

OFFERING MEMORANDUM

NEW 22 UNITS IN OPP ZONE

14629 ERWIN ST, VAN NUYS, CA 91411

SUBJECT
PROPERTY

km Kidder
Mathews



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COMPARABLES

PREMIER NEW 22 UNITS OPPORTUNITY ZONE

Kidder Mathews is pleased to present a brand new 22-unit, multifamily property in the thriving heart of Van Nuys, CA.

New development opportunity - Ground-up multifamily development, received TCO & currently waiting for the Certificate of Occupancy.

Turnkey delivery - A rare turnkey opportunity, potentially stabilized at a near 5.41% CAP rate at market rents, with seven (7) units currently occupied achieving pro forma rents - providing a strong foundation for immediate lease-up and optimized rental performance from day one.

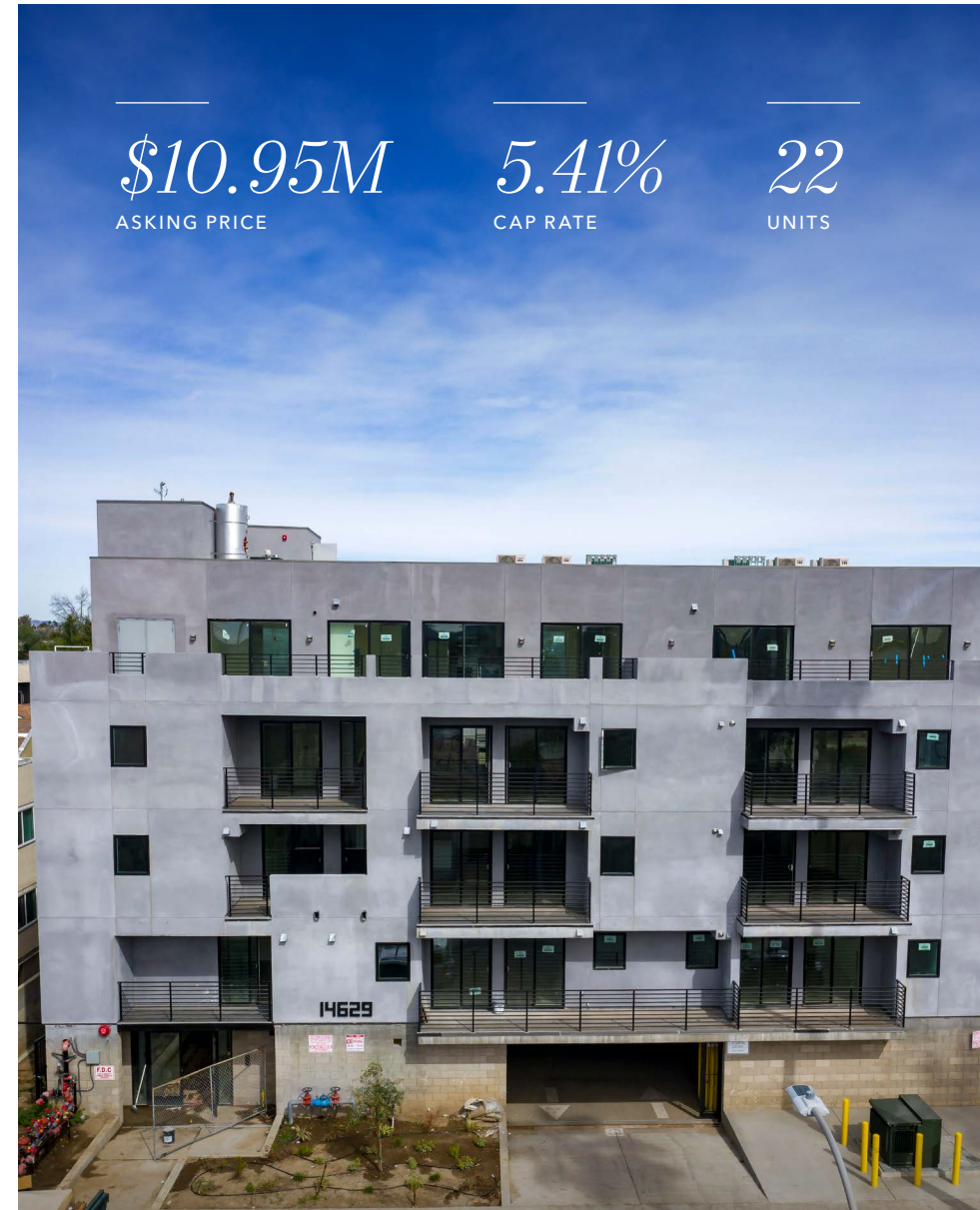
Elevated living experience - Spacious & thoughtfully designed, the units feature private balconies & in-unit washer/dryers for modern convenience. Two oversized penthouse units crown the property, offering expansive balconies that deliver a premium living experience. The property offers 30 dedicated parking spaces located behind a secure, gated entrance, providing residents with both convenience & peace of mind.

