

**6643**  
haskell ave

VAN NUYS | CA 91406

**CBRE**  
Boyett Team

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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# 6643

haskell ave

EXECUTIVE SUMMARY	01
PROPERTY DESCRIPTION	02
FINANCIAL ANALYSIS	03
LOCATION OVERVIEW	04
MARKET OVERVIEW	05

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01

EXECUTIVE SUMMARY

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## THE OFFERING

The Boyett Team is excited to present an exclusive opportunity to acquire 6643 Haskell Avenue, a meticulously maintained 18-unit apartment building located in the sought-after rental market of Van Nuys. This property features a well-balanced mix of fifteen (15) two-bedroom, two-bathroom units and three (3) three-bedroom, two-bathroom units, offering significant rental income potential.

Situated in a vibrant and thriving community, this property is strategically located to provide immediate value and consistent returns, making it a prime choice for investors seeking long-term growth. The surrounding area boasts a range of local amenities, including shopping, dining, and transportation options, further enhancing its attractiveness to potential tenants. Overall, 6643 Haskell Avenue is not just an apartment building, it is a gateway to a prosperous investment future, promising strong returns in a flourishing rental market. Don't miss the chance to add this exceptional property to your investment portfolio!



LOCATED JUST MINUTES AWAY FROM  
405 & 101 FREEWAYS



18 UNIT APARTMENT COMPLEX



UNIT MIX: (15) 2+2, (3) 3+2



CENTRAL HEAT AND AIR CONDITIONING



BUILT IN 1987, TOTAL BUILDING SF 19,033






02

PROPERTY DESCRIPTION

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## PROPERTY OVERVIEW

	NUMBER OF UNITS	18
	YEAR BUILT/RENOVATED	1987
	APN	2233-002-037
	GROSS SQ. FT.	19,033
	AVERAGE S.F. PER UNIT	1,057
	NO. OF BUILDINGS	1
	LOT SIZE (SQ. FT.)	20,469
	LOT SIZE (ACRES)	0.47
	DENSITY	38
	ZONING	LARD1.5







03

FINANCIAL ANALYSIS

6643  
haskell ave



# PROSPECTUS

## Property Facts

6646 Haskell Ave., Van Nuys, CA 91406

Number of Units:	18
Year Built/Renovated:	1987
Gross Sq. Ft.:	19,033
Average S.F. Per Unit:	1,057
Lot Size (Sq. Ft.)	20,469
Zoning:	LARD1.5

## Investment Summary

Asking Price	Price/Unit	Price/Foot	Current		Next Increase		Market	
			Cap Rate	GIM	Cap Rate	GIM	Cap Rate	GIM
\$5,700,000	\$316,667	\$299.48	6.69%	9.52	6.98%	9.25	6.94%	9.11

## Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Current		Next Increase		Market	
			Avg. Rent	Monthly Rent	Avg. Rent	Monthly Rent	Avg. Rent	Monthly Rent
15	2+2	83%	\$2,431	\$36,464	\$2,507	\$37,610	\$2,550	\$38,250
3	3+2	17%	\$2,958	\$8,875	\$3,055	\$9,166	\$3,100	\$9,300
Scheduled Monthly Rent:				\$45,339	\$46,776	\$47,550		
Scheduled Yearly Rent:				\$544,068	\$561,311	\$570,600		

## Annual Operating Summary

	Current		Next Increase		Market	
Scheduled Gross Income	\$544,068		\$561,311	3.17% Upside	\$570,600	5% Upside
Less Vacancy Reserve	\$16,322	3.0%	\$16,839	3.0%	\$28,530	5.0%
Non-Rental Income						
Laundry	\$7,714		\$7,714		\$7,714	
Parking & Storage	\$15,060		\$15,060		\$15,060	
Utility Income	\$26,690		\$26,690		\$26,690	
Misc Income	\$5,411		\$5,411		\$5,411	
Total Other Income	\$54,875		\$54,875		\$54,875	
Gross Operating Income	\$582,621		\$599,347		\$596,945	
Expenses	\$201,069	37.0% <sup>(1)</sup>	\$201,738	35.94% <sup>(1)</sup>	\$201,642	35.34% <sup>(1)</sup>
<b>Net Operating Income</b>	<b>\$381,552</b>		<b>\$397,608</b>		<b>\$395,303</b>	
Loan Payments	\$254,395		\$254,395		\$254,395	
Pre-Tax Cash Flow	\$127,157	5.42% <sup>(2)</sup>	\$143,213	6.10% <sup>(2)</sup>	\$140,908	6.01% <sup>(2)</sup>
Plus Principal Reduction	\$37,489		\$37,489		\$37,489	
Total Return Before Taxes	\$164,645	7.02% <sup>(2)</sup>	\$180,702	7.70% <sup>(2)</sup>	\$178,396	7.60% <sup>(2)</sup>

