

# 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



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

# INVESTMENT OVERVIEW

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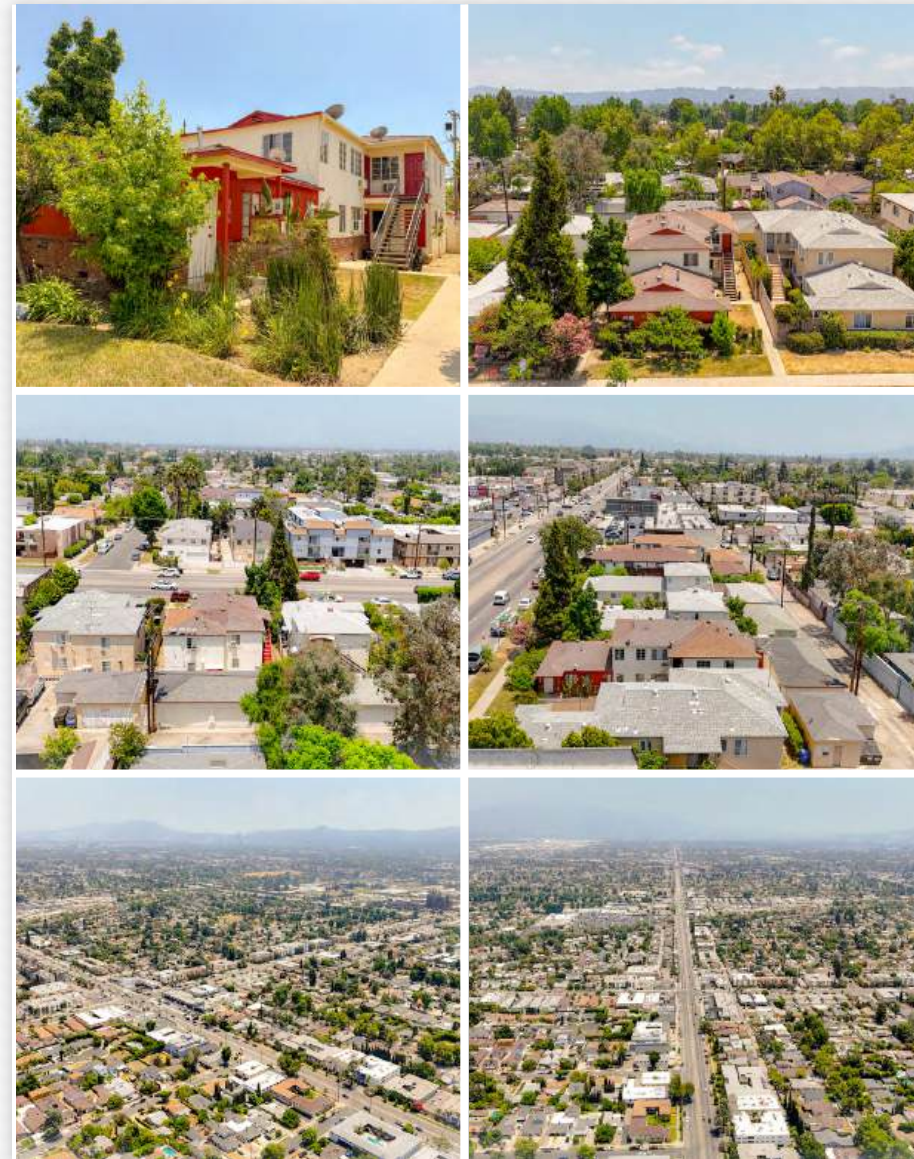
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# INVESTMENT HIGHLIGHTS

- 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

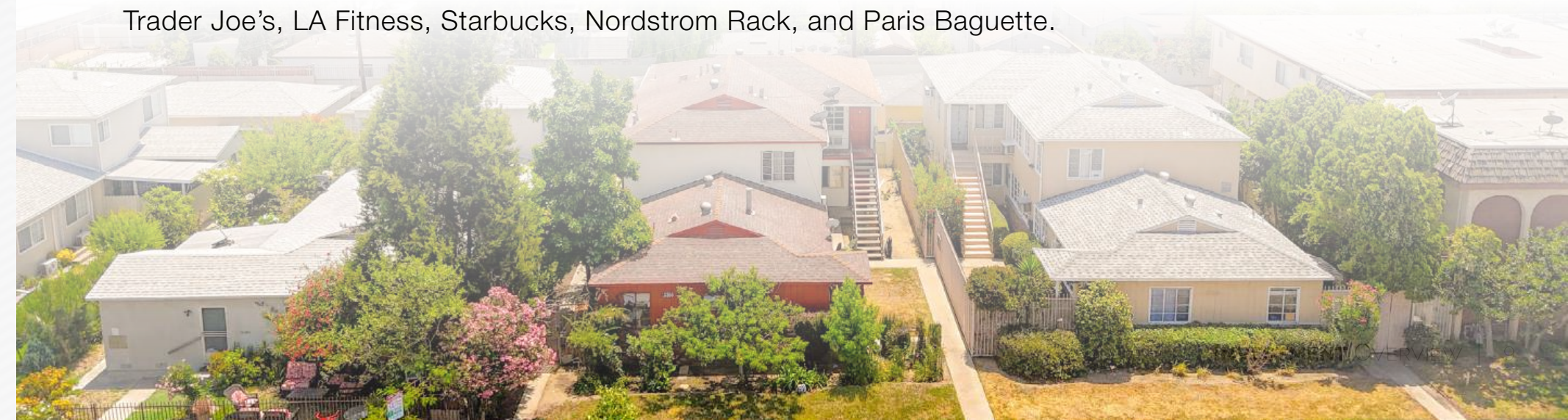


# INVESTMENT OVERVIEW

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 tenant 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	\$1,299,995
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

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



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.

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
1	Single	400
1	1 Bdr 1 Bath	600
3	2 Bdr 1 Bath	750
5	TOTAL	3,468



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# LOCATION OVERVIEW

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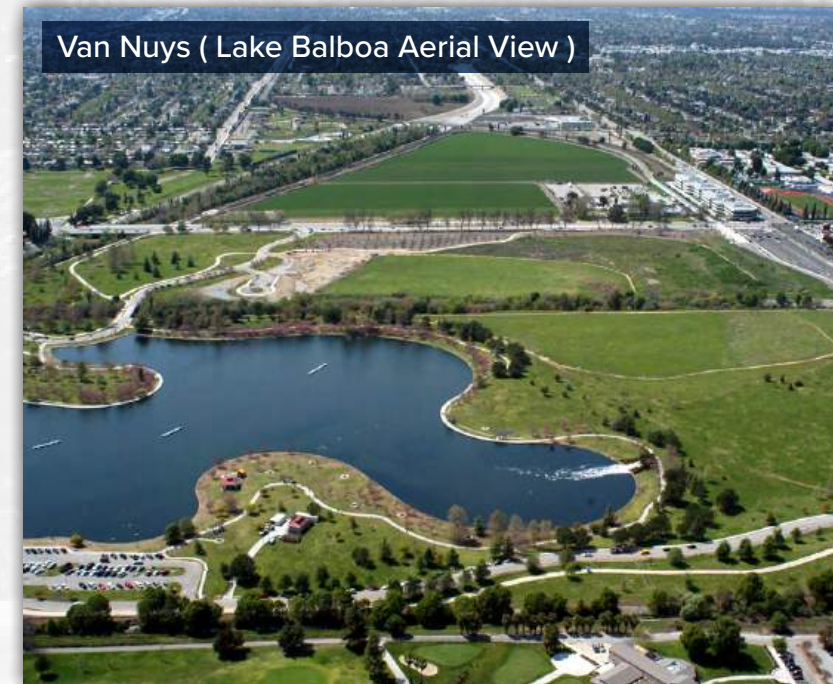
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## VALLEY GLEN (VAN NUYS), CA

