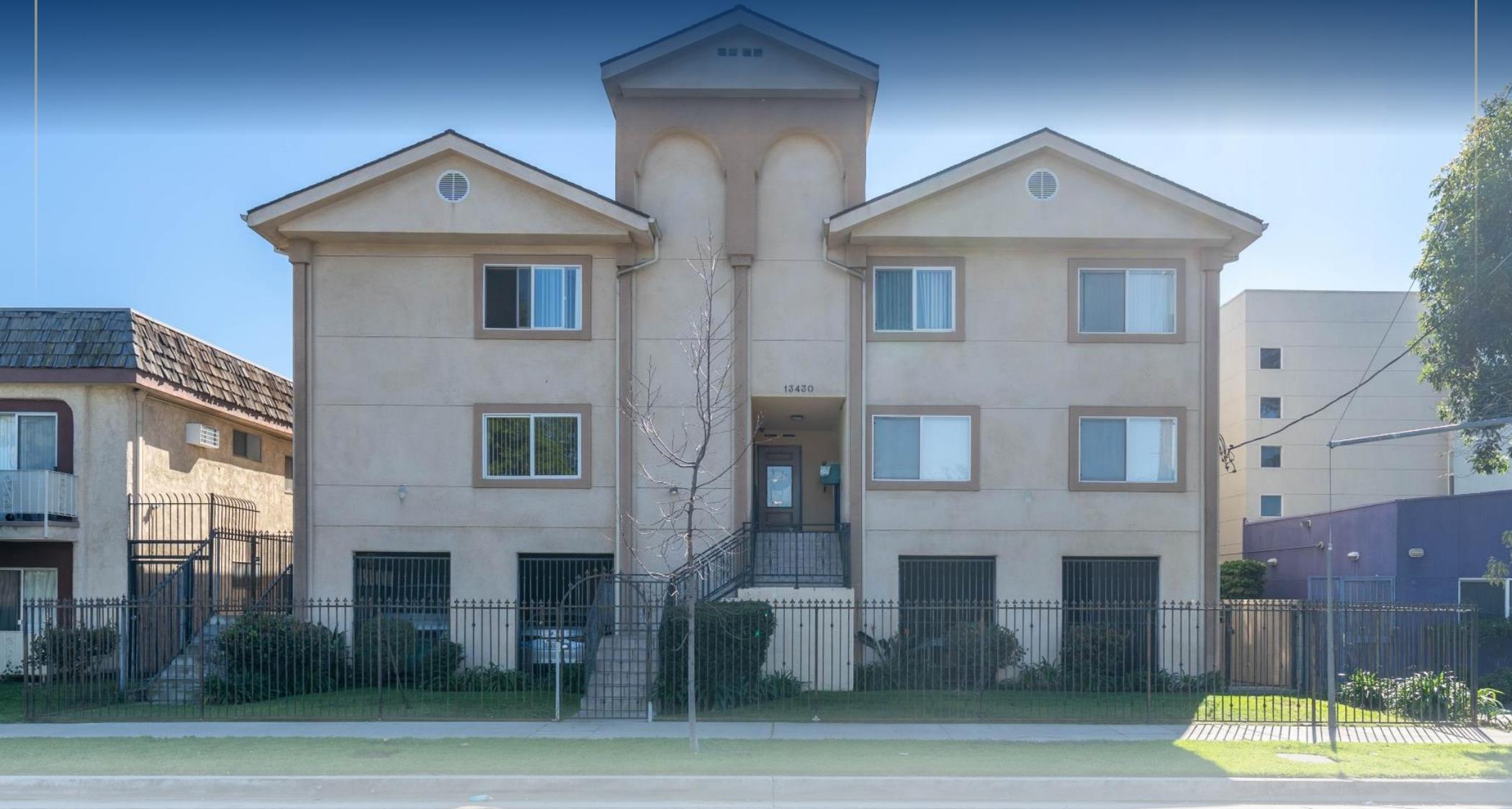


13430 VICTORY BLVD



Van Nuys, CA 91401

Pride of ownership 10-unit apartment building



13430 VICTORY BLVD

Van Nuys, CA 91401



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DESIGN BY CRESC



01 Executive Summary

13430 VICTORY BLVD

PROPERTY SUMMARY

PRICING SUMMARY

OFFERING PRICE	\$2,950,000	
PRICE/UNIT	\$295,000	
PRICE/SF	\$251.49	
GRM	13.85	8.86
CAP RATE	4.87%	8.66%
	<i>Current</i>	<i>Market</i>

