

5660-5662 KESTER AVE  
VAN NUYS, CA  
91411

MULTIFAMILY PROPERTY FOR SALE  
5 UNITS



ROGER PERRY GROUP



Fine Estates®

ROGER PERRY

310-600-1553

[RPERRY@ROGERPERRY.COM](mailto:RPERRY@ROGERPERRY.COM)

[WWW.ROGERPERRY.COM](http://WWW.ROGERPERRY.COM)

DRE# 01882885

AMY KHAN

323-795-3567

[AMY@ROGERPERRY.COM](mailto:AMY@ROGERPERRY.COM)

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DRE# 02113285

# INVESTMENT HIGHLIGHTS

- Sherman Oaks adjacent
- Upside in rents
- Well maintained



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# PROPERTY FACTS

- No. Units 5
- Building Size 4,000 SF
- Property Type Multifamily
- Average Occupancy 80%
- No. Stories 2
- Apartment Style Low-Rise
- Year Built 1951
- Building Class C
- Tenancy Single
- Lot Size 0.16 AC
- Zoning LARD1.5 – LARD1.5



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## 2026 RENT INCREASE SCHEDULE – KESTER

| #             | Bed / Baths    | Current Rent | Scheduled Rent | SCEP<br>(increase<br>\$33.97)<br>Effect.<br>March 1, 2026 | RENT<br>(increase 3%)<br>Effect. March<br>1, 2026 | RSO<br>(increase<br>\$38.75)<br>One time<br>fee | TOTAL<br>INCREASE<br>+ SCEP<br>+ RSO |
|---------------|----------------|--------------|----------------|---|---|---|--------------------------------------|
|               |                |              |                | 2.83  | 3%  | 3.23  |                                      |
| <b>Unit 1</b> | 1 Bed / 1 Bath | \$1,184.41   | \$2,500.00     | \$1,187.24  | \$35.53   | N/A   | \$1,226.00                           |
| <b>Unit 2</b> | 1 Bed / 1 Bath | \$1,188.88   | \$2,500.00     | \$1,191.71  | \$35.67   | N/A   | \$1,230.61                           |
| <b>Unit 3</b> | 1 Bed / 1 Bath | \$1,511.49   | \$2,500.00     | \$1,514.32  | \$45.34   | N/A   | \$1,562.89                           |
| <b>Unit 4</b> | 1 Bed / 1 Bath | \$1,480.30   | \$2,500.00     | \$1,483.13  | \$44.41   | N/A   | \$1,530.77                           |
| <b>Unit 5</b> | 2 Bed / 1 Bath | \$2,500.00   | \$3,200.00     | \$2,502.83  | \$75.00   | N/A   | \$2,581.06                           |

# POTENTIAL ADUs FOR 2 ADDITIONAL UNITS



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RODEO  
REALTY

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# PROPERTY PHOTOS



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# FLOOR PLAN – UNIT #1



Floor plan, measurements and dimensions are approx and for illustrative purposes only



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# FLOOR PLAN – UNIT #2



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# FLOOR PLAN – UNIT #3



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# FLOOR PLAN – UNIT #4



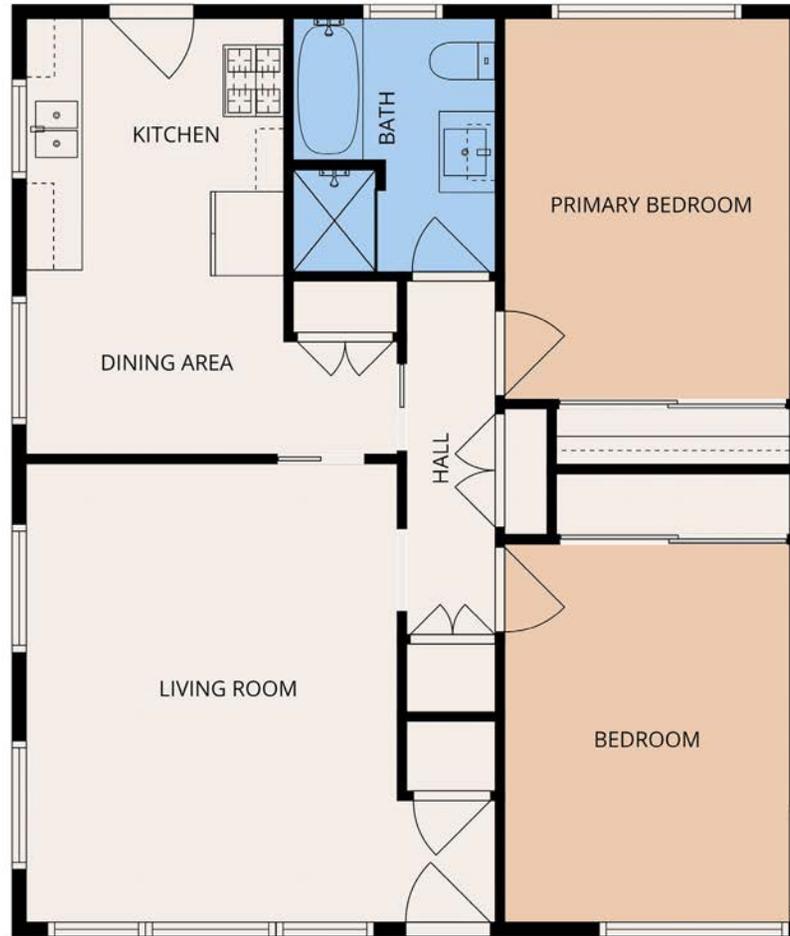
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# FLOOR PLAN – UNIT #5



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