(1) As a percent of Scheduled Gross Income

(2) As a percent of Down Payment

# PROSPECTUS

<b>Pro Forma Annual Operating Expenses</b>											
	<b>Pro Forma Estimates</b>		<b>% of SGI</b>	<b>Current</b>	<b>Per Unit</b>	<b>Next Inc.</b>	<b>Per Unit</b>	<b>% of SGI</b>	<b>Market</b>	<b>Per Unit</b>	<b>% of SGI</b>
Property Taxes	1.1997%	x Sale Price	11.74%	\$68,382	\$3,799	\$68,382	\$3,799	12.2%	\$68,382	\$3,799	12.0%
Off-Site Management	4.0%	x GOI	4.00%	\$23,305	\$1,295	\$23,974	\$1,332	4.3%	\$23,878	\$1,327	4.2%
Insurance	\$1.00	x GSF	3.27%	\$19,033	\$1,057	\$19,033	\$1,057	3.4%	\$19,033	\$1,057	3.3%
General & Administrative	\$150	x Months	0.31%	\$1,800	\$100	\$1,800	\$100	0.3%	\$1,800	\$100	0.3%
Oniste/Payroll	\$8,000	Actual*	1.37%	\$8,000	\$444	\$8,000	\$444	1.4%	\$8,000	\$444	1.4%
Repairs & Maintenance	\$650	x Units	2.01%	\$11,700	\$650	\$11,700	\$650	2.1%	\$11,700	\$650	2.1%
Turnover	\$350	x Units	1.08%	\$6,300	\$350	\$6,300	\$350	1.1%	\$6,300	\$350	1.1%
Landscaping	\$3,000	Actual*	0.51%	\$3,000	\$167	\$3,000	\$167	0.5%	\$3,000	\$167	0.5%
Pest Control	\$794	Actual*	0.14%	\$794	\$44	\$794	\$44	0.1%	\$794	\$44	0.1%
Utilities	\$39,129	Actual*	6.72%	\$39,129	\$2,174	\$39,129	\$2,174	7.0%	\$39,129	\$2,174	6.9%
Telephone	\$690	Actual*	0.12%	\$690	\$38	\$690	\$38	0.1%	\$690	\$38	0.1%
Janitorial Contract	\$3,687	Actual*	0.63%	\$3,687	\$205	\$3,687	\$205	0.7%	\$3,687	\$205	0.6%
Trash	\$10,750	Actual*	1.85%	\$10,750	\$597	\$10,750	\$597	1.9%	\$10,750	\$597	1.9%
Reserves	\$250	x Units	0.77%	\$4,500	\$250	\$4,500	\$250	0.8%	\$4,500	\$250	0.8%
<b>Total Expenses</b>			<b>36.96%</b>	<b>\$201,069</b>	<b>\$11,171</b>	<b>\$201,738</b>	<b>\$11,208</b>	<b>35.9%</b>	<b>\$201,642</b>	<b>\$11,202</b>	<b>35.3%</b>

	<b>Current</b>	<b>Per Unit</b>	<b>% of SGI</b>
Non-controllable expenses:	\$89,215	\$4,956	16.4%
Total Expense without Taxes:	\$132,687	\$7,372	24.39%

<b>Financing</b>			
Loan Amount	\$3,354,000	Terms	30
Down Payment	41%	\$2,346,000	Interest 6.50%
Yearly Pmt	\$254,395	Monthly Pmt	\$21,200
Debt Coverage	1.50		

\*2024 actual expense

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.










