8135 RESEDA BOULEVARD RESEDA, CA 91335





10 UNITS NOT SUBJECT TO CITY OF LA RSO | 8.8% ANNUAL RENT INCREASEACROSS FROM DIGNITY HEALTH NORTHRIDGE HOSPITAL | APPROX. 25% UPSIDECOMPASS

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PROPERTY HIGHLIGHTS

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- 8135 Reseda is a 10-unit complex built in 1981 and not subject to City of LA RSO (AB-1482). This exemption allows for an 8.8% annual rent increase (CA max - 5% + CPI).
- Located just south of Roscoe Blvd, the property is across the street from Dignity Health Northridge Hospital (approx. 1,800 employees) and 2 miles south of California State University, Northridge (CSUN).
- Value-add opportunity with approx. 25% rental upside, 7.44% CAP and 9.56 GRM on market rents based on renovated units in the area.
- Offered at \$250,000 per unit, \$271 per foot, 5.45% CAP and 11.87 GRM on current rents.
- Property amenities include gated entry, approx. 14 parking spaces, and community laundry.
- Can be purchased individually or in conjunction in 14245 Roscoe Blvd, a 6-unit complex with approx. 30% rental upside, that is located 0.3 mile from Panorama Mall and 1 mile from The Plant Shopping Center.

Price	Year Built	# of Units
\$2,500,000	1981	10
Price per Unit	Bldg. Size	Price per SF
\$250,000	9,214 SF	\$271
Lot Size	Zoning	APN
8,502 SF	LAR3	2103-007-012

EXTERIOR PHOTOGRAPHY

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8135 RESEDA | DAYTIME

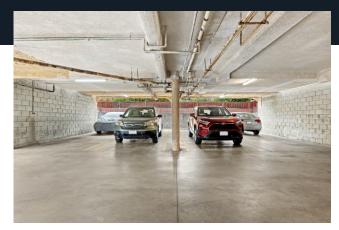












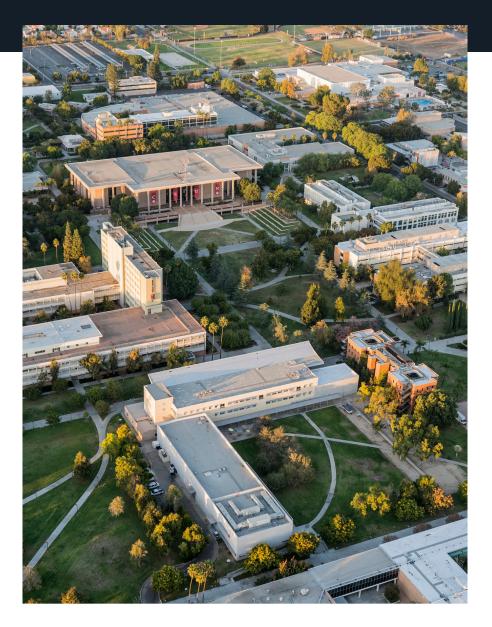








ABOUT RESEDA & NORTHRIDGE



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Discover the Heart of the Valley

Reseda and Northridge are where the charm of suburban life meets the energy of a thriving, close-knit community. These neighborhoods, nestled in the San Fernando Valley, offer a unique blend of history, culture, and accessibility that appeals to families, students, and professionals alike. With tree-lined streets, diverse local hotspots, and a welcoming atmosphere, Reseda and Northridge truly feel like home.

At the center of Northridge is California State University, Northridge (CSUN), a bustling educational hub with over 38,000 undergraduate and graduate students. CSUN is more than just a university; it's a cultural and economic driver. From its state-of-the-art learning facilities to The Soraya, a worldclass performing arts center, CSUN adds a dynamic energy to the community. Meanwhile, Dignity Health Northridge Hospital, with its 2,000+ employees, anchors the area with top-tier healthcare services and a strong sense of community commitment.

Reseda and Northridge offer a wide variety of things to see and do. Stroll through the Northridge Fashion Center, where you'll find everything from trendy boutiques to well-known retailers, or spend a day at the Sepulveda Basin Recreation Area, enjoying the tranquil trails, sports fields, and open green spaces. Dining options are endless, with an eclectic mix of local favorites and international cuisine dotting Ventura Boulevard and beyond.