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

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET

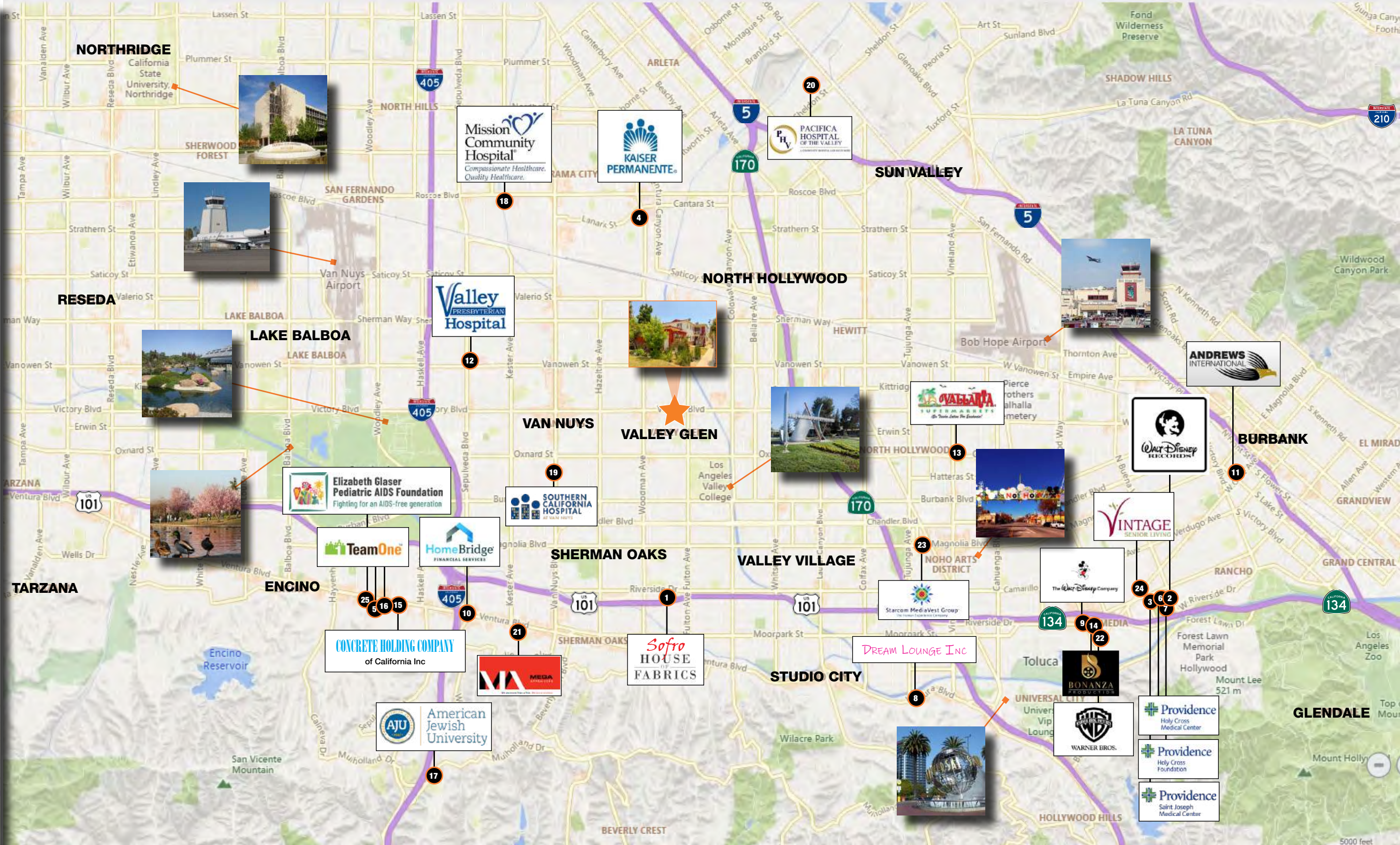




# MAJOR EMPLOYERS

	Employees
1 Sofro Fabrics Inc / House of Fabrics	3,810
2 Walt Disney Records Direct	2,990
3 Providence Holy Cross	2,931
4 Kaiser Permanente	2,700
5 Team-One Employment Specialists LLC	2,392
6 Providence Holy Cross Foundation	2,000
7 Providence St. Joseph Medical Center	2,000
8 Dream Lounge Inc	1,989
9 TWDC Enterprises 18 Corp	1,802
10 Homebridge Financial Services Inc	1,700
11 Andrews International Inc	1,700
12 Valley Presbyterian Hospital	1,600
13 Vallarta Food Enterprises Inc	1,171
14 Bonanza Productions Inc	1,000
15 Concrete Holding Company California Inc	790
16 Team-One Staffing Services Inc	751
17 American Jewish University	700
18 Mission Community Hospital	700
19 Alta Hollywood Community Hospital Van Nuys	631
20 Mega Appraisers Inc	600
21 Warner Bros Transatlantic Inc	590
22 Starcom Worldwide Inc	566
23 Vintage Senior Management Inc	565
24 Elizabeth Glaser Pediatric AIDS Foundation	556
25 ACT Lighting Inc	556

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT





# DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	41,135	333,158	686,465
2024 Estimate			
Total Population	40,639	329,465	679,063
2020 Census			
Total Population	41,362	339,145	702,885
2010 Census			
Total Population	41,273	329,294	685,157
Daytime Population			
2024 Estimate	29,114	259,822	606,779
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	15,187	130,305	257,994
2024 Estimate			
Total Households	14,917	128,407	254,330
Average (Mean) Household Size	2.7	2.6	2.8
2020 Census			
Total Households	14,548	125,814	249,299
2010 Census			
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
Occupied Units			
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
Persons in Units			
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
2024 Estimate			
\$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
Population By Age			
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
Population 25+ by Education Level			
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%
Population by Gender			
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%



## 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.



## 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.



## 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.

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.



## 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 32.00 minutes.



## HOUSING

The median housing value in your area was \$840,798 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 94,099.00 owner-occupied housing units and 139,822.00 renter-occupied housing units in your area.



