



VANOWEN APARTMENT BUILDING FOR SALE

15445 & 15449, 15455 & 15459 VANOWEN ST VAN NUYS, CA 91406

24 UNITS FOR SALE

PRESENTED BY MANVEL SOLAKIAN

kW REAL ESTATE
SERVICES
KELLERWILLIAMS



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APARTMENT BUILDING COMPLEX

15455-15459, 15445, 15459 VANOWEN ST VAN
NUYS, CA 91406

PRESENTED BY MANVEL SOLAKIAN



Presented By:

MANVEL SOLAKIAN
COMMERICAL& INDUSTRIAL SPECILALIST

COMMERCIAL DIVISION

CELL: 818-381-7722

Manuelsolakian@msn.com

DRE: 01310512

889 AMERICANA WAY #408
GLENDALE, CA 91210



EXECUTIVE SUMMARY:

► PROPERTY DESCRIPTION

- Investor Opportunity – 24 Units, 4 Separate Buildings in Prime Van Nuys 100 % occupied

This well-maintained, low-maintenance property consists of 4 separate buildings with two APNS.

- **8** – 2 bed /1 bath units

- **16** – 1 bed / 1 bath units, for a total of 24 units.

- Situated on a corner lot with dual driveways from both Vanowen St. and Orion Ave, offering excellent frontage and convenient ingress/egress.

- Electrical meters were fully upgraded in August 2025, potentially qualifying for reduced insurance premiums. The property offers strong supplemental income from **on-site laundry machines in each building**. Located in a high-demand rental area of Van Nuys, this asset provides stable income with upside potential.

2234-025-017

Total Rentable Sqft: 8,480 Lot Size 15,098 SF lot
15445 Vanowen St & 15449 Vanowen St

2234-025-019

Total Rentable Sqft: 8,328 Lot Size 15,012 SF lot
15455 Vanowen St & 15459 Vanowen St

► SITE DESCRIPTION

LOCATION: VAN NUYS

APN: 2234-025-017, 2234-025-019

*TOTAL UNITS : **24 UNITS***

BUILT: 1956

RENTABLE SF: 16,808

LOT SIZE SQFT: 30,110

*PARKING: **ON SITE** , 24 parking spaces*

► PRICING ANALYSIS

PRICE: \$5,975,000

CAP RATE: 5.2%

THE INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS: VANOWEN

➤ PRICE	➤ \$5,975,000
➤ PRICE PER SQUARE FOOT	➤ \$355.48
➤ NET OPERATING INCOME	➤ \$309,539.61
➤ CURRENT CAP RATE	➤ 5.2%
➤ ASSESSORS PARCEL NUMBER	➤ APN: 2234-025-017, 2234-025-019
➤ ZONING	➤ LAR3
➤ NUMBER OF UNITS	➤ 24 UNITS
➤ YEAR BUILT	➤ 1956
➤ RENTABLE SQUARE FOOT	➤ 16,808
➤ LOT SIZE SQUARE FOOT	➤ 30,110

PROPERTY PHOTOS & MAPS



SUBJECT PROPERTY PHOTOS: VANOWEN



SUBJECT PROPERTY PHOTOS: VANOWEN



SUBJECT PROPERTY PHOTOS: VANOWEN



RENT ROLL

Total Rental Income \$35,549

24 units

Ranging from \$1090- \$2,463

All tenants are month to month

4 BUILDINGS , TOTAL: 24 UNITS

Each Building Consists of :

2 units that are 2BEDs 1 BATH units

4 units that are 1 BED 1 BATH units

There is a total of :

8 Units are 2 BEDs 1 BATH units

16 units are 1 BED 1 BATH units

RENT ROLL

Property ^		Moved In	Lease End		Deposit	Rent
Vanowen Investment Group, LLC, 1 - 15445 #1 2br/1ba	2 bed/ 1bath	08/01/2021	08/01/2031		2,000.00	2,163.00
Vanowen Investment Group, LLC, 2 - 15445 #2 1br/1ba	1 bed/ 1bath	08/01/1999	02/28/2015		505.42	1,104.00
Vanowen Investment Group, LLC, 3 - 15445 #3 1br/1ba	1 bed/ 1bath	11/15/2015	12/31/2017		792.05	1,319.00
Vanowen Investment Group, LLC, 4 - 15445 #4 2br/1ba	2 bed/ 1bath	10/20/2019	10/31/2020		2,100.00	2,453.00
Vanowen Investment Group, LLC, 5 - 15445 #5	1 bed/ 1bath	09/01/2023	10/01/2024		1,775.00	1,846.00