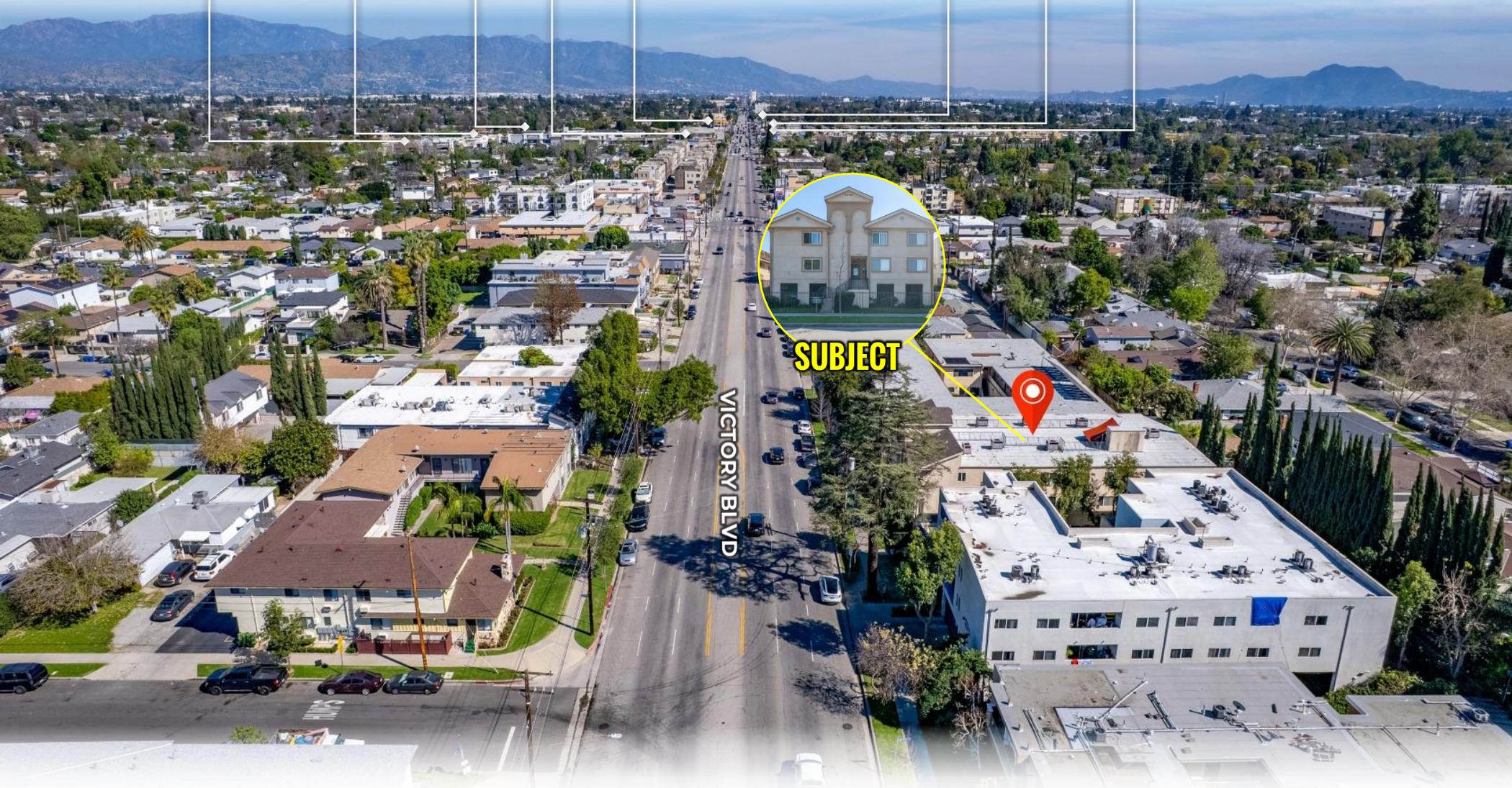


13430 VICTORY BLVD

UNITS	10
YEAR BUILT	2003
GROSS SF	11,730
LOT SF	9,583
APN	2330-002-023
FLOORS	2



Prime Central Location



VICTORY BLVD

SUBJECT

Investment Highlights

- Pride of ownership 10-unit apartment building in an excellent Valley Glen rental pocket of Van Nuys
- The property is owned by the original owner-builder and was built in 2003; it is subject to AB 1482 rent control
- Building has an excellent unit mix consisting of 10 (2-bedroom, 2.5-bathroom) townhouse units
- The property has very low expenses, and tenants pay for their own water, gas, and electricity
- Tenants enjoy two parking spaces per unit and a secured building
- Property has a 3-year-old roof

PROPERTY OVERVIEW

Equity Union Commercial is proud to represent this 10-unit property in Van Nuys.

The property was built in 2003. The unit mix consists of (10) 2+2.75 units. With a lot size of 9,583 square feet, the property has a total of 11,730 rentable square feet.

The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping, while the Metrolink transportation service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and Downtown Los Angeles.





