



Vista Garden Apartments



34 Units | Attractive Seller Financing Available | \$7,250,000
20951 Roscoe Blvd. Canoga Park, CA 91304



88% of the units consist of 2-bedroom + 2-bath units



Select units have been upgraded & include stainless steel appliances



Roof was replaced in 2018 and all soft-story has been completed



Many units offer private patios & balconies



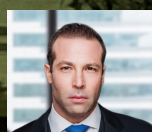
Value-add opportunity with $\pm 27\%$ potential upside in current rents



Building includes secure parking/entry, (2) on-site laundry & swimming pool



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



LUCRUM





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:	40%	\$2,900,000	
Number of Units:		34	
Cost per Legal Unit:		\$213,235	
Current GRM:		8.88	6.98
Current CAP:		5.80%	8.78%
Year Built:		1963	
Approx. Building SF:		34,370	
Cost per Building SF:		\$210.94	
Approx. Lot SF:		35,494	
Zoning:		LAR3	
Gated Parking:		34	

ATTRACTIVE SELLER FINANCING	
Loan:	\$4,350,000
Interest:	4.50%
Interest Type:	5 Years Fixed
Term (Yrs.):	30
Amortization (Yrs.):	30
Other Terms:	N/A
Seller Financing	

ANNUAL OPERATING DATA		CURRENT	MARKET
Scheduled Gross Income:		\$816,440	\$1,039,260
Less Vacancy Reserve:		(\$24,493) 3.00% *	(\$31,178) 3.00% *
Gross Operating Income:		\$791,947	\$1,008,082
Less Expenses:		(\$371,357) 45.48% *	(\$371,357) 35.73% *
Net Operating Income:		\$420,590	\$636,725
Less Debt Service:		(\$264,490)	(\$264,490)
Pre-Tax Cash Flow:		\$156,100 5.38% **	\$372,235 12.84% **
Plus Principal Reduction:		\$70,175	\$70,175
Total Return Before Taxes:		\$226,276 7.80% **	\$442,411 15.26% **
* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.			

HIGHLIGHTS	
Property	
* Attractive Seller financing	
* Spaciopus floorplans	
* Gated entry & parking	
* Value-added opportunity	
* Units feature balconies & patios	
Location	
* 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	-	\$1,555	\$1,555	\$1,595	\$1,595
1	1+1		\$1,775	\$1,775	\$1,795	\$1,795
30	2+2		\$1,892	\$56,765	\$2,450	\$73,500
2	3+2		\$2,760	\$5,520	\$3,195	\$6,390
Monthly Scheduled Rent:				\$65,615		\$83,280
Laundry Income:				\$336		\$336
Parking Income:				\$700		\$700
RUBS:				\$1,290		\$2,193
Other Income:				\$96		\$96
Monthly SGI:				\$68,037		\$86,605
Annual SGI:				\$816,440		\$1,039,260
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		\$92,434
Landscaping		\$9,151
Pool		\$2,190
Rubbish		\$17,502
Misc		\$8,500
Off-Site Mgmt.		\$40,821
On-Site Mgmt.		\$32,596
Total Expenses:		\$371,357
Per Gross Sq. Ft.:		\$10.80
Expenses Per Unit:		\$10,922.27

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group licensed with Equity Union Commercial, CA Lic. #01811831.



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

Mathew Freedman
Partner
Tel. 310.275.3800
matt@lucrumre.com



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		1			0			Unknown	
APT #	TENANT'S NAME	BEDS/BATHS	SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS	
1		3	2	\$2,725.00					
2		2	2	\$1,995.55					
3		2	2	\$1,369.18					
4		2	2	\$2,245.00					
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	\$2,145.00					
11		2	2	\$1,569.50					
12		2	2	\$1,157.00					
13		2	2	\$1,941.47					
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	\$2,210.00					
20		2	2	\$2,275.00					
21		2	2	\$1,995.00					
22		2	2	\$1,315.44					
23		2	2	\$2,295.00					
24		2	2	\$1,533.29					
25		2	2	\$1,611.77					
26		2	2	\$1,302.32					
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	\$1,554.80					

MONTHLY RENTAL INCOME:	\$65,614.50
MONTHLY LAUNDRY INCOME:	\$336.00
MONTHLY PARKING INCOME:	\$700.00
RUBS INCOME:	\$1,290.00
OTHER INCOME:	\$96.00
TOTAL GROSS MONTHLY INCOME:	\$68,036.50

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?

98%

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group licensed with Equity Union Commercial, CA Lic. #01811831.