

21721 HART STREET

Offering Memorandum



CANOCA PARK | LOS ANGELES, CA 91303

4 Unit Apartment - 2023 Built



GLOBAL PLATINUM
PROPERTIES

West Valley 4 Unit - 2023 Built

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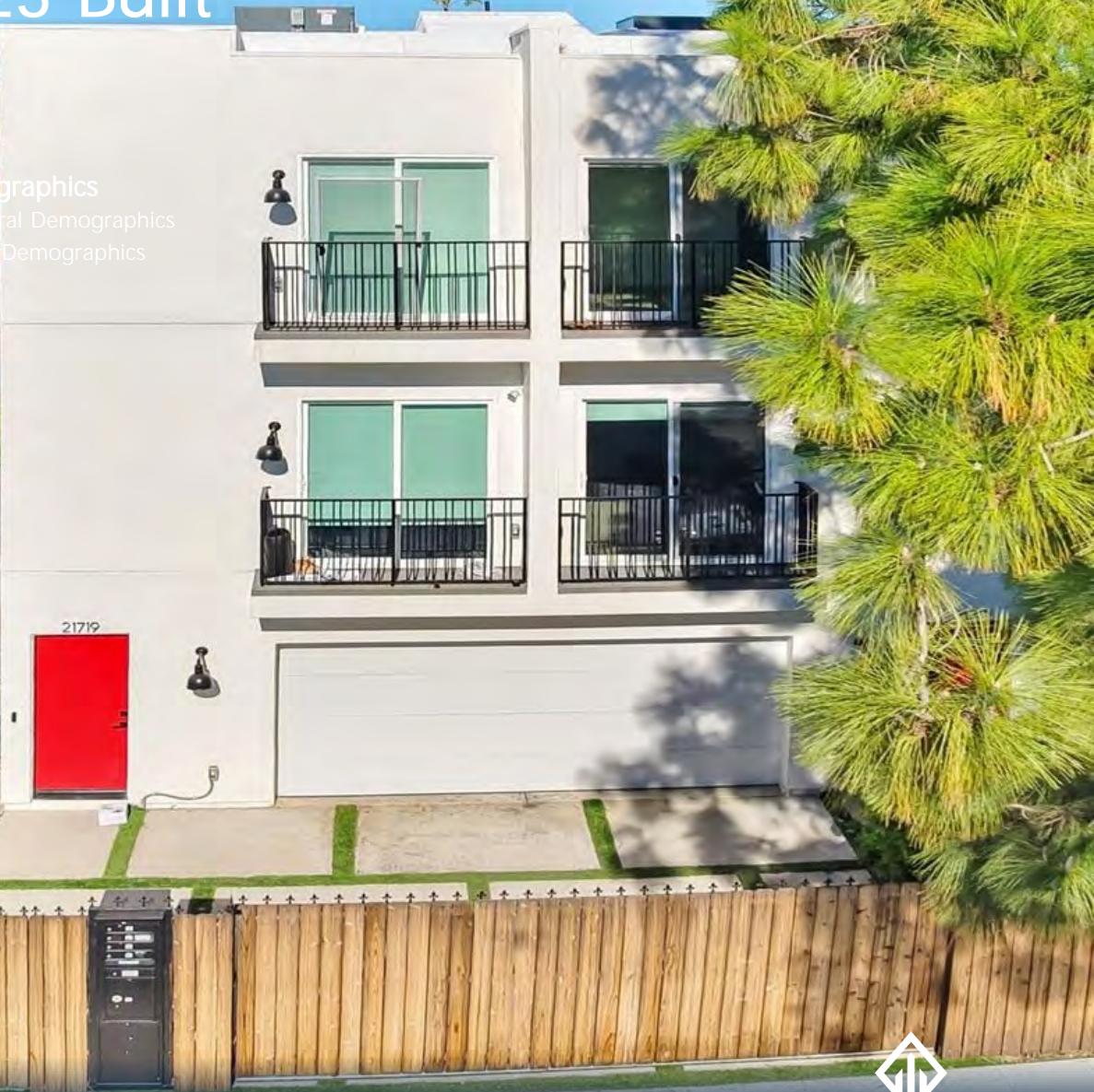
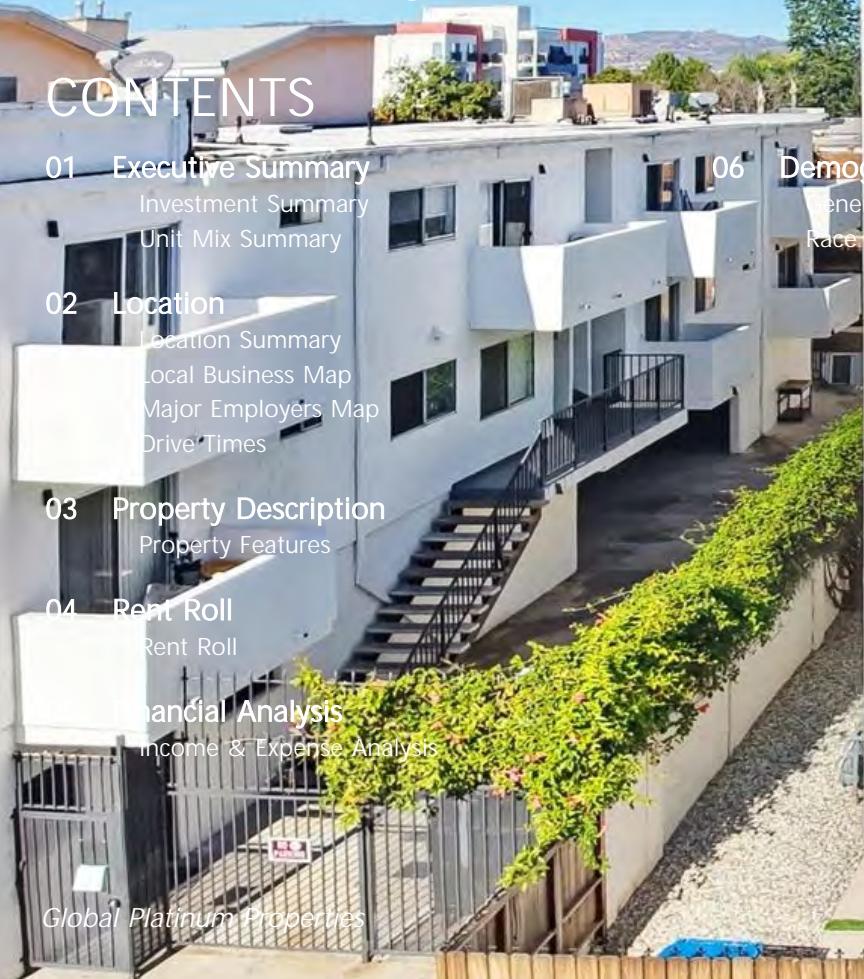
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WEST VALLEY 4 UNIT - 2023 BUILT