# RENT ROLL

#	Unit	Mix	Rent	Next Increase	Market Rent	Loss to Lease	Move-In Date	5% Eligible	Security Deposit
1	101	3+2	\$3,098	\$3,100	\$3,100	-\$2.00	2/14/2023	Market	\$3,000
2	102	2+2	\$2,434	\$2,550	\$2,550	-\$116.00	2/18/2023	Market	\$2,000
3	103	2+2	\$2,366	\$2,484	\$2,550	-\$184.00	9/1/2014	Y	\$1,670
4	104	2+2	\$2,400	\$2,520	\$2,550	-\$150.00	5/22/2019	Y	\$2,000
5	105	2+2	\$2,550	\$2,550	\$2,550	\$0.00	12/4/2019	N	\$2,000
6	106	2+2	\$2,243	\$2,355	\$2,550	-\$307.00	2/14/2024	Y	\$1,005
7	107	2+2	\$2,483	\$2,483	\$2,550	-\$67.00	4/28/2024	N	\$2,000
8	108	2+2	\$2,498	\$2,498	\$2,550	-\$52.00	7/27/2024	N	\$2,000
9	109	2+2	\$2,398	\$2,518	\$2,550	-\$152.00	7/1/2024	Y	\$2,000
10	201	3+2	\$2,900	\$3,045	\$3,100	-\$200.00	10/11/2024	Y	\$2,500
11	202	3+2	\$2,877	\$3,021	\$3,100	-\$223.00	10/16/2024	Y	\$2,500
12	203	2+2	\$2,398	\$2,518	\$2,550	-\$152.00	7/30/2024	Y	\$2,000
13	204	2+2	\$2,398	\$2,518	\$2,550	-\$152.00	8/17/2024	Y	\$2,000
14	205	2+2	\$2,450	\$2,550	\$2,550	-\$100.00	10/1/2010	Market	\$1,395
15	206	2+2	\$2,450	\$2,550	\$2,550	-\$100.00	12/1/2020	Market	\$2,000
16	207	2+2	\$2,498	\$2,498	\$2,550	-\$52.00	3/7/2023	N	\$4,000
17	208	2+2	\$2,500	\$2,500	\$2,550	-\$50.00	8/31/2019	N	\$2,000
18	209	2+2	\$2,398	\$2,518	\$2,550	-\$152.00	8/25/2024	Y	\$2,000
18 units	Totals		\$45,339.00	\$46,775.90	\$47,550.00	-\$2,211.00	-	-	\$38,070.48
	Averages		\$2,518.83	\$2,598.66	\$2,641.67	-\$122.83	-	-	\$2,115.03

Monthly Rent Breakdown									
Type	#	Sq. Ft	Average	Income	Inc. Avg	Inc. Income	Market	%	
2+2	15		\$2,430.93	\$36,464	\$2,507.34	\$37,610	\$2,550.00	80%	
3+2	3		\$2,958.33	\$8,875	\$3,055.28	\$9,166	\$3,100.00	20%	
Totals	18	19,033	\$2,518.83	\$45,339	\$2,598.66	\$46,776	\$47,550.00	100%	

