

7910 BRIMFIELD AVENUE

PANORAMA CITY, CALIFORNIA 91402

Marcus & Millichap
THE RAYMUNDO GROUP

\$2,215,000 | 14 MULTIFAMILY UNITS

ATTRACTIVELY PRICED AT ONLY \$158,214 PER UNIT
OWNER COMPLETED \$230,000 IN SEISMIC RETROFIT REPAIRS
APPROXIMATELY 59% RENT UPSIDE | MOSTLY COPPER PLUMBING

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Marcus & Millichap

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7910 BRIMFIELD AVENUE, PANORAMA CITY, CA 91402

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Only \$158,214 per Unit – Excellent Value at Low Entry Point for San Fernando Valley Real Estate
- All Seismic Retrofit Repairs Completed – Approximately \$230,000 in Seismic Upgrades Made by Current Owner (Buyer to Verify)
- Outstanding Value-Add Opportunity – Rents Approximately 59% Below Market
- Mostly Copper Plumbing, Several Individual Water Heaters
- Mere Blocks from Pending Panorama City Center Development – Future 4.5-Million Square Foot Mixed-Use Destination on 17-Acre Site
- Two Blocks from Upcoming East San Fernando Valley Light Rail Transit Line
- Additional Income Streams Provided via On-Site Laundry Facilities and Tenant Seismic Retrofit Reimbursements
- Convenient Access to Walmart, The Home Depot, Regency Theatres, Five Below, and 24 Hour Fitness



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 7910 Brimfield Avenue, a 14-unit multifamily property located in Panorama City, CA. Available to purchase for just \$158,214 per unit, this represents one of the best values in the entire San Fernando Valley, offering an investor an inexpensive entry point into the sought-after Valley multifamily market. With current rents below market, a new owner can increase income dramatically while recapturing the approximately 59% in rent upside.

The current owner has already completed all seismic retrofit repairs (Buyer to verify), allowing a new investor to benefit from both the \$230,000 in brand new seismic upgrades as well as the monthly tenant surcharges that can be collected for the next five years. Much of the plumbing has been upgraded to copper pipes by the current owner as well.

The property is set to benefit from several large projects in the development pipeline within Panorama City. On a 17-acre site just blocks from Brimfield Avenue, a potential 4.5-million square foot mixed-use campus is slated for the site of the existing Panorama Mall. Dubbed Panorama City Center, the project would include 125,000 square feet of retail space, 70,000 square feet of restaurant space, 90,000 square feet of entertainment space, and 146,000 square feet of open space.

Perhaps the most noteworthy development project in the area is the upcoming East San Fernando Valley Light Rail Line, which will connect the Metro Orange Line, the Metrolink Train Line in Van Nuys, and the Metrolink Train Line in Sylmar/San Fernando. The majority of the new transit line will run along the median of Van Nuys Boulevard, with the Van Nuys Metrolink and the Roscoe Boulevard stations only blocks away from tenants at 7910 Brimfield Avenue. In addition to boosting commerce in the immediate area, it will also provide the benefit of more convenient transportation for the property's tenants.

7910 Brimfield Avenue

Panorama City, CA 91402

LISTING PRICE

\$2,215,000

PRICE/UNIT

\$158,214

PRICE/SF

\$243.57

CAP RATE - CURRENT

4.88%

GIM - CURRENT

11.48

CAP RATE - PRO FORMA

9.45%

GIM - PRO FORMA

7.34

THE OFFERING

Price	\$2,215,000
Down Payment	\$2,215,000
Price/Unit	\$158,214
Price/SF	\$243.57
Number of Units	14
Rentable Square Feet	9,094 SF
Number of Buildings	2
Number of Stories	2
Year Built	1956
Lot Size	10,913 SF

VITAL DATA

CAP Rate - Current	4.88%
GIM - Current	11.48
Net Operating Income - Current	\$108,142
CAP Rate - Pro Forma	9.45%
GIM - Pro Forma	7.34
Net Operating Income - Pro Forma	\$209,281

PROPERTY DETAILS

THE OFFERING

Property Address: **7910 Brimfield Avenue
Panorama City, CA 91402**
 Assessor's Parcel Number: 2209-041-002
 Zoning: LAR3

SITE DESCRIPTION

Number of Units: 14
 Number of Buildings: 2
 Number of Stories: 2
 Year Built: 1956
 Rentable Square Feet: 9,094 SF
 Lot Size: 10,913 SF
 Parking: 14 Parking Spaces
 Type of Ownership: Fee Simple

CONSTRUCTION

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

OFFERING PRICE:

\$2,215,000

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. Square Feet
12	1 Bdr 1 Bath	590
2	2 Bdr 1 Bath	1,000
14	TOTAL	9,094

7910 BRIMFIELD AVENUE, PANORAMA CITY, CA 91402

LOCATION OVERVIEW

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PANORAMA CITY, CA

Shopping abound in this suburban California locale

SHOPPING • CONVENIENT • SUBURBAN • FAMILY-FRIENDLY • COMMUTER



Located in the center of the San Fernando Valley, Panorama City considers itself the heart of the Valley. Van Nuys Boulevard, lined with stores and malls, serves as the main thoroughfare of Panorama City. Single-family homes fill the neighborhood east of the boulevard, while the western portion largely contains apartments.

Residents enjoy easy access throughout the Valley, living within three miles of the San Diego, Golden State, Simi Valley, and Hollywood Freeways. Panorama City sits 19 miles northwest of Downtown Los Angeles and 6 miles west of the Burbank Airport.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, MARCUS & MILLICHAP RESEARCH CENSUS REPORT



MAJOR EMPLOYERS

Employees

1	Sofro Fabrics Inc / House of Fabrics	3,810
2	Harman International Industrials Inc	2,591
3	Kaiser Permanente Foundation Hospitals	2,380
4	Lowe Enterprises Realty Services Inc	2,184
5	Team-One Employment Specialists LLC	1,753
6	Dignity Health-Northridge Hospital Medical Center	1,750
7	Homebridge Financial Services Inc	1,700
8	Valley Presbyterian Hospital	1,600
9	Windsor El Camino Care Center	1,344
10	Providence Tarzana Medical Center	1,300
11	ASC Group Inc	1,137
12	Galpin Motors	1,111
13	Los Angeles Department of Water & Power	1,009
14	PMC Capital Partners LLC	1,000
15	Concrete Holding Company of California Inc	919
16	Juvenile Justice Division California - Parole Services	903
17	Amisub of California Inc	900
18	Elizabeth Glaser Pediatric AIDS Foundation	838
19	American Jewish University	700
20	Lakeside Medical Systems	700
21	Mission Community Hospital	700
22	Vallarta Food Enterprises Inc	613
23	Pacifica Hospital of the Valley	607
24	Mega Appraisers Inc	600
25	Xsolla (usa) Inc	540