01

Executive Summary

Investment Summary
Unit Mix Summary

OFFERING SUMMARY

ADDRESS	21721 Hart St. 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.

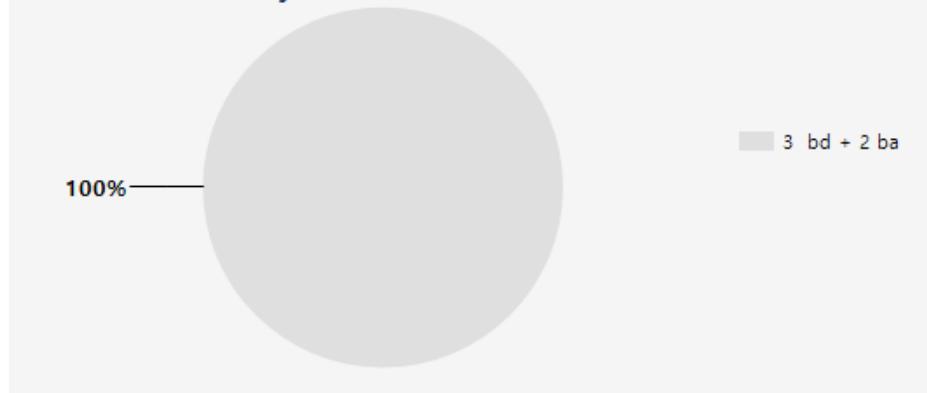
- Built in 2023
- Over 6,000 sq ft of modern improvements
- Four spacious 3-bed / 2-bath tri-level units
- Open floor plans with abundant natural light
- Sleek, contemporary kitchens and bathrooms
- Private balconies and stylish finishes
- New appliances + in-unit washer/dryer
- Full central HVAC

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

Unit Mix	# Units	Actual		Market	
		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

