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6420-6422 HANNA AVE
WOODLAND HILLS, CA 91303

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MICHAEL STERMAN

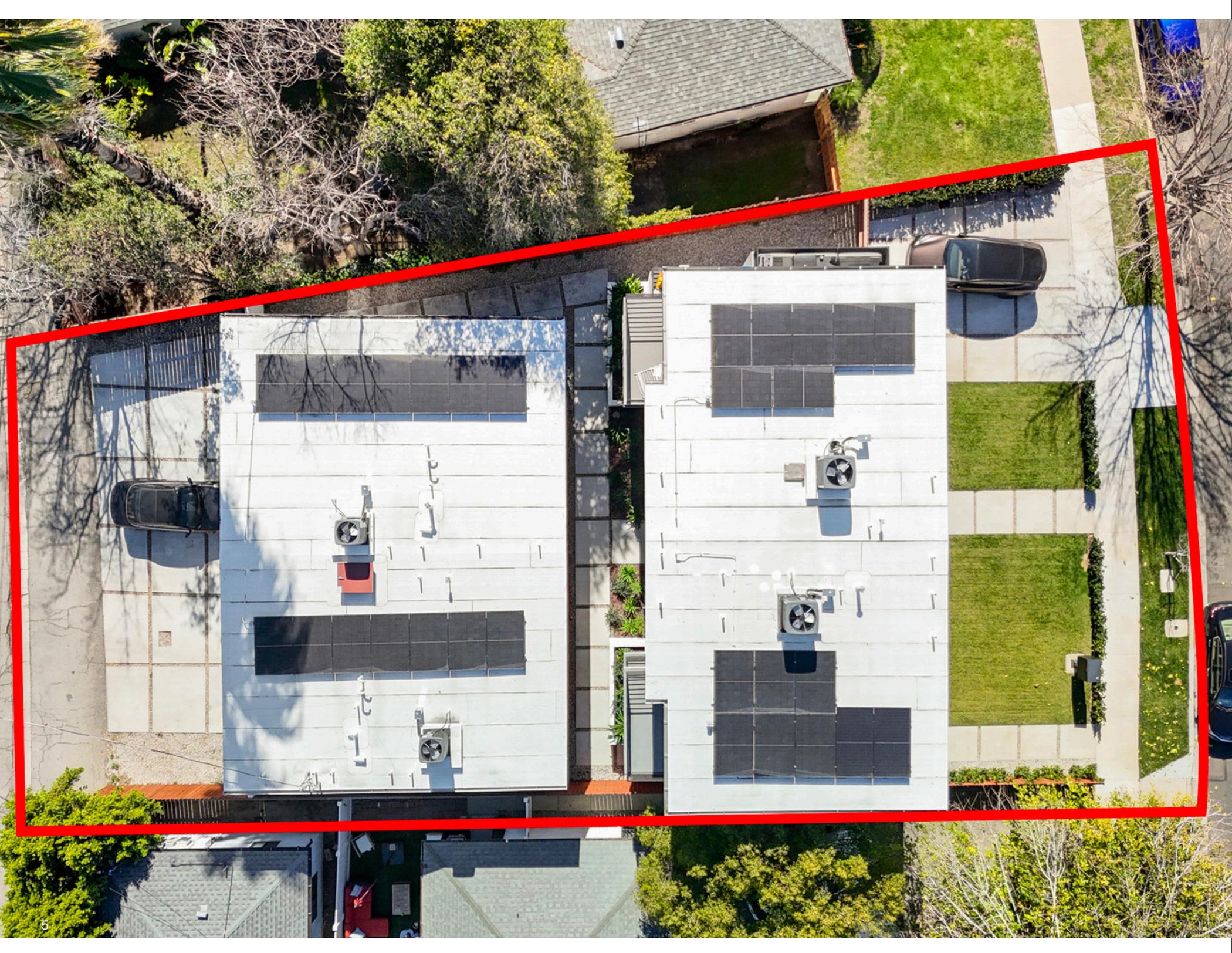
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6420-6422
HANNA AVE
WOODLAND HILLS, CA 91303