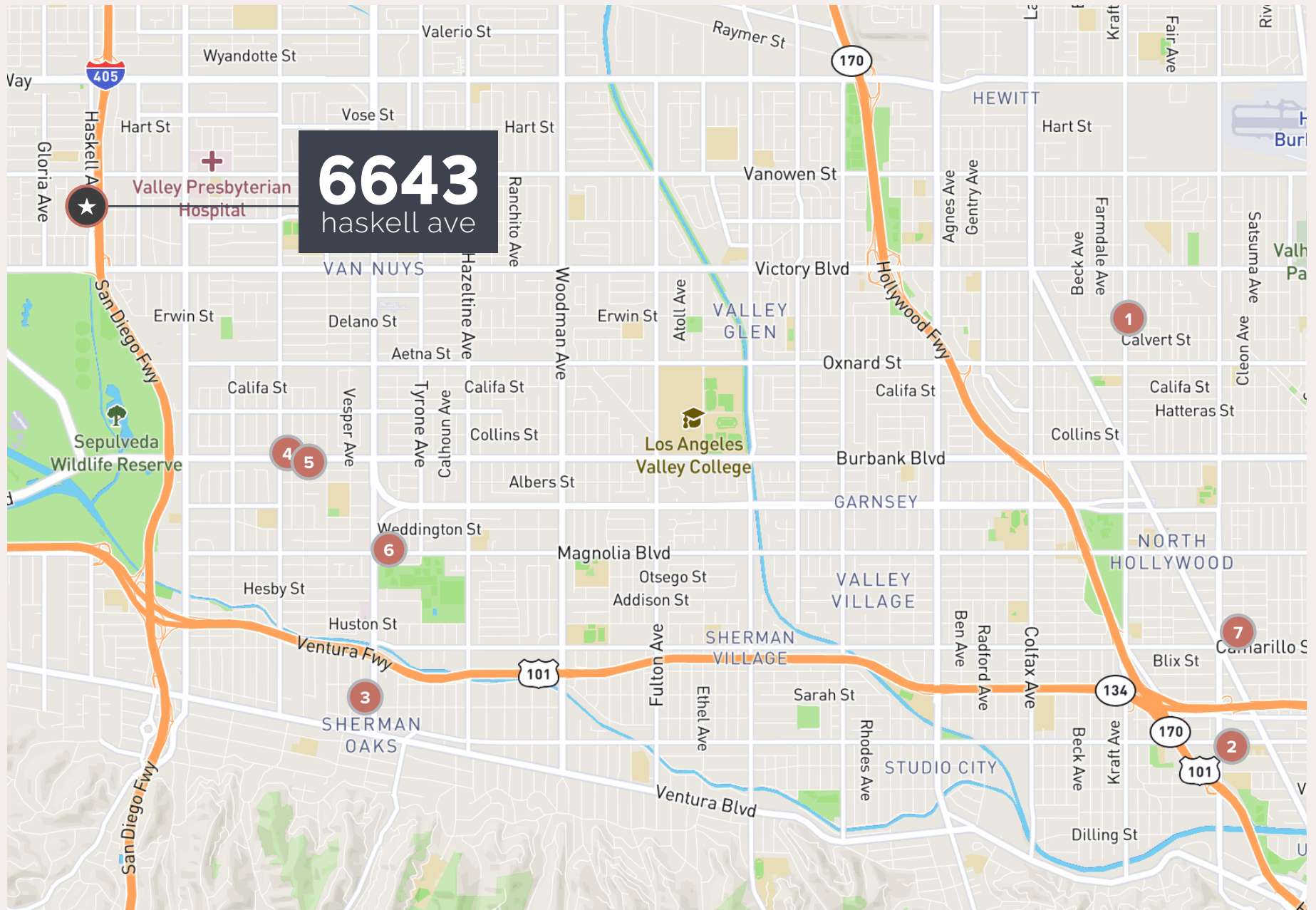
# SALE COMPS

Address	# Of Units	Sale Price	Price Per Unit	Price Per Square Foot	Cap Rate	GRM	Sale Date	Year Built	Studio	1	2	3
 6643 Haskell Ave Van Nuys, CA 91406	18	\$5,700,000	\$316,667	\$299.48	6.69%	9.52	TBD	1987	0	0	15	3

Property Address	City	Zip Code	Year Built	# Of Units	Sale Price	Price Per Unit	Price Per SF	Cap Rate	GRM	Sale Date	Studios	1 Beds	2 Beds	3 Beds
 11356 Erwin St	North Hollywood	91606	1980	7	\$2,047,000	\$292,429	\$316.82	4.77%	13.86	8/29/2024	0	1	6	0
 10938 Moorpark St	Toluca Lake	91602	1988	9	\$3,175,000	\$352,778	\$330.73	4.86%	12.89	8/21/2024	0	0	7	2
 4524 Vista Del Monte Ave	Sherman Oaks	91403	1985	8	\$3,620,000	\$452,500	\$475.44	5.85%	12.62	7/11/2024	0	4	4	0
 14802 Burbank Blvd	Sherman Oaks	91411	1986	8	\$2,304,000	\$288,000	\$343.57	5.25%	-	6/27/2024	0	0	8	0
 14748 Burbank Blvd	Sherman Oaks	91411	1988	50	\$16,276,000	\$325,520	\$332.91	4.85%	13.15	6/21/2024	0	4	40	6
 14425 Magnolia Blvd	Sherman Oaks	91423	1985	6	\$2,349,000	\$391,500	\$374.52	6.00%	12.32	4/23/2024	0	0	6	0
 10916 Peachgrove St	North Hollywood	91601	1986	10	\$4,058,000	\$405,800	\$407.02	5.21%	-	4/16/2024	0	0	10	0
<b>Averages</b>							<b>\$358,361</b>	<b>\$368.72</b>	<b>5.26%</b>	<b>12.97</b>				