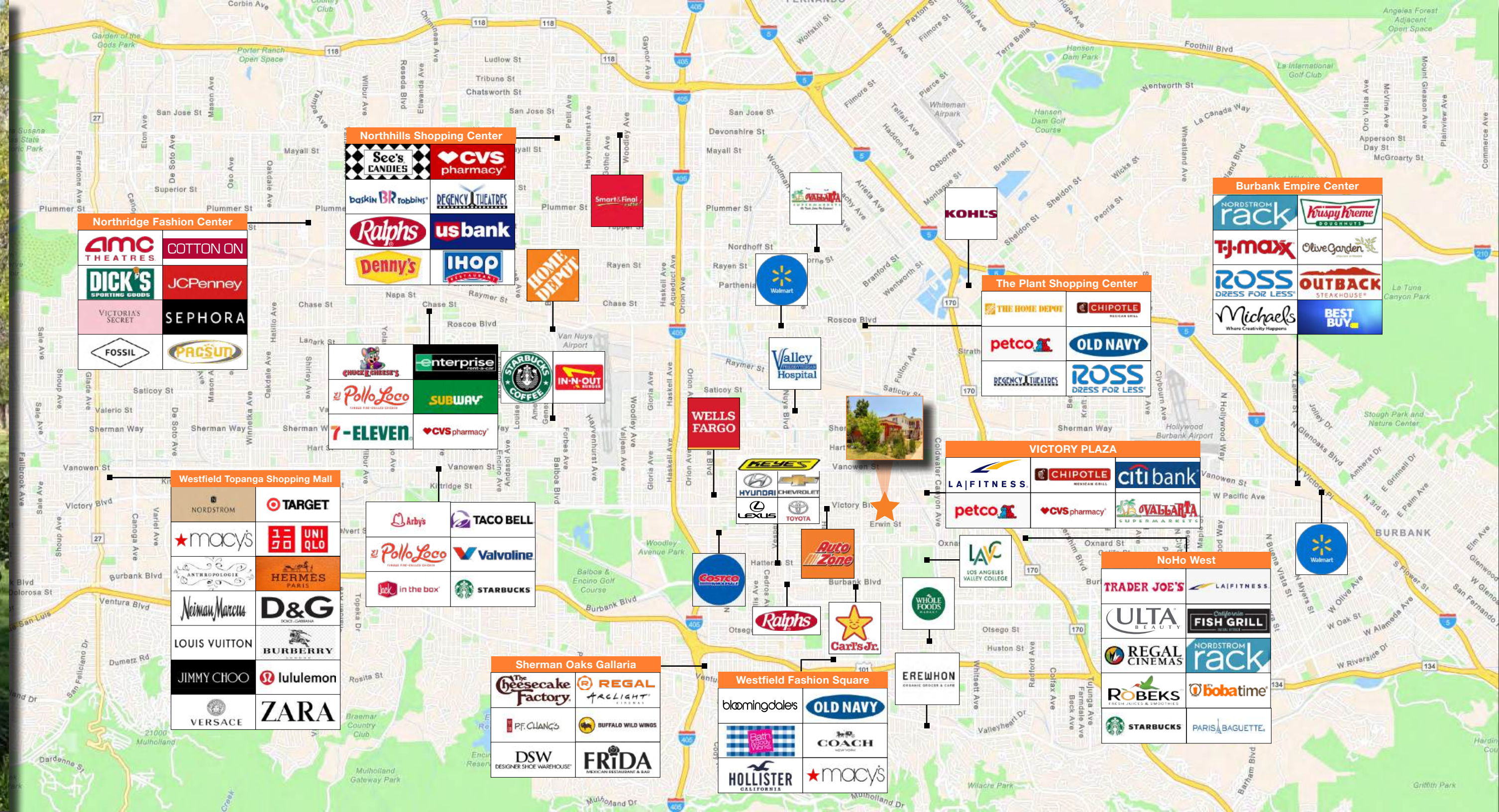
## EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 34.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

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. 26.2 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.







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# PRICING & FINANCIAL ANALYSIS

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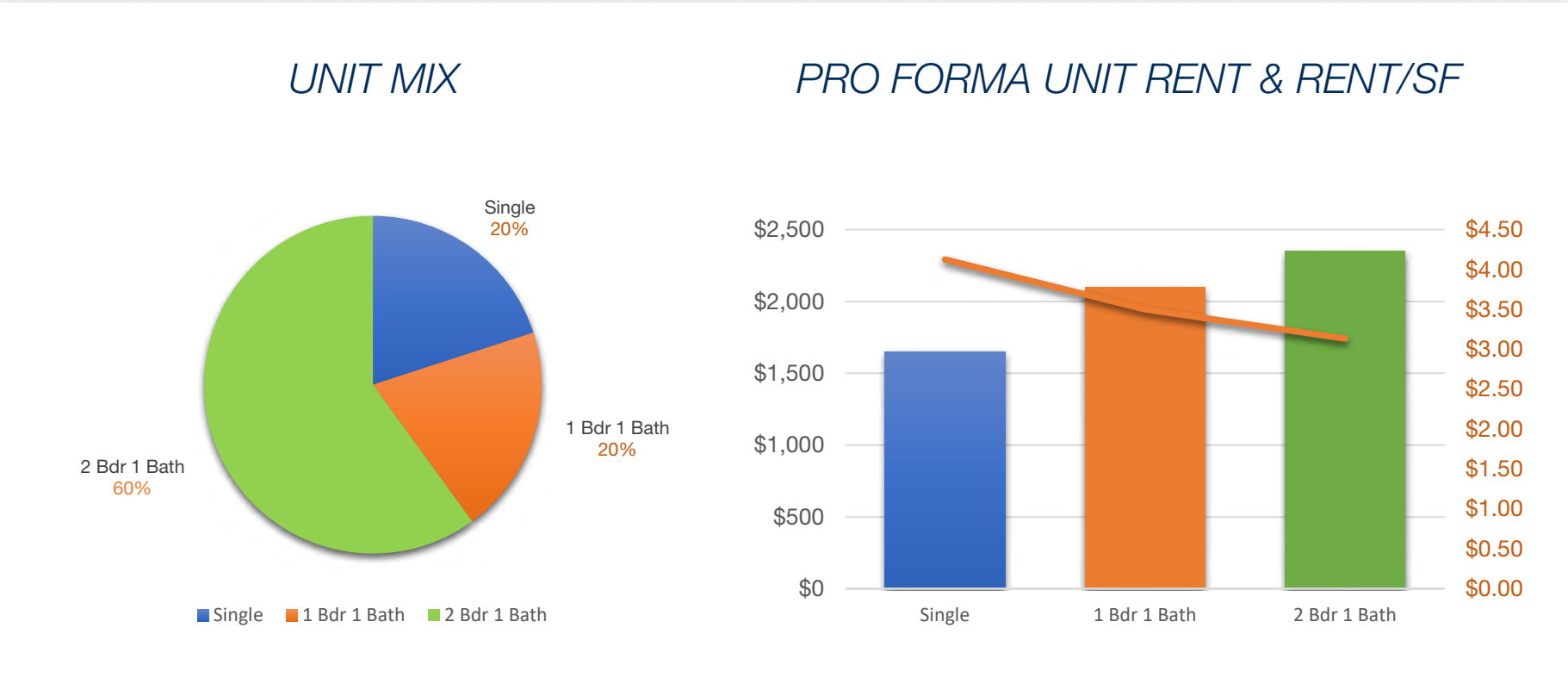
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UNIT MIX