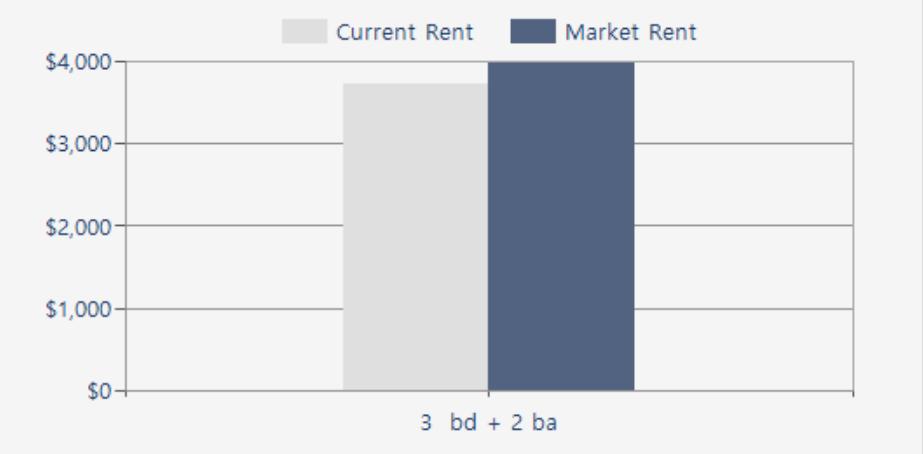
Unit Mix Summary

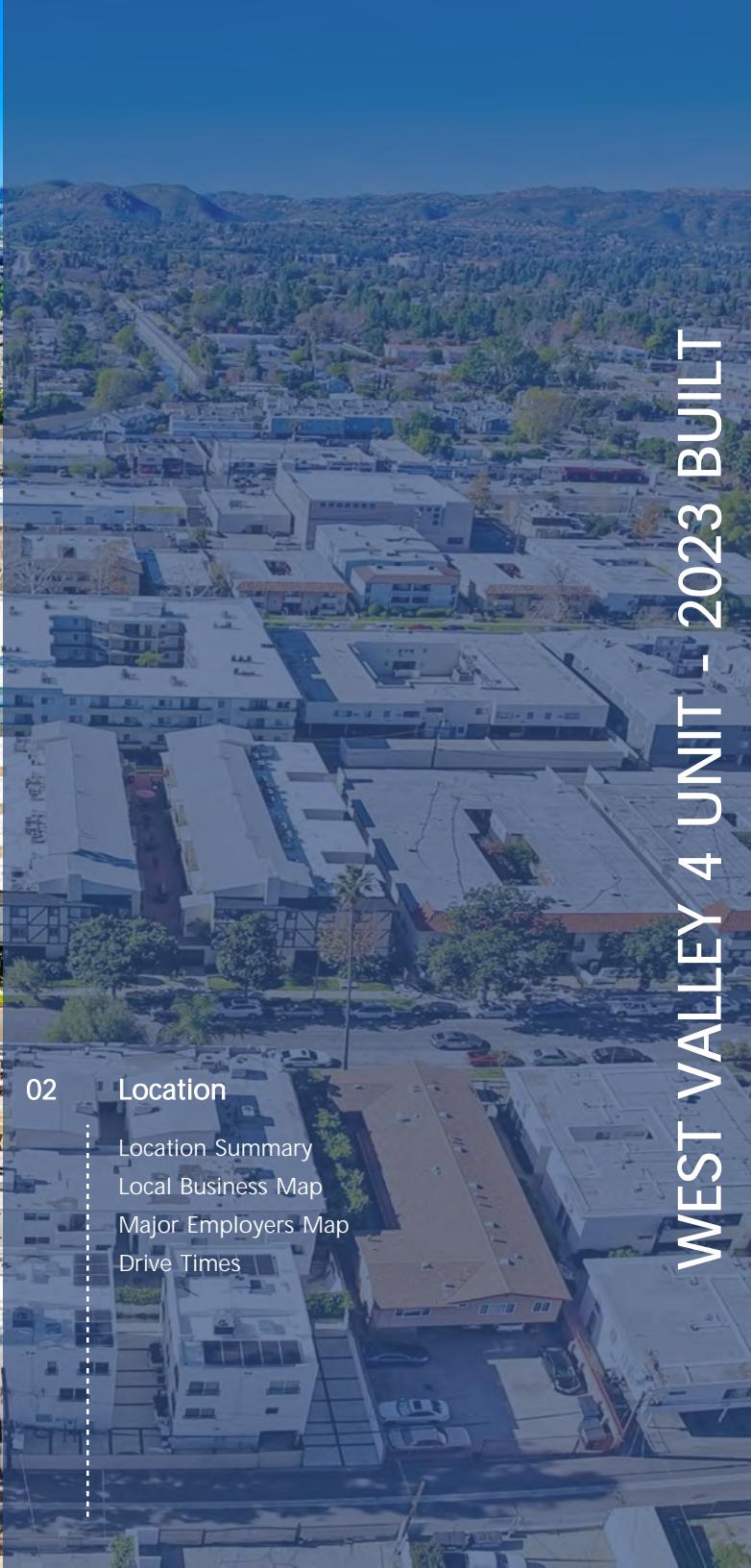


Unit Mix Revenue



Actual vs. Market Revenue





