



VENTURA INVESTMENT CO.

INVESTMENT REAL ESTATE

Established 1958

TUSCANIA APARTMENTS

35 Units
Ventura, California

Residential Offering



Price: \$5,350,000.00

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Income and Expenses

| UNIT MIX & RENT SCHEDULE | | | | |
|-------------------------------------|-------------|--------------------|---------------------------|-------------------------------|
| UNITS | TYPE | MARKET RENT | ANNUAL MARKET RENT | CURRENT SCHEDULED RENT |
| 9 OCEAN VIEW | 2+1 | \$1,325.00 | \$143,100.00 | \$138,360.00 |
| 8 | 2+1 | \$1,300.00 | \$124,800.00 | \$115,800.00 |
| 18 | 1+1 | \$1,050.00 | \$226,800.00 | \$221,460.00 |
| 35 | | | \$494,700.00 | \$475,620.00 |

* All vacancies are currently leasing at market rent.



INCOME

| | |
|----------------------------------|---------------------|
| Annual Market Rent: | \$494,700.00 |
| Less Vacancy/Loss to Lease - 5%: | \$ 24,735.00 |
| Net Rental Income: | \$469,965.00 |
| Laundry Income: | \$ 4,075.00 |
| Effective Income: | \$474,040.00 |



EXPENSES

| | |
|---|----------------------|
| Administrative | \$ 5,075.00 |
| Advertising | \$ 6,000.00 |
| Payroll | \$ 18,000.00 |
| Repairs & Maintenance | \$ 17,500.00 |
| Management Fee 3.0% | \$ 14,220.00 |
| Utilities | \$ 31,560.00 |
| Contracted Services | \$ 2,500.00 |
| Real Estate Taxes (based on purchase price) | \$ 59,300.00 |
| Insurance | \$ 6,000.00 |
| Replacement Reserve \$200/u | \$ 7,000.00 |
| Total Operating Expenses | \$ 166,855.00 |
| Per Unit | \$ 4,767.00 |

Net Operating Income **\$ 307,185.00**

Price: **\$5,350,000.00**
Price/Unit: **\$ 152,857.00**
Cap Rate: **5.74%**



Ventura Pier



Tuscania Apartments

AMENITIES



Walking distance to downtown Ventura shops, beaches and banks. 3/4 mile to Ventura Pier and California Street. Card access security gates.

- Ocean Views from some units
- Attractive Courtyard
- Free Wireless Internet
- One, and Two-Bedroom Apartment Homes
- Vertical Blinds & Ceiling Fans
- New Signage—2007
- New Doors & Jams—2007
- New Landscaping & Irrigation—2007
- New Plumbing Fixtures—2007
- New Door Hardware-2007

COMMON AREA AMENITIES

- Attractive Courtyard with New Furniture & Fountain
- Water-Conservative Xeriscape Landscaping
- Walk to Middle School and Elementary School



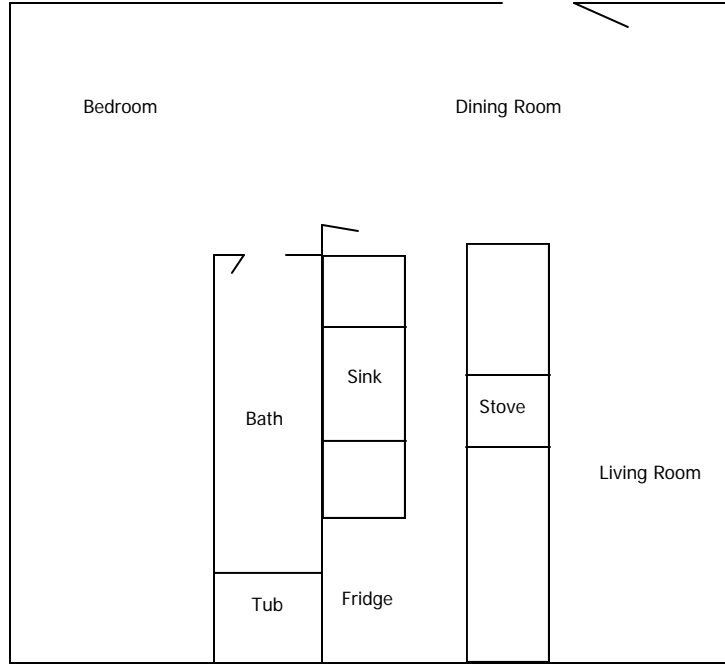
To View the Property.

To schedule a tour of the property, please contact Barton Stern at (805)484-0477 or at bstern@venturainvestmentco.com.

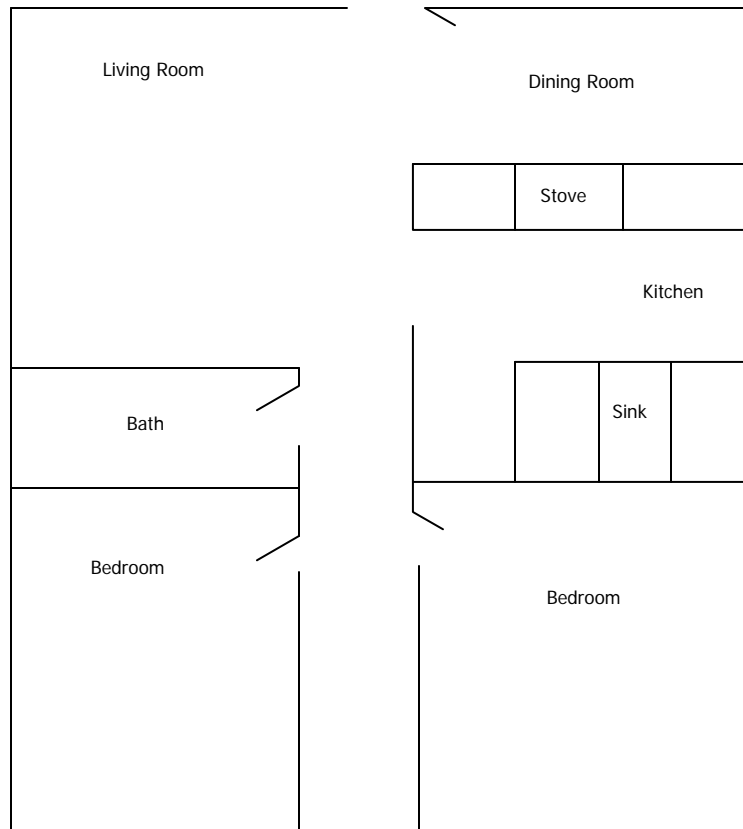


Floor Plans

TUSCANIA APARTMENTS ONE BEDROOM

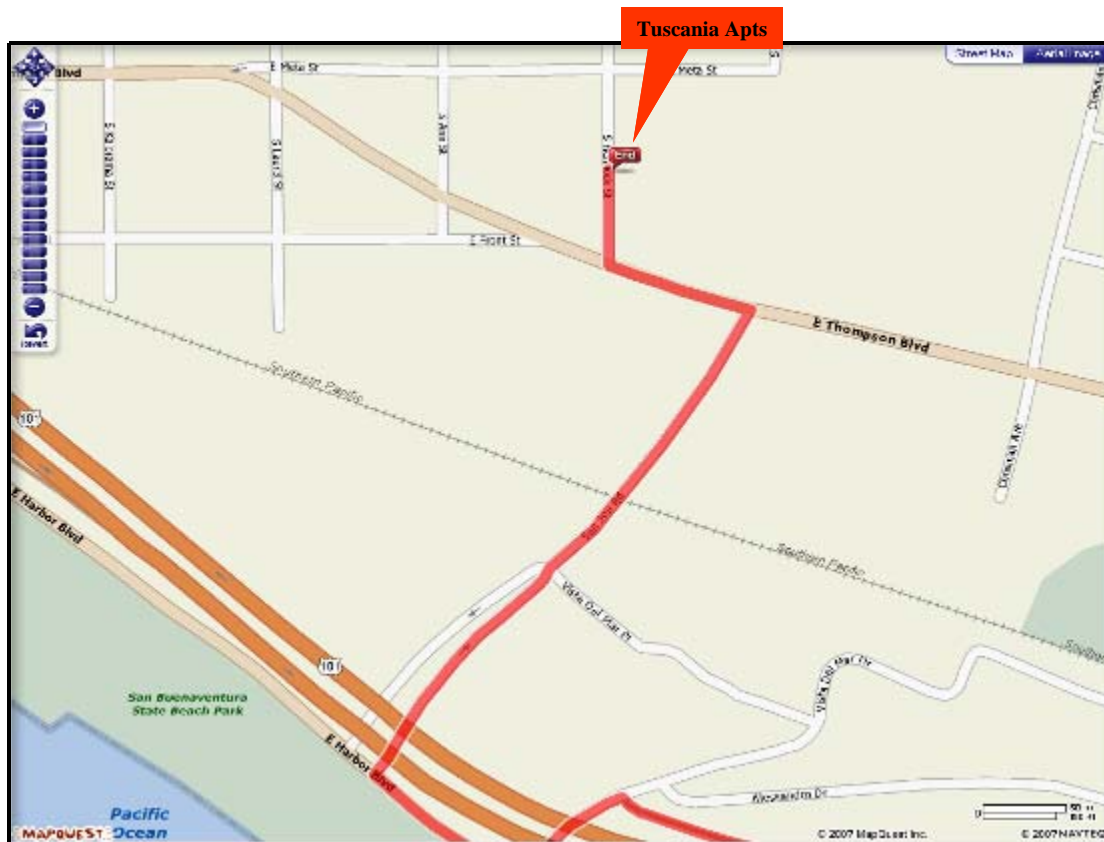
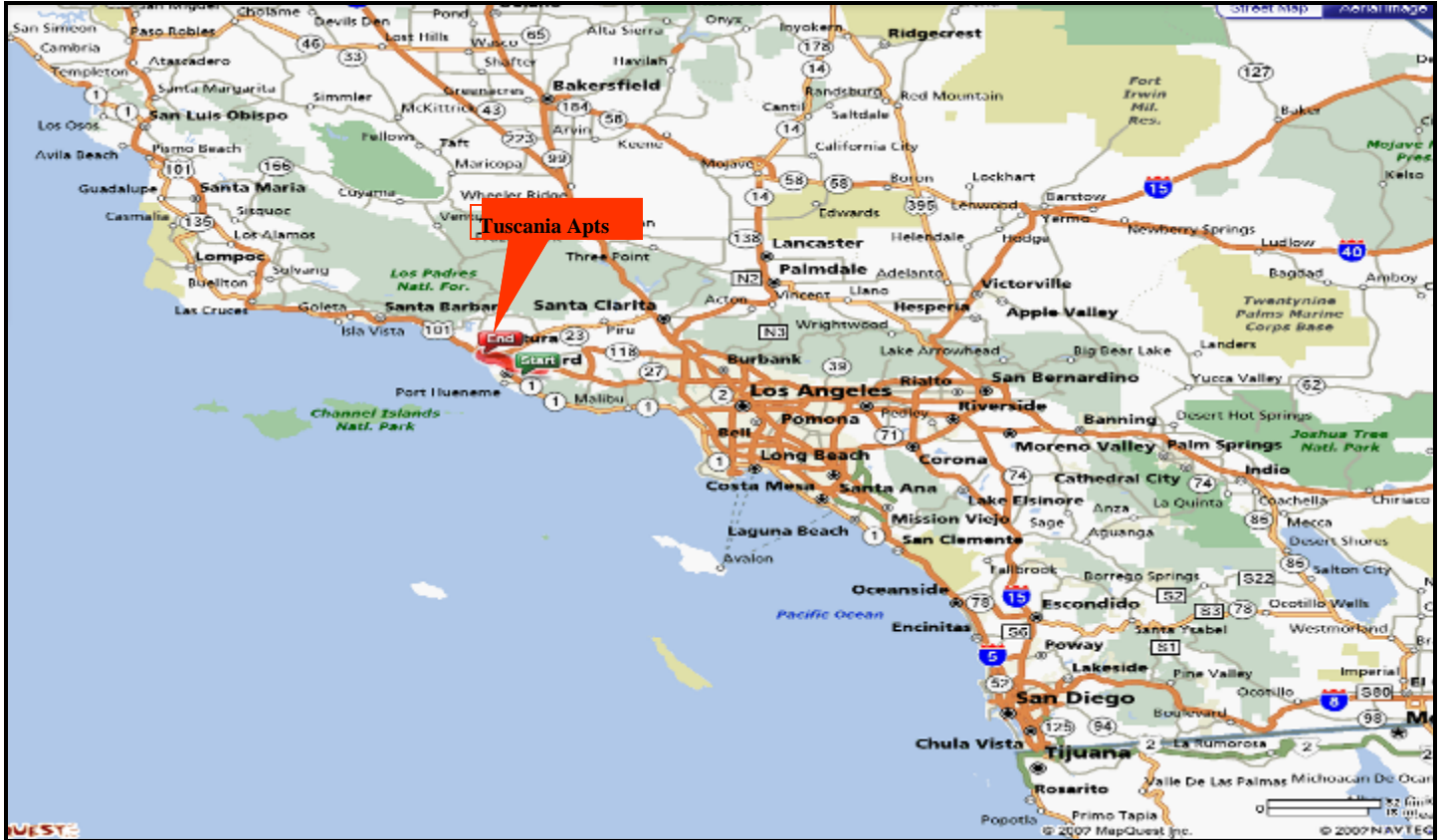


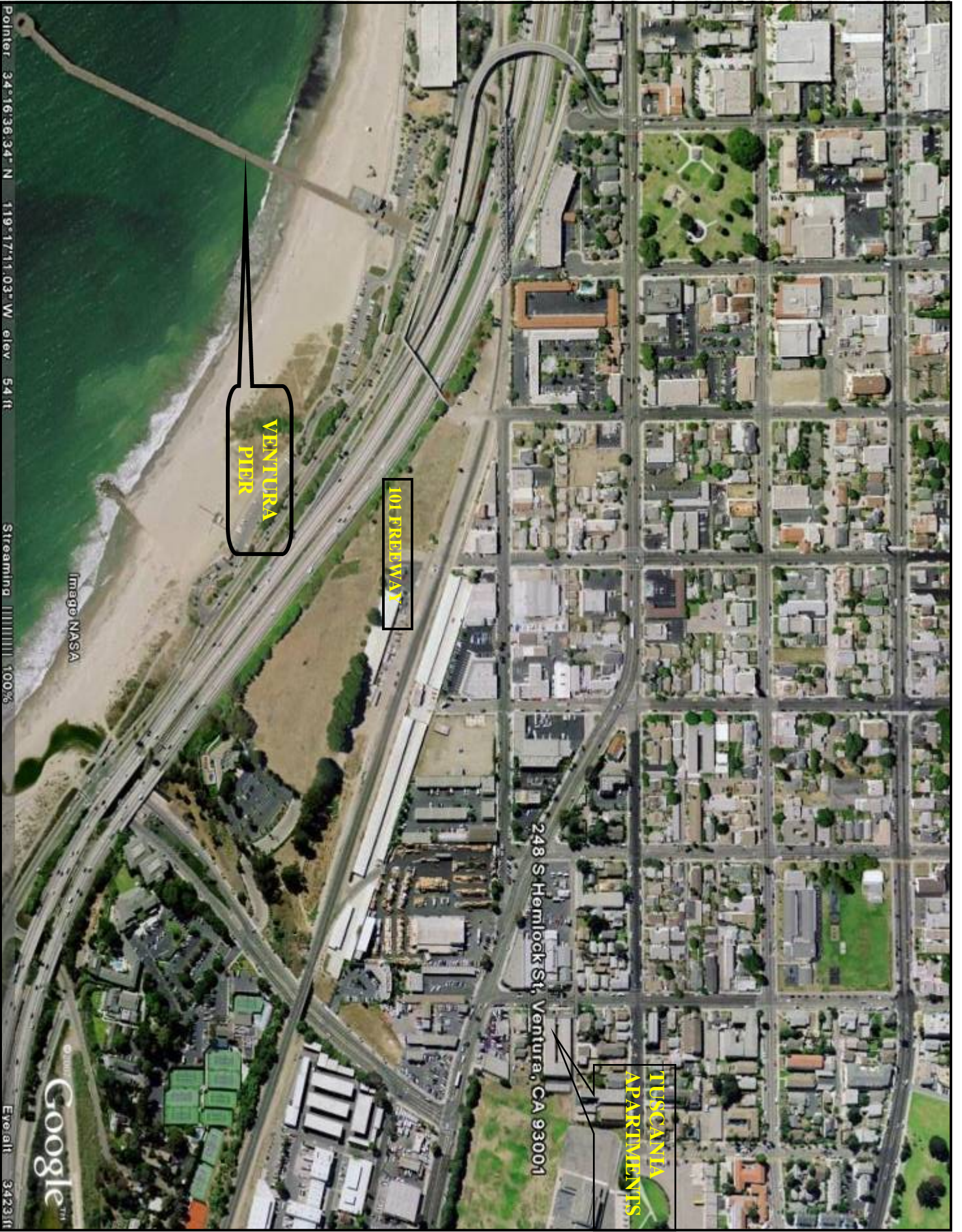
TUSCANIA APARTMENTS TWO BEDROOM



Ventura, California Area Maps

Tuscania Apartments are shown at the end markers.





VENTURA
PIER

101 FREEWAY

248 S Hemlock St, Ventura, CA 93001

TUSCANY
APARTMENTS

Pointer - 34°16'36.34" N 119°17'11.03" W elev. 54 ft

Streaming 100%

Image NASA

Google

Eye alt 3423ft



Tuscania Apartments

Important Information

This brochure has been prepared to provide preliminary information to prospective purchasers and to establish an initial level of interest in the aforementioned properties. This brochure does not purport to present all relevant and/or material information regarding the subject property and should not be considered as a replacement for a thorough investigation.

In particular, neither Ventura Investment Co., the owner nor the seller makes warranty or representation with respect as to the subject property, its condition or its financial records. The information contained in this brochure has been obtained from sources we believe to be reliable; however, the seller has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

The subject property is being offered for sale in an “as-is, where-is” basis. There are no reserves for replacement/ capital improvements that are to be conveyed to the prospective purchaser.

The prospective purchaser is strongly encouraged to conduct a thorough due diligence.

Please contact Barton Stern for additional information and to schedule a time to view the property, which is by appointment only.

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