NOTABLE LOCAL RETAILERS & RESTAURANTS



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	59,779	369,579	964,700
2022 Estimate			
Total Population	57,813	362,821	948,829
2010 Census			
Total Population	52,505	346,142	915,832
2000 Census			
Total Population	56,155	361,627	941,177
Daytime Population			
2022 Estimate	81,639	415,674	997,116
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	34,783	181,082	418,747
2022 Estimate			
Total Households	33,182	175,869	408,262
Average (Mean) Household Size	1.7	2.0	2.3
2010 Census			
Total Households	29,761	164,896	386,852
2000 Census			
Total Households	29,679	165,105	384,558
Growth 2022-2027	4.8%	3.0%	2.6%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2027 Projection	39,250	198,749	457,671
2022 Estimate	37,076	192,010	444,477
Owner Occupied	3,863	34,490	91,760
Renter Occupied	29,319	141,379	316,502
Vacant	3,894	16,141	36,215
Persons in Units			
2022 Estimate Total Occupied Units	33,182	175,869	408,262
1 Person Units	54.2%	45.1%	38.8%
2 Person Units	31.3%	31.0%	29.8%
3 Person Units	7.9%	11.1%	13.0%
4 Person Units	4.1%	7.4%	9.5%
5 Person Units	1.3%	3.0%	4.5%
6+ Person Units	1.1%	2.5%	4.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	8.7%	12.7%	11.9%
\$150,000-\$199,999	5.3%	6.5%	6.6%
\$100,000-\$149,999	13.9%	15.4%	14.8%
\$75,000-\$99,999	11.8%	12.0%	11.8%
\$50,000-\$74,999	15.6%	15.0%	15.1%
\$35,000-\$49,999	10.9%	10.1%	10.7%
\$25,000-\$34,999	8.2%	7.5%	8.0%
\$15,000-\$24,999	9.1%	8.3%	8.8%
Under \$15,000	16.5%	12.4%	12.3%
Average Household Income	\$93,987	\$114,289	\$110,308
Median Household Income	\$57,930	\$69,303	\$66,688
Per Capita Income	\$54,603	\$55,807	\$47,796
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	57,813	362,821	948,829
Under 20	10.0%	14.7%	18.5%
20 to 34 Years	35.6%	28.1%	26.3%
35 to 39 Years	11.4%	10.0%	9.2%
40 to 49 Years	15.6%	15.5%	14.7%
50 to 64 Years	15.2%	17.8%	17.7%
Age 65+	12.2%	13.8%	13.6%
Median Age	36.8	38.5	37.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	48,422	290,569	721,024
Elementary (0-8)	4.9%	7.0%	11.3%
Some High School (9-11)	4.1%	5.3%	6.9%
High School Graduate (12)	12.3%	14.7%	16.1%
Some College (13-15)	17.6%	15.6%	16.0%
Associate Degree Only	6.8%	5.7%	5.7%
Bachelor's Degree Only	39.0%	35.5%	30.0%
Graduate Degree	15.3%	16.1%	14.0%
Population by Gender			
2022 Estimate Total Population	57,813	362,821	948,829
Male Population	54.4%	51.5%	50.6%
Female Population	45.6%	48.5%	49.4%

DEMOGRAPHICS SUMMARY



POPULATION

In 2022, the population in your selected geography is 948,829. The population has changed by 0.8 percent since 2000. It is estimated that the population in your area will be 964,700 five years from now, which represents a change of 1.7 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 37.7, compared with the U.S. average, which is 38.6. The population density in your area is 12,079 people per square mile.



HOUSEHOLDS

There are currently 408,262 households in your selected geography. The number of households has changed by 6.2 percent since 2000. It is estimated that the number of households in your area will be 418,747 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2022, the median household income for your selected geography is \$66,688, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 105.1 percent since 2000. It is estimated that the median household income in your area will be \$78,435 five years from now, which represents a change of 17.6 percent from the current year.

The current year per capita income in your area is \$47,796, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$110,308, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 506,119 people in your selected area were employed. The 2000 Census revealed that 65.0 percent of employees are in white-collar occupations in this geography, and 35.0 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 27.7 minutes.



HOUSING

The median housing value in your area was \$924,799 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 89,200 owner-occupied housing units and 295,358 renter-occupied housing units in your area. The median rent at the time was \$613.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. 14.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 30.0 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 5.7 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 16.1 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 16.0 percent in the selected area compared with the 20.4 percent in the U.S.

7910 BRIMFIELD AVENUE, PANORAMA CITY, CA 91402

PRICING & FINANCIAL ANALYSIS

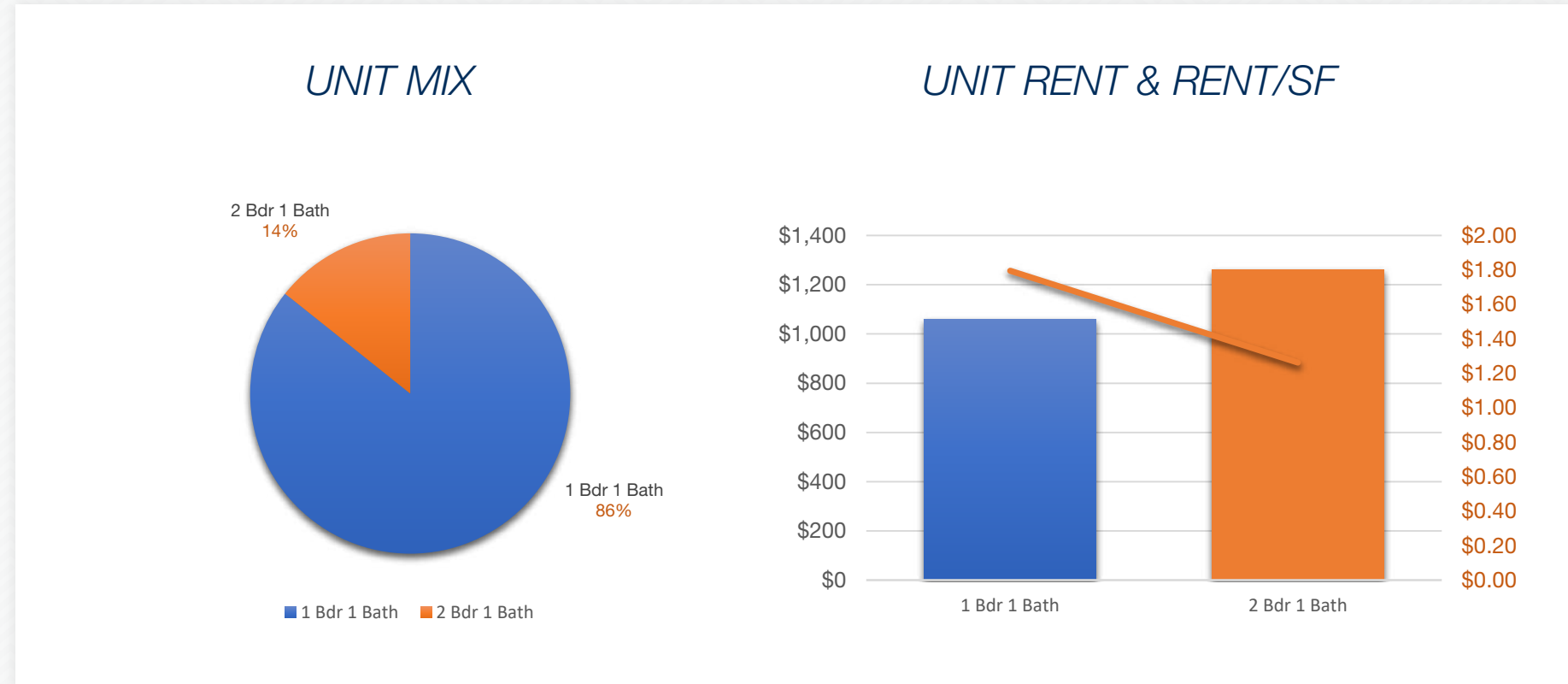
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
12	1 Bdr 1 Bath	590	\$754-\$1,700	\$1.80	\$12,715	\$1,700	\$2.88	\$20,400
2	2 Bdr 1 Bath	1,000	\$1,036-\$1,488	\$1.26	\$2,524	\$1,945	\$1.95	\$3,890
14	TOTAL	9,094			\$15,239			\$24,290



