

Non-RSO - 1984 Build

Reduced to \$5,395,000

12235 Magnolia Blvd. Valley Village, CA 91607

17 Large Units in an 18,805 SF Building w/ Ample Parking
Pride of Ownership - Seller is Original Builder
Additional Income from Cellular Antenna

**PARTNERSCRE
SVIDLER | BRAVERMAN**



TABLE OF CONTENTS

Property Overview	3	Walk Score	22
Financial Summary	4	Metro	23
Rent Roll	5	Parcel Map	24
Photos	6	Sales Comp	25
Maps	20	Disclaimer	26
Area Map	21	Contact Info	27

DARIO SVIDLER
Executive Vice President

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

SHAYA BRAVERMAN
Executive Vice President

424. 421. 3526
shaya@bravermancre.com
partnerscrela.com
DRE 01861842
TREC 802240

Keller Williams is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

12235 Magnolia Blvd.

Property Overview

PartnersCRE is pleased to offer a **17-unit** apartment building, **available for the first time** since it was built just over 40 years ago.

This exceptionally well-maintained asset sits on a **double lot** and features over **18,800 square feet** of space, with mostly **spacious 1-bedroom units**.

The building has been under the continuous ownership and care of the **original developer**, reflecting true pride of ownership. Importantly, the building carries a **Certificate of Occupancy from 1984**, meaning it is **not subject** to the City of Los Angeles **Rent Stabilization Ordinance (RSO)**. This exemption offers investors meaningful flexibility in managing turnover and achieving market rents.

Operating at a **5.60% CAP**, this property offers a strong return relative to comparable assets in the Los Angeles multifamily market. Rents remain below market levels, providing immediate income along with clear, achievable upside. The large floor plans allow for rent premiums with minimal repositioning.

Tenants benefit from **24 on-site parking spaces**, easy access to the 101 and 170 freeways, nearby public transportation, and a diverse selection of local restaurants, shopping, nightlife, and more.

Under half a mile to the Gelson's at Riverside Dr., or steps to the Jons International Marketplace, this is a building where people rent to stay! For local families and job opportunities, the building sits between LA Valley College and NoHo High School.

The property includes **additional income** through **owned-laundry machines** and a **rooftop cell antenna lease**, offering passive revenue without additional management. The combination of non-RSO status, stable tenancy, and physical unit size positions this asset as an ideal long-term hold with both cash flow and future growth potential.

With a low price per square foot, strong in-place income, and clear paths to value creation, this is a rare opportunity to acquire a generational-quality asset in turnkey condition.

At a Glance

Valley Village

17-Unit Apartment Building

\$5,395,000

~~\$5,495,000~~

2347-023-055

APN

18,805 SF

Building Size

9,351 SF

Lot Size

Non-RSO - Built in 1984

Gated Garage w/ 24 Parking Spaces

5.60% CAP • 11.53 GRM

\$287 PSF • \$318k/Door

Easy access to 101 and 170 Freeways

“Very Walkable” Area

Short Walk to G (Orange) Line Metro Station

**Additional Income from Rooftop Cell
Antenna Lease & Owned Laundry
Equipment**

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

12235 Magnolia Blvd.

Financial Summary

FINANCIAL INDICATORS

Price	\$5,395,000
Current CAP	5.60%
Market CAP	6.96%
Current GRM	11.53
Market GRM	9.93
Cost Per SF	\$287
Cost Per Unit	\$317,353
Expenses Per Unit	\$8,925
Expenses Per SF	\$8.07

PROPERTY ABSTRACT

Units	17
Year Built	1984
Lot SF	9,352
Building Gross SF	18,805
Parking Spaces	24
Zoning	(Q)R3-1

ESTIMATED ANNUALIZED EXPENSES

Property Taxes	1.25% of Price	\$67,438
Insurance	\$1.10 / PSF	\$20,686
Utilities	\$85 / Unit / Month	\$17,340
Trash	\$400 / Month	\$4,800
License / Fees	\$125 / Unit	\$2,125
Gardener	\$250 / Month	\$3,000
Repairs + Maintenance	3% of SGI	\$13,962
On-site Management		\$6,000
Off-site Management	3.5% of SGI	\$16,373
Total Expenses		\$151,723

ANNUALIZED OPERATING INCOME

	CURRENT	MARKET
Scheduled Gross Income	\$467,810	\$543,300
Less Vacancy	3.0% (\$14,034)	3.0% (\$16,299)
Gross Operating Income	\$453,775	\$527,001
Less Expenses	33.4% (\$151,723)	28.8% (\$151,723)
Net Operating Income	\$302,052	\$375,278

SOURCE OF INCOME

Number of Units	Unit Type	CURRENT		MARKET	
		Average Monthly Rent	Total	Average Rent	Income
2	0 + 1	\$1,683	\$3,366	\$1,900	\$3,800
6	1 + 1	\$1,999	\$11,993	\$2,250	\$13,500
9	1 + 1.5	\$2,267	\$20,400	\$2,750	\$24,750
	Total Rental Income		\$35,759		\$42,050
	Rooftop Cell Antenna Income		\$3,025		\$3,025
	Laundry		\$200		\$200
	Total Monthly Income		\$38,984		\$45,275
	Total Yearly Income		\$467,810		\$543,300

