

# 13350 VICTORY BOULEVARD

VALLEY GLEN (VAN NUYS), CALIFORNIA 91401

**Marcus & Millichap**

THE RAYMUNDO GROUP



**\$1,299,995 | 5 MULTIFAMILY UNITS**

MOSTLY TWO-BEDROOM UNITS | APPROXIMATELY 30% RENT UPSIDE | NO SEISMIC RETROFIT REQUIRED  
ATTRACTIVE PRICE PER UNIT AND PRICE PER SQUARE FOOT RELATIVE TO RECENT COMPARABLE SALES

## NON-ENDORSEMENT & DISCLAIMER NOTICE

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

**Marcus & Millichap**

OFFICES THROUGHOUT THE U.S. AND CANADA  
[www.marcusmillichap.com](http://www.marcusmillichap.com)

EXCLUSIVELY LISTED BY:

**BEN SAVOY**

ASSOCIATE INVESTMENTS  
NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100  
ENCINO, CA 91436

(213) 943-1815 DIRECT  
(818) 602-8850 MOBILE

[Ben.Savoy@marcusmillichap.com](mailto:Ben.Savoy@marcusmillichap.com)



**RICK E. RAYMUNDO**

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS  
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100  
ENCINO, CA 91436

(213) 943-1855 DIRECT  
(818) 219-6146 MOBILE

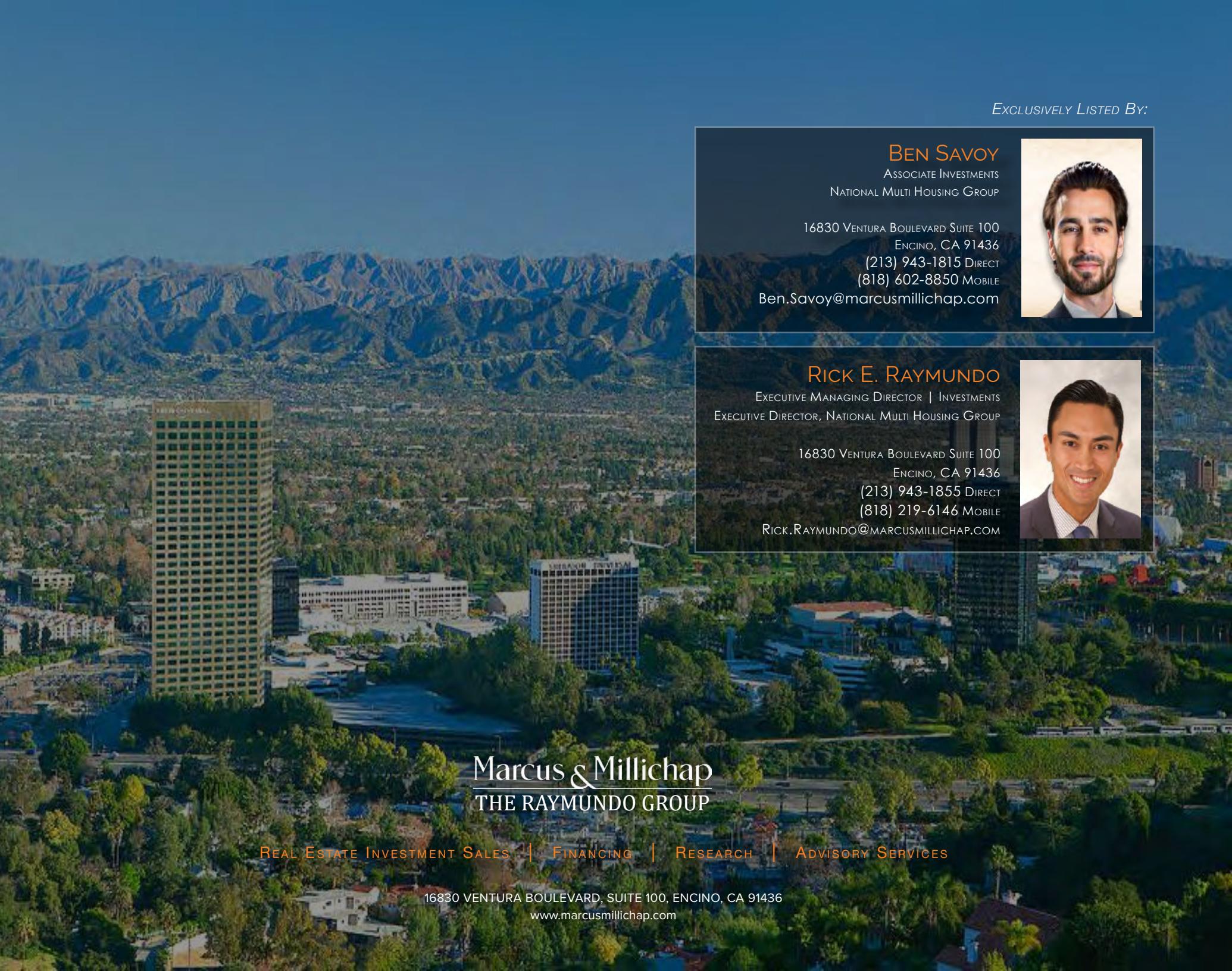
[RICK.RAYMUNDO@MARCUSMILICHAP.COM](mailto:RICK.RAYMUNDO@MARCUSMILICHAP.COM)



**Marcus & Millichap**  
THE RAYMUNDO GROUP

REAL ESTATE INVESTMENT SALES | FINANCING | RESEARCH | ADVISORY SERVICES

16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436  
[www.marcusmillichap.com](http://www.marcusmillichap.com)





# TABLE OF CONTENTS

SECTION 1	INVESTMENT OVERVIEW
SECTION 2	LOCATION OVERVIEW
SECTION 3	PRICING AND FINANCIAL ANALYSIS
SECTION 4	PROPERTY DESCRIPTION
SECTION 5	SALES COMPARABLES
SECTION 6	RENT COMPARABLES



13350 VICTORY BOULEVARD, VALLEY GLEN (VAN NUYS) CA 91401

# INVESTMENT OVERVIEW

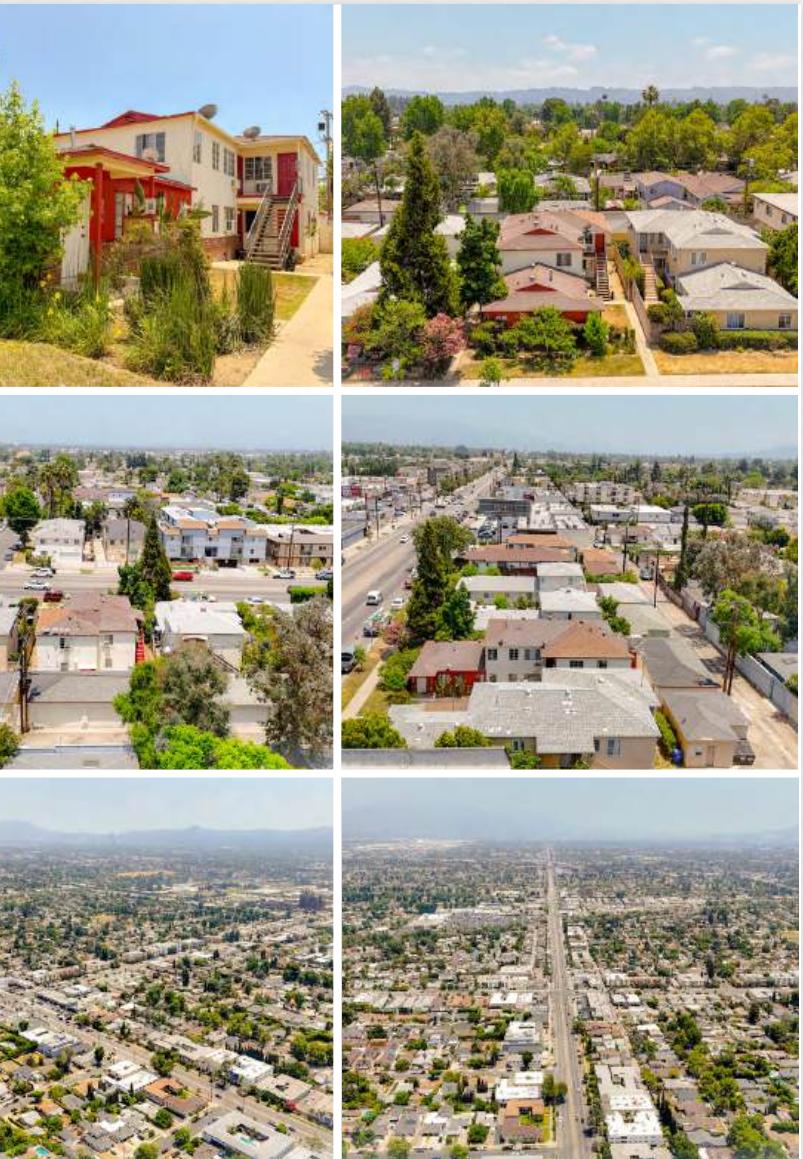
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap

Marcus & Millichap  
THE RAYMUND GROUP

# INVESTMENT HIGHLIGHTS

- Superb Unit Mix – Mostly Two Bedroom Units
- Excellent Value-Add Opportunity – Current Rents Approximately 30% Below Market
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- Garage Parking Space for All Units
- Partial Copper Plumbing
- Two Miles to NoHo West Shopping Center, Featuring Nordstrom Rack, LA Fitness, Paris Baguette, Regal Cinemas, and Trader Joe's
- Blocks from Los Angeles Valley College – Enrollment of 15,957 Students
- Additional Income Stream Provided via On-Site Garages

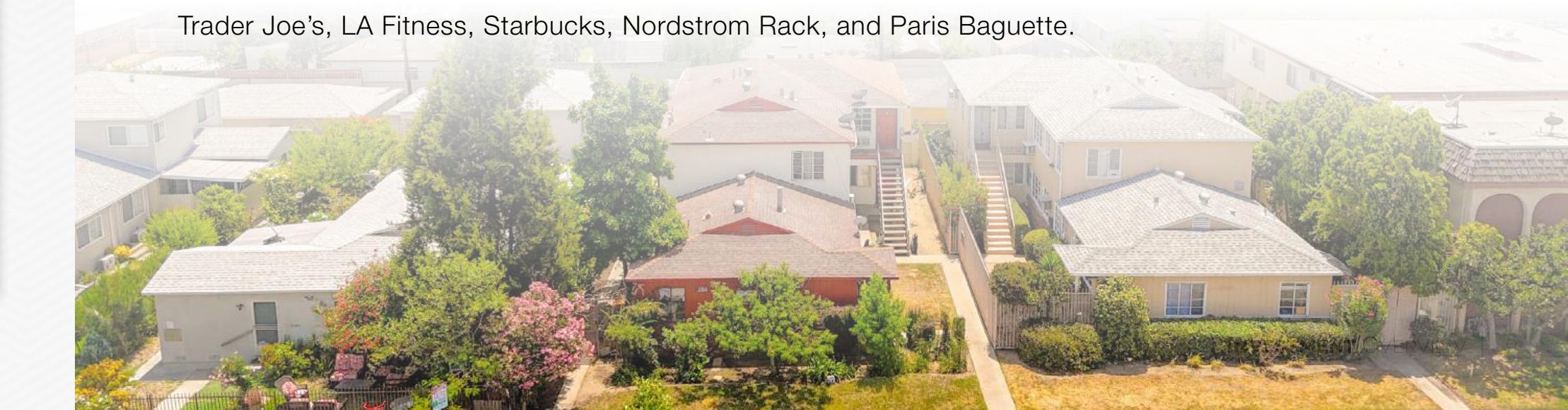


# INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 13350 Victory Boulevard, a five-unit multifamily property in the desirable Valley Glen neighborhood of Van Nuys, CA. With excellent visibility along one of the San Fernando Valley's main thoroughfares, the property offers an investor the opportunity to add significant value by recapturing approximately 30% in rent upside.