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
5	TOTAL	3,468	\$8,276			\$10,800



INCOME & EXPENSES

	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	\$778
<b>EFFECTIVE GROSS INCOME</b>	<b>\$99,153</b>	<b>\$19,831</b>	<b>\$128,532</b>	<b>\$25,706</b>
<b>EXPENSES</b>	<b>Current</b>	<b>Per Unit</b>	<b>Pro Forma</b>	<b>Per Unit</b>
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>\$17,256</b>



# FINANCIAL OVERVIEW

Property Details	
Location	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
Gross Potential Rent	\$99,312	\$129,600
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
Net Operating Income	\$58,367	\$86,278

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
Total Expenses	\$40,785	\$42,254
Expenses / Unit	\$8,157	\$8,451
Expenses / SF	\$11.76	\$12.18
% of EGI	41.1%	32.9%





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# PROPERTY DESCRIPTION

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# PROPERTY SUMMARY

## THE OFFERING

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

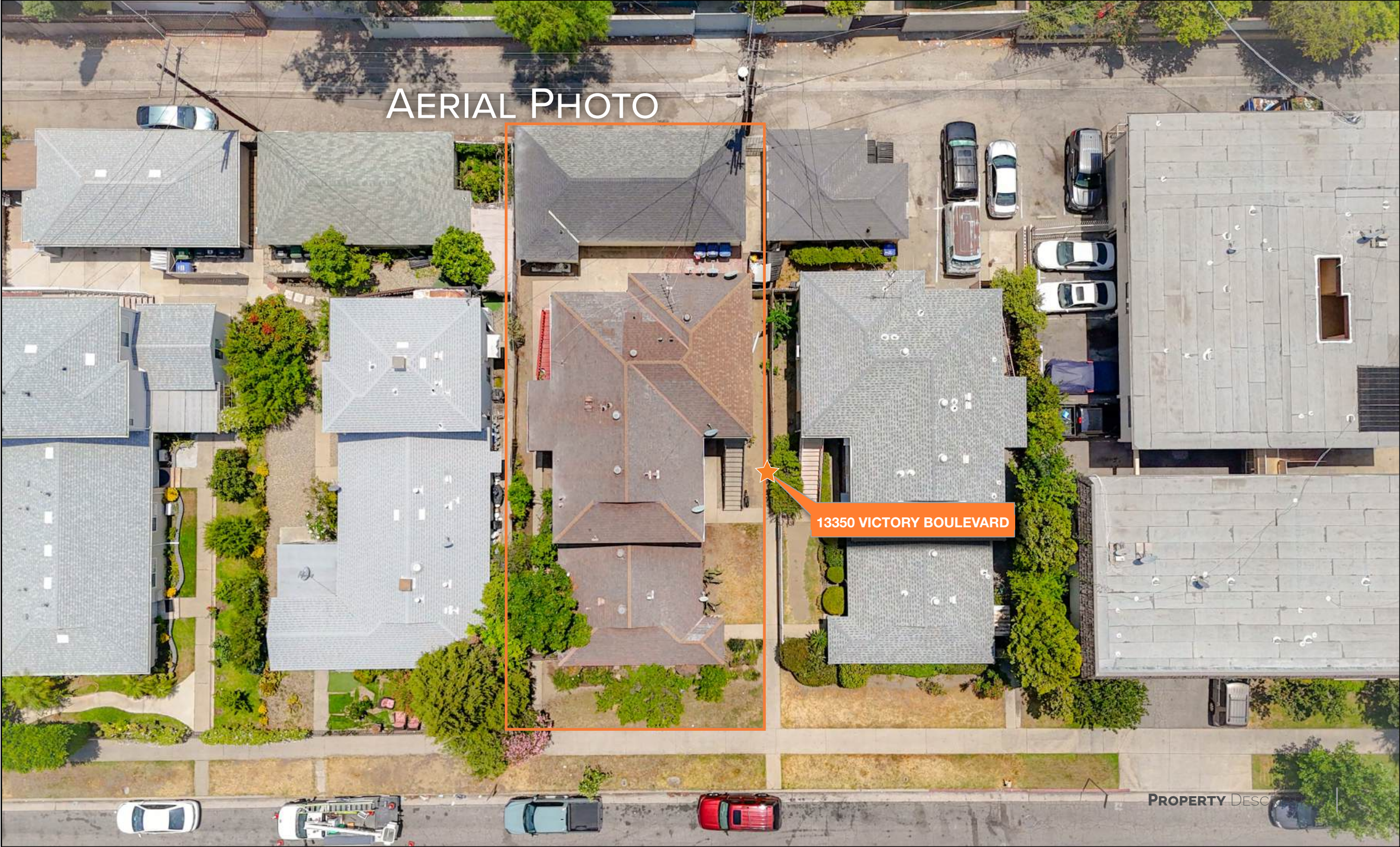
## SITE DESCRIPTION

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

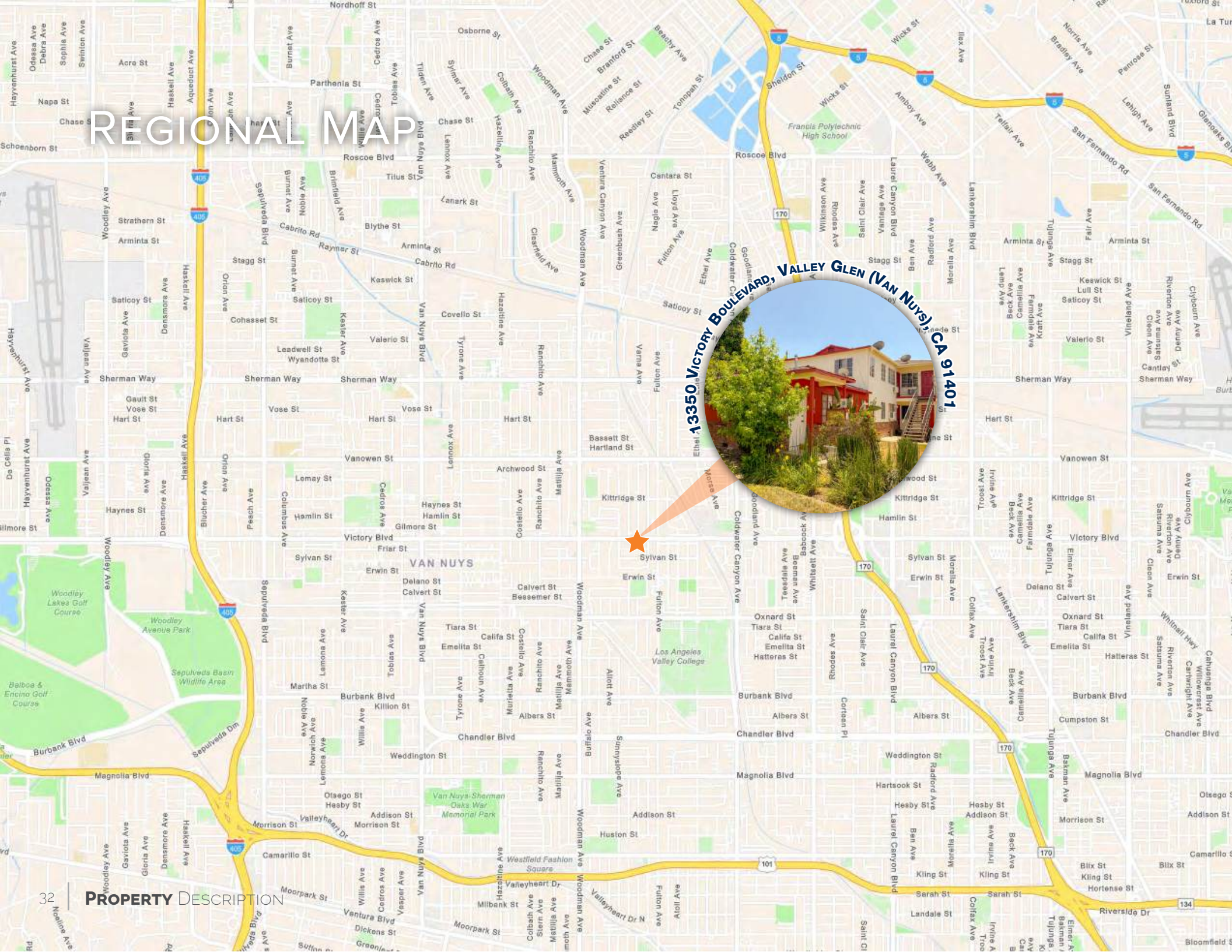
## CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched

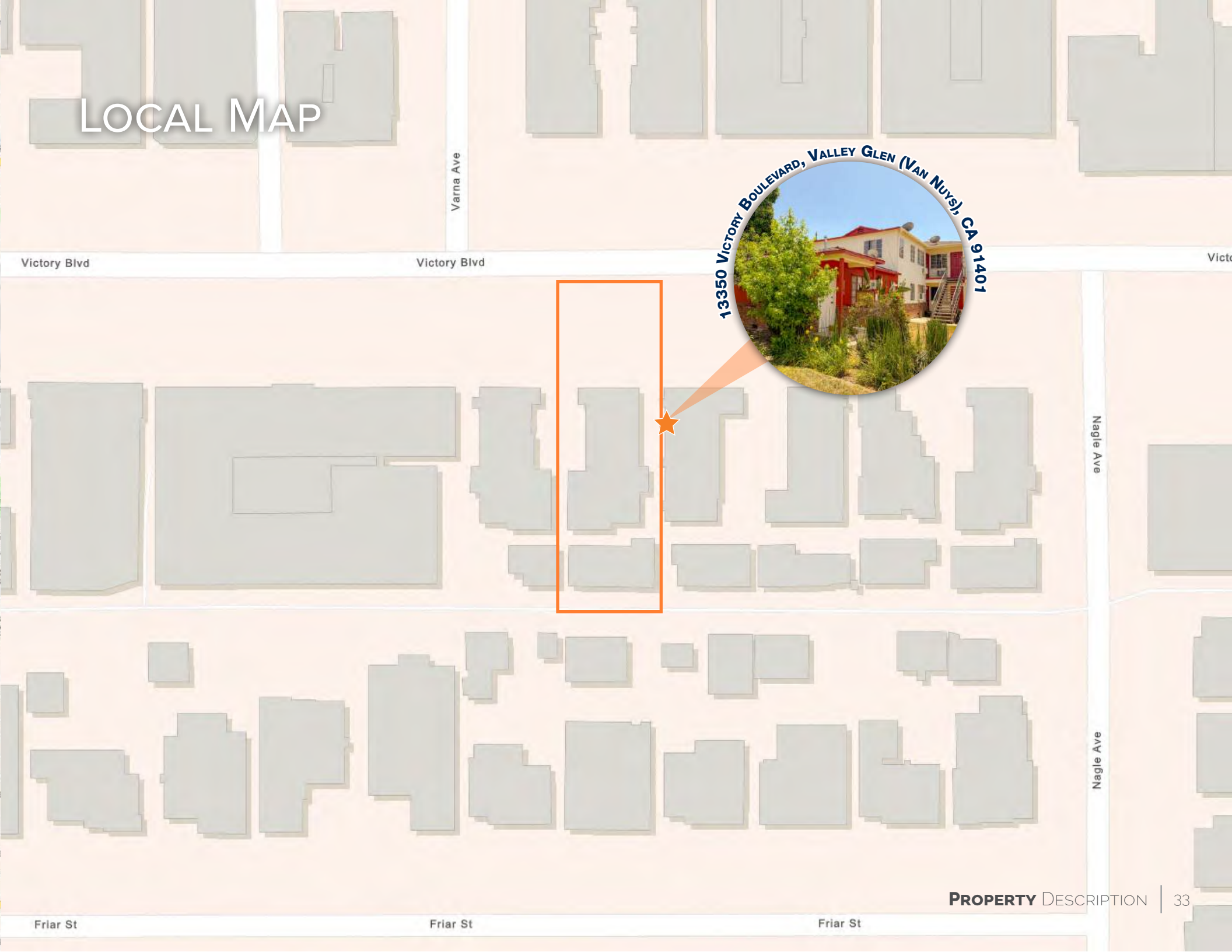
# AERIAL PHOTO







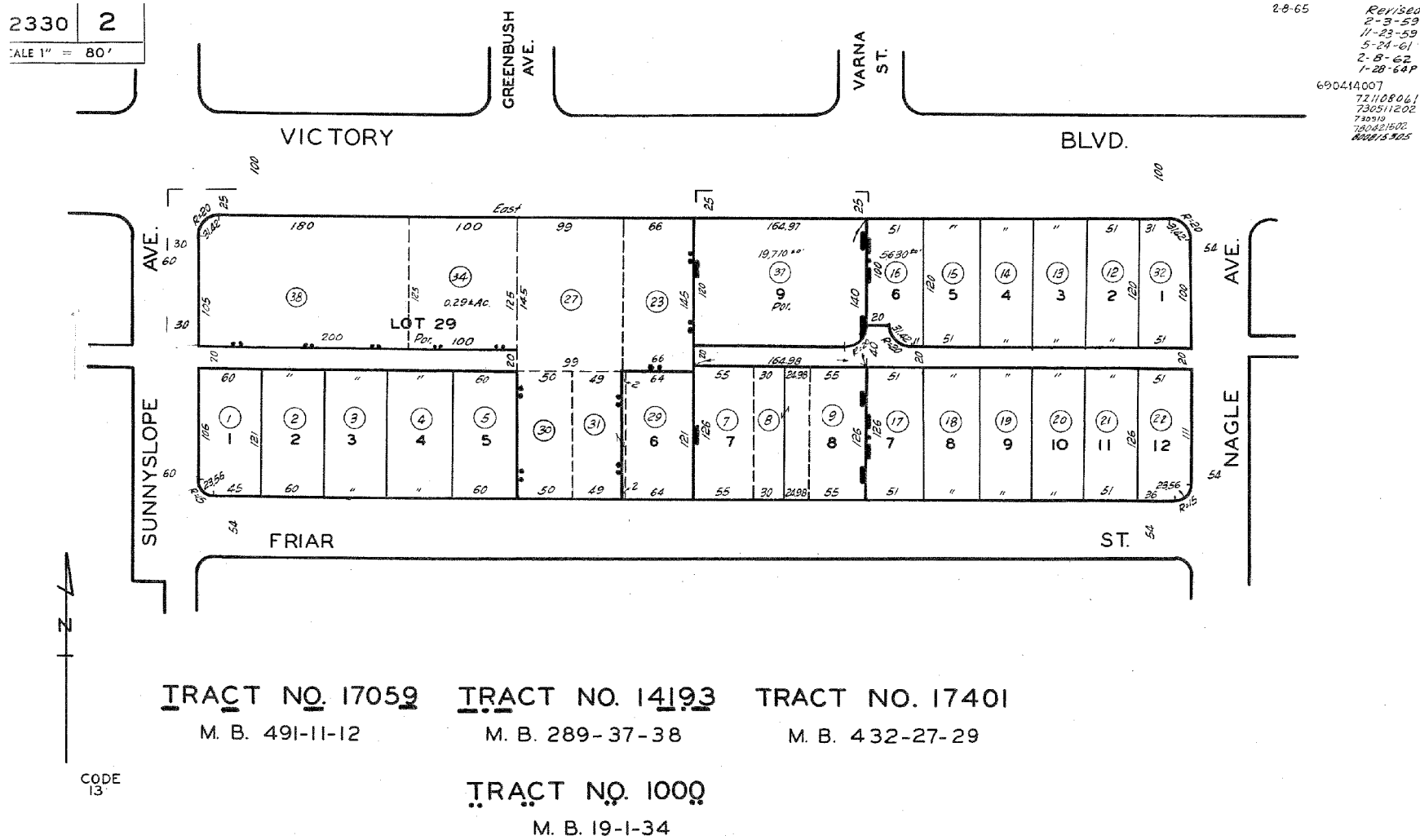
## REGIONAL MAP