Market Rent 1 bedroom per section 8 : \$2,472

Market Rent 2 bedroom per section 8 : \$3,120

RENT ROLL

Property ^		Moved In	Lease End		Deposit	Rent
Vanowen Investment Group, LLC, 6 - 15445 #6	1 bed/ 1bath					1875.00
Vanowen Investment Group, LLC, 7 - 15449 #1	2 bed/ 1bath	02/22/1992	03/31/2017		587.57	1,355.00
Vanowen Investment Group, LLC, 8 - 15449 #2	1 bed/ 1bath	07/04/2015	06/30/2017		818.96	1,261.00
Vanowen Investment Group, LLC, 9 - 15449 #3	1 bed/ 1bath	04/15/2003	05/31/2017		608.06	1,191.00
Vanowen Investment Group, LLC, 10 - 15449 #4	2 bed/ 1bath	06/24/1996	04/30/2017		336.28	1,179.00
Vanowen Investment Group, LLC, 11 - 15449 #5	1 bed/ 1bath	06/15/2012	05/31/2017		501.25	1,133.00
Vanowen Investment Group, LLC, 12 - 15449 #6	1 bed/ 1bath	03/05/2001	05/31/2017		497.11	1,186.00

RENT ROLL

Property ^		Moved In	Lease End		Deposit	Rent
Vanowen Investment Group, LLC, 13 - 15455 #1	2 bed/ 1bath	11/01/2009	04/30/2017		548.69	1,515.00
Vanowen Investment Group, LLC, 14 - 15455 #2	1 bed/ 1bath	12/01/2013	04/30/2017		595.82	1,200.00
Vanowen Investment Group, LLC, 15 - 15455 #3	1 bed/ 1bath	04/15/2024	04/15/2025		1,800.00	1,800.00
Vanowen Investment Group, LLC, 16 - 15455 #4	2 bed/ 1bath	02/01/1974	04/30/2017		225.45	1,199.00
Vanowen Investment Group, LLC, 17 - 15455 #5	1 bed/ 1bath	09/03/2016	08/31/2017		782.29	1,382.00
Vanowen Investment Group, LLC, 18 - 15455 #6	1 bed/ 1bath	12/01/2009	04/30/2017		309.00	1,166.00
Vanowen Investment Group, LLC, 19 -	2 bed/ 1bath	01/01/2002	04/30/2025		167.63	1,498.00

RENT ROLL

Property		Moved In	Lease End		Deposit	Rent
Vanowen Investment Group, LLC, 20 - 15459 #2	1 bed/ 1bath	04/01/2006	04/30/2017		952.80	1,189.00
Vanowen Investment Group, LLC, 21 - 15459 #3	1 bed/ 1bath	08/01/2016	07/31/2017		1,096.03	1,270.00
Vanowen Investment Group, LLC, 22 - 15459 #4	2 bed/ 1bath	12/01/2004	04/30/2017		562.05	1,515.00
Vanowen Investment Group, LLC, 23 - 15459 #5	1 bed/ 1bath	01/07/2025	02/07/2026		2,000.00	1,875.00
Vanowen Investment Group, LLC, 24 - 15459 #6	1 bed/ 1bath	08/01/2025	- - -		1,875.00	1,875.00
Total				17,557.86	21,436.46	\$35,549

Total Units:	24
Total Rents:	
Laundry:	426,588
Other Income:	3,480
Total:	
Scheduled Gross Income:	430,068

FINANCIAL ANALYSIS : VANOWEN

Financial Overview

Price	\$5,975,000
Down Payment	
First Deed of Trust	
Interest Rate	
Amoritiization	
Due In	
Units	24
Year Built	1956
Building Rentable Sq.Ft	16,808
Lot Size	30,110
Actual GRM	
Actual Cap Rate	5.2%
Market GRM	
Market Cap Rate	
Cost Per Unit	
Cost Per SqFt	
Average Monthly Rent	35,549
Rent per Sq.Ft.	
APN	2234-025-017, 2234-025-019

Cash on Cash

Income	Current	Market
Scheduled Income	426,588	
Vacancy Rate Reverse		
Gross Operating Income	426,588	
Laundry Income	3,480	
Total Gross Income	430,068	
Less Expenses		
Net Operating Income	309,539.61	
Less Loan Payments		
Net Cash Flow After Loan Payments		
Plus Principal Reduction		
Return Before Taxes		

Expenses	Current	Market
Real Estate Taxes	\$58,541.39 (both apns)	
Insurance	\$31,000	
LADWP	\$15,147	
Maintenance (3%)	2100	
Off Site(4%)		
Landscaping	1800	
Trash. 795	9540	
Gas. 200	2400	
\$0.00		
Total Expenses	120,528.39	
Expenses Per SqFt		
Expenses Per Unit		

MARKET OVERVIEW



VANOWEN ST

NEIGHBORHOOD : VANOWEN ST



TRANSIT/SUBWAY

North Hollywood Station

11 min drive 6.5 mi

Universal City/Studio City

13 min drive 9.9 mi

Hollywood/Highland Station

18 min drive 12.8 mi

COMMUTER RAIL



METROLINK.