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

12235 Magnolia Blvd.

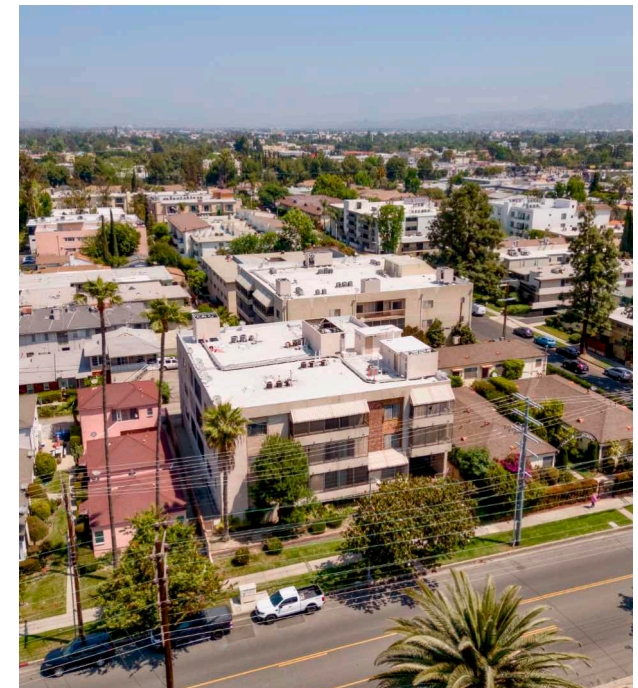
Rent Roll

	Unit #	Unit Mix	Monthly Rent	Unit SF	Move-in Date
1	101	1 + 1.5	\$2,000.00	980	08/01/2021
2	102	1 + 1.5	\$1,962.26	1,022	01/20/1994
3	103	1 + 1	\$2,248.22	885	08/15/2019
4	104	1 + 1	\$2,002.00	885	10/01/2021
5	105	1 + 1.5	\$2,383.76	1,022	06/01/1986
6	201	1 + 1.5	\$2,355.00	980	04/01/2022
7	202	1 + 1.5	\$2,300.00	1,022	08/15/2024
8	203	1 + 1	\$1,954.97	885	11/10/1988
9	204	1 + 1	\$1,900.00	885	04/21/2025
10	205	1 + 1.5	\$2,304.24	1,022	11/01/2018
11	206	0 + 1	\$1,466.23	670	05/15/2012
12	301	1 + 1.5	\$2,194.40	980	07/01/2018
13	302	1 + 1.5	\$2,200.00	1,022	05/09/2025
14	303	1 + 1	\$1,987.56	885	05/01/2008
15	304*	1 + 1	\$1,900.50	885	12/01/2020
16	305	1 + 1.5	\$2,250.00	1,022	Vacant
17	306	0 + 1	\$1,900.00	670	Vacant
Rooftop Cell Antenna Lease			\$3,025		
Laundry Equipment			\$200		

* Section 8

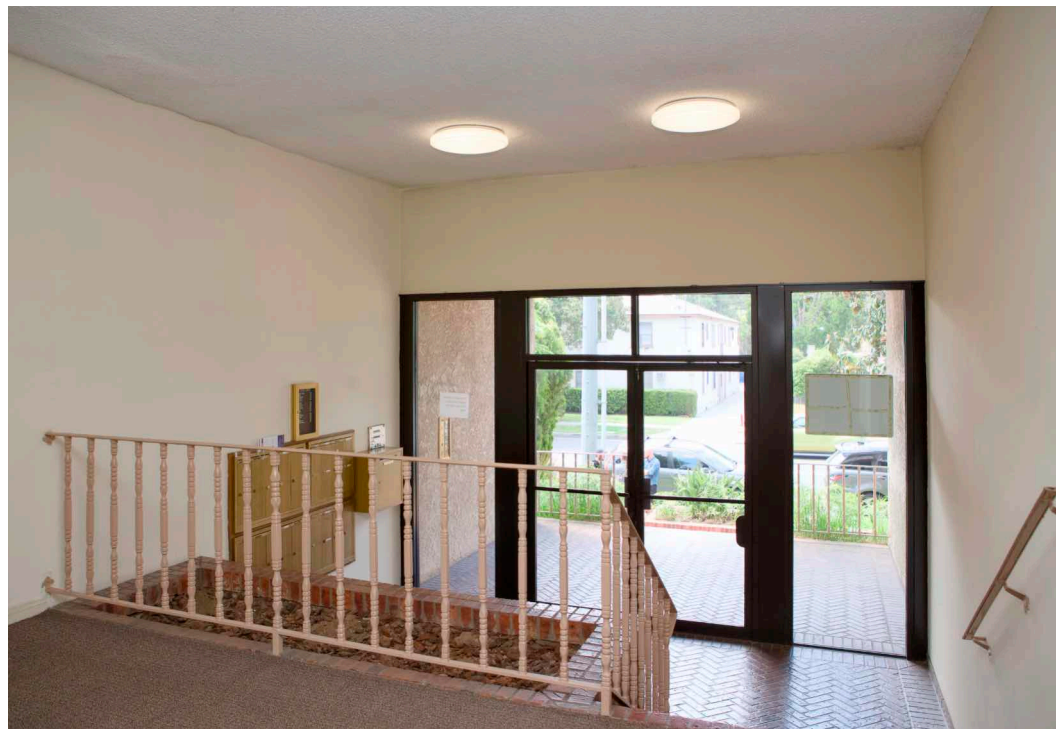
Monthly Gross Income	\$38,984
Annual Gross Income	\$467,810