01

PROPERTY
DETAILS

THE OPPORTUNITY

The Sterman Multi-Family Group of Marcus & Millichap is pleased to present 6420–6422 Hanna Ave, a newly built four-unit townhome community in the heart of Woodland Hills. Constructed in 2025, the property offers approximately 5,242 square feet of modern residential living on a 6,914 square foot lot, featuring two (2) three-bedroom, two-and-a-half-bath townhomes and two (2) four-bedroom, three-bath townhomes. Each unit showcases spacious layouts, private patios, premium finishes, and abundant natural light, delivering strong renter appeal and minimal near-term maintenance.

Directly across from Westfield Topanga & The Village, the property offers unmatched walkability to top dining, shopping, and entertainment, including Target, Starbucks, Fogo de Chão, Fleming's, CAVA, Shake Shack, Costco, and 24 Hour Fitness. With the 101 Freeway just one mile away, residents enjoy seamless access to Warner Center, Calabasas, and the greater San Fernando Valley. The area is also experiencing significant revitalization driven by LA Rams owner Stan Kroenke, who has acquired and redeveloped major nearby sites, including the newly built Rams training facility located just five minutes from the property.

Additional features include two parking spaces per unit, open-concept living areas, brand-new kitchen appliances, new washer and dryer sets, custom cabinetry, designer fixtures, and central air conditioning and heating. Combining its prime location with best-in-class construction, 6420–6422 Hanna Ave represents a compelling investment opportunity in a high-demand Woodland Hills rental market.

PROPERTY SUMMARY

PRICING

Offering Price	\$2,850,000	
Price/Unit	\$712,500	
Price/SQFT	\$543.69	
CAP Rate	5.34% Current	5.81% Market
GRM	12.77 Current	11.99 Market

THE ASSET

Number of Units	4
Year Built	2025
Unit Mix	(2) 3 Bed + 2.5 Bath TH (2) 4 Bed + 3 Bath TH
Gross SqFt	5,242
Lot Size	6,914
Zoning	LARS
Parcel Number	2139-002-025



INVESTMENT HIGHLIGHTS

Seller has approved plans to add an ADU to the Garage Space *(see Section 5)*

4-Unit Townhome Community | Completed in 2025 - Not Subject to Rent Control

Highly Desirable Unit Mix: (2) Three-Bedroom / 2.5-Bath Townhomes and (2) Four-Bedroom / 3-Bath Townhomes

Brand-New Construction with Premium Modern Finishes

Private, fully fenced patios and two dedicated parking spaces for each unit

Brand-New Washer/Dryer & Full Kitchen Appliance Packages

Custom Kitchen Cabinetry, Designer Fixtures, and Contemporary Tile Work

Steps from Major Retail, Dining & Fitness: Target, Starbucks, CAVA, Costco, 24 Hour Fitness, and more

Excellent Access to the 101 Freeway and Warner Center Employment Hub

Located in a High-Demand, Low-Vacancy Woodland Hills Rental Market

Area revitalization led by LA Rams owner Stan Kroenke, including the new Rams training facility just five minutes away, and directly across from Westfield Topanga & The Village offering unmatched walkability.



NORDSTROM



6420-6422
HANNA AVE
WOODLAND HILLS, CA 91303

02

FINANCIAL
ANALYSIS

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
6420	3 Bed + 2.5 Bath TH	\$4,200	\$4,400	Occupied
6420.5	3 Bed + 2.5 Bath TH	\$4,200	\$4,400	Vacant
6422	4 Bed + 3 Bath TH	\$4,800	\$5,200	Occupied
6422.5	4 Bed + 3 Bath TH	\$4,800	\$5,200	Occupied
		\$18,000	\$19,200	

RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
2	3 Bed + 2.5 Bath TH	\$4,200	\$8,400	\$4,400	\$8,800
2	4 Bed + 3 Bath TH	\$4,800	\$9,600	\$5,200	\$10,400
TOTAL SCHEDULED RENT:			\$18,000		\$19,200

PRICING DETAILS

PRICING	
OFFERING PRICE	\$2,850,000
Number of Units	4
Price per Unit	\$712,500
Price per SqFt	\$543.69
Gross SqFt	5,242
Lot Size	6,914
Year Built	2025

RETURNS	CURRENT	MARKET
Cap Rate	5.34%	5.81%
GRM	12.77	11.99

ANNUALIZED INCOME	CURRENT	MARKET
Gross Potential Rent	\$216,000	\$230,400
Utility Reimbursement	\$7,200	\$7,200
Gross Scheduled Income	\$223,200	\$237,600
Vacancy Reserve	(\$6,696) 3%	(\$7,128) 3%
Effective Gross Income	\$216,504	\$230,472
Less: Expenses	(\$64,299) 29%	(\$64,858) 27%
Net Operating Income	\$152,205	\$165,614

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$33,840	\$33,840
Insurance	\$6,435	\$6,435
Utilities	\$8,400	\$8,400
Main. & Repairs	\$4,464	\$4,464
Off-Site Management (4%)	\$8,660	\$9,218
Landscaping	\$1,500	\$1,500
Misc. + Reserves	\$1,000	\$1,000
Total Expenses	\$64,299	\$64,858
Expenses/Unit	\$16,074.87	\$16,214.50
Expenses/SF	\$12.27	\$12.37