02

Location

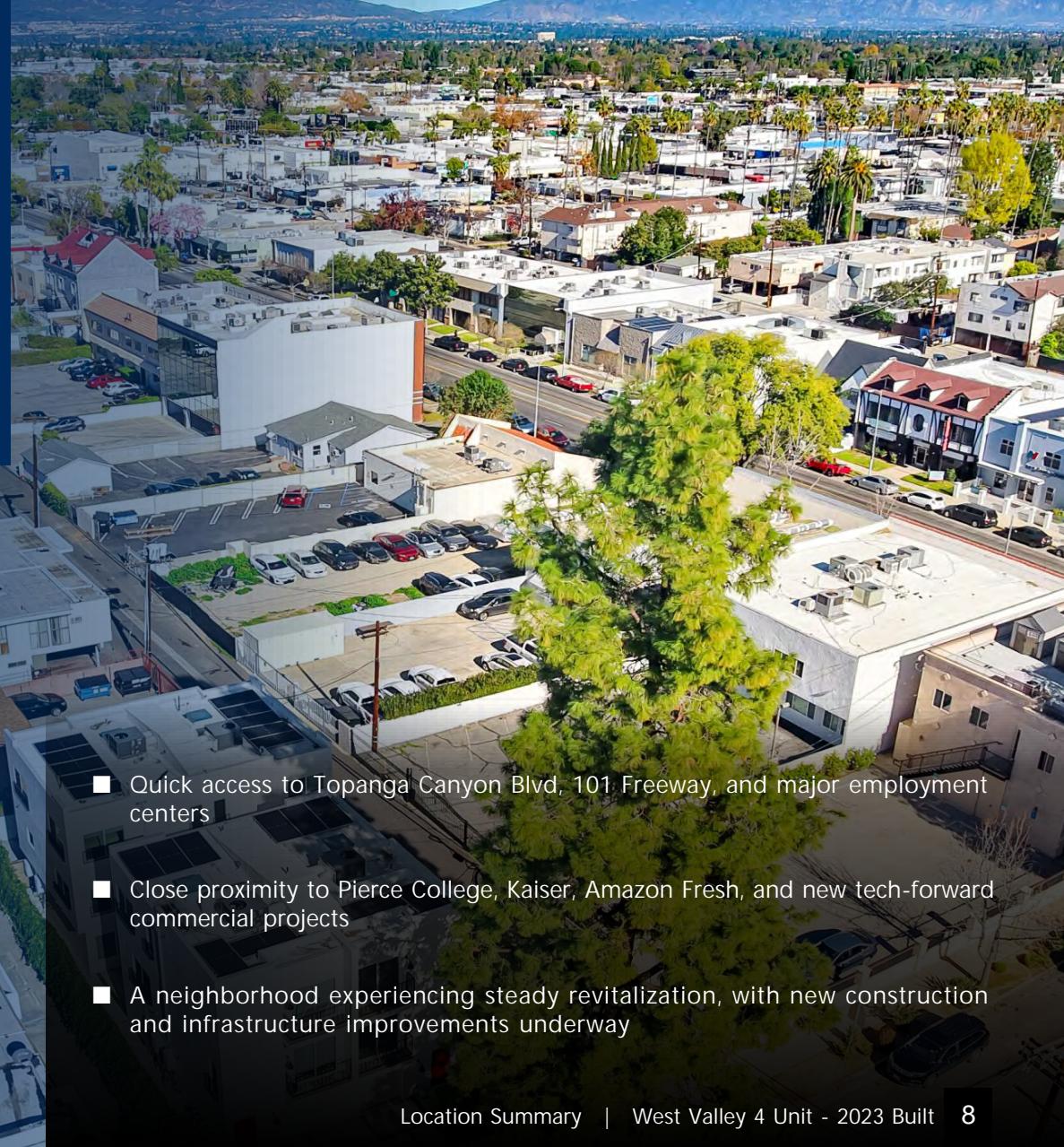
- Location Summary
- Local Business Map
- Major Employers Map
- Drive Times