Located in an opportunity zone - Uniquely positioned within a designated opportunity zone, providing potential tax advantages for long-term investors.

Development hotspot - Located in a thriving neighborhood with ± 20 new multifamily development projects within the Van Nuys submarket. Also bordering other developing cities such as Sherman Oaks & North Hollywood, where nearly 40 major development projects are currently underway.

High-demand rental submarket - The Van Nuys submarket continues to benefit from robust rental demand & high occupancy rates, fueled by consistent job growth, affordability, & an increase in population.

Strategic location - Its convenient location offers residents easy access to green space, outdoor recreation, & a range of lifestyle amenities - with popular restaurants, cafes, & shopping destinations just minutes away.



STRATEGIC TAX BENEFITS

OPPORTUNITY ZONE

WHAT IS THE BENEFIT OF AN OPPORTUNITY ZONE?

Benefits

Tax Deferral - Capital gains reinvested into a QOF are deferred until Dec 31, 2026.

10-Year Tax-Free Growth - Appreciation on the OZ investment can be 100% tax-free if held for 10+ years.

Eligible Project Types - Must be new construction or include substantial improvement to an existing property.

Impact for Investors Today

Allows investors to delay paying tax on gains from prior asset sales.

Eliminates federal capital gains tax when exiting the asset after the 10-year holding period.

Ideal for ground-up multifamily, adaptive reuse, and redevelopment projects.

ACCELERATED DEPRECIATION

WHAT IS THE BENEFIT OF ACCELERATED DEPRECIATION?

Benefits

Front-Loaded Tax Deductions - Allows a larger portion of the property's value to be written off in the early years of ownership.

Cost Segregation Study - Reclassifies building components (appliances, flooring, cabinets, mechanical systems, parking, landscaping, etc.) into shorter 5-15 year depreciable lives rather than the property's 27.5/39 years of useful life.

Flexible Depreciation Strategy - Investors may front-load, smooth, or phase depreciation depending on income needs and tax planning.

Impact for Investors Today

Reduces or eliminates taxable income during lease-up and initial operations, increasing early cash flow.

Enables greater depreciation sooner, allowing investors to accelerate tax savings rather than waiting over decades.

Creates control over taxable income timing, allowing investors to align deductions with financial and return objectives.

Why this is especially valuable in Opportunity Zone Investments?

In Opportunity Zone investments held for 10+ years, accelerated depreciation is especially valuable because there is no depreciation recapture tax at exit. The upfront depreciation deductions taken during the hold period do not need to

be repaid, and any gain upon sale is fully tax-free. By contrast, in a typical real estate sale outside of an Opportunity Zone, accelerated depreciation generally triggers depreciation recapture tax, reducing net proceeds at exit.

RENT ROLL

Unit Number	Bed/Bath Count	Square Feet	Projected Rent	Price/SF/Month
201 (V)	3+2	1383	\$3,800	\$2.75
202	3+2	1383	\$3,800	\$2.75
203 (V)	2+2	1038	\$3,200	\$3.08
204 ADU (Manager)	1+1	850	\$800	\$0.94
205 (V) Affordable	1+1	856	\$1,900	\$2.22
206 (V)	2+2	1040	\$3,200	\$3.08
301 (V)	3+2	1125	\$3,800	\$3.38
302	3+2	1125	\$3,800	\$3.38
303 (V)	2+2	1145	\$3,200	\$2.79
304 (V) Affordable	1+1	782	\$1,900	\$2.43
305	1+1	893	\$2,250	\$2.52
306 (V)	2+2	1053	\$3,200	\$3.04
401 (V)	3+2	1125	\$3,900	\$3.47
402 (V)	3+2	1125	\$3,900	\$3.47
403	2+2	1145	\$3,300	\$2.88
404	3+2	1680	\$3,900	\$2.32
406 (V) Affordable	2+2	1071	\$2,500	\$2.33
501 (V)	3+2	1125	\$3,900	\$3.47
502 (V)	3+2	1125	\$3,900	\$3.47
503 (V)	2+2	1042	\$3,300	\$3.17
504 *	2+2	975	\$3,900	\$4.00
505 (V) *	2+2	1029	\$4,000	\$3.89
Average		1096	\$71,350	\$2.95