METROLINK.



Van Nuys

6 min drive 2.8 mi

Northridge

13 min drive 6.8 mi

Northridge

14 min drive 6.8 mi

Burbank-Bob Hope Airport

14 min drive 6.8 mi

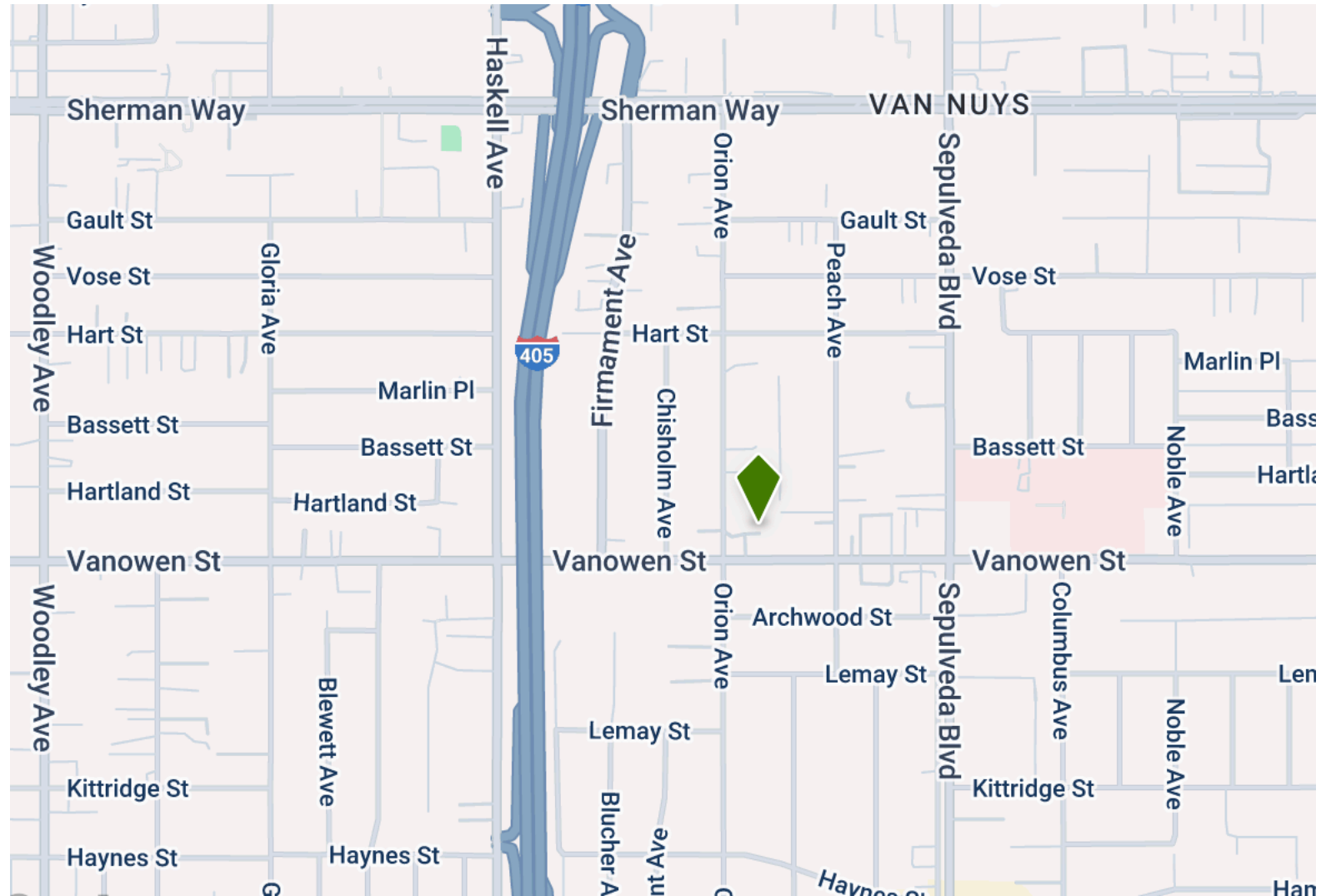
Sun Valley

14 min drive 7.8 mi

AIRPORT 

BOB HOPE AIRPORT	13 MIN	6.9 MI
LOS ANGELES AIRPORT	28 MIN	20.4 MI

NEIGHBORHOOD INFORMATION : VANOWEN ST



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