

**10136 Silverton
Tujunga, CA
91042**

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

**5.50 % CAP Rate
12.48 GRM**



BP BABOUDJIAN
PROPERTIES

Jack Baboudjian
License No. 01372116

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

CONTENTS

OVERVIEW	3
PROPERTY PHOTOS	4
PROPERTY INFORMATION	5
AERIAL MAP	6
STREET MAP	7
FINANCIAL SUMMARY	8
RENT ROLL	9
COMPANY PROFILE	10



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



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

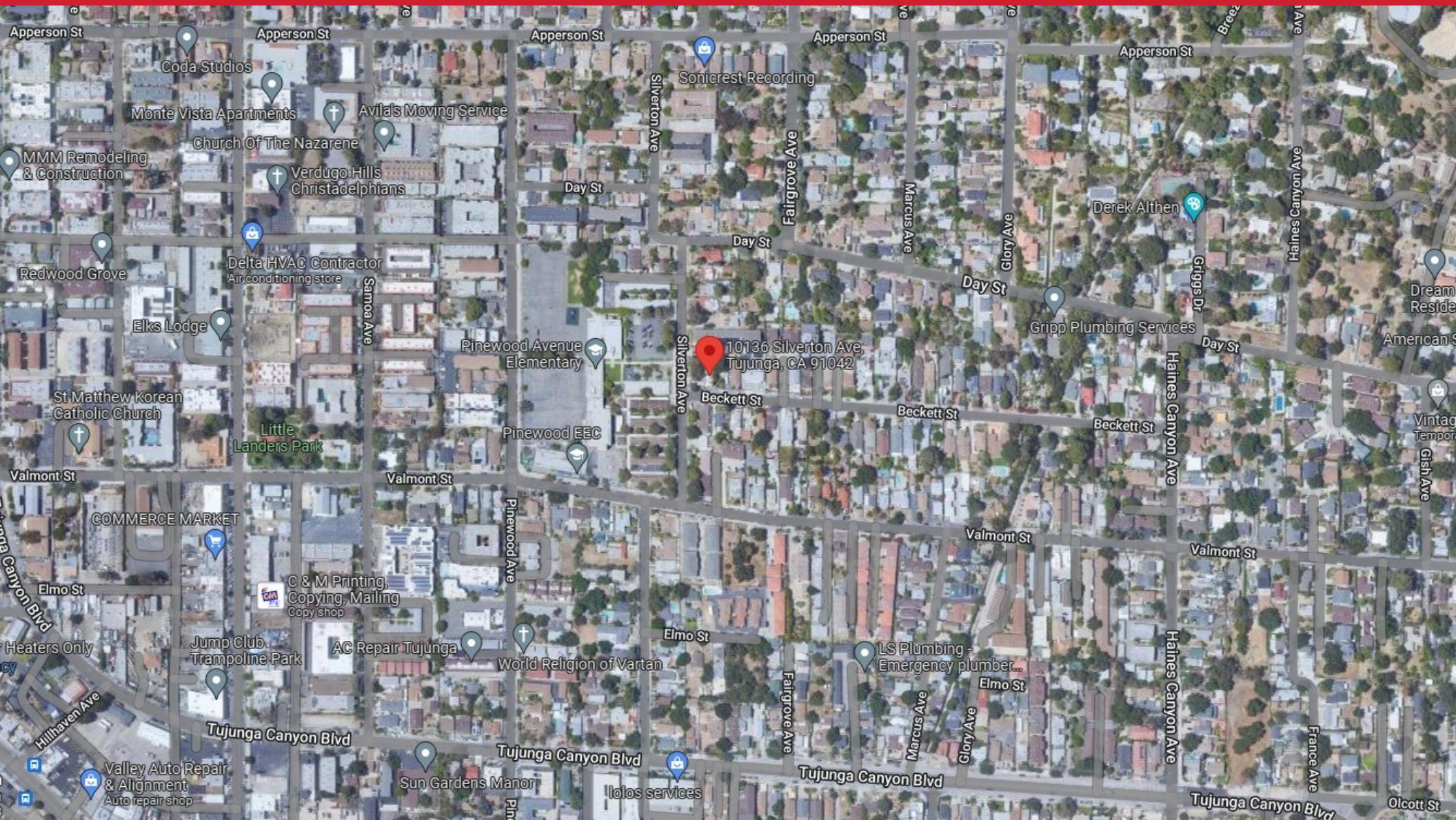


Individual Gas Meters
Individual Electric Meters
Communal Laundry Area
Soft-Story Retrofitted