(V) - Vacant

* Luxury top floor penthouse suites with large balcony



PRO FORMA SUMMARY

INVESTMENT SUMMARY

PRICE	\$10,950,000
YEAR BUILT	2026
UNITS	22
PRICE/UNIT	\$497,727
RSF	24,115
PRICE/SF	\$454.07
LOT SF	14,009
FLOORS	5
APN	2241-011-020
ZONING	LAR3
CAP RATE*	5.41%
GRM*	12.79

STABILIZED FINANCING

LOAN 1 (FIXED)	\$6,600,000
INITIAL EQUITY	\$4,350,000
INTEREST RATE	6.00%
TERM	30
MONTHLY PAYMENT	\$39,570
DCR	1.25

POTENTIAL RENT ROLL

Units	Total
22	\$71,350

POTENTIAL ANNUALIZED INCOME

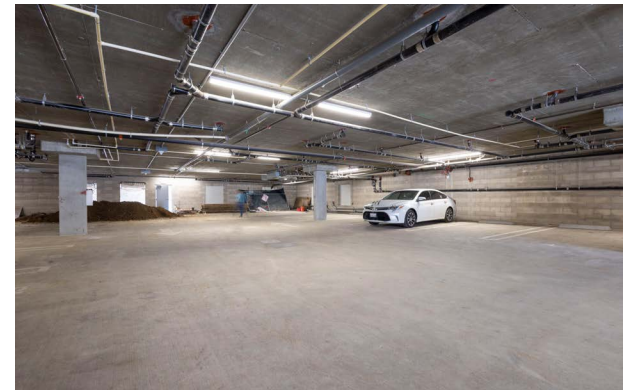
	Market
Gross Potential Rent*	\$856,200
- LESS: VACANCY	\$17,124
+ REIMBURSABLE INCOME (RUBS)	\$13,200
Effective Gross Income	\$852,276
- LESS: EXPENSES	\$259,770
Net Operating Income	\$592,506
- REPLACEMENT RESERVES	\$6,600
- DEBT SERVICE	\$474,844
Net \$ Flow After Debt Service	\$111,062
+ PRINCIPAL REDUCTION	\$78,844
Total Return	\$189,906

POTENTIAL ANNUALIZED EXPENSES

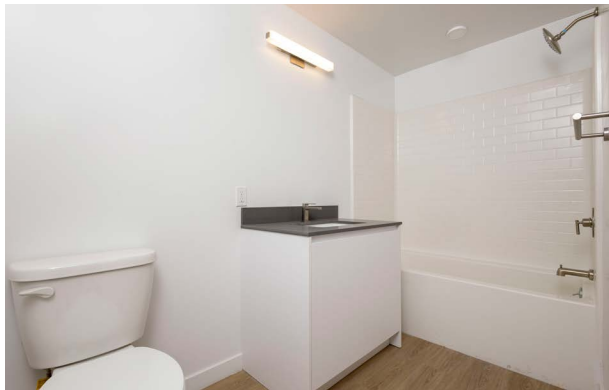
Expenses	Market
PROPERTY MANAGEMENT FEE	\$42,810
ON-SITE PROPERTY MANAGEMENT	\$12,000
LEGAL + REGISTRATION	\$1,320
BUILDING INSURANCE	\$24,115
REPAIRS/MAINTENANCE	\$11,000
TAXES - REAL ESTATE	\$134,685
ELEVATOR	\$1,800
LANDSCAPE + CLEANING	\$3,000
WATER	\$13,200
ELECTRIC	\$5,280
TRASH	\$5,280
GAS	\$5,280
Total Expenses	\$259,770
Expenses Per RSF	\$10.77
Expenses Per Unit	\$11,808

*Income and expense projections based on potential stabilized estimates.