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



RAMS
VILLAGE
AT WARNER CENTER

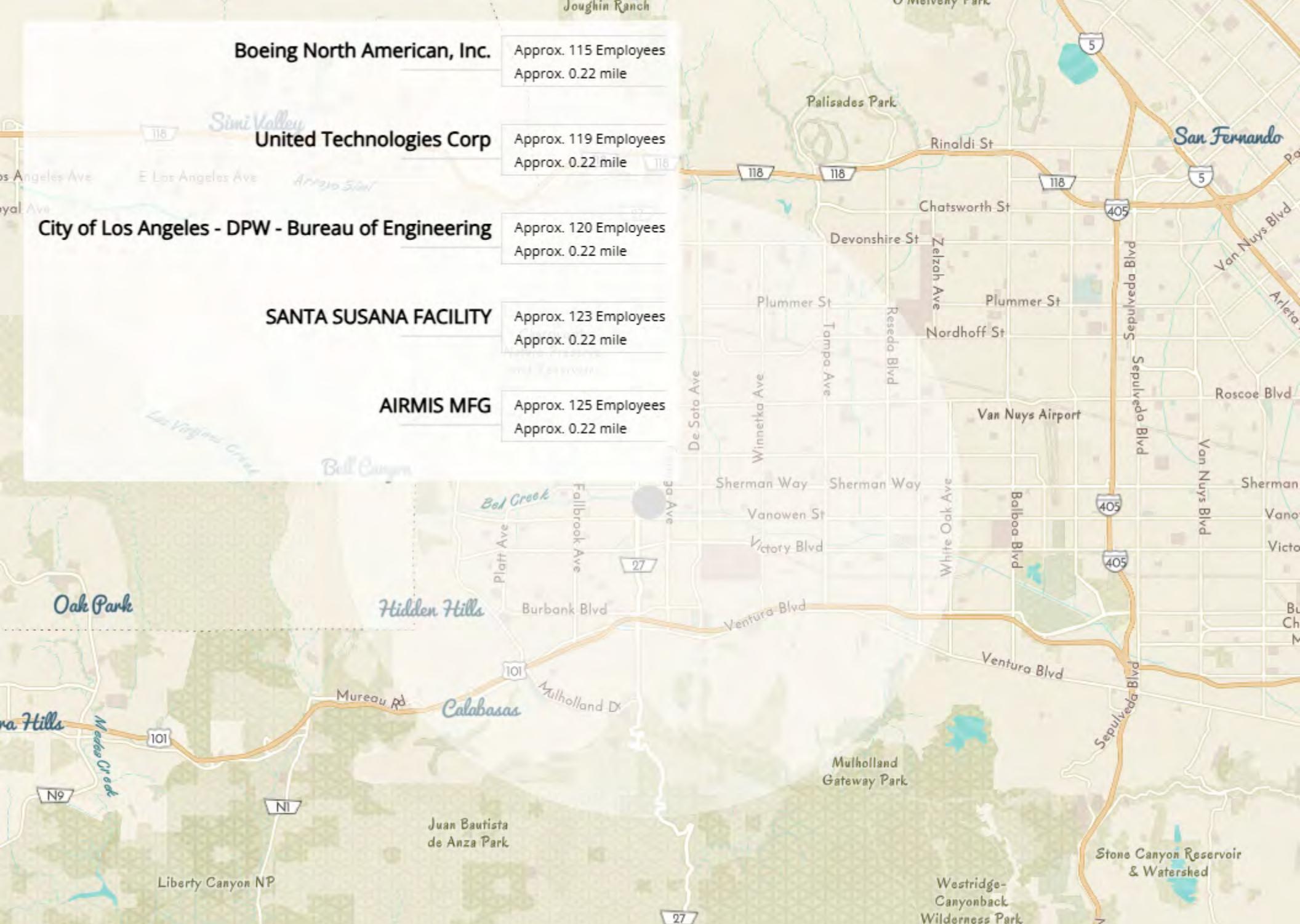
Westfield
TOPANGA & THE VILLAGE

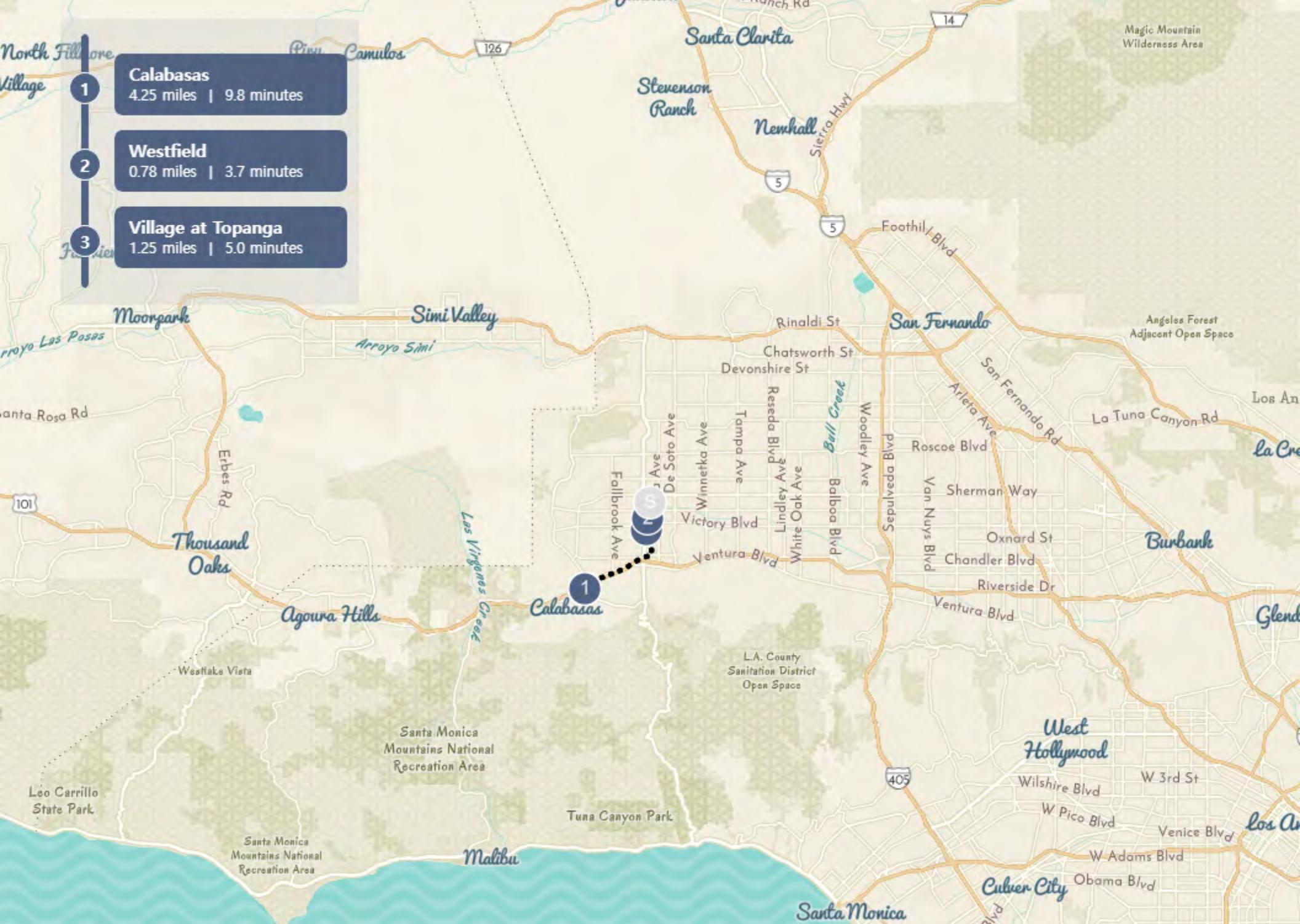


CITY OF CALABASAS



GLOBAL PLATINUM
PROPERTIES





GLOBAL PLATINUM PROPERTIES

WEST VALLEY 4 UNIT - 2023 BUILT

03 Property Description

Property Features



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

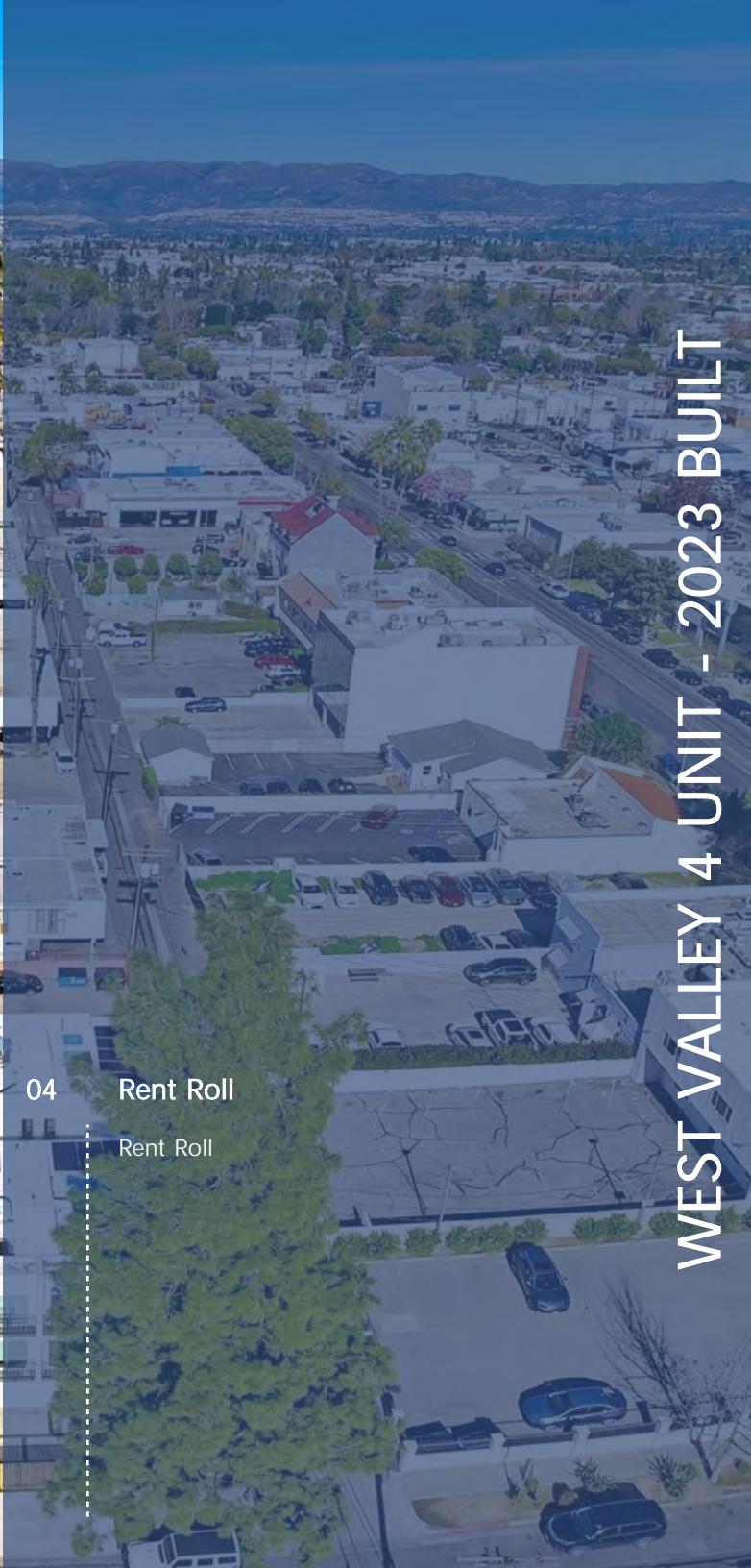
UTILITIES

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