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$182,868	\$13,062	\$291,480	\$20,820
Laundry Income	\$4,260	\$304	\$4,260	\$304
Seismic Retrofit Reimbursements	\$5,880	\$420	\$5,880	\$420
GROSS POTENTIAL INCOME	\$193,008	\$13,786	\$301,620	\$21,544
Vacancy/Collection Allowance (GPR)	3.0% / \$5,486	\$392	3.0% / \$8,744	\$625
EFFECTIVE GROSS INCOME	\$187,522	\$13,394	\$292,876	\$20,920
EXPENSES				
Real Estate Taxes	\$26,567	\$1,898	\$26,567	\$1,898
Insurance	\$10,913	\$779	\$10,913	\$779
Utilities	\$13,200	\$943	\$13,200	\$943
Repairs & Maintenance	\$7,000	\$500	\$7,000	\$500
Trash	\$6,000	\$429	\$6,000	\$429
Management Fee	\$7,501	\$536	\$11,715	\$837
Reserves & Replacements	\$2,800	\$200	\$2,800	\$200
Landscaping	\$1,200	\$86	\$1,200	\$86
Pest Control	\$700	\$50	\$700	\$50
Unit Turnover	\$3,500	\$250	\$3,500	\$250
TOTAL EXPENSES	\$79,380	\$5,670	\$83,594	\$5,971
Expenses per SF	\$8.73		\$9.19	
% of EGI	42.3%		28.5%	
NET OPERATING INCOME	\$108,142	\$7,724	\$209,281	\$14,949

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	2 Bdr 1 Bath	1,000	\$1,488	\$1.49
Unit 2	1 Bdr 1 Bath	590	\$1,052	\$1.78
Unit 3	1 Bdr 1 Bath	590	\$776	\$1.32
Unit 4	2 Bdr 1 Bath	1,000	\$1,036	\$1.04
Unit 5	1 Bdr 1 Bath	590	\$1,020	\$1.73
Unit 6	1 Bdr 1 Bath	590	\$908	\$1.54
Unit 7	1 Bdr 1 Bath	590	\$1,700	\$2.88
Unit 8	1 Bdr 1 Bath	590	\$1,054	\$1.79
Unit 9	1 Bdr 1 Bath	590	\$965	\$1.64
Unit 10	1 Bdr 1 Bath	590	\$1,020	\$1.73
Unit 11	1 Bdr 1 Bath	590	\$1,650	\$2.80
Unit 12	1 Bdr 1 Bath	590	\$993	\$1.68
Unit 13	1 Bdr 1 Bath	590	\$823	\$1.39
Unit 14	1 Bdr 1 Bath	590	\$754	\$1.28
	Total	Vacant		
14	Total	Occupied	9,080	\$15,239
14	Total		9,080	\$15,239

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	7910 Brimfield Avenue Panorama City, CA 91402
Price	\$2,215,000
Down Payment	100% / \$2,215,000
Number of Units	14
Price/Unit	\$158,214
Rentable Square Feet	9,094 SF
Price/SF	\$243.57
CAP Rate - Current	4.88%
CAP Rate - Pro Forma	9.45%
GRM - Current	11.48
GRM - Pro Forma	7.34
Year Built	1956
Lot Size	10,913 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
12	1 Bdr 1 Bath	590	\$754-\$1,700	\$12,715
2	2 Bdr 1 Bath	1,000	\$1,036-\$1,488	\$2,524
14	TOTAL	9,094		\$15,239

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$182,868	\$291,480
Other Income	\$10,140	\$10,140
Gross Potential Income	\$193,008	\$301,620
Less: Vacancy / Deductions (GPR)	\$5,486	\$8,744
Effective Gross Income	\$187,522	\$292,876
Less: Expenses	\$79,380	\$83,594
Net Operating Income	\$108,142	\$209,281

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$26,567	\$26,567
Insurance	\$10,913	\$10,913
Utilities	\$13,200	\$13,200
Repairs & Maintenance	\$7,000	\$7,000
Trash	\$6,000	\$6,000
Management Fee	\$7,501	\$11,715
Reserves & Replacements	\$2,800	\$2,800
Landscaping	\$1,200	\$1,200
Pest Control	\$700	\$700
Unit Turnover	\$3,500	\$3,500
Total Expenses	\$79,380	\$83,594
Expenses / Unit	\$5,670	\$5,971
Expenses / SF	\$8.73	\$9.19
% of EGI	42.3%	28.5%

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PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

Property Address	7910 Brimfield Avenue Panorama City, CA 91402
Assessor's Parcel Number	2209-041-002
Zoning	LAR3

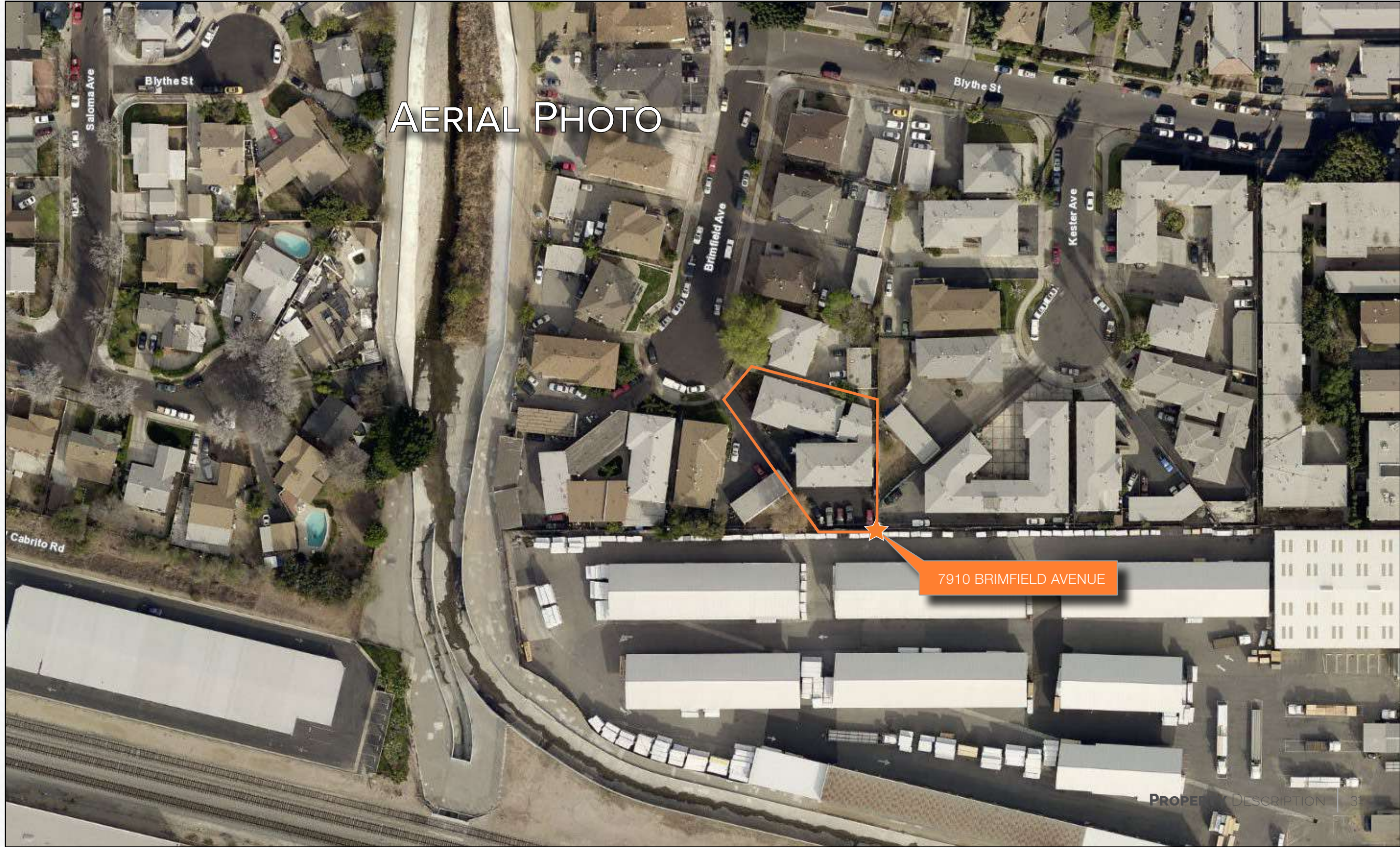
SITE DESCRIPTION

Number of Units	14
Number of Buildings	2
Number of Stories	2
Year Built	1956
Rentable Square Feet	9,094 SF
Lot Size	10,913 SF
Parking	14 Parking Spaces
Type of Ownership	Fee Simple

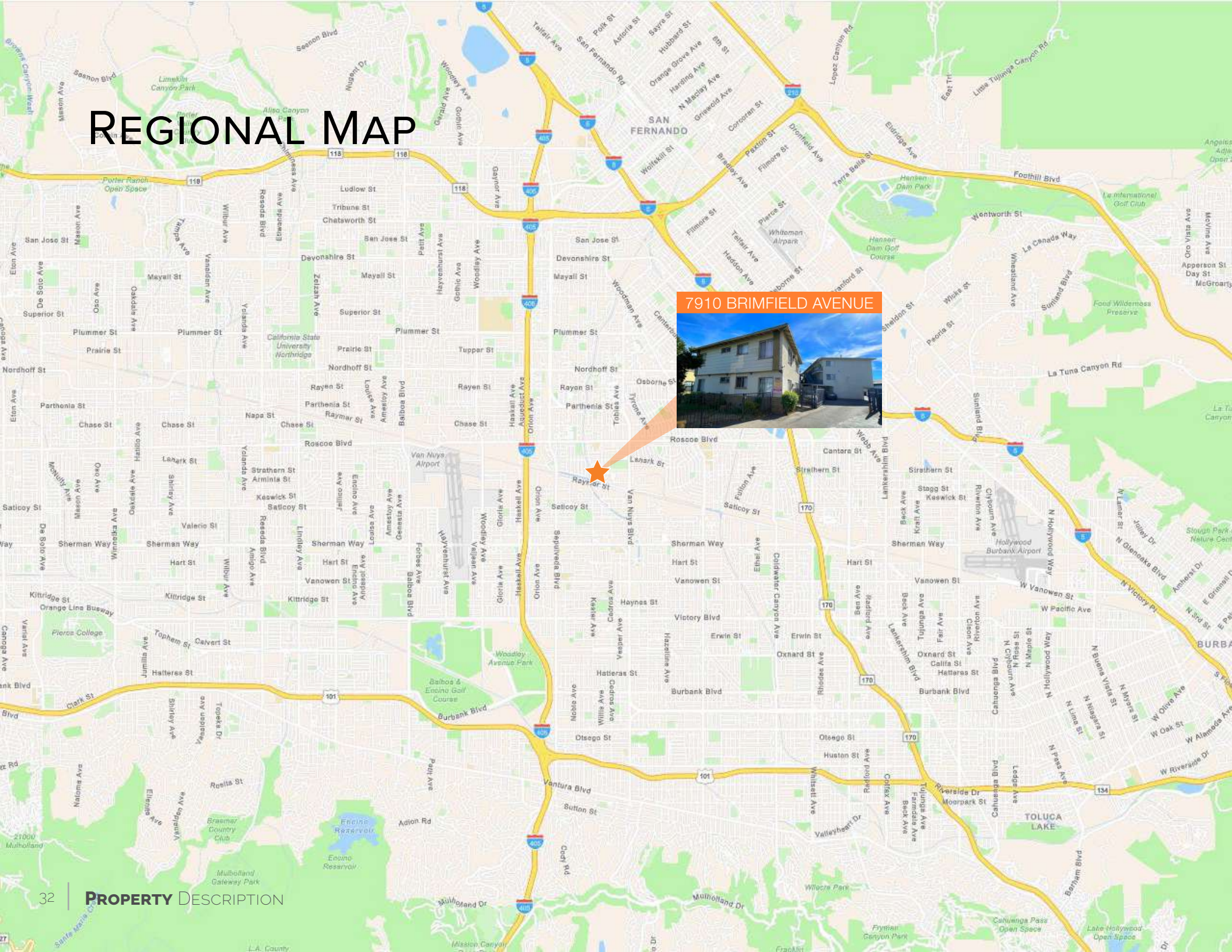
CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Asphalt
Roof	Pitched

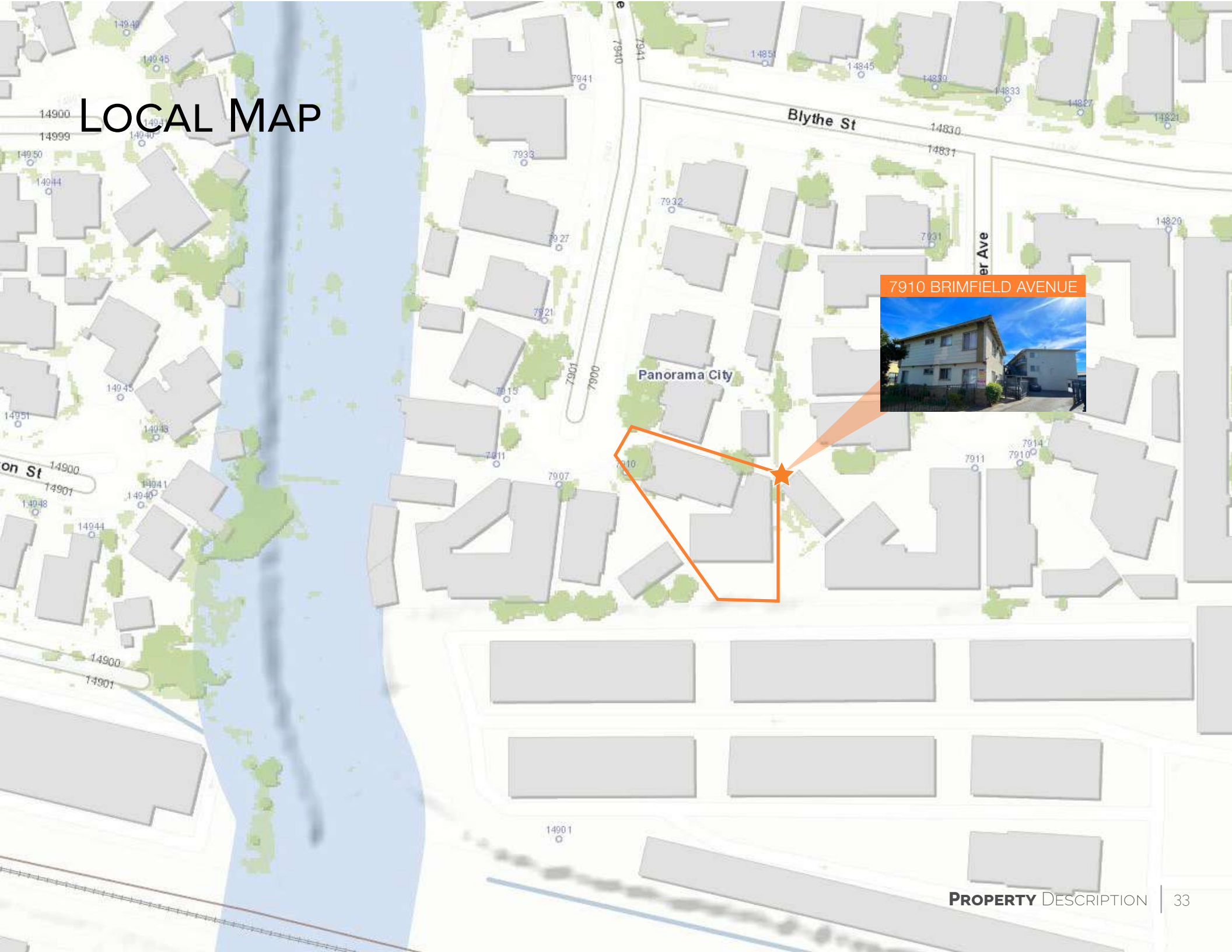
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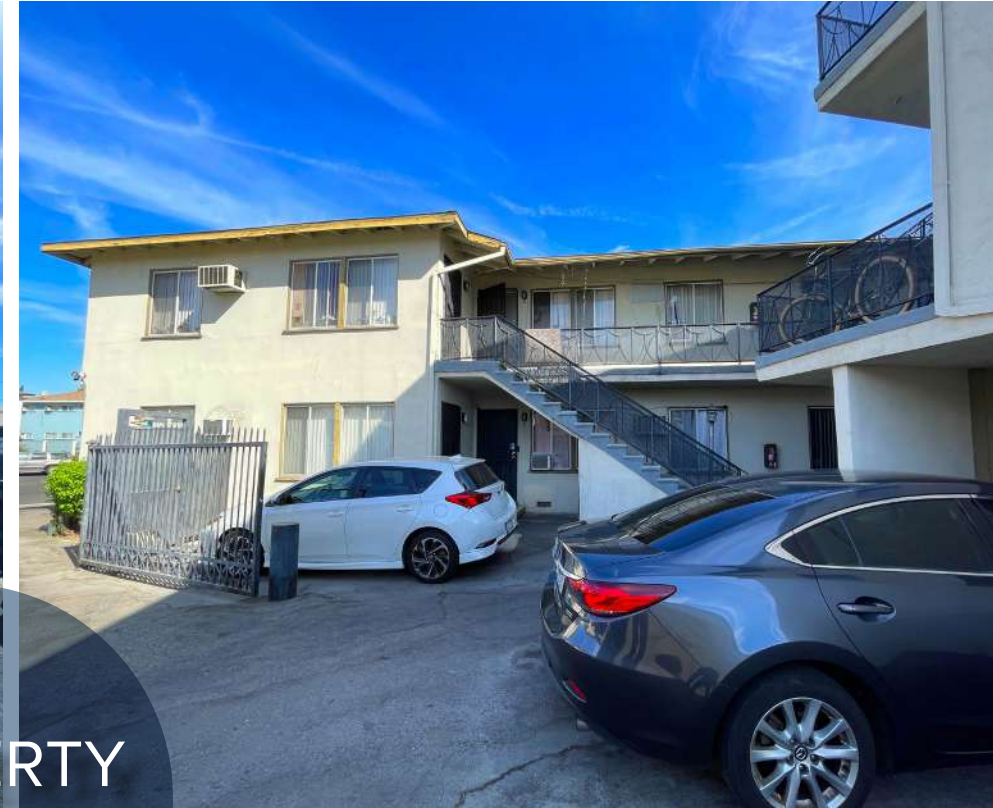