Interior Layout





02

Financial Analysis

13430 VICTORY BLVD

Financial Analysis

PRICING SUMMARY

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CAP RATE	4.87%	8.66%
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PROPERTY SUMMARY

UNITS	10
YEAR BUILT	2003
GROSS SF	11,730
LOT SF	9,583
APN	2330-002-023
FLOORS	2

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
10	2.2.75	\$1,750	\$17,500	\$2,750	\$27,500
Total Scheduled Rent			\$17,500		\$27,500

ANNUALIZED INCOME		Current	Market
Gross Potential Rent		\$210,000	\$330,000
Less: Vacancy/Deductions	3%	(\$6,300)	3% (\$9,900)
Misc. Income		\$3,000	\$3,000
Effective Gross Income		\$206,700	\$323,100

ANNUALIZED EXPENSES		Current	Market
Property Management Fee		\$8,520	\$12,960
Gas		\$360	\$360
Gardener		\$1,800	\$1,800
Trash		\$3,550	\$3,550
Insurance		\$8,000	\$8,000
Pest Control		\$600	\$600
Maintenance		\$5,000	\$5,000
Property Taxes		\$35,283	\$35,283
ESTIMATED EXPENSES		\$63,113	\$67,553
Expenses/Unit		\$6,311	\$6,755
Expenses/SF		\$5.38	\$5.76
% of GOI		30.5%	20.9%

RETURN		Current	Market
NOI		\$143,587	\$255,547

Rent Roll

13430 VICTORY BLVD

Unit #	Type	Current Rent	Market Rent
1	2+2.75	\$1,750	\$2,750
2	2+2.75	\$1,750	\$2,750
3	2+2.75	\$1,750	\$2,750
4	2+2.75	\$1,750	\$2,750
5	2+2.75	\$1,750	\$2,750
6	2+2.75	\$1,750	\$2,750
7	2+2.75	\$1,750	\$2,750
8	2+2.75	\$1,750	\$2,750
9	2+2.75	\$1,750	\$2,750
10	2+2.75	\$1,750	\$2,750
Totals:		\$17,500	\$27,500



03

Market Comparables

13430 VICTORY BLVD

SALES COMPARABLES

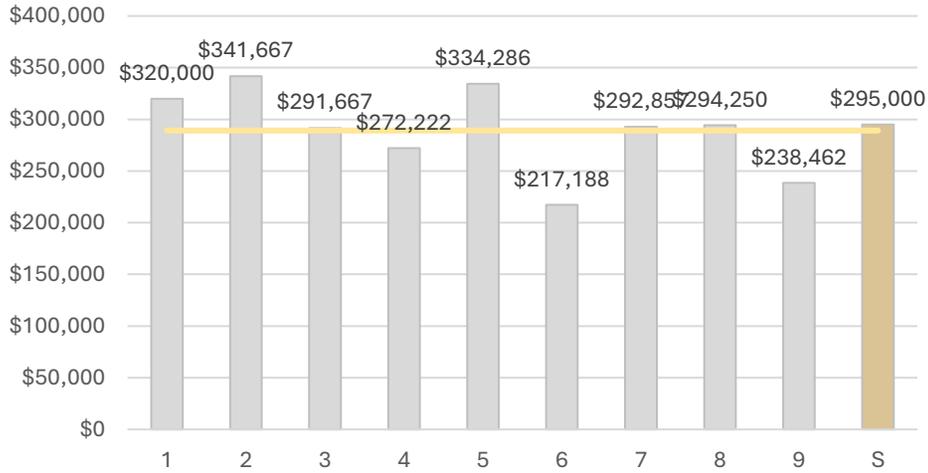
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 14112 Delano Street Van Nuys, CA 91401	5	1991	4,270	7,405	5 - 2+2 1 - 3+2	3/5/2025	\$1,600,000	\$320,000	\$374.71	-	12.80
	2 14622 Gilmore Street Van Nuys, CA 91411	6	2009	7,770	7,501	6 - 2+2	5/20/2025	\$2,050,000	\$341,667	\$263.84	5.38%	12.10
	3 6716 Sylmar Avenue Van Nuys, CA 91405	12	1984	9,996	10,890	12 - 2+2	5/14/2025	\$3,500,000	\$291,667	\$350.14	6.00%	10.40
	4 5621 Klump Avenue North Hollywood, CA 91601	9	1987	9,748	11,581	1 - Studio 2 - 2+1 1 - 2+2 5 - 3+2	7/10/2025	\$2,450,000	\$272,222	\$251.33	4.73%	13.00
	5 6451 Kester Avenue Van Nuys, CA 91411	14	1988	13,668	14,895	3 - 2+1 2 - 2+2 9 - 2+2.5	7/15/2025	\$4,680,000	\$334,286	\$342.41	5.83%	11.60
	6 14239 Gilmore Street Van Nuys, CA 91401	8	1986	6,224	7,238	4 - 1+1 4 - 2+1	1/13/2026	\$1,737,500	\$217,188	\$279.16	5.03%	12.20