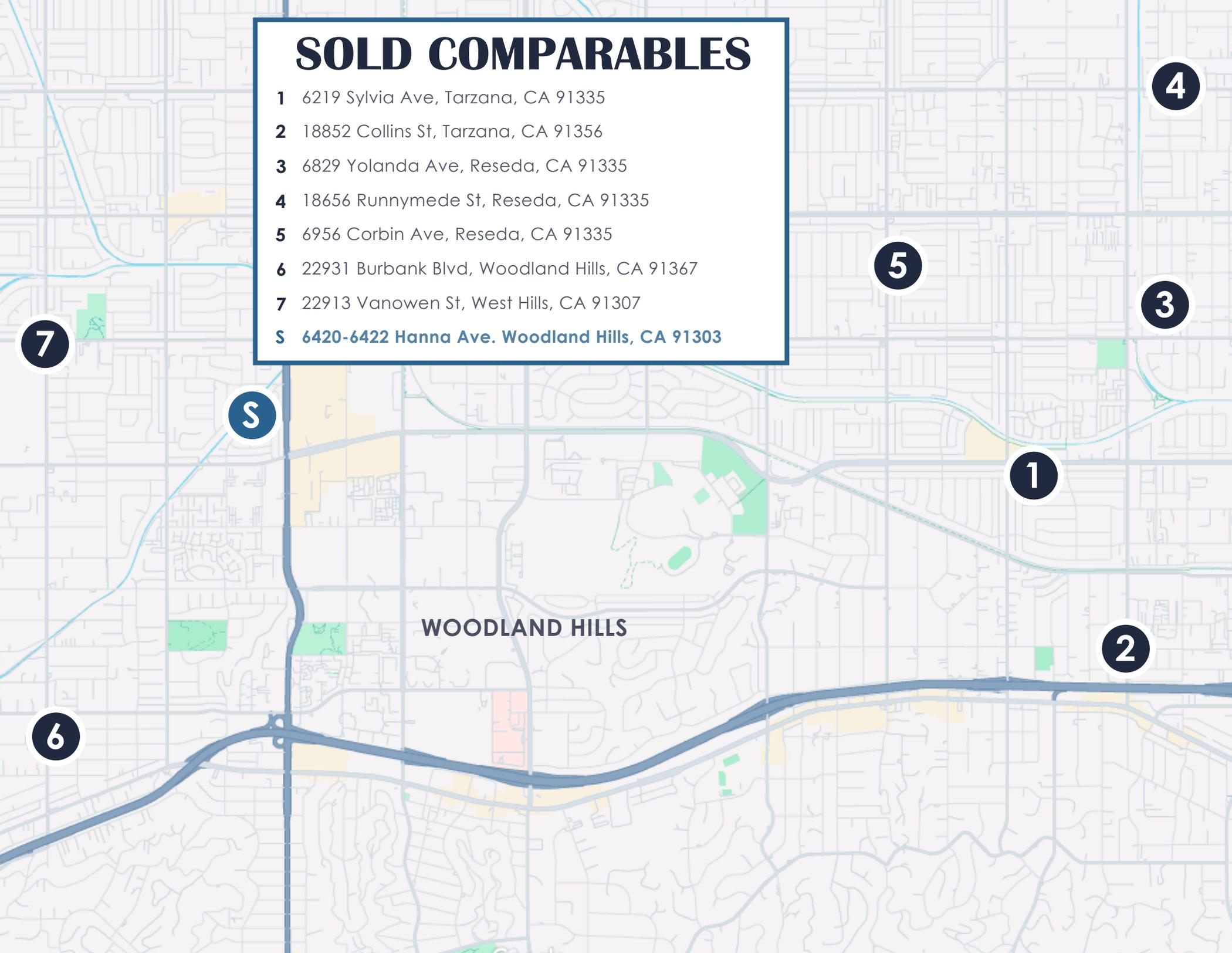


03

MARKET
COMPARABLES

SOLD COMPARABLES

- 1 6219 Sylvia Ave, Tarzana, CA 91335
- 2 18852 Collins St, Tarzana, CA 91356
- 3 6829 Yolanda Ave, Reseda, CA 91335
- 4 18656 Runnymede St, Reseda, CA 91335
- 5 6956 Corbin Ave, Reseda, CA 91335
- 6 22931 Burbank Blvd, Woodland Hills, CA 91367
- 7 22913 Vanowen St, West Hills, CA 91307
- S 6420-6422 Hanna Ave. Woodland Hills, CA 91303**



SOLD COMPARABLES



**6420-6422 HANNA AVE
WOODLAND HILLS, CA 91303**

Price	\$2,850,000
Units	4
Bldg SF	5,242
Year Built	2025
Cap Rate	5.34%
GRM	12.77
Price/SF	\$543.69
Price/Unit	\$712,500
Close of Escrow	N/A
Unit Mix	(2) 3+2.5 TH (2) 4+3 TH

**6219 SYLVIA AVE
TARZANA, CA 91335**

Price	\$1,725,000
Units	3
Bldg SF	3,410
Year Built	1953
Cap Rate	5.98%
GRM	11.69
Price/SF	\$505.87
Price/Unit	\$575,000
Close of Escrow	11/20/6622
Unit Mix	(3) 3+2

**18852 COLLINS ST
TARZANA, CA 91356**

Price	\$1,525,000
Units	3
Bldg SF	2,590
Year Built	1950
Cap Rate	-
GRM	-
Price/SF	\$588.80
Price/Unit	\$508,333
Close of Escrow	8/13/2025
Unit Mix	(1) Studio (3) 2+2

SOLD COMPARABLES



**6829 YOLANDA AVE
RESEDA, CA 91335**

Price	\$1,625,000
Units	3
Bldg SF	3,070
Year Built	2024
Cap Rate	-
GRM	-
Price/SF	\$529.32
Price/Unit	\$541,667
Close of Escrow	8/14/2025
Unit Mix	(1) 1+1 (1) 2+2 (1) 3+2



**18656 RUNNYMEDE ST
RESEDA, CA 91335**

Price	\$1,700,000
Units	4
Bldg SF	3,473
Year Built	1952
Cap Rate	6.32%
GRM	11.07
Price/SF	\$489.49
Price/Unit	\$425,000
Close of Escrow	10/21/2025
Unit Mix	(1) 1+1 (1) 2+2 (2) 3+2