Five garage parking spaces in the rear of the property provide a unique amenity for this neighborhood, as well as a supplemental revenue stream. Portions of the plumbing system have already been upgraded with copper pipes. The building is not on the Los Angeles Department of Building and Safety's seismic retrofit list, saving an owner from an otherwise costly renovation (Buyer to verify).

Located near the intersection of Fulton Avenue and Victory Boulevard, the property allows tenants convenient access to the 170 and 101 Freeways. NoHo West, a newer mixed-use development, is only two miles from the building and offers residents a variety of dining and entertainment options, including Regal Cinemas, Trader Joe's, LA Fitness, Starbucks, Nordstrom Rack, and Paris Baguette.



# 13350 Victory Boulevard

Valley Glen (Van Nuys), CA 91401

## LISTING PRICE

**\$1,299,995**

## PRICE/UNIT

**\$259,999**

## PRICE/SF

**\$374.85**

## CAP RATE - CURRENT

**4.49%**

## GIM - CURRENT

**12.73**

## CAP RATE - PRO FORMA

**6.64%**

## GIM - PRO FORMA

**9.82**

## THE OFFERING

Price	<b>\$1,299,995</b>
Down Payment	100% / \$1,299,995
Price/Unit	\$259,999
Price/SF	\$374.85
Number of Units	5
Rentable Square Feet	3,468 SF
Number of Buildings	1
Number of Stories	2
Year Built	1951
Lot Size	6,120 SF

## VITAL DATA

CAP Rate - Current	4.49%
GIM - Current	12.73
Net Operating Income - Current	\$58,367
CAP Rate - Pro Forma	6.64%
GIM - Pro Forma	9.82
Net Operating Income - Pro Forma	\$86,278

## PROPERTY DETAILS

### THE OFFERING

Property Address: 13350 Victory Boulevard  
Valley Glen (Van Nuys), CA 91401  
Assessor's Parcel Number: 2330-002-015  
Zoning: LAR3



OFFERING PRICE:  
**\$1,299,995**

### PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

### SITE DESCRIPTION

Number of Units: 5  
Number of Buildings: 1  
Number of Stories: 2  
Year Built: 1951  
Rentable Square Feet: 3,468 SF  
Lot Size: 6,120 SF  
Type of Ownership: Fee Simple

### CONSTRUCTION

Framing: Wood Frame  
Exterior: Stucco  
Parking Surface: Concrete  
Roof: Pitched

### UNIT MIX

No. of Units	Unit Type	Approx. Sq. Ft.
1	Single	400
1	1 Bdr 1 Bath	600
3	2 Bdr 1 Bath	750
<b>5</b>	<b>TOTAL</b>	<b>3,468</b>



13350 VICTORY BOULEVARD, VALLEY GLEN (VAN NUYS), CA 91401

# LOCATION OVERVIEW

Marcus & Millichap

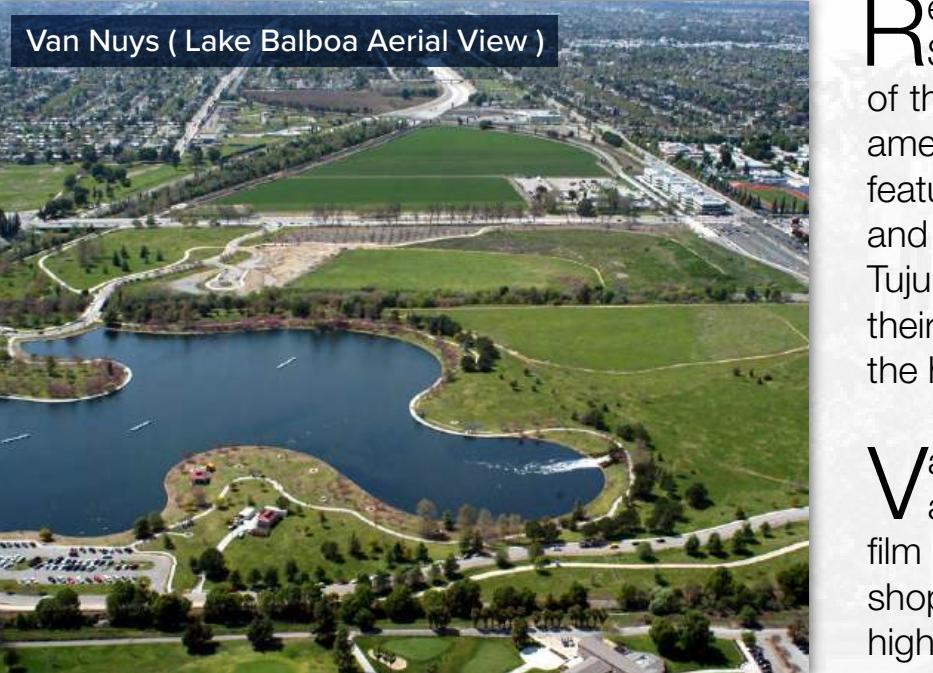
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap  
THE RAYMUND GROUP

## VALLEY GLEN (VAN NUYS), CA

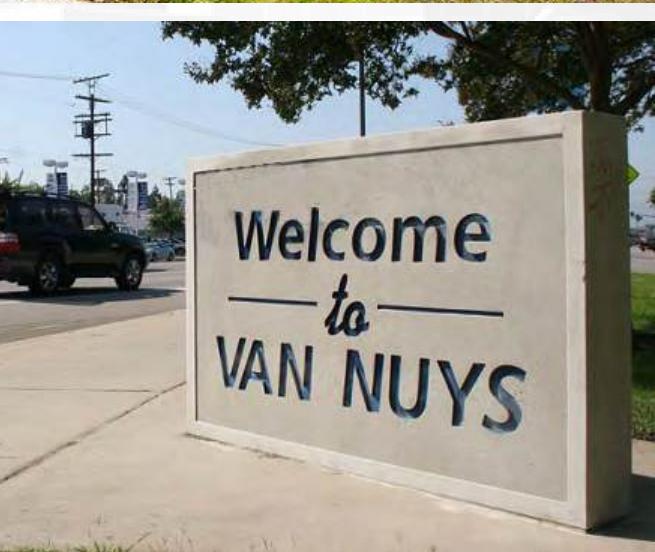
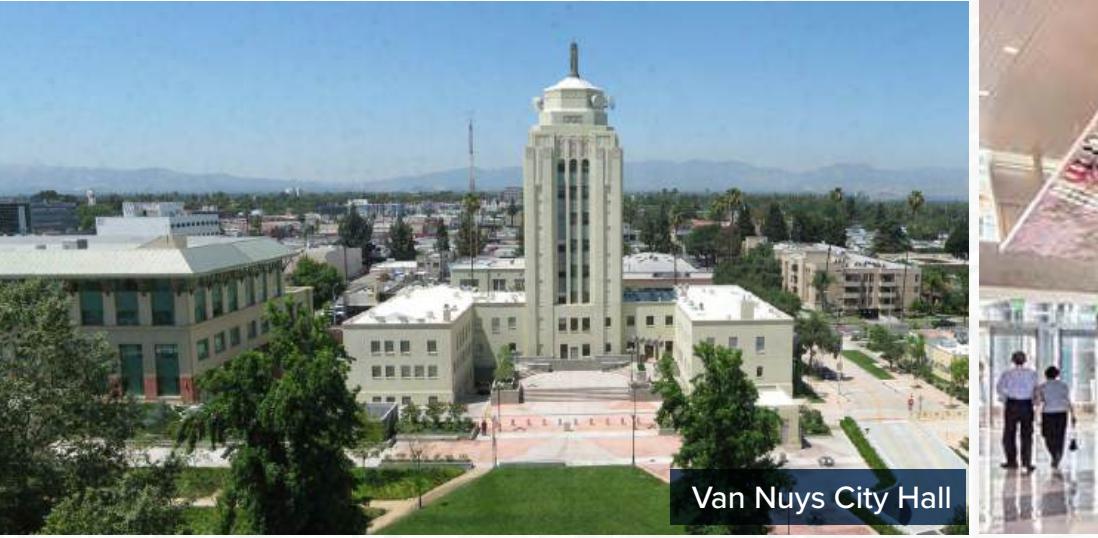
Live in the valley  
without the bustle of  
Los Angeles.

COMMUTER • GREAT SCHOOLS • AFFORDABLE • CONVENIENT



Residents of Valley Glen, a neighborhood in the southeastern San Fernando Valley, enjoy a lower cost of living than many of the surrounding communities while still having access to all the amenities and easy transportation the Valley offers. Valley Glen features streets filled with mid-century homes with well-kept lawns and large apartment complexes surrounded by tall trees. The Tujunga Wash Greenway gives locals a welcoming place to walk their dogs and to marvel at the renowned half-mile mural depicting the history of California.

