

8135 RESEDA BOULEVARD RESEDA, CA 91335



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

COMPASS

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PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS



- 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

KENNY STEVENS TEAM

EXTERIOR PHOTOGRAPHY

8135 RESEDA | DAYTIME





NEIGHBORHOOD OVERVIEW



ABOUT RESEDA & NORTHRIDGE



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 world-class 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



Reseda Blvd.



1.5 Miles South of CSUN

Northridge Middle School



Northridge Hospital Medical Center
Named to U.S. News & World Reports 2023-2024 Best Hospitals List and has over 1,800 employees.

Roscoe Blvd.

8350 N. Reseda Blvd.
62 small lot homes, 2 mixed-use buildings with 79 units, and 10,330 SF of commercial space.

8135 Reseda Blvd.

NEARBY DEVELOPMENTS



KENNY STEVENS TEAM

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.

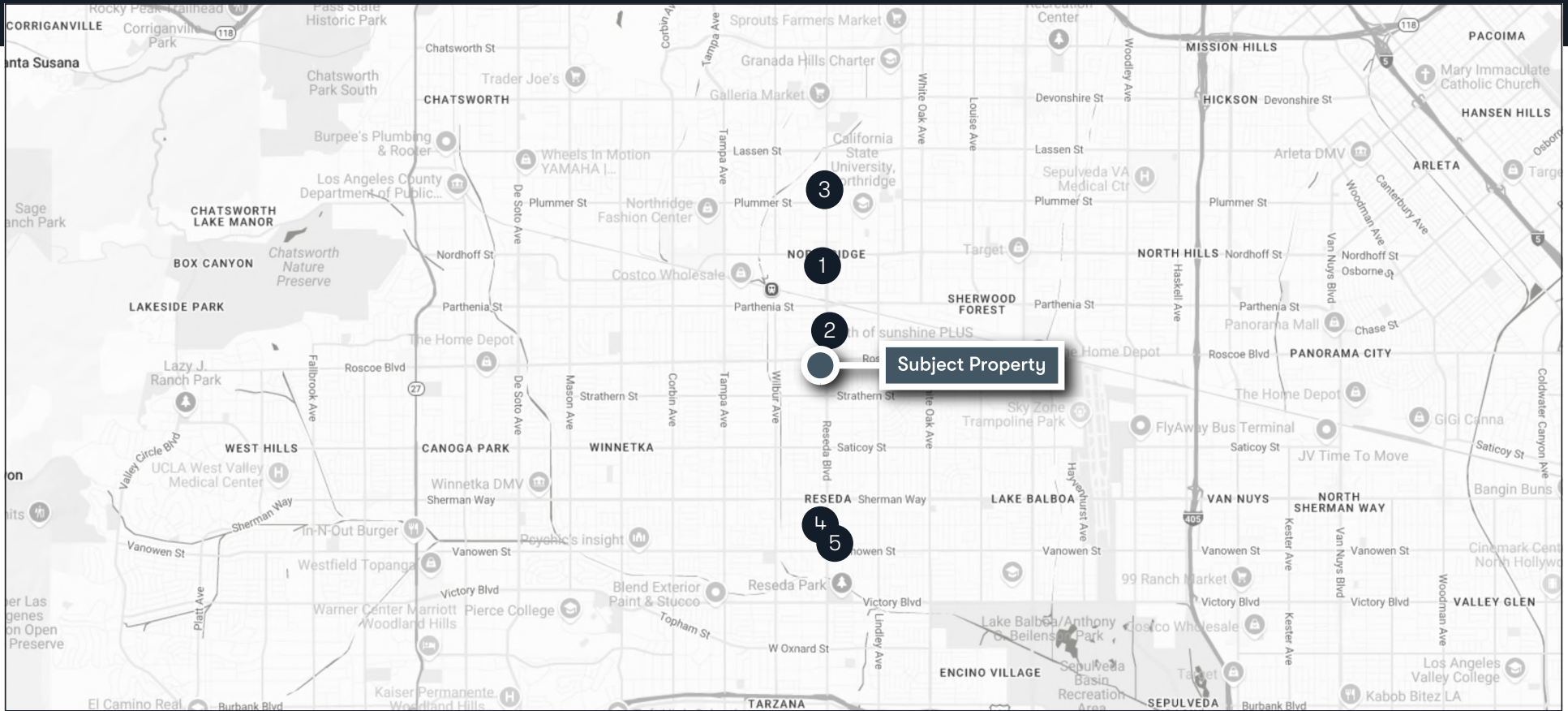
4) 6906 N. RESEDA BLVD.

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



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 featuring 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 vehicles.

NEARBY HOTSPOTS



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 top-notch 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.