**6956 CORBIN AVE
RESEDA, CA 91335**

Price	\$1,165,000
Units	2
Bldg SF	2,435
Year Built	1953
Cap Rate	-
GRM	-
Price/SF	\$478.44
Price/Unit	\$582,500
Close of Escrow	7/11/2025
Unit Mix	(2) 3+2

SOLD COMPARABLES



**22931 BURBANK BLVD
WOODLAND HILLS, CA 91367**

Price	\$1,875,000
Units	3
Bldg SF	4,100
Year Built	1954
Cap Rate	5.68%
GRM	12.32
Price/SF	\$457.32
Price/Unit	\$625,000
Close of Escrow	11/8/2024
Unit Mix	(1) 4+2 (1) 5+2

**22913 VANOWEN ST
WEST HILLS, CA 91307**

Price	\$1,950,000
Units	4
Bldg SF	4,197
Year Built	1971
Cap Rate	4.45%
GRM	15.74
Price/SF	\$464.62
Price/Unit	\$487,500
Close of Escrow	1/7/2025
Unit Mix	(3) 2+2 (1) 3+2

SOLD COMPARABLES

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	6219 Sylvia Ave Tarzana, CA 91335	3	11/20/6622	1953	(3) 3+2	\$1,725,000	\$575,000	\$505.87	5.98%	11.69
	18852 Collins St Tarzana, CA 91356	3	8/13/2025	1950	(1) Studio (3) 2+2	\$1,525,000	\$508,333	\$588.80	-	-
	6829 Yolanda Ave Reseda, CA 91335	3	8/14/2025	2024	(1) 1+1 (1) 2+2 (1) 3+2	\$1,625,000	\$541,667	\$529.32	-	-
	18656 Runnymede St Reseda, CA 91335	4	10/21/2025	1952	(1) 1+1 (1) 2+2 (2) 3+2	\$1,700,000	\$425,000	\$489.49	6.32%	11.07
	6956 Corbin Ave Reseda, CA 91335	2	7/11/2025	1953	(2) 3+2	\$1,165,000	\$582,500	\$478.44	-	-
	22931 Burbank Blvd Woodland Hills, CA 91367	3	11/8/2024	1954	(1) 4+2 (1) 5+2	\$1,875,000	\$625,000	\$457.32	5.68%	12.32
	22913 Vanowen St West Hills, CA 91307	4	1/7/2025	1971	(3) 2+2 (1) 3+2	\$1,950,000	\$487,500	\$464.62	4.45%	15.74
						\$1,652,143	\$535,000	\$501.98	5.61%	12.71

SUBJECT PROPERTY

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	6420-6422 Hanna Ave Woodland Hills, CA 91303	4	N/A	2025	(2) 3+2.5 TH (2) 4+3 TH	\$2,850,000	\$712,500	\$543.69	5.34%	12.77



An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of greenery and buildings. The sky is a clear, bright blue with a few wispy white clouds. The text '04' is overlaid in the upper left corner in a large, dark blue, serif font.

04

AREA
OVERVIEW

WELCOME TO **WOODLAND HILLS**

Woodland Hills is a highly desirable San Fernando Valley community known for its mix of suburban comfort, upscale amenities, and strong rental demand. The nearby Warner Center has evolved into a major hub for shopping, dining, and employment, offering residents a vibrant and convenient lifestyle.