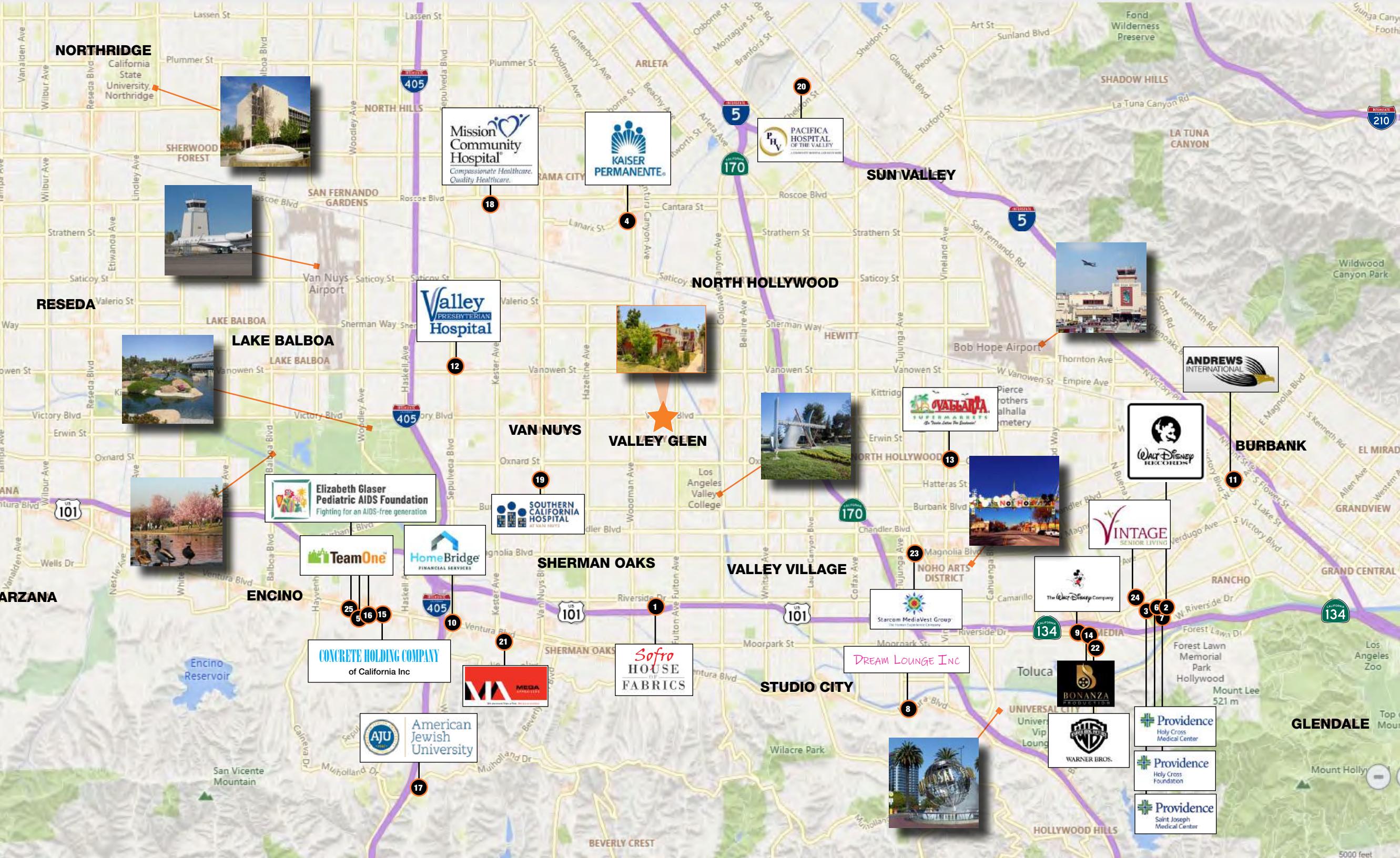
Valley Glen is home to Los Angeles Valley College, a junior college, as well as to Grant High School, which features a specialized film program and a highly-ranked academic decathlon team. Small shopping centers in the neighborhood meet basic needs, with higher-end shopping available in neighboring Sherman Oaks and quirky theatrical offerings just next door in the NoHo Arts District.



# MAJOR EMPLOYERS

	Employees
1	Sofro Fabrics Inc / House of Fabrics
2	Walt Disney Records Direct
3	Providence Holy Cross
4	Kaiser Permanente
5	Team-One Employment Specialists LLC
6	Providence Holy Cross Foundation
7	Providence St. Joseph Medical Center
8	Dream Lounge Inc
9	TWDC Enterprises 18 Corp
10	Homebridge Financial Services Inc
11	Andrews International Inc
12	Valley Presbyterian Hospital
13	Vallarta Food Enterprises Inc
14	Bonanza Productions Inc
15	Concrete Holding Company California Inc
16	Team-One Staffing Services Inc
17	American Jewish University
18	Mission Community Hospital
19	Alta Hollywood Community Hospital Van Nuys
20	Mega Appraisers Inc
21	Warner Bros Transatlantic Inc
22	Starcom Worldwide Inc
23	Vintage Senior Management Inc
24	Elizabeth Glaser Pediatric AIDS Foundation
25	ACT Lighting Inc

SOURCES: MARCUS & MILlichap RESEARCH CENSUS REPORT



# DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Population	41,135	333,158	686,465
<b>2024 Estimate</b>			
Total Population	40,639	329,465	679,063
<b>2020 Census</b>			
Total Population	41,362	339,145	702,885
<b>2010 Census</b>			
Total Population	41,273	329,294	685,157
<b>Daytime Population</b>			
2024 Estimate	29,114	259,822	606,779
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2029 Projection</b>			
Total Households	15,187	130,305	257,994
<b>2024 Estimate</b>			
Total Households	14,917	128,407	254,330
Average (Mean) Household Size	2.7	2.6	2.8
<b>2020 Census</b>			
Total Households	14,548	125,814	249,299
<b>2010 Census</b>			
Total Households	13,808	117,863	233,920
Growth 2024-2029	1.8%	1.5%	1.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
<b>Occupied Units</b>			
2029 Projection	15,690	135,541	268,772
2024 Estimate	15,404	133,533	264,895
Owner Occupied	5,114	41,536	95,747
Renter Occupied	9,818	86,905	158,778
Vacant	487	5,126	10,566
<b>Persons in Units</b>			
2024 Estimate Total Occupied Units	14,917	128,407	254,330
1 Person Units	26.8%	31.1%	29.4%
2 Person Units	26.9%	28.9%	28.5%
3 Person Units	19.3%	16.7%	16.1%
4 Person Units	14.3%	12.2%	12.9%
5 Person Units	7.5%	6.2%	6.8%
6+ Person Units	5.2%	4.9%	6.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2024 Estimate</b>			
\$200,000 or More	10.3%	11.4%	12.9%
\$150,000-\$199,999	7.4%	8.7%	8.8%
\$100,000-\$149,999	14.9%	16.5%	17.2%
\$75,000-\$99,999	12.3%	12.2%	12.6%
\$50,000-\$74,999	15.8%	15.7%	14.8%
\$35,000-\$49,999	10.6%	10.2%	9.9%
\$25,000-\$34,999	8.0%	7.7%	7.0%
\$15,000-\$24,999	7.9%	7.4%	6.8%
Under \$15,000	12.7%	10.2%	10.0%
Average Household Income	\$94,894	\$99,380	\$104,262
Median Household Income	\$66,946	\$75,869	\$82,455
Per Capita Income	\$35,259	\$40,072	\$40,480
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2024 Estimate Total Population	40,639	329,465	679,063
Under 20	21.8%	21.2%	22.1%
20 to 34 Years	23.0%	24.7%	24.1%
35 to 39 Years	7.6%	8.3%	8.1%
40 to 49 Years	13.5%	13.9%	13.9%
50 to 64 Years	19.6%	18.5%	18.3%
Age 65+	14.5%	13.4%	13.5%
Median Age	39.0	39.0	38.0
<b>Population 25+ by Education Level</b>			
2024 Estimate Population Age 25+	29,146	238,887	485,637
Elementary (0-8)	12.2%	10.9%	12.0%
Some High School (9-11)	7.7%	7.6%	8.4%
High School Graduate (12)	22.8%	19.1%	19.4%
Some College (13-15)	16.9%	18.8%	18.0%
Associate Degree Only	7.7%	7.3%	7.1%
Bachelor's Degree Only	23.2%	25.5%	24.1%
Graduate Degree	9.5%	10.8%	11.1%
<b>Population by Gender</b>			
2024 Estimate Total Population	40,639	329,465	679,063
Male Population	50.0%	50.1%	49.9%
Female Population	50.0%	49.9%	50.1%

# DEMOGRAPHICS SUMMARY

 **POPULATION**  
In 2024, the population in your selected geography is 679,063. The population has changed by -0.89 percent since 2010. It is estimated that the population in your area will be 686,465 five years from now, which represents a change of 1.1 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 39.0. The population density in your area is 8,645 people per square mile.



**EMPLOYMENT**  
In 2024, 360,178 people in your selected area were employed. The 2010 Census revealed that 55.7% of employees are in white-collar occupations in this geography, and 22.5 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 32.0 minutes.

 **HOUSEHOLDS**  
There are currently 254,330 households in your selected geography. The number of households has changed by 8.73 percent since 2010. It is estimated that the number of households in your area will be 257,994 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 2.8 people.



**HOUSING**  
The median housing value in your area was \$84,079 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 94,099.00 owner-occupied housing units and 13,822.00 renter-occupied housing units in your area.

 **INCOME**  
In 2024, the median household income for your selected geography is \$82,455, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 58.94 percent since 2010. It is estimated that the median household income in your area will be \$94,876 five years from now, which represents a change of 15.1 percent from the current year.



**EDUCATION**  
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. average: 34.1 percent of the selected area's residents had earned a graduate degree, compared with the national average of only 34.5 percent, and 7.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The current year per capita income in your area is \$40,480, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$104,262, compared with the U.S. average, which is \$101,307.

The number of area residents with an associate degree was higher than the nation's at 13.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.1 percent vs. 2.6 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 24.4 percent in the selected area compared with the 19.7 percent in the U.S.





