

INVESTMENT OPPORTUNITY

14157 CALVERT ST, VAN NUYS, CA 91401



DEMIS DOKHANIAN

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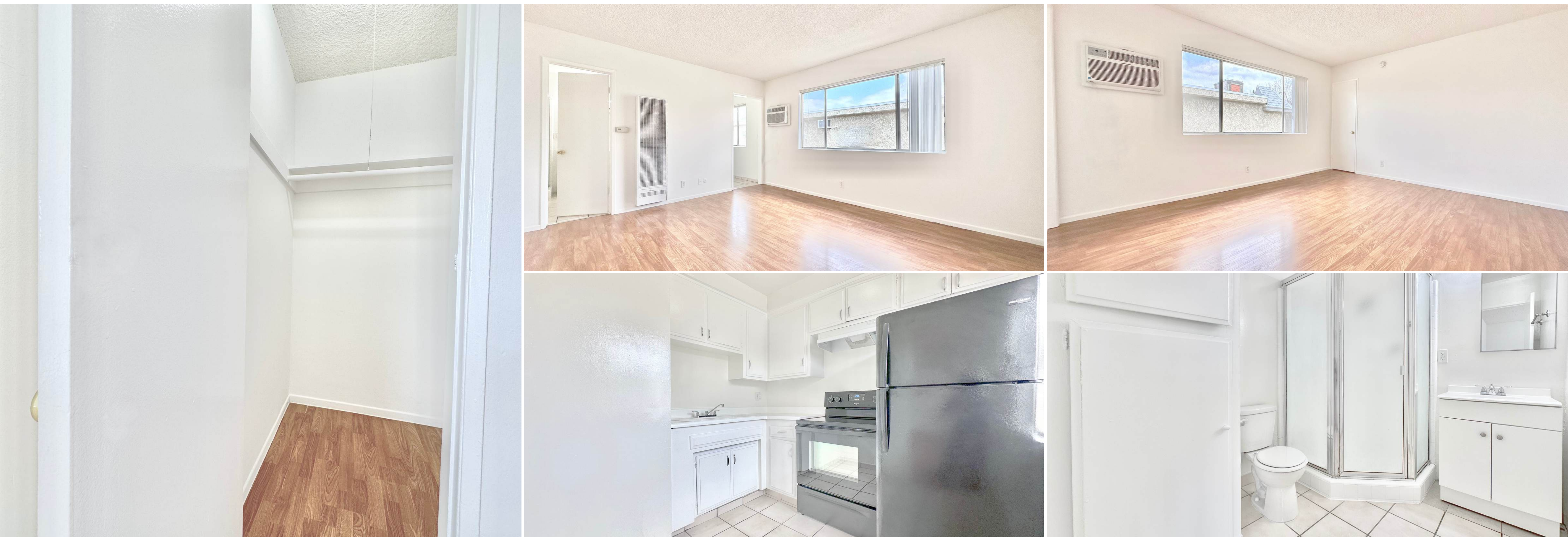
THE OPPORTUNITY

JNM Realty proudly presents, on an exclusive basis, 14157 Calvert St, an eight (8) unit apartment community in Van Nuys that has been well maintained and strategically improved.

The property features a unit mix of one (1) studio unit, six (6) two-bed, one-bath units, and one (1) two-bed, two-bath unit, approximately 600,800, and 900 sqft each, respectively. The fully occupied units offer a stable operational foundation with approximately 65% upside to Rents. Recent capital improvements include upgrades to plumbing.

The asset is offered at the second lowest price per unit (\$187,500) and price per square foot (\$226.83) among sales comps within a one-mile radius since July 2025. This positions the property as one of the most attractively priced opportunities in the submarket.

This opportunity is available alongside 6537-6543 Woodley Ave, Van Nuys, CA as a portfolio or separately.



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INVESTMENT SUMMARY

Address	14157 Calvert St
City, ST Zip	Van Nuys, CA 91401
APN	2240-022-024
Lot Size	7,503 SqFt
Gross SF	6,613 SqFt
Units	8 units
Year Built	1962

Purchase Price	\$ 1,500,000
Purchase Price/Unit	\$ 187,500
Purchase Price/SF	\$ 226.83
Cap Rate	4.12%
GRM	11.07x
Pro Forma Cap Rate	9.56%
Pro Forma GRM	6.60x

INVESTMENT HIGHLIGHTS

- Excellent unit mix
- No onsite manager required
- Significant potential upside of appx. 65% to Rents
- Onsite laundry, onsite parking
- ADU potential through tuck-under parking
- No onsite manager required

RENTS								EXPENSES			
Units	Type	Unit SF	Total NRSF	Current Rent/Unit	Annual Income	Pro Forma Rent	Annual Income	Item	Cost/Unit	Cost	
1	Studio	600 SF	600 SF	\$1,295	\$15,540	\$1,700	\$20,400	Onsite Manager/Keyholder		\$0	
6	2+1	800 SF	4,800 SF	\$1,332	\$95,887	\$2,400	\$172,800	Repairs and Maintenance	\$646	\$5,164	
1	2+2	800 SF	800 SF	\$1,969	\$23,628	\$2,800	\$33,600	Contract Services		\$1,145	
								LADWP & SoCal Gas*	\$288	\$27,660	
								Trash - Waste Management*		\$6,459	
								Insurance	\$1.21/SF	\$8,000	
8		775 SF	6,200 SF	\$1,407	\$135,056	\$2,363	\$226,800	Direct Assessments*		\$1,288	
Laundry Income				\$0/mo	\$-	\$0/spot/mo	\$-	Licenses & Fees*		\$492	
Utilities Income				\$0/mo	\$-	\$0/unit/mo	\$-	Total Operating Exp	\$6,276	\$50,209	
Other Income				\$36/mo	\$426	\$36/mo	\$426	Property Taxes	1.20%	\$17,995	
Total Other Income					\$426		\$426	Management Fees	4.0%	\$5,419	
Gross Potential Income					\$135,482	67.72%	\$227,226	Total Expenses		\$73,623	
				T-12			Pro Forma Income				
Gross Income				\$ 135,482		\$ 227,226					
Vacancy & Concessions				3.0%	\$ -	\$ (6,817)					
Effective Income				\$ 135,482		\$ 220,409					
Operating Expenses				37.1%	\$ (50,209)	22.1%	\$ (50,209)				
Property Taxes					\$ (17,995)		\$ (17,995)				
Management Fees				4.0%	\$ (5,419)	4.0%	\$ (8,816)				
Total Expenses				54.34%	\$ (73,623)	33.90%	\$ (77,020)				
NOI/Cap Rate				4.12%	\$ 61,859	9.56%	\$ 143,389				

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RENT ROLL ANALYSIS

SUBJECT PROPERTY : 14157 CALVERT ST, VAN NUYS, CA 91401

Rent Roll	Mar 2026	14157 Calvert St, Van Nuys, CA 91401
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Unit no.	Unit Type	Current	Market	Delta	Status
1	2+1	\$1,345	\$2,400	78.48%	Occupied
2	2+1	\$1,396	\$2,400	71.91%	Occupied
3	2+1	\$1,396	\$2,400	71.91%	Occupied
4	2+1	\$1,325	\$2,400	81.07%	Occupied
5	Studio	\$1,295	\$1,700	31.27%	Occupied
6	2+1	\$1,483	\$2,400	61.80%	Occupied
7	2+1	\$1,045	\$2,400	129.67%	Occupied
8	2+2	\$1,969	\$2,800	42.20%	Occupied
Totals		\$11,255	\$18,900	67.93%	

Unit Type	Unit Count	Avg	Max
Studio	1	\$1,295	\$1,295
2+1	6	\$1,332	\$1,483
2+2	1	\$1,969	\$1,969

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MARKET STUDY: SALES

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SALES COMPS

Name	Year Built	Date	Price	SqFt	Price/SqFt	# of Units	Price/Unit	Cap Rate	GRM	Notes
14157 Calvert St	1962	SUBJECT	\$1,500,000	6,613 sqft	\$226.83	8	\$187,500	4.12%	11.07x	Unit Mix: (1) Studio, (6) 2+1s, (1) 2+2
14810 Sylvan St	1950	2/5/2026	\$1,155,000	3,576 sqft	\$322.99	6	\$192,500	5.13%	11.70x	Unit Mix: (6) 1+1s
6257 Kester Ave	1957	12/31/2025	\$1,350,000	5,440 sqft	\$248.16	6	\$225,000	3.64%	16.48x	Unit Mix: (6) 2+1s
14703 Victory Blvd	1968	12/23/2025	\$1,372,000	5,912 sqft	\$232.07	6	\$228,667	5.64%	10.63x	Unit Mix: (6) 2+1s
14310 Tiara St	1958	12/17/2025	\$1,525,000	3,890 sqft	\$392.03	7	\$217,857	5.80%	10.34x	Unit Mix: (7) 1+1s
14805 Erwin St	1962	12/9/2025	\$1,100,000	3,506 sqft	\$313.75	8	\$137,500	5.93%	10.11x	Unit Mix: (8) Studios
5917 Buffalo Ave	1964	9/19/2025	\$1,645,000	6,240 sqft	\$263.62	5	\$329,000	6.06%	9.91x	Unit Mix: (4) 2+2s, (1) 3+2.5s
5742 Hazeltine Ave	1957	8/29/2025	\$1,240,000	5,994 sqft	\$206.87	6	\$206,667	6.24%	9.62x	Unit Mix: (1) 1+1, (1) 2+1, (3) 2+2s, (1) 3+2
Averages					\$282.78		\$219,599	5.49%	11.25x	

**Averages do not include subject property.*

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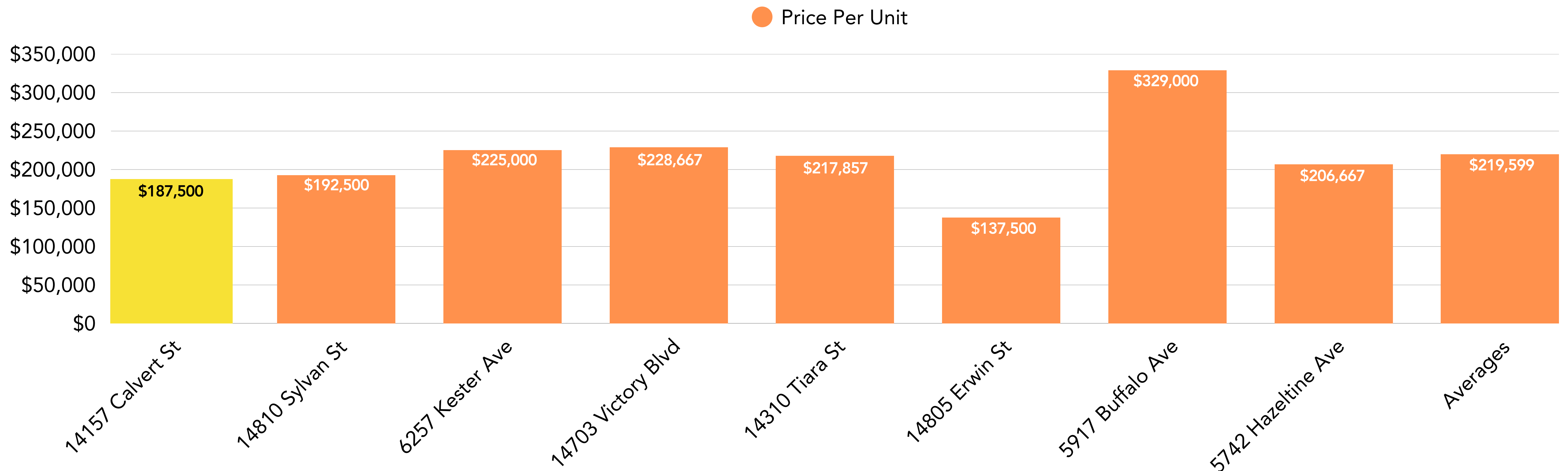
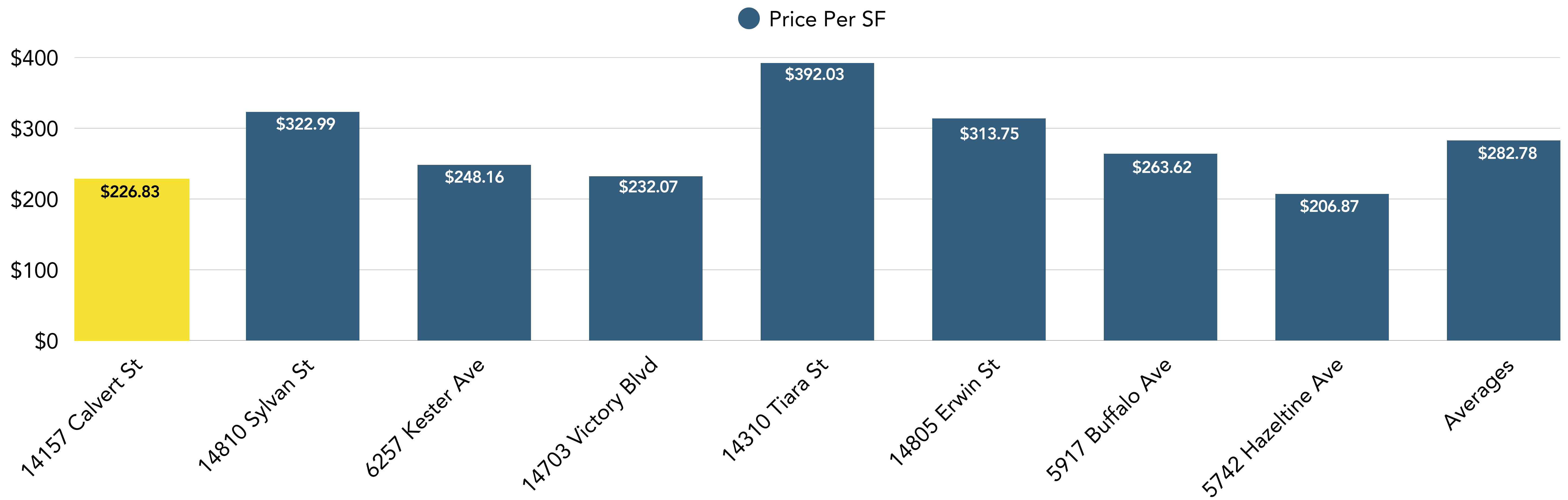
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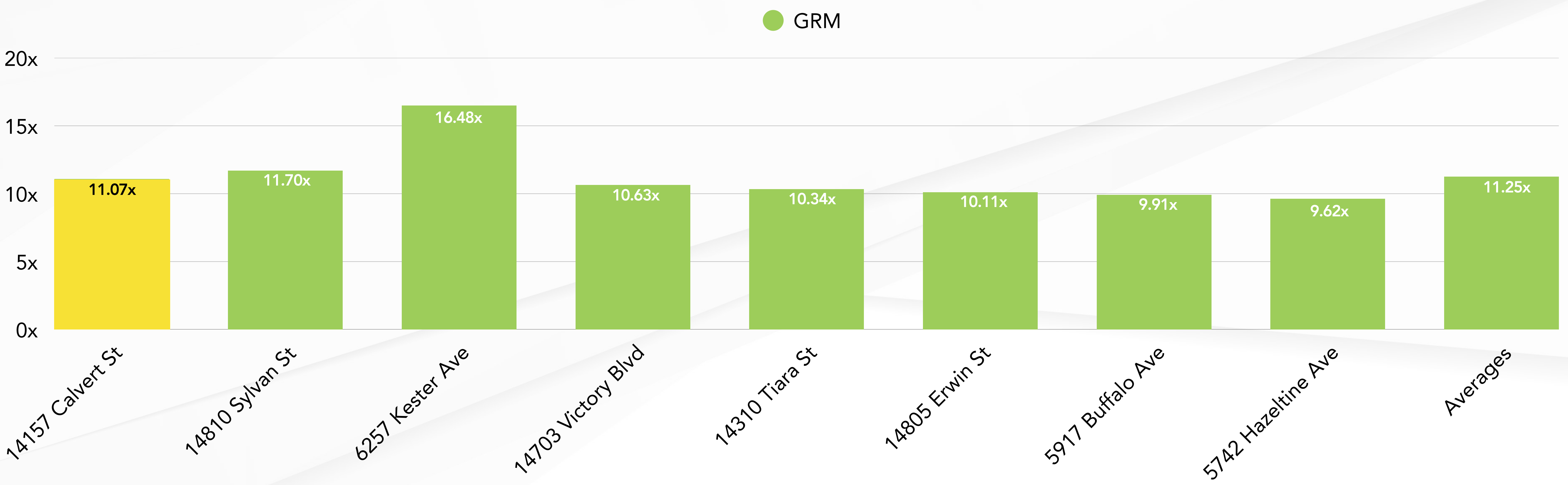
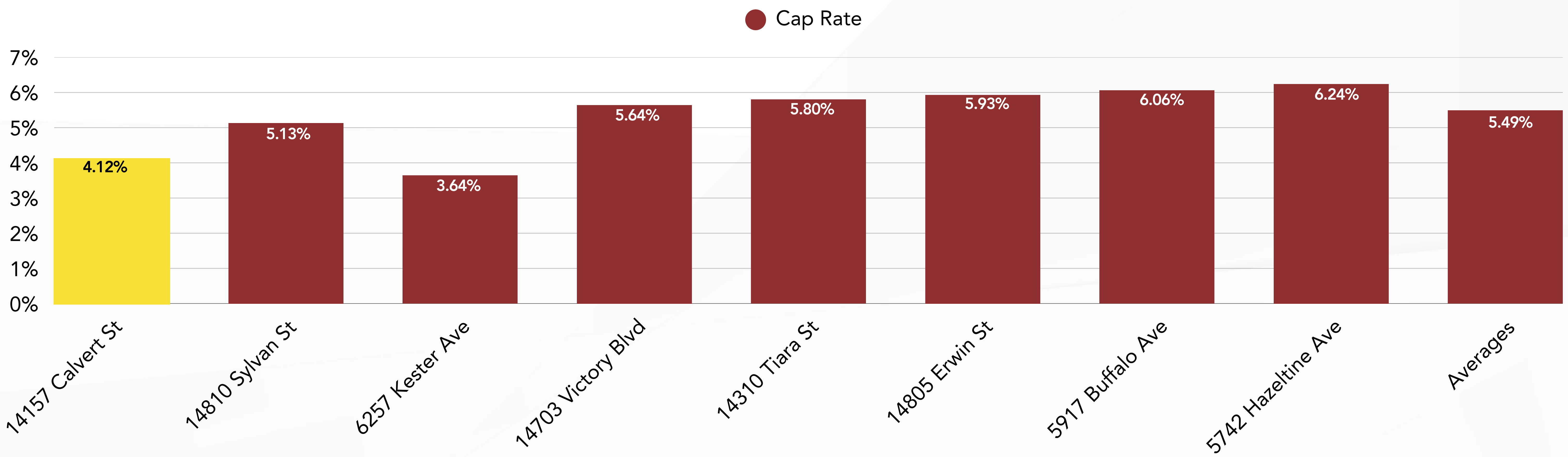
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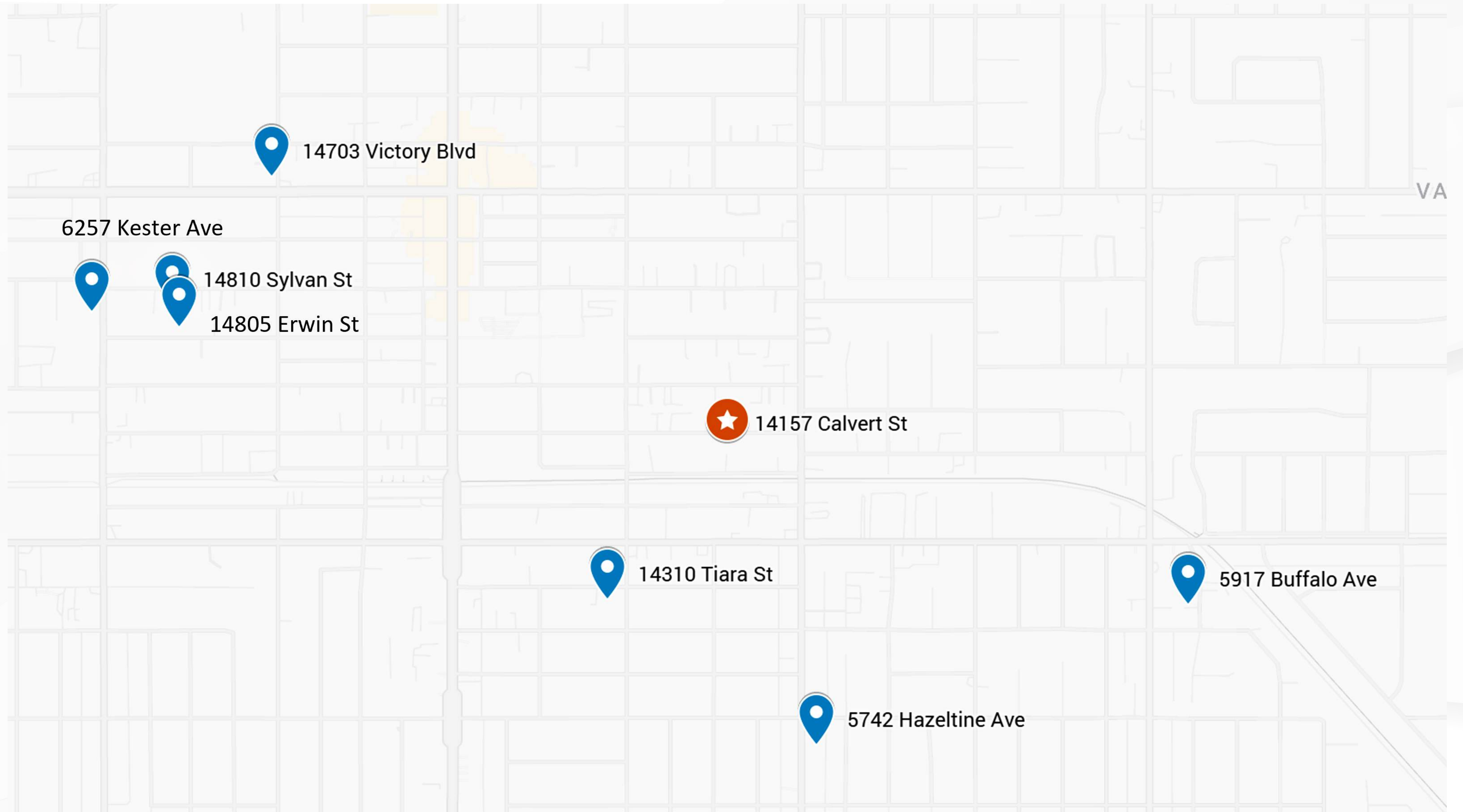
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MAP



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