

6444 Mammoth Ave, Van Nuys, CA 91401
6 Unit Multifamily Investment | Primarily 2 Bedroom Units



RE/MAX
COMMERCIAL & INVESTMENT REALTY

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6444 Mammoth Avenue

Property Profile

Property Address:	6444 Mammoth Ave Van Nuys, CA 91401
Assessor Parcel #:	2238-013-036
Units:	6
Year Built:	1958
Building Size:	4,750
Lot Size:	9,693
Zoning:	LAR3
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Onsite



Investment Highlights

- Plenty of Onsite Parking.
- Situated in Valley Glen.
- Assumable Financing at 4.41%.
- Minutes to Sherman Oaks and North Hollywood Arts District.
- Opportunity to Add Multiple ADUs per Parcel.

Investment Summary

Luis Morales and Enrique Viramontes proudly present The Mammoth Court Apartments located in the highly sought-after pocket of Valley Glen.

6444 Mammoth Ave offers a unit mix of (4) spacious two-bedroom + one-bath apartments and (2) one-bedroom + one-bath units for a total of 6 units. The property includes tenant amenities such as an onsite laundry facility, covered onsite parking, and a tranquil sitting area.

Moreover, the property just adjacent located on 6438 can also be purchased together to own at total of 16 units side by side with no requirement of an onsite manager. Current loan can be assumed with an interest rate of 4.41% fully amortized due in 2027 with Chase Commercial loan financing.

Its proximity to supermarkets, fitness centers, public transportation, hospitals, schools, and more, makes this offering an ideal investment with tons of upside by adding ADUs or enjoying cash flow from its current state!