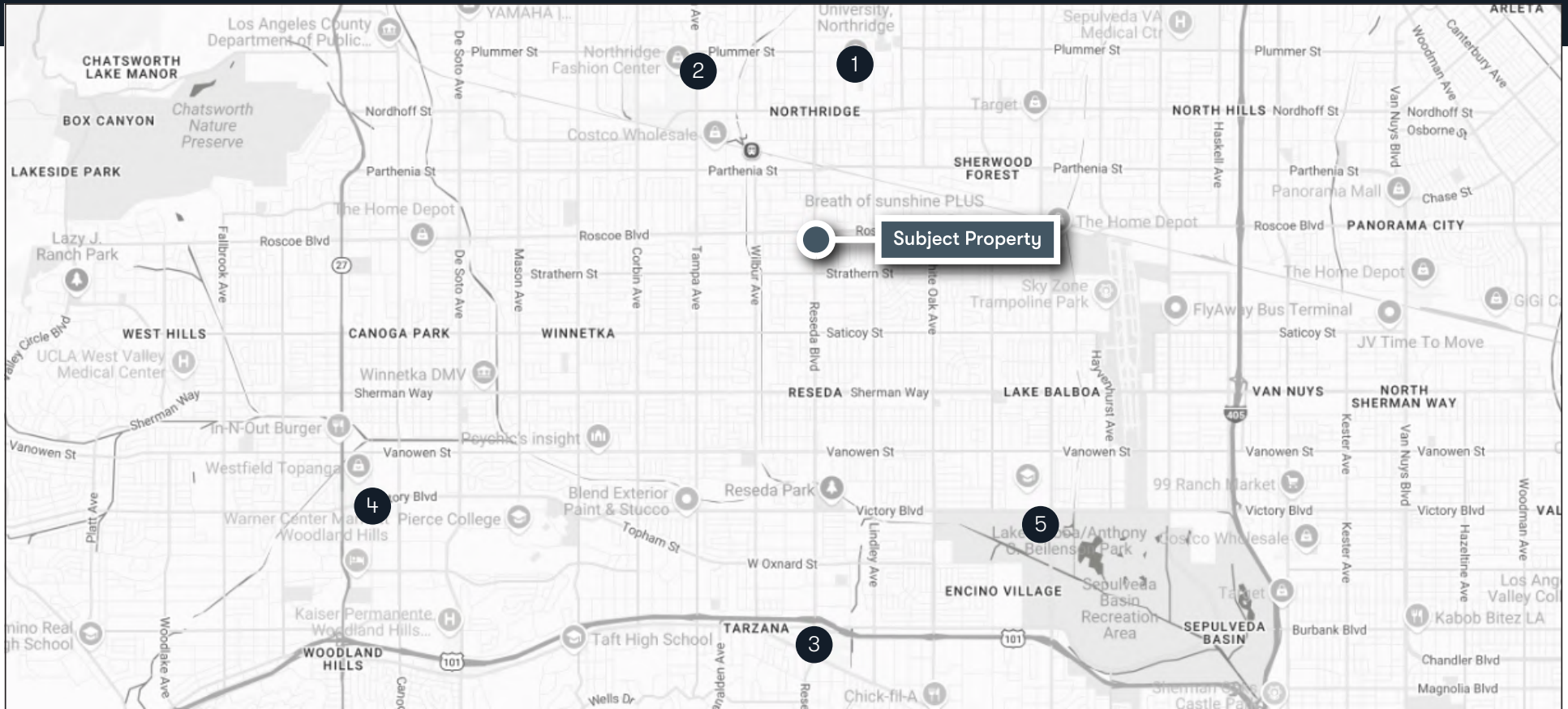
4) WESTFIELD TOPANGA VILLAGE

Westfield Topanga Village is a vibrant open-air center with luxury brands, trendy boutiques, 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



HOTSPOT ADDRESS	DISTANCE	NOTES
1) Cal State - Northridge	0.4 Mile	Home to over 38,000 undergraduate and graduate students, w/ top- notch programs and beautiful facilities
2) Northridge Fashion Center	1.0 Mile	Dynamic destination featuring brands like Macy's, Apple, and H&M, AMC Theatres & The Cheesecake Factory
3) Ventura Blvd.	1.5 Miles	Eclectic mix of trendy restaurants, cozy cafes, stylish boutiques, and specialty shops
4) Westfield Topanga Village	2.2 Miles	Vibrant hub for fashion, entertainment, and community gatherings in the heart of the San Fernando Valley
5) Sepulveda Basin Rec Center	2.5 Miles	Perfect for outdoor enthusiasts, it's a favorite spot for hiking, bird-watching, and family outings



PROPERTY FINANCIALS





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 DATA		
	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		POTENTIAL RENTS	
# 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 Income:			\$100	\$100	
Monthly Gross Income:			\$17,545	\$21,800	
Annual Gross Income:			\$210,539	\$261,600	