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





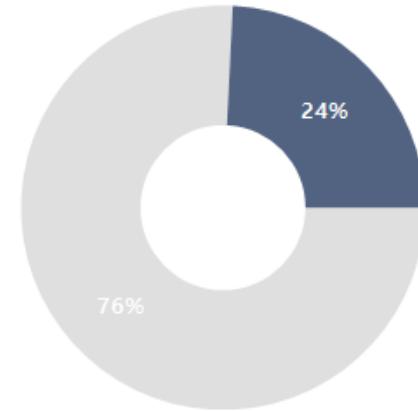
05 Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

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



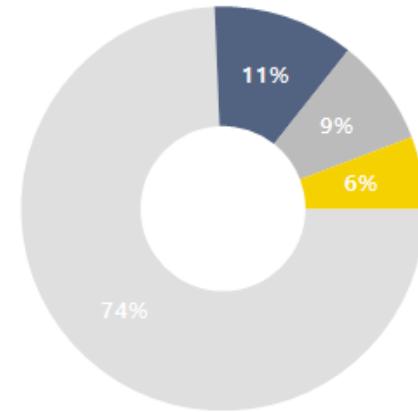
Net Operating Income

Total Operating Expense

DISTRIBUTION OF EXPENSES

CURRENT

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
Total Operating Expense	\$41,970	\$10,493	\$41,970	\$10,493
Expense / SF	\$6.77		\$6.77	
% of EGI	24.22%		22.56%	