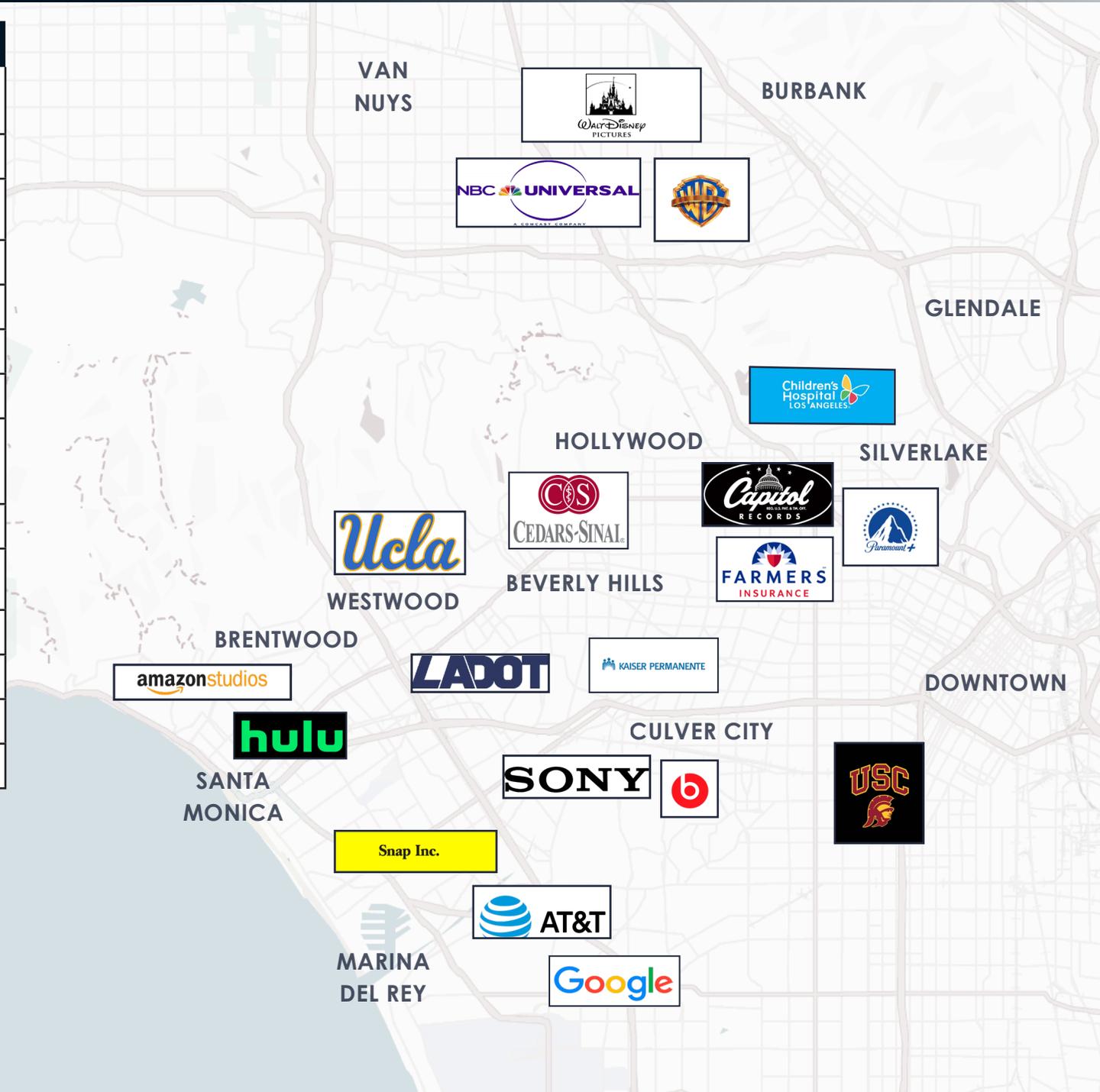
Bordered by Calabasas, Tarzana, and Topanga Canyon, the neighborhood offers excellent schools, abundant parks, and easy access to retail destinations like Westfield Topanga & The Village and Ventura Blvd's dining corridors. This combination attracts families, professionals, and long-term renters, contributing to steady demand in the area.

With direct access to the 101 Freeway, Ventura Blvd, and the Metro Orange Line, Woodland Hills provides strong regional connectivity while maintaining a relaxed, suburban atmosphere. The area's blend of convenience, lifestyle amenities, and proximity to employment centers continues to make it a sought-after market for residents and investors alike.



TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	27,000
Target Corp	20,000
NBC Universal	15,000
Cedars-Sinai Medical Center	14,000
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
AT&T Inc.	10,500
Warner Bros. Entertainment Inc.	10,000
Farmer's Insurance Group	8,000
Children's Hospital Los Angeles	6,400
Paramount Pictures	4,500
Capitol Records	600



WOODLAND HILLS DEMOGRAPHICS

71,059
TOTAL POPULATION

41
MEDIAN AGE

28,004
TOTAL HOUSEHOLDS

\$122,082
AVERAGE HOUSEHOLD INCOME

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of residential and commercial buildings. The sky is a clear, vibrant blue with scattered white clouds. The text '05' is overlaid in the upper left corner in a large, blue, serif font. Below it, the words 'ADU' and 'PLAN' are stacked in a white, sans-serif font with a thin blue outline.

05

ADU
PLAN

ADU PERMITS

PROJECT ADDRESS

6422 - 6422 1/2 N.HANNA AVE LOS ANGELES CA 91303 (DUPLX UNIT 1 / UNIT 2)
 6420 - 6420 1/2 N.HANNA AVE LOS ANGELES CA 91303 (ADU UNIT 1 / UNIT 2)

6418 N.HANNA AVE LOS ANGELES CA 91303 (ADU UNIT 3)

SHEET INDEX

ARCHITECTURAL SHEET LIST

SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
A0.01	GENERAL NOTES
A0.02	LADBS GREEN NOTES
A0.03	LADBS GREEN NOTES
A0.04	GRANT DEED
A1.00	SITE PLAN
A2.00	EXISTING DEMO FLOOR PLAN
A2.01	PROPOSED FLOOR PLAN - ADU
A2.02	EXISTING FLOOR PLAN
A2.03	EXISTING ROOF PLAN
A3.00	PROPOSED ELEVATION
A3.01	PROPOSED ELEVATION / SECTION
A4.00	DOORS AND WINDOWS SCHEDULE / DETAILS

STRUCTURAL SHEET LIST - ADU

SHEET NUMBER	SHEET NAME
G01	GENERAL NOTES
G02	GENERAL NOTES
G01	GENERAL DETAILS
G02	GENERAL DETAILS
S1	FOUNDATION PLAN
S2	SECOND FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN
S4	DETAILS
S5	DETAILS

T24 SHEET LIST

SHEET NUMBER	SHEET NAME
T24-1	CERTIFICATE OF COMPLIANCE - ADU UNIT 1
T24-2	CERTIFICATE OF COMPLIANCE - ADU UNIT 2

LEGAL INFORMATION

ADDRESS / LEGAL
 SITE ADDRESS 6422 - 6422 1/2 N. HANNA AVE (DUPLX UNIT 1 / UNIT 2)
 6420 - 6420 1/2 N. HANNA AVE (ADU UNIT 1 / UNIT 2)
 ZIP CODE 91303
 PIN NUMBER 180B101 759
 LOT / PARCEL AREA (CALCULATED) 6,919.6 SQ.FT.
 THOMAS BROTHERS GRID PAGE 530-GRID A7
 ASSESSOR PARCEL NO. (APN) 2139-002-025
 TRACT TR 18734
 MAP REFERENCE MB 489-14/18
 BLOCK NONE
 LOT 122
 ARB (LOT CUT REFERENCE) NONE
 MAP SHEET 180B101

JURISDICTIONAL
 COMMUNITY PLAN AREA CANOGA PARK- WINNETKA WOODLAND HILLS - WESTHILLS
 AREA PLANNING COMMISSION SOUTH VALLEY
 CENSUS TRACT# 1351.11
 LADBS DISTRICT OFFICE VAN NUYS

OWNER
 AVENUE HOMES
 7257 BEVERLY BLVD, SUITE 218
 LOS ANGELES CA, 90036
 on grant deed show 6422 Hanna Property LLC. revise per grant deed.