Stable Cash-Flow
Steady Tenants
Easy to Manage
Across from School

AERIAL MAP

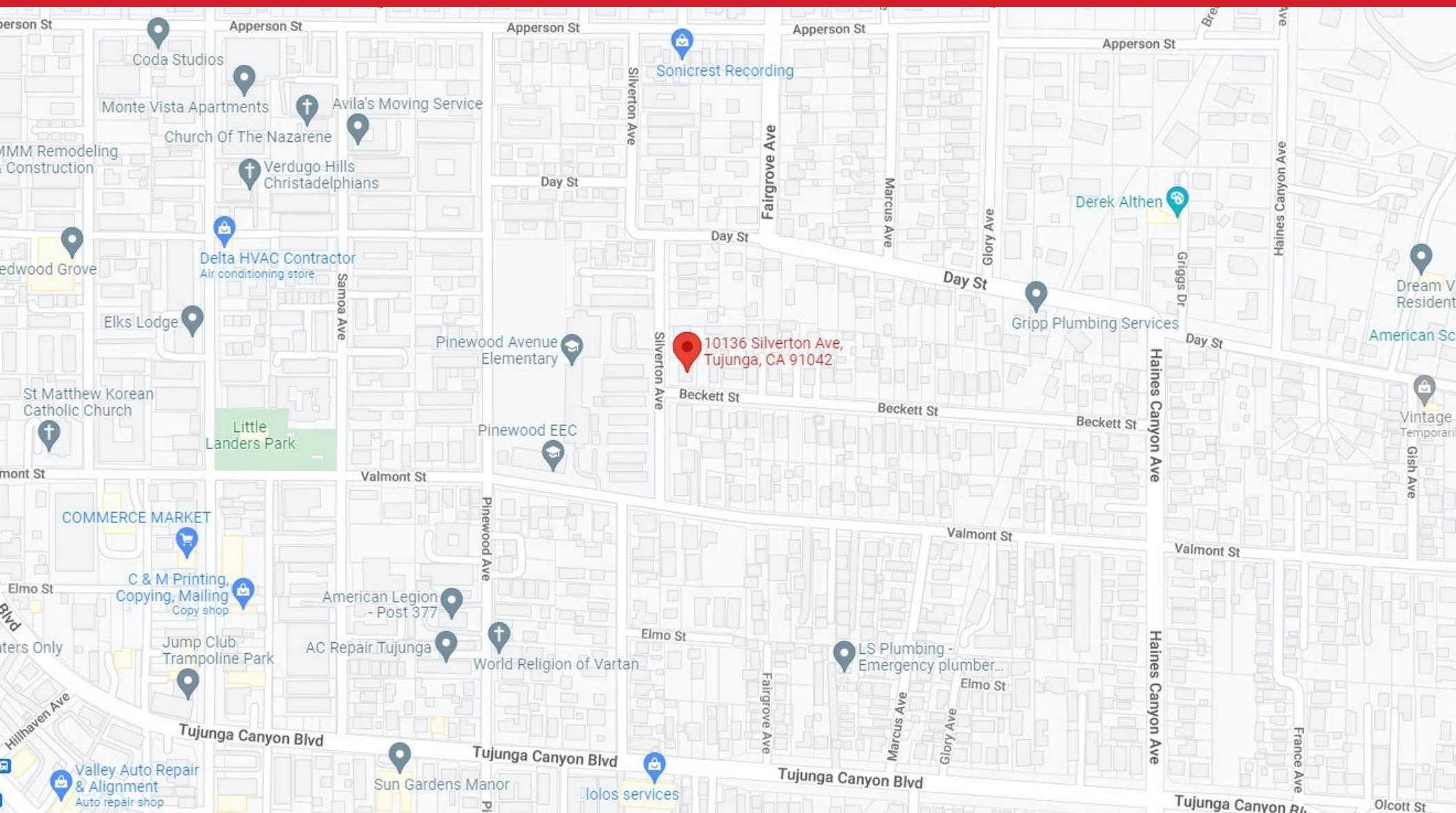


BP BABOUDJIAN
PROPERTIES

Jack Baboudjian
License No. 01372116

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

STREET MAP



BP BABOUDJIAN
PROPERTIES

Jack Baboudjian
License No. 01372116

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

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



BP BABOUDJIAN
PROPERTIES

Jack Baboudjian
License No. 01372116

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

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		



Jack Baboudjian
License No. 01372116

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

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

contact@babprop.com
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.



BP BABOUDJIAN
PROPERTIES

Jack Baboudjian
License No. 01372116

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

10136 Silverton Ave. Tujunga, CA



REAL ESTATE SALES & ADVISORY SERVICES
655 N. CENTRAL AVE. | 17TH FLOOR | GLENDALE, CA 91203
WWW.BABPROP.COM