13350 VICTORY BOULEVARD, VALLEY GLEN (VAN NUYS), CA 91401

# PRICING & FINANCIAL ANALYSIS

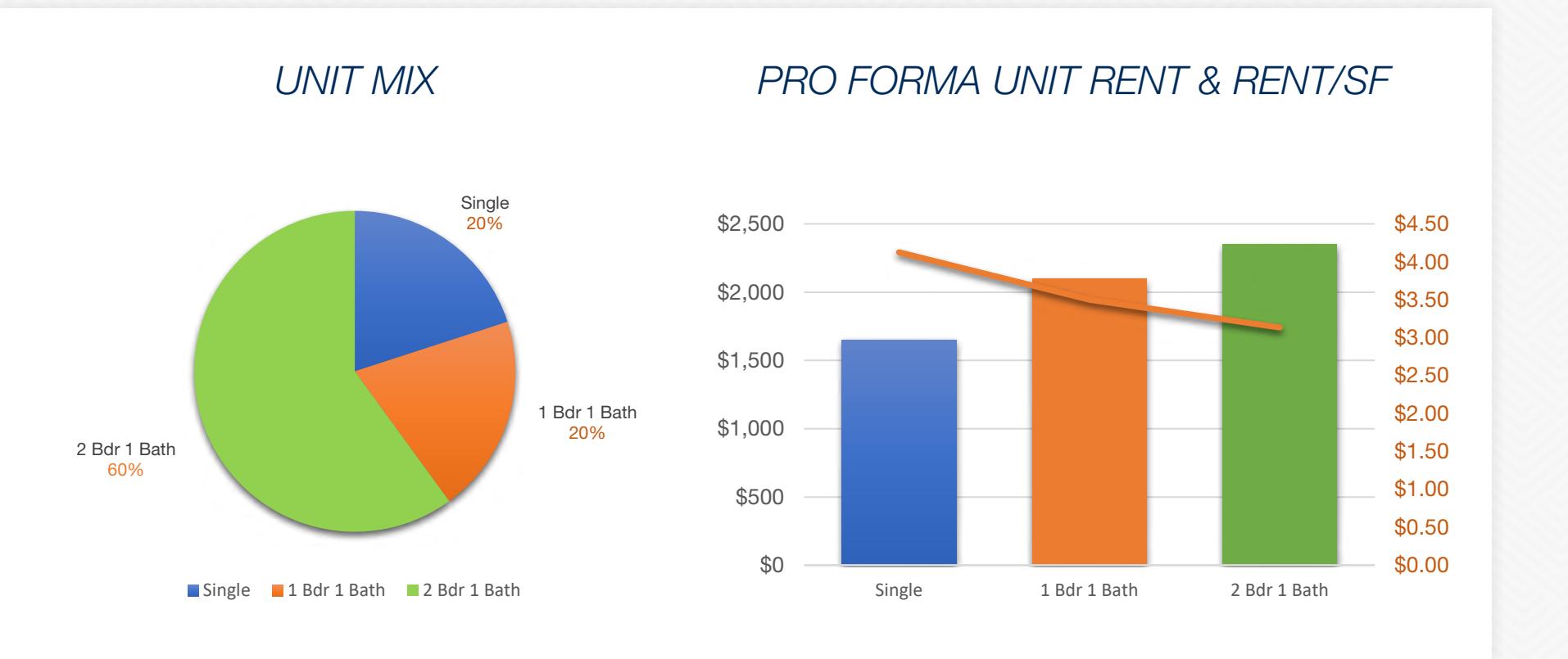
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

**Marcus & Millichap**

**Marcus & Millichap**  
THE RAYMUND GROUP

# UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Pro Forma Rents	Rent/SF	Pro Forma Income
1	Single	400		\$1,650	\$4.13	\$1,650
1	1 Bdr 1 Bath	600		\$2,100	\$3.50	\$2,100
3	2 Bdr 1 Bath	750		\$2,350	\$3.13	\$7,050
<b>5</b>	<b>TOTAL</b>	<b>3,468</b>	<b>\$8,276</b>			<b>\$10,800</b>



# INCOME & EXPENSES

INCOME	Current	Per Unit	Pro Forma	Per Unit
<b>GROSS POTENTIAL RENT</b>	<b>\$99,312</b>	<b>\$19,862</b>	<b>\$129,600</b>	<b>\$25,920</b>
Garage Income	\$2,820	\$564	\$2,820	\$564
<b>GROSS POTENTIAL INCOME</b>	<b>\$102,132</b>	<b>\$20,426</b>	<b>\$132,420</b>	<b>\$26,484</b>
Vacancy/Collection Allowance (GPR)	3.0% / \$2,979	\$596	3.0% / \$3,888	\$783
<b>EFFECTIVE GROSS INCOME</b>	<b>\$99,153</b>	<b>\$19,831</b>	<b>\$128,532</b>	<b>\$25,766</b>
EXPENSES	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$15,596	\$3,119	\$15,596	\$3,119
Insurance	\$4,162	\$832	\$4,162	\$832
Utilities	\$6,750	\$1,350	\$6,750	\$1,350
Repairs & Maintenance	\$2,500	\$500	\$2,500	\$500
Trash	\$3,120	\$624	\$3,120	\$624
Management Fee	\$4,958	\$992	\$6,427	\$1,285
Reserves & Replacements	\$1,000	\$200	\$1,000	\$200
Landscaping	\$1,200	\$240	\$1,200	\$240
Pest Control	\$250	\$50	\$250	\$50
Unit Turnover	\$1,250	\$250	\$1,250	\$250
<b>TOTAL EXPENSES</b>	<b>\$40,785</b>	<b>\$8,157</b>	<b>\$42,254</b>	<b>\$8,451</b>
Expenses per SF	\$11.76		\$12.18	
% of EGI	41.1%		32.9%	
<b>NET OPERATING INCOME</b>	<b>\$58,367</b>	<b>\$11,673</b>	<b>\$86,278</b>	<b>\$17,126</b>

# FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	13350 Victory Boulevard Valley Glen (Van Nuys), CA 91401
Price	<b>\$1,299,995</b>
Down Payment	100% / \$1,299,995
Number of Units	5
Price/Unit	\$259,999
Rentable Square Feet	3,468 SF
Price/SF	\$374.85
CAP Rate - Current	4.49%
CAP Rate - Pro Forma	6.64%
GRM - Current	12.73
GRM - Pro Forma	9.82
Year Built	1951
Lot Size	6,120 SF
Type of Ownership	Fee Simple

## Annualized Operating Data

### Income

	Current	Pro Forma
<b>Gross Potential Rent</b>	<b>\$99,312</b>	<b>\$129,600</b>
Other Income	\$2,820	\$2,820
Gross Potential Income	\$102,132	\$132,420
Less: Vacancy / Deductions (GPR)	3.0% / \$2,979	3.0% / \$3,888
Effective Gross Income	\$99,153	\$128,532
Less: Expenses	\$40,785	\$42,254
<b>Net Operating Income</b>	<b>\$58,367</b>	<b>\$86,278</b>

### Expenses

	Current	Pro Forma
Real Estate Taxes	\$15,596	\$15,596
Insurance	\$4,162	\$4,162
Utilities	\$6,750	\$6,750
Repairs & Maintenance	\$2,500	\$2,500
Trash	\$3,120	\$3,120
Management Fee	\$4,958	\$6,427
Reserves & Replacements	\$1,000	\$1,000
Landscaping	\$1,200	\$1,200
Pest Control	\$250	\$250
Unit Turnover	\$1,250	\$1,250
<b>Total Expenses</b>	<b>\$40,785</b>	<b>\$42,254</b>
<b>Expenses / Unit</b>	<b>\$8,157</b>	<b>\$8,451</b>
<b>Expenses / SF</b>	<b>\$11.76</b>	<b>\$12.18</b>
<b>% of EGI</b>	<b>41.1%</b>	<b>32.9%</b>





13350 VICTORY BOULEVARD, VALLEY GLEN (VAN NUYS), CA 91401

# PROPERTY DESCRIPTION

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but 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. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap  
THE RAY MUINDO GROUP

# PROPERTY SUMMARY

## THE OFFERING

Property Address	13350 Victory Boulevard Valley Glen (Van Nuys), CA 91401
Assessor's Parcel Number	2330-002-015
Zoning	LAR3