PROPERTY OVERVIEW



PROPERTY OVERVIEW



VAN NUYS
DMV

VAN NUYS
HIGH SCHOOL

MACHU PICCHU
RESTAURANT & BAR

VAN NUYS
GOVERNMENT
CENTER

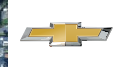


SUBJECT
PROPERTY

DELANO
PARK



SEPUVEDA BASIN
RECREATION AREA



VAN NUYS OVERVIEW

Located just north of the Greater Los Angeles, Van Nuys is a hub for multifamily locations in the L.A. Metro Area, with solid demographics.

Vacancy in Van Nuys, currently 3.0%, compares to 3.4% four quarters ago. During the past 12 months, rental rates saw gains of 0.5%. Average asking rents in the area are \$1,830/month, about 20% less than marketwide averages. Units in the area are among the more affordable in Greater Los Angeles.

During the past decade, the submarket has witnessed moderate multifamily construction. While market-wide unit growth was above the expansion seen in Van Nuys during this period, the increase in units in the area was the greatest on a percentage basis among San Fernando Valley submarkets, except for Woodland Hills and North Hollywood/Studio City. The current construction pipeline comprises 310 units, which will expand unit count once all projects finish by 1.3%.

The fourth quarter saw \$33.6 million in multifamily sales, compared to \$37.6 million in properties trading quarterly, on average, during the past decade. Average apartment pricing in the submarket, \$270,000/unit, has softened by around 15% from a peak in 2022.