Whether it's students gathering for coffee, families enjoying weekend outings, or professionals unwinding after work, the vibe is casual, welcoming, and undeniably Southern Californian. It's a place where life unfolds naturally, offering a perfect balance of warmth and opportunity.

NEIGHBORHOOD AERIAL MAP

ROSCOE BLVD & RESEDA BLVD

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NEARBY DEVELOPMENTS



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1) 8940 N. RESEDA BLVD.

Located 1 mile from the subject property, this multifamily project is currently under construction, and will feature a 5-story building comprised of (51) 1- and 2-bdrm. units above semi-subterranean parking for 92 vehicles. The project utilizes density bonus incentives, and will provide affordable housing.

2) 8350 N. RESEDA BLVD.

This planned community by Meritage Homes is nearing completion. The site consists of 62 small lot homes, 2 mixed-use buildings with 79 units, and 10,330 SF of ground-floor commercial space. The contemporary homes are arranged in culdesacs, and prices will start at approx. \$642,000.

3) 9530 N. RESEDA BLVD.

Designed with CSUN students in mind, this mixed-use project will feature a 4-story building comprised of 118 units, including studios, 1-, 2-, and 4-bdrm. layouts. The development also includes 5,700 SF of ground-floor retail space. Shared accommodations start at \$995 per month, with private rooms beginning at \$2,250 per month.

4) 6906 N. RESEDA BLVD.

This proposed mixed-use project could replace a 1950s medical office building. The plans call for a 5-story building comprised of 62 units above 6,200 SF of ground-floor retail space and parking for 62 vehicles. The project utilizes density bonus incentives and will provide affordable housing.

5) 18434 W. VANOWEN ST.

This proposed development, by TriStar Realty Group, will feature a 7-story building featuring (95) 1- and 2-bdrm. units above parking for 102 vehicles. The project utilizes density bonus incentives, and will provide 11 units of very low-income affordable housing.

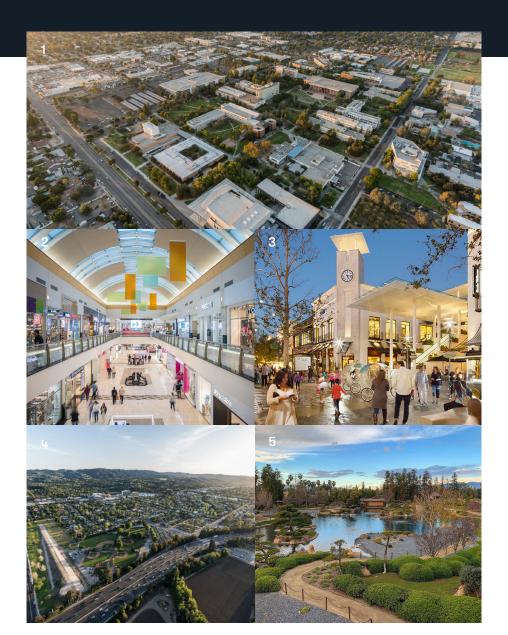
NEARBY DEVELOPMENTS MAP

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	DICTANOL	NOTES
DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) 8940 N. Reseda Blvd.	1.1 Miles	Located 1 mile from the subject property and comprised of (51) 1- and 2-bdrm. units and 92 parking spaces.
2) 8350 N. Reseda Blvd.	0.7 Mile	62 small lot homes, 2 mixed-use buildings with 79 units, and 10,330 SF of commercial space - prices starting at \$642K.
3) 9530 N. Reseda Blvd.	1.8 Miles	CSUN student housing option featuing 118 units, shared accomodations starting at \$995 and private rooms for \$2,250.
4) 6906 N. Reseda Blvd.	1.6 Miles	Proposed mixed-use project with 62 units and 6,200 SF of ground-floor retail space.
5) 18434 W. Vanowen St.	1.8 Miles	Proposed project by TriStar Realty Group featuring (95) 1- and 2-bdrm. units above parking for 102 vehices.