REGIONAL MAP



LOCAL MAP





PROPERTY
PHOTOS

PROPERTY
PHOTOS



7910 BRIMFIELD AVENUE, PANORAMA CITY, CA 91402

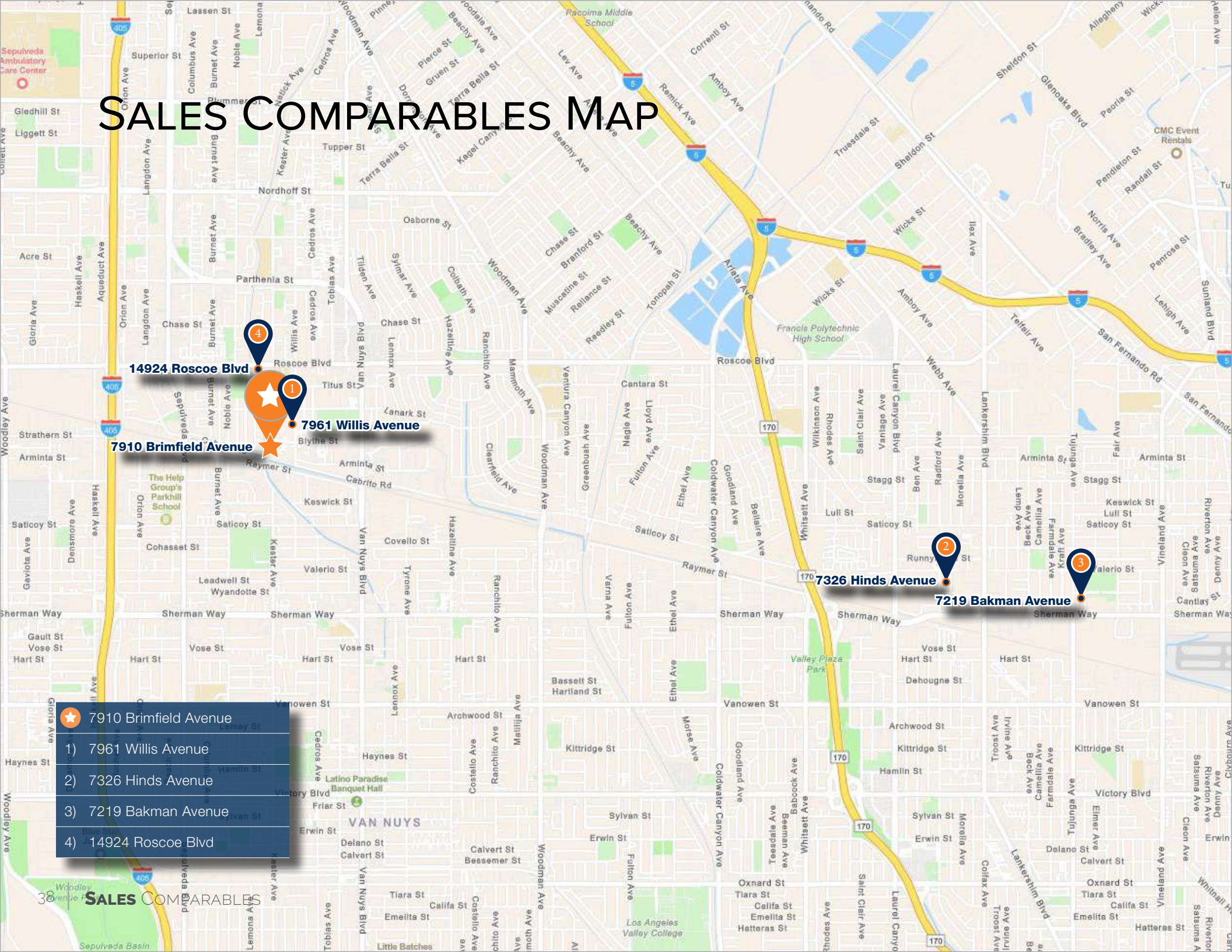
SALES COMPARABLES

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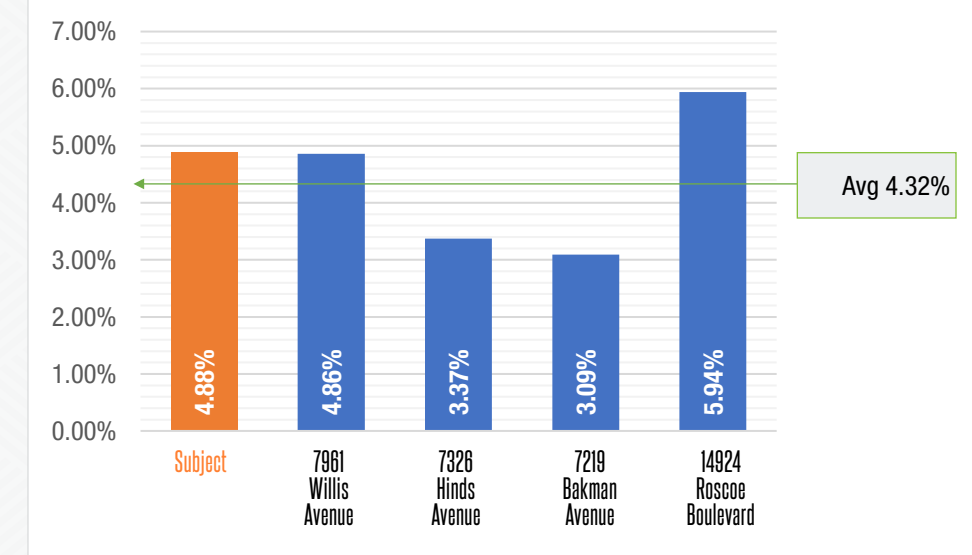
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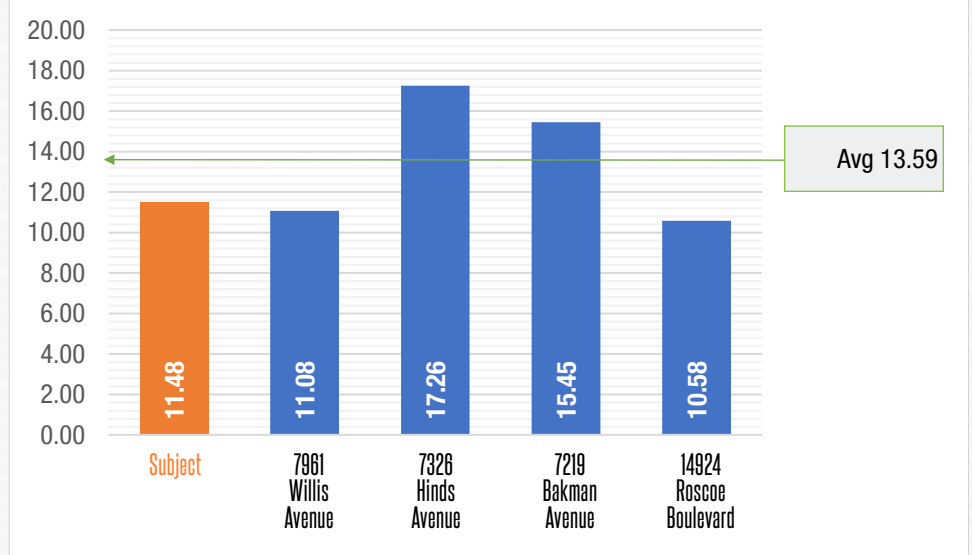
SALES COMPARABLES MAP



AVERAGE CAP RATE



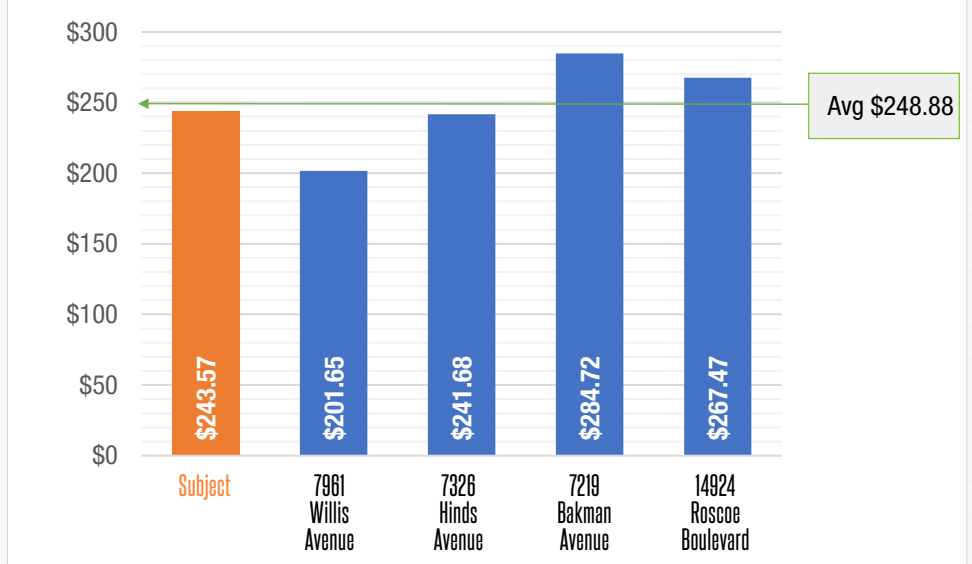
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**7910 Brimfield Avenue
Panorama City, CA 91402**

