

# 13253 VANOWEN ST

NORTH HOLLYWOOD, CA 91605

13253



## PRESENTED BY:

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# PROPERTY OVERVIEW

**13253 Vanowen St** offers Investors a true value-add investment opportunity in a well located submarket of SFV, Valley Glen. With a list price at **\$3,800,000**, this property consists of **17 units across 11,368 square feet**, situated on a 13,652 square foot lot. Built in 1984, the building is not subject to city of Los Angeles Rent Control, Non-RSO.

The building features 17 covered parking spaces, several balconied units, laundry facilities, and gated access for security. Utility systems are separately metered for both gas and electric, master metered for water.

Priced at 6.0% CAP rate, the building offers a value-add component with rental upside, underscoring the value proposition and attractiveness for investors seeking stability coupled with modest growth potential.

Valley Glen has demonstrated resilient fundamental demand drivers during tough economic periods by offering convenient access to essential amenities, entertainment venues, and transportation hubs, 13253 Vanowen St provides residents convenience and comfort, ensuring high occupancy rates for any Investors.

#### EXECUTIVE SUMMARY

SALES PRICE	\$3,800,000
YEAR BUILT	1984
CITY   SUB-MARKET	NORTH HOLLYWOOD   VALLEY GLEN
UNITS	17
BLDG SIZE	11,368 SF
PARKING	17 COVERED
CAP RATE	6.0%
GRM	10.30x
PRICE PER SQFT	\$334
PRICE PER UNIT	\$223,529

#### UNIT MIX SUMMARY

UNIT TYPE	NO. OF UNITS
2B / 1BA	4
1B / 1 BA	13

PROPERTY OVERVIEW



# PROPERTY DETAILS

## LOCATION INFORMATION

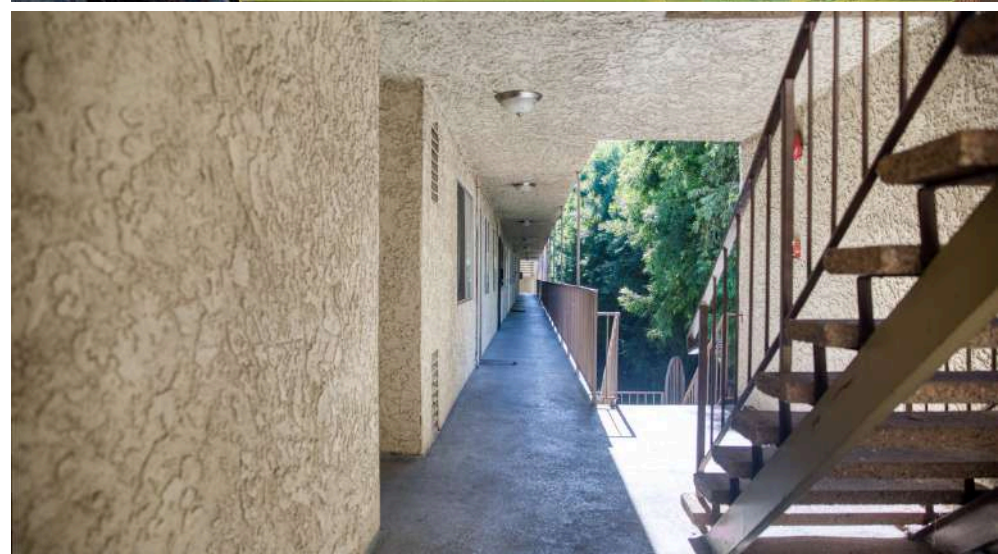
Property Address	13253 Vanowen St
City, State, Zip	North Hollywood, CA 91605-6604
County	Los Angeles
Market	North Hollywood
Submarket	Valley Glen
Cross Streets	Vanowen St   Fulton Ave

## BUILDING INFORMATION

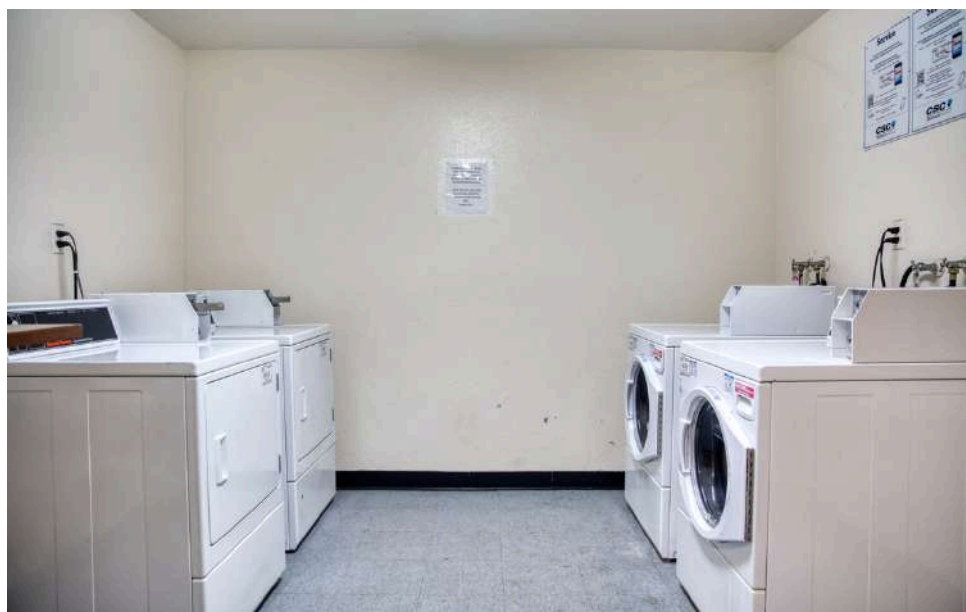
Building Size	11,368 SF
Occupancy %	94%
Number of Floors	2
Number of Units	17
Average Unit Size	804 SF
Year Built	1984
NON-RSO	YES

## PROPERTY DETAILS

Property Type	Multi-Family
Property Subtype	Low-Rise
Zoning	R3
Lot Size	13,652 SF
APN #	2327-007-110
Utilities - Gas Meters	Seperately Metered
Utilities - Electric Meters	Seperately Metered
Utilities - Water Meters	Master Metered
HVAC	Wall
Laundry	Yes - Leased
Parking	17 (Covered)
Roof	Flat   Recent Replacement
Plumbing	Partial Copper



EXTERIOR PHOTOS



INTERIOR PHOTOS

PROPERTY OVERVIEW



## INVESTMENT MERITS



VALUE-ADD POTENTIAL



STRONG DEMAND DRIVERS



NEXT RENT INCREASES IN SEPTEMBER



2 VACANCIES - IMMEDIATE ATTAIN MARKET RENT



~16% RENTAL UPSIDE



VALLEY GLEN SUB-MARKET





# FINANCIAL ANALYSIS



# 13253 VANOWEN ST

FINANCIAL ANALYSIS	CURRENT TOTAL	PRO FORMA
<b>PRICE</b>	\$3,800,000	\$3,800,000
<b>DOWN PAYMENT</b>	\$1,900,000	\$1,900,000
<b>NEW 1ST T.D.</b>	\$1,900,000	\$1,900,000
<b>CAP</b>	6.0%	7.0%
<b>GRM</b>	10.30x	9.26x
<b>COST PER UNIT</b>	\$223,529	\$223,529
<b>COST PER FOOT</b>	\$334	\$334

## INCOME

- Gross Scheduled Rent: Based on seller's Rent Roll as of January '24
- Laundry/Late Fee/SCEP Fee Income: Based on seller's '23 P&L
- Physical Vacancy: Based on estimated 3% vacancy rate
- Vacant Units (2) factored in market rent at \$1,925

## EXPENSES

- Real Estate Taxes: Based on 1.25% of list price
- Insurance: \$1/SF insurance assumption
- Utilities - Water: Based on annualized seller's '23 P&L
- Utilities - Electric: Based on annualized seller's '23 P&L
- Utilities - Gas: Based on annualized seller's '23 P&L
- Trash Removal: Based on annualized seller's '23 P&L
- Off-Site Management: 4% management fee assumption
- On-Site Management: Based on annualized seller's '23 P&L
- Pest: Based on annualized seller's '23 P&L
- Gardening: Based on annualized seller's '23 P&L
- Repairs & Maintenance: Average \$700/Unit per year

UNIT MIX	# OF UNITS	PRO FORMA	ANNUALIZED RENT
<b>1 BED / 1 BATH</b>	13	\$1,925	\$25,025
<b>2 BED / 1 BATH</b>	4	\$2,295	\$9,180
<b>PRO FORMA SGI</b>			\$410,460

INCOME		CURRENT	PRO FORMA
Gross Scheduled Income		\$368,875	\$410,460
Laundry Income		\$2,400	\$2,400
Late Fee Income		\$535	\$535
Passthru SCEP Fee		\$1,045	\$1,045
<b>Total Income</b>		<b>\$372,855</b>	<b>\$414,440</b>
Less Vacancy	3%	\$11,066	\$12,314
<b>Adjusted Gross Income</b>		<b>\$361,789</b>	<b>\$402,126</b>
Less Expenses	36%	\$132,620	\$134,284
<b>Net Operating Income</b>		<b>\$229,168</b>	<b>\$267,842</b>
Less Debt Service		\$82,585	\$82,585
<b>Pre-Tax Cash Flow</b>		<b>\$146,583</b>	<b>\$185,257</b>
<b>COC % Return</b>		<b>7.71%</b>	<b>9.75%</b>
EXPENSES		CURRENT	PRO FORMA
Property Tax	1.25%	\$47,500	\$47,500
Repair		\$8,768	\$8,768
Insurance - Workers		\$742	\$742
Property Insurance	\$1/SF	\$11,368	\$11,368
Fire Protection		\$115	\$115
Utilities - Water and Sewer		\$22,019	\$22,019
Utilities - Electric		\$1,082	\$1,082
Utilities - Gas		\$4,298	\$4,298
Trash		\$8,221	\$8,221
Off-Site Management	4%	\$14,755	\$16,418
Pest Control		\$1,282	\$1,282
Plumbing		\$545	\$545
Gardening	\$200	\$2,400	\$2,400
On-Site Manager		\$8,810	\$8,810
General and Administrative Expense		\$716	\$716
<b>Total Expenses</b>		<b>\$132,620</b>	<b>\$134,284</b>

PROJECTED FINANCING				
NEW 1ST T.D	RATE	AMORTIZATION	DUE	PAYMENT
\$1,900,000	6.50%	30	30	\$12,009

# Rent Roll

13253 VANOWEN ST

UNIT #	UNIT TYPE	ACTUAL RENT	UPDATED RENT <small>AS OF 9/1/24</small>	MARKET RENT	DEPOSIT	MOVE IN
101	2+1	\$1,950	\$2,124	\$2,295	\$1,850	6/4/2019
102	1+1	\$1,500	\$1,634	\$1,925	\$200	2/1/2008
103	1+1	\$1,550	\$1,688	\$1,925	\$900	7/1/2007
104	1+1	\$1,650	\$1,797	\$1,925	\$3,100	9/11/2021
<b>105</b>	<b>1+1</b>	<b>\$1,925</b>	<b>\$1,925</b>	<b>\$1,925</b>		<b>VACANT</b>
106	1+1	\$1,600	\$1,742	\$1,925	\$0	7/1/2017
107	1+1	\$1,850	\$2,015	\$1,925	\$3,535	3/16/2020
108	2+1	\$1,875	\$2,042	\$2,295	\$3,550	10/22/2020
201	2+1	\$1,950	\$1,950	\$2,295	\$3,750	10/31/2022
<b>202</b>	<b>1+1</b>	<b>\$1,925</b>	<b>\$1,925</b>	<b>\$1,925</b>		<b>VACANT</b>
203	1+1	\$1,502	\$1,502	\$1,925	\$1,100	9/1/2015
204	1+1	\$1,650	\$1,650	\$1,925	\$1,500	12/28/2018
205	1+1	\$1,550	\$1,688	\$1,925	\$800	12/1/2011
206	1+1	\$1,625	\$1,625	\$1,925		6/7/2024
207	1+1	\$1,500	\$1,634	\$1,925	\$500	12/1/2007
208	1+1	\$1,750	\$1,750	\$1,925	\$1,695	6/16/2023
209	2+1	\$1,750	\$1,906	\$2,295	\$1,500	11/28/2020
<b>TOTAL</b>		<b>\$29,102</b>	<b>\$29,402</b>	<b>\$34,205</b>	<b>\$23,980</b>	
<b>ANNUAL SGI</b>		<b>\$349,224</b>	<b>\$368,875</b>	<b>\$410,460</b>		



# SALES COMPARABLES

# SALES COMPARABLES



**14230 Victory Blvd**

Sale Price	\$5,508,000
Building SF	15,784
Price/Unit	344,250
Price/SF	348.96
Cap Rate	-
GRM	-
Total Units	16
Year Built	1988



**14126 Tiara St**

Sale Price	\$4,975,000
Building SF	15,188
Price/Unit	310,938
Price/SF	327.56
Cap Rate	4.74
GRM	12.73
Total Units	16
Year Built	1988



**13925 Sherman Way**

Sale Price	\$8,090,000
Building SF	28,599
Price/Unit	269,667
Price/SF	282.88
Cap Rate	5.62
GRM	12.39
Total Units	30
Year Built	1987



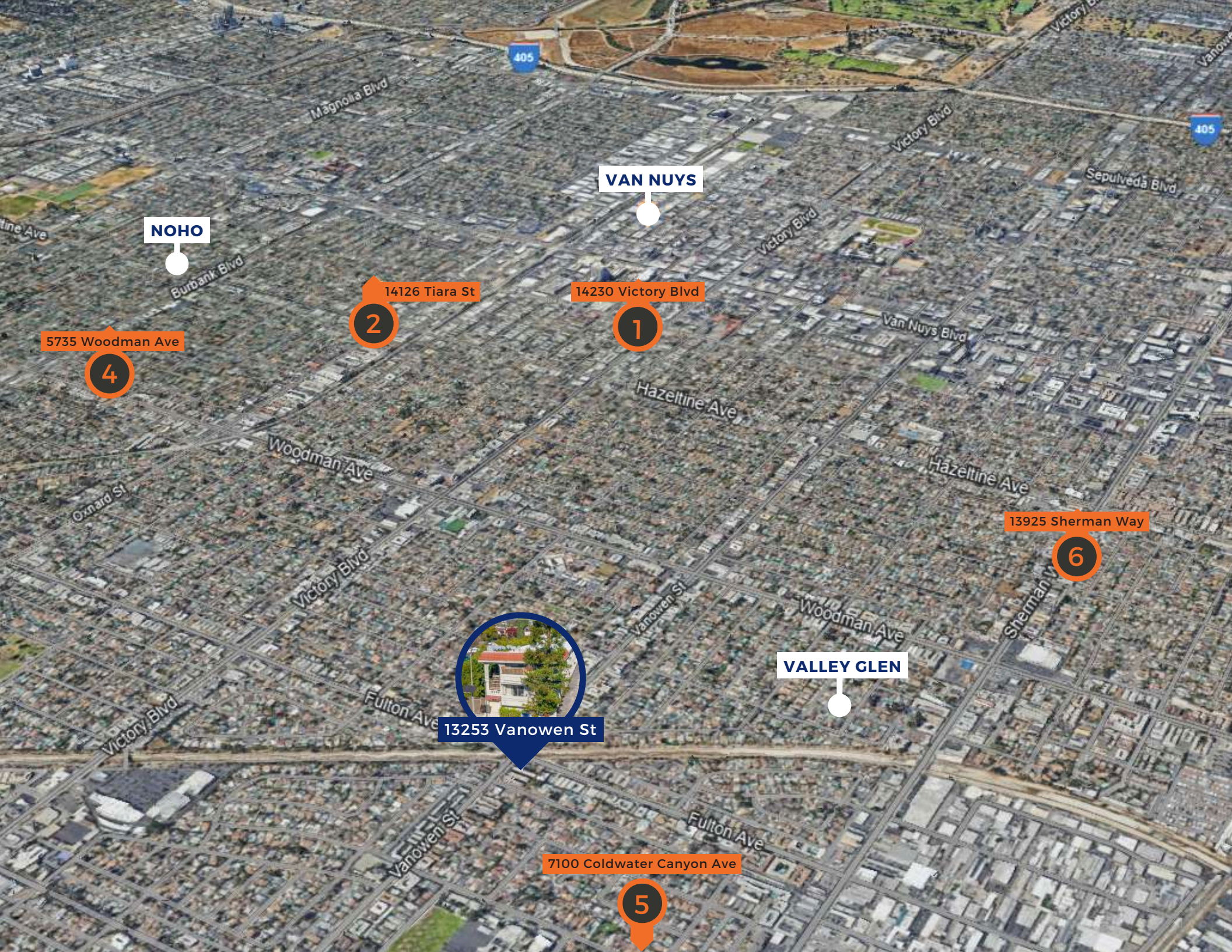
**5735 Woodman Ave**

Sale Price	\$4,495,000
Building SF	13,165
Price/Unit	321,071
Price/SF	341.44
Cap Rate	4.74
GRM	14.05
Total Units	14
Year Built	1985



**7100 Coldwater Canyon Ave**

Sale Price	\$1,170,000
Building SF	5,048
Price/Unit	117,000
Price/SF	231.78
Cap Rate	-
GRM	-
Total Units	10
Year Built	1986



VAN NUYS

NOHO

VALLEY GLEN

5735 Woodman Ave

14126 Tiara St

14230 Victory Blvd

13925 Sherman Way

13253 Vanowen St

7100 Coldwater Canyon Ave



4

2

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# SAN FERNANDO VALLEY

## MARKET OVERVIEW

With an impressive population nearing 1.9 million, the San Fernando Valley, spanning Chatsworth/Northridge, Van Nuys, Woodland Hills, Burbank/Glendale/Pasadena, and Sherman Oaks/North Hollywood/Encino, is on track to grow by an estimated 45,000 new residents by 2024, as per the latest reports.

2.5M

POPULATION

87K

HOUSEHOLDS

39.8

MEDIAN AGE

\$82.9K

MEDIAN HOUSEHOLD INCOME

## PROSPEROUS HUB

Exclusive neighborhoods like Hidden Hills, Calabasas, Agoura Hills, and Woodland Hills boast higher average household incomes than prominent areas such as Brentwood, Santa Monica, and West Los Angeles.

The Valley's robust economy, driven by sectors like Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing, offers more affordable commercial spaces compared to other major U.S. regions. Healthcare is a significant employer, with institutions like Kaiser Permanente and Providence Health & Services. As of the latest reports, the area's median household income has risen dramatically since 2000 and now stands at \$76,890 per year, reflecting a continued trend of growth fueled by high-paying jobs and successful companies.



DIVERSE ECONOMY



EDUCATED WORKFORCE



HOUSEHOLD GROWTH

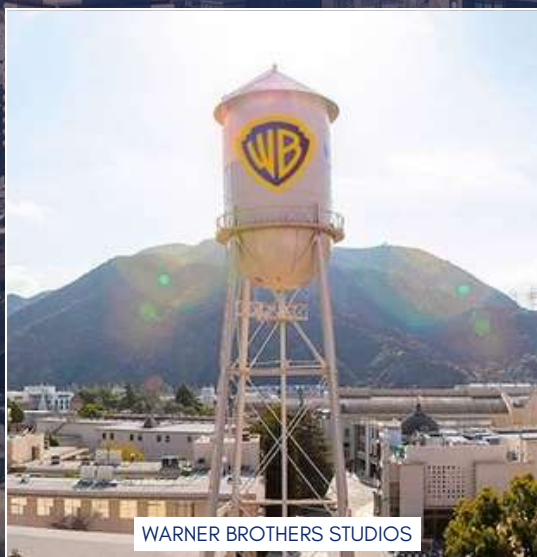


INFRASTRUCTURE AND ACCESSIBILITY

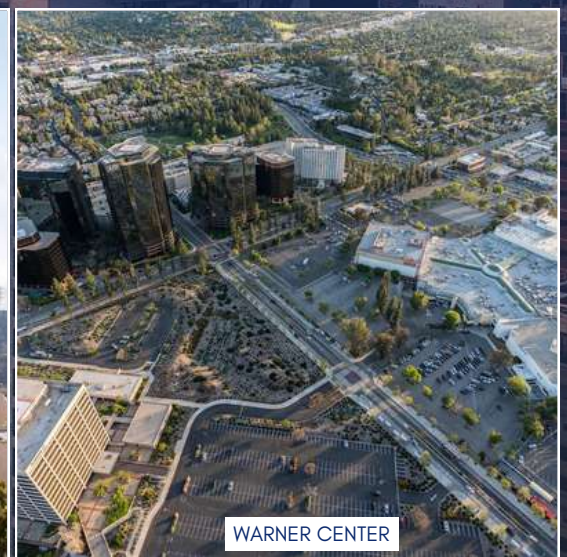
LOCAL GEMS



NOHO ARTS DISTRICTS



WARNER BROTHERS STUDIOS



WARNER CENTER

# NOHO VIBRANCE

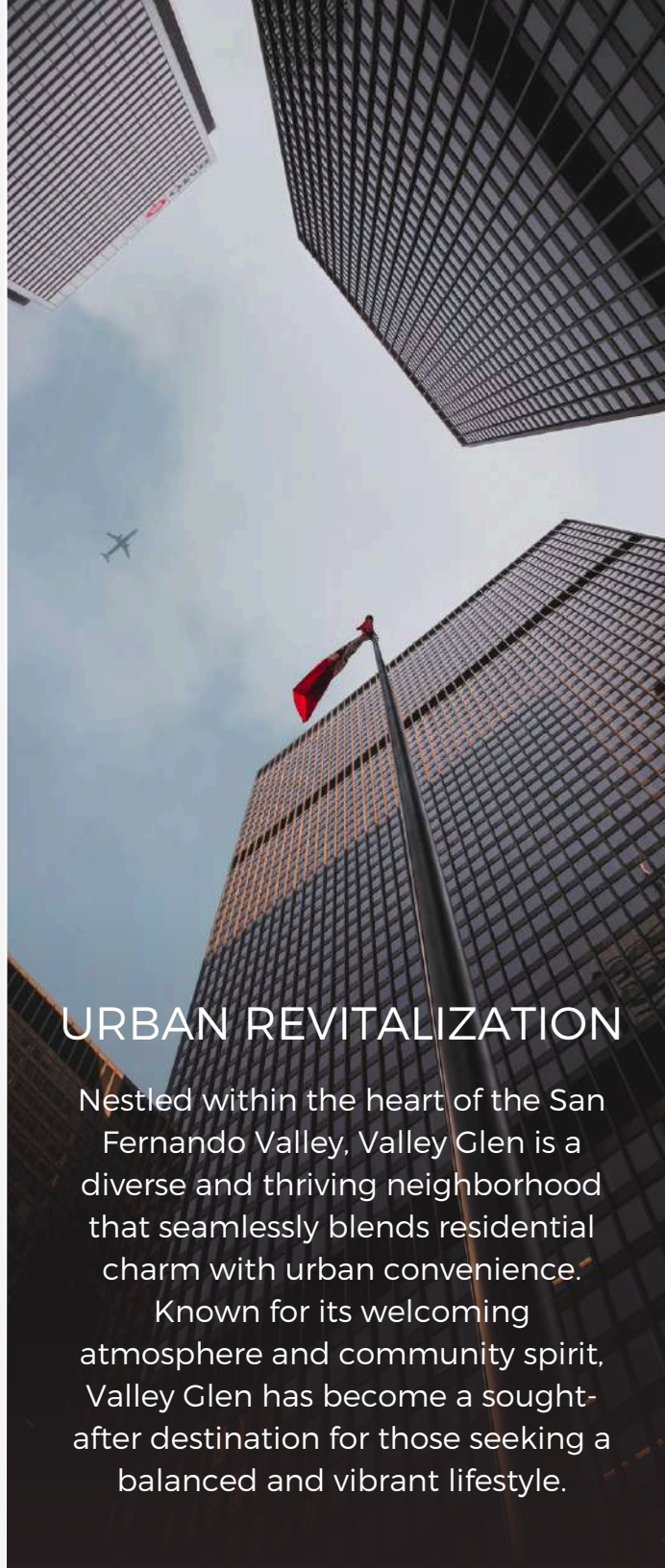
Discover the walkable haven of the NoHo Arts District—one of LA's most sought-after neighborhoods. Live, work, and play seamlessly in this hip, urban core featuring live theaters, dance studios, art galleries, boutiques, and diverse dining options. Considered a cultural hotspot, it's a vibrant destination in Los Angeles.

## IT NEIGHBORHOOD

Covering about 1.5 square miles, the NoHo Arts District, marked by Chandler Ave to the north, Cahuenga Blvd to the east, Tujunga Ave to the west, and Camarillo St to the south, is the "it" neighborhood. Lankershim and Magnolia Boulevards serve as major cross streets, evolving into a vibrant urban community with theaters, arts, restaurants, and mixed-use buildings.

## REGIONAL TRANSFORMATION

As a regional center, NoHo and greater North Hollywood undergo a transformation, fueled by Metro Stations for the B Line and G Line. This strategic development positions the area as a dynamic hub for the San Fernando Valley.



## URBAN REVITALIZATION

Nestled within the heart of the San Fernando Valley, Valley Glen is a diverse and thriving neighborhood that seamlessly blends residential charm with urban convenience.

Known for its welcoming atmosphere and community spirit, Valley Glen has become a sought-after destination for those seeking a balanced and vibrant lifestyle.



**TRANSIT-FOCUSED  
LIVING**



**RETAIL & OFFICE  
HUB**



**TRANSIT  
FACILITIES**



**ECONOMIC  
BOOST**





# EMPLOYMENT AND MEDIA FIRMS

## Entertainment and Media



## Healthcare and Biotechnology



## Retail and Consumer Goods



## Finance and Banking



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