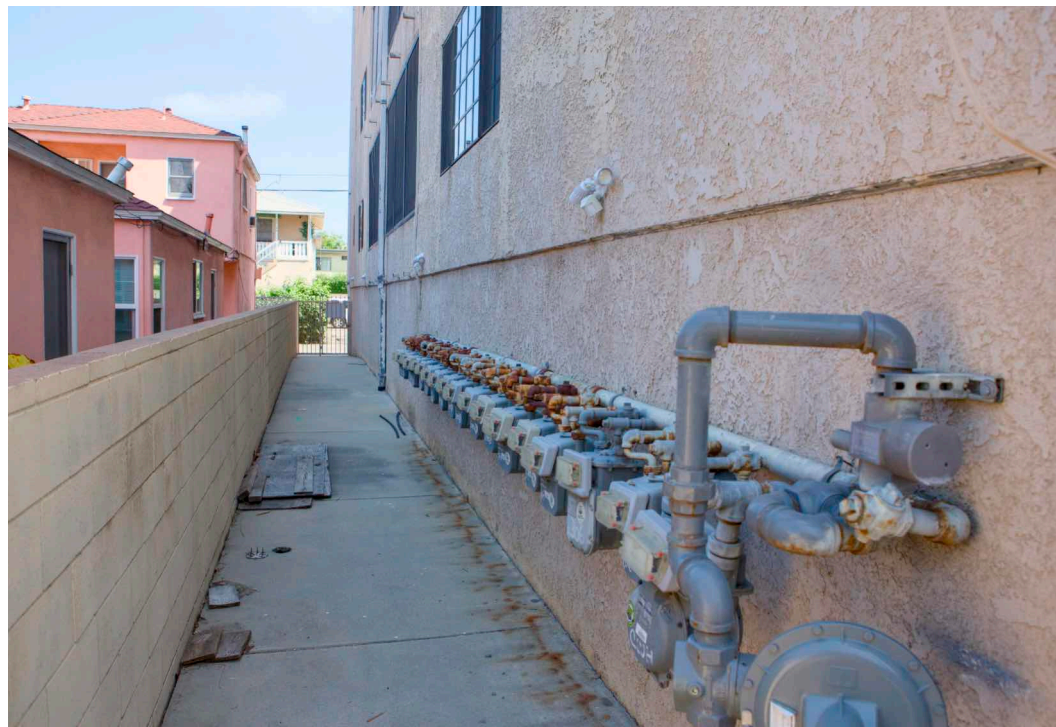
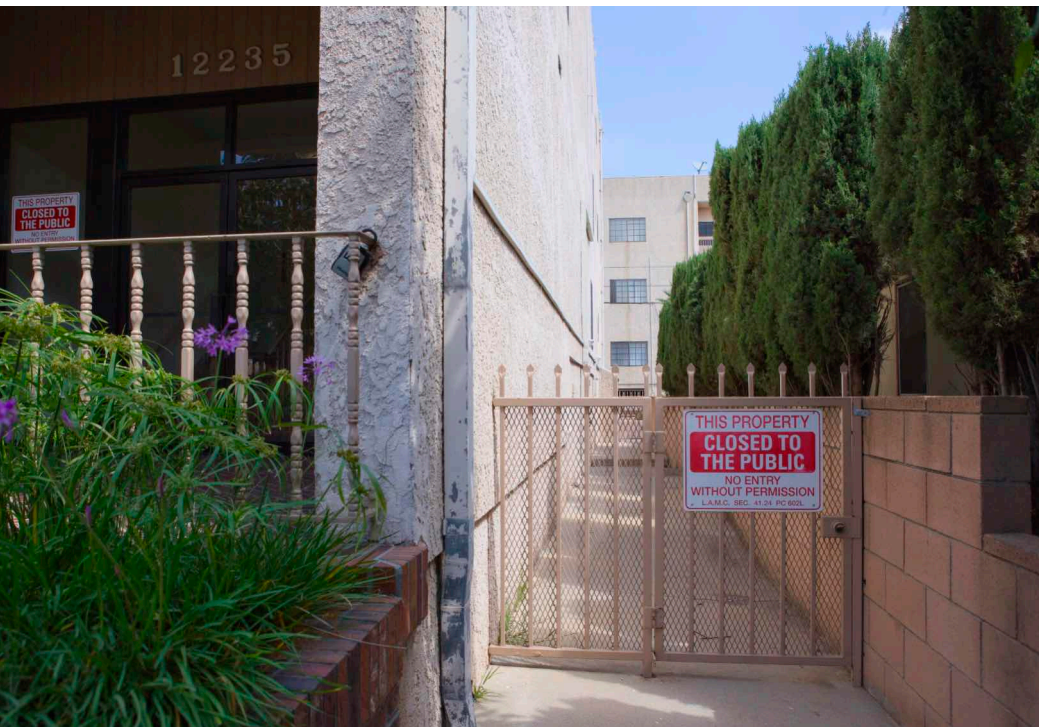
Average Rent		
Unit Mix	Unit Count	Average Monthly Rent
0 + 1	2	\$1,683
1 + 1	6	\$1,999
1 + 1.5	9	\$2,267