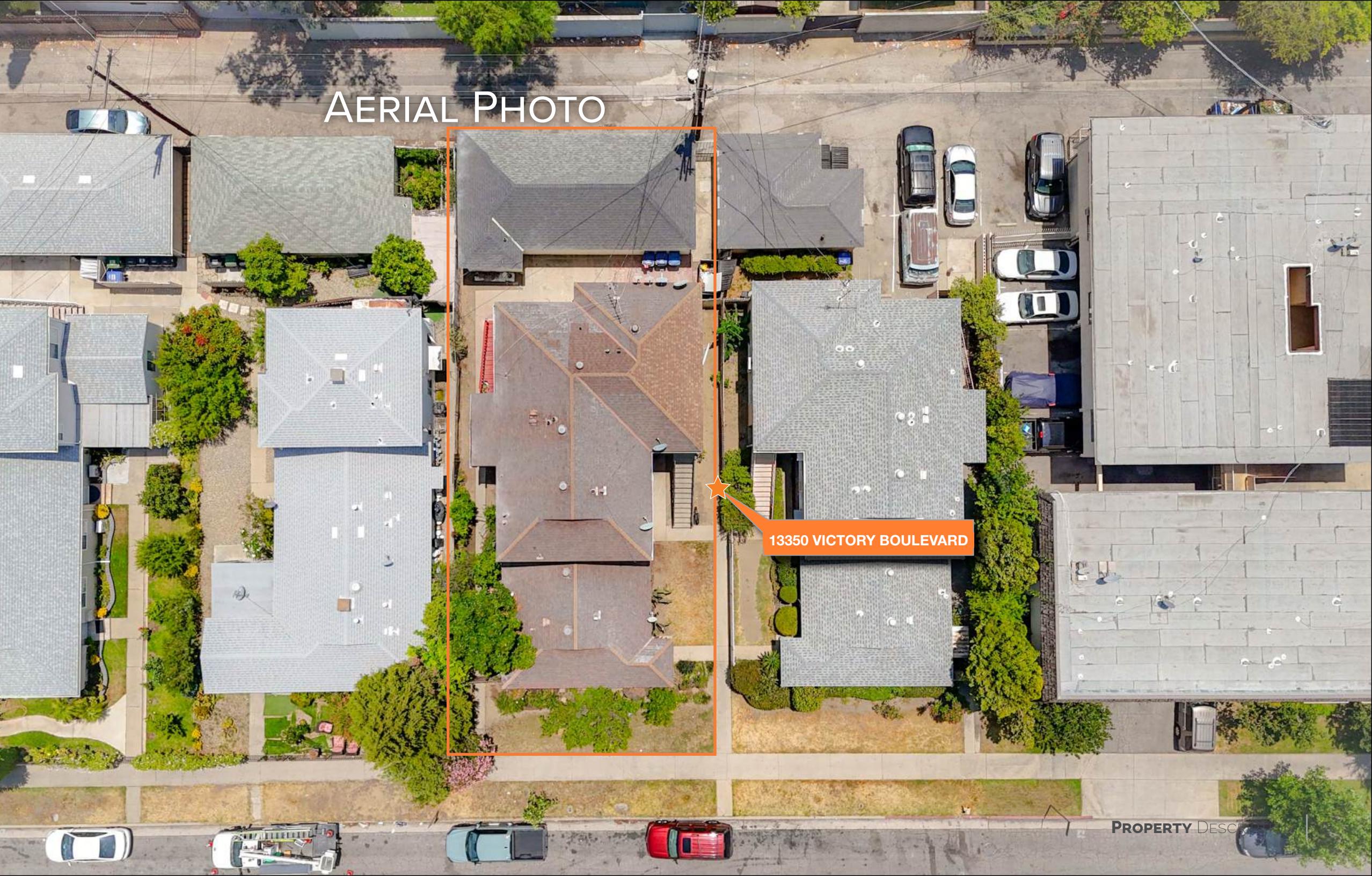
## SITE DESCRIPTION

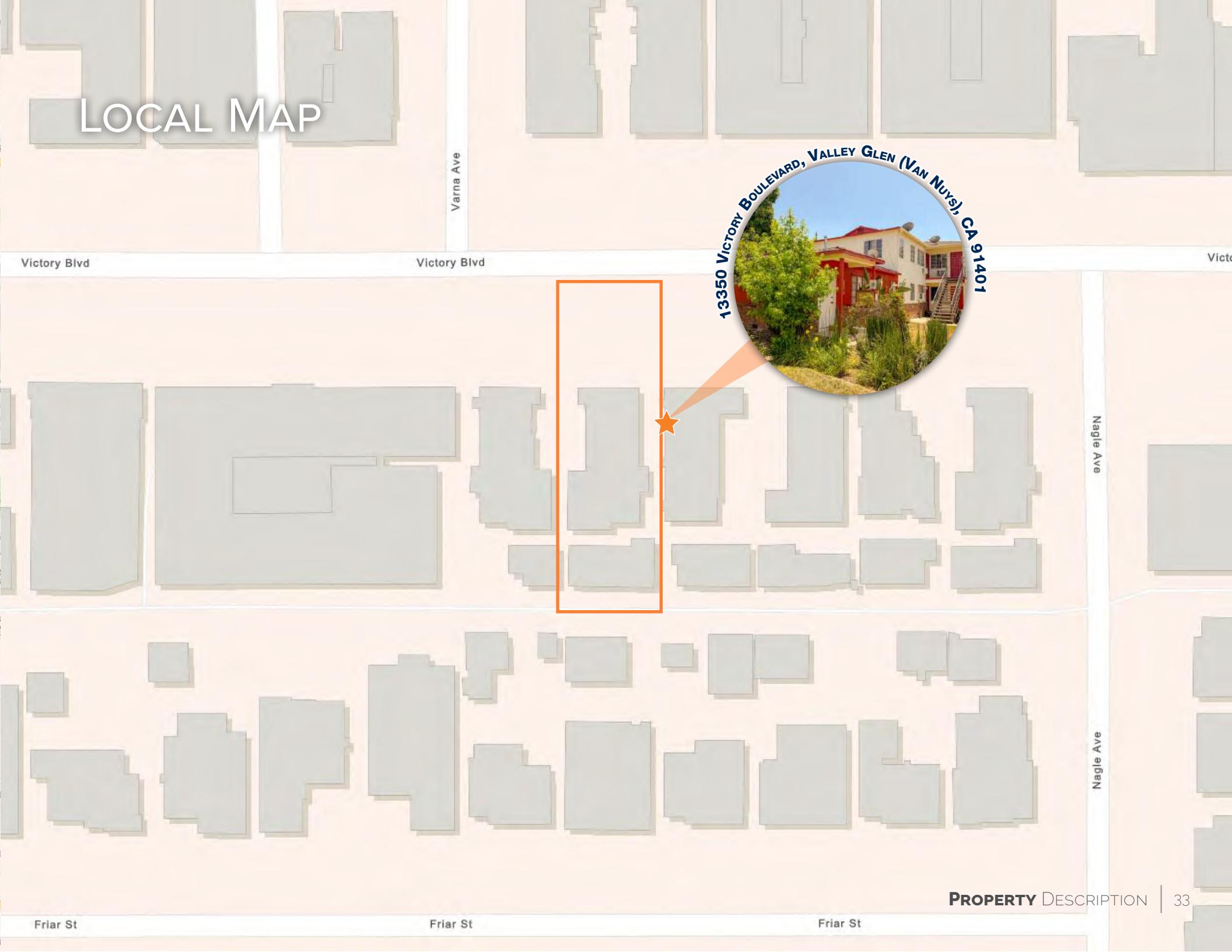
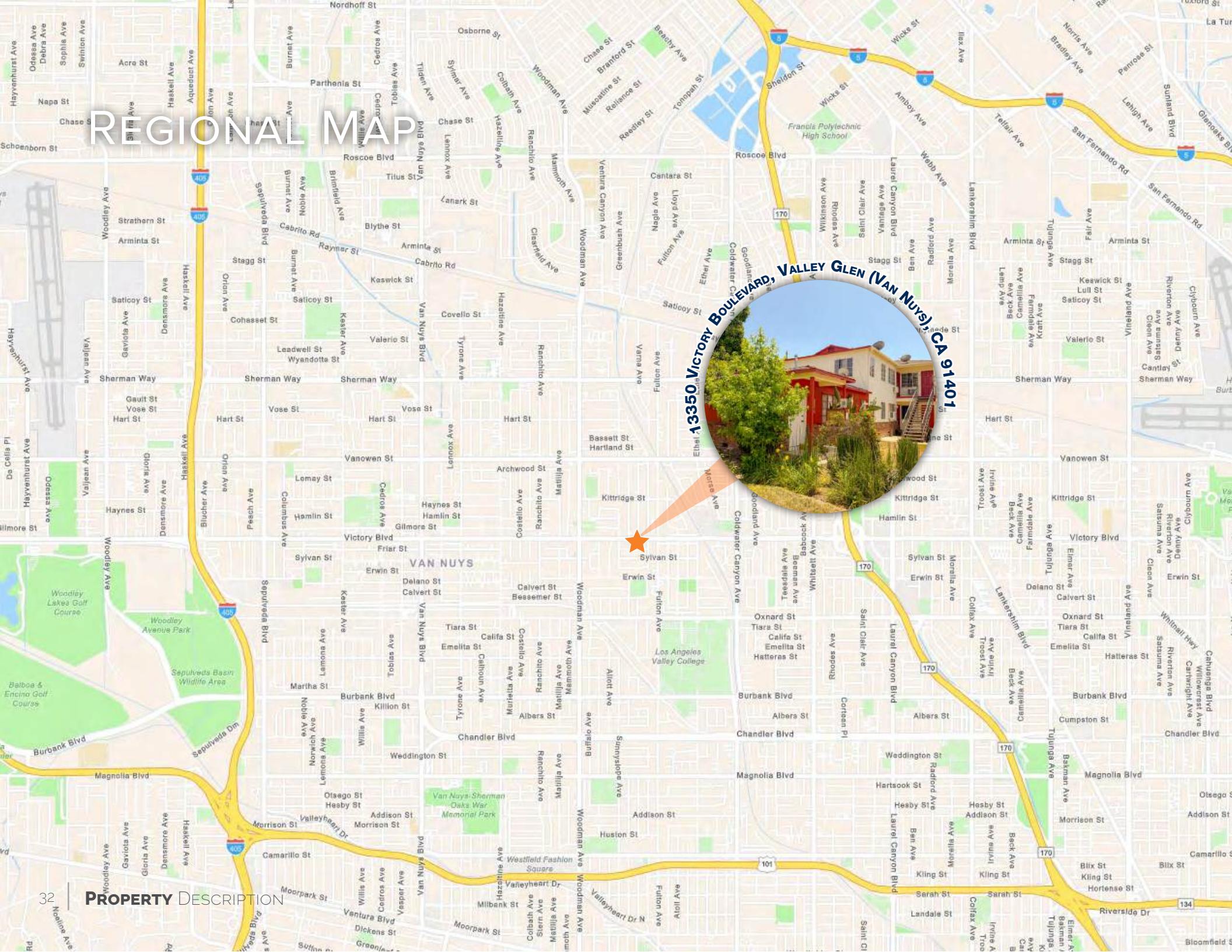
Number of Units	5
Number of Buildings	1
Number of Stories	2
Year Built	1951
Rentable Square Feet	3,468 SF
Lot Size	6,120 SF
Type of Ownership	Fee Simple

## CONSTRUCTION

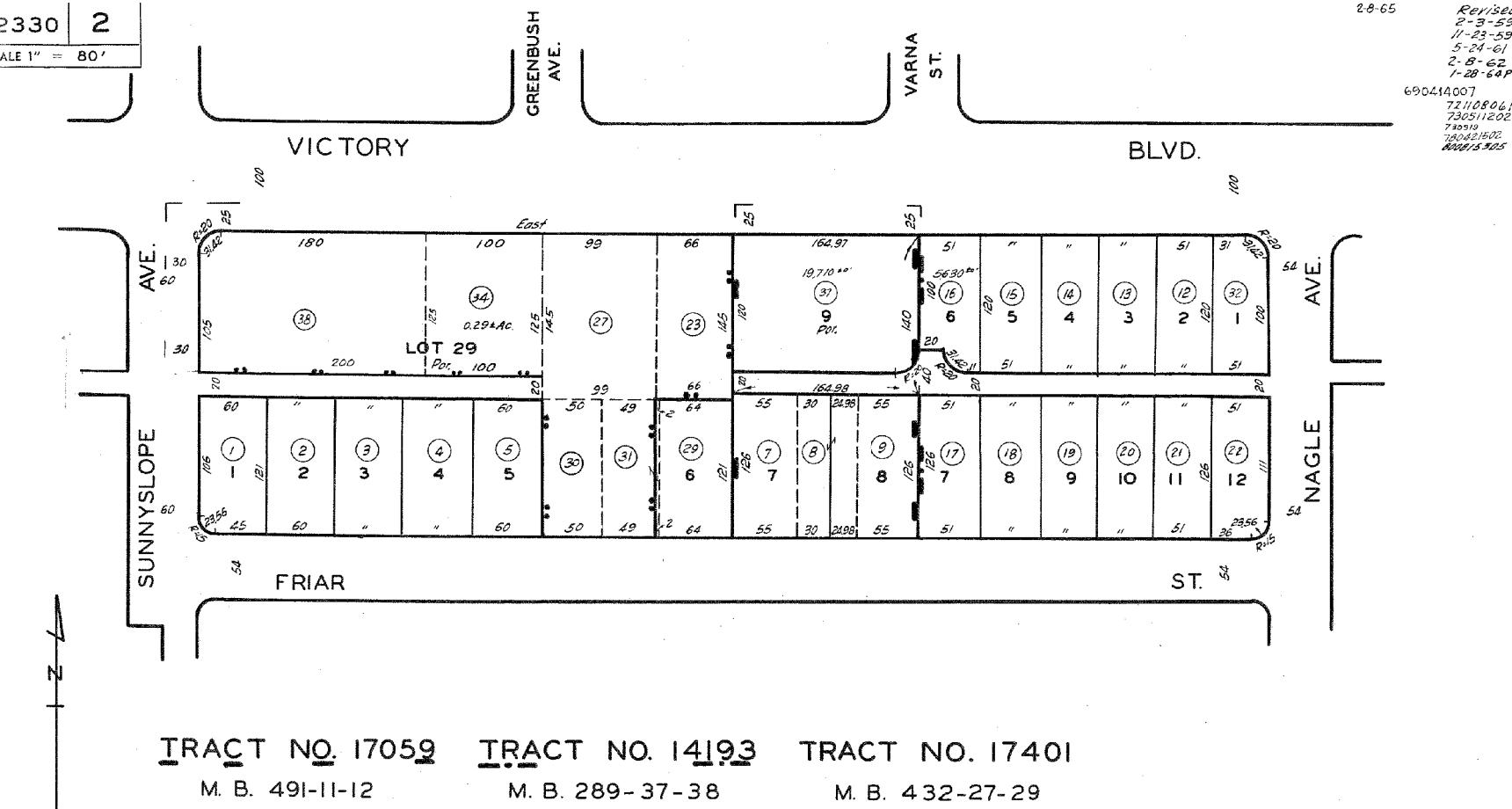
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched

## AERIAL PHOTO



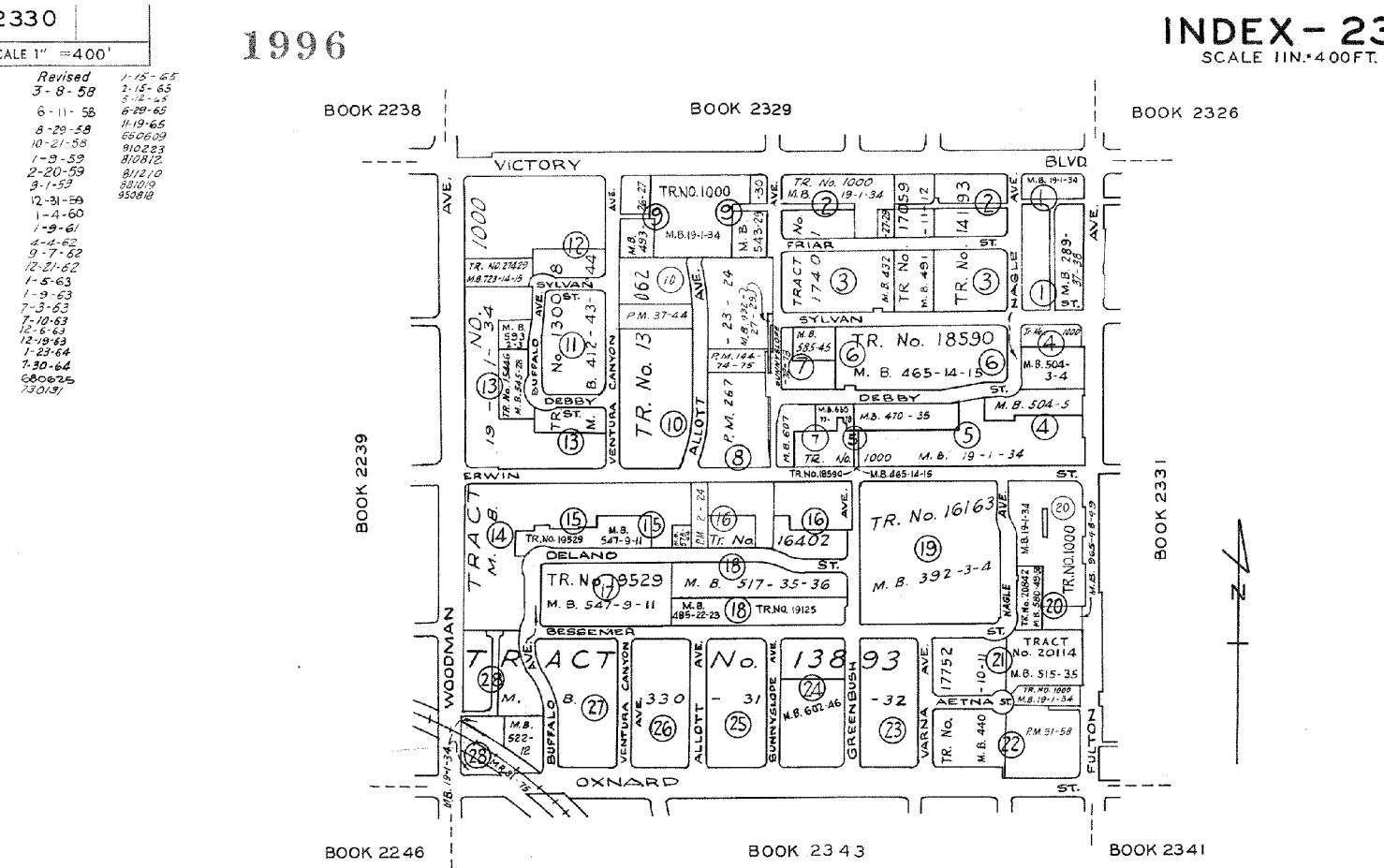


# PARCEL MAP

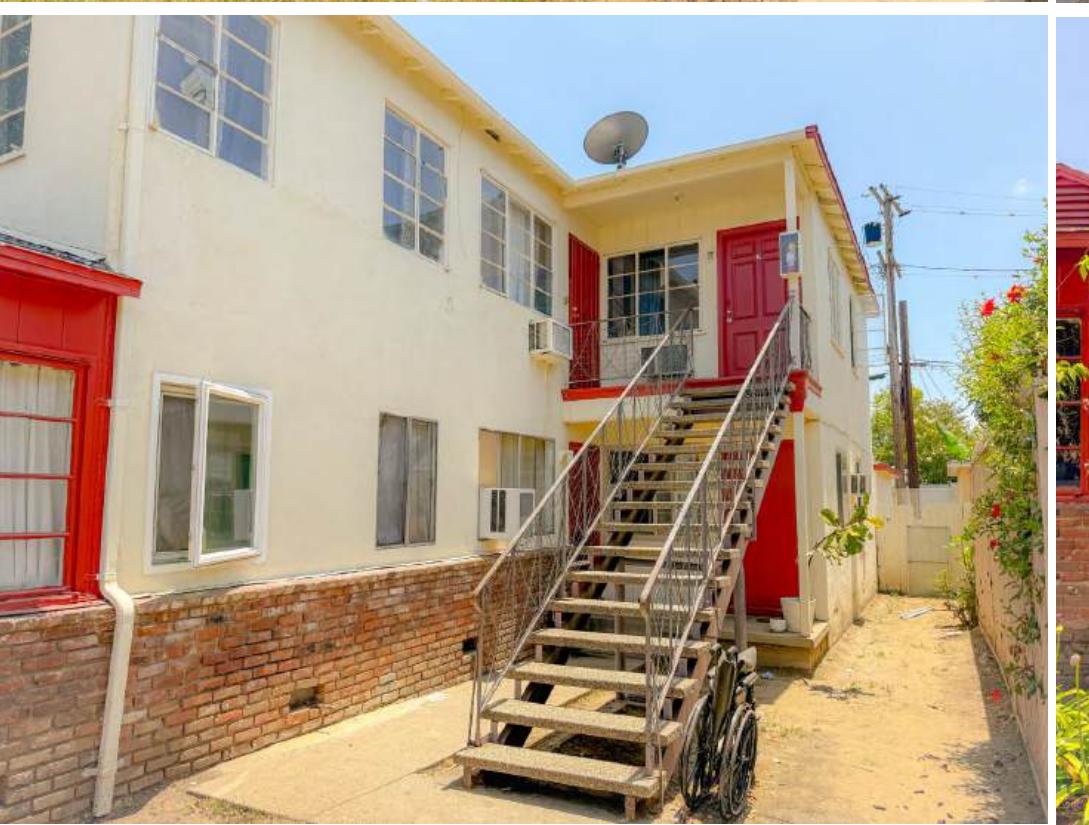


ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

# INDEX MAP



ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.





13350 VICTORY BOULEVARD

13350 VICTORY BOULEVARD



13350 VICTORY BOULEVARD

13350 VICTORY BOULEVARD



13350 VICTORY BOULEVARD, VALLEY GLEN (VAN NUYS), CA 91401

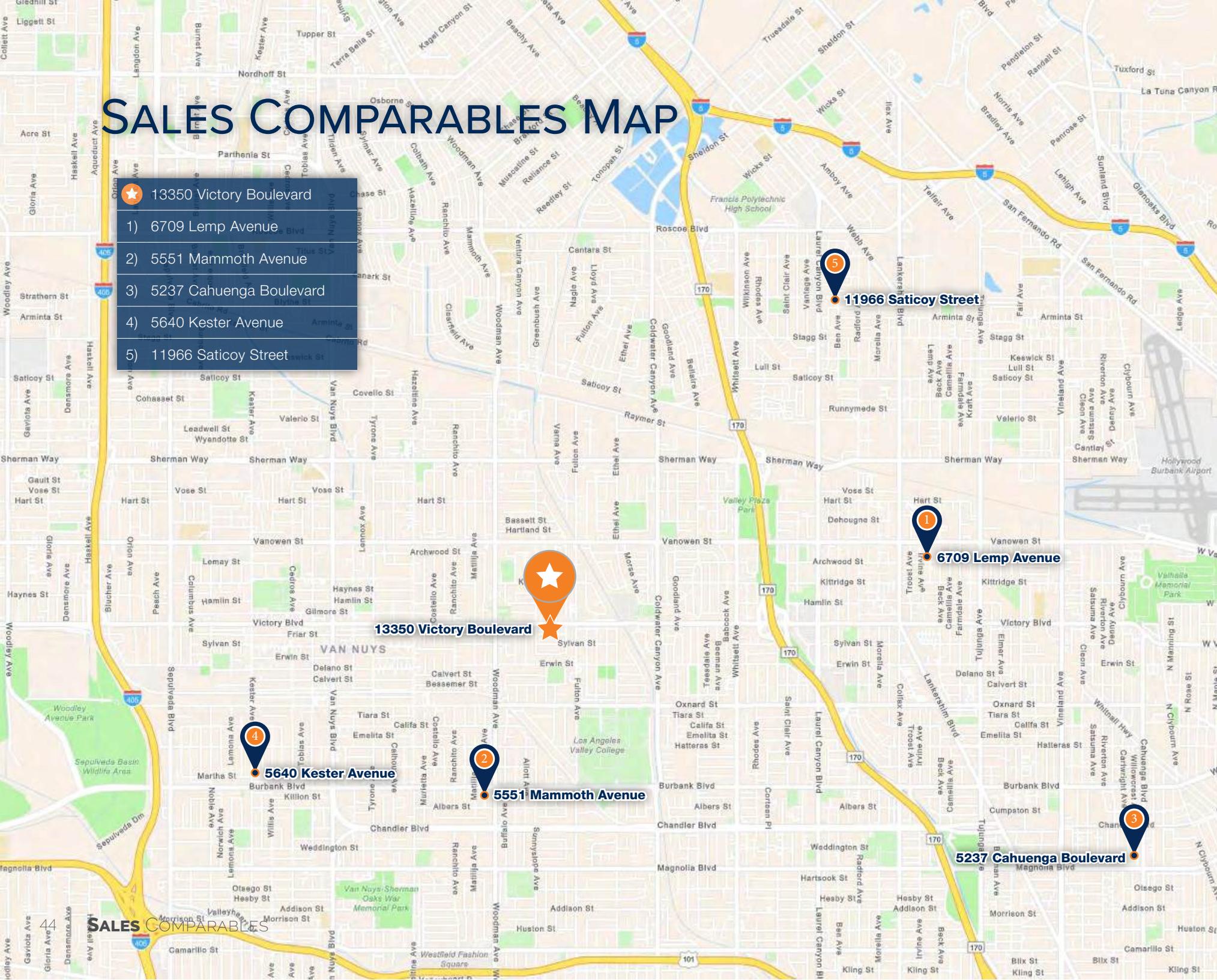
# SALES COMPARABLES

This information has been secured from sources we believe to be reliable, but 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. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

