
ALLY COMMERCIAL REAL ESTATE
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REAL ESTATE
630 NARANJA DR
$1,945,000

630 NARANJA DR

PRICE	$1,945,000
NUMBER OF UNITS	4
PRICE PER UNIT	$486,250
BLDG SQFT	4,838
LOT SIZE	5,636
PRICE PER SQFT	$402.03
PRICE PER SQFT (LAND)	$345.10
YEAR BUILT	1929
APN	5646-016-006
ZONING	GLR4YY
CURRENT GRM	15.05
MARKET GRM	13.74
CURRENT CAP	4.77%
MARKET CAP	5.39%
CURRENT NOI	$92,867
PRO FORMA NOI	$104,891

THE OPPORTUNITY

Executive Summary

Property Overview:

The 630 Naranja Dr Apartment Building is an excellent investment option in the thriving Glendale, CA real estate market. Its prime location, strong rental demand, and potential for value appreciation make it an attractive prospect for investors and owner-users alike seeking stable income and long-term growth. This 4 unit Spanish style building consists of four large 2+1 units with spacious bedrooms, very large living rooms and dining areas. All are currently occupied with very nice and on-time paying tenants. Improvements include updated electrical meters, copper plumbing, recent exterior paint and newly resurfaced back yard common area.

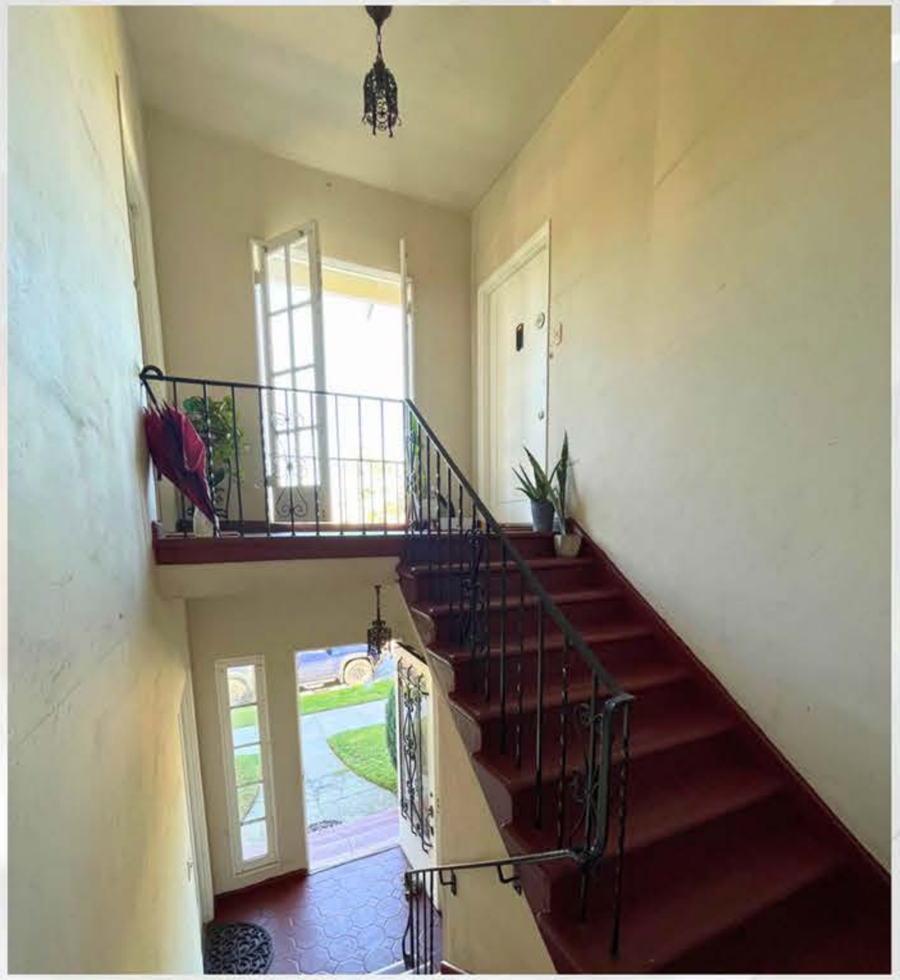
Location Highlights:

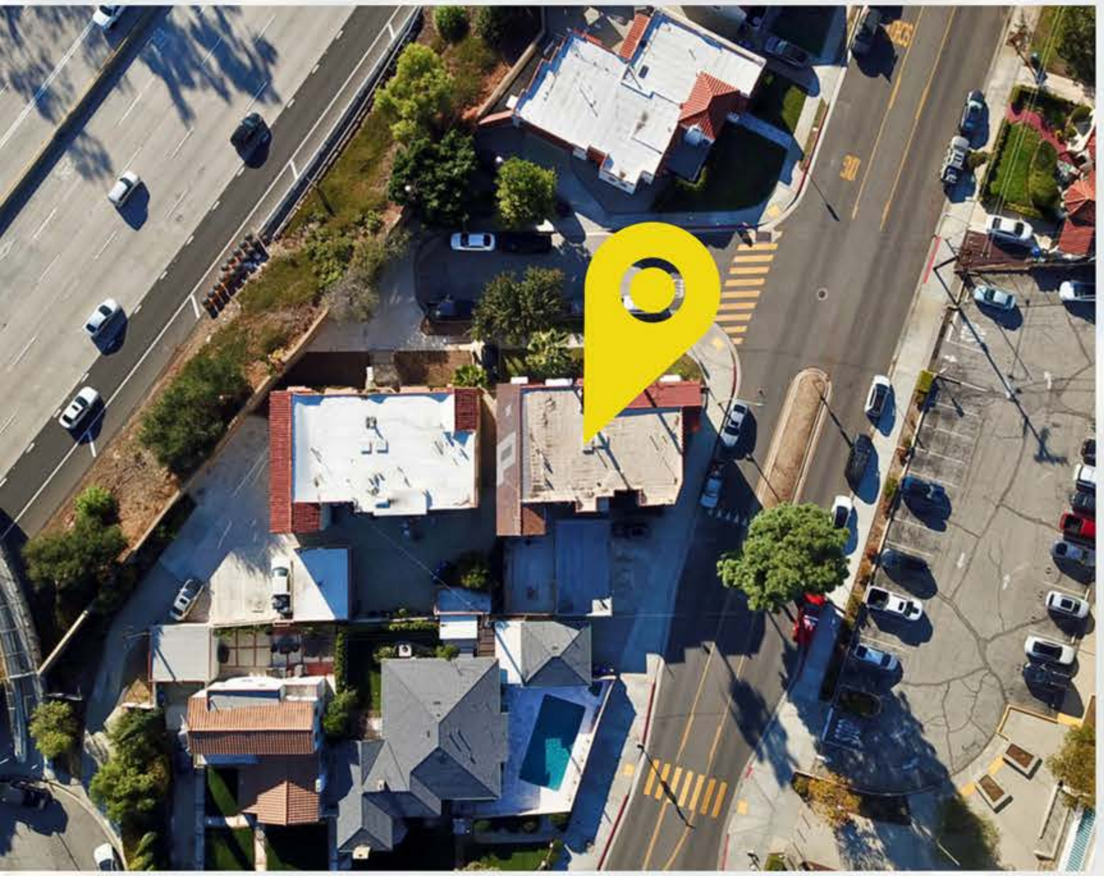
Glendale, California, offers a host of amenities and attractions that make it an appealing location for holding properties. Whether you own residential or commercial real estate, the city's amenities enhance property values and appeal to a diverse range of tenants and potential buyers. Glendale is well know for their excellent schools, recreational parks, cultural attractions, job opportunities, healthcare facilities, safety and community services.

Investment Highlights:

- Prime Location: The property is strategically located in Glendale, one of the most desirable cities in the Los Angeles metropolitan area, renowned for its strong rental market and diverse economy.
- Strong Rental Demand: Glendale's housing market has shown consistent growth, with high demand for rental units, making this apartment building an attractive income-generating investment.
- Transportation Access: The property offers excellent access to major highways, public transportation, and is within a short drive of downtown Los Angeles, making it convenient for both commuters and residents.
- Property sits on a corner lot and right across the street from Woodrow Wilson Middle school. (Great Exposure)
- Detached 4 car garage could make for a great ADU play, buyer to verify.