NEARBY HOTSPOTS

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KENNY STEVENS TEAM

1) CALIFORNIA STATE UNIVERSITY - NORTHRIDGE

CSUN is the heart of Northridge, home to over 38,000 undergraduate and graduate students and growing every year. The vibrant campus offers topnotch programs, beautiful facilities, and a buzzing energy that draws both students and locals alike. Its steady growth has made CSUN a cornerstone of the community, creating a dynamic and thriving environment.

2) NORTHRIDGE FASHION CENTER

The Northridge Fashion Center is a dynamic destination featuring nationwide brands like Macy's, Apple, and H&M, AMC Theatres & The Cheesecake Factory. This sprawling mall offers a mix of fashion, entertainment, and casual eateries, making it a go-to spot for family outings.

3) VENTURA BLVD.

Ventura Boulevard is the heartbeat of the Valley, offering an eclectic mix of trendy restaurants, cozy cafes, stylish boutiques, and specialty shops. Whether you're craving sushi, artisan coffee, or unique retail finds, this vibrant stretch is perfect for dining, shopping, and soaking in LA's energy.

4) WESTFIELD TOPANGA VILLAGE

Westfield Topanga Village is a vibrant open-air center with luxury brands, trendy boutqiues, and diverse dining options. Anchored by Nordstrom & Neiman Marcus, it's a vibrant hub for fashion, entertainment, and community gatherings in the heart of the San Fernando Valley.

5) SEPULVEDA BASIN RECREATION CENTER

The Sepulveda Basin Recreation Center offers a vast escape into nature with scenic trails, sports fields, and picnic areas. Perfect for outdoor enthusiasts, it's a favorite spot for hiking, bird-watching, and family outings.

NEARBY HOTSPOTS MAP

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Los Angeles C Department of Pu	blic.	YAMAHA I	Plummer St	Sepulveda Medica Plummer St		- Woodminart	ARLETA
CHATSWORTH LAKE MANOR	Soto Av	Fashion Center	Plummer st	Plaining St	Plummer St	daman Av	12 Pho
BOX CANYON Nature Preserve	Nordhoff St	Costco Wholesale	NORTHRIDGE	Target 🕒	NORTH HILLS Nordhoff St	Nordhoff St V Osborne ລູ B	
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HOTSPOT ADDRESS	DISTANCE	NOTES			CHARGE CARGE OF		
1) Cal State - Northridge	0.4 Mile	Home to over 38,000 ur	ndergraduate and gradua	ate students, w/ top- no	tch programs and beau	tiful facilities	
2) Northridge Fashion Center	1.0 Mile	Dynamic destination fea	aturing brands like Macy	's, Apple, and H&M, AMC	C Theatres & The Cheese	ecake Factory	
3) Ventura Blvd.	1.5 Miles	Eclectic mix of trendy re	estaurants, cozy cafes, st	tylish boutiques, and spe	ecialty shops		
4) Westfield Topanga Village	2.2 Miles	Vibrant hub for fashion,	, entertainment, and com	munity gatherings in the	e heart of the San Ferna	ndo Valley	
5) Sepulveda Basin Rec Center	2.5 Miles	Perfect for outdoor enth	nusiasts, it's a favorite sp	ot for hiking, bird-watch	ing, and family outings		







FINANCIALS

8135 RESEDA BLVD | 91335

INVESTMENT SUMMARY	
Price:	\$2,500,000
Down Payment:	\$2,500,000 100%
Number of Units:	10
Price per Unit:	\$250,000
Current GRM:	11.87
Potential GRM:	9.56
Proposed Financing:	\$0

Approximate Age:	1981
Approximate Lot Size:	8,502 SF
Approximate Gross RSF:	9,214 SF

Price Per SF:	\$271
Current CAP:	5.45%
Market CAP:	7.44%

ANNUALIZED OPERATING D	ΔΤΑ	
	CURRENT RENTS	MARKET RENTS
Scheduled Gross Income:	\$210,539	\$261,600
Vacancy Allowance:	\$5,263 2.5%	\$6,540 2.5%
Gross Operating Income:	\$205,276	\$255,060
Less Expenses:	\$69,021 33%	\$69,021 26%
Net Operating Income:	\$136,255	\$186,039
Less Loan Payment:	-\$0	-\$0
Pre-Tax Cash Flow:	\$136,255 5.45%	\$186,039 7.44%
Plus Principal Reduction:	\$0	\$0
Total Return Before Taxes:	\$136,255 5.45%	\$186,039 7.44%