SALES COMPARABLES

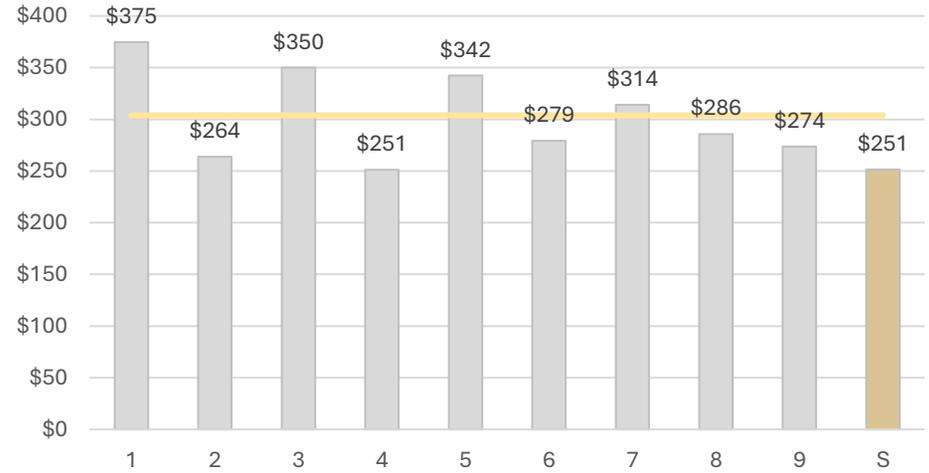
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	7 14121 Friar Street Van Nuys, CA 91401	7	1998	6,525	7,405	7 - 2+2	12/30/2025	\$2,050,000	\$292,857	\$314.18	6.33%	11.20
	8 6234 Woodman Avenue Van Nuys, CA 91401	9	1987	9,265	8,276	1 - 1+1.5 8 - 2+2	10/29/2025	\$2,648,250	\$294,250	\$285.83	5.12%	11.80
	9 16731 Sherman Way Van Nuys, CA 91406	13	1986	11,326	10,454	7 - 1+1 2 - 2+1 1 - 2+2 3 - 3+1	9/11/2025	\$3,100,000	\$238,462	\$273.71	6.65%	10.20
AVERAGES		9	1991	8,755	9,516				\$289,177	\$303.92	5.63%	11.70
	S Subject 13430 Victory Boulevard Van Nuys, CA 91401	10	2003	11,730	9,583	10 - 2.2.75	On Market	\$2,950,000	\$295,000	\$251.49	4.87%	13.85