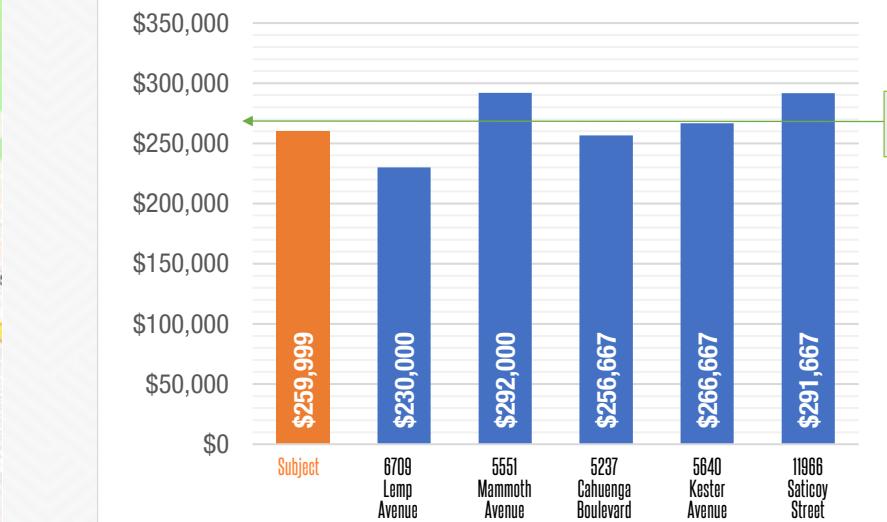
Marcus & Millichap

Marcus & Millichap  
THE RAYMUND GROUP

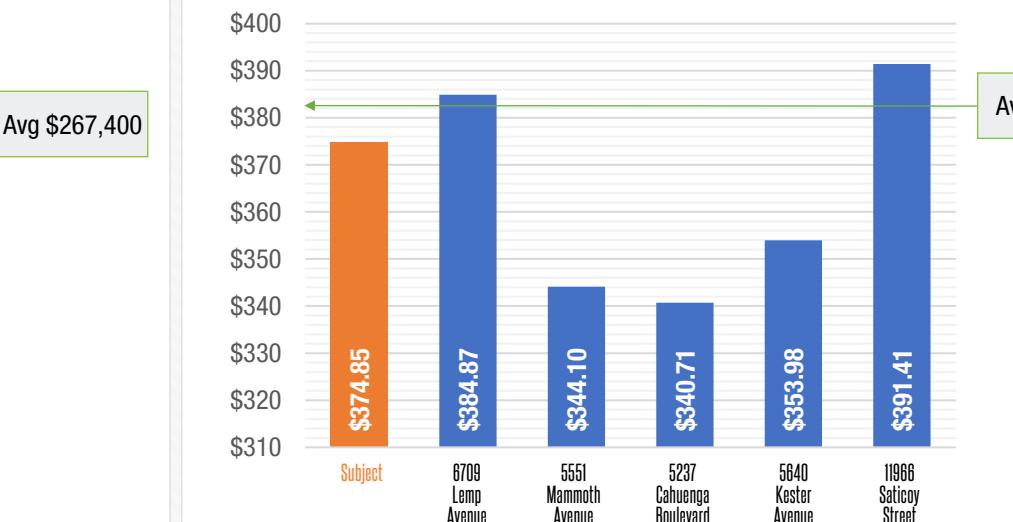
# SALES COMPARABLES MAP



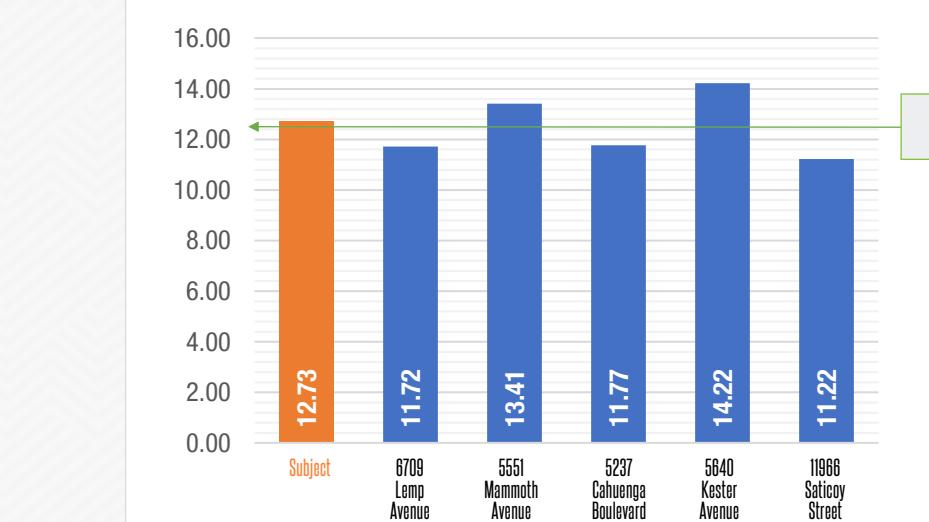
## AVERAGE PRICE PER



## AVERAGE PRICE PER SQUARE FOOT



## AVERAGE





**13350 Victory Boulevard  
Valley Glen (Van Nuys), CA 91401**

*Subject Property*

Total No. of Units: 5

Year Built: 1951

Rentable SF: 3,468 SF

Lot Size: 6,120 SF

**Listing Price: \$1,299,995**

Price/Unit: \$259,999

Price/SF: \$374.85

CAP Rate: 4.49%

GRM: 12.73

No. of Units	Unit Type
1	Single
1	1 Bdr 1 Bath
3	2 Bdr 1 Bath



**6709 Lemp Avenue  
North Hollywood, CA 91606**

Close of Escrow: 06/18/25

Total No. of Units: 5

Year Built: 1931

Rentable SF: 2,988 SF

Lot Size: 7,591 SF

**Sales Price: \$1,150,000**

Price/Unit: \$230,000

Price/SF: \$384.87

CAP Rate: 5.44%

GRM: 11.72

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	2 Bdr 1 Bath



**5551 Mammoth Avenue  
Van Nuys, CA 91401**

Close of Escrow: 05/20/25

Total No. of Units: 5

Year Built: 1947

Rentable SF: 4,243 SF

Lot Size: 8,712 SF

**Sales Price: \$1,460,000**

Price/Unit: \$292,000

Price/SF: \$344.10

CAP Rate: 5.02%

GRM: 13.41

No. of Units	Unit Type
1	1 Bdr 1 Bath
4	2 Bdr 1 Bath



**5237 Cahuenga Boulevard  
North Hollywood, CA 91601**

Close of Escrow: 05/14/25

Total No. of Units: 6

Year Built: 1958

Rentable SF: 4,520 SF

Lot Size: 5,562 SF

**Sales Price: \$1,540,000**

Price/Unit: \$256,667

Price/SF: \$340.71

CAP Rate: 5.87%

GRM: 11.77

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	2 Bdr 1 Bath
1	3 Bdr 2 Bath



4

### 5640 Kester Avenue Van Nuys, CA 91411

Close of Escrow: 04/16/25

Total No. of Units: 6

Year Built: 1953

Rentable SF: 4,520 SF

Lot Size: 9,304 SF

**Sales Price: \$1,600,000**

Price/Unit: \$266,667

Price/SF: \$353.98

CAP Rate: 4.94%

GRM: 14.22

No. of Units	Unit Type
4	1 Bdr 1 Bath
2	2 Bdr 1 Bath



5

### 11966 Saticoy Street North Hollywood, CA 91605

Close of Escrow: 03/14/25

Total No. of Units: 6

Year Built: 1956

Rentable SF: 4,471 SF

Lot Size: 37,453 SF

**Sales Price: \$1,750,000**

Price/Unit: \$291,667

Price/SF: \$391.41

CAP Rate: 5.00%

GRM: 11.22

No. of Units	Unit Type
3	1 Bdr 1 Bath
2	2 Bdr 1 Bath
1	3 Bdr 1 Bath

## SALES COMPARABLES SUMMARY

Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	GRM
1 6709 Lemp Avenue North Hollywood, CA 91606	06/18/25	5	1931	\$1,150,000	\$230,000	\$38.87	11.72
2 5551 Mammoth Avenue Van Nuys, CA 91401	05/20/25	5	1947	\$1,460,000	\$292,000	\$34.10	13.41
3 5237 Cahuenga Boulevard North Hollywood, CA 91601	05/14/25	6	1958	\$1,540,000	\$256,667	\$34.71	11.77
4 5640 Kester Avenue Van Nuys, CA 91411	04/16/25	6	1953	\$1,600,000	\$266,667	\$35.98	14.22
5 11966 Saticoy Street North Hollywood, CA 91605	03/14/25	6	1956	\$1,750,000	\$291,667	\$39.41	11.22
<b>A V E R A G E S</b>						<b>\$267,400</b>	<b>\$36.01</b>
13350 Victory Boulevard Valley Glen (Van Nuys), CA 91401	Subject Property	5	1951	\$1,299,995	\$259,999	\$37.85	12.73