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



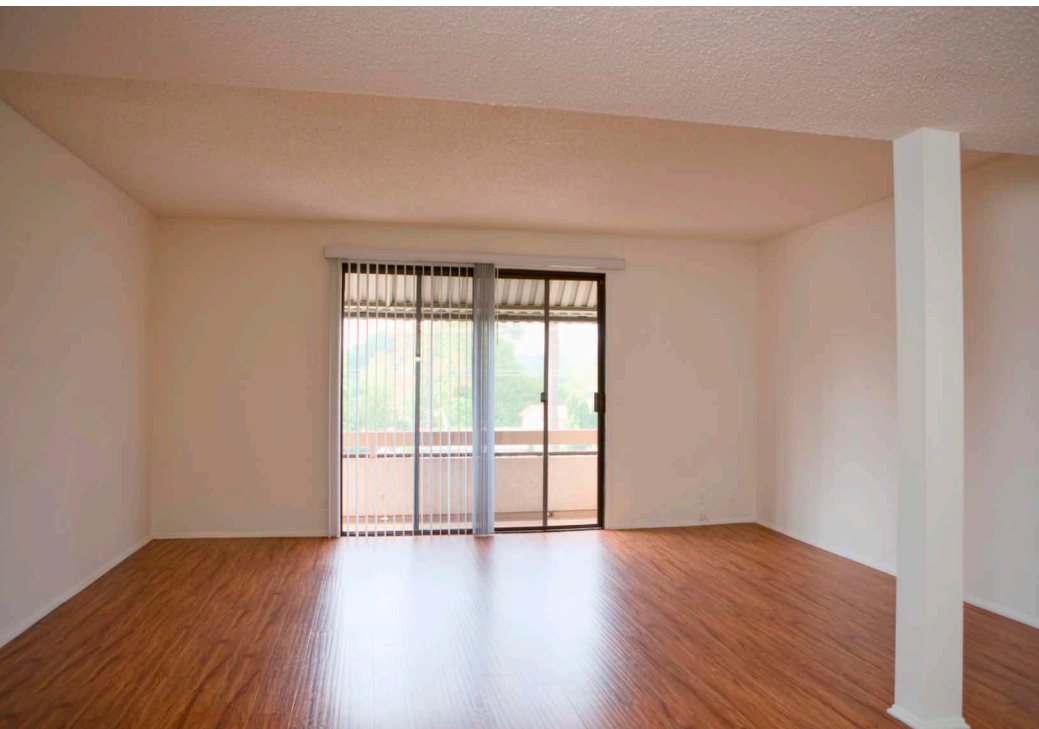




















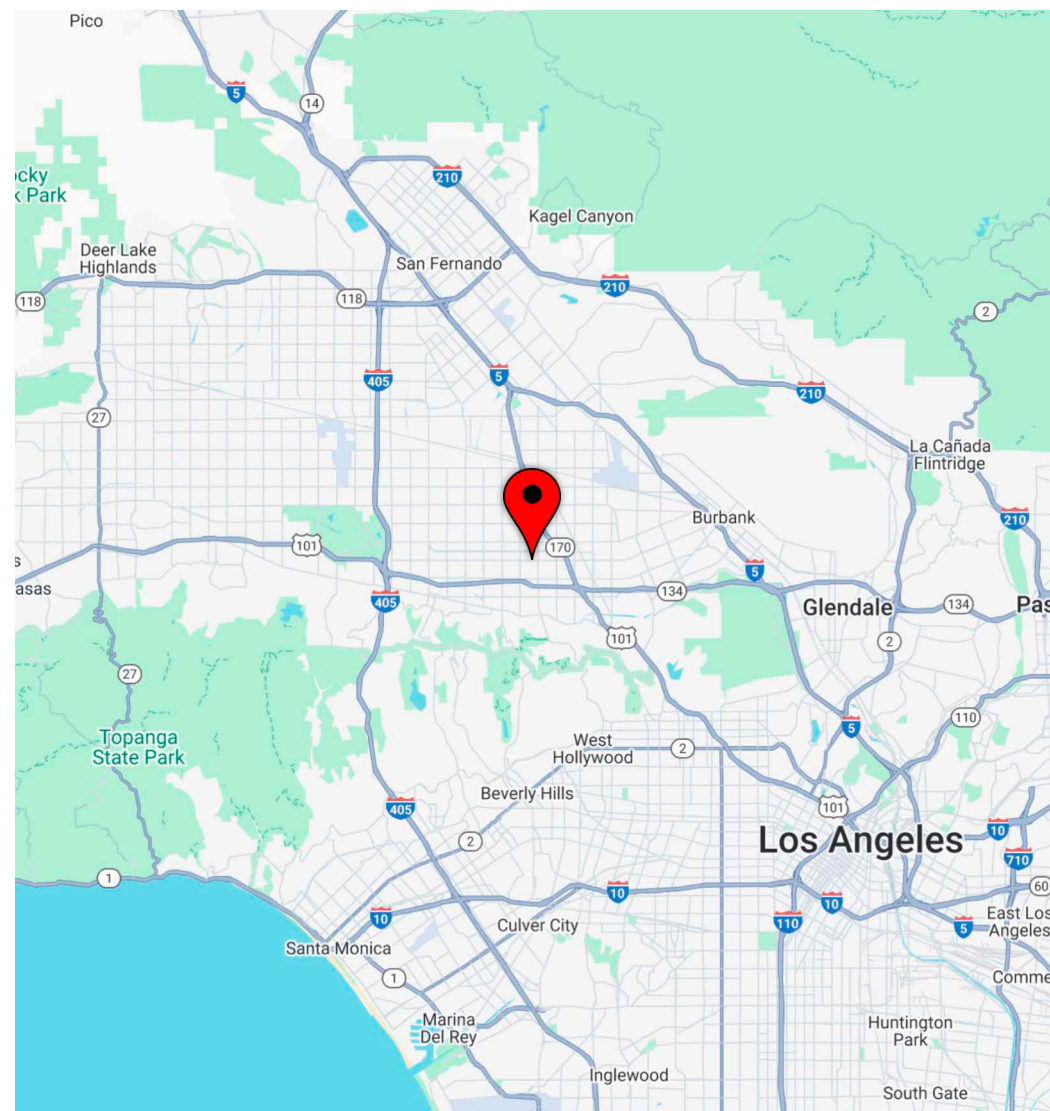
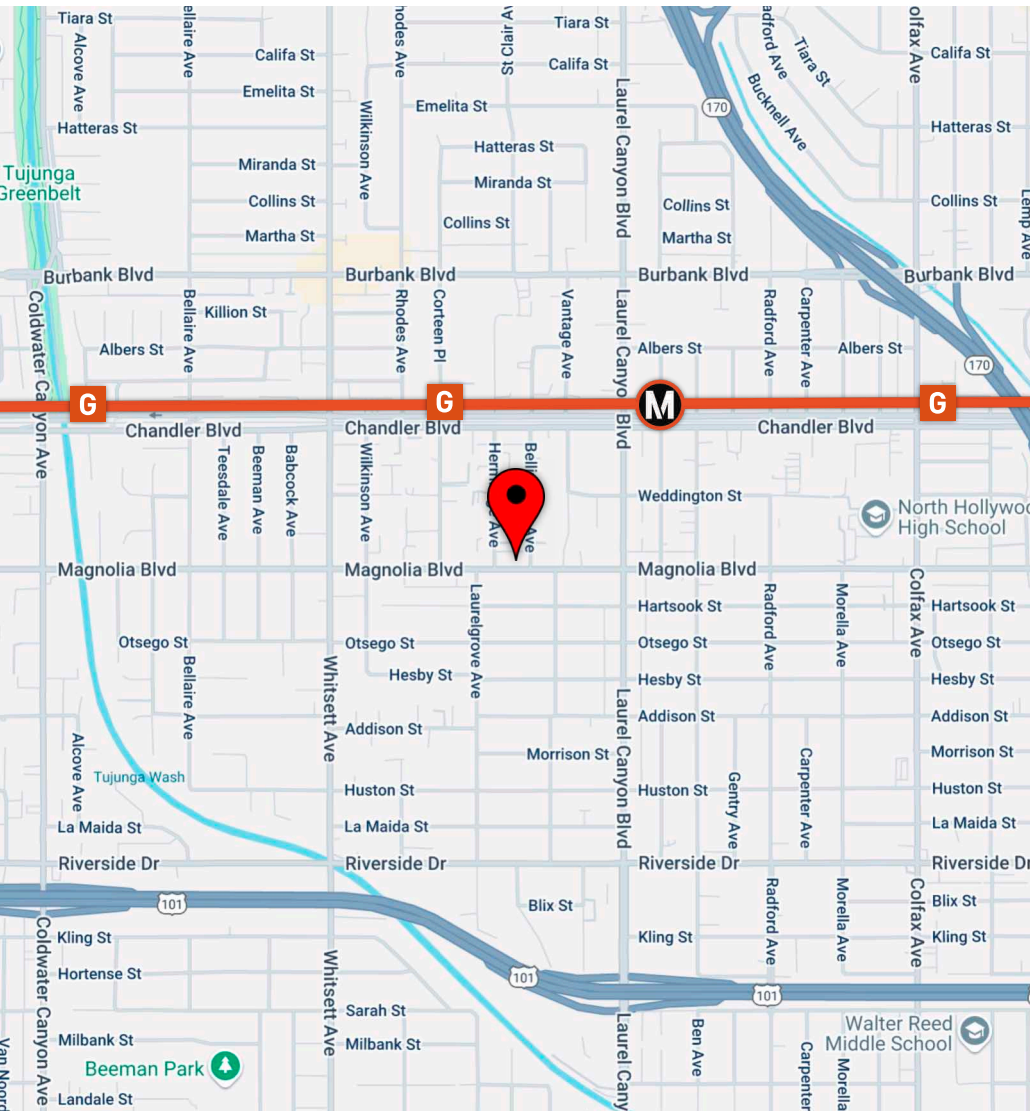