SALES COMPARABLES

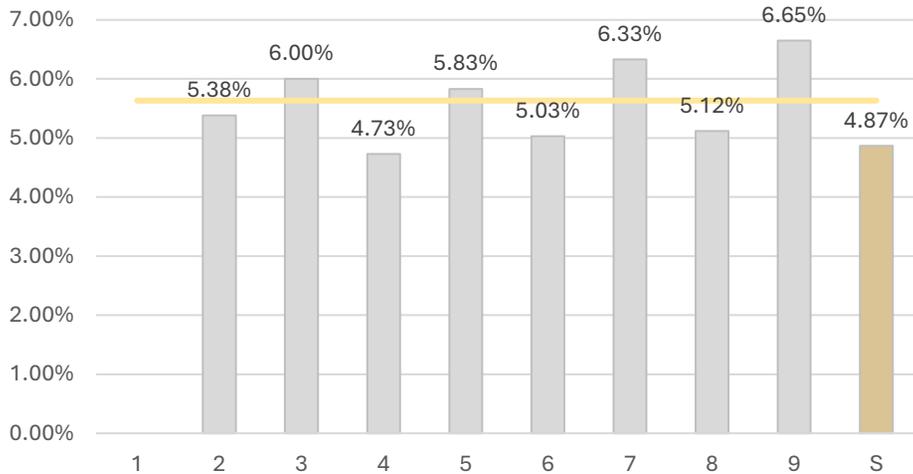
PRICE/UNIT



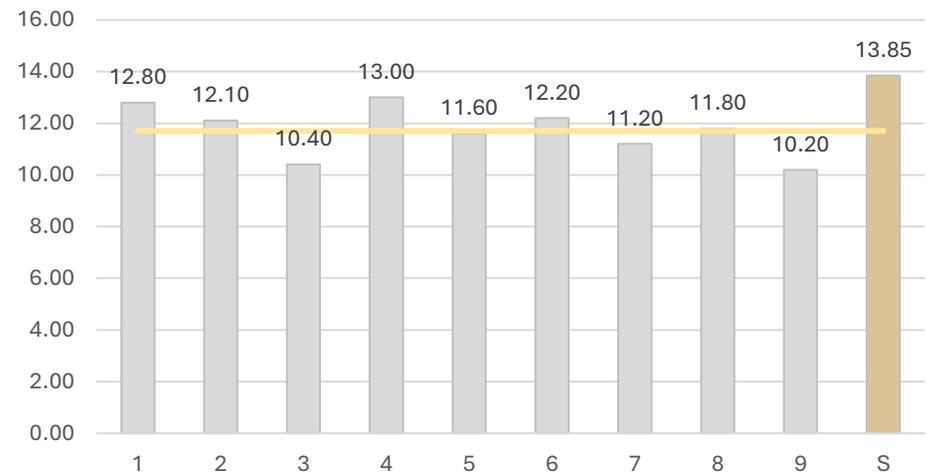
PRICE/SF



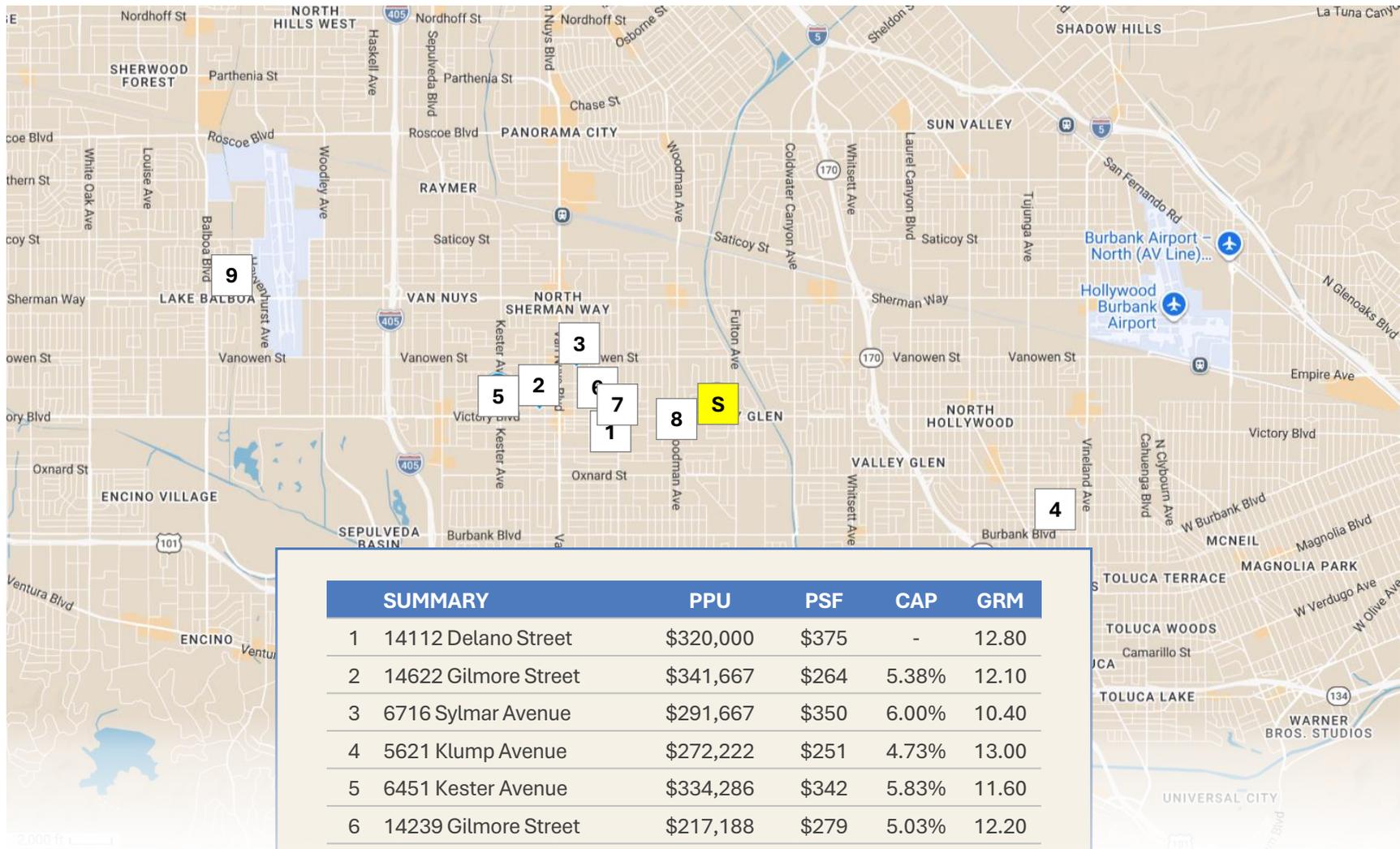
CAP RATE



GRM



SALES COMPARABLES



	SUMMARY	PPU	PSF	CAP	GRM
1	14112 Delano Street	\$320,000	\$375	-	12.80
2	14622 Gilmore Street	\$341,667	\$264	5.38%	12.10
3	6716 Sylmar Avenue	\$291,667	\$350	6.00%	10.40
4	5621 Klump Avenue	\$272,222	\$251	4.73%	13.00
5	6451 Kester Avenue	\$334,286	\$342	5.83%	11.60
6	14239 Gilmore Street	\$217,188	\$279	5.03%	12.20
7	14121 Friar Street	\$292,857	\$314	6.33%	11.20
8	6234 Woodman Avenue	\$294,250	\$286	5.12%	11.80
9	16731 Sherman Way	\$238,462	\$274	6.65%	10.20
S	13430 Victory Boulevard	\$295,000	\$251	4.87%	13.85

An aerial photograph of a residential complex, likely an apartment building, with a large, semi-transparent '04' graphic overlaid in the center. A red location pin is positioned at the bottom of the '0'. The background shows a suburban neighborhood with houses and trees, and hills in the distance. The entire image has a blue tint and a white border.

04

Location Overview

13430 VICTORY BLVD

Van Nuys

CALIFORNIA

Van Nuys is a neighborhood located in the central San Fernando Valley region of Los Angeles, California, United States. It is bordered by North Hills to the north, Panorama City to the northeast, Valley Glen to the east, Sherman Oaks to the south, Lake Balboa to the west, and Reseda to the northwest. Van Nuys is a densely populated neighborhood, with a mix of residential, commercial, and industrial areas. It is home to Van Nuys Airport, which is one of the busiest general aviation airports in the world. The neighborhood is also known for its Van Nuys Boulevard, which is a popular cruising destination for car enthusiasts.

