

5707 TILDEN AVENUE

SHERMAN OAKS, CALIFORNIA 91401

Marcus & Millichap
THE RAYMUNDO GROUP

\$1,615,000 | 6 MULTIFAMILY UNITS

RARE 6.22% CURRENT CAP RATE IN SHERMAN OAKS | NO SEISMIC RETROFIT REQUIRED
PLANS FOR TWO ADUS | ATTRACTIVE GRM, CAP, AND PRICE PER UNIT/SF
RELATIVE TO SIMILAR SIZED AND RECENT SHERMAN OAKS CLOSINGS

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5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401



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5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401

INVESTMENT OVERVIEW

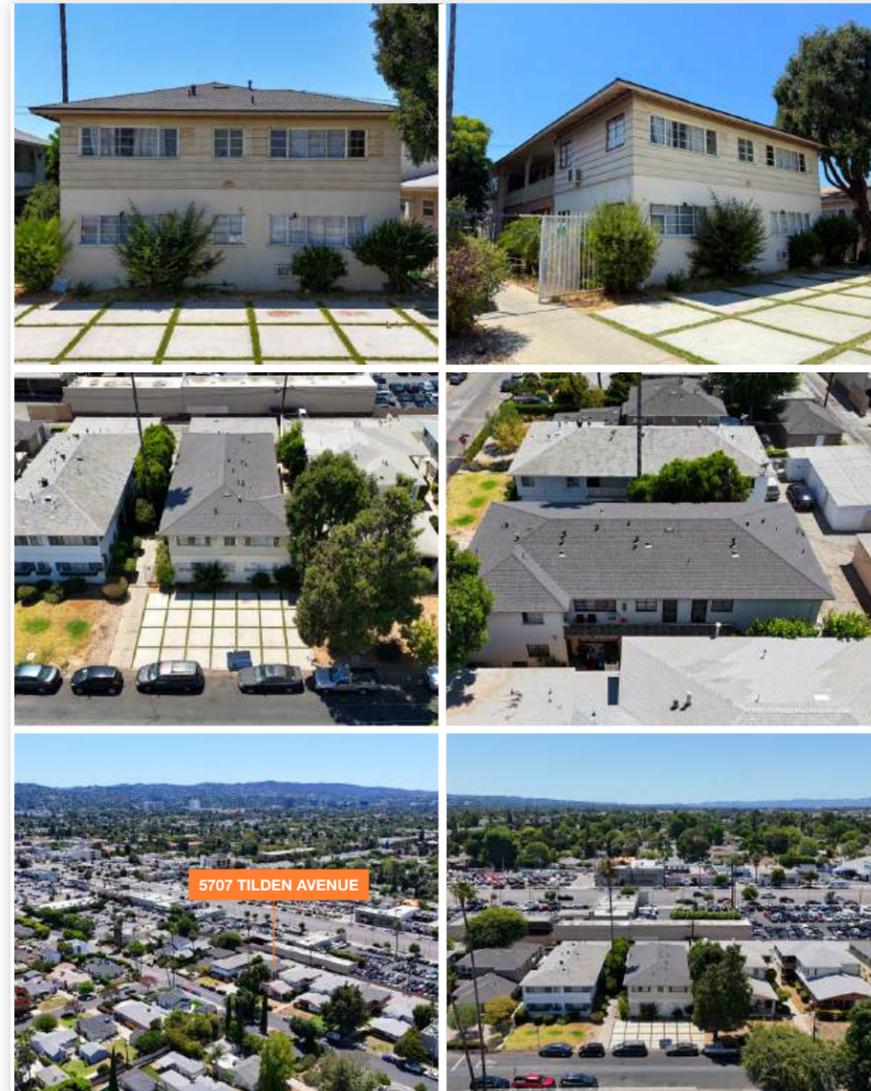
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INVESTMENT HIGHLIGHTS

- Rare 6.22% In-Place CAP Rate in Desirable Sherman Oaks
- Attractive GRM, CAP Rate, Price per Unit, and Price per Square Foot Relative to Similar Recent Closings
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- Storage Units Provide Additional \$1,000 per Month in Supplemental Income
- Architectural Plans for Two Potential ADUs
- High Barrier to Homeownership – Median Home Value in Sherman Oaks is \$1,215,058, Forcing More Residents into Apartment Rentals
- Reduced Expenses as Trash Service is Provided by City at No Cost to Owner
- Premium Rental Demographics – Median Rents 27% Higher than Rest of Los Angeles County
- Short Drive to Target, Costco, and Westfield Fashion Square
- Individual Water Heaters in All Units

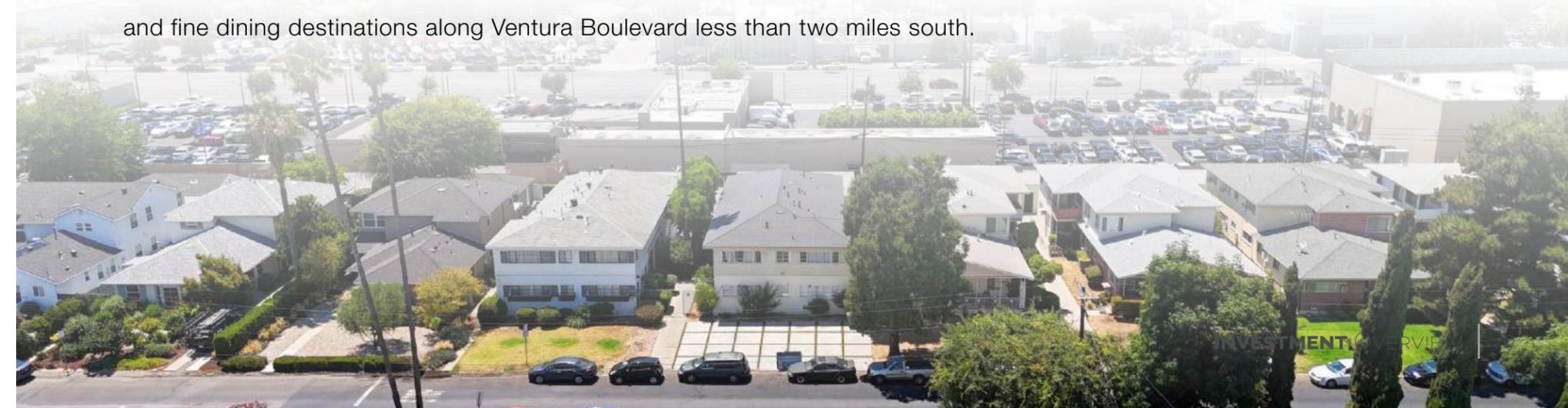


INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 5707 Tilden Avenue, a six-unit multifamily property in prestigious Sherman Oaks, CA. With its high in-place CAP Rate of 6.22%, the property is one of the most attractively priced listings within one of the most desirable neighborhoods of Los Angeles.

Because the property does not appear on the Los Angeles Department of Building & Safety's seismic retrofit list, a new owner benefits by saving on an otherwise costly expense (Buyer to verify). Expenses are reduced even further by the fact that trash service is provided by the City of Los Angeles at no cost to the landlord. A substantial revenue stream is generated by the property's storage units, which currently provide an additional \$1,000 monthly beyond the apartment rental income collected. A new owner may seek to take advantage of the architectural plans for two potential ADUs, which could increase both the monthly income and the property value even further.

Located near the intersection of Van Nuys Boulevard and Burbank Boulevard, the building attracts residents with its convenient access to the amenities within Sherman Oaks, Studio City, Encino, and Valley Village. Costco and Target are each within a short driving distance, while the Westfield Fashion Square is just 1.7 miles away, with the high-end boutiques and fine dining destinations along Ventura Boulevard less than two miles south.



5707 Tilden Avenue

Sherman Oaks, CA 91401

\$1,615,000

LISTING PRICE

\$269,167

PRICE/UNIT

\$350

PRICE/SF

6.22%

CAP RATE - CURRENT

10.81

GIM - CURRENT

7.50%

CAP RATE - PRO FORMA

9.50

GIM - PRO FORMA

THE OFFERING

| | |
|----------------------|--------------------|
| Price | \$1,615,000 |
| Down Payment | 100% / \$1,615,000 |
| Price/Unit | \$269,167 |
| Price/SF | \$350 |
| Number of Units | 6 |
| Rentable Square Feet | 4,618 SF |
| Number of Buildings | 1 |
| Number of Stories | 2 |
| Year Built | 1952 |
| Lot Size | 6,750 SF |

VITAL DATA

| | |
|----------------------------------|-----------|
| CAP Rate - Current | 6.22% |
| GIM - Current | 10.81 |
| Net Operating Income - Current | \$100,497 |
| CAP Rate - Pro Forma | 7.50% |
| GIM - Pro Forma | 9.50 |
| Net Operating Income - Pro Forma | \$121,170 |

PROPERTY DETAILS

THE OFFERING

| | |
|---------------------------|--|
| Property Address: | 5707 Tilden Avenue Sherman Oaks, CA 91401 |
| Assessor's Parcel Number: | 2245-006-012 |
| Zoning: | LARD1.5 |

SITE DESCRIPTION

| | |
|-----------------------|------------|
| Number of Units: | 6 |
| Number of Buildings: | 1 |
| Number of Stories: | 2 |
| Year Built: | 1952 |
| Rentable Square Feet: | 4,618 SF |
| Lot Size: | 6,750 SF |
| Type of Ownership: | Fee Simple |

CONSTRUCTION

| | |
|------------------|------------|
| Framing: | Wood Frame |
| Exterior: | Stucco |
| Parking Surface: | Asphalt |
| Roof: | Pitched |



OFFERING PRICE:
\$1,615,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

UNIT MIX

| No. of Units | Unit Type | Approx. Squire Feet |
|--------------|--------------|---------------------|
| 4 | 1 Bdr 1 Bath | 675 |
| 2 | 2 Bdr 1 Bath | 900 |
| 6 | TOTAL | 4,618 |

5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401

LOCATION OVERVIEW

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SHERMAN OAKS, CALIFORNIA

Affluent neighborhood
with unbeatable access
to LA's attractions



SUBURB • PEACEFUL • SCENIC • ACTIVE • DIVERSE • CONVENIENT



Sherman Oaks is a neighborhood in the San Fernando Valley region of Los Angeles, California. It's known for its suburban feel while still being within the city of L.A., making it a popular choice for families, professionals, and people in the entertainment industry.

Key Features of Sherman Oaks:

* Residential Character: Sherman Oaks blends quiet, tree-lined residential streets with upscale homes, condos, and apartment complexes. It's considered more affluent and less densely populated than other parts of the Valley.

* Commercial Hubs: The area features vibrant commercial corridors along Ventura Boulevard, packed with restaurants, cafes, boutique shops, and major retailers. The Sherman Oaks Galleria, a mixed-use shopping and entertainment complex, is a notable local landmark.

* Lifestyle & Amenities:

-Dining: From high-end eateries to casual local spots, the food scene is diverse.

-Outdoor Spaces: While it's more urbanized than some nearby neighborhoods, it has parks like Van Nuys/Sherman Oaks Park, with sports fields, playgrounds, and recreation centers.

-Fitness and Wellness: Yoga studios, fitness centers, and wellness businesses are common, reflecting the health-conscious lifestyle of many residents.

-Schools and Education: It has a mix of public and private schools and is generally considered to have decent educational options within the LAUSD.

-Transportation: Easy access to major freeways like the 405 and 101, and public transit options, though like most of L.A., having a car is typically necessary.

-Demographics & Vibe: The population is diverse, including families, young professionals, and older residents. The vibe is laid-back but polished—somewhere between city life and suburban comfort

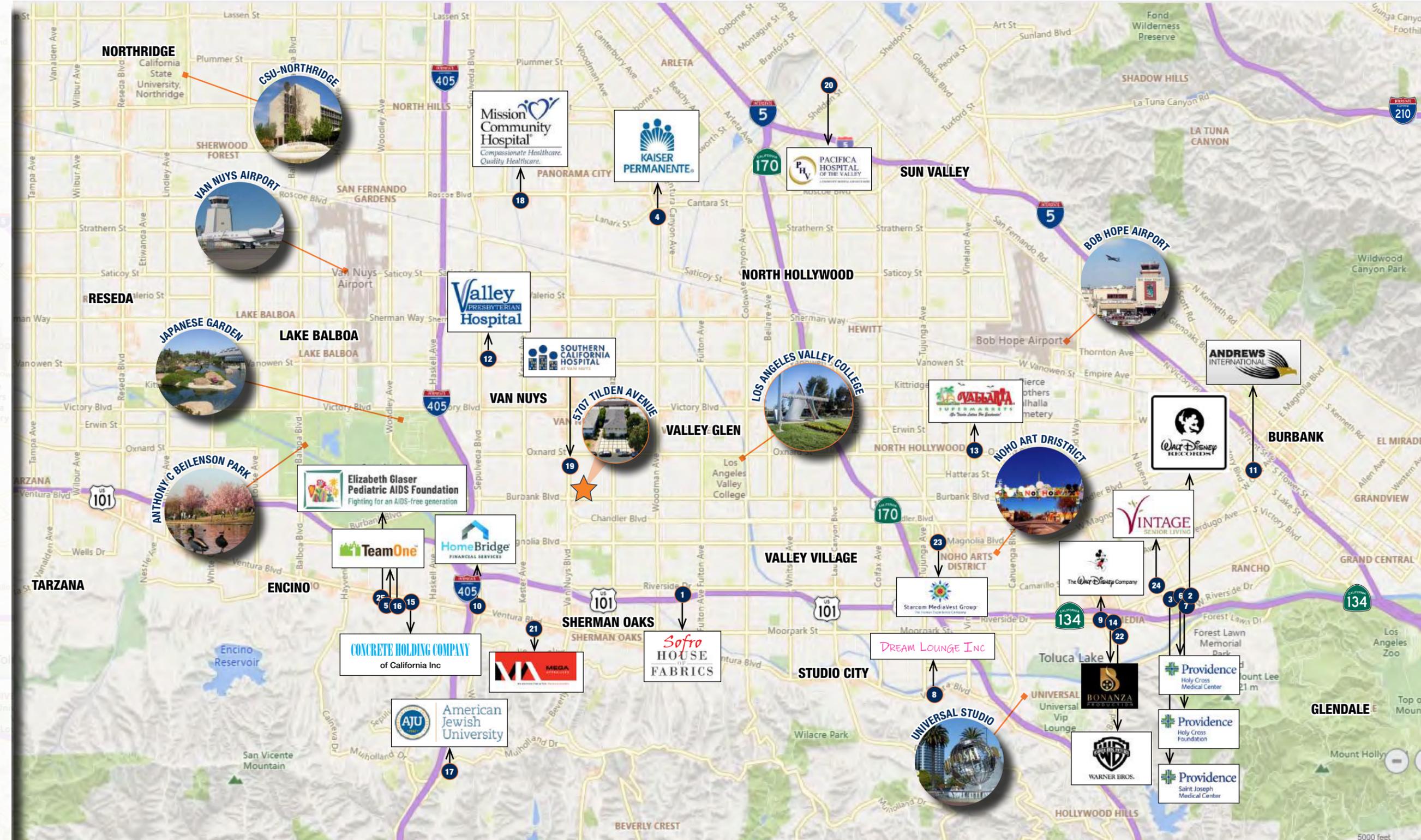
SOURCES: COSTAR, LOOPNET, APARTMENTS.COM, MARCUS & MILLICHAPE RESEARCH CENSUS REPORT



MAJOR EMPLOYERS

| | Employees | |
|----|--|-------|
| 1 | Sofro Fabrics Inc / House of Fabrics | 3,810 |
| 2 | Walt Disney Records Direct | 2,990 |
| 3 | Providence Holy Cross | 2,931 |
| 4 | Kaiser Permanente | 2,700 |
| 5 | Team-One Employment Specialists LLC | 2,392 |
| 6 | Providence Holy Cross Foundation | 2,000 |
| 7 | Providence St. Joseph Medical Center | 2,000 |
| 8 | Dream Lounge Inc | 1,989 |
| 9 | TWDC Enterprises 18 Corp | 1,802 |
| 10 | Homebridge Financial Services Inc | 1,700 |
| 11 | Andrews International Inc | 1,700 |
| 12 | Valley Presbyterian Hospital | 1,600 |
| 13 | Vallarta Food Enterprises Inc | 1,171 |
| 14 | Bonanza Productions Inc | 1,000 |
| 15 | Concrete Holding Co Cal Inc | 790 |
| 16 | Team-One Staffing Services Inc | 751 |
| 17 | American Jewish University | 700 |
| 18 | Mission Community Hospital | 700 |
| 19 | Alta Hollywood Community Hospital Van Nuys | 631 |
| 20 | Mega Appraisers Inc | 600 |
| 21 | Warner Bros Transatlantic Inc | 590 |
| 22 | Starcom Worldwide Inc | 566 |
| 23 | Vintage Senior Management Inc | 565 |
| 24 | Elizabeth Glaser Pediatric AIDS Foundation | 556 |
| 25 | ACT Lighting Inc | 556 |

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



DEMOGRAPHIC REPORT

| POPULATION | 1 Mile | 3 Miles | 5 Miles |
|------------------------------------|--------|---------|---------|
| 2029 Projection | | | |
| Total Population | 41,856 | 274,697 | 658,572 |
| 2024 Estimate | | | |
| Total Population | 41,117 | 271,284 | 650,793 |
| 2020 Census | | | |
| Total Population | 41,222 | 276,997 | 669,336 |
| 2010 Census | | | |
| Total Population | 39,621 | 265,119 | 650,459 |
| Daytime Population | | | |
| 2024 Estimate | 31,911 | 236,491 | 526,027 |
| HOUSEHOLDS | | | |
| 2029 Projection | | | |
| Total Households | 17,065 | 111,035 | 252,815 |
| 2024 Estimate | | | |
| Total Households | 16,701 | 109,420 | 249,038 |
| Average (Mean) Household Size | 2.5 | 2.5 | 2.7 |
| 2020 Census | | | |
| Total Households | 16,209 | 107,209 | 243,865 |
| 2010 Census | | | |
| Total Households | 15,228 | 100,740 | 229,423 |
| Growth 2024-2029 | 2.2% | 1.5% | 1.5% |
| HOUSING UNITS | | | |
| Occupied Units | | | |
| 2029 Projection | 17,710 | 115,663 | 263,630 |
| 2024 Estimate | 17,326 | 113,946 | 259,630 |
| Owner Occupied | 4,639 | 36,668 | 94,871 |
| Renter Occupied | 12,038 | 72,817 | 154,137 |
| Vacant | 624 | 4,526 | 10,591 |
| Persons in Units | | | |
| 2024 Estimate Total Occupied Units | 16,701 | 109,420 | 249,038 |
| 1 Person Units | 33.6% | 32.5% | 29.8% |
| 2 Person Units | 27.9% | 29.3% | 29.1% |
| 3 Person Units | 17.0% | 16.4% | 16.1% |
| 4 Person Units | 12.0% | 12.3% | 13.0% |
| 5 Person Units | 6.3% | 5.7% | 6.5% |
| 6+ Person Units | 3.2% | 3.9% | 5.5% |

| HOUSEHOLDS BY INCOME | 1 Mile | 3 Miles | 5 Miles |
|--|-----------|-----------|-----------|
| 2024 Estimate | | | |
| \$200,000 or More | 12.2% | 14.1% | 13.8% |
| \$150,000-\$199,999 | 9.2% | 8.9% | 8.9% |
| \$100,000-\$149,999 | 17.3% | 16.3% | 16.8% |
| \$75,000-\$99,999 | 12.4% | 11.9% | 12.2% |
| \$50,000-\$74,999 | 15.6% | 15.4% | 14.8% |
| \$35,000-\$49,999 | 9.9% | 9.3% | 9.7% |
| \$25,000-\$34,999 | 7.6% | 7.1% | 7.0% |
| \$15,000-\$24,999 | 6.8% | 6.9% | 6.8% |
| Under \$15,000 | 9.0% | 10.2% | 9.9% |
| Average Household Income | \$101,914 | \$106,790 | \$107,197 |
| Median Household Income | \$79,494 | \$82,778 | \$84,776 |
| Per Capita Income | \$43,427 | \$44,623 | \$42,212 |
| POPULATION PROFILE | | | |
| Population By Age | | | |
| 2024 Estimate Total Population | 41,117 | 271,284 | 650,793 |
| Under 20 | 21.8% | 21.1% | 21.7% |
| 20 to 34 Years | 25.1% | 23.8% | 23.7% |
| 35 to 39 Years | 8.9% | 8.4% | 8.1% |
| 40 to 49 Years | 14.3% | 14.0% | 13.8% |
| 50 to 64 Years | 17.8% | 18.4% | 18.5% |
| Age 65+ | 12.1% | 14.2% | 14.2% |
| Median Age | 38.0 | 39.0 | 39.0 |
| Population 25+ by Education Level | | | |
| 2024 Estimate Population Age 25+ | 29,524 | 198,125 | 468,848 |
| Elementary (0-8) | 12.1% | 9.5% | 10.8% |
| Some High School (9-11) | 7.0% | 6.4% | 7.8% |
| High School Graduate (12) | 16.3% | 18.4% | 18.8% |
| Some College (13-15) | 17.9% | 17.8% | 17.7% |
| Associate Degree Only | 6.8% | 7.0% | 7.2% |
| Bachelor's Degree Only | 25.7% | 27.2% | 25.1% |
| Graduate Degree | 14.0% | 13.6% | 12.6% |
| Population by Gender | | | |
| 2024 Estimate Total Population | 41,117 | 271,284 | 650,793 |
| Male Population | 49.8% | 50.3% | 50.1% |
| Female Population | 50.2% | 49.7% | 49.9% |

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2024, the population in your selected geography is 650,793. The population has changed by 0.05 percent since 2010. It is estimated that the population in your area will be 658,572 five years from now, which represents a change of 1.2 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 8,285 people per square mile.



HOUSEHOLDS

There are currently 249,038 households in your selected geography. The number of households has changed by 8.55 percent since 2010. It is estimated that the number of households in your area will be 252,815 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2024, the median household income for your selected geography is \$84,776, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 61.24 percent since 2010. It is estimated that the median household income in your area will be \$97,465 five years from now, which represents a change of 15.0 percent from the current year.

The current year per capita income in your area is \$42,212, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$107,197, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 346,085 people in your selected area were employed. The 2010 Census revealed that 57.6 of employees are in white-collar occupations in this geography, and 21 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



HOUSING

The median housing value in your area was \$859,189 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 93,881.00 owner-occupied housing units and 135,545.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 36.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.6 percent in the selected area compared with the 19.7 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

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PRICING & FINANCIAL ANALYSIS

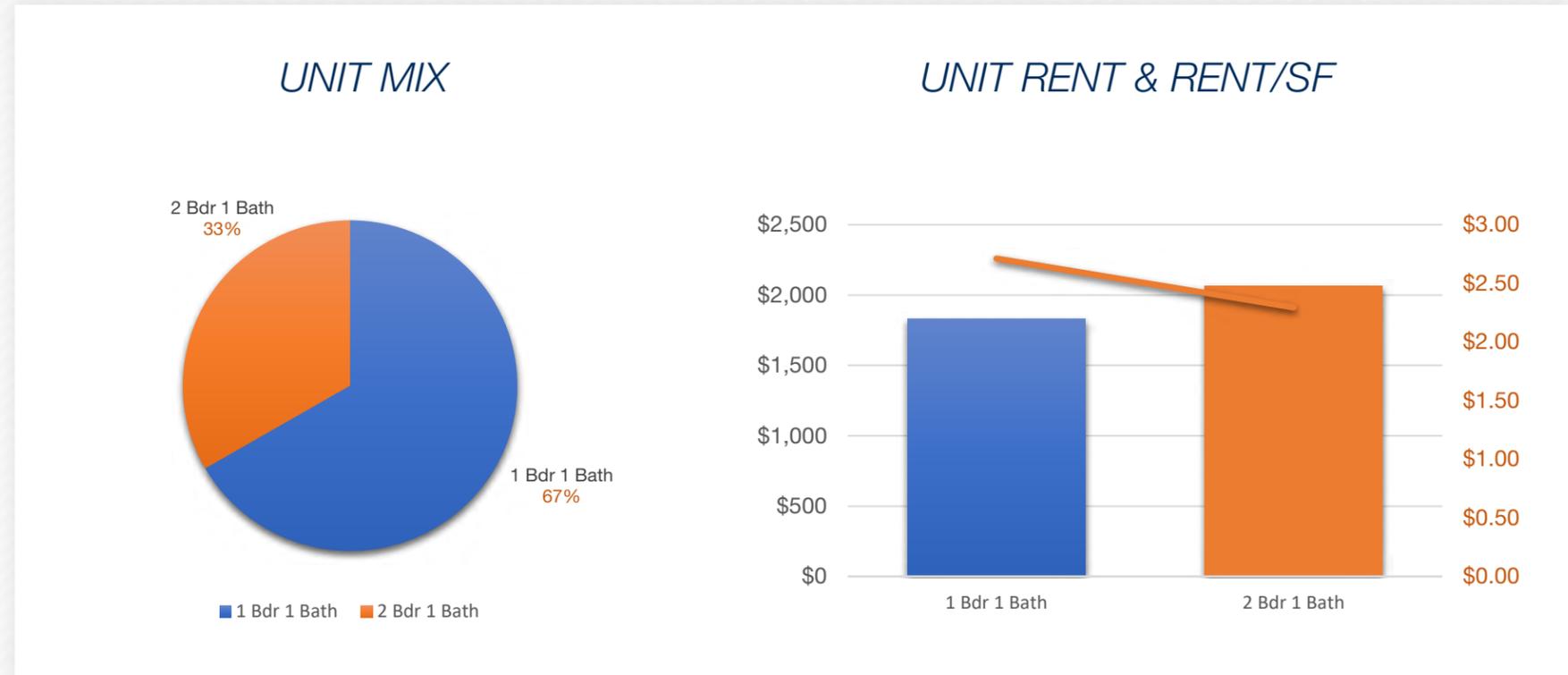
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UNIT MIX

| No. of Units | Unit Type | Approx. SF | Current Rents | Rent/SF | Monthly Income | Pro Forma Rents | Rent/SF | Monthly Income |
|--------------|--------------|--------------|---------------|---------|-----------------|-----------------|---------|-----------------|
| 4 | 1 Bdr 1 Bath | 675 | \$1,690-1,890 | \$2.71 | \$7,320 | \$2,095 | \$3.10 | \$8,380 |
| 2 | 2 Bdr 1 Bath | 900 | \$1,780-2,350 | \$2.29 | \$4,130 | \$2,395 | \$2.66 | \$4,790 |
| 6 | TOTAL | 4,618 | | | \$11,450 | | | \$13,170 |



INCOME & EXPENSES

| | Current | Per Unit | Pro Forma | Per Unit |
|------------------------------------|------------------|-----------------|------------------|-----------------|
| INCOME | | | | |
| GROSS POTENTIAL RENT | \$137,400 | \$22,900 | \$158,040 | \$26,340 |
| Additional Income | \$12,000 | \$2,000 | \$12,000 | \$2,000 |
| GROSS POTENTIAL INCOME | \$149,400 | \$24,900 | \$170,040 | \$28,340 |
| Vacancy/Collection Allowance (GPR) | 3.0% / \$4,122 | \$687 | 3.0% / \$4,741 | \$790 |
| EFFECTIVE GROSS INCOME | \$145,278 | \$24,213 | \$165,299 | \$27,550 |
| EXPENSES | | | | |
| Real Estate Taxes | \$19,375 | \$3,229 | \$19,375 | \$3,229 |
| Insurance | \$5,542 | \$924 | \$5,542 | \$924 |
| Utilities | \$5,400 | \$900 | \$5,400 | \$900 |
| Repairs & Maintenance | \$3,000 | \$500 | \$3,000 | \$500 |
| Management Fee | \$7,264 | \$1,211 | \$6,612 | \$1,102 |
| Reserves & Replacements | \$1,200 | \$200 | \$1,200 | \$200 |
| Landscaping | \$1,200 | \$200 | \$1,200 | \$200 |
| Pest Control | \$300 | \$50 | \$300 | \$50 |
| Unit Turnover | \$1,500 | \$250 | \$1,500 | \$250 |
| TOTAL EXPENSES | \$44,781 | \$7,463 | \$44,129 | \$7,355 |
| Expenses per SF | \$9.70 | | \$9.56 | |
| % of EGI | 30.8% | | 26.7% | |
| NET OPERATING INCOME | \$100,497 | \$16,750 | \$121,170 | \$20,195 |

RENT ROLL

| Unit Number | Unit Type | Unit SF | Current Rent | Rent/SF |
|-------------|--------------|----------|--------------|-----------------|
| Unit 1 | 1 Bdr 1 Bath | 675 | \$1,890 | \$2.80 |
| Unit 2 | 1 Bdr 1 Bath | 675 | \$1,850 | \$2.74 |
| Unit 3 | 2 Bdr 1 Bath | 900 | \$2,350 | \$2.61 |
| Unit 4 | 1 Bdr 1 Bath | 675 | \$1,890 | \$2.80 |
| Unit 5 | 1 Bdr 1 Bath | 675 | \$1,690 | \$2.50 |
| Unit 6 | 2 Bdr 1 Bath | 900 | \$1,780 | \$1.98 |
| | Total | Vacant | | |
| 6 | Total | Occupied | 4,500 | \$11,450 |
| 6 | Total | | 4,500 | \$11,450 |

FINANCIAL OVERVIEW

| Property Details | |
|----------------------|--|
| <i>Location</i> | 5707 Tilden Avenue Sherman Oaks, CA 91401 |
| Price | \$1,615,000 |
| Down Payment | 100% / \$1,615,000 |
| Number of Units | 6 |
| Price/Unit | \$269,167 |
| Rentable Square Feet | 4,618 SF |
| Price/SF | \$350 |
| CAP Rate - Current | 6.22% |
| CAP Rate - Pro Forma | 7.50% |
| GRM - Current | 10.81 |
| GRM - Pro Forma | 9.50 |
| Year Built | 1952 |
| Lot Size | 6,750 SF |
| Type of Ownership | Fee Simple |

Scheduled Income

| No. of Units | Unit Type | Approx. SF | Current Rents | Monthly Income |
|--------------|--------------|--------------|---------------|-----------------|
| 4 | 1 Bdr 1 Bath | 675 | \$1,690-1,890 | \$7,320 |
| 2 | 2 Bdr 1 Bath | 900 | \$1,780-2,350 | \$4,130 |
| 6 | TOTAL | 4,618 | | \$11,450 |