Source: 2025 CoStar

DEMOGRAPHICS



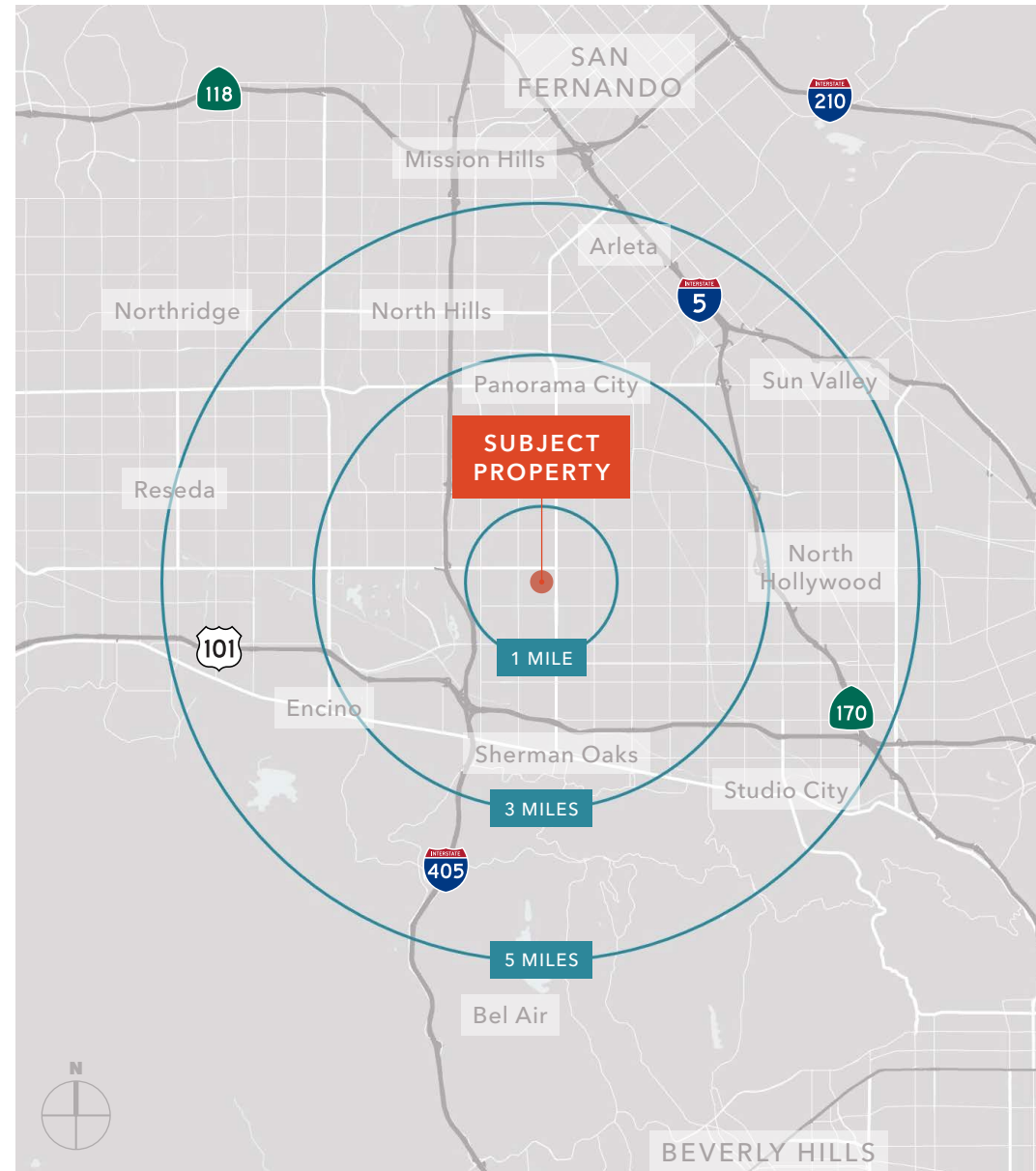
Population

	1 Mile	3 Miles	5 Miles
2010 CENSUS	43,173	283,751	687,695
2020 CENSUS	43,886	289,515	697,708
2024 ESTIMATED	43,934	288,018	689,810
2029 PROJECTED	43,274	277,604	671,067











Household Income

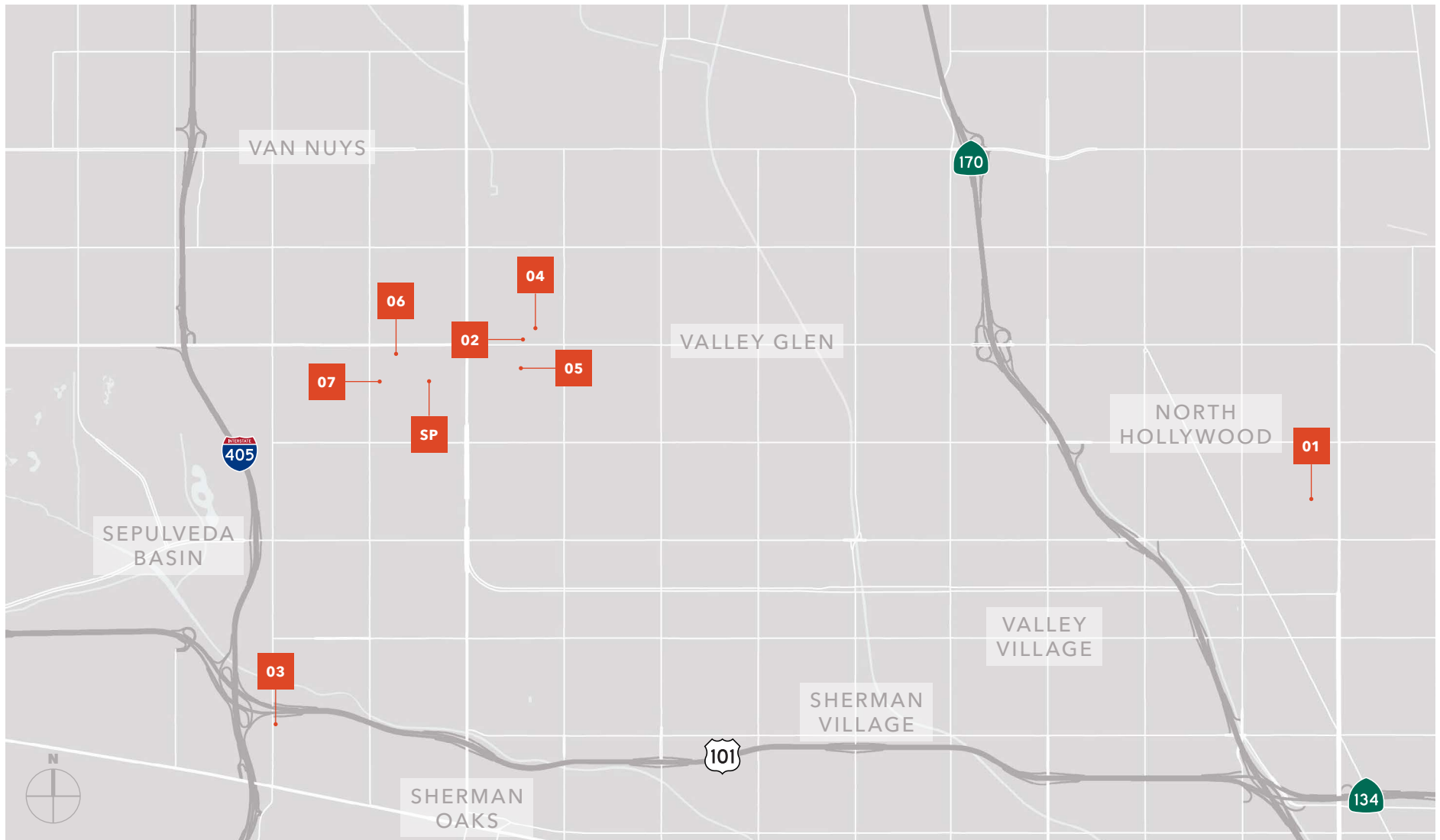
	1 Mile	3 Miles	5 Miles
2024 MEDIAN	\$75,734	\$82,911	\$91,102
2029 MEDIAN PROJECTED	\$77,416	\$85,100	\$93,245
2024 AVERAGE	\$99,066	\$119,954	\$131,466
2029 AVG PROJECTED	\$103,205	\$125,452	\$137,180