DEMOGRAPHICS



\$72,148

Median Household Income



168,441

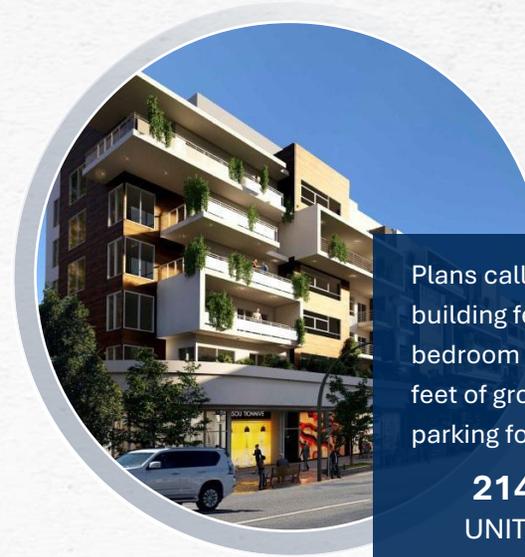
Population



\$780,000

Median Home Value

Major Developments



7115 Van Nuys Blvd

Plans call for the construction of a five-story building featuring 214 studio, one-, and two-bedroom apartments above 15,800 square feet of ground-floor commercial space and parking for 238 vehicles.

214
UNITS

15,800
SF RETAIL

238
VEHICLES

Plans call for a total of 405 apartments in a mix of studio, one-, two-, and three-bedroom floor plans, ranging from 365 to 1,185 square feet in size. Parking for 556 vehicles in a subterranean garage.