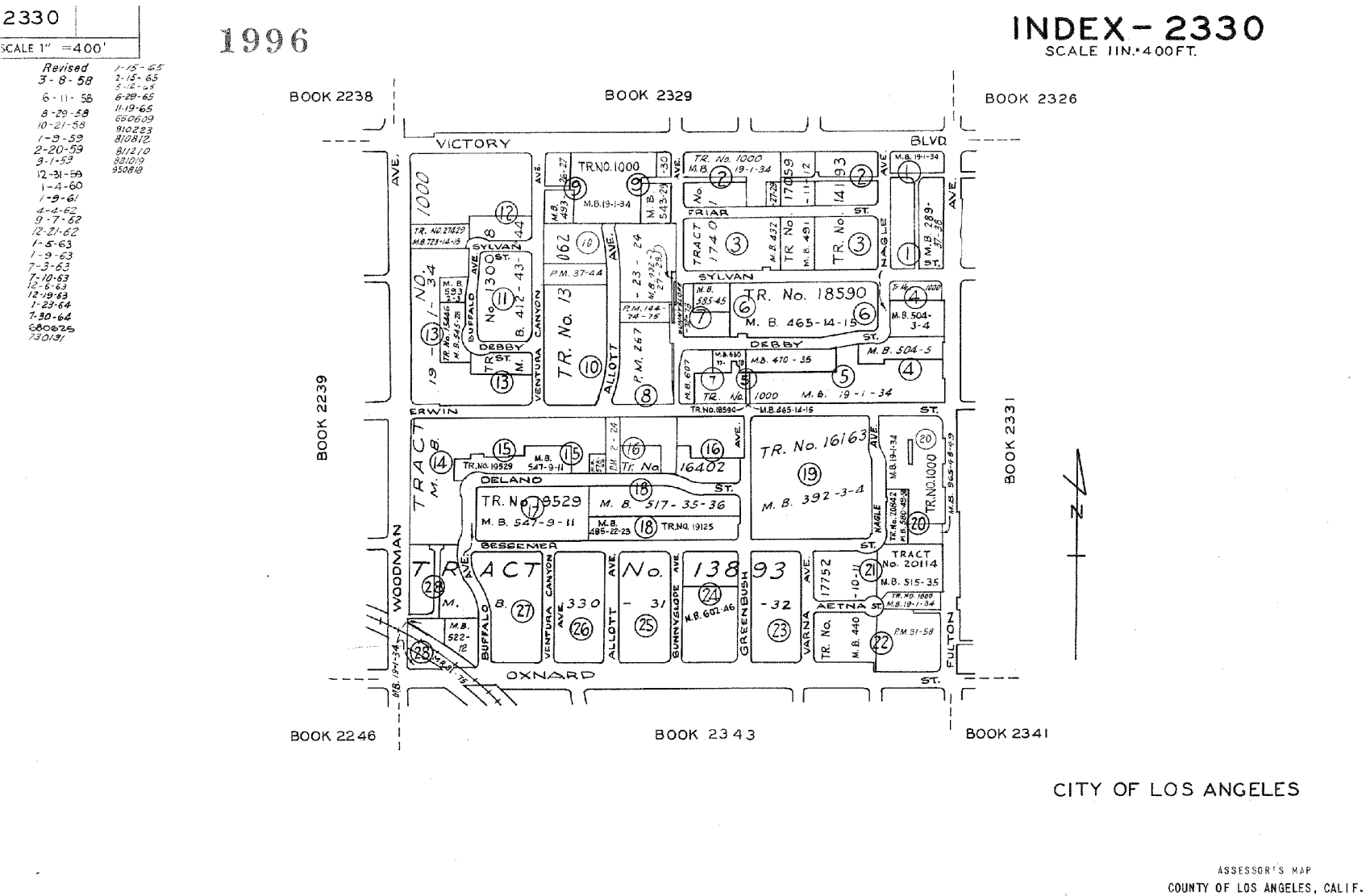
## LOCAL MAP



PARCEL MAP



INDEX MAP

















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