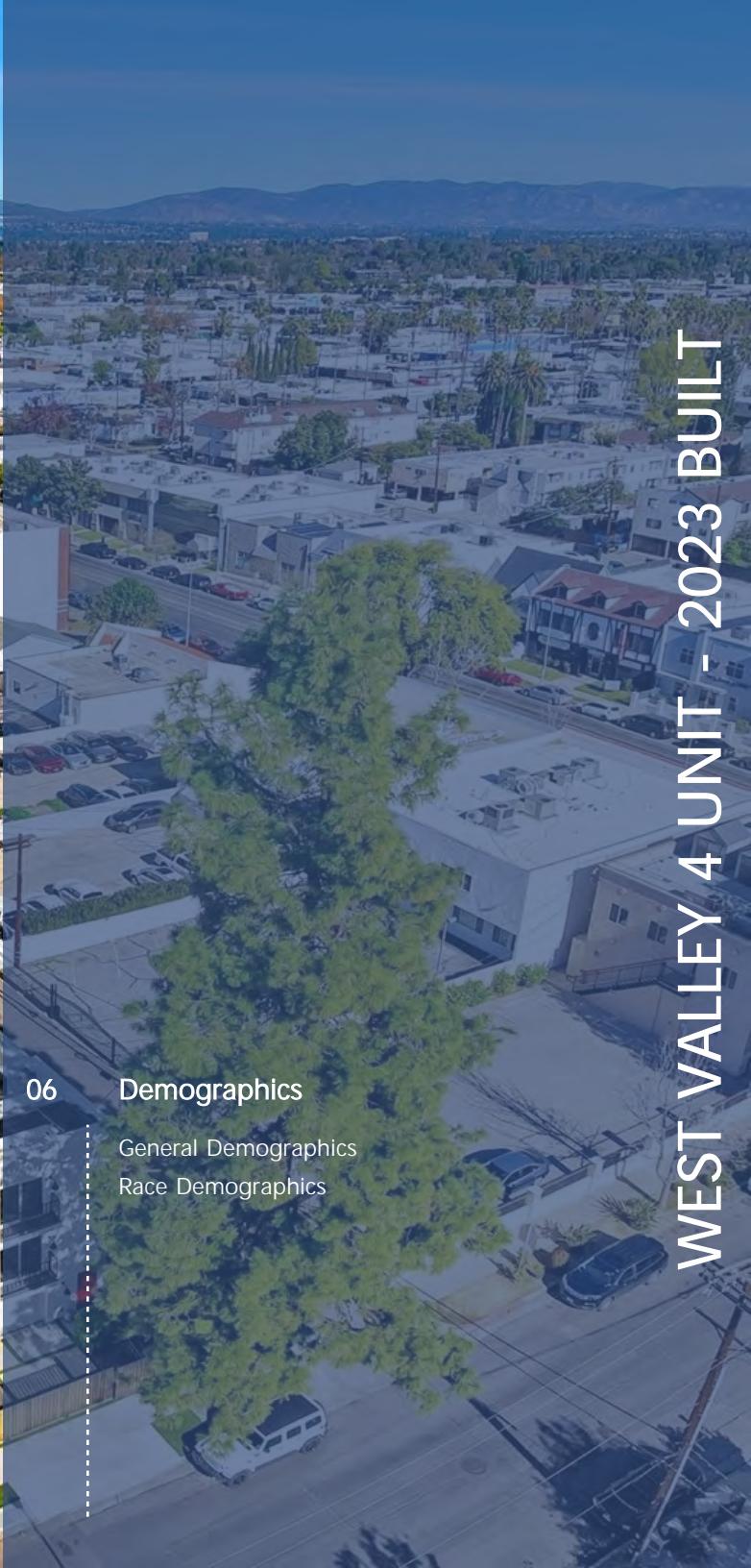
Real Estate Taxes

Insurance

Repairs & Maintenance

Other

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



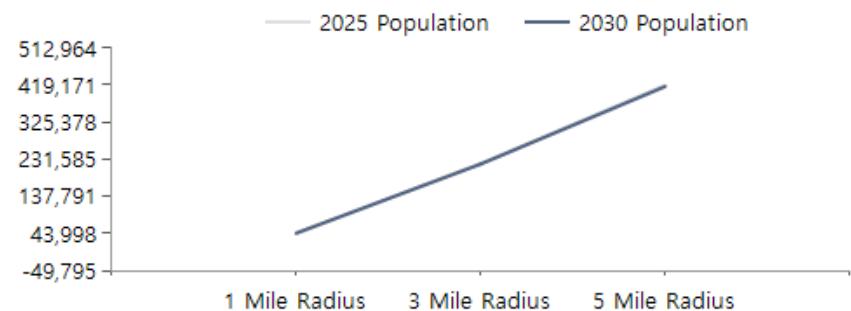
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Demographics