# SALE COMPS MAP



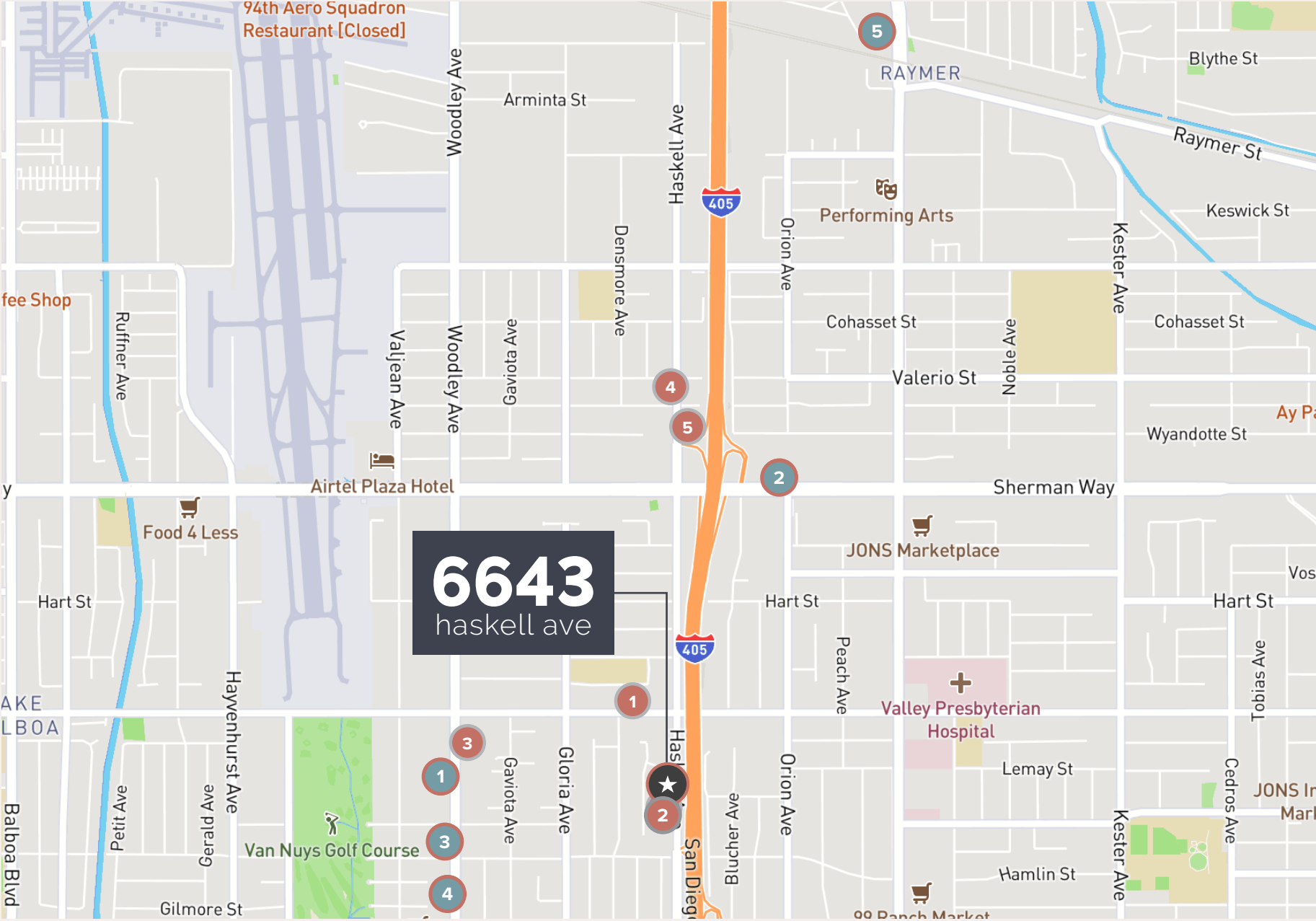
# RENT COMPS

Two Bedroom Units							
Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF	
<b>Subject Property Haskell Portfolio</b>	<b>36</b>	<b>1986/87</b>	<b>2+2</b>	-	-	-	
<b>1</b> 15749 Vanowen St, Van Nuys, CA 91406	15	1963	2+2	\$2,395	1,300	\$1.84	
<b>2</b> 6611 Haskell Ave, Van Nuys, CA 91406	56	1973	2+2	\$2,250	950	\$2.37	
<b>3</b> 6736 Woodley Ave, Van Nuys, CA 91406	24	1979	2+2	\$2,295	728	\$3.15	
<b>4</b> 7347 Haskell Ave, Van Nuys, CA 91406	25	1964	2+2	\$2,400	900	\$2.67	
<b>5</b> 7308 Haskell Ave, Van Nuys, CA 91406	16	1979	2+2	\$2,095	1,026	\$2.04	
<b>Average</b>				<b>\$2,287</b>	<b>981</b>	<b>\$2.41</b>	
				High	\$2,400	1,300	\$3.15
				Low	\$2,095	728	\$1.84