INCOME					
		CURRENT RENTS	6	POTENTIAL R	ENTS
# of Units	Unit Mix	Rent/Unit	Monthly Income	Rent/Unit	Monthly Income
2	3 + 2	\$2,000	\$4,356	\$2,950	\$5,900
1	2 + 2	\$1,650	\$1,650	\$2,350	\$2,350
1	2 + 1	\$1,800	\$1,800	\$2,350	\$2,350
6	1+1	\$1,250 - \$1,600	\$9,332	\$1,850	\$11,100
Laundry Incon	ne:		\$100		\$100
Monthly Gross Income:			\$17,545		\$21,800
Annual Gross	Income:		\$210,539		\$261,600

ESTIMATED EXPENSES	
Taxes:	\$31,250
Insurance:	\$7,371
Utilities:	\$9,214
Repairs/Maintenance:	\$8,422
Property Management:	\$10,264
On-site Manager:	\$0
Misc:	\$2,500
Total Expenses:	\$69,021
Per Sq. Ft:	\$7.49
Per Unit:	\$6,902

RENT ROLL

8135 RESEDA BLVD | 91335

Current as of 12/06/24

nit #	Unit Type	Current Rent	Market Rent	Move-in Date	Approx. Unit Size	Notes
	1+1	\$1,634	\$1,850	Feb-2019	N/A	Rent is effective 1/1/25
2	1+1	\$1,361	\$1,850	Sep-2017	N/A	Rent is effective 1/1/25
3	3 + 2	\$2,178	\$2,950	Nov-2013	N/A	Rent is effective 1/1/25
4	2 + 2	\$1,797	\$2,350	Oct-2017	N/A	Rent is effective 1/1/25
5	1+1	\$1,579	\$1,850	Feb-2009	N/A	Rent is effective 1/1/25
6	1+1	\$1,600	\$1,850	Jan-2024	N/A	N/A
7	1+1	\$1,634	\$1,850	Apr-2009	N/A	Rent is effective 1/1/25
8	3 + 2	\$2,178	\$2,950	N/A	N/A	Rent is effective 1/1/25
9	1+1	\$1,525	\$1,850	Nov-2023	N/A	Rent is effective 1/1/25
10	2 + 1	\$1,960	\$2,350	Mar-2015	N/A	Rent is effective 1/1/25
	Laundry Income	\$100	\$100			
	Storage Income	\$0	\$0			
	MONTHLY TOTAL	\$17,545	\$21,800			
	ANNUAL TOTAL	\$210,539	\$261,600			

RESEDA SALES COMPARABLES





Address:	8135 Reseda Blvd.	Address:	18325 Saticoy St.	Address:	7940 Reseda Blvd.	Address:	18330 Napa St.
Sale Date:	Subject Property	Sale Date:	06/13/24	Sale Date:	06/18/24	Sale Date:	03/18/24
Price:	\$2,500,000	Price:	\$16,300,000	Price:	\$17,600,000	Price:	\$2,775,000
Year Built:	1981 (exempt from RSO)	Year Built:	1989 (exempt from RSO)	Year Built:	1978 (Exempt from RSO)	Year Built:	1960 (subject to RSO)
# of Units:	10	# of Units:	52	# of Units:	58	# of Units:	14
Price per Unit	\$250,000	Price per Unit	: \$313,462	Price per Ur	iit: \$303,448	Price per Unit:	\$198,214
Building Size:	9,214 SF	Building Size:	53,440 SF	Building Size	: 64,158 SF	Building Size:	12,518 SF
Price per SF:	\$271	Price per SF:	\$305	Price per SF	: \$274	Price per SF:	\$222
Unit Mix: (2)	3+2, (2) 2+2/2+1 & (6) 1+1	Unit Mix:	(8) 3+2/3+3 & (44) 2+2	Unit Mix:	(2) 3+2, (48) 2+2 & (8) 1+1	Unit Mix:	(7) 2+1/2+2 & (7) 1+1
Notes: 8	8% annual rent increase	Notes:	N/A	Notes:	N/A	Notoo '	ct to RSO & inferior unit +.43% CAP & 15.78 GRM

