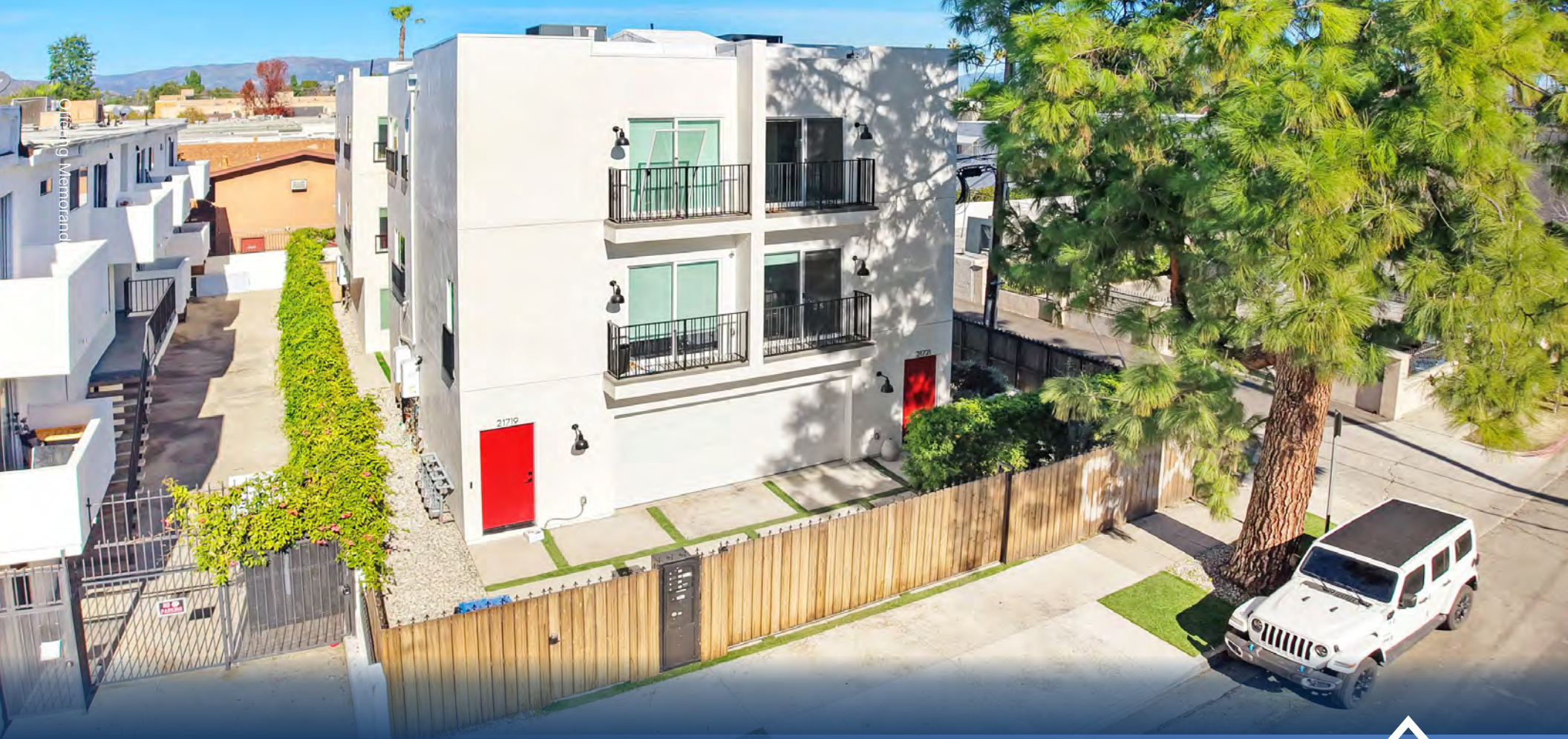


# 21721 HART STREET



**CANOGA PARK | LOS ANGELES, CA 91303**

4 Unit Apartment - 2023 Built



GLOBAL PLATINUM  
PROPERTIES



# West Valley 4 Unit - 2023 Built

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01

Executive Summary

Investment Summary

Unit Mix Summary

WEST VALLEY 4 UNIT - 2023 BUILT



## OFFERING SUMMARY

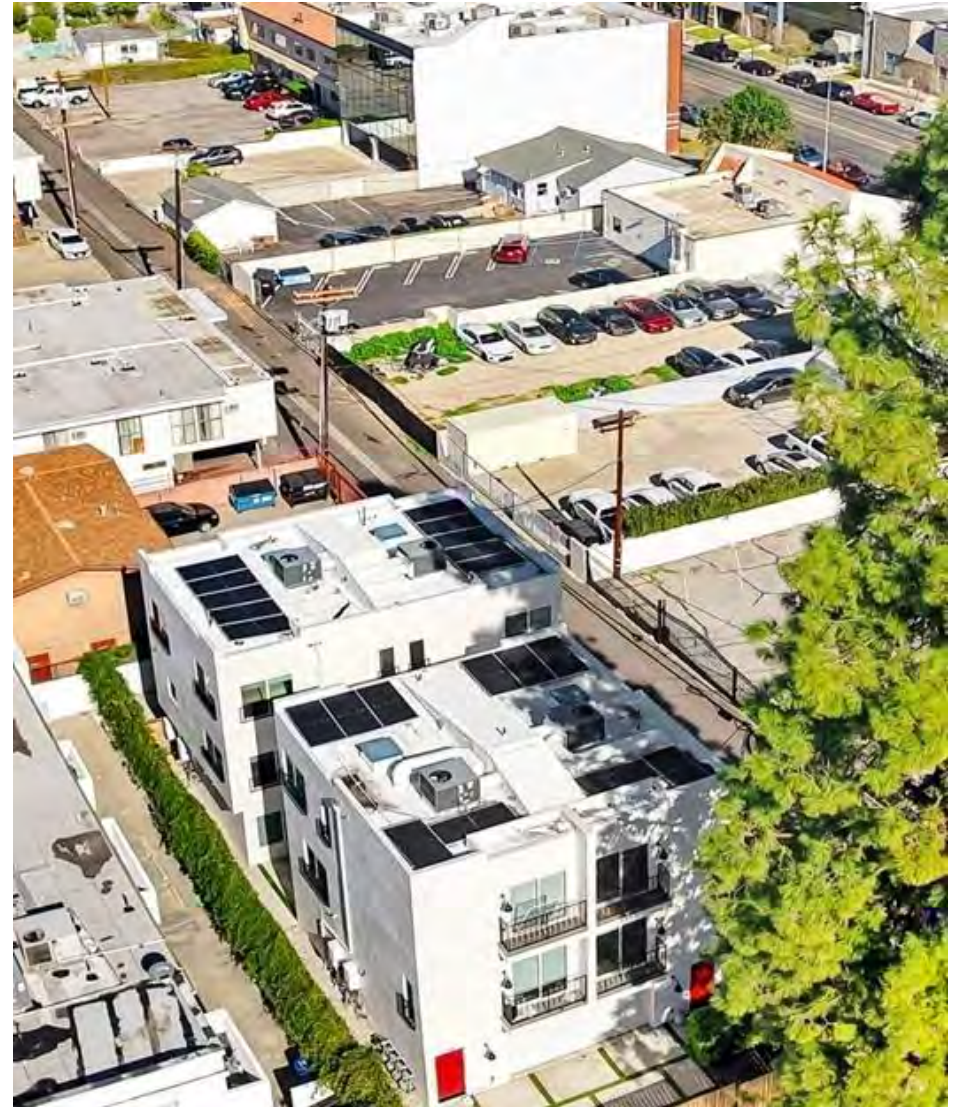
|                 |                                        |
|-----------------|----------------------------------------|
| ADDRESS         | 21721 Hart St.<br>Canoga Park CA 91303 |
| COUNTY          | Los Angeles                            |
| MARKET          | San Fernando Valley                    |
| SUBMARKET       | Los Angeles                            |
| BUILDING SF     | 6,200 SF                               |
| LAND SF         | 5,000 SF                               |
| NUMBER OF UNITS | 4                                      |
| YEAR BUILT      | 2023                                   |
| APN             | 2138004010                             |
| OWNERSHIP TYPE  | Fee Simple                             |

## FINANCIAL SUMMARY

|                      |             |
|----------------------|-------------|
| PRICE                | \$2,600,000 |
| PRICE PSF            | \$419.35    |
| PRICE PER UNIT       | \$650,000   |
| OCCUPANCY            | 97.00%      |
| NOI (CURRENT)        | \$131,291   |
| NOI (Pro Forma)      | \$144,037   |
| CAP RATE (CURRENT)   | 5.05%       |
| CAP RATE (Pro Forma) | 5.54%       |
| GRM (CURRENT)        | 14.56       |
| GRM (Pro Forma)      | 13.56       |

## DEMOGRAPHICS

|                        | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------|-----------|-----------|-----------|
| 2025 Population        | 43,998    | 220,951   | 419,171   |
| 2025 Median HH Income  | \$80,366  | \$100,268 | \$103,367 |
| 2025 Average HH Income | \$104,178 | \$136,723 | \$147,239 |



## A Rare West Valley Investment Opportunity

Discover 21721 Hart St, a newer-construction four-unit apartment building located in one of Los Angeles' fastest-growing submarkets. Built in 2023 and offering over 6,000 square feet of modern improvements, this asset blends contemporary design with exceptional long-term fundamentals. Residents enjoy sleek interiors, open floor plans, abundant natural light, and private balconies — all supported by low-maintenance systems such as solar panels and individual utility metering.

With strong rental demand, proximity to major lifestyle destinations, and a projected 5% cap rate once fully stabilized, this property delivers both immediate performance and meaningful future upside. Positioned near Westfield Topanga, Rams Village, Calabasas, and the 101 Freeway, 21721 Hart St stands out as a premier West Valley investment with enduring appeal.

- Built in 2023
- Over 6,000 sq ft of modern improvements
- Four spacious 3-bed / 2-bath tri-level units
- Open floor plans with abundant natural light
- Sleek, contemporary kitchens and bathrooms
- Private balconies and stylish finishes
- New appliances + in-unit washer/dryer
- Full central HVAC

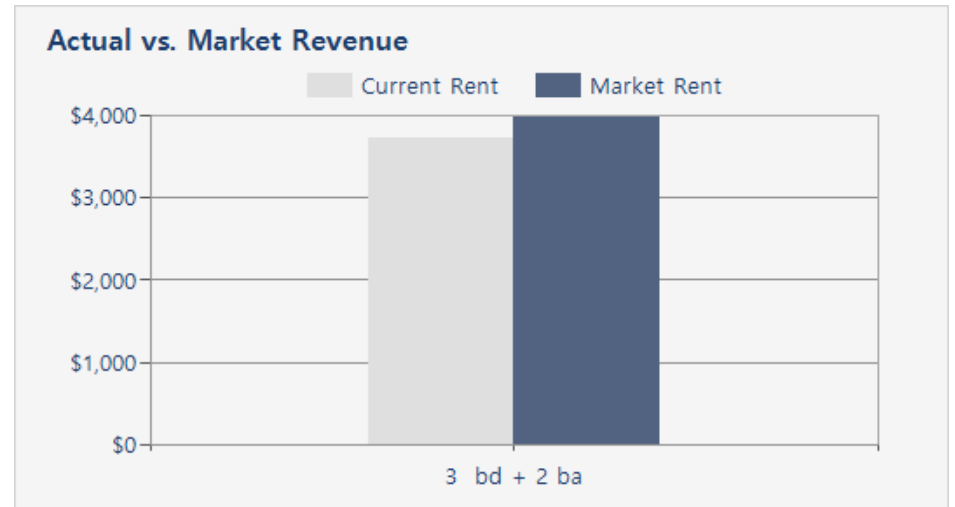
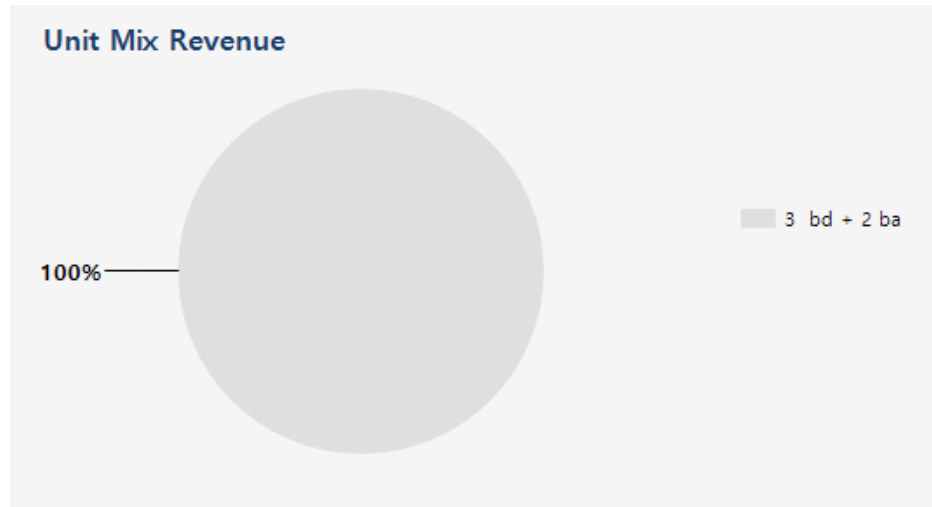
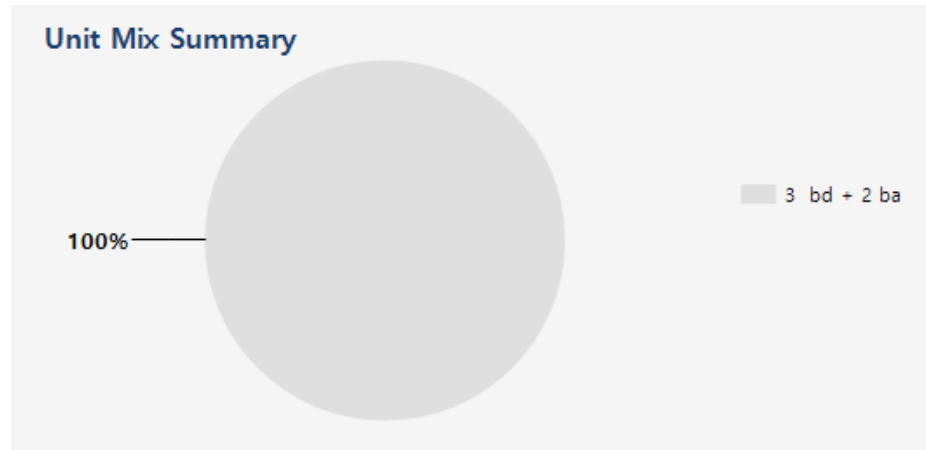
### Operational Advantages

- Solar panels for energy efficiency
- Individually metered for gas, water, and power
- Low-maintenance, easy-to-manage construction
- Strong rental demand in a high-growth pocket



GLOBAL PLATINUM  
PROPERTIES

|                 |         | Actual       |                | Market      |               |
|-----------------|---------|--------------|----------------|-------------|---------------|
| Unit Mix        | # Units | Current Rent | Monthly Income | Market Rent | Market Income |
| 3 bd + 2 ba     | 4       | \$3,721      | \$14,885       | \$3,995     | \$15,980      |
| Totals/Averages | 4       | \$3,721      | \$14,885       | \$3,995     | \$15,980      |







02

Location

- Location Summary
- Local Business Map
- Major Employers Map
- Drive Times

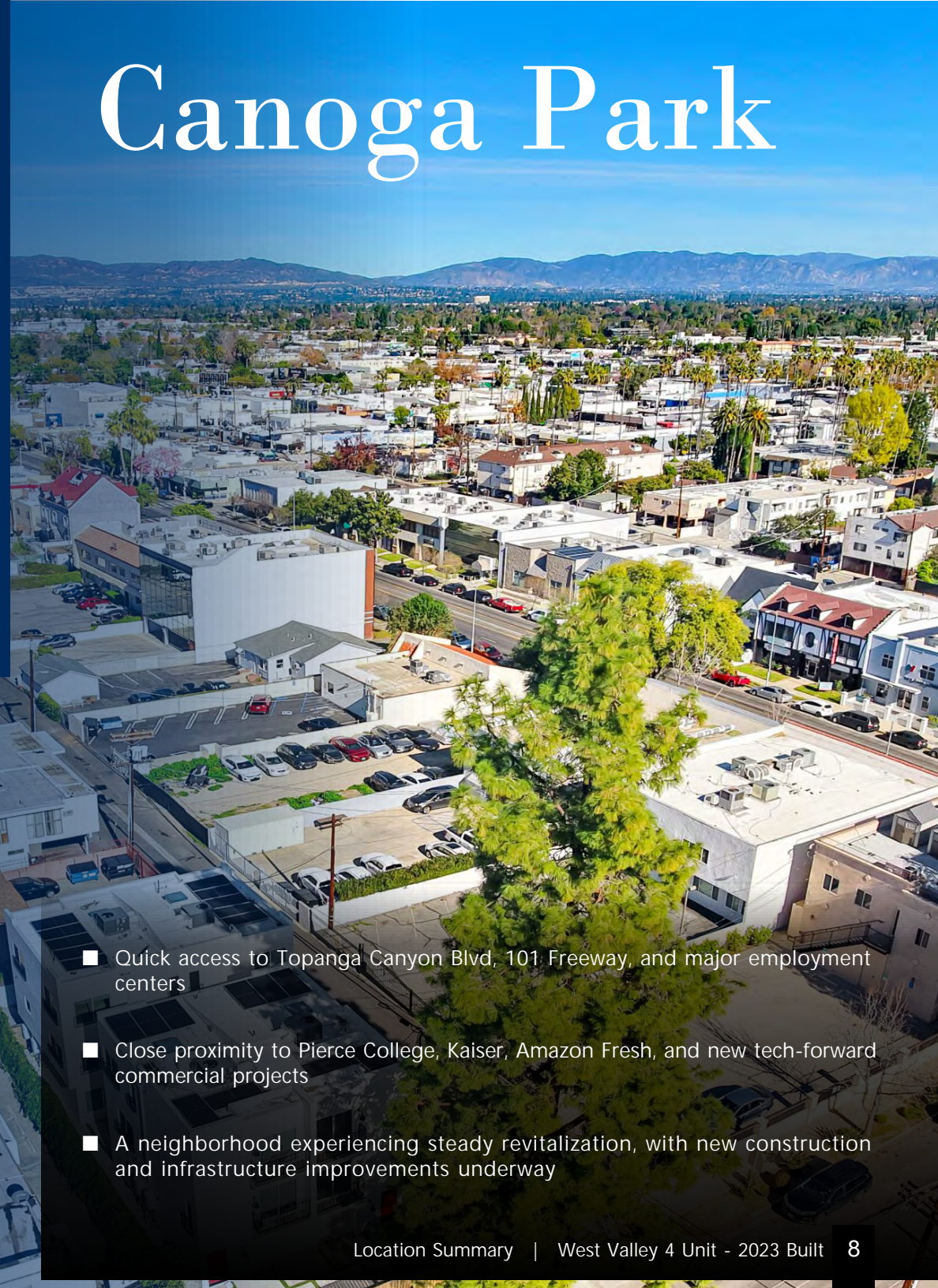


Situated just minutes from Westfield Topanga & The Village, residents enjoy immediate access to one of Southern California's premier retail and lifestyle destinations. With over a billion dollars in recent and ongoing investment — including the new Topanga Social, luxury retail expansions, and major entertainment concepts — this corridor continues to attract high-income tenants and strong consumer traffic.

A short drive away, the Rams Practice Facility and Headquarters has become a major anchor for the area, bringing national attention and accelerating commercial growth throughout Woodland Hills and Warner Center. As the surrounding district continues its long-planned evolution into a high-density, mixed-use urban hub, properties like this stand to benefit from rising rents, increased demand, and long-term appreciation.

The building's location also places it near the best of Woodland Hills, including top dining, new multifamily developments, Class-A office campuses, and the Warner Center.

# Canoga Park



- Quick access to Topanga Canyon Blvd, 101 Freeway, and major employment centers
- Close proximity to Pierce College, Kaiser, Amazon Fresh, and new tech-forward commercial projects
- A neighborhood experiencing steady revitalization, with new construction and infrastructure improvements underway



GLOBAL PLATINUM  
PROPERTIES



**RAMS**  
VILLAGE  
AT WARNER CENTER

**Westfield**  
TOPANGA & THE VILLAGE





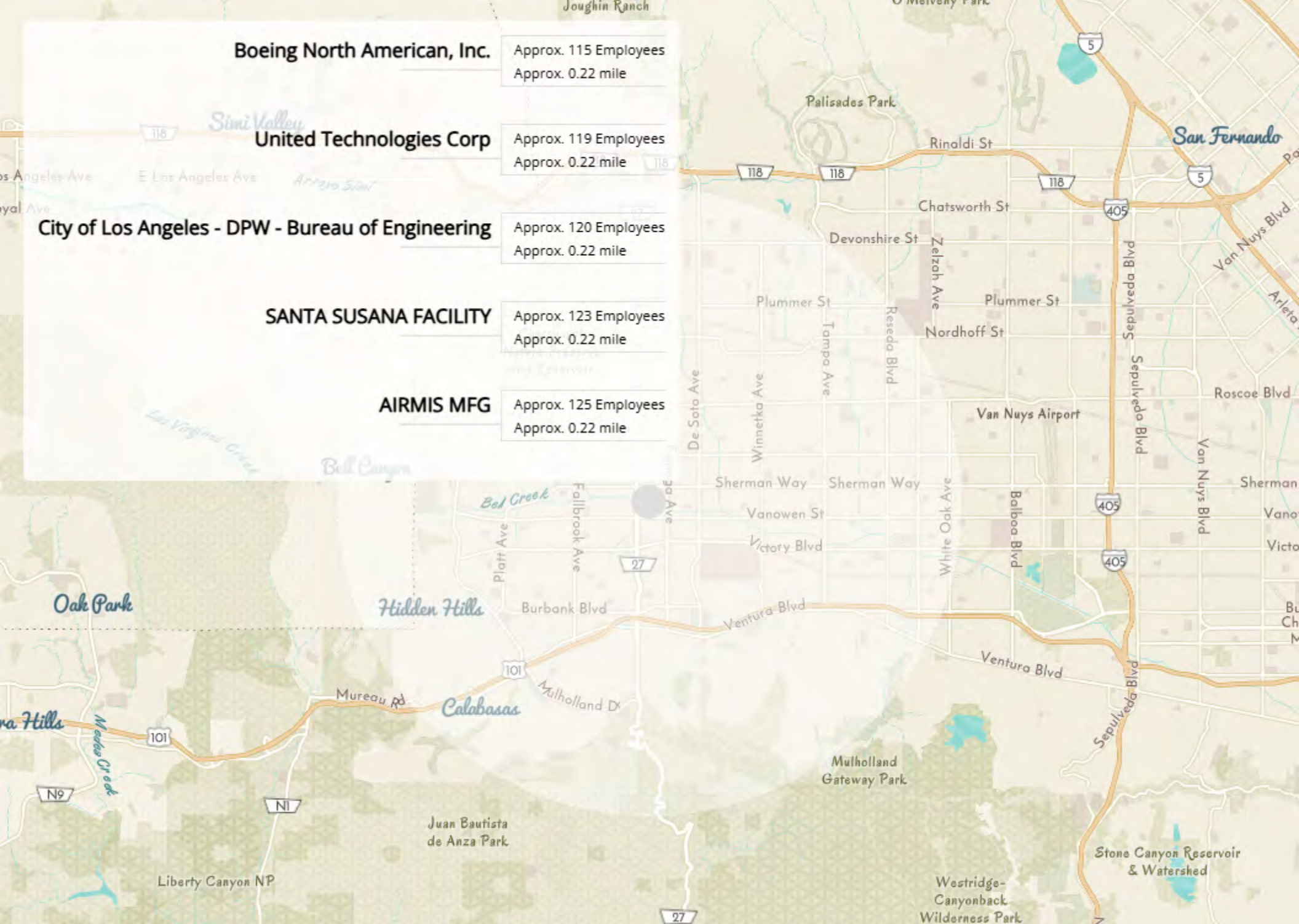
Approx. 115 Employees  
Approx. 0.22 mile

Approx. 119 Employees  
Approx. 0.22 mile

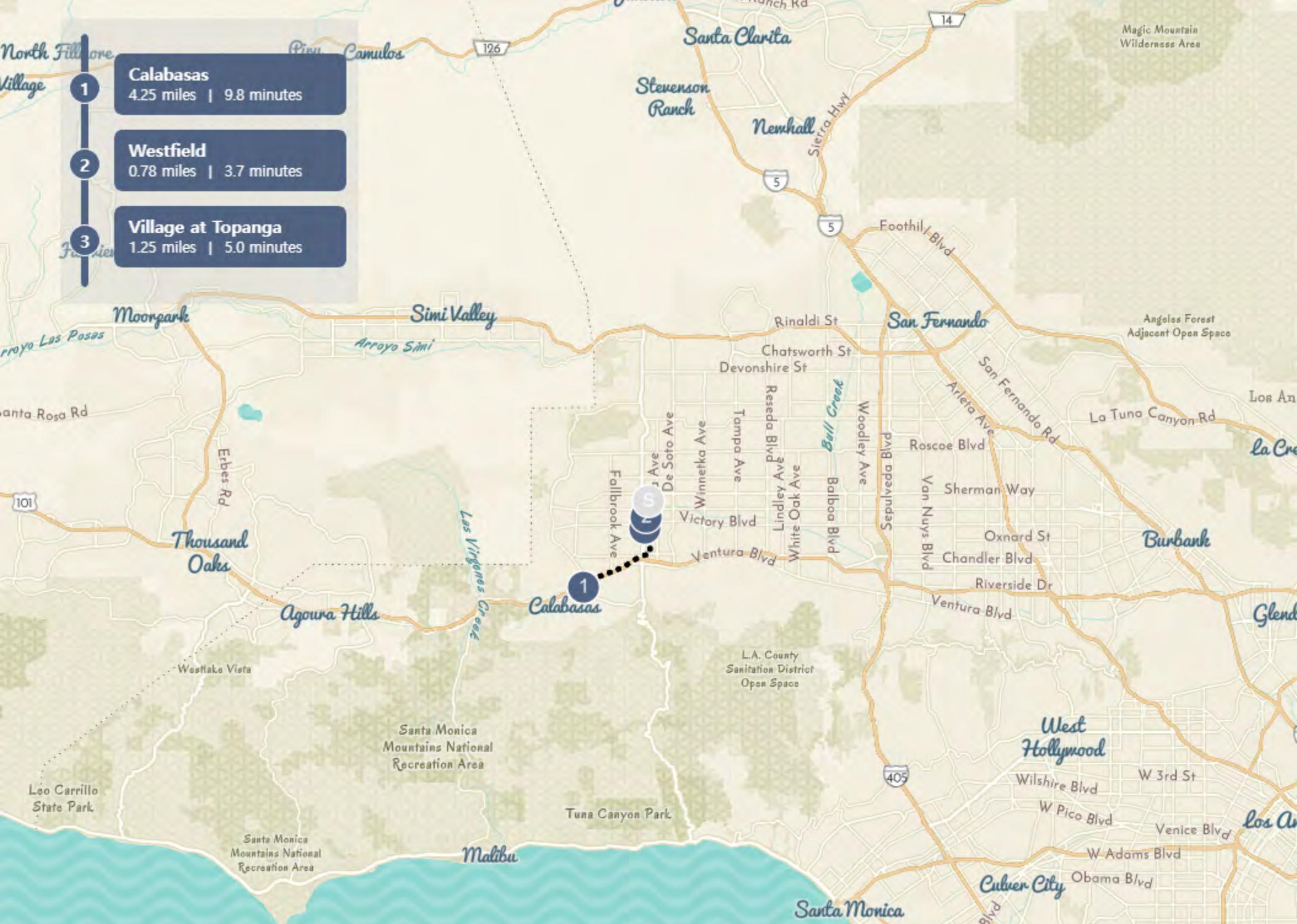
Approx. 120 Employees  
Approx. 0.22 mile

Approx. 123 Employees  
Approx. 0.22 mile

Approx. 125 Employees  
Approx. 0.22 mile











03

Property Description

Property Features

WEST VALLEY 4 UNIT - 2023 BUILT



## PROPERTY FEATURES

|                          |          |
|--------------------------|----------|
| NUMBER OF UNITS          | 4        |
| BUILDING SF              | 6,200    |
| LAND SF                  | 5,000    |
| YEAR BUILT               | 2023     |
| # OF PARCELS             | 1        |
| ZONING TYPE              | R3-1-RIO |
| TOPOGRAPHY               | Flat     |
| LOCATION CLASS           | C        |
| NUMBER OF STORIES        | 3        |
| NUMBER OF BUILDINGS      | 2        |
| NUMBER OF PARKING SPACES | 8        |
| PARKING RATIO            | 2:1      |
| WASHER/DRYER             | In Unit  |

## MECHANICAL

|                 |         |
|-----------------|---------|
| HVAC            | Central |
| FIRE SPRINKLERS | Yes     |

## UTILITIES

|          |        |
|----------|--------|
| WATER    | Tenant |
| TRASH    | Tenant |
| GAS      | Tenant |
| ELECTRIC | Tenant |
| RUBS     | Tenant |

## CONSTRUCTION

|                 |                   |
|-----------------|-------------------|
| FOUNDATION      | Slab              |
| FRAMING         | Wood              |
| EXTERIOR        | Stucco            |
| PARKING SURFACE | Cement            |
| ROOF            | Flat              |
| STYLE           | Modern            |
| LANDSCAPING     | Drought Resistant |







04

Rent Roll

Rent Roll



| Unit              | Unit Mix    | Current Rent | Market Rent |
|-------------------|-------------|--------------|-------------|
| 1                 | 3 bd + 2 ba | \$3,895.00   | \$3,995.00  |
| 2                 | 3 bd + 2 ba | \$3,695.00   | \$3,995.00  |
| 3                 | 3 bd + 2 ba | \$3,700.00   | \$3,995.00  |
| 4                 | 3 bd + 2 ba | \$3,595.00   | \$3,995.00  |
| Totals / Averages |             | \$14,885.00  | \$15,980.00 |







05

Financial Analysis

Income & Expense Analysis

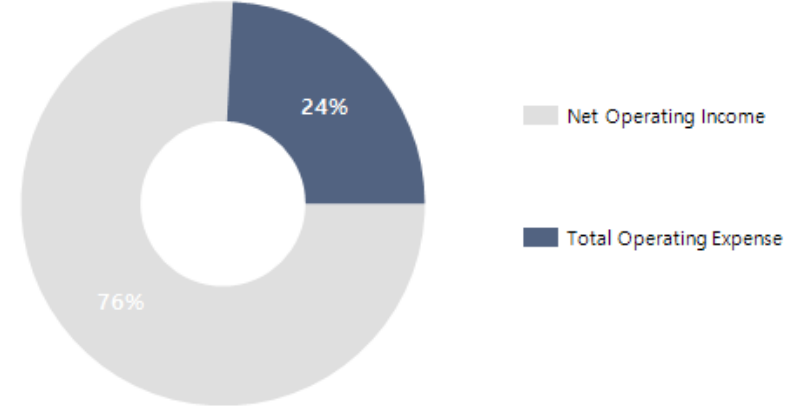
WEST VALLEY 4 UNIT - 2023 BUILT



## REVENUE ALLOCATION

CURRENT

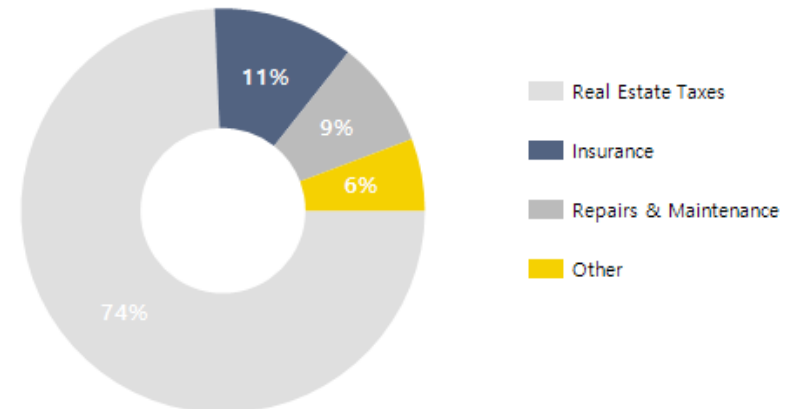
| INCOME                        | CURRENT          | PRO FORMA        |
|-------------------------------|------------------|------------------|
| Gross Scheduled Rent          | \$178,620        | \$191,760        |
| <b>Gross Potential Income</b> | <b>\$178,620</b> | <b>\$191,760</b> |
| General Vacancy               | -3.00%           | -3.00%           |
| <b>Effective Gross Income</b> | <b>\$173,261</b> | <b>\$186,007</b> |
| Less Expenses                 | \$41,970 24.22%  | \$41,970 22.56%  |
| <b>Net Operating Income</b>   | <b>\$131,291</b> | <b>\$144,037</b> |



| EXPENSES                       | CURRENT         | Per Unit        | PRO FORMA       | Per Unit        |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|
| Real Estate Taxes              | \$31,200        | \$7,800         | \$31,200        | \$7,800         |
| Insurance                      | \$4,750         | \$1,188         | \$4,750         | \$1,188         |
| Pest Control                   | \$720           | \$180           | \$720           | \$180           |
| Repairs & Maintenance          | \$3,600         | \$900           | \$3,600         | \$900           |
| Water / Sewer                  | \$1,100         | \$275           | \$1,100         | \$275           |
| Landscaping                    | \$600           | \$150           | \$600           | \$150           |
| <b>Total Operating Expense</b> | <b>\$41,970</b> | <b>\$10,493</b> | <b>\$41,970</b> | <b>\$10,493</b> |
| Expense / SF                   | \$6.77          |                 | \$6.77          |                 |
| % of EGI                       | 24.22%          |                 | 22.56%          |                 |

## DISTRIBUTION OF EXPENSES

CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.





06

## Demographics

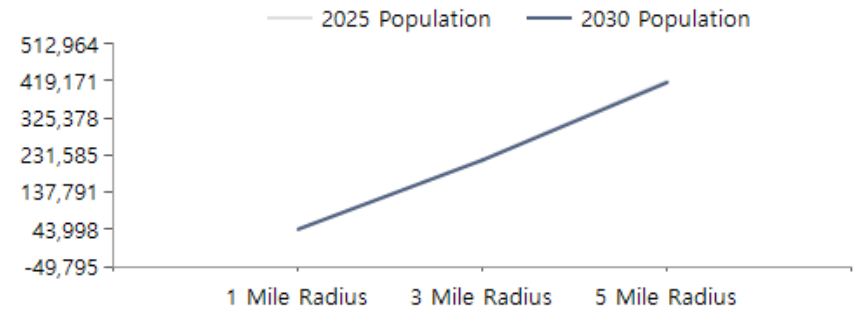
General Demographics

Race Demographics

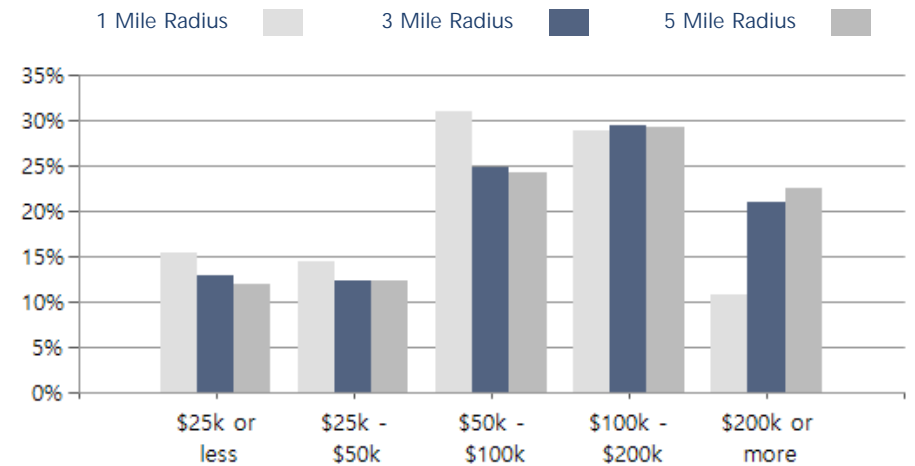


| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 34,422 | 195,761 | 379,607 |
| 2010 Population                    | 38,282 | 208,072 | 400,879 |
| 2025 Population                    | 43,998 | 220,951 | 419,171 |
| 2030 Population                    | 45,029 | 219,626 | 415,668 |
| 2025 African American              | 2,486  | 11,329  | 20,025  |
| 2025 American Indian               | 868    | 2,999   | 5,188   |
| 2025 Asian                         | 6,682  | 34,279  | 60,652  |
| 2025 Hispanic                      | 22,170 | 85,432  | 153,699 |
| 2025 Other Race                    | 14,139 | 50,600  | 90,087  |
| 2025 White                         | 13,423 | 90,768  | 185,785 |
| 2025 Multiracial                   | 6,347  | 30,662  | 56,910  |
| 2025-2030: Population: Growth Rate | 2.30%  | -0.60%  | -0.85%  |

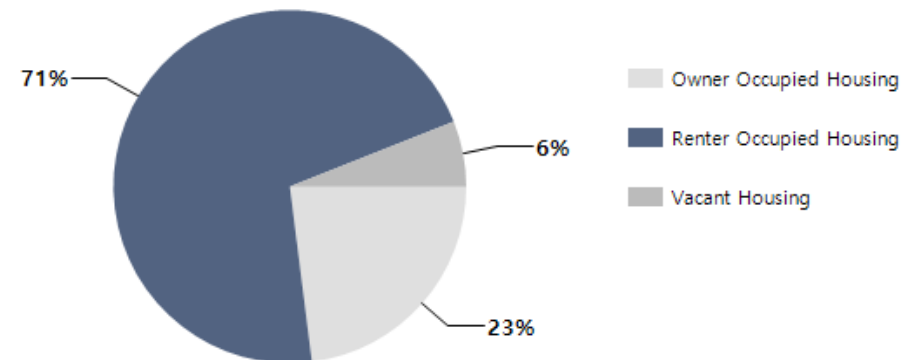
| 2025 HOUSEHOLD INCOME | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------|-----------|-----------|-----------|
| less than \$15,000    | 1,605     | 5,745     | 10,386    |
| \$15,000-\$24,999     | 1,000     | 4,595     | 7,877     |
| \$25,000-\$34,999     | 898       | 3,830     | 7,339     |
| \$35,000-\$49,999     | 1,527     | 6,070     | 11,470    |
| \$50,000-\$74,999     | 2,793     | 10,717    | 20,096    |
| \$75,000-\$99,999     | 2,455     | 9,273     | 16,728    |
| \$100,000-\$149,999   | 3,097     | 14,136    | 26,728    |
| \$150,000-\$199,999   | 1,783     | 9,481     | 17,739    |
| \$200,000 or greater  | 1,810     | 16,824    | 34,428    |
| Median HH Income      | \$80,366  | \$100,268 | \$103,367 |
| Average HH Income     | \$104,178 | \$136,723 | \$147,239 |



### 2025 Household Income



### 2025 Own vs. Rent - 1 Mile Radius



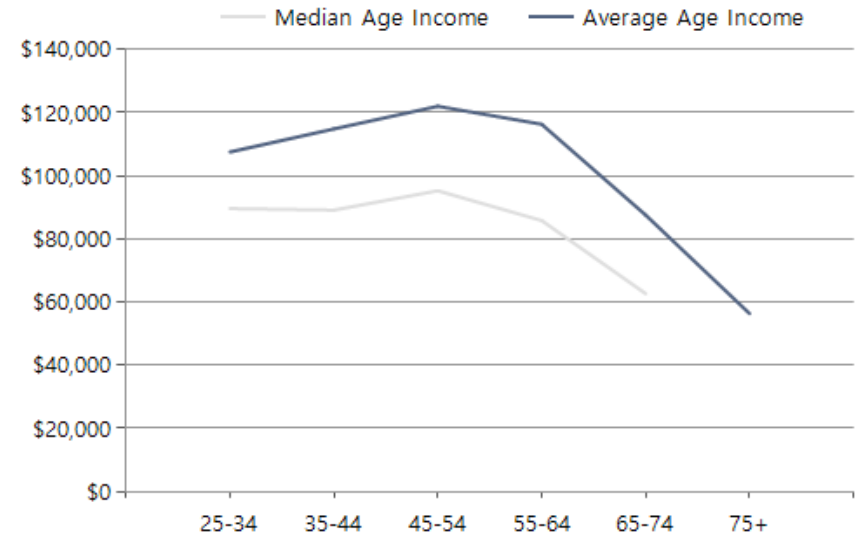
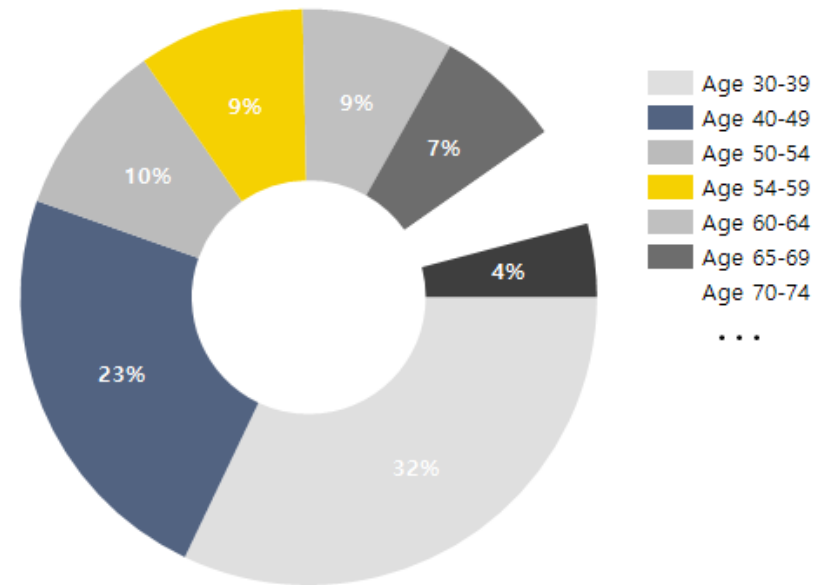
Source: esri



| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2025 Population Age 30-34 | 4,558  | 18,130  | 32,619  |
| 2025 Population Age 35-39 | 3,713  | 16,059  | 29,832  |
| 2025 Population Age 40-44 | 3,276  | 16,007  | 29,137  |
| 2025 Population Age 45-49 | 2,745  | 14,290  | 26,831  |
| 2025 Population Age 50-54 | 2,552  | 14,377  | 27,654  |
| 2025 Population Age 55-59 | 2,406  | 13,845  | 26,666  |
| 2025 Population Age 60-64 | 2,192  | 13,464  | 25,845  |
| 2025 Population Age 65-69 | 1,833  | 11,688  | 23,334  |
| 2025 Population Age 70-74 | 1,446  | 9,721   | 19,877  |
| 2025 Population Age 75-79 | 1,064  | 7,195   | 15,161  |
| 2025 Population Age 80-84 | 700    | 4,543   | 9,523   |
| 2025 Population Age 85+   | 720    | 4,717   | 9,929   |
| 2025 Population Age 18+   | 35,537 | 178,965 | 341,232 |
| 2025 Median Age           | 36     | 40      | 41      |
| 2030 Median Age           | 37     | 41      | 42      |

| 2025 INCOME BY AGE             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------------------|-----------|-----------|-----------|
| Median Household Income 25-34  | \$89,553  | \$97,715  | \$97,526  |
| Average Household Income 25-34 | \$107,491 | \$126,036 | \$130,852 |
| Median Household Income 35-44  | \$89,082  | \$116,504 | \$121,059 |
| Average Household Income 35-44 | \$114,790 | \$153,609 | \$163,030 |
| Median Household Income 45-54  | \$95,220  | \$132,257 | \$137,016 |
| Average Household Income 45-54 | \$121,981 | \$169,034 | \$181,089 |
| Median Household Income 55-64  | \$85,772  | \$118,469 | \$125,994 |
| Average Household Income 55-64 | \$116,278 | \$156,069 | \$172,450 |
| Median Household Income 65-74  | \$62,613  | \$82,666  | \$88,837  |
| Average Household Income 65-74 | \$87,524  | \$118,940 | \$132,497 |
| Average Household Income 75+   | \$56,309  | \$79,621  | \$91,127  |

Population By Age





# West Valley 4 Unit - 2023 Built

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