12235 Magnolia Blvd.

Maps



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

12235 Magnolia Blvd.

Area Map



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

12235 Magnolia Blvd.

Walk Score

Walk Score
86

Very Walkable

Most errands can be accomplished on foot.

Transit Score
48

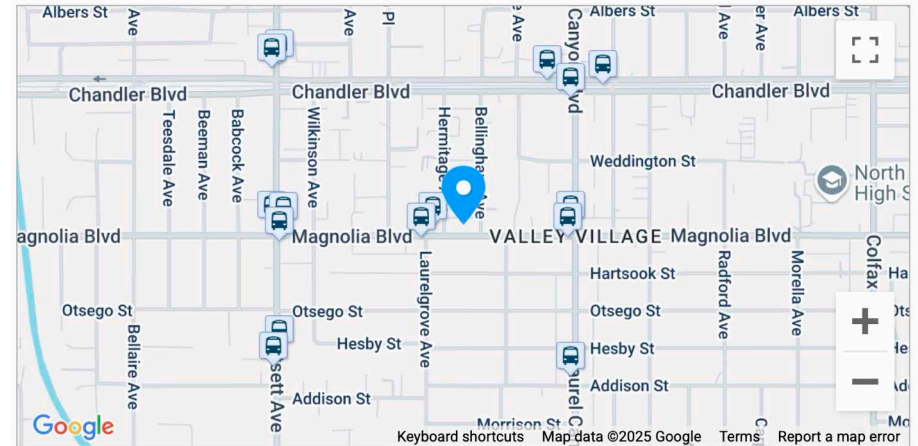
Some Transit

A few nearby public transportation options.

Bike Score
66

Bikeable

Some bike infrastructure.



Rail lines:

Metro B Line (Red) 1.3 mi

Bus lines:

155 Metro Local Line	0.0 mi	230 Metro Local Line	0.2 mi
Metro G-Line 901	0.3 mi	Van Nuys/Studio City Count...	0.3 mi
Van Nuys/Studio City Clock...	0.3 mi		

About this Location

12235 Magnolia Boulevard has a Walk Score of 86 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Valley Village neighborhood in Los Angeles. Nearby parks include North Hollywood Park, Studio City Park and Moorpark Park.



<https://www.walkscore.com/score/12235-magnolia-blvd-los-angeles-ca-91607>

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

12235 Magnolia Blvd.

Metro - G Line (Orange) & B Line (Red Line)