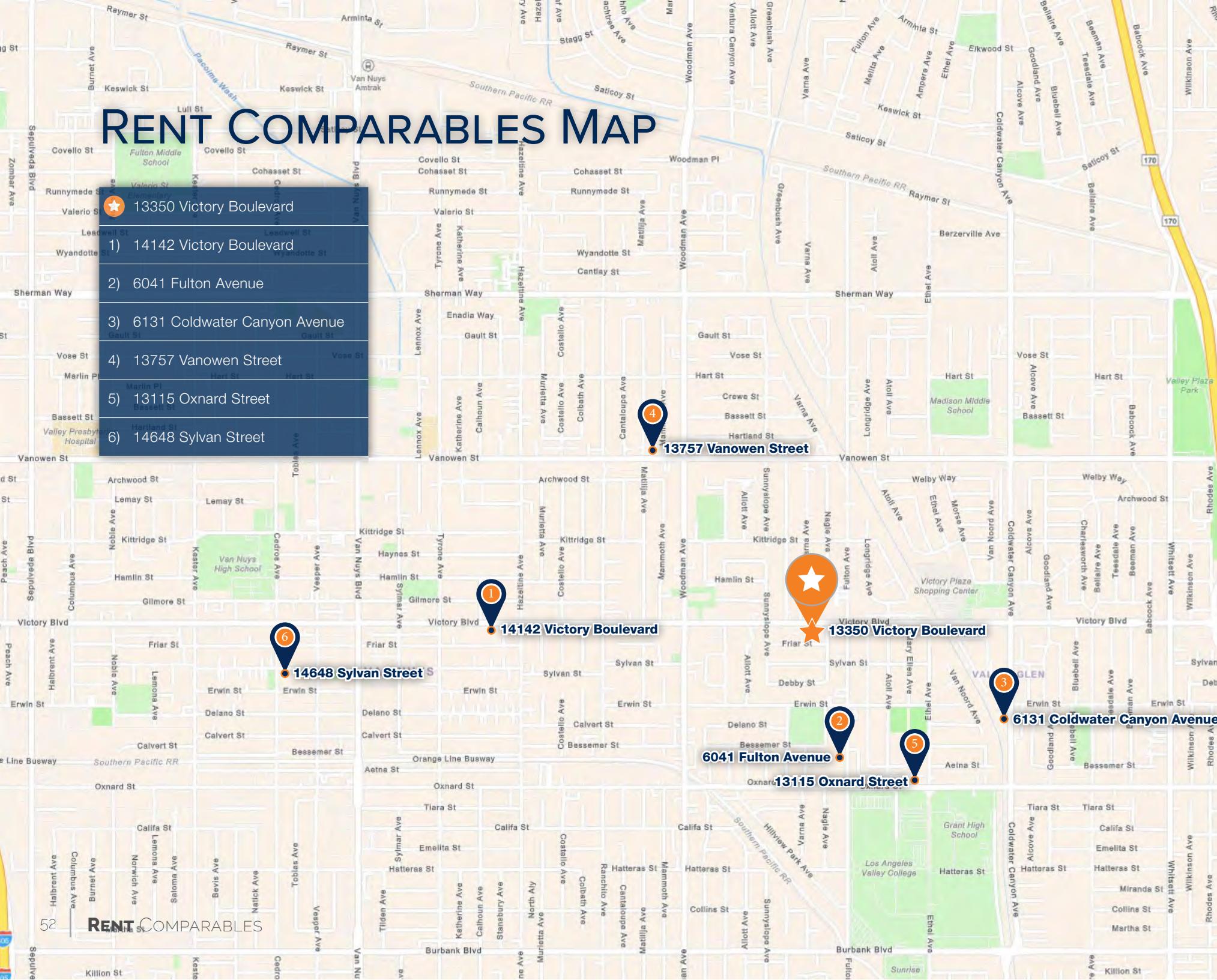
13350 VICTORY BOULEVARD, VALLEY GLEN (VAN NUYS), CA 91401

# RENT COMPARABLES

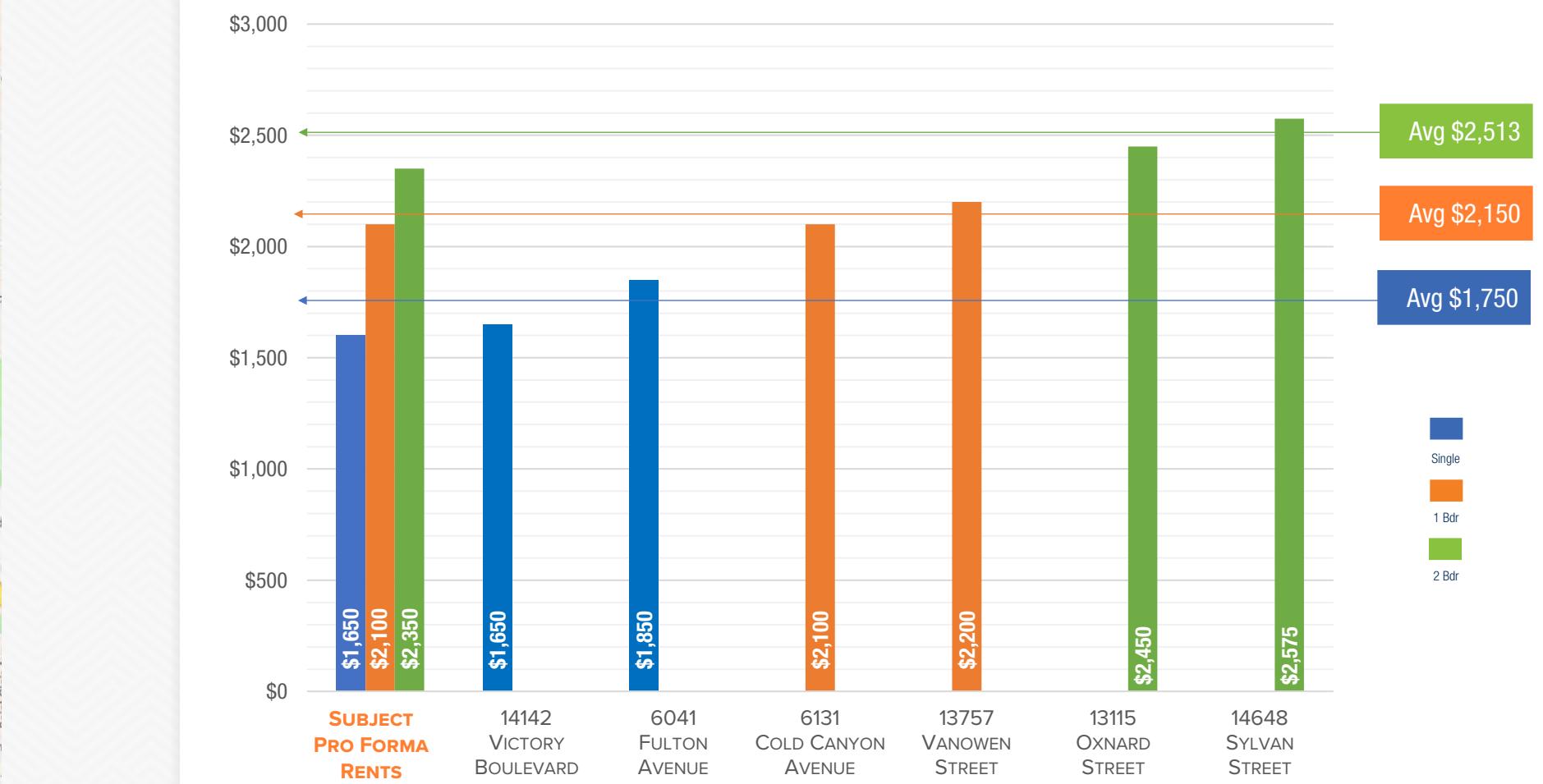
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap

Marcus & Millichap  
THE RAY MUINDO GROUP



## AVERAGE RENTS - SINGLE, 1 & 2 BEDROOM UNITS





## 13350 Victory Boulevard Valley Glen (Van Nuys), CA 91401

Total No. of Units 5  
Year Built 1951

Unit Type	SF	Pro Forma Rent	Rent/SF
Single	400	\$1,650	\$4.13
1 Bdr 1 Bath	600	\$2,100	\$3.50
2 Bdr 1 Bath	750	\$2,350	\$3.13



1

## 14142 Victory Boulevard Van Nuys, CA 91401

Total No. of Units 45  
Year Built 1971

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	485	\$1,650	\$3.40



2

## 6041 Fulton Avenue Van Nuys, CA 91401

Total No. of Units 18  
Year Built 1989

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	300	\$1,850	\$6.17



3

## 6131 Coldwater Canyon Avenue North Hollywood, CA 91606

Total No. of Units 32  
Year Built 1961

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$2,100	\$3.00

### Amenities

Property features wood flooring, marble quartz countertops, stainless steel appliances, spacious closets and a swimming pool.

### Amenities

Property features wood flooring, quartz countertops, stainless steel appliances, mini-split HVAC units, in-unit washer/dryer, and recessed lighting.

### Amenities

Property features wood flooring, dishwasher, gated parking, swimming pool, and laundry on-site.

**4**



**13757 Vanowen Street**  
**Van Nuys, CA 91405**

Total No. of Units	6
Year Built	1964

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	800	\$2,200	\$2.75

**Amenities**  
Property features hard floors, remodeled kitchen, on-site laundry, private balcony, and assigned parking.

**5**



**13115 Oxnard Street**  
**Van Nuys, CA 91401**

Total No. of Units	20
Year Built	1959

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	1,000	\$2,450	\$2.45

**Amenities**  
Property features wood flooring, granite countertops, covered parking, on-site laundry, and intercom system.

**6**



**14648 Sylvan St**  
**Van Nuys, CA 91411**

Total No. of Units	25
Year Built	1989

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	950	\$2,575	\$2.71

**Amenities**  
Property features wood flooring, granite countertops, on-site parking and laundry, and a swimming pool.

# RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	14142 Victory Boulevard Van Nuys, CA 91401	45	1971	Single 1 Bath	485	\$1,650	\$3.40
2	6041 Fulton Avenue Van Nuys, CA 91401	18	1989	Single 1 Bath	300	\$1,850	\$6.17
3	6131 Coldwater Canyon Avenue North Hollywood, CA 91606	32	1961	1 Bdr 1 Bath	700	\$2,100	\$3.00
4	13757 Vanowen Street Van Nuys, CA 91405	6	1964	1 Bdr 1 Bath	800	\$2,200	\$2.75
5	13115 Oxnard Street Van Nuys, CA 91401	20	1959	2 Bdr 1 Bath	1,000	\$2,450	\$2.45
6	14648 Sylvan St Van Nuys, CA 91411	25	1989	2 Bdr 1 Bath	950	\$2,575	\$2.71
<b>A V E R A G E S</b>				<b>Single</b> <b>1 Bedroom</b> <b>2 Bedroom</b>	<b>393</b> <b>750</b> <b>975</b>	<b>\$1,750</b> <b>\$2,150</b> <b>\$2,513</b>	<b>\$4.46</b> <b>\$2.87</b> <b>\$2.58</b>
★	13350 Victory Boulevard Valley Glen (Van Nuys), CA 91401	5	1951	Single 1 Bdr 1 Bath 2 Bdr 1 Bath	400 600 750	\$1,650 \$2,100 \$2,350	\$4.13 \$3.50 \$3.13





13350 VICTORY BOULEVARD, VALLEY GLEN (VAN NUYS), CA 91401

Exclusively Listed By:

**BEN SAVOY**

ASSOCIATE INVESTMENTS  
NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD, SUITE 100  
ENCINO, CA 91436  
(213) 943-8115 DIRECT  
(818) 602-8850 MOBILE

[Ben.Savoy@marcusmillichap.com](mailto:Ben.Savoy@marcusmillichap.com)



**RICK E. RAYMUNDO**

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS  
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD, SUITE 100  
ENCINO, CA 91436  
(213) 943-8155 DIRECT  
(818) 219-6446 MOBILE

[RICK.RAYMUNDO@MARCUSMILLICHAP.COM](mailto:RICK.RAYMUNDO@MARCUSMILLICHAP.COM)



**Marcus & Millichap**

This information has been secured from sources we believe to be reliable, but 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. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

**Marcus & Millichap**  
THE RAYMUNDO GROUP

REAL ESTATE INVESTMENT SALES | FINANCING | RESEARCH | ADVISORY SERVICES

16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436

[MarcusMillichap.com](http://MarcusMillichap.com)