405
UNITS

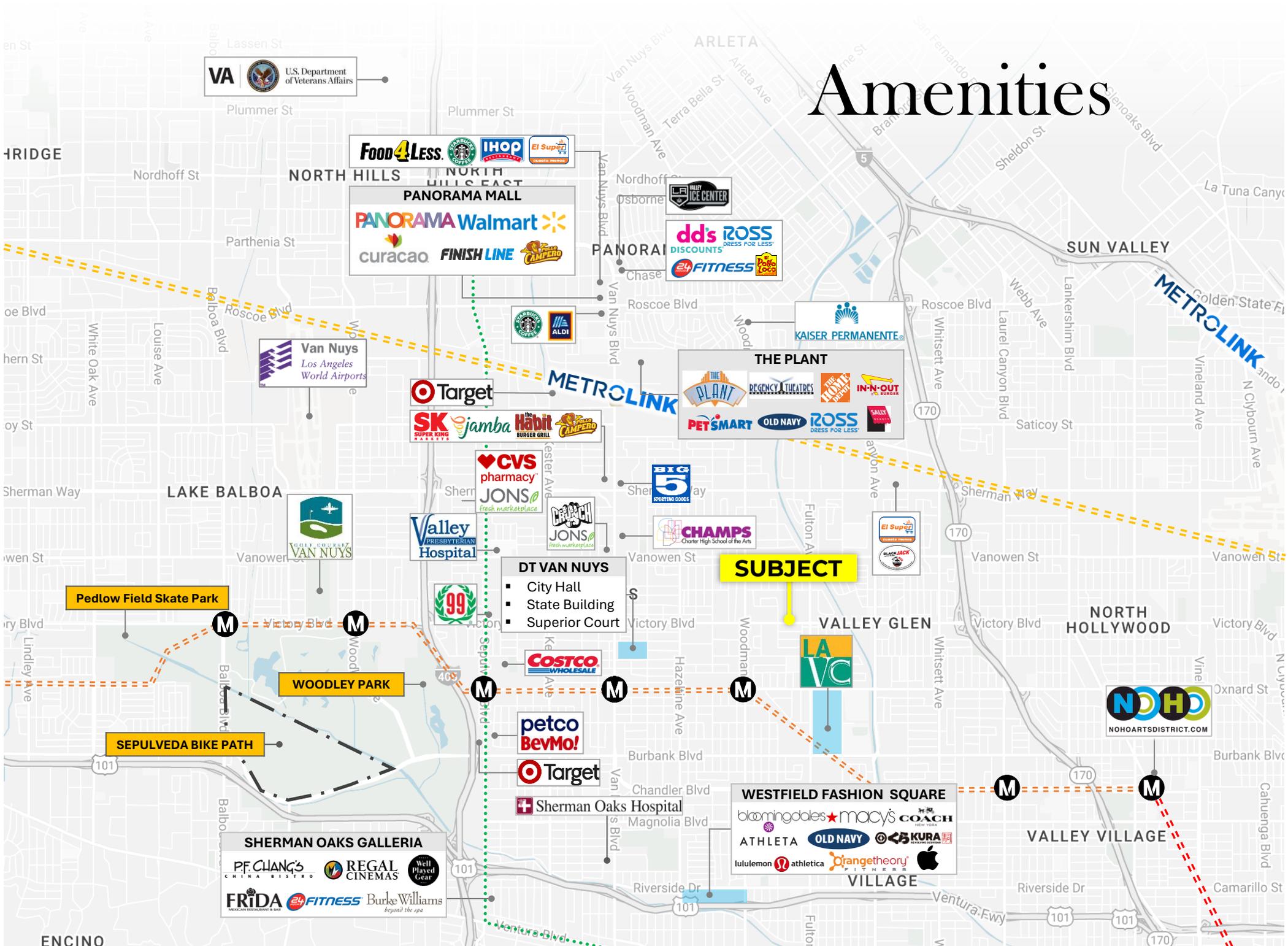
41
AFFORDABLE

556
VEHICLES

6728 Sepulveda Blvd



Amenities



VA U.S. Department of Veterans Affairs

Food 4 Less Starbucks IHOP El Super
PANORAMA MALL
PANORAMA Walmart
 curacao FINISH LINE

HALF ICE CENTER
 dds ROSS DISCOUNTS
 24 FITNESS

Van Nuys
 Los Angeles World Airports

Target
 SK SUPER KING HABIT BURGER GRILL
 CVS pharmacy JONS fresh marketplace

THE PLANT
 THE PLANT REGENCY THEATRES
 PET SMART OLD NAVY ROSS DISCOUNTS

LAKE BALBOA

VAN NUYS
 GOLF COURSE

Valley Presbyterian Hospital

DT VAN NUYS
 City Hall
 State Building
 Superior Court

SUBJECT

LA VC

Pedlow Field Skate Park

WOODLEY PARK

SEPULVEDA BIKE PATH

Costco Wholesale

petco BevMo!

Target

Sherman Oaks Hospital

SHERMAN OAKS GALLERIA
 PF CHANG'S CHINA RESTAURANT REGAL CINEMAS Well Played
 FRIDA BURKE WILLIAMS MEDICAN RESTAURANT & BAR 24 FITNESS

WESTFIELD FASHION SQUARE
 bloomingdales macys COACH
 ATHLETA OLD NAVY KURA
 lululemon athletica Orangetheory FITNESS

NOHO
 NOHOARTSDISTRICT.COM

ENCINO

13430 VICTORY BLVD

19

Van Nuys, CA 91401

HIGH

BARRIER-TO-ENTRY - MARKET

Demand for single-family homes in the Van Nuys submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Van Nuys has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Van Nuys tends to be competitive, with properties often selling quickly at or above asking prices.



\$72,148

Median Household Income



42 Days

Median Days On Market



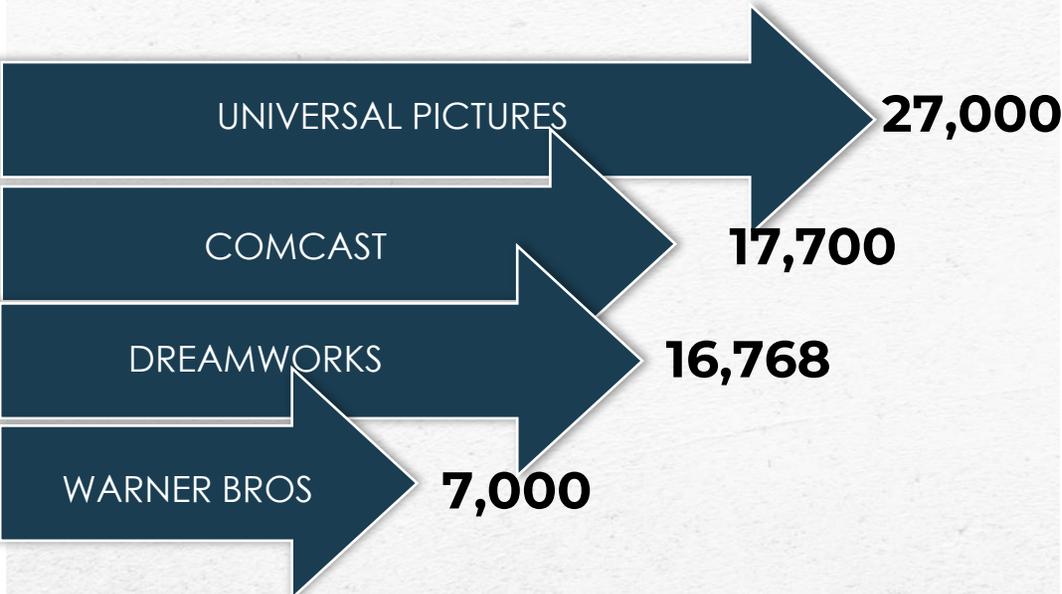
\$780,000

Median Home Sale Price

VAN NUYS: SINGLE FAMILY MARKET

FORTUNE 500

WITHIN A 7-MILE RADIUS



Cutting through the middle of the neighborhood is the 405 freeway (San Diego Freeway), but the community is also near the 101 (Ventura Freeway), 170 (Hollywood Freeway), 118 (Simi Valley Freeway), and the I-5 (Golden State Freeway). Residents living in this neighborhood can also skip the busy commute to LAX, and instead, hop on a flight out of Van Nuys Airport.

LOCATION

Ideally located in the heart of the San Fernando Valley, North Hills is home to one of the most dense and diverse populations in the region.