Annualized Operating Data

| <i>Income</i> | Current | Pro Forma |
|----------------------------------|------------------|------------------|
| Gross Potential Rent | \$137,400 | \$158,040 |
| Other Income | \$12,000 | \$12,000 |
| Gross Potential Income | \$149,400 | \$170,040 |
| Less: Vacancy / Deductions (GPR) | 3.0% / \$4,122 | 3.0% / \$4,741 |
| Effective Gross Income | \$145,278 | \$165,299 |
| Less: Expenses | \$44,781 | \$44,129 |
| Net Operating Income | \$100,497 | \$121,170 |

Expenses

| | Current | Pro Forma |
|-------------------------|-----------------|-----------------|
| Real Estate Taxes | \$19,375 | \$19,375 |
| Insurance | \$5,542 | \$5,542 |
| Utilities | \$5,400 | \$5,400 |
| Repairs & Maintenance | \$3,000 | \$3,000 |
| Management Fee | \$7,264 | \$6,612 |
| Reserves & Replacements | \$1,200 | \$1,200 |
| Landscaping | \$1,200 | \$1,200 |
| Pest Control | \$300 | \$300 |
| Unit Turnover | \$1,500 | \$1,500 |
| Total Expenses | \$44,781 | \$44,129 |
| Expenses / Unit | \$7,463 | \$7,355 |
| Expenses / SF | \$9.70 | \$9.56 |
| % of EGI | 30.8% | 26.7% |

5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401

PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

| | |
|--------------------------|--|
| Property Address | 5707 Tilden Avenue Sherman Oaks, CA 91401 |
| Assessor's Parcel Number | 2245-006-012 |
| Zoning | LARD1.5 |

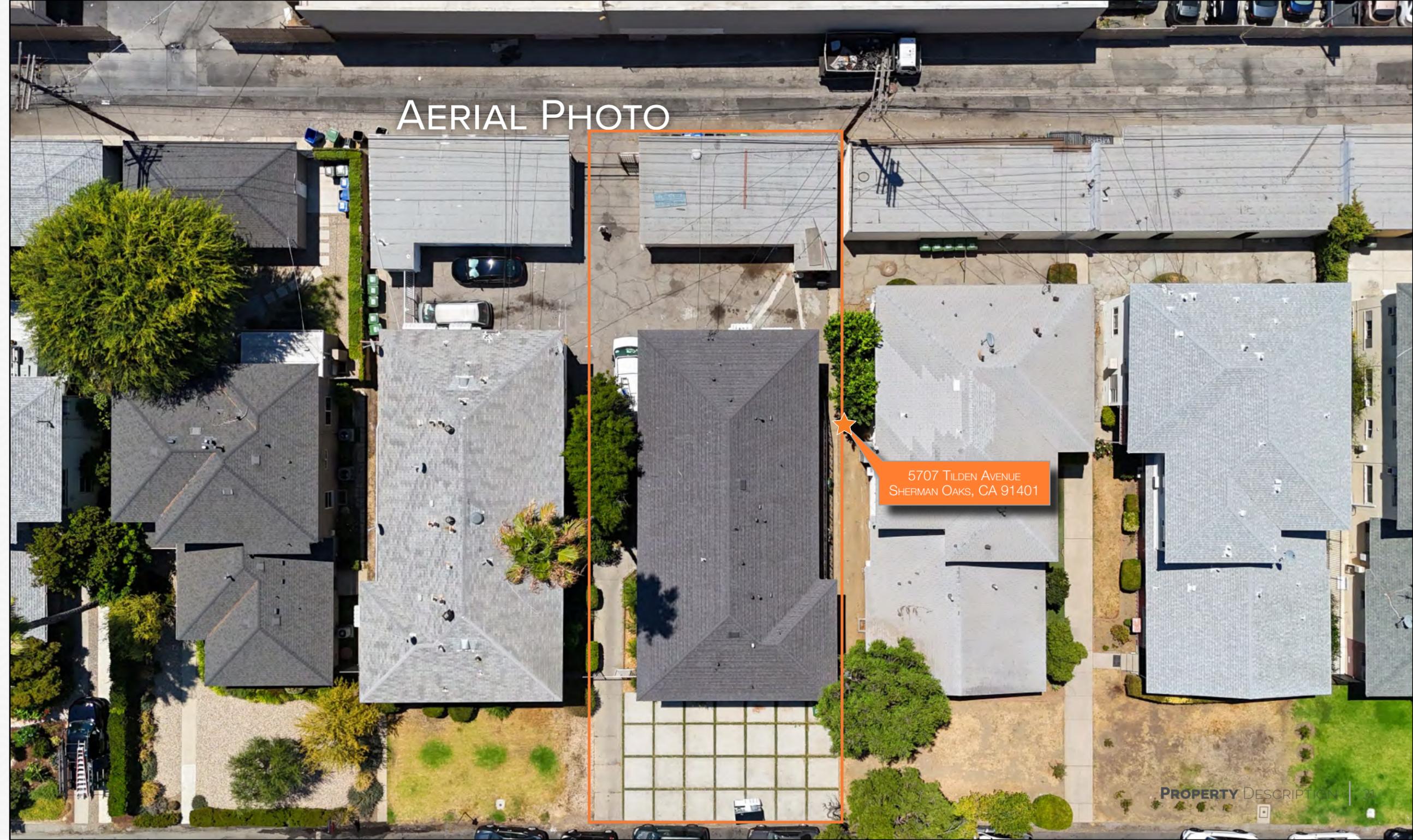
SITE DESCRIPTION

| | |
|----------------------|------------|
| Number of Units | 6 |
| Number of Buildings | 1 |
| Number of Stories | 2 |
| Year Built | 1952 |
| Rentable Square Feet | 4,618 SF |
| Lot Size | 6,750 SF |
| Type of Ownership | Fee Simple |

CONSTRUCTION

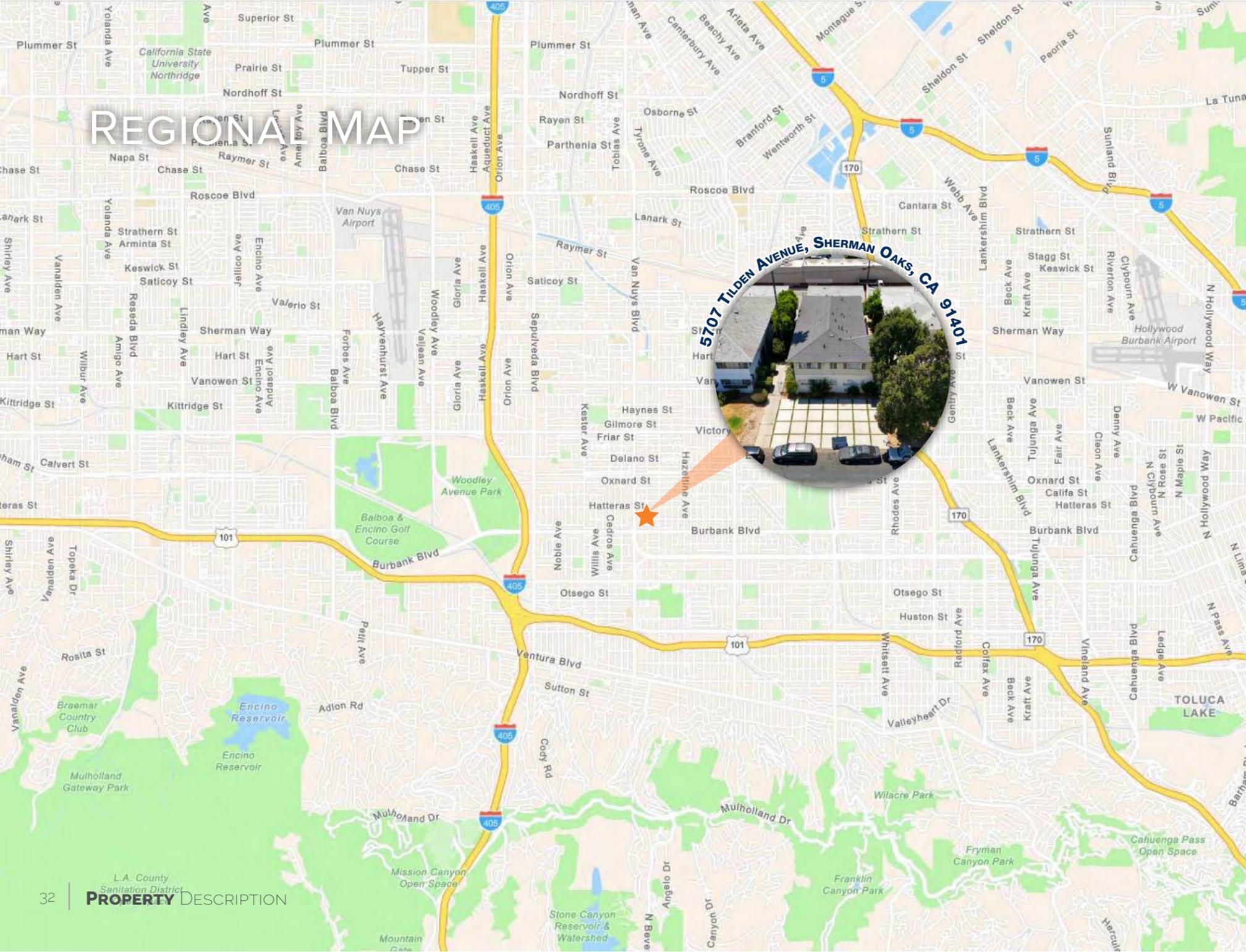
| | |
|-----------------|------------|
| Framing | Wood Frame |
| Exterior | Stucco |
| Parking Surface | Asphalt |
| Roof | Pitched |

