

7454 HASKELL AVENUE

VAN NUYS, CALIFORNIA 91406

Marcus & Millichap
RAYMUNDO
MULTIFAMILY GROUP



\$3,499,000 | 13 MULTIFAMILY UNITS

OUTSTANDING UNIT MIX – ALMOST ALL TWO- AND THREE-BEDROOM APARTMENTS

ATTRACTIVE 11.76 CURRENT GRM AND 5.28% CURRENT CAP RATE

FULL COPPER PLUMBING | SPACIOUS FLOORPLANS

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www.marcusmillichap.com

EXCLUSIVELY LISTED BY:

RICK E. RAYMUNDO

SENIOR MANAGING DIRECTOR INVESTMENTS

EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100

ENCINO, CA 91436

(213) 943-1855 DIRECT

(818) 219-6146 MOBILE

RICK.RAYMUNDO@MARCUSMILICHAP.COM



BEN SAVOY

ASSOCIATE INVESTMENTS

NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100

ENCINO, CA 91436

(213) 943-1915 DIRECT

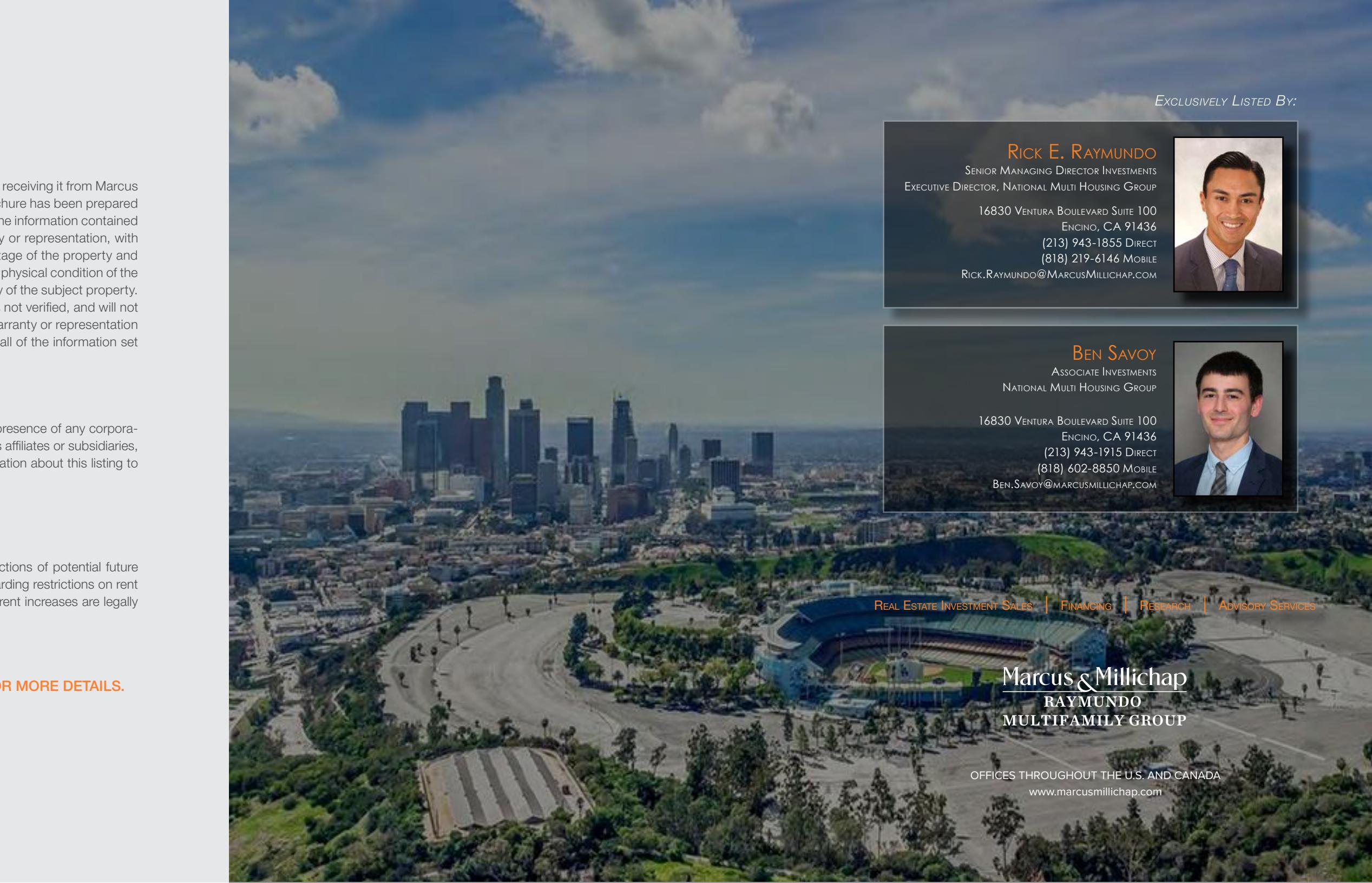
(818) 602-8850 MOBILE

BEN.SAVOY@MARCUSMILICHAP.COM



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ACTIVITY ID#

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7454 HASKELL AVENUE, VAN NUYS, CA 91406

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Excellent Unit Mix – Nearly 85% of Units Contain Two or Three Bedrooms
- Attractively Priced at an 11.76 GRM and 5.28% CAP Rate Based on In-Place Income
- Spacious Floorplans – 12,568 Square Feet Spread Over 13 Units
- Potential to Both Add ADUs and Avoid Seismic Retrofit Costs (Buyer to Verify)
- Full Copper Plumbing, Almost All New Windows
- All Unit Interiors Renovated with Decorative Tile Flooring, Granite Countertops, Updated Bathrooms
- Main Electric Panel Recently Upgraded with 60 Amp Breakers
- Convenient Access to 405 Freeway and Metro Orange Line Busway
- Van Nuys Posted a Vacancy Rate Below 3% in the Second Quarter of 2023 – Among the Highest Occupancy Rates in the Entire Nation



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 7454 Haskell Avenue, a 13-unit multifamily property located in the Lake Balboa neighborhood of Van Nuys, CA. Featuring spacious floorplans and a unit mix that contains nearly all two- and three-bedroom apartments, the property spans 12,568 gross square feet. The building occupies a corner lot near the intersection of Sherman Way and Haskell Avenue.

The current owner has installed full copper plumbing, replaced nearly every window in the building, and upgraded the main electric panel. A new investor may be able to use existing permits to complete two ADUs, which may also remove the need for any seismic retrofit repairs (Buyer to verify). Every unit interior has been renovated with decorative tile flooring, granite countertops, and remodeled bathrooms.

The city of Van Nuys and the Northeast San Fