

6461 Woodley Ave. Lake Balboa, CA 91406



\$3,895,000

6.62% CAP

11.29 GRM

6 Units

\$632k per door

\$493 ppsf

Michael R. Fitzgerald

310.793.6136

Power Brokers International

DRE 02016898

Disclaimer

"All information provided herein is deemed reliable but is not guaranteed. Buyers and tenants are advised to independently verify the accuracy of all information provided, including property details, pricing, availability, and any other pertinent information. Any illustrations, photographs, or marketing descriptions are for informational purposes only and may not accurately depict the property or its surroundings. The seller, landlord, broker, or agent makes no representations or warranties, either expressed or implied, regarding the property or any aspect of its marketing materials. Offers, availability, and terms are subject to change without notice."

Housing/Rental Highlights

Housing Profile for 6461 Woodley Ave (Van Nuys, CA 91406)

Average Rent for Apartments:

- **1-Bedroom Apartments:** The average rent for a 1-bedroom apartment in Van Nuys is typically between **\$1,700 to \$2,100**.
- **2-Bedroom Apartments:** For 2-bedroom units, the rent usually ranges from **\$2,200 to \$2,700**.
- **3-Bedroom Apartments:** Larger units, such as 3-bedroom apartments, typically rent between **\$2,800 and \$3,500**, depending on the condition and location of the property.
- **4-Bedroom Apartments:** Larger units, such as 4-bedroom apartments, typically rent between **\$4,100 and \$4,600**, depending on the condition and location of the property.

Apartment Vacancy Rates:

- The average vacancy rate in Van Nuys is around **4-6%**, which is relatively low, indicating high demand for rental properties in the area.

Housing Demand:

- Van Nuys has a steady demand for both **multifamily properties** and single-family homes, driven by the area's proximity to major employment hubs, access to public transit, and its role as a middle-income residential neighborhood in the San Fernando Valley.

Economic Highlights

Population: Approximately 53,276 people reside in the 91406 area, with a population density of 7,843 people per square mile. This provides a solid consumer base for both residential and retail investments.

Median Household Income: The median household income in this area is \$64,875, [BestPlaces](#)

Unemployment Rate: The current unemployment rate stands at 5.3%, which is lower than the Los Angeles county average of 10.6%

[BestPlaces](#)

Job Market: Future job growth over the next ten years is forecasted to rise by 34.6%, surpassing the U.S. average of 33.5%

[BestPlaces](#)

Major Industries: The economy in Van Nuys is diversified, with significant employment in healthcare and social assistance (11.7%), retail trade (10.3%), and administrative support (7.3%)

[BestPlaces](#)

. The area also has a healthy presence in construction and manufacturing, supporting both residential and commercial development.

Financials

SUMMARIZED PRICING METRICS:			BUILDING DESCRIPTION:		FINANCING:	
Price:		\$ 3,895,000.00	# of Units:	6	Loan Amount:	\$ 2,531,750.00
Down:	35%	\$ 1,363,250.00	Year Built:	2024	Interest Rate:	6.00%
Current GRM		11.29	Building Sqft:	7,701	Monthly Payment:	\$ (12,658.75)
Pro Forma GRM		11.29	Lot Size (SF):	7,014	LTV:	65%
Current Cap Rate:		6.62%	Lot Size (Acres):	0.16	Amortization (Years):	30
Pro Forma Cap Rate:		6.62%	Zoning:	LARD1.5	Proposed/Assumption:	Proposed
\$/Unit:		\$ 649,166.67	Opp. Zone:	No	Loan Type:	3 yr fix, 15 yr term
\$/SF:		\$ 505.78	Rent Control:	No		

RENT ROLL:							
Unit #	Status	Unit Type	Unit Size	Current Rent	Pro Forma Rent	Pro Forma Rent Per SF	Loss-to-Lease
6459 - 1	Master Leased	3b/3b	1,502.00	\$0.00		\$0.00	\$0.00
6459 - 2	Master Leased	2b/1b	640.00	\$0.00		\$0.00	\$0.00
6461 - 1	Master Leased	4b/3b	1,542.00	\$0.00		\$0.00	\$0.00
6461 - 2	Master Leased	4b/3b	1,542.00	\$0.00		\$0.00	\$0.00
6463 - 1	Master Leased	4b/3b	1,667.00	\$0.00		\$0.00	\$0.00
6463 - 2	Master Leased	4b/3b	1,667.00	\$0.00		\$0.00	\$0.00
6	Totals/Averages:		8,560.00	\$0.00	\$28,000.00	\$3.27	\$0.00
	Yearly Gross Potential Income (MASTER LEASED)				\$336,000.00	\$39.25	\$0.00

Financials (Cont.)

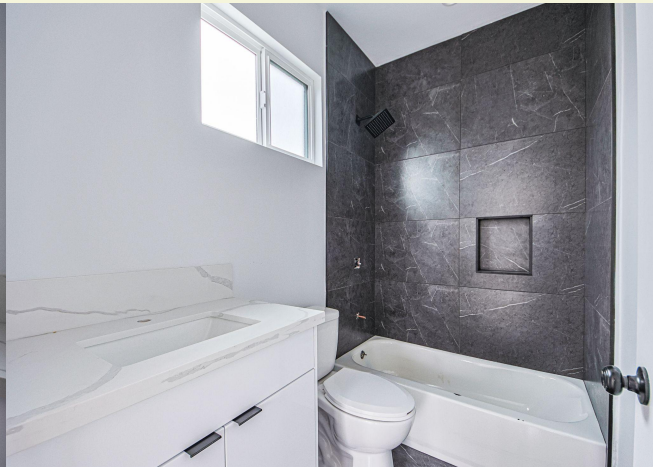
Annualized Operating Data:		
	Standard Lease	
Gross Potential Rental Income		\$ 336,000.00
Gain (Loss)-to-Lease		\$ -
Gross Scheduled Rental Income		\$ 336,000.00
Less: Vacancy	0%	\$ -
Effective Gross Income		\$ 336,000.00
Less: Expenses		\$ (65,644.00)
Miscellaneous Other Income		\$ -
Net Operating Income		\$ 270,356.00
Debt Service		\$ (142,312.50)
Pre-Tax Cash Flow	8.44%	\$ 128,043.50
Principal Reduction		\$ -
Total Return	8.44%	\$ 128,043.50

Annualized Expenses:			
		Current	Pro-Forma
Fixed Expenses			
Real Estate Taxes	1.20%	\$ 45,540.00	\$ 45,540.00
Insurance (per SF)	\$1.90	\$ 16,264.00	\$ 16,264.00
Utilities (per Unit)	\$0	\$ -	\$ -
Controllable Expenses			
Contract Services (per Unit)	\$240	\$ 1,440.00	\$ 1,440.00
Repairs & Maintenance (per Unit)	\$400	\$ 2,400.00	\$ 2,400.00
Total Expenses		\$ 65,644.00	\$ 65,644.00
Adding Vacancy 0%	\$ -	\$ 65,644.00	\$ 65,644.00
Expense/Unit		\$ 10,940.67	\$ 10,940.67
Expense/SF		\$ 7.67	\$ 7.67

Photos



Photos



Photos



Michael R. Fitzgerald

310.793.6136

Power Brokers International

DRE 02016898

Michael@MichaelFitzgeraldRealtor.com