AERIAL PHOTO

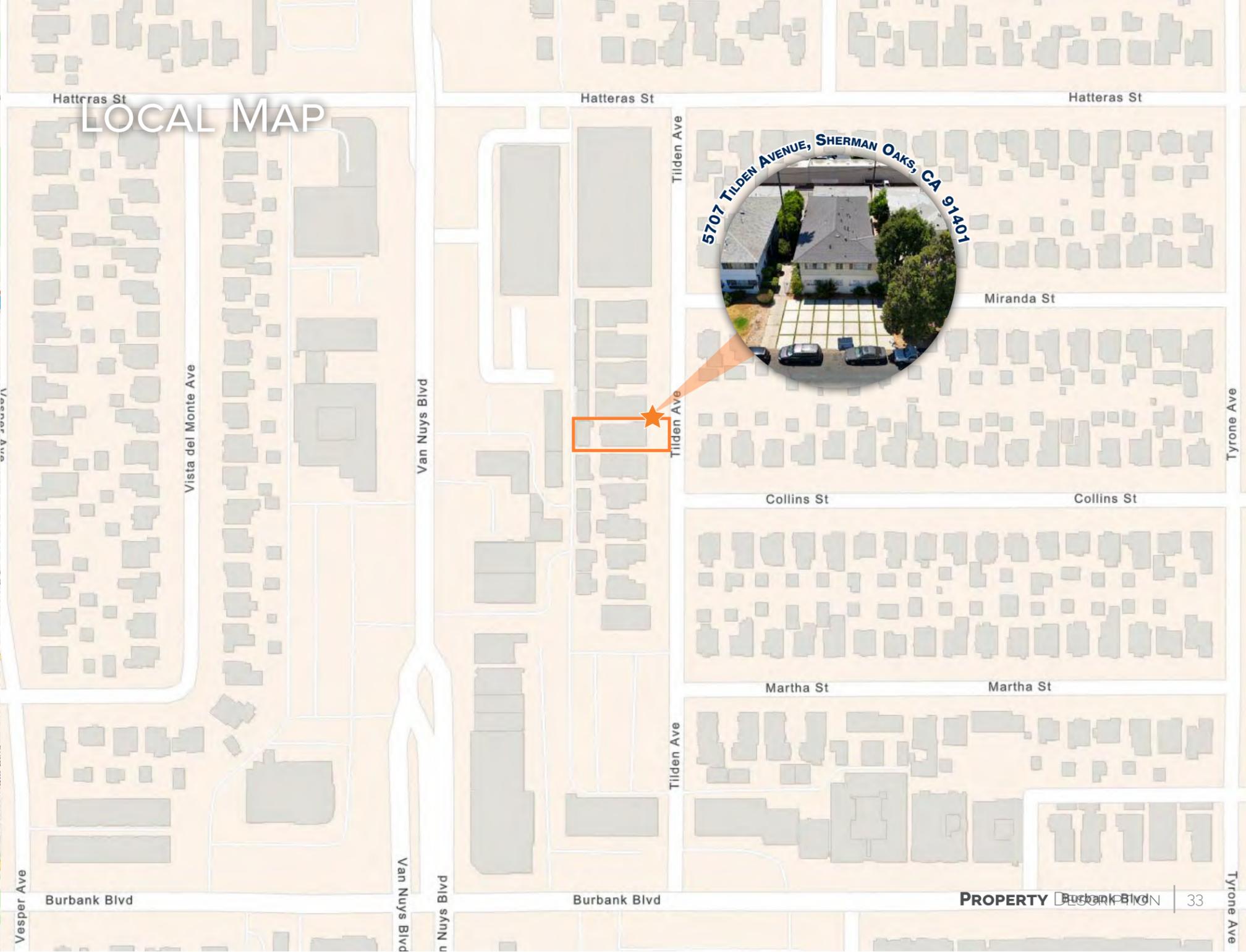


5707 TILDEN AVENUE
SHERMAN OAKS, CA 91401

REGIONAL MAP

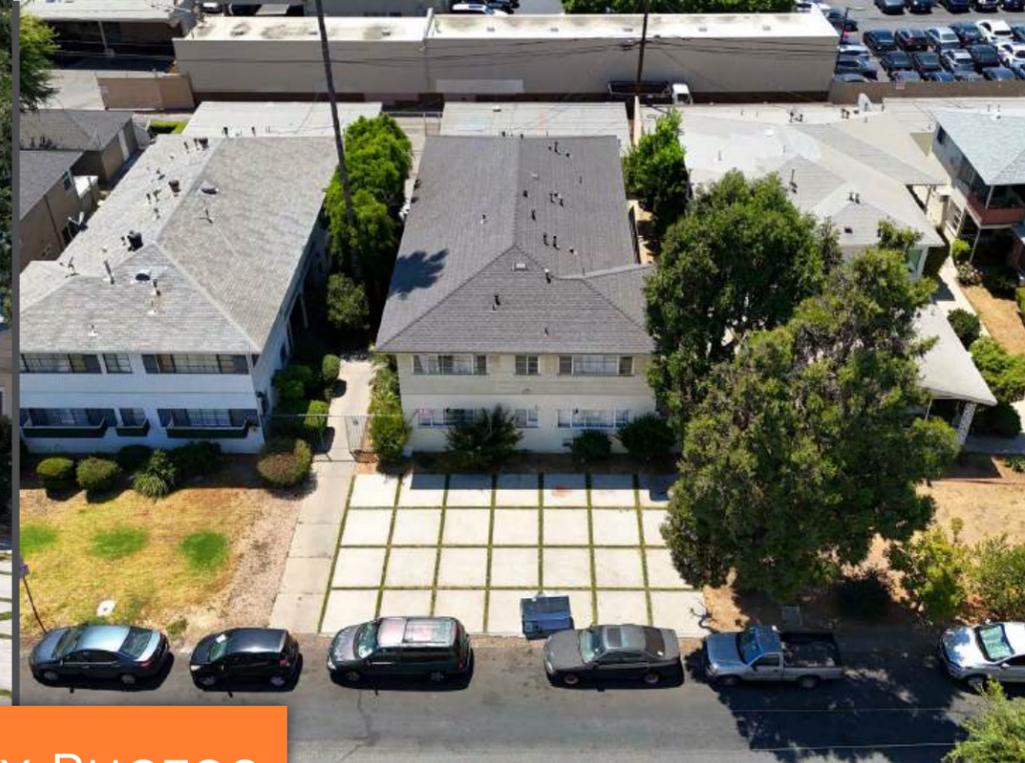


LOCAL MAP

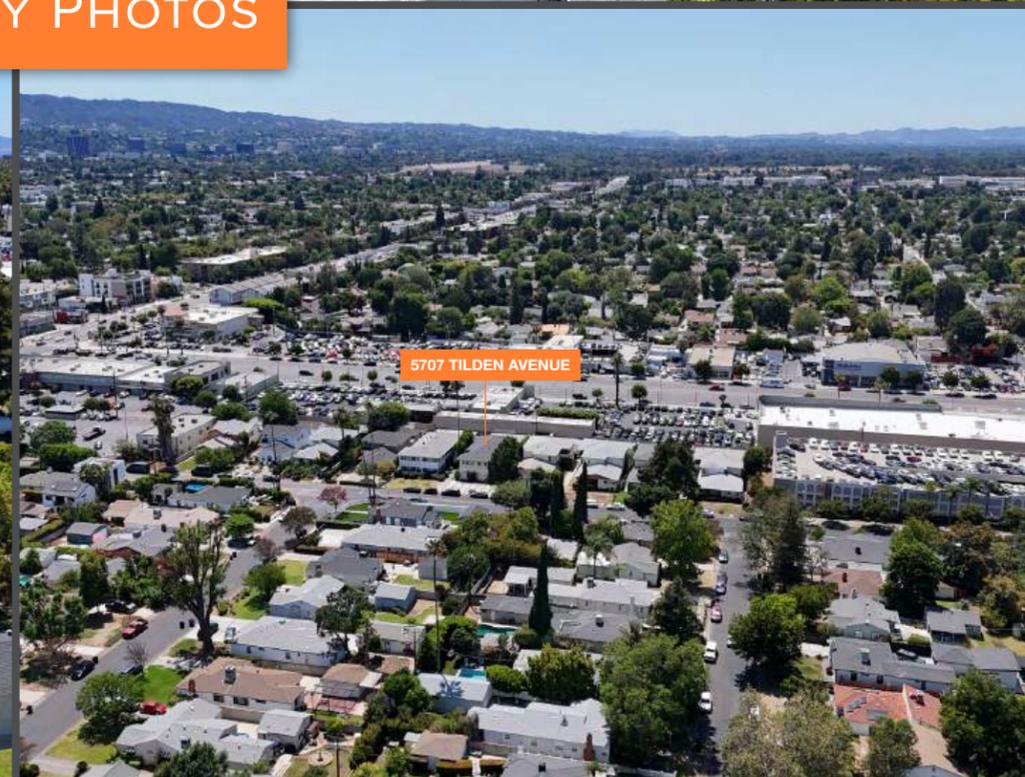
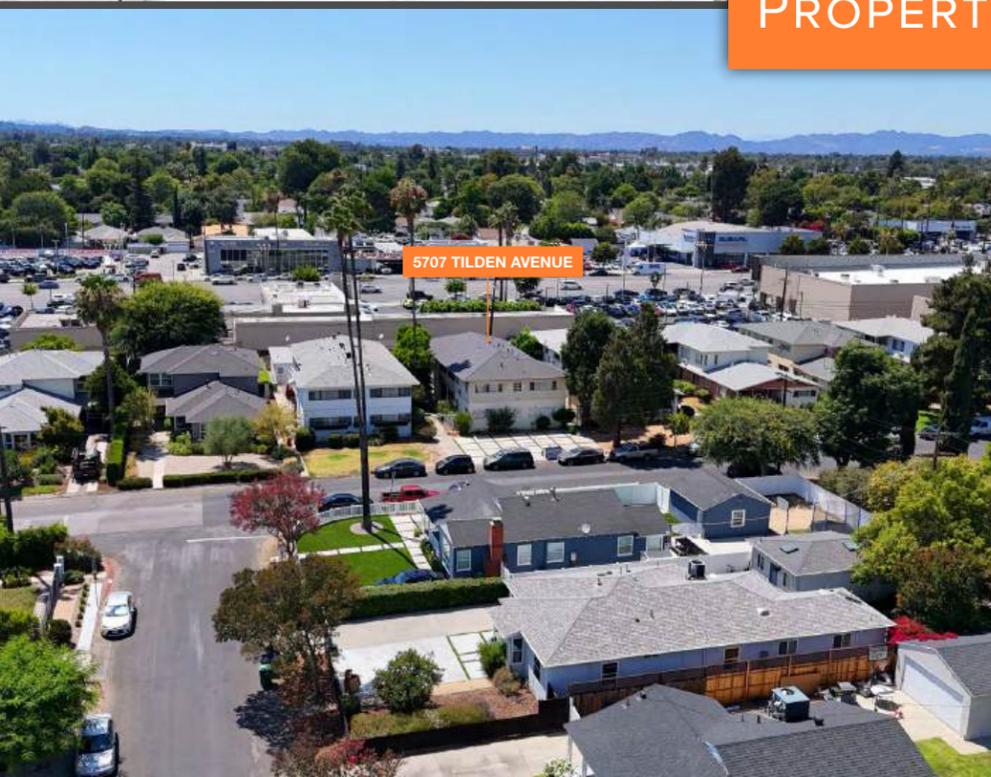
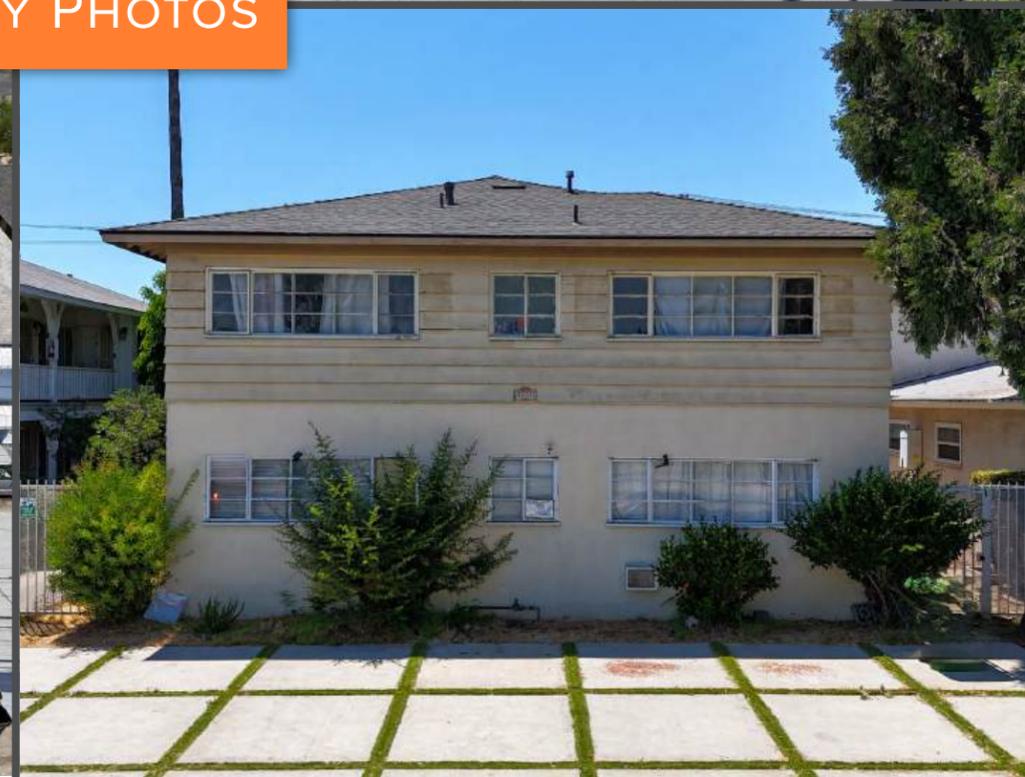




PROPERTY PHOTOS



PROPERTY PHOTOS





5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401

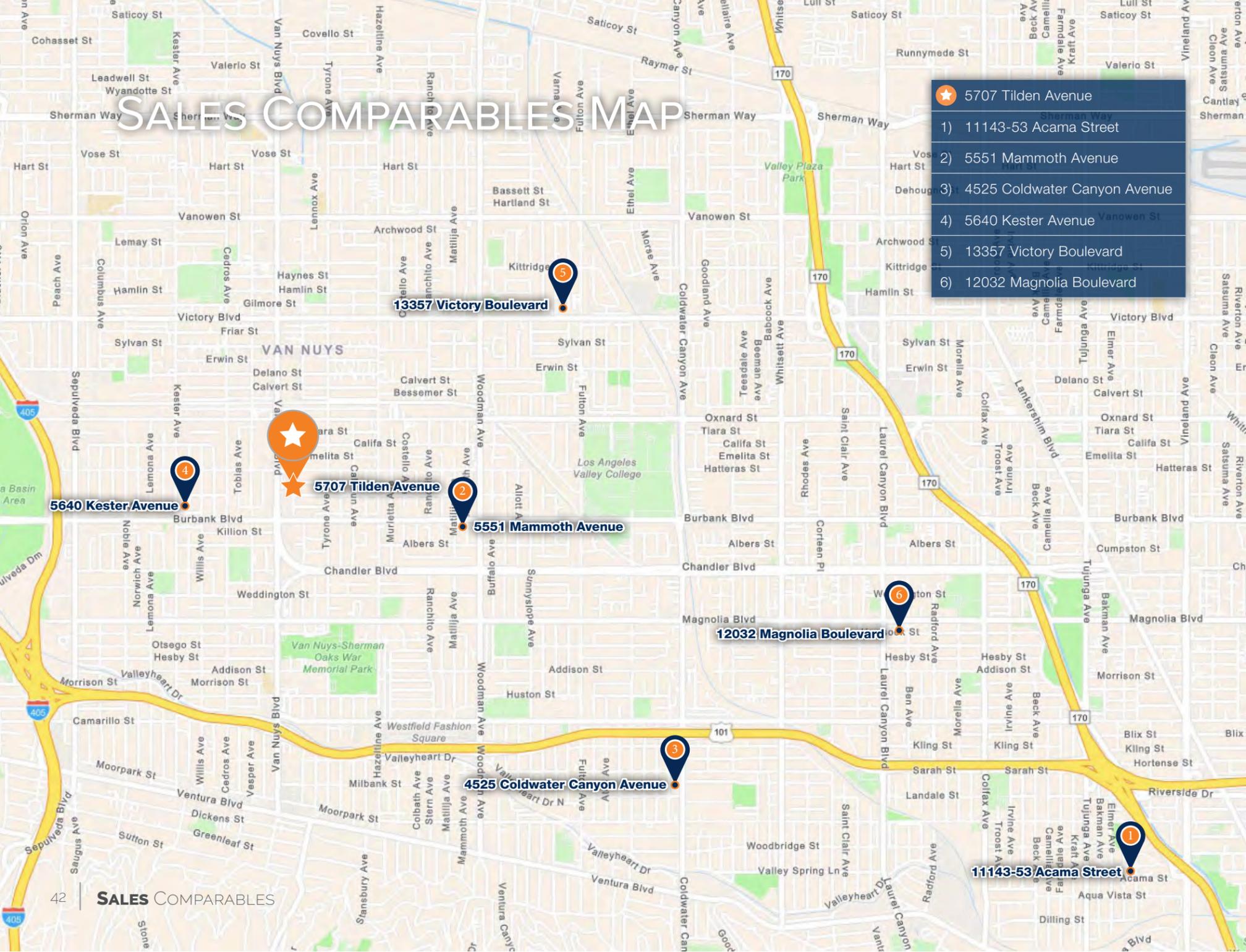
SALES COMPARABLES

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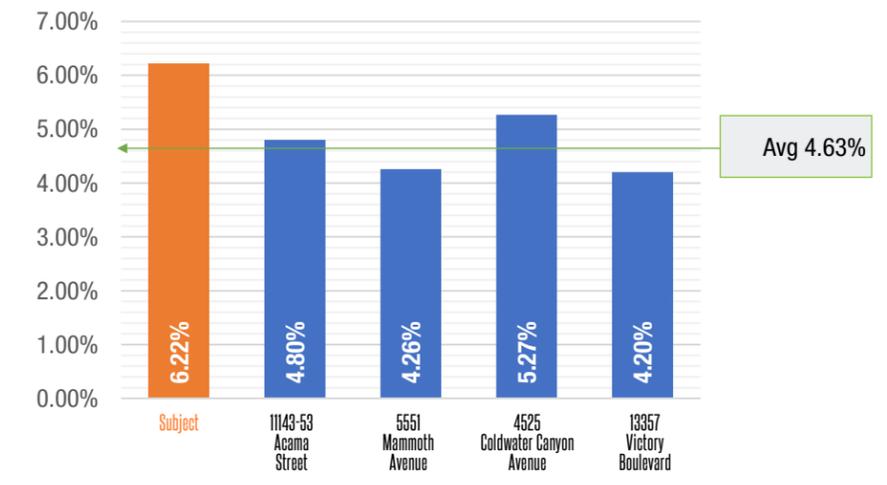
Marcus & Millichap
THE RAYMUNDO GROUP

SALES COMPARABLES MAP

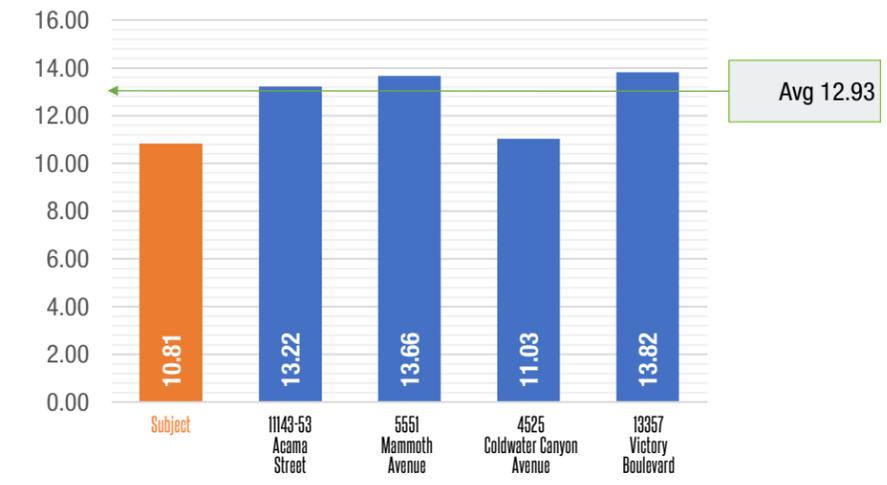


- ★ 5707 Tilden Avenue
- 1) 11143-53 Acama Street
- 2) 5551 Mammoth Avenue
- 3) 4525 Coldwater Canyon Avenue
- 4) 5640 Kester Avenue
- 5) 13357 Victory Boulevard
- 6) 12032 Magnolia Boulevard

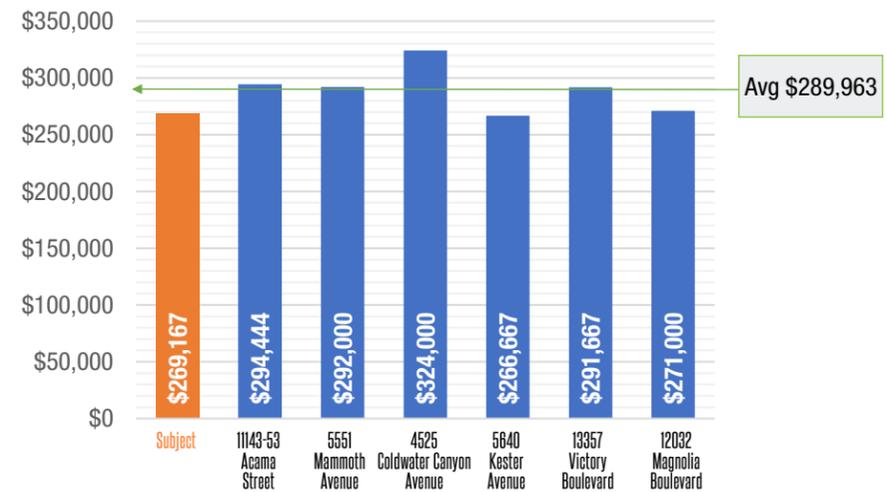
AVERAGE CAP RATE



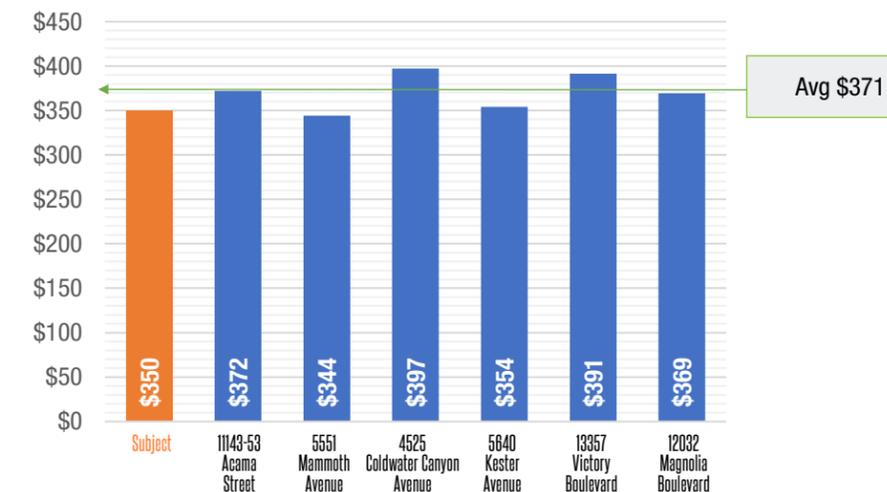
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**5707 Tilden Avenue
Sherman Oaks, CA 91401**

Subject Property

Total No. of Units: 6
 Year Built: 1952
 Rentable SF: 4,618 SF
 Lot Size: 6,750 SF
Listing Price: \$1,615,000
 Price/Unit: \$269,167
 Price/SF: \$350
 CAP Rate: 6.22%
 GRM: 10.81

| No. of Units | Unit Type |
|--------------|--------------|
| 4 | 1 Bdr 1 Bath |
| 2 | 2 Bdr 1 Bath |



**11143-53 Acama Street
North Hollywood, CA 91602**

Close of Escrow: 07/15/25
 Total No. of Units: 18
 Year Built: 1937
 Rentable SF: 14,244 SF
 Lot Size: 8,999 SF
Sales Price: \$5,300,000
 Price/Unit: \$294,444
 Price/SF: \$372
 CAP Rate: 4.80%
 GRM: 13.22

| No. of Units | Unit Type |
|--------------|--------------|
| 12 | 1 Bdr 1 Bath |
| 6 | 2 Bdr 1 Bath |



**5551 Mammoth Avenue
Sherman Oaks, CA 91401**

Close of Escrow: 05/20/25
 Total No. of Units: 5
 Year Built: 1947
 Rentable SF: 4,243 SF
 Lot Size: 8,431 SF
Sales Price: \$1,460,000
 Price/Unit: \$292,000
 Price/SF: \$344
 CAP Rate: 4.26%
 GRM: 13.66

| No. of Units | Unit Type |
|--------------|--------------|
| 1 | 1 Bdr 1 Bath |
| 4 | 2 Bdr 1 Bath |



**4525 Coldwater Canyon Avenue
Studio City, CA 91604**

Close of Escrow: 04/17/25
 Total No. of Units: 5
 Year Built: 1938
 Rentable SF: 4,078 SF
 Lot Size: 6,500 SF
Sales Price: \$1,620,000
 Price/Unit: \$324,000
 Price/SF: \$397
 CAP Rate: 5.27%
 GRM: 11.03

| No. of Units | Unit Type |
|--------------|--------------|
| 3 | 1 Bdr 1 Bath |
| 2 | 2 Bdr 1 Bath |

4



**5640 Kester Avenue
Sherman Oaks, CA 91411**

Close of Escrow: 04/16/25
Total No. of Units: 6
Year Built: 1953
Rentable SF: 4,520 SF
Lot Size: 9,307 SF
Sales Price: \$1,600,000
Price/Unit: \$266,667
Price/SF: \$354

| No. of Units | Unit Type |
|--------------|--------------|
| 4 | 1 Bdr 1 Bath |
| 2 | 2 Bdr 1 Bath |

5



**13357 Victory Boulevard
Van Nuys, CA 91401**

Close of Escrow: 03/14/25
Total No. of Units: 6
Year Built: 1956
Rentable SF: 4,471 SF
Lot Size: 6,613 SF
Sales Price: \$1,750,000
Price/Unit: \$291,667
Price/SF: \$391
CAP Rate: 4.20%
GRM: 13.82

| No. of Units | Unit Type |
|--------------|--------------|
| 3 | 1 Bdr 1 Bath |
| 2 | 2 Bdr 1 Bath |
| 1 | 3 Bdr 2 Bath |

6



**12032 Magnolia Boulevard
Valley Village, CA 91607**

Close of Escrow: 12/17/24
Total No. of Units: 5
Year Built: 1950
Rentable SF: 3,670 SF
Lot Size: 6,755 SF
Sales Price: \$1,355,000
Price/Unit: \$271,000
Price/SF: \$369

| No. of Units | Unit Type |
|--------------|--------------|
| 4 | 1 Bdr 1 Bath |
| 1 | 2 Bdr 1 Bath |

SALES COMPARABLES SUMMARY

| | Address | Close of Escrow | No. of Units | Year Built | Sales Price | Price per Unit | Price per SF | CAP Rate | GRM |
|------------------------|---|-------------------------|--------------|------------|------------------|----------------|--------------|--------------|--------------|
| 1 | 11143-53 Acama Street North Hollywood, CA 91602 | 07/15/25 | 18 | 1937 | \$5,300,000 | \$294,444 | \$372 | 4.80% | 13.22 |
| 2 | 5551 Mammoth Avenue Sherman Oaks, CA 91401 | 05/20/25 | 5 | 1947 | \$1,460,000 | \$292,000 | \$344 | 4.26% | 13.66 |
| 3 | 4525 Coldwater Canyon Avenue Studio City, CA 91604 | 04/17/25 | 5 | 1938 | \$1,620,000 | \$324,000 | \$397 | 5.27% | 11.03 |
| 4 | 5640 Kester Avenue Sherman Oaks, CA 91411 | 04/16/25 | 6 | 1953 | \$1,600,000 | \$266,667 | \$354 | N/A | N/A |
| 5 | 13357 Victory Boulevard Van Nuys, CA 91401 | 03/14/25 | 6 | 1956 | \$1,750,000 | \$291,667 | \$391 | 4.20% | 13.82 |
| 6 | 12032 Magnolia Boulevard Valley Village, CA 91607 | 12/17/24 | 5 | 1950 | \$1,355,000 | \$271,000 | \$369 | N/A | N/A |
| A V E R A G E S | | | | | \$289,963 | \$371 | \$371 | 4.63% | 12.93 |
| ★ | 5707 Tilden Avenue Sherman Oaks, CA 91401 | <i>Subject Property</i> | 6 | 1952 | \$1,615,000 | \$269,167 | \$350 | 6.22% | 10.81 |