Three Bedroom Units							
Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF	
<b>Subject Property Haskell Portfolio</b>	<b>36</b>	<b>1986/87</b>	<b>3+2</b>	-	-	-	
<b>1</b> 6655 Woodley Ave, Van Nuys, CA 91406	28	1963	3+1	\$3,750	980	\$3.83	
<b>2</b> 15511 Sherman Way, Van Nuys, CA 91406	62 / Condos	1978	3+2	\$2,990	1,142	\$2.62	
<b>3</b> 6537 Woodley Ave, Van Nuys, CA 91406	17	1959	3+2	\$2,995	-	-	
<b>4</b> 6445 Woodley Ave, Van Nuys, CA 91406	5	2016	3+3	\$3,750	1,291	\$2.90	
<b>5</b> 15313 Cabrito Rd, Van Nuys, CA 91406	24	2016	3+2	\$2,899	1,167	\$2.48	
<b>Average</b>				<b>\$3,277</b>	<b>1,145</b>	<b>\$2.96</b>	
				High	\$3,750	1,291	\$3.83
				Low	\$2,899	980	\$2.48



# RENT COMPS





04

LOCATION OVERVIEW

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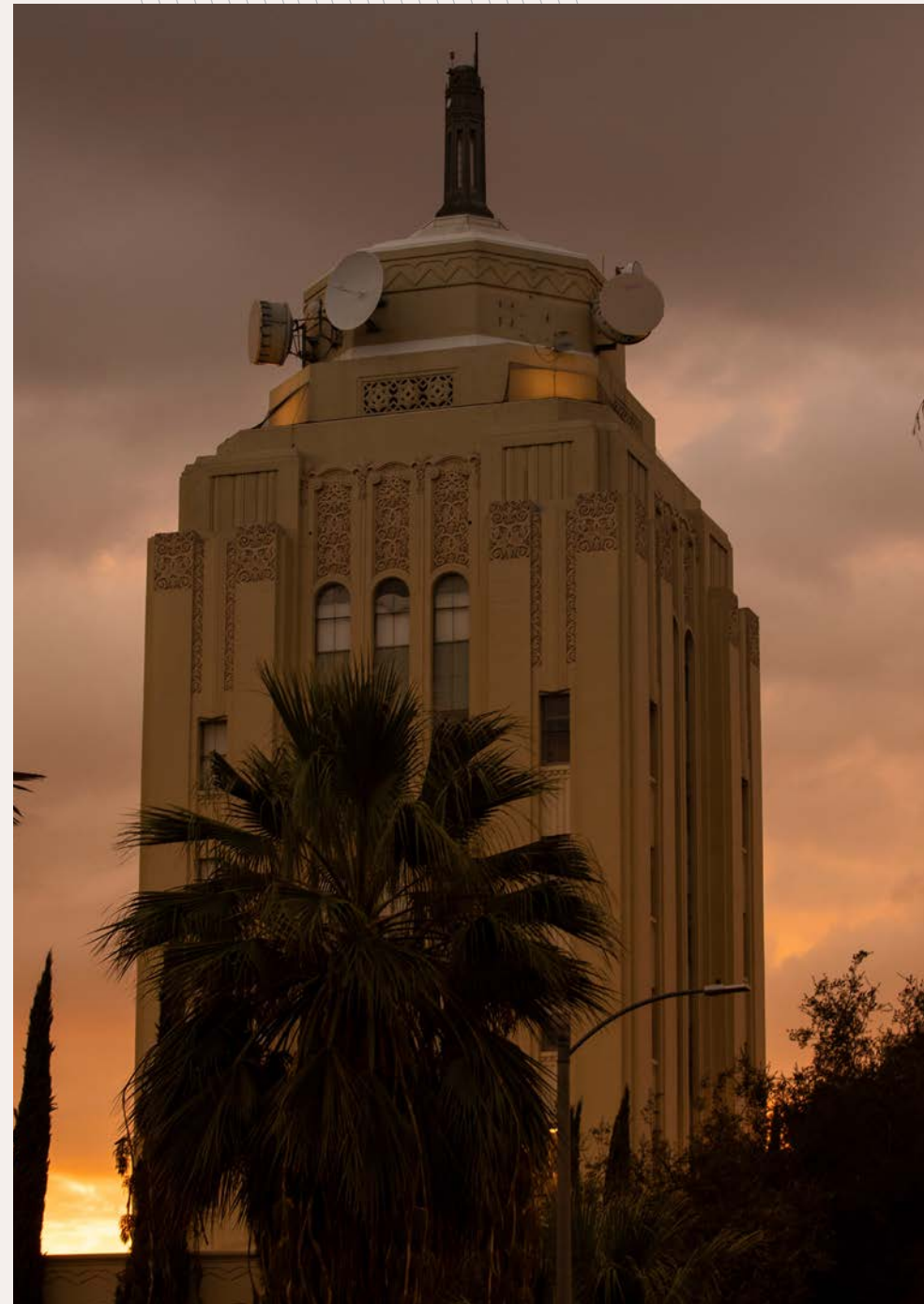
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## VAN NUYS