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Photos

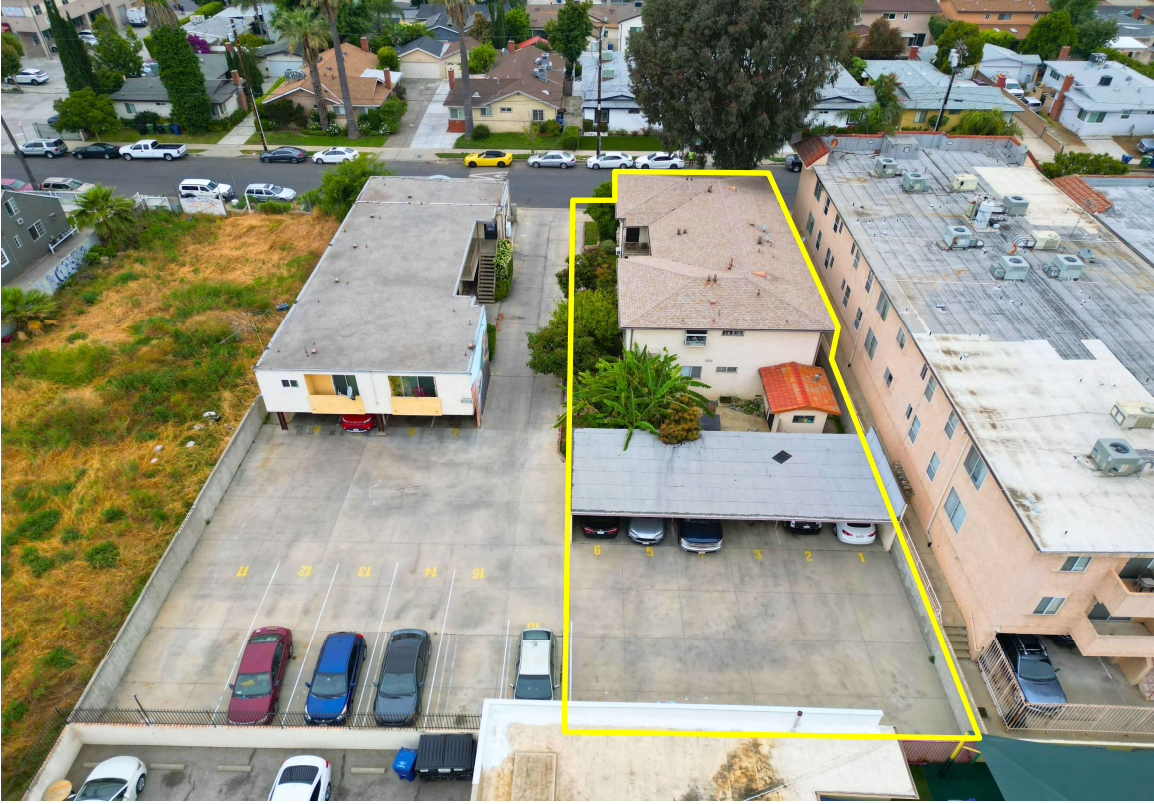


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6444 Mammoth Avenue

Photos



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6444 Mammoth Avenue

Subject Aerial



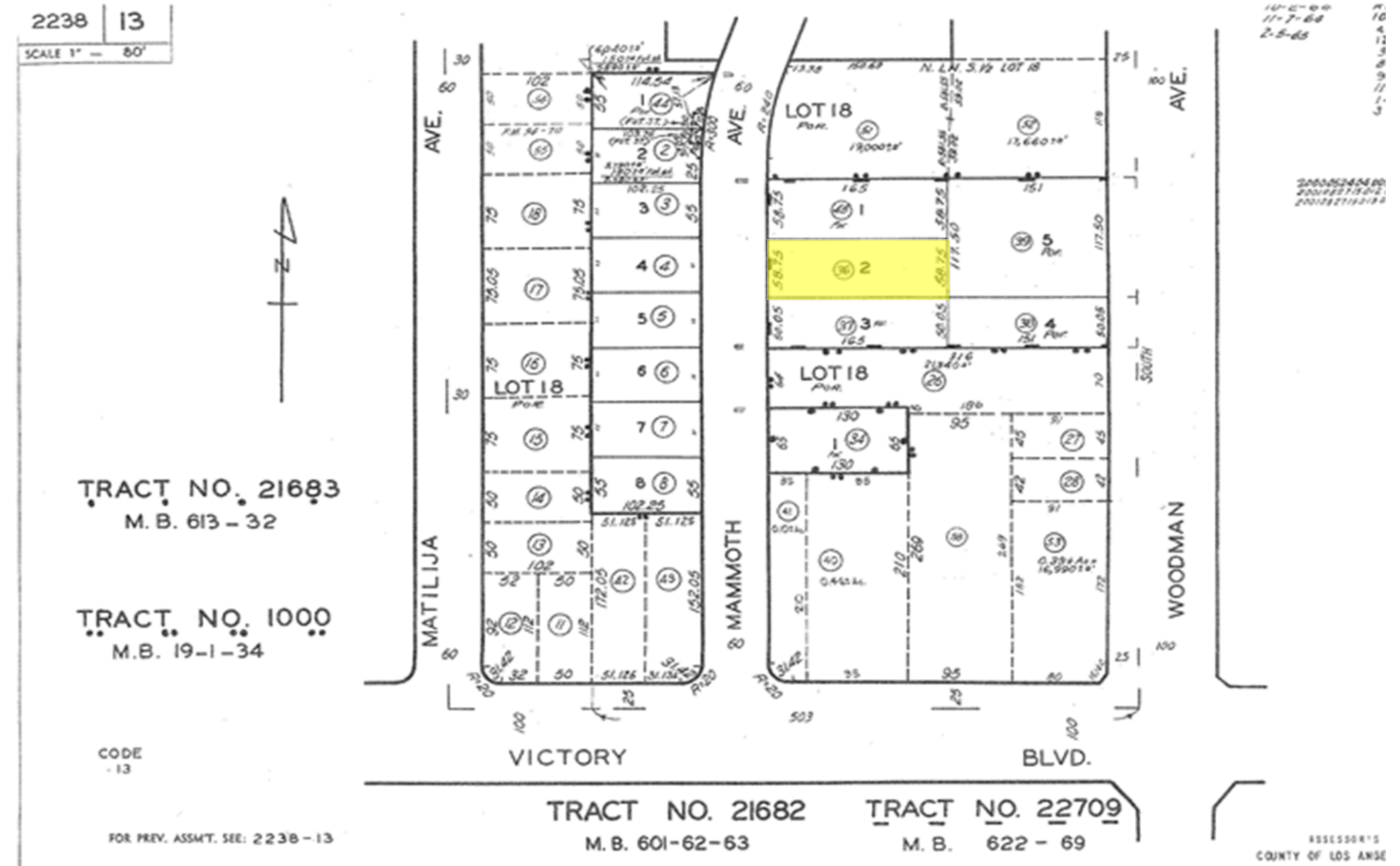
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6444 Mammoth Avenue