COMPARABLE SOLD PROPERTIES

	Property Name	Sale Price	Units	Price/Unit	RSF	Price/SF	Cap Rate	GRM	Year Built	Sale Date
SP	 14629 W ERWIN ST Van Nuys, CA 9141	\$10,950,000.00	22	\$497,727	24,115	\$454.07	5.41%	12.79	2025	For Sale
01	 5740 FULCHER AVE North Hollywood, CA 91601	\$3,460,000.00	5	\$692,000.00	8,132	\$425.48	5.57%	12.36	2024	12/19/2024
02	 14243 VICTORY BLVD Van Nuys, CA 91401	\$2,665,000.00	5	\$533,000.00	5,888	\$452.62	4.90%	13.33	2021	10/25/2024
03	 4818 SEPULVEDA BLVD Sherman Oaks, CA 91403	\$25,848,000.00	36	\$718,000.00	51,843	\$498.58	-	-	2024	5/16/2024
04	 14209 GILMORE ST Van Nuys, CA 91401	\$3,445,000.00	6	\$574,166.67	7,012	\$491.30	5.60%	12.62	2023	11/2/2023
05	 14249 SYLVAN ST Van Nuys, CA 91401	\$3,695,000.00	6	\$615,833.33	7,788	\$474.45	5.67%	12.36	2023	10/10/2023
06	 14759 FRIAR ST Van Nuys, CA 91411	\$3,100,000.00	5	\$620,000.00	7,062	\$438.97	5.00%	14.14	2021	7/10/2023
07	 14833 ERWIN ST Van Nuys, CA 91411	\$3,150,000.00	6	\$525,000.00	6,990	\$450.64	5.44%	13.37	2023	6/30/2023
	Average			\$611,142.86		\$461.72	5.36%	13.03		