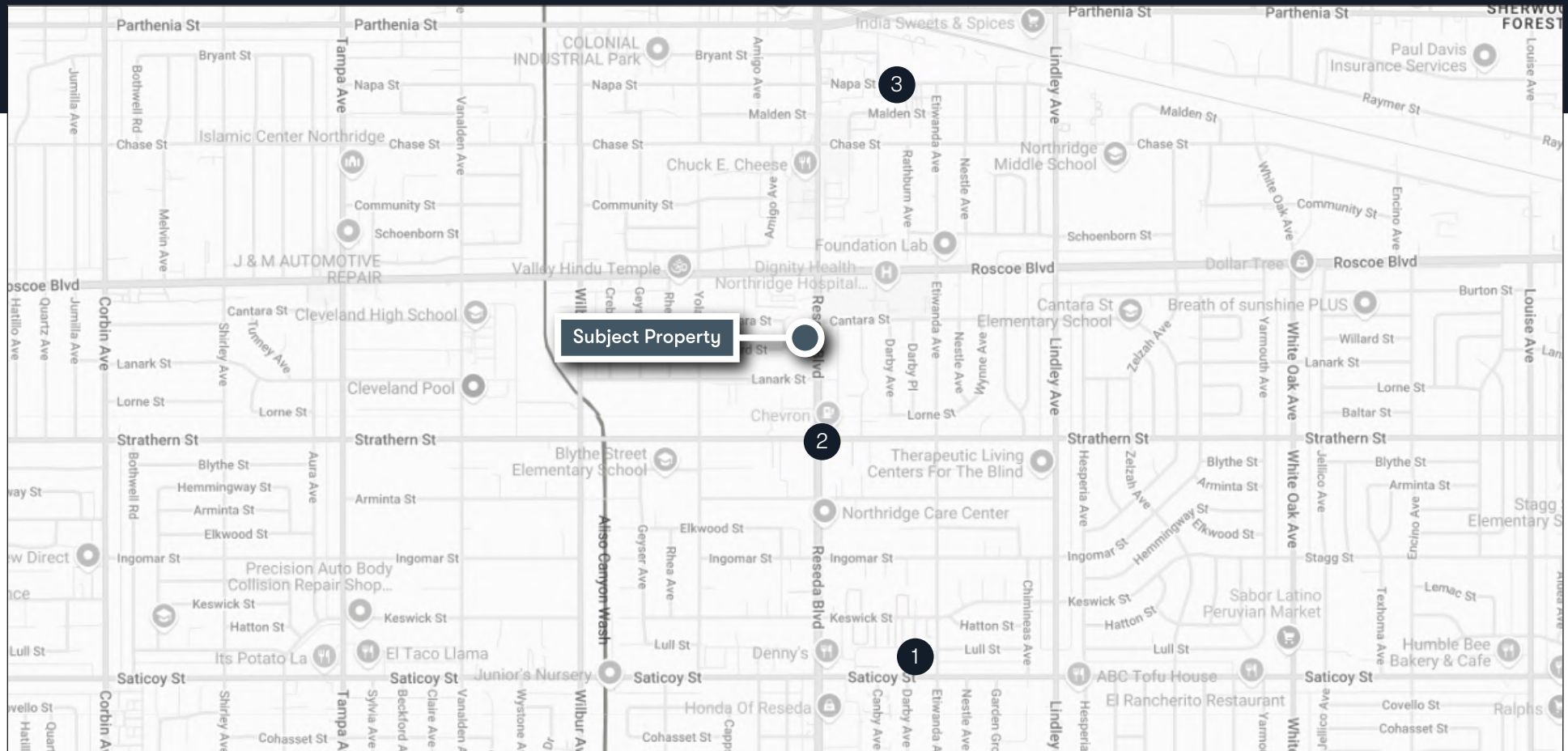
ESTIMATED EXPENSES	
Taxes:	\$31,250
Insurance:	\$7,371
Utilities:	\$9,214
Repairs/Maintenance:	\$8,422
Property Management:	\$10,264
On-site Manager:	\$0
Misc:	\$2,500
Total Expenses:	\$69,021
Per Sq. Ft:	\$7.49
Per Unit:	\$6,902

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 Unit: \$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	Notes: Subject to RSO & inferior unit mix - 4.43% CAP & 15.78 GRM

RESEDA SALES COMPARABLES MAP



ADDRESS	SALE DATE	PRICE	YEAR	UNITS	PPU	BLDG. SIZE	PPSF	NOTES
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.

Rent:	\$2,695
Unit Mix:	2-Bdrm. & 2-Bath



2) 19330 SATICOY ST.

Rent:	\$2,650
Unit Mix:	2-Bdrm. & 2-Bath



3) 7947 RESEDA BLVD.