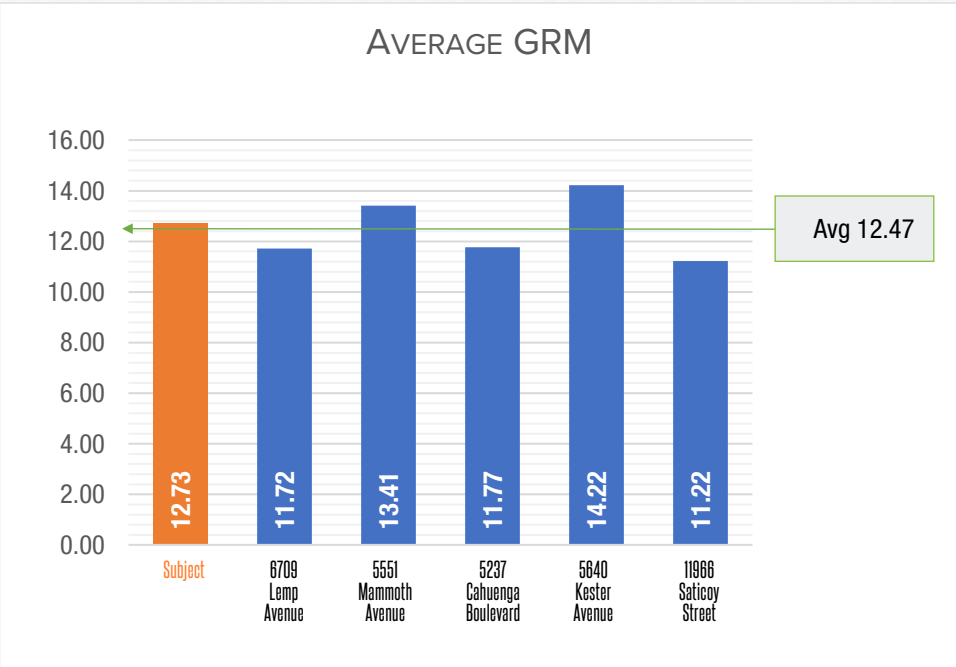
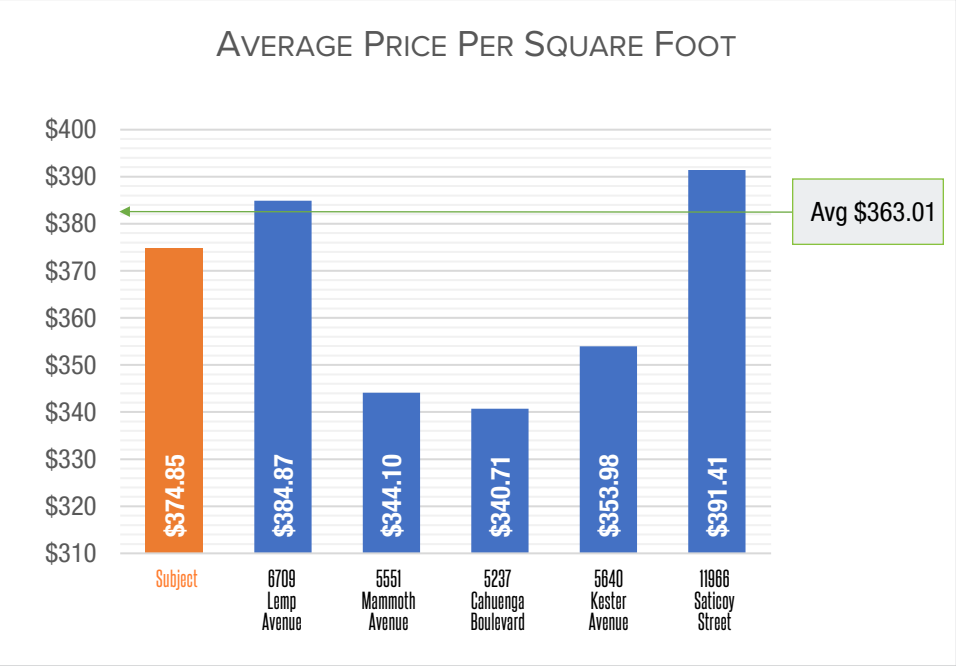
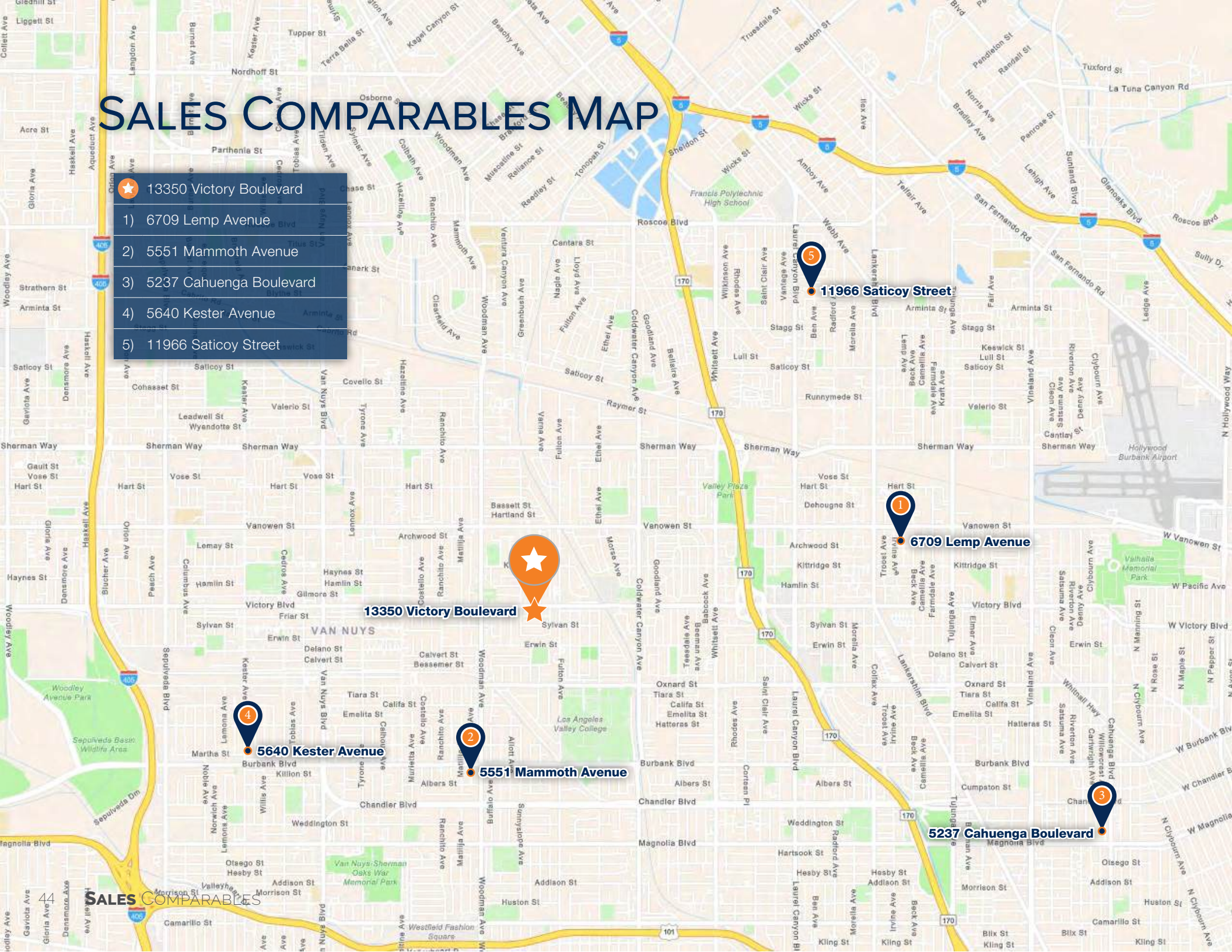
# SALES COMPARABLES