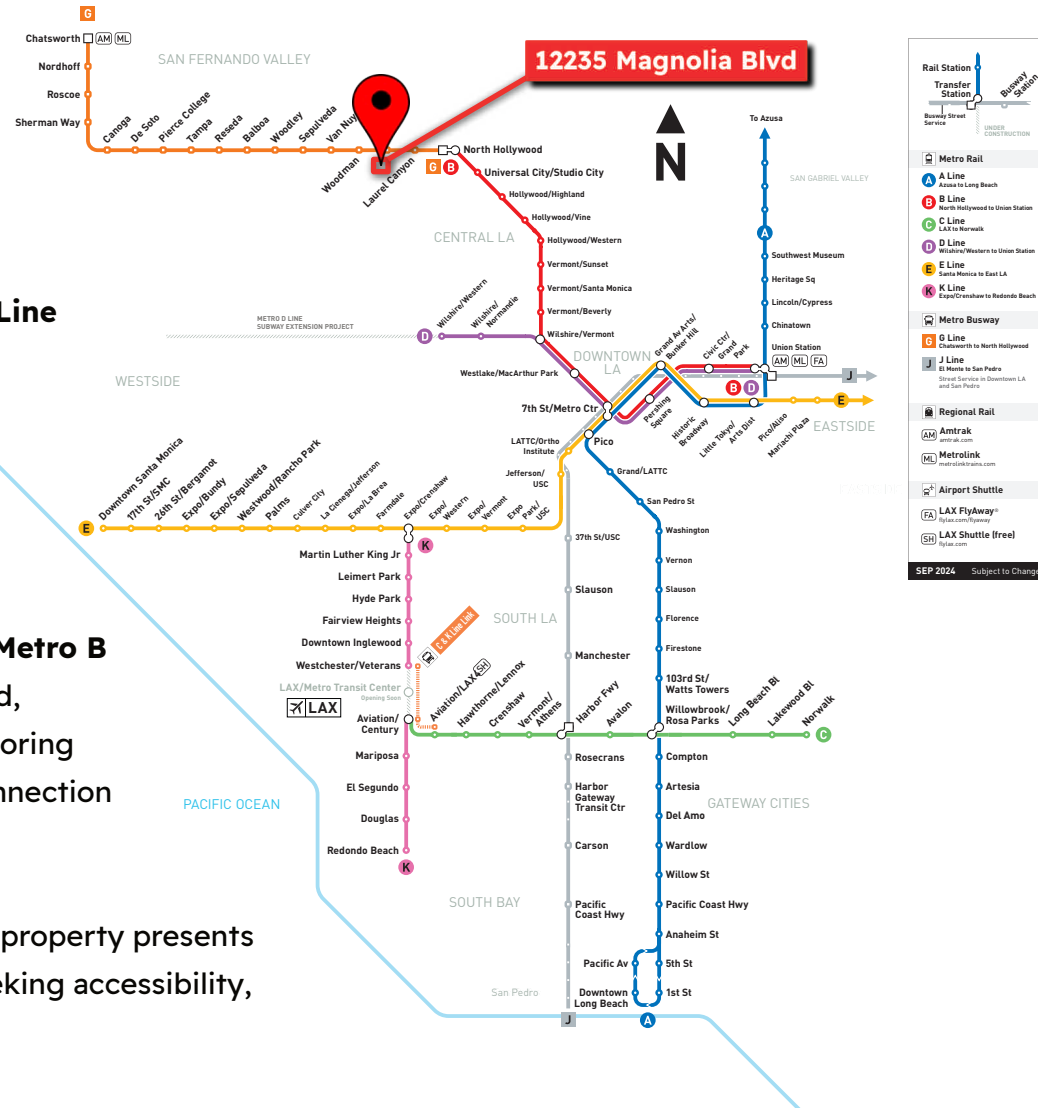


Transit Access in the Heart of the Valley

Located just steps from the **Laurel Canyon Station** on the **Metro G Line (Orange Line)**, 12235 Magnolia offers exceptional connectivity for tenants who value convenience and mobility. The G Line's dedicated busway provides a fast and reliable east-west route across the San Fernando Valley, linking directly to major hubs like Warner Center, Van Nuys, and North Hollywood.

From the Laurel Canyon Station, residents can easily transfer to the **Metro B (Red) Line** at North Hollywood, providing direct access to Hollywood, Downtown LA, and Union Station. Whether commuting to work, exploring the city, or heading to a night out, this location offers a seamless connection to the broader Metro system.

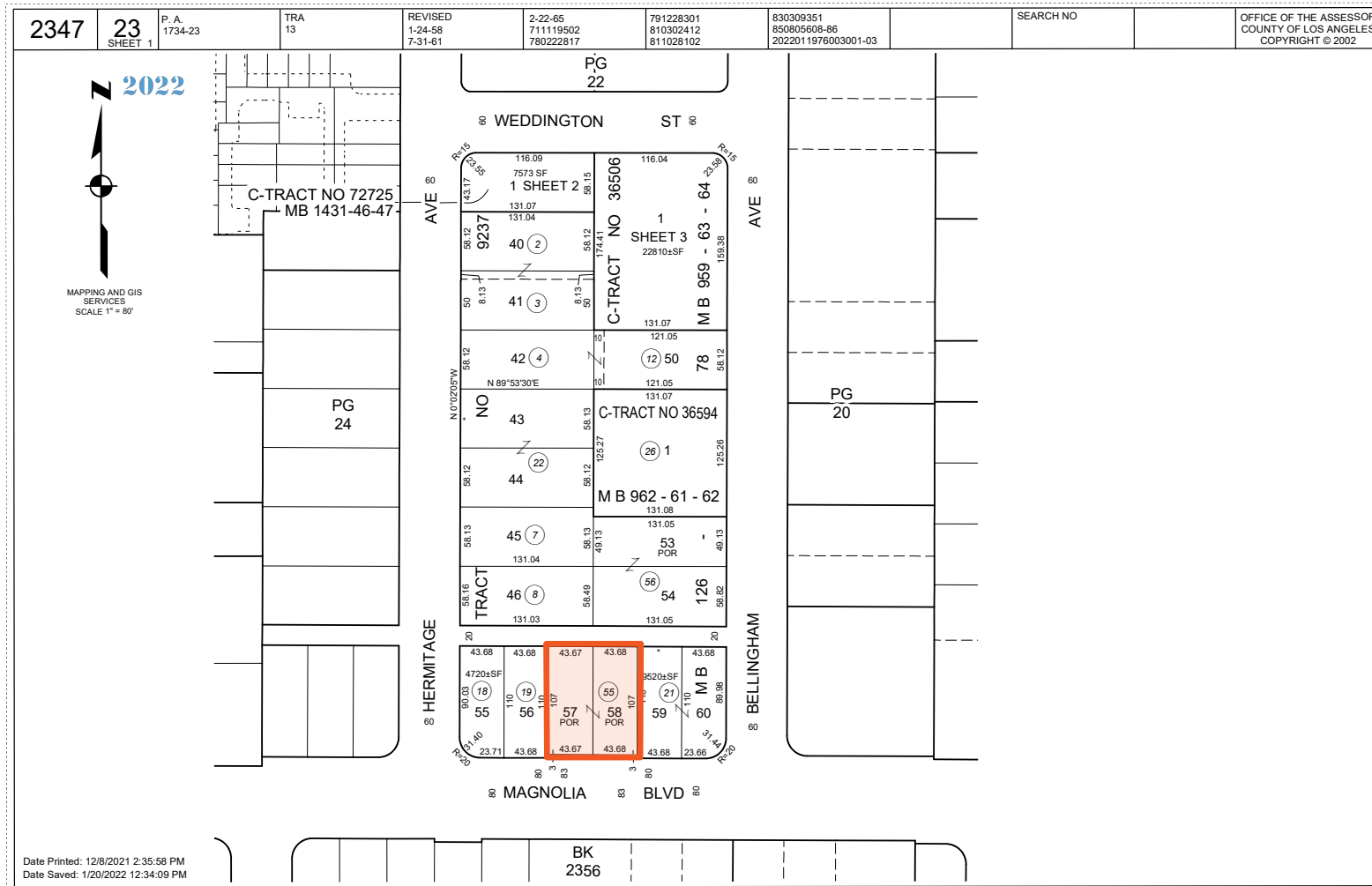
With rising demand for transit-oriented housing in Los Angeles, this property presents an opportunity for investors looking to attract long-term tenants seeking accessibility, sustainability, and urban convenience.