Parcel Map



6444 Mammoth Avenue

Current Income & Expense Analysis

6444 Mammoth Ave
Van Nuys, CA 91401

6	W/F Stucco	4,750	9,693	1958	LAR3
No. Units	Construction	Gross Sq. Ft.	Lot Sq. Ft.	Year Built	Zoning

CURRENT ANNUALIZED INCOME

Units	Type	Current	Total
4	2 + 1	\$ 1,423 - 1,800	\$ 6,555
2	1 + 1	\$ 1,127 - 1,170	\$ 2,297
6			\$ 8,852
Laundry Income			\$ 150

CURRENT ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME		\$ 108,022
Vacancy Rate	3.0%	\$ 3,241
GROSS OPERATING INCOME		\$ 104,781
Expenses		
Property Taxes + Direct Assessments		\$ 17,583
New Insurance Quote		\$ 2,940
Water & Power		\$ 5,118
Gas		\$ 283
Landscaping		\$ 1,080
Trash		\$ 1,866
Pest Control		\$ 720
Repairs & Maintenance	5%	\$ 5,239
Reserves for Replacement		\$ 900
Total Expenses	33.1%	\$ 35,730
	Per Unit	\$ 5,955
	Per Foot	\$ 7.52
NET OPERATING INCOME		\$ 69,052



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Current Pricing Analysis and Opinion of Value

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Van Nuys, CA 91401

6	W/F Stucco	4,750	9,693	1958	LAR3
No. Units	Construction	Gross Sq. Ft.	Lot Sq. Ft.	Year Built	Zoning

CURRENT PRICING AND FINANCING

PRICE		\$ 1,375,000
Down Payment	47%	\$ 646,250
First Trust Deed	53%	\$ 728,750
Interest Rate	FIXED 4.41% APR	FRM 5/30
Term	5 /30	

COMMENTS

***Loan Assumption with Chase Commercial Finance

CURRENT SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 108,022
Less Vacancy	3.0%	\$ 3,241
Gross Operating Income		\$ 104,781
Less Expenses	33.1%	\$ 35,730
NET OPERATING INCOME		\$ 69,052
Less Debt Service		\$ 43,843
PRE-TAX CASH FLOW		\$ 25,208
Return %		3.90%
Gross Rent Multiplier		12.73
Capitalization Rate		5.02%
Price per Square Foot		\$ 289.47
Price per Unit		\$ 229,167



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6444 Mammoth Avenue

Proforma Income & Expense Analysis

6444 Mammoth Ave
Van Nuys, CA 91401

6	W/F Stucco	4,750	9,693	1958	LAR3
No. Units	Construction	Gross Sq. Ft.	Lot Sq. Ft.	Year Built	Zoning

PROFORMA ANNUALIZED INCOME

Units	Type	Proforma	Total
4	2 + 1	\$ 2,400	\$ 9,600
2	1 + 1	\$ 1,900	\$ 3,800
6			\$ 13,400
Laundry Income			\$ 150

PROFORMA ANNUALIZED EXPENSES

SCHEDULED GROSS INCOME		\$ 162,600
Vacancy Rate	3.0%	\$ 4,878
GROSS OPERATING INCOME		\$ 157,722
Expenses		
Property Taxes +		\$ 17,583
New Insurance Quote		\$ 2,940
Water & Power		\$ 5,118
Gas		\$ 283
Landscaping		\$ 1,080
Trash		\$ 1,866
Pest Control		\$ 720
Repairs & Maintenance	5%	\$ 7,886
Reserves for Replacement		\$ 900
Total Expenses	23.6%	\$ 38,377
	Per Unit	\$ 6,396
	Per Foot	\$ 8.08
NET OPERATING INCOME		\$ 119,345