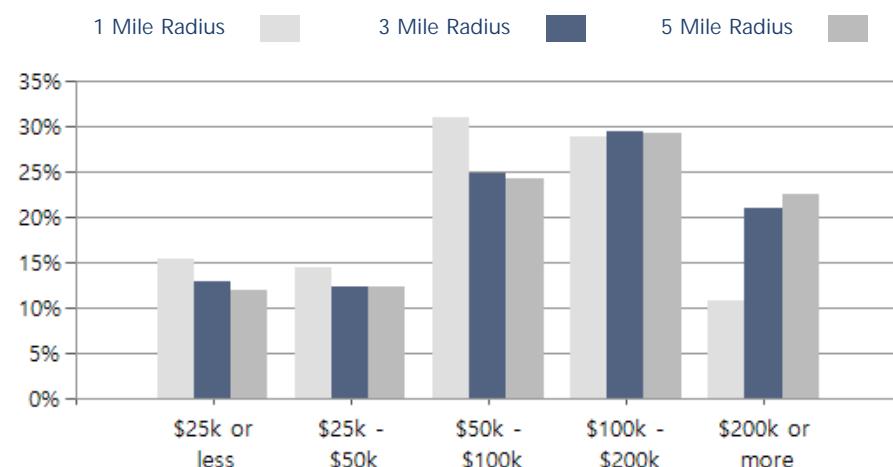
General Demographics
Race Demographics

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%

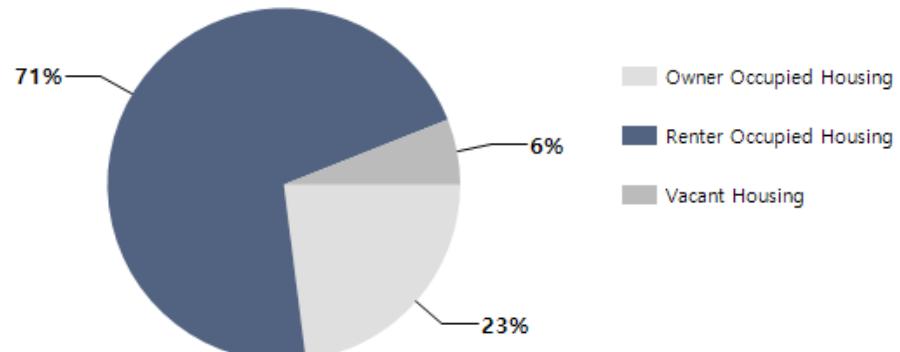
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,605	5,745	10,386
\$15,000-\$24,999	1,000	4,595	7,877
\$25,000-\$34,999	898	3,830	7,339
\$35,000-\$49,999	1,527	6,070	11,470
\$50,000-\$74,999	2,793	10,717	20,096
\$75,000-\$99,999	2,455	9,273	16,728
\$100,000-\$149,999	3,097	14,136	26,728
\$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

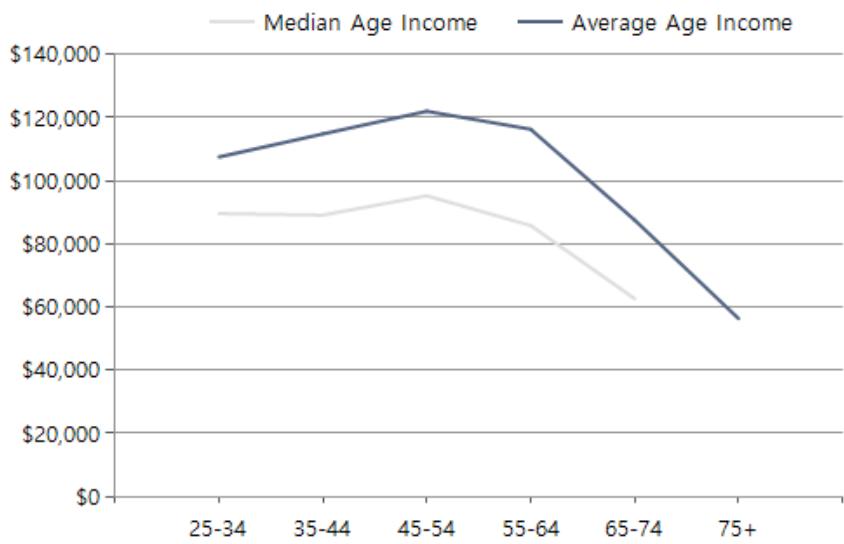
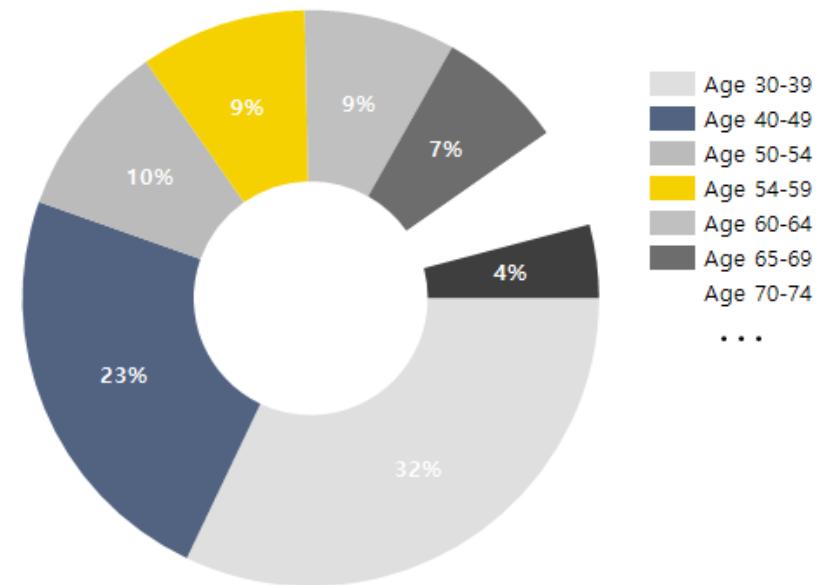


Source: esri

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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