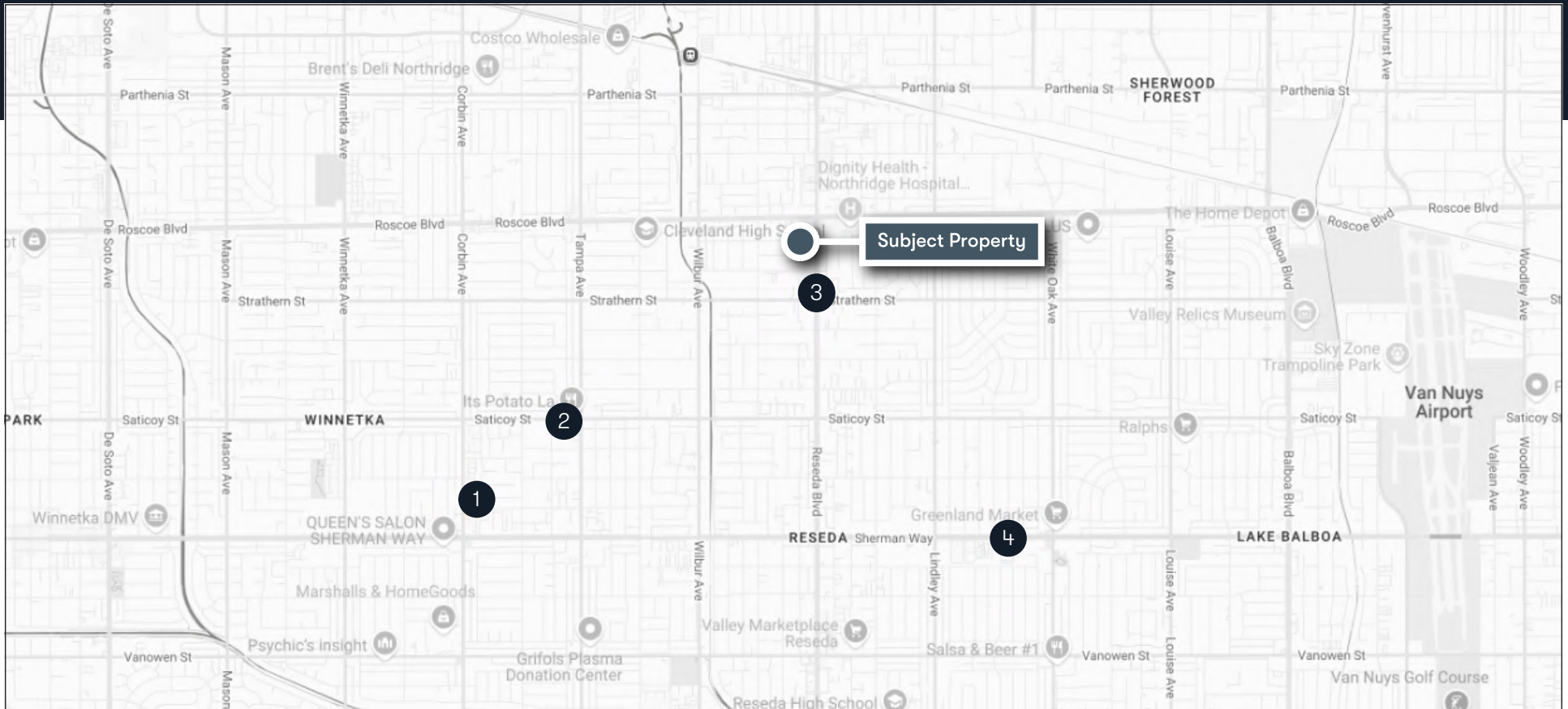
Rent:	\$1,925
Unit Mix:	1-Bdrm. & 1-Bath



4) 17830 SHERMAN WAY

Rent:	\$1,925
Unit Mix:	1-Bdrm. & 1-Bath

RESEDA RENTAL COMPARABLES MAP



ADDRESS	DISTANCE	RENT	UNIT MIX	UNIT SIZE	RENT PER SF
1) 7240 Corbin Ave.	2.4 miles	\$2,695	2-Bdrm. & 2-Bath	987 SF	\$2.73
2) 19330 Saticoy St.	1.7 miles	\$2,650	2-Bdrm. & 2-Bath	894 SF	\$2.96
3) 7947 Reseda Blvd.	0.2 mile	\$1,925	1-Bdrm. & 1-Bath	598 SF	\$3.22
4) 17830 Sherman Way	2.2 miles	\$1,925	1-Bdrm. & 1-Bath	740 SF	\$2.60



8135 RESEDA BOULEVARD LOS ANGELES, CA 91335

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

Questions? Contact Kenny Stevens



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