CONSULTANTS
STRUCTURAL ENGINEER :
 SPS ENGINEERING
 SHANT SHAHBAZ C93079
 15445 VENTURA BLVD.
 #63 SHERMAN OAKS CA 91403
 shant.sps@gmail.com
 (818) 747-7269
T24 :
 ENERGY CONSULT LLC
 IGOR PICHKO
 1252 W. 22ND ST UNIT#2
 SAN PEDRO CA 90731
 energy@energyconsult.us
 (424) 247-7658

PROJECT SUMMARY

BUILDING CODE
APPLICABLE CODES, STANDARDS AND GUIDELINES
 2022 CALIFORNIA BUILDING CODE (CBC)
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)
 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE (CEES)
 2022 LOS ANGELES BUILDING CODE (LABC)
 2022 LOS ANGELES RESIDENTIAL CODE (LARC)
 2023 CITY OF LOS ANGELES MUNICIPAL CODE
ZONING: RS-1-RIO
OCCUPANCY: R3 / U
 1HR SEPARATION BETWEEN OCCUPANCY GROUP AND UNITS
EXISTING DUPLEX : UNIT 1 : 1,542 S.F
 UNIT 2 : 1,338.5 S.F
EXISTING 2 UNITS ADU : UNIT 1 : 1,181 S.F
 UNIT 2 : 1,181 S.F
EXISTING 1-GARAGE TO ADU : 300 SF - NO ADDITION
CONSTRUCTION TYPE: V-B
(E) BUILDING HT DUPLEX: 27'-8" - NO CHANGE
(E) BUILDING HT REAR ADU: 20'-0" - NO CHANGE
(E) NO OF STORIES DUPLEX: 3- STORIES - NO CHANGE
(E) NO OF STORIES ADU: 2- STORIES - NO CHANGE
FIRE SPRINKLER YES / NFPA 13D (DEFERRED SUBMITTAL)
 THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

MAX RESIDENTIAL FLOOR AREA (RFA) 45 %
 6,919.6 SQ.FT X .45 = 3,113.82 SQ.FT
EXISTING DUPLEX : BLDG PERMIT # 23010-10000-00798
 UNIT 1 : 1,542 S.F
 UNIT 2 : 1,338.5 S.F
EXISTING 2 UNITS ADU : BLDG PERMIT # 23010-20000-00703
 UNIT 1 : 1,181 S.F
 UNIT 2 : 1,181 S.F
SCOPE OF WORK : EXISTING GARAGE TO ADU :
 300 SF.
 1,542 + 1,338.5 + 1,181 S.F + 1,185 + 300 = 5,465.5 SQ.FT
SCHOOL FEE SCHEDULE
 EXISTING GARAGE TO ADU LIVING :300 SF.
 EXISTING GARAGE TO ADU EXTERIOR WALL :25 SF.
TOTAL ADU 325 SF

SCOPE OF WORK
TO CONVERT (E) 1 -CAR GARAGE TO ACCESSORY DWELLING UNIT ADU (300 SQ.FT)

DEFERRED SUBMITTAL
 • FIRE SPRINKLER

VICINITY MAP



SITE

PARKING EXCEPTION FOR ADU



LADBS STAMP

Blank area for LADBS stamp.

General Notes



FORT HOMES
 2684 LACY ST.
 LOS ANGELES CA, 90031
 © 2023 Fort Homes

REVIEW STATUS:

DRAWN: BRAYAN B. CHECKED: SEAN G.

SCALE: AS INDICATED STATUS:

No.	Revision/Issue	Date

Site Name and Address

FORT HOMES
 2684 Lacy St.
 Los Angeles CA, 90031

Project Name and Address

HANNA
 6418
 HANNA AVE
 LOS ANGELES CA 91303

Sheet Name

COVER SHEET	Sheet
Date	2/8/2025
Scale	As Noted
	A0.00

6420-6422 HANNA AVE

WOODLAND HILLS, CA 91303

EXCLUSIVELY LISTED BY



MICHAEL STERMAN

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