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

12235 Magnolia Blvd.

Parcel Map

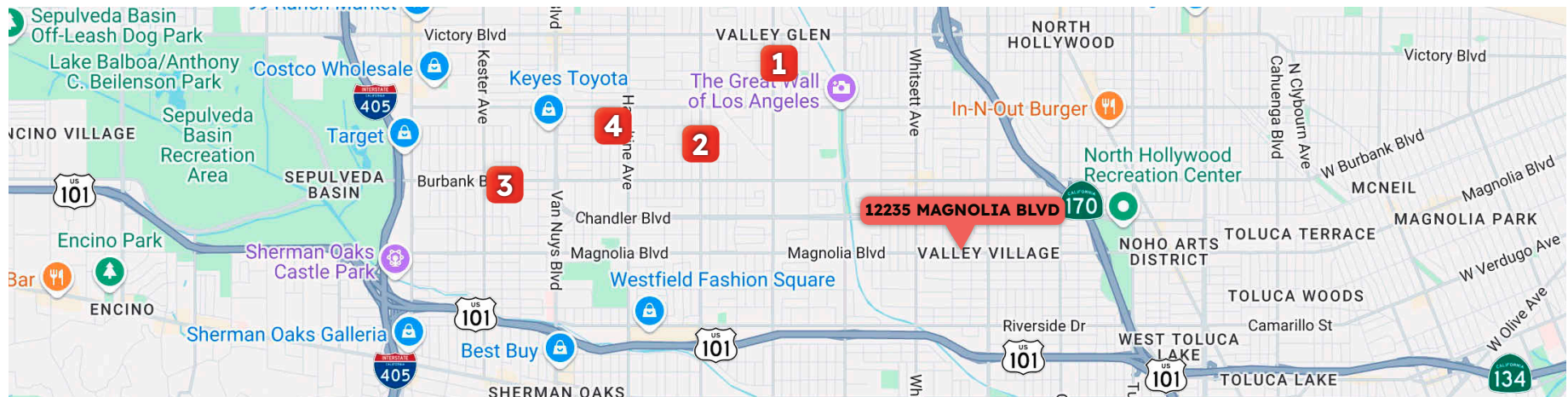


All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

12235 Magnolia Blvd.

Sales Comps

	Address	Sale Price	Sale Date	Units	Bldg SF	Price/Unit	Price/Bldg SF	Cap	Year Built
1	6228 Fulton Ave Van Nuys, CA 91401	\$8,740,000	1/3/2025	30	34,587	\$291,333	\$252.69	6.05%	1963
2	5804 Woodman Ave Van Nuys, CA 91401	\$3,037,500	10/16/2023	9	7,645	\$291,333	\$397.31	6.05%	1989
3	14748 Burbank Blvd Sherman Oaks, CA 91411	\$16,276,000	6/21/2024	50	48,890	\$325,520	\$332.91	4.85%	1988
4	14126 Tiara St Van Nuys, CA 91401	\$4,975,000	9/29/2023	16	15,188	\$310,938	\$327.56	4.74%	1988
	12235 Magnolia Blvd Valley Village, CA 91607	\$5,495,000		17	18,805	\$323,235	\$292.20	5.34%	1984



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

PARTNERSCRE

**For more information please contact
our exclusive sales agents:**

DARIO SVIDLER
Executive Vice President

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

SHAYA BRAVERMAN
Executive Vice President

424. 421. 3526
shaya@bravermancre.com
partnerscrela.com
DRE 01861842
TREC 802240

Keller Williams is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01428775. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. 9/16/2025

kW
BEVERLY HILLS