AIRPORT

With the Van Nuys Airport just a few miles west of the property and the ease of access to the 101 and 405 Freeways, North Hills is one of the most traveled areas in greater LA

POPULATION

Van Nuys is a fast-growing city in Los Angeles with a projected population growth of over 4% by 2025. The area boasts a population more than 110,000 within a 1-mile radius

EMPLOYERS

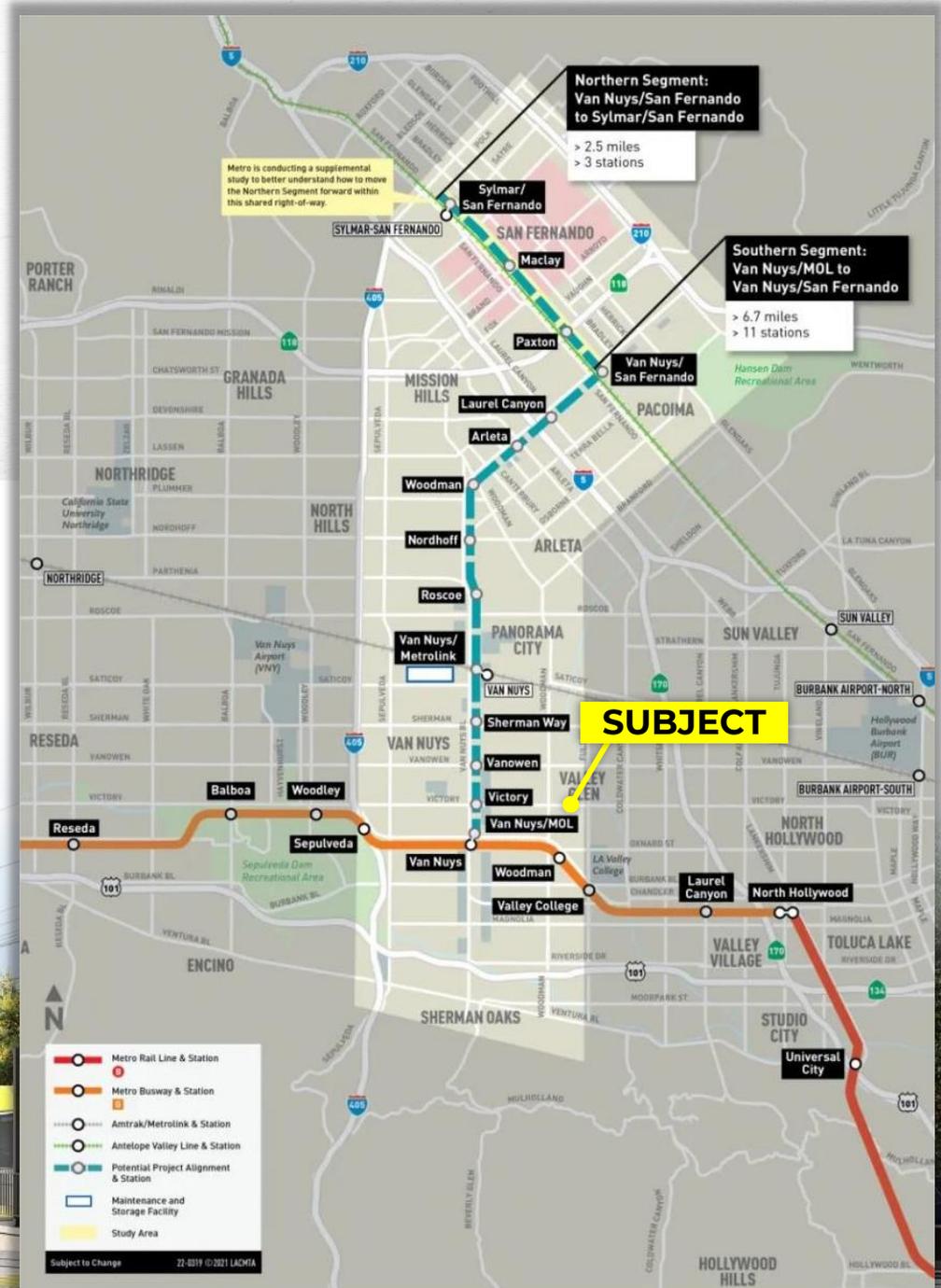
Home to a large range of employers, Van Nuys borders other large cities such as, Sherman Oaks, North Hollywood, and Reseda it provides for a wide customer draw.

M Opening in 2031

Feds provide \$893M grant for Van Nuys Boulevard light rail line

The East San Fernando Valley line will travel 6.7 miles within the median of Van Nuys Boulevard, spanning from Van Nuys to Pacoima. Its 11 stations will include connections to the G Line Busway, Metrolink's Ventura County Line, Amtrak's Pacific Surfliner.

Full construction is expected to commence before the end of 2024, and completion of the \$3.6-billion light rail line is expected in 2031. That schedule is years behind what was originally hoped for by Metro, which had once intended to begin serving passengers on Van Nuys Boulevard as early as 2028.



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Van Nuys, CA 91401



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