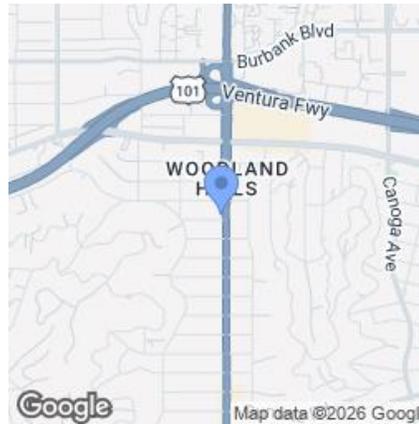


5237 Topanga Canyon, Woodland Hills 91364

STATUS: **Active**

LIST PRICE: **\$2,150,000**

South of Ventura Blvd



OF UNITS TOTAL: **3**
 SQFT(src): **4,608**
 PRICE PER SQFT: **\$466.58**
 LOT(src): **8,808/0.2022 (A)**
 LEVELS: **One, Two**
 DAM / CDAM: **5/5**
 YEAR BLT(src): **1963 (ASR)**
 TOTAL OP. EXP: **\$2,800.00**
 NET OP. INCOME: **\$9,000**
 RENT CONTROL?: **Yes**
 PARCEL #: **2169015032**
 LISTING ID: **SR26033287**

Next OH: **Public: Fri Feb 27, 12:00PM-2:00PM**



DESCRIPTION

Investor's Dream – Prime Location South of Ventura Blvd! Exceptional three-unit property situated on the corner of Crespi St., in highly desirable Woodland Hills. All three units are vacant. The main residence (5237 Topanga Canyon Blvd, Woodland Hills, CA 91367) is a beautifully maintained 3-bedroom, 2.5-bath home featuring private entrances from both the front and rear courtyard, its own laundry area, a spacious family room, and a dedicated BBQ/entertaining area. The JADU (Unit #1) is partially furnished and offers a completely private entrance. This spacious one-bedroom unit includes an attached full bathroom, walk-in closet, and a fully permitted alternative second entrance from the bedroom. It also features its own front yard and private BBQ area. The ADU (Unit #2) is separately accessed from Crespi St. and has its own private driveway. Located above the garage, this upper-level unit offers 3 bedrooms and 2 bathrooms. It includes two stairway entrances — one from the front and another from the rear that connects to the main house courtyard. The main home includes a two-car garage and an extended driveway. All three units have separate gas and electric meters, providing added convenience and flexibility for investors or owner-users. All three units are vacant. For showing appointment please call or text (818)235-7713.

EXCLUSIONS:

INCLUSIONS:

AREA: **WHLL - Woodland Hills**
 SUBDIVISION: /
 COUNTY: **Los Angeles**
 COMMON INTEREST: **None**
 SUB TYPE: **COMRES/D**
 55+: **No**
 PROBATE AUTHORITY:

LIST \$ ORIGINAL: **\$2,150,000**
 CMN WALLS: **No Common Walls**
 PARKING:
 # OF BUILDINGS TOTAL: **3**
 PROPERTY ATTACHED?: **No**
 LOT: **21-25 Units/Acre**

ROOM TYPE:
 UTILITIES:
 WATER: **Public**
 SEWER: **Public Sewer**

COOLING:
 HEATING:
 VIEW:
 WATERFRONT:
 POOL: **None**
 LAUNDRY: **Dryer Included, Inside, Washer Included**

ANALYSIS

GROSS SCHEDULE INCOME: **\$11,800**
 VACANCY ALLOWANCE \$/:%: /
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: **\$9,000**
 OPERATING EXPENSE \$/:%: **\$2,800/**
 LAND DOLLAR VALUE \$/:%: /

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/:%: /
 PERSONAL PROPERTY \$/:%: /

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$2,800**
 ELECTRIC: **\$0**
 GAS: **\$0**
 LICENSES:

FURNITURE REPLACEMENT:
 TRASH: **\$0**
 CABLE TV:
 GARDENER:
 INSURANCE: **\$0**

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: **\$0**

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

| | UNITS | BEDS | BATHS | GARAGE | FURNISHED? | ACTUAL RENT | TOTAL RENT | PRO FORMA | # OF UNITS WITH SEPARATE ELECTRIC: |
|----|-------|------|-------|--------|-------------|-------------|------------|-----------|------------------------------------|
| 1: | 1 | 3 | 3 | 2 | Unfurnished | | | \$5,500 | 3 |
| 2: | 2 | 3 | 2 | 1 | Unfurnished | | | \$3,950 | |
| 3: | 3 | 1 | 1 | 0 | Partially | | | \$3,000 | |

GAS METERS: **3**
 WATER METERS: **0**

SHOWING/LISTING

SHOW CONTACT TYPE: **Agent, See Remarks**

LOCK BOX:

BAC:

SHOW CONTACT NAME:

OWNER'S NAME:

DUAL/VARI. COMP?: **Yes**

SHOW CONTACT PHONE:

LIST AGRMT: **Exclusive Right To Sell**

POSSESSION:

SHOWING INSTRUCTIONS: **All three units are vacant..go direct. Supra on the water pipe. The main house can be entered from the back door needs some push open. Open house this Friday, 2/27, between 12PM-2PM and Saturday, 2/28 between 1-4PM**

PRIVATE REMARKS: **All three units are vacant..go direct. Supra on the water pipe. The main house can be entered from the back door needs some push open. The ownership has kept all three units vacant purposely. Open house this Friday, 2/27, between 12PM-2PM and Saturday, 2/28 between 1-4PM**

AGENT / OFFICE

DATES

LA: **(F207055578) Balbir Arora**

LA State License#: **01764077**

LO: **(SR02010400) Arora Realty**

LO State License#: **01764077**

CoLA:

CoLA State License#:

CoLO:

CoLO State License#:

1.LA CELL: **818-235-7713**

2.OFFERS: **arorarealtybroker@gmail.com**

3.LA CELL: **818-235-7713**

4.LA CELL: **818-235-7713**

5.LA CELL: **818-235-7713**

6.LA EMAIL: **arorarealtybroker@gmail.com**

LO PHONE: **818-235-7713**

LO FAX:

LIST CONTRACT DT: **02/13/26**

ON MARKET DATE: **02/21/26**

PRICE CHG TIMESTAMP:

STATUS CHG TSTP: **02/21/26**

MOD TIMESTAMP: **02/22/26**

PURCH CONTRACT DT:

ENDING DATE:

AGENT MEDIUM: Residential Income
SR26033287

LISTING ID:

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