Naranja Dr
600

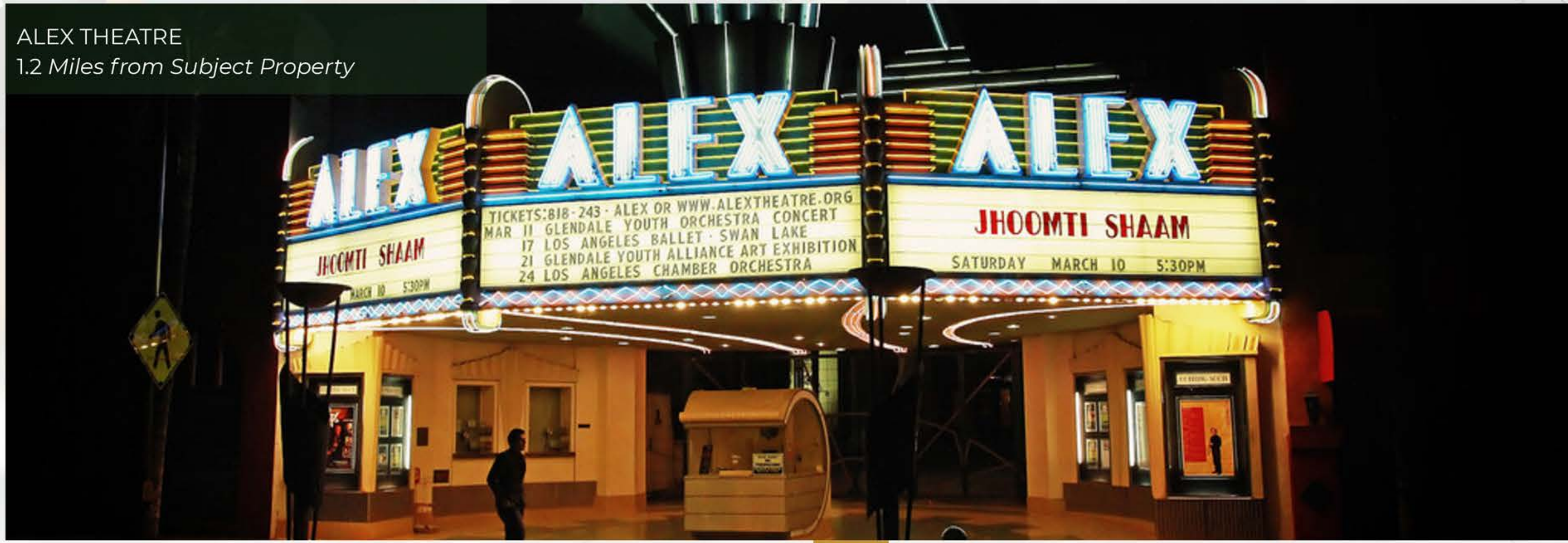




WOODROW WILSON MIDDLE SHCOOL
Right Across the Street

GLENDALE AMERICANA
1.5 *Miles from Subject Property*

ADVENTIST HEALTH GLENDALE
0.9 Miles from Subject Property



ALEX THEATRE
1.2 *Miles from Subject Property*

RENT ROLL

UNIT	BD/BA	CURRENT RENT	MARKET RENT	MOVE IN DATES
01	2+1	$2,587	$2,950	06/01/2013
02	2+1	$2,587	$2,950	06/01/2013
03	2+1	$2,793	$2,950	01/26/2018
04	2+1	$2,800	$2,950	04/14/2022
TOTAL		**$10,767**	**$11,800**	

