



# Vista Garden Apartments



**34 Units | 88% 2BR/2BA with  $\pm 25\%$  Rental Upside | \$7,250,000**  
**20951 Roscoe Blvd. Canoga Park, CA 91304**



88% of units are spacious  
2-bedroom, 2-bath unit types



Private patios and balconies  
available in many units



Value-add investment with  
 $\pm 25\%$  rental upside potential



Swimming pool and two  
on-site laundry facilities



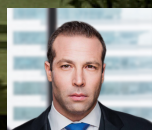
Select units feature stainless  
steel appliances, granite  
countertops & hardwood-style  
floors



Controlled-access entry, gated  
parking with assigned spaces,  
and security cameras  
throughout



**RAY RODRIGUEZ**  
 Founding Partner  
 Multifamily Investment Sales  
 CA License #01402283  
 T. 866-582-7865  
 E. ray@lucrumre.com



**MATT FREEDMAN**  
 Partner  
 Commercial Real Estate Sales  
 CA License #01487954  
 T. 310-275-3800  
 E. matt@lucrumre.com



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Raymond A. Rodriguez  
Founding Partner  
Tel. 866.582.7865  
ray@lucrumre.com

Mathew Freedman  
Partner  
Tel. 310.275.3800  
matt@lucrumre.com



20951 Roscoe Blvd. Canoga Park, CA 91304

34 Units

SUMMARY	CURRENT	MARKET
Purchase Price:	\$7,250,000	
Down Payment: 35%	\$2,537,500	
Number of Units:	34	
Cost per Legal Unit:	\$213,235	
Current GRM:	8.74	6.96
Current CAP:	5.96%	8.79%
Year Built:	1963	
Approx. Building SF:	34,370	
Cost per Building SF:	\$210.94	
Approx. Lot SF:	35,494	
Zoning:	LAR3	
Gated Parking:	34	

PROPOSED FINANCING	
Loan:	\$4,712,500
Interest:	5.79%
Interest Type:	3 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A

ANNUAL OPERATING DATA	CURRENT	MARKET
Scheduled Gross Income:	\$829,461	\$1,040,979
Less Vacancy Reserve:	(\$24,884) 3.00% *	(\$31,229) 3.00% *
Gross Operating Income:	\$804,577	\$1,009,750
Less Expenses:	(\$372,669) 44.93% *	(\$372,669) 35.80% *
Net Operating Income:	\$431,908	\$637,081
Less Debt Service:	(\$331,449)	(\$331,449)
Pre-Tax Cash Flow:	\$100,459 3.96% **	\$305,632 12.04% **
Plus Principal Reduction:	\$60,175	\$60,175
Total Return Before Taxes:	\$160,635 6.33% **	\$365,807 14.42% **
* As a percentage of Scheduled Gross Income. ** As a percentage of Down Payment.		

HIGHLIGHTS
<b>Property</b>
* 88% of units consist of 2+2's
* Potential rental upside of ±25%
* Secured entry & gated parking
* Value-added opportunity
* Units feature balconies & patios
<b>Location</b>
* Near public transportation
* Central Canoga Park location
* Conveniently near 101 & 118

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
1	S+1	-	\$1,601	\$1,601	\$1,625	\$1,625
1	1+1		\$1,775	\$1,775	\$1,795	\$1,795
30	2+2		\$1,920	\$57,608	\$2,450	\$73,500
2	3+2		\$2,801	\$5,602	\$3,195	\$6,390
Monthly Scheduled Rent:				\$66,586		\$83,310
Laundry Income:				\$449		\$449
Parking Income:				\$700		\$700
RUBS:				\$1,290		\$2,193
Other Income:				\$96		\$96
Monthly SGI:				\$69,122		\$86,748
Annual SGI:				\$829,461		\$1,040,979
Utilities Paid by Tenant:			Electricity & Gas			

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$90,625
Insurance (New)		\$38,750
Maint. / Repairs		\$38,788
Utilities		\$99,494
Landscaping		\$1,800
Pool		\$2,190
Rubbish		\$18,452
Misc		\$8,500
Off-Site Mgmt.		\$41,473
On-Site Mgmt.		\$32,596
Total Expenses:		\$372,669
Per Gross Sq. Ft.:		\$10.84
Expenses Per Unit:		\$10,960.85

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Raymond A. Rodriguez  
Founding Partner  
Tel. 866.582.7865  
ray@lucrumre.com

Mathew Freedman  
Partner  
Tel. 310.275.3800  
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PROPERTY ADDRESS					CITY		STATE	ZIP CODE	
20951 Roscoe Blvd					Canoga Park		CA	91304	
TOTAL # OF UNITS		# OF VACANT UNITS			# OF FURNISHED UNITS			# OF SECTION 8 UNITS	
34		2			0			Unknown	
APT #	TENANT'S NAME	BEDS/BATHS		SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
1		3	2		\$2,806.75				
2		2	2		\$1,995.55				
3		2	2		\$1,369.18				
4		2	2		\$2,312.30				
5		2	2		\$1,727.84				
6		2	2		\$2,125.00				
7		2	2		\$2,325.00				
8		2	2		\$1,521.77				
9		2	2		\$1,588.02				
10		2	2		\$2,209.35				
11		2	2		\$1,569.50				
12		2	2		\$1,157.00				
13		2	2		\$2,450.00	Vacant			
14		2	2		\$2,145.00				
15		3	2		\$2,795.00				
16		2	2		\$2,005.29	Manager			
17		2	2		\$1,765.57				
18		2	2		\$1,945.00				
19		2	2		\$2,276.30				
20		2	2		\$2,343.25				
21		2	2		\$1,995.00				
22		2	2		\$1,315.44				
23		2	2		\$2,363.85				
24		2	2		\$1,533.29				
25		2	2		\$1,302.32				
26		2	2		\$1,611.77				
27		2	2		\$2,450.00				
28		2	2		\$1,973.92				
29		2	2		\$2,075.00				
30		2	2		\$2,450.00	Vacant			
31		2	2		\$2,185.00				
32		2	2		\$1,521.77				
33		1	1		\$1,775.00				
34		5	1		\$1,601.44				

MONTHLY RENTAL INCOME:	\$66,586.47
MONTHLY LAUNDRY INCOME:	\$449.00
MONTHLY PARKING INCOME:	\$700.00
RUBS INCOME:	\$1,290.00
OTHER INCOME:	\$96.00
TOTAL GROSS MONTHLY INCOME:	\$69,121.47

**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent?

<input type="checkbox"/>	Electricity	<input type="checkbox"/>	Gas
<input checked="" type="checkbox"/>	Garbage	<input type="checkbox"/>	Heat
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Water

Is the property subject to rent control?

YES ☒ NO ☐

If YES, what is the current allowable increase per annum?

What has been your average monthly occupancy rate over the preceding 12 Months?

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