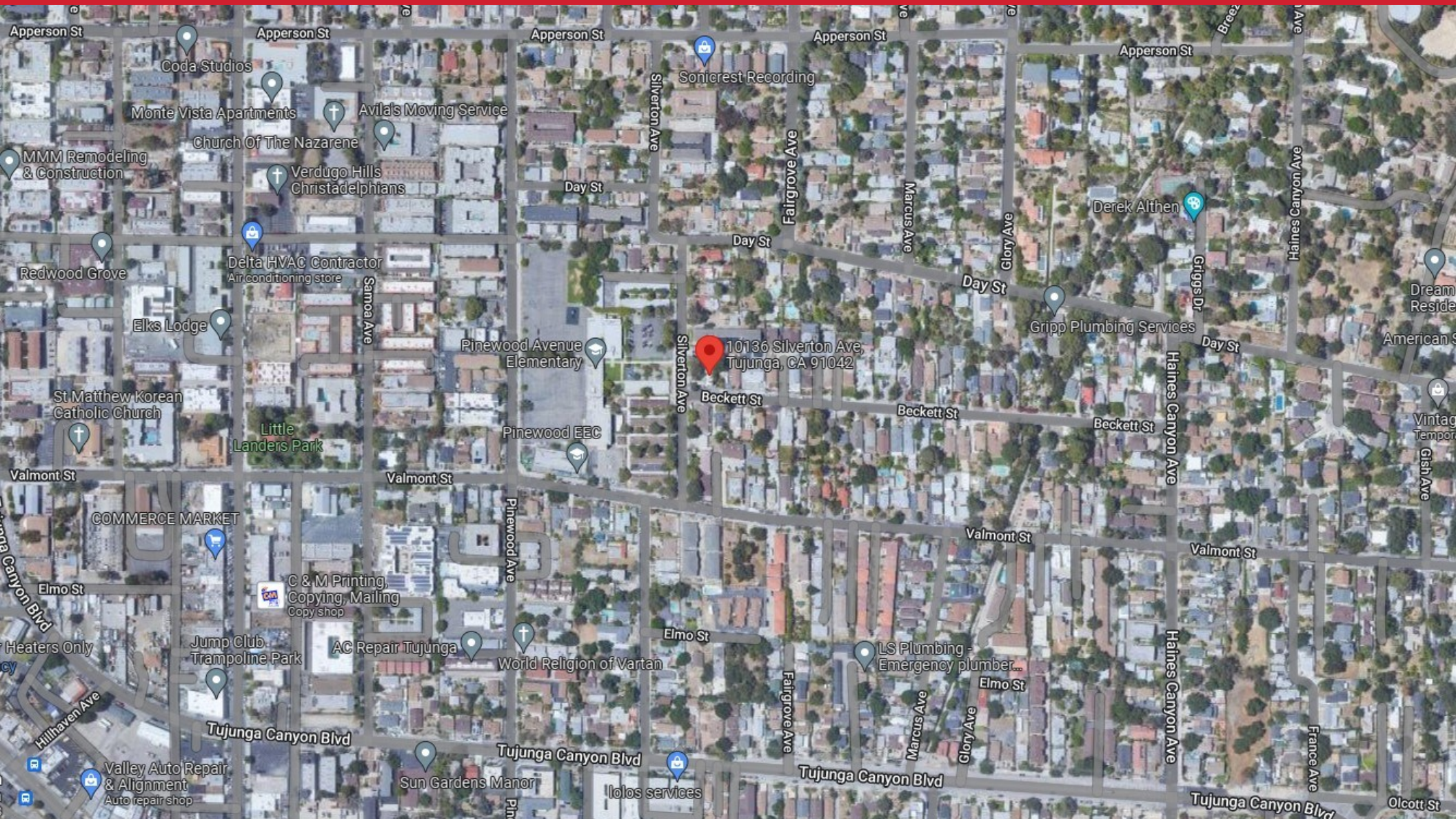
Stable Cash-Flow

Steady Tenants

Easy to Manage

Across from School

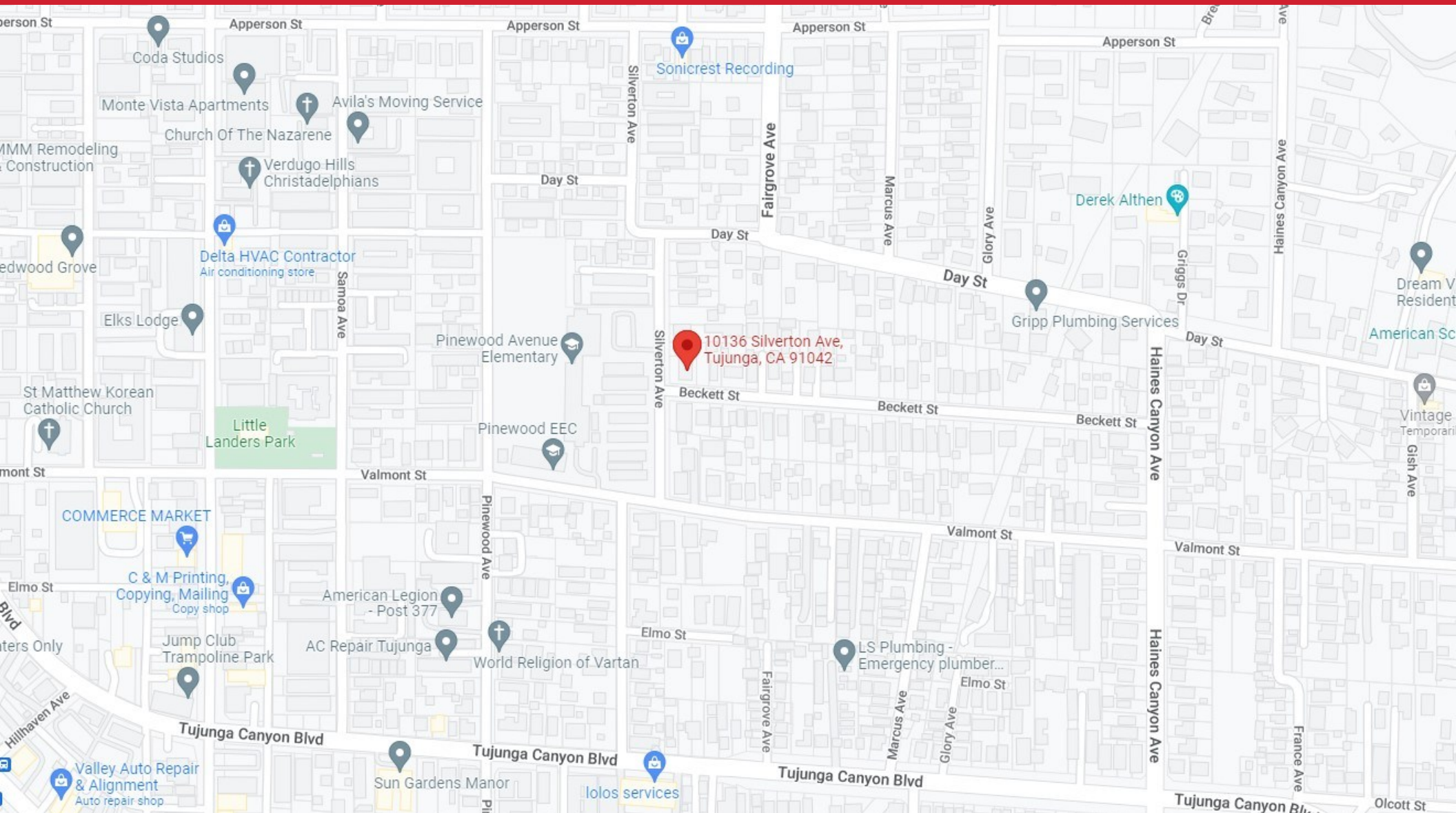
AERIAL MAP



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STREET MAP



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FINANCIAL SUMMARY

| PROFORMA | | |
|----------------------------------|---------------------|---------------------|
| | Current | Proforma |
| GROSS INCOME | \$121,417.08 | \$154,320.00 |
| EXPENSES | | |
| Real Estate Taxes | \$18,175.32 | \$18,175.32 |
| Insurance | \$6,653.55 | \$6,653.55 |
| Utilities | \$4,476.15 | \$4,476.15 |
| Repairs & Maintenance | \$4,075.00 | \$4,075.00 |
| Landscaping | \$1,080.00 | \$1,080.00 |
| Trash | \$3,627.60 | \$3,627.60 |
| Total Expenses | \$38,087.62 | \$38,087.62 |
| NET OPERATING INCOME | \$83,329.46 | \$116,232.38 |
| CAP Rate | 5.50 % | 7.67 % |
| Gross Income Multiple | 12.48 | 9.82 |



RENT ROLL

| Unit # | Unit Type | Current Rent | Proforma Rent |
|------------------------|----------------|--------------|---------------|
| 1 | 3 Bed 2 Bath | \$1,702.45 | \$2,995.00 |
| 2 | 3 Bed 2 Bath | \$2,650.48 | \$2,995.00 |
| 3 | 2 Bed 1.5 Bath | \$2,295.00 | \$2,295.00 |
| 4 | 2 Bed 1 Bath | \$1,687.22 | \$2,195.00 |
| 5 | 2 Bed 1.5 Bath | \$1,707.94 | \$2,295.00 |
| | | | |
| TOTAL | | \$10,043.09 | \$12,775.00 |
| Other Income (Laundry) | | \$75.00 | \$85.00 |
| | | | |
| GROSS ANNUAL INCOME | | \$121,417.08 | \$154,320.00 |
| | | | |
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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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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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