6

UNITS

1952

YEAR BUILT

4,618 SF

RENTABLE SF

6,750 SF

LOT SIZE

5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401

RENT COMPARABLES

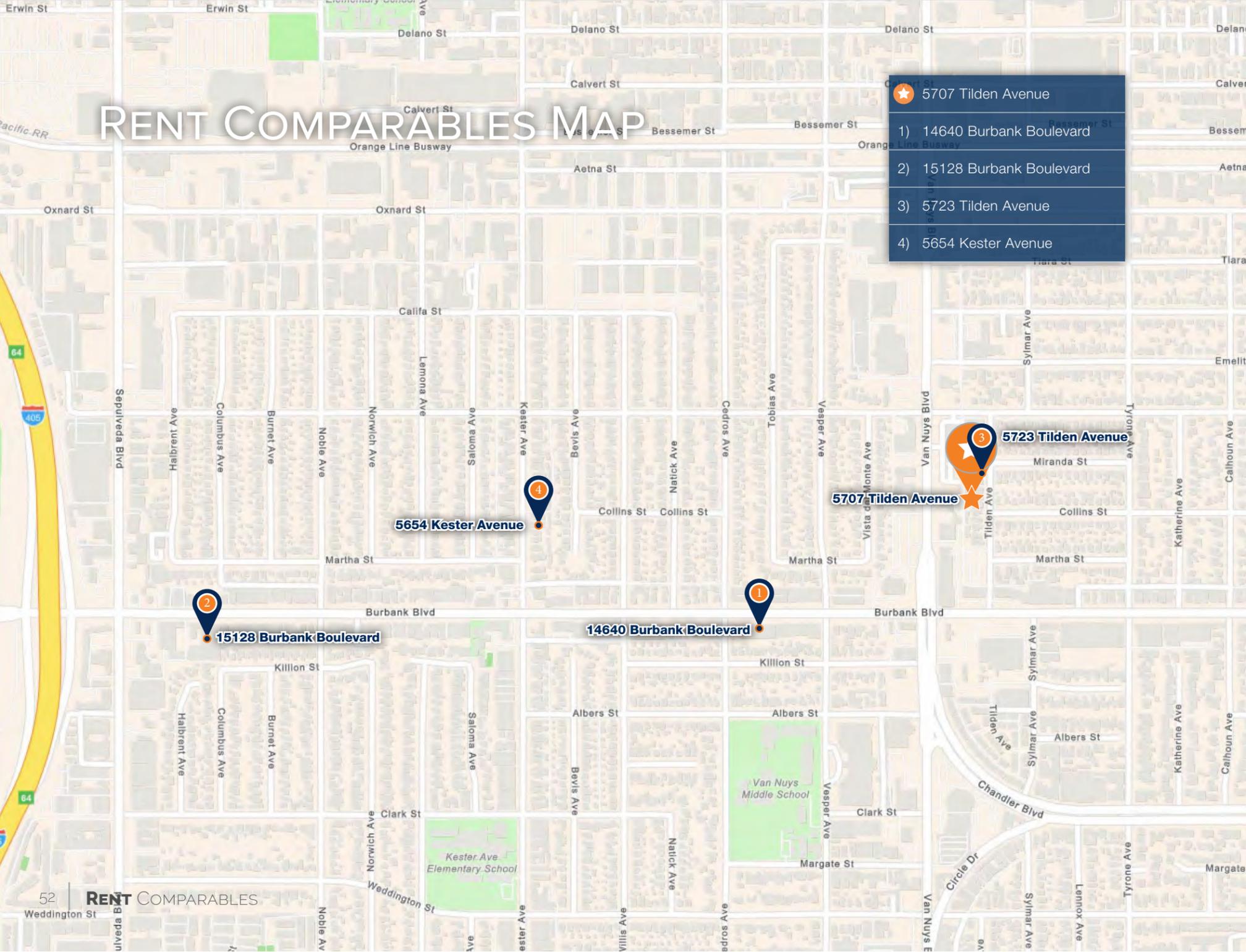
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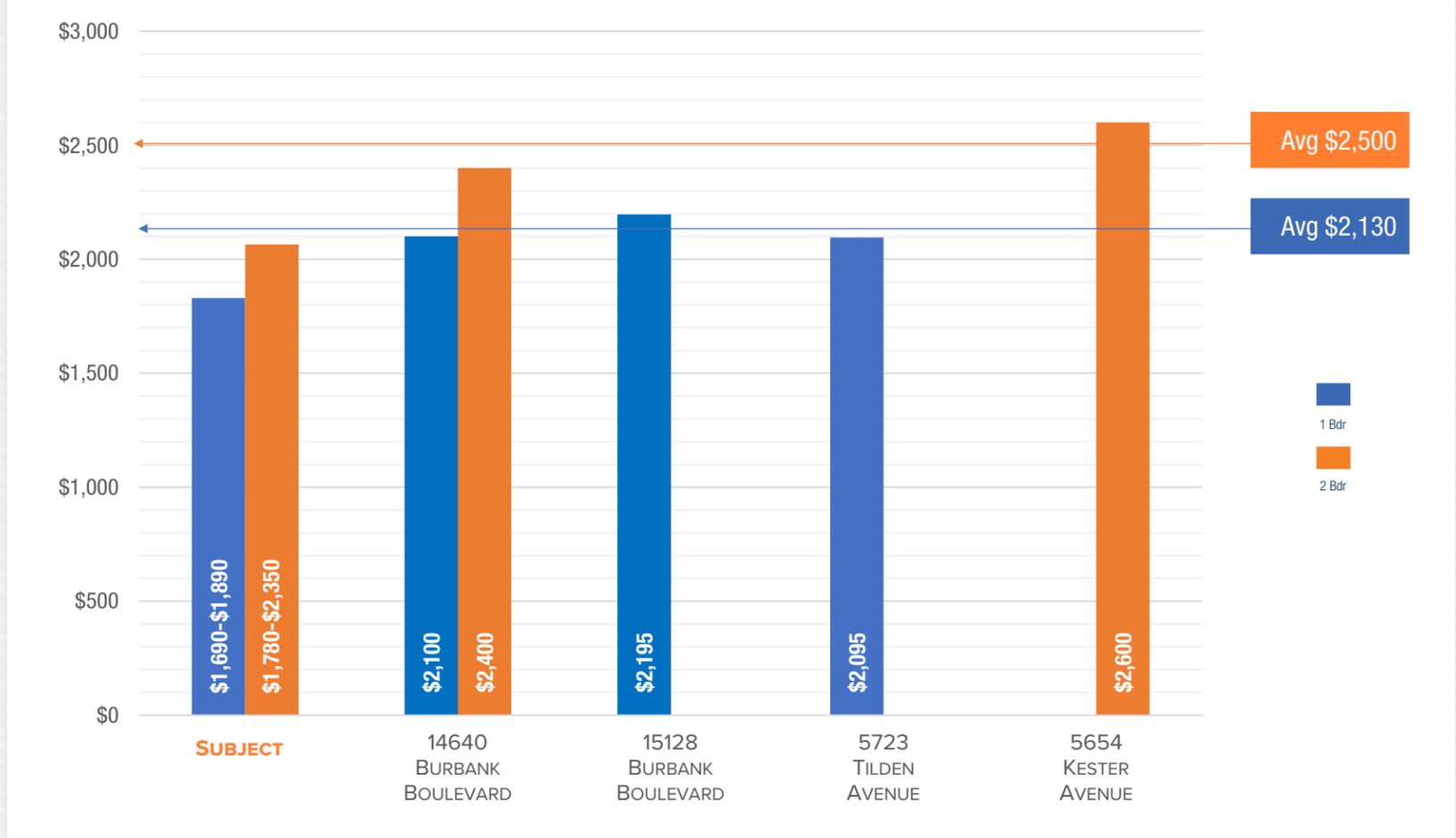
Marcus & Millichap
THE RAYMUNDO GROUP

RENT COMPARABLES MAP

- ★ 5707 Tilden Avenue
- 1) 14640 Burbank Boulevard
- 2) 15128 Burbank Boulevard
- 3) 5723 Tilden Avenue
- 4) 5654 Kester Avenue



AVERAGE RENTS - 1 & 2 BEDROOM UNITS





**5707 Tilden Avenue
Sherman Oaks, CA 91401**

Total No. of Units 6
Year Built 1952

| Unit Type | SF | Rent | Rent/SF |
|--------------|-----|---------------|---------|
| 1 Bdr 1 Bath | 675 | \$1,690-1,890 | \$2.71 |
| 2 Bdr 1 Bath | 900 | \$1,780-2,350 | \$2.29 |



**14640 Burbank Boulevard
Sherman Oaks, CA 91411**

Total No. of Units 36
Year Built 1981

| Unit Type | SF | Rent | Rent/SF |
|--------------|-------|---------|---------|
| 1 Bdr 1 Bath | 800 | \$2,100 | \$2.63 |
| 2 Bdr 1 Bath | 1,050 | \$2,400 | \$2.29 |

Amenities

Property features wood and tile flooring, laminate countertops, stainless steel appliances, central air/heat, a swimming pool, and on-site laundry.



**15128 Burbank Boulevard
Sherman Oaks, CA 91411**

Total No. of Units 29
Year Built 1980

| Unit Type | SF | Rent | Rent/SF |
|--------------|-----|---------|---------|
| 1 Bdr 1 Bath | 800 | \$2,195 | \$2.74 |

Amenities

Property features wood flooring, quartz countertops, stainless steel appliances, central air/heat, a swimming pool, and on-site laundry.



**5723 Tilden Avenue
Sherman Oaks, CA 91401**

Total No. of Units 5
Year Built 1953

| Unit Type | SF | Rent | Rent/SF |
|--------------|-----|---------|---------|
| 1 Bdr 1 Bath | 780 | \$2,095 | \$2.69 |

Amenities

Property features wood flooring, mini-split HVAC units, stainless steel appliances, ceiling fans, walk-in closets, and on-site laundry.

4



**5654 Kester Avenue
Sherman Oaks, CA 91411**

Total No. of Units 5
Year Built 1953

| Unit Type | SF | Rent | Rent/SF |
|--------------|-----|---------|---------|
| 2 Bdr 1 Bath | 950 | \$2,600 | \$2.74 |

Amenities

Property features wood flooring, wall AC units, quartz countertops, stainless steel appliances, and on-site laundry.

RENT COMPARABLES SUMMARY

| | Address | No. of Units | Year Built / Renovated | Unit Type | Approximate Square Footage | Market Rents | Rent Per Square Foot |
|------------------------|---|--------------|------------------------|--------------------------------|----------------------------|--------------------------------|--------------------------|
| 1 | 14640 Burbank Boulevard Sherman Oaks, CA 91411 | 36 | 1981 | 1 Bdr 1 Bath 2 Bdr 1 Bath | 800 1,050 | \$2,100 \$2,400 | \$2.63 \$2.29 |
| 2 | 15128 Burbank Boulevard Sherman Oaks, CA 91411 | 20 | 1980 | 1 Bdr 1 Bath | 800 | \$2,195 | \$2.74 |
| 3 | 5723 Tilden Avenue Sherman Oaks, CA 91401 | 5 | 1953 | 1 Bdr 1 Bath | 780 | \$2,095 | \$2.69 |
| 4 | 5654 Kester Avenue Sherman Oaks, CA 91411 | 5 | 1953 | 2 Bdr 1 Bath | 950 | \$2,600 | \$2.74 |
| A V E R A G E S | | | | 1 Bedroom 2 Bedroom | 793 1,000 | \$2,130 \$2,500 | \$2.68 \$2.50 |
| ★ | 5707 Tilden Avenue Sherman Oaks, CA 91401 | 6 | 1952 | 1 Bdr 1 Bath 2 Bdr 1 Bath | 675 900 | \$1,690-1,890 \$1,780-2,350 | \$2.71 \$2.29 |



5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401

Exclusively Listed By:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP



16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436

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(818) 219-6146 MOBILE

Rick.Raymundo@marcusmillichap.com

Marcus & Millichap

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