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Proforma Pricing Analysis and Opinion of Value

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6	W/F Stucco	4,750	9,693	1958	LAR3
No. Units	Construction	Gross Sq. Ft.	Lot Sq. Ft.	Year Built	Zoning

PROFORMA PRICING AND FINANCING

PRICE		\$ 1,375,000
Down Payment	47%	\$ 646,250
First Trust Deed	53%	\$ 728,750
Interest Rate	FIXED 4.41% APR	FRM 5/30
Term	5 /30	

COMMENTS

***Loan Assumption with Chase Commercial Finance

PROFORMA SCHEDULED INCOME

SCHEDULED GROSS INCOME		\$ 162,600
Less Vacancy	3.0%	\$ 4,878
Gross Operating Income		\$ 157,722
Less Expenses	23.6%	\$ 38,377
NET OPERATING INCOME		\$ 119,345
Less Debt Service		\$ 43,843
PRE-TAX CASH FLOW		\$ 75,502
Return %		11.68%
Gross Rent Multiplier		8.46
Capitalization Rate		8.68%
Price per Square Foot		\$ 289.47
Price per Unit		\$ 229,167



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Rent Roll

Unit #	Unit Type	Current Rent	Market Rent
1	2 + 1	\$1,800	\$2,400
2	1 + 1	\$1,170	\$1,900
3	2 + 1	\$1,532	\$2,400
4	2 + 1	\$1,800	\$2,400
5	1 + 1	\$1,127	\$1,900
6	2 + 1	\$1,423	\$2,400
TOTALS:		\$8,852	\$13,400



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Subject Photo



Pricing Summary

Price:	\$ 1,375,000
Down:	\$ 646,250
Loan Amount:	\$ 728,750
Price / Unit:	\$ 229,167
Price/ Sq Foot	\$ 289.47
GRM:	12.73
GRM (Proforma):	8.55
Cap Rate:	5.02%
Cap Rate(Proforma)	8.68%

Property Profile

No. of Units:	6
Year Built:	1958
Square Footage:	4,750
Lot Size:	9,693
Construction Type:	W/F Stucco
Roof Type:	Composite
Parking:	Onsite
Type:	Apartment Complex
Parcel No.:	2238-013-036



Broker Contact

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 email: lmorales@remaxcir.com

Unit Mix & Rent Schedule

Units	Type	Current Rent Range	Monthly Income	Market Rent	Monthly Income
4	2 + 1	\$ 1,423 - 1,800	\$ 6,555	\$ 2,400	\$ 9,600
2	1 + 1	\$ 1,127 - 1,170	\$ 2,297	\$ 1,900	\$ 3,800

6		\$ 8,852	\$ 13,400
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Income & Expenses

	Current Annualized	Proforma Annualized
Scheduled Gross Income	\$ 106,222	\$ 160,800
Laundry Income	\$ 1,800	\$ 1,800
Total Scheduled Gross Income	\$ 108,022	\$ 162,600
Vacancy Rate 3.0%	\$ 3,241	3.0% \$ 4,878
Effective Operating Income	\$ 104,781	\$ 157,722

Expenses

Property Taxes + D.A.	\$ 17,583	\$ 17,583
New Insurance Quote	\$ 2,940	\$ 2,940
Water & Power	\$ 5,118	\$ 5,118
Gas	\$ 283	\$ 283
Landscaping	\$ 1,080	\$ 1,080
Trash	\$ 1,866	\$ 1,866
Pest Control	\$ 720	\$ 720
Repairs & Maintenance	\$ 5,239	\$ 7,886
Reserves for Replacement	\$ 900	\$ 900
Total Expenses	\$ 35,730	\$ 38,377
Per Unit	\$ 5,955	\$ 6,396
Per Foot	\$ 7.52	\$ 8.08

Net Operating Income	\$ 69,052	\$ 119,345
Less: Debt Service	\$ 43,843	\$ 43,843

Pre-Tax Cash Flow	\$ 25,208	\$ 75,502
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Return	3.90%	11.68%
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NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the recent renovations and upgrades to the property. Property taxes are based on a reassessment at the current tax rate.

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