Nestled within the heart of the central San Fernando Valley, Van Nuys thrives as a vibrant community primarily inhabited by renters. The area boasts an array of rental houses and apartments, which, by Los Angeles standards, offer affordability without compromising quality. Quiet neighborhoods and appealing properties cater to a diverse range of budgets.

Van Nuys is home to a diverse array of businesses, schools, and community recreation centers – perhaps the city’s most recognizable landmark is Van Nuys High School, which has served as a filming location for innumerable movies, television shows, and music videos over the years. While many residents find work in the local business sector, direct access to the 405 as well as Amtrak and Metrolink rail service make it easy to commute to downtown Los Angeles by car or train in under an hour.







05

MARKET OVERVIEW

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**6643**  
haskell ave



## SAN FERNANDO VALLEY

The San Fernando Valley, often referred to as “The Valley,” is a prominent region in Southern California. It is primarily situated within the county of Los Angeles, constituting about 260 square miles. The Valley is home to a rich tapestry of neighborhoods and smaller cities, including Burbank, Glendale, Woodland Hills, and Calabasas. Known for its suburban living style, it offers a unique blend of urban and suburban charm, with a mix of high-end homes, apartment complexes, and single-family homes.

The region is culturally diverse and brimming with numerous attractions that draw millions of visitors annually. Among these attractions located in Los Angeles County are the world-renowned Universal Studios, the historic Griffith Observatory, and the Getty Center, a cultural hub housing pre-20th-century European paintings, drawings, and sculptures. It also boasts a wide array of shopping destinations, dining options, and outdoor recreational activities, making it a vibrant place to live and visit.

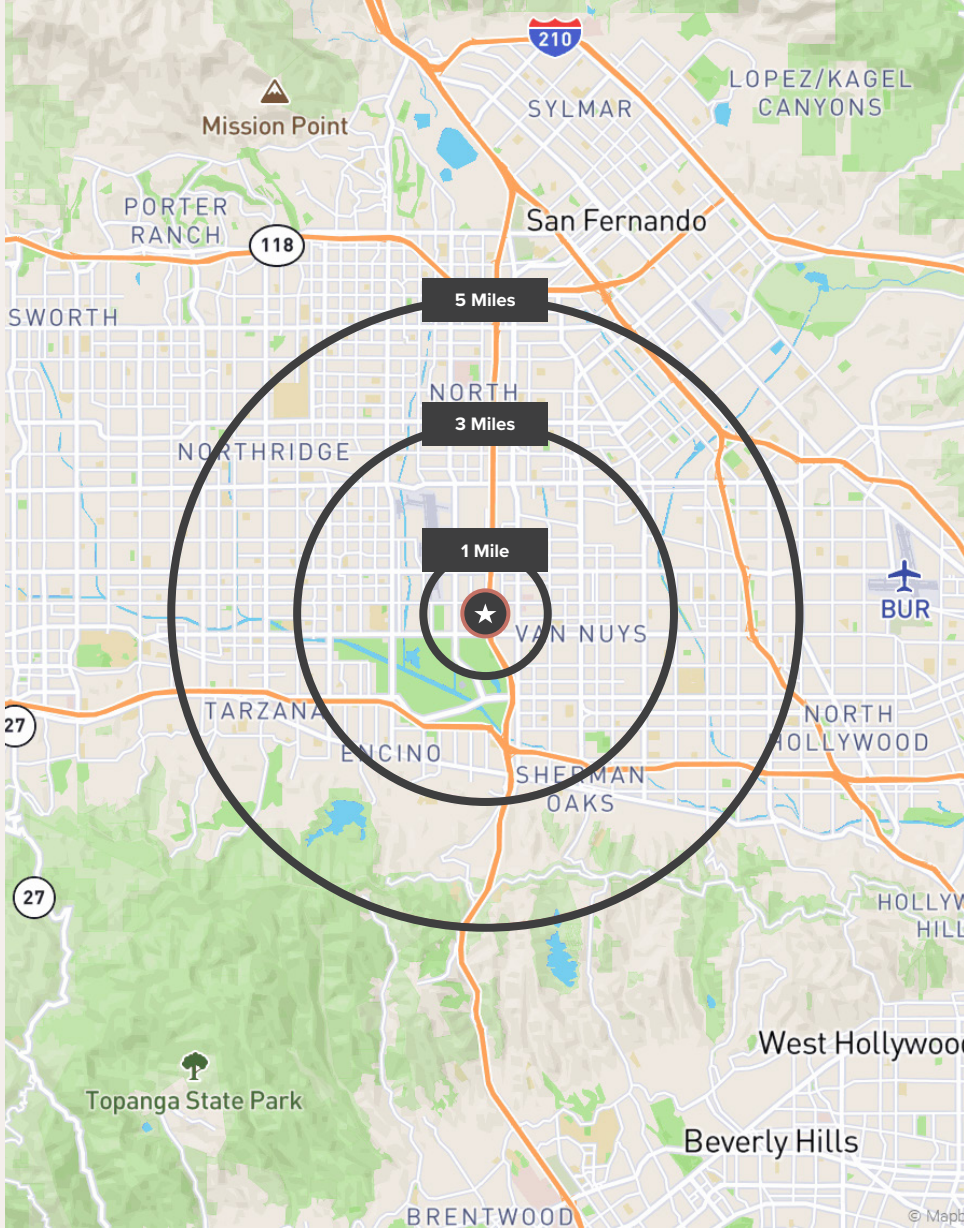
The San Fernando Valley holds significant importance in the U.S. entertainment industry. It is a major motion picture, television, and music recording studio hub. Major studios such as NBCUniversal, Warner Bros., and Disney are headquartered here. The Valley’s contribution to pop culture is undeniable, with numerous movies and TV shows.