Subject Property

Total No. of Units: 14
 Year Built: 1956
 Rentable SF: 9,094 SF
 Lot Size: 10,913 SF
Listing Price: \$2,215,000
 Price/Unit: \$158,214
 Price/SF: \$243.57
 CAP Rate: 4.88%
 GRM: 11.48

No. of Units	Unit Type
12	1 Bdr 1 Bath
2	2 Bdr 1 Bath



**7961 Willis Avenue
Panorama City, CA 91402**

Close of Escrow: 08/30/24
 Total No. of Units: 19
 Year Built: 1966
 Rentable SF: 15,621 SF
 Lot Size: 18,221 SF
Sales Price: \$3,150,000
 Price/Unit: \$165,789
 Price/SF: \$201.65
 CAP Rate: 4.86%
 GRM: 11.08

No. of Units	Unit Type
12	1 Bdr 1 Bath
3	2 Bdr 1 Bath
4	2 Bdr 2 Bath



**7326 Hinds Avenue
North Hollywood, CA 91605**

Close of Escrow: 06/24/24
 Total No. of Units: 6
 Year Built: 1953
 Rentable SF: 4,448 SF
 Lot Size: 9,583 SF
Sales Price: \$1,075,000
 Price/Unit: \$179,167
 Price/SF: \$241.68
 CAP Rate: 3.37%
 GRM: 17.26

No. of Units	Unit Type
5	2 Bdr 2 Bath
1	3 Bdr 1 Bath



**7219 Bakman Avenue
North Hollywood, CA 91605**

Close of Escrow: 05/17/24
 Total No. of Units: 6
 Year Built: 1957
 Rentable SF: 3,600 SF
 Lot Size: 6,534 SF
Sales Price: \$1,025,000
 Price/Unit: \$170,833
 Price/SF: \$284.72
 CAP Rate: 3.09%
 GRM: 15.45

No. of Units	Unit Type
6	1 Bdr 1 Bath

4



**14924 Roscoe Blvd
Panorama City, CA 91402**

Close of Escrow: 04/05/24
 Total No. of Units: 17
 Year Built: 1963
 Rentable SF: 13,422 SF
 Lot Size: 17,071 SF
Sales Price: \$3,590,000
 Price/Unit: \$211,176
 Price/SF: \$267.47
 CAP Rate: 5.94%
 GRM: 10.58

No. of Units	Unit Type
1	Single 1 Bath
6	1 Bdr 1 Bath
8	2 Bdr 1 Bath
2	3 Bdr 2 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	7961 Willis Avenue	08/30/24	19	1966	\$3,150,000	\$165,789	\$201.65	4.86%	11.08
2	7326 Hinds Avenue	06/24/24	6	1953	\$1,075,000	\$179,167	\$241.68	3.37%	17.26
3	7219 Bakman Avenue	05/17/24	6	1957	\$1,025,000	\$170,833	\$284.72	3.09%	15.45
4	14924 Roscoe Blvd	04/05/24	17	1963	\$3,590,000	\$211,176	\$267.47	5.94%	10.58
A V E R A G E S						\$181,741	\$248.88	4.32%	13.59
★	7910 Brimfield Avenue	<i>Subject Property</i>	14	1956	\$2,215,000	\$158,214	\$243.57	4.88%	11.48