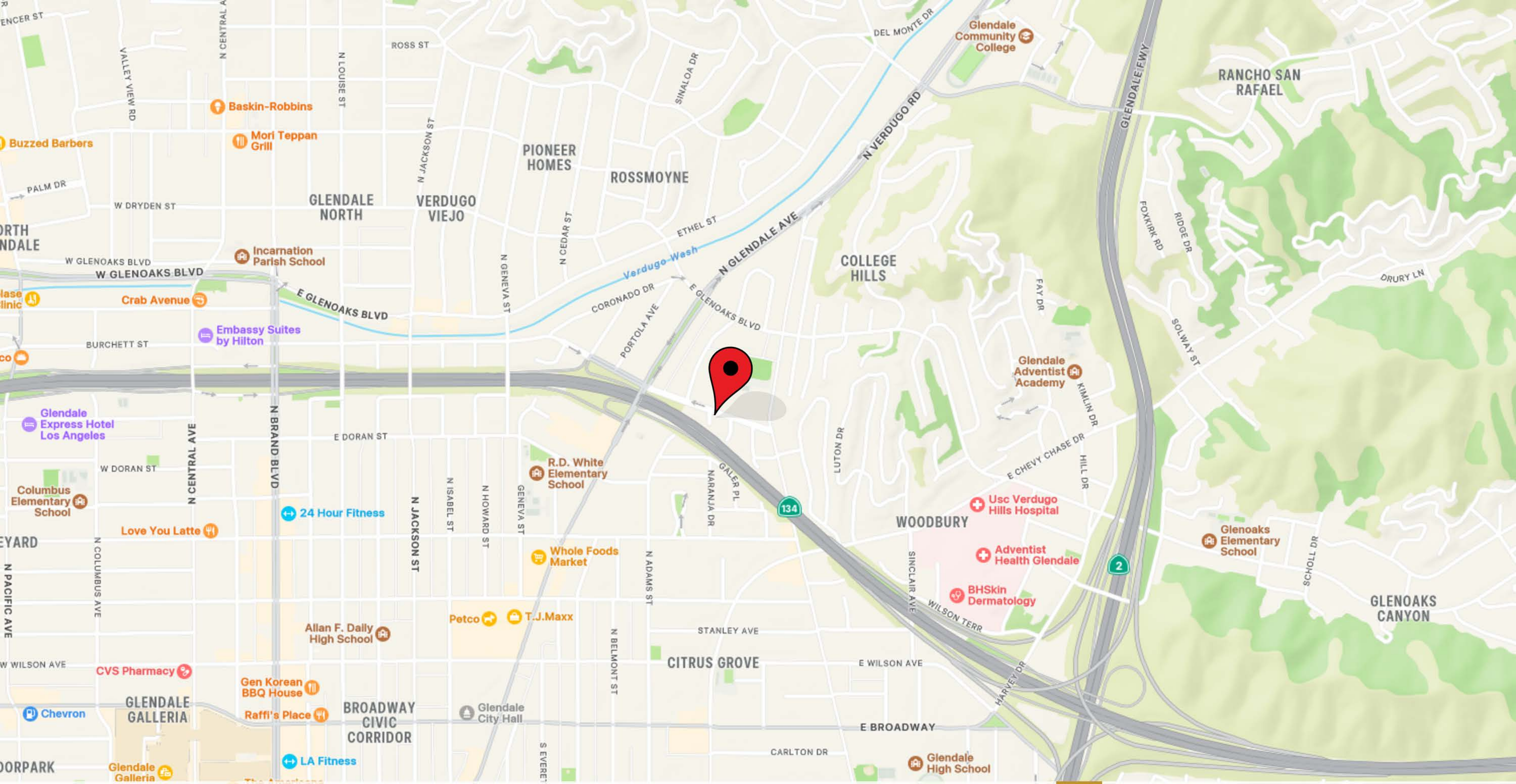
FINANCIAL ANALYSIS		
PRICE	**$1,945,000**	
Down Payment	$680,750	35%
Number of Units	4	
Price Per Unit	$486,250	
Price Per SqFt	$402.03	
Gross SqFt	4,838	
Lot Size	5,636	
Yea Built	1929	

RETURNS	CURRENT	PRO FORMA
CAP RATE	**4.77%**	**5.39%**
GRM	15.05	13.74
Cash-on-Cash	0.46%	2.23%

LOAN SUMMARY	1ST LOAN
LOAN AMOUNT	**$1,264,250**
Interest Rate	5.88%
Amortization	30
Debt Coverage Ratio	1.03

INCOME		CURRENT		PRO FORMA
GROSS SCHEDULED RENT		**$129,204.00**		**$141,600.00**
Less: Vacancy/Deductions	3.00%	$3,876.12	3.00%	$4,248.00
Total Effective Rental Income		$125,327.88		$137,352.00
Other Income:		$0.00		$0.00
Effective Gross Income:		$125,327.88		$137,352.00
Less: Expenses	25.12%	$32,460.48	22.92%	$32,460.48
NET OPERATING INCOME		**$92,867.40**		**$104,891.52**
Debt Service		-$89,742.19		-$89,742.19
Net Cash Flow After Debt Service	0.46%	$3,125.21	2.23%	$15,149.33
Principal Reduction		$15,891.00		$15,891.00
TOTAL RETURN	2.79%	**$19,016.21**	4.56%	**$31,040.33**

EXPENSES	CURRENT	PRO FORMA
Taxes	$21,037.98	$21,037.98
Insurance	$3,628.50	$3,628.50
Repairs/Maintenance	$2,000.00	$2,000.00
Pest Control	$480.00	$480.00
Reserves	$1,000.00	$1,000.00
Landscaping	$1,200.00	$1,200.00
Utilities	$3,114.00	$3,114.00
TOTAL EXPENSES	$32,460.48	$32,460.48
Expenses/Unit	$5,410.08	$5,410.08
Expenses/SF	$6.71	$6.71



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630 NARANJA DRIVE

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