RESEDA SALES COMPARABLES MAP



8135 Reseda Blvd.	N/A	\$2,500,000	1981	10	\$250,000	9,214 SF	\$271	Exempt from RSO
1) 18325 Saticoy St.	06/13/24	\$16,300,000	1989	52	\$313,462	53,440 SF	\$305	Exempt from RSO
2) 7940 Reseda Blvd.	06/18/24	\$17,600,000	1978	58	\$303,448	64,158 SF	\$274	Exempt from RSO
3) 18330 Napa St.	03/18/24	\$2,775,000	1960	14	\$198,214	12,518 SF	\$222	Subject to RSO

RESEDA RENTAL COMPARABLES



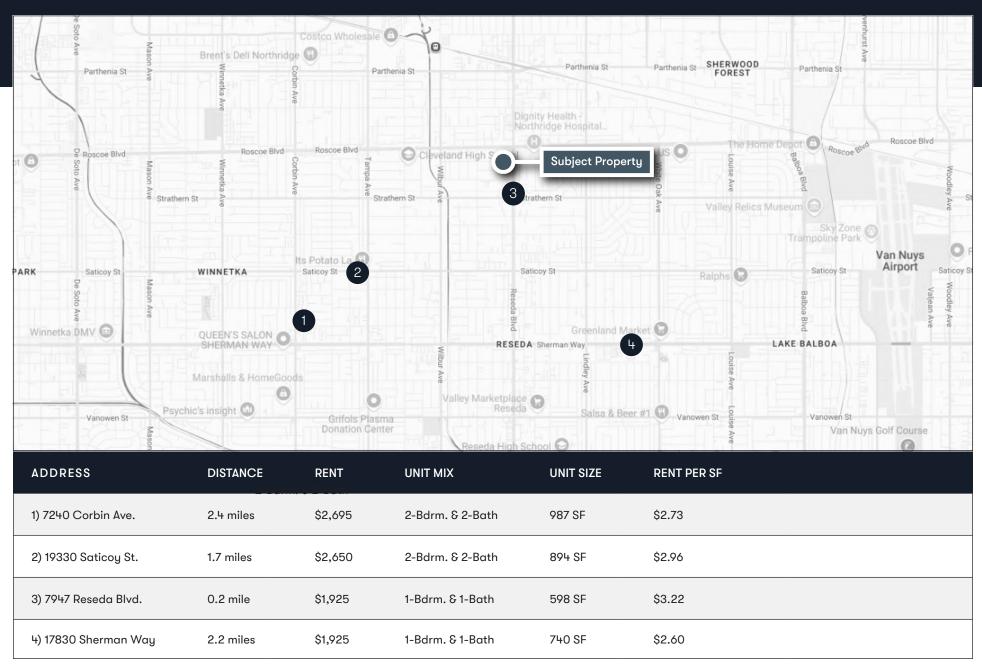
8135 RESEDA BLVD.

(2) 3-Bdrm. & 2-Bath	\$2,950
(1) 2-Bdrm. & 2-Bath	\$2,350
(1) 2-Bdrm. & 1-Bath	\$2,350
(6) 1-Bdrm. & 1-Bath	\$1,850



1) 7240 CORBIN AVE.		2) 19330 SATIC	COY ST.
Rent:	\$2,695	Rent:	\$2,650
Unit Mix:	2-Bdrm. & 2-Bath	Unit Mix:	2-Bdrm. & 2-Bath
3) 7947 RESEDA BLVD.		4) 17830 SHERI	ΜΑΝ ΨΑΥ
Rent:	\$1,925	Rent:	\$1,925
Unit Mix:	1-Bdrm. & 1-Bath	Unit Mix:	1-Bdrm. & 1-Bath

RESEDA RENTAL COMPARABLES MAP









8135 RESEDA BOULEVARD LOS ANGELES, CA 91335

Getting into a bigger or better property is easier than you think.

Questions? Contact Kenny Stevens



KENNY STEVENS Principal | Kenny Stevens Team

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