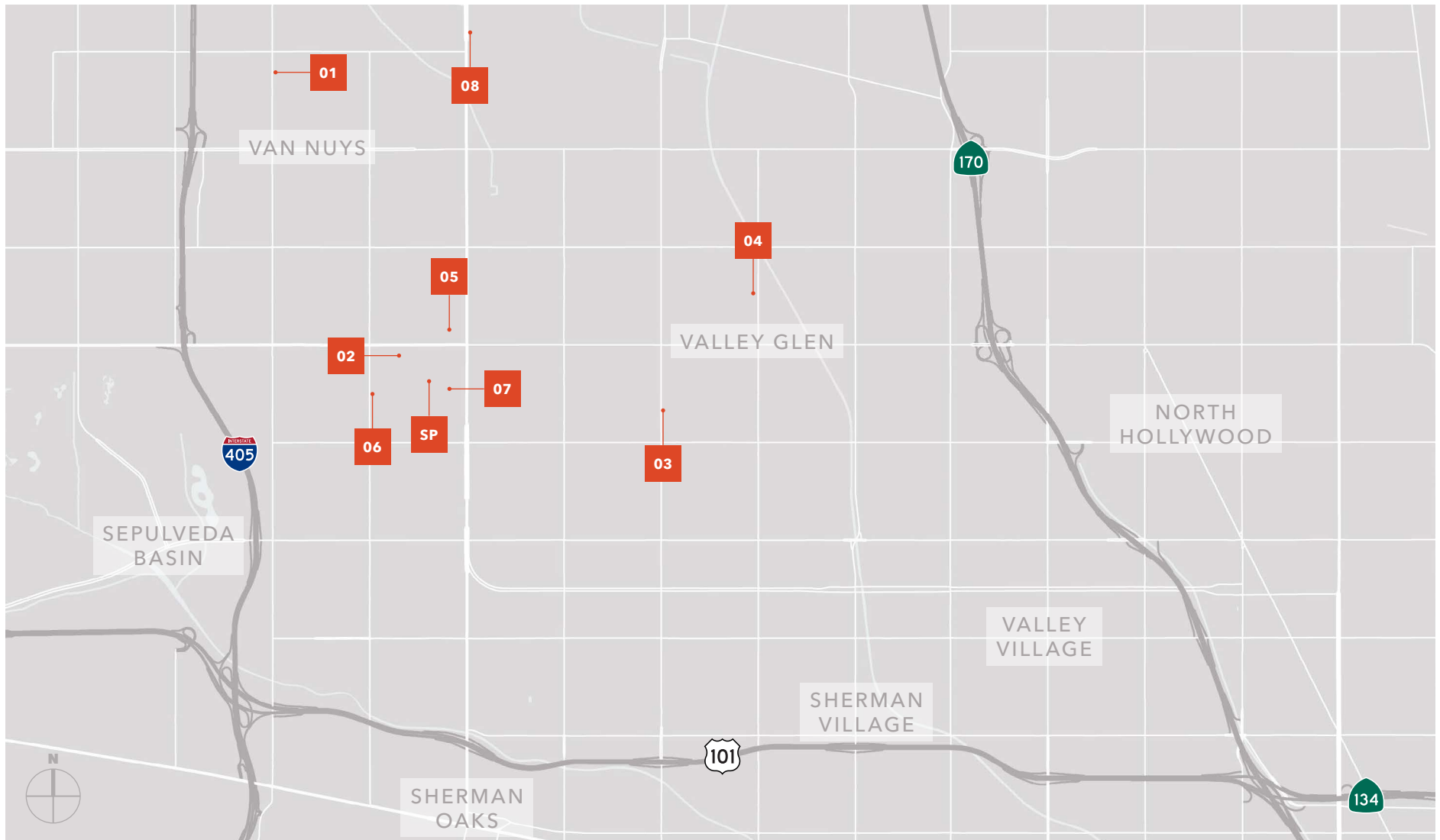
SOLD COMPARABLES MAP



COMPARABLE RENT PROPERTIES

	Property Name	Unit Mix	Rent Price	RSF	Price/SF	Year Built
01	 7510 SEPULVEDA BLVD Van Nuys, CA 91405	3+2	\$4,100	1,280	\$3.20	2025
02	 14747 FRIAR ST Van Nuys, CA 91411	3+2	\$3,750	1,500	\$2.50	2025
03	 6120 WOODMAN AVE Van Nuys, CA 91401	3+2	\$3,750	1,500	\$2.50	2025
04	 6603 FULTON AVE Van Nuys, CA 91401	2+2	\$2,995	1,000	\$3.00	2024
05	 14541 GILMORE ST Van Nuys, CA 91411	2+2	\$3,150	1,272	\$2.48	2023
06	 6200 KESTER AVE Van Nuys, CA 91411	2+2	\$3,051	1,095	\$2.79	2018
07	 14540 ERWIN ST Van Nuys, CA 91411	1+1	\$2,379	688	\$3.46	2021
08	 7650 VAN NUYS BLVD Van Nuys, CA 91405	1+1	\$2,300	691	\$3.33	2025
	Average				\$2.91	

RENT COMPARABLES MAP



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