

Investors dream: Two captivating homes (legal duplex) on a large 6,000 sq ft lot with almost 2,400 sq ft of living space. High-Income property receiving almost \$77,000 in annual rental income. Outstanding GRM of 14.9 and CAP Rate of 5 for Sherman Oaks area. 5454 & 5456 Kester Ave. Located in prime neighborhood of Sherman Oaks within walking distance to sought after and highly-rated Kester Ave Elementary School and close to Ventura Blvd and all it offers. Excellent investment with high rental income, perfect for turn-key investment with rental income to pay your mortgage. Main house is fully remodeled and has 2 bedrooms + family room w/ closet w/sliding door view of spa -could be 3rd bedroom (seller has approved city permit for buyer to convert into 3rd bedroom) + 1+3/4 baths + living room w/ fireplace + brand new kitchen w/ soft close cabinets, quartz countertops, & stainless steel appliances + central hvac+ NEST + hardwood floors + recessed lights + 2-car garage w/ alley access in addition to a large private landscaped yard with fireplace and Spa perfect for gardening, children playing or entertaining family and friends. Second home located in front is beautifully upgraded 2 bedrooms + 1 bath with its own separate in-unit washer/dryer. Please do not walk on property or disturb tenants.



5456 Kester Avenue, Sherman Oaks, Ca 91411 [MLS#BB19028104](#)

Information deemed reliable, but not guaranteed. Customer to verify all information to own satisfaction.

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Property Overview

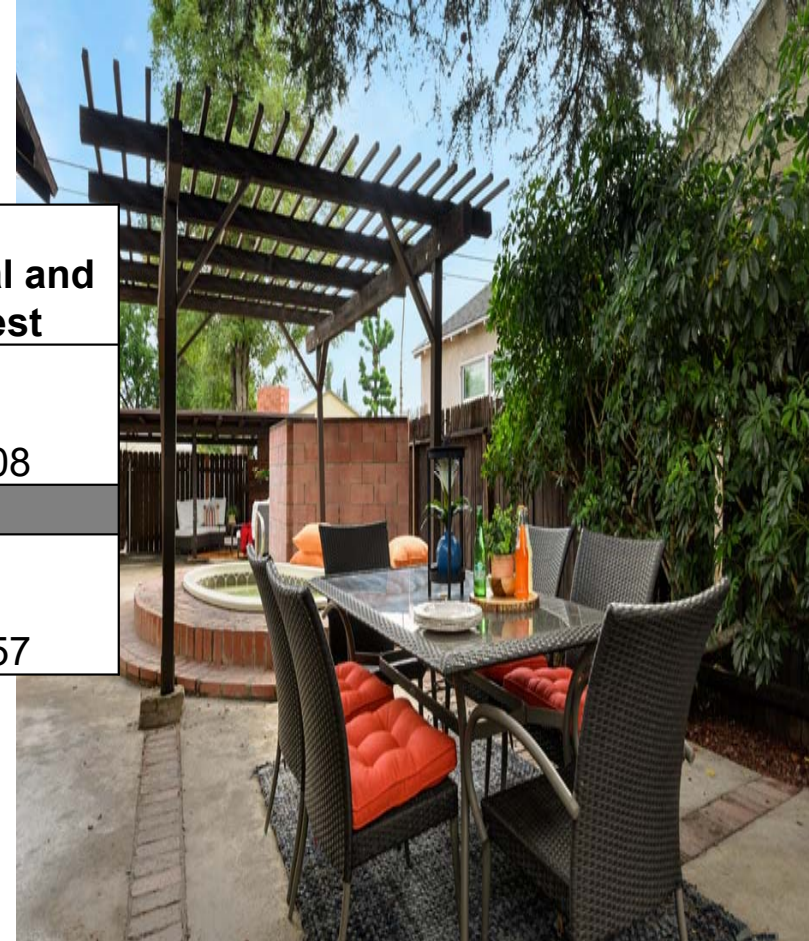
- Address: 5456 Kester Avenue, Sherman Oaks, Ca 91411 (5454 Kester Ave = Front House)
- APN: 2249025026
- # Units: 2
- # Buildings: 2
- Year Built: 1949
- Building Size (SF): 2,365
- Lot Size (SF): 6,000
- Zoning: LARD2
- List Price: \$1,124,999
- Cap Rate: 5
- GRM: 14.9
- Price Per Unit: \$562,499.50
- Price Per SF: \$475.69
- Water: Landlord Pays
- Electric: Separately Metered (Tenant Pays)
- Gas: Separately Metered (Tenant Pays)



Proposed Financing

Investment Financing

Program	Loan Amount	Down Payment	Rate	Principal and Interest
30 year fixed	\$787,499	\$337,500 30%	4.750%	\$4,108
30 year fixed	\$843,749	\$281,250 25%	5.625%	\$4,857



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Rent Roll

Unit #	Status	Unit Type	Unit Size	Current Rent	Current Rent Per Sqft	Pro Forma Rent	Pro Forma Rent Per Sqft
1 Main (Rear)	Occupied	2b/2b	1400 Approx.	\$3895	\$2.78	\$3895	\$2.78
2 Front	Occupied	2b/1b	1000 Approx.	\$2498	\$2.50	\$2498	\$2.50

Gross Potential Income

						Pro Forma Monthly Income
1 Main (Rear)						\$3895
2 Front						\$2498
Gross Potential Income						\$76716

Annualized Expenses

Insurance	\$1080
Water/Sewer	\$1800
Trash	\$500
Gardener	\$1620

Property Photos MAIN HOUSE (Rear)



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Property Photos MAIN HOUSE (Rear)



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Property Photos FRONT HOUSE



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Property Photos FRONT HOUSE



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