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**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	\$384.87	11.72
2	5551 Mammoth Avenue Van Nuys, CA 91401	05/20/25	5	1947	\$1,460,000	\$292,000	\$344.10	13.41
3	5237 Cahuenga Boulevard North Hollywood, CA 91601	05/14/25	6	1958	\$1,540,000	\$256,667	\$340.71	11.77
4	5640 Kester Avenue Van Nuys, CA 91411	04/16/25	6	1953	\$1,600,000	\$266,667	\$353.98	14.22
5	11966 Saticoy Street North Hollywood, CA 91605	03/14/25	6	1956	\$1,750,000	\$291,667	\$391.41	11.22
A V E R A G E S						\$267,400	\$363.01	12.47
★	13350 Victory Boulevard Valley Glen (Van Nuys), CA 91401	Subject Property	5	1951	\$1,299,995	\$259,999	\$374.85	12.73



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

# RENT COMPARABLES

Marcus & Millichap

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# RENT COMPARABLES MAP

★ 13350 Victory Boulevard

1) 14142 Victory Boulevard

2) 6041 Fulton Avenue

3) 6131 Coldwater Canyon Avenue

4) 13757 Vanowen Street

5) 13115 Oxnard Street

6) 14648 Sylvan Street

4  
13757 Vanowen Street

1  
14142 Victory Boulevard

★  
13350 Victory Boulevard

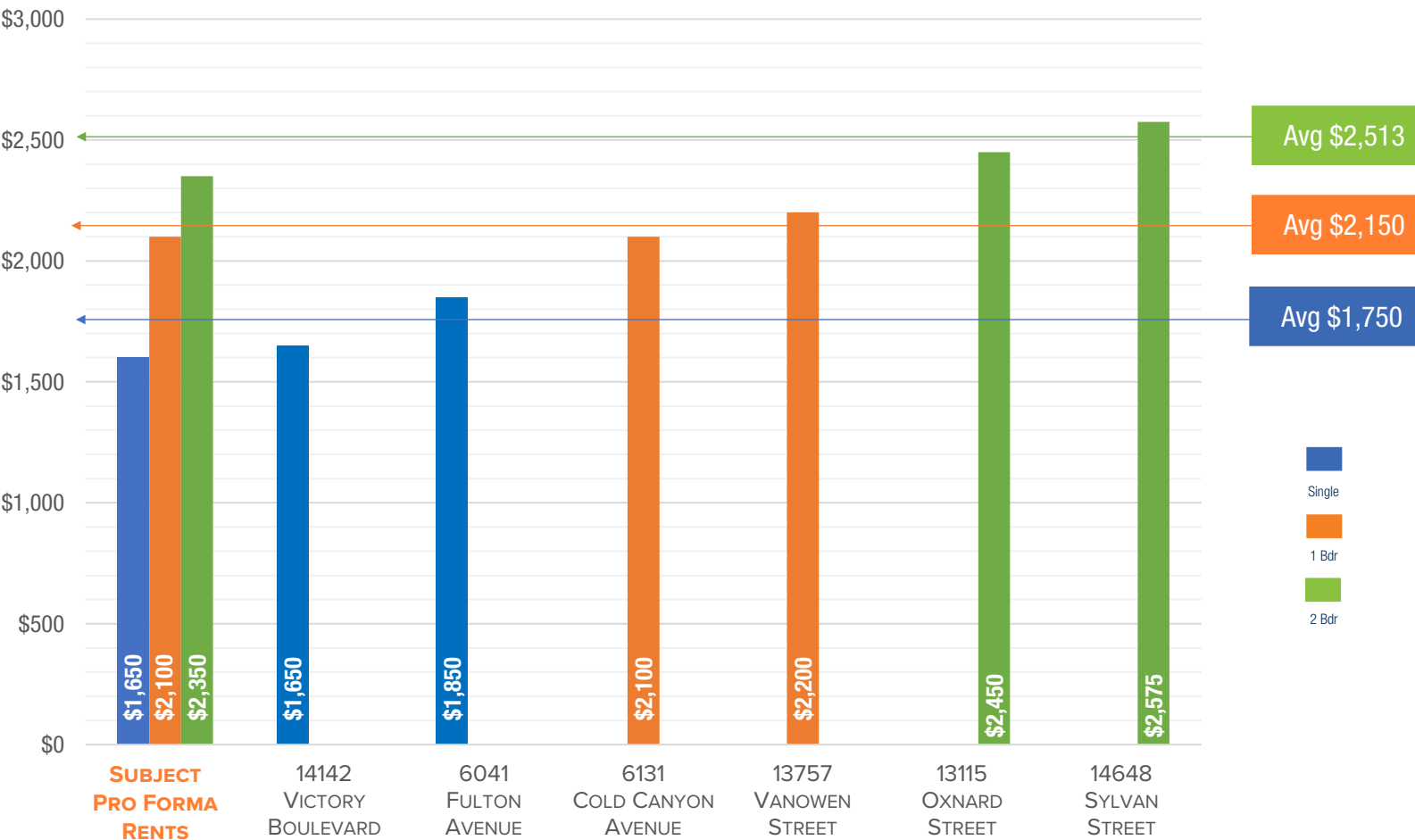
2  
6041 Fulton Avenue

5  
13115 Oxnard Street

3  
6131 Coldwater Canyon Avenue

6  
14648 Sylvan Street

## 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

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

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

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

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, dishwasher, gated parking, swimming pool, and laundry on-site.

54 | RENT COMPARABLES

RENT COMPARABLES | 55





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
A V E R A G E S				Single	393	\$1,750	\$4.46
				1 Bedroom	750	\$2,150	\$2.87
				2 Bedroom	975	\$2,513	\$2.58
★	13350 Victory Boulevard Valley Glen (Van Nuys), CA 91401	5	1951	Single	400	\$1,650	\$4.13
				1 Bdr 1 Bath	600	\$2,100	\$3.50
				2 Bdr 1 Bath	750	\$2,350	\$3.13







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

*Exclusively Listed By:*

**BEN SAVOY**

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