7910 BRIMFIELD AVENUE, PANORAMA CITY, CA 91402

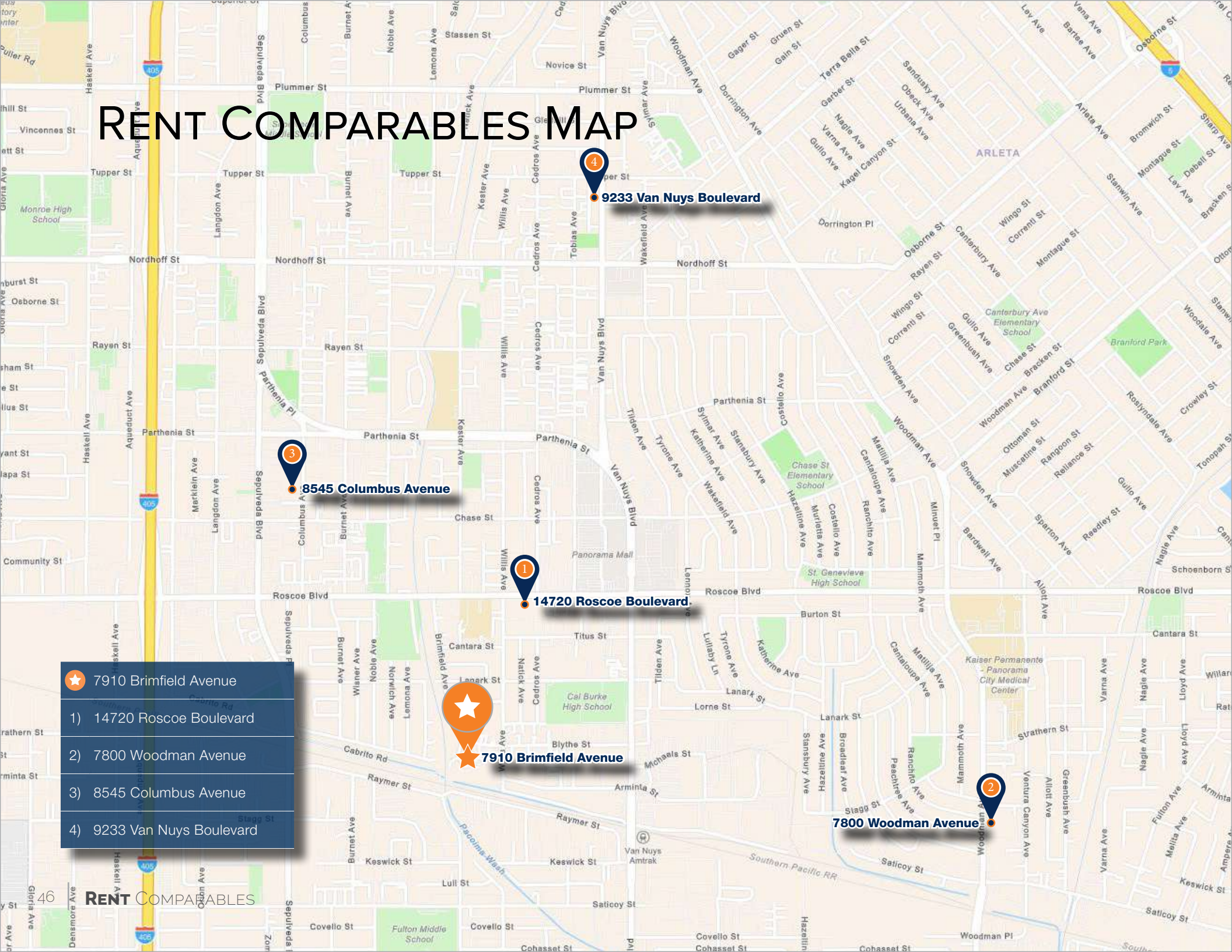
RENT COMPARABLES

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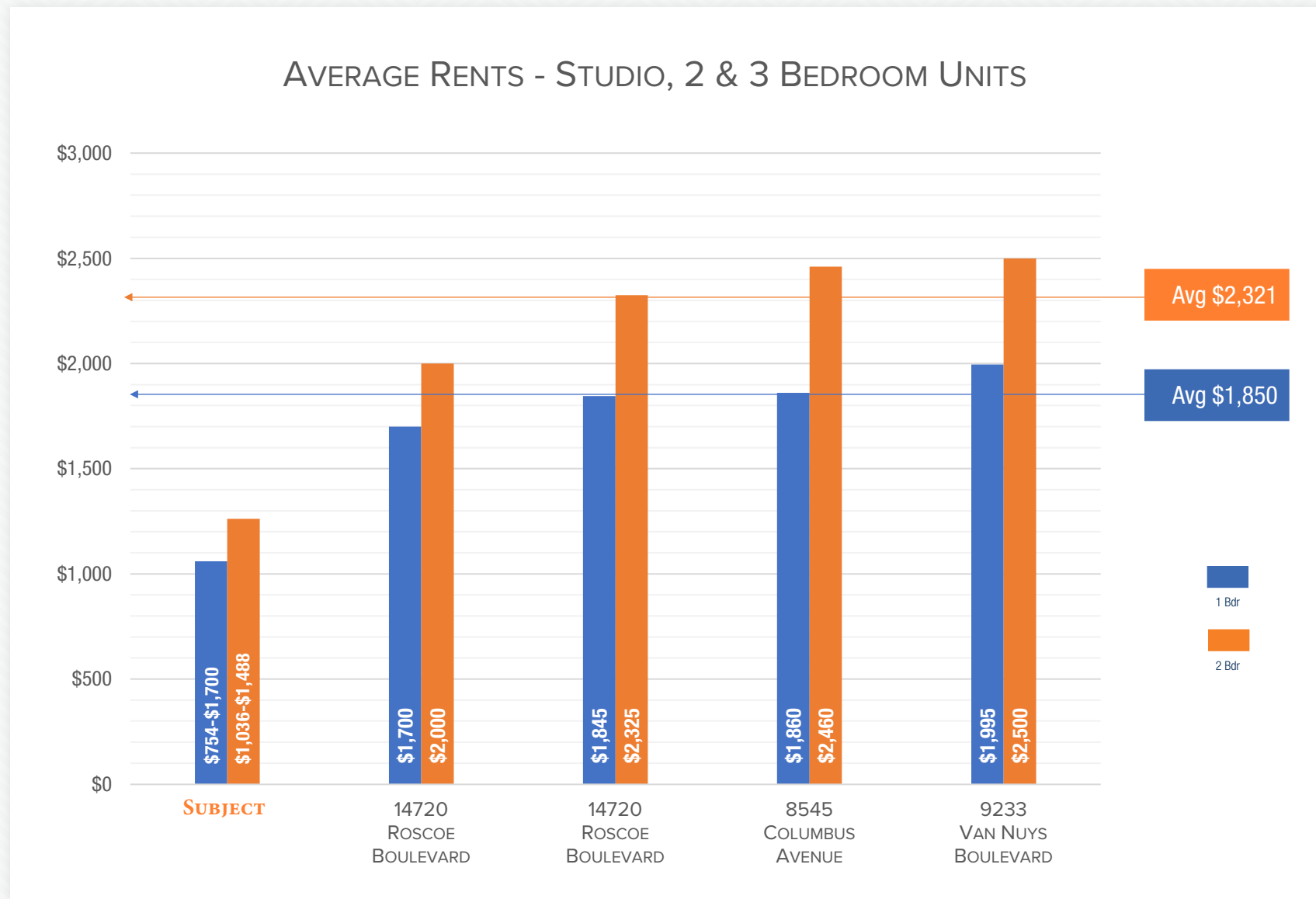
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RENT COMPARABLES MAP



- ★ 7910 Brimfield Avenue
- 1) 14720 Roscoe Boulevard
- 2) 7800 Woodman Avenue
- 3) 8545 Columbus Avenue
- 4) 9233 Van Nuys Boulevard

AVERAGE RENTS - STUDIO, 2 & 3 BEDROOM UNITS





**7910 Brimfield Avenue
Panorama City, CA 91402**

Total No. of Units 14
Year Built 1956

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	590	\$754-\$1,700	\$1.80
2 Bdr 1 Bath	1,000	\$1,036-\$1,488	\$1.26



**14720 Roscoe Boulevard
Panorama City, CA 91402**

Total No. of Units 140
Year Built 1960

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$1,700	\$2.83
2 Bdr 2 Bath	810	\$2,000	\$2.47

Amenities

Property features carpet and wood flooring, wall AC units, tile countertops, white appliances, a swimming pool, and on-site laundry.



**7800 Woodman Avenue
Panorama City, CA 91402**

Total No. of Units 292
Year Built 1970

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	550	\$1,845	\$3.35
2 Bdr 2 Bath	875	\$2,325	\$2.66

Amenities

Property features white appliances, carpet and wood flooring, wall AC units, ceiling fans, a swimming pool, a fitness center, and on-site laundry.



**8545 Columbus Avenue
North Hills, CA 91343**

Total No. of Units 40
Year Built 1985

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	750	\$1,860	\$2.48
2 Bdr 1 Bath	900	\$2,460	\$2.73

Amenities

Property features wall AC units, balconies, ceiling fans, a swimming pool, and on-site laundry.

4



**9233 Van Nuys Boulevard
Panorama City, CA 91402**

Total No. of Units 52
Year Built 1986

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	750	\$1,995	\$2.66
2 Bdr 2 Bath	1,000	\$2,500	\$2.50

Amenities

Property features wood and tile flooring, granite countertops, white appliances, central air/heat, 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	14720 Roscoe Boulevard Panorama City, CA 91402	140	1960	1 Bdr 1 Bath 2 Bdr 2 Bath	600 810	\$1,700 \$2,000	\$2.83 \$2.47
2	7800 Woodman Avenue Panorama City, CA 91402	292	1970	1 Bdr 1 Bath 2 Bdr 2 Bath	550 875	\$1,845 \$2,325	\$3.35 \$2.66
3	8545 Columbus Avenue North Hills, CA 91343	40	1985	1 Bdr 1 Bath 2 Bdr 1 Bath	750 900	\$1,860 \$2,460	\$2.48 \$2.73
4	9233 Van Nuys Boulevard Panorama City, CA 91402	52	1986	1 Bdr 1 Bath 2 Bdr 2 Bath	750 1,000	\$1,995 \$2,500	\$2.66 \$2.50
A V E R A G E S				1 Bedroom 2 Bedroom	663 896	\$1,850 \$2,321	\$2.79 \$2.59
★	7910 Brimfield Avenue Panorama City, CA 91402	14	1956	1 Bdr 1 Bath 2 Bdr 1 Bath	590 1,000	\$754-\$1,700 \$1,036-\$1,488	\$1.80 \$1.26

7910 BRIMFIELD AVENUE, PANORAMA CITY, CA 91402

Exclusively Listed By:

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