# DEMOGRAPHICS

Demographic Brief	1 Mile		3 Miles		5 Miles	
<b>Population</b>						
2024 Population - Current Year Estimate	36,555		283,567		680,372	
2029 Population - Five Year Projection	36,257		281,849		669,441	
2020 Population - Census	36,840		289,380		696,299	
2010 Population - Census	35,847		278,853		677,307	
2020-2024 Annual Population Growth Rate	-0.18%		-0.48%		-0.54%	
2024-2029 Annual Population Growth Rate	-0.16%		-0.12%		-0.32%	
<b>Households</b>						
2024 Households - Current Year Estimate	13,132		101,920		239,954	
2029 Households - Five Year Projection	13,397		104,350		242,927	
2010 Households - Census	12,071		94,455		227,105	
2020 Households - Census	12,849	95.6%	101,276	96.2%	239,431	96.4%
2020-2024 Compound Annual Household Growth Rate	0.51%		0.15%		0.05%	
2024-2029 Annual Household Growth Rate	0.40%		0.47%		0.25%	
2024 Average Household Size	2.73		2.75		2.79	
<b>Household Income</b>						
2024 Average Household Income	\$92,237		\$111,404		\$122,295	
2029 Average Household Income	\$110,025		\$131,833		\$144,156	
2024 Median Household Income	\$65,169		\$75,994		\$83,442	
2029 Median Household Income	\$78,160		\$88,974		\$99,867	
2024 Per Capita Income	\$33,458		\$40,012		\$43,207	
2029 Per Capita Income	\$41,024		\$48,771		\$52,395	
<b>Housing Units</b>						
2024 Housing Units	13,755		106,359		250,571	
2024 Vacant Housing Units	623	4.5%	4,439	4.2%	10,617	4.2%
2024 Occupied Housing Units	13,132	95.5%	101,920	95.8%	239,954	95.8%
2024 Owner Occupied Housing Units	3,027	22.0%	34,993	32.9%	101,203	40.4%
2024 Renter Occupied Housing Units	10,105	73.5%	66,927	62.9%	138,751	55.4%
<b>Education</b>						
2024 Population 25 and Over	25,781		200,958		488,360	
HS and Associates Degrees	12,553	48.7%	89,096	44.3%	216,824	44.4%
Bachelor's Degree or Higher	7,990	31.0%	72,671	36.2%	186,031	38.1%
<b>Place of Work</b>						
2024 Businesses	1,455		18,538		37,116	
2024 Employees	10,500		124,779		244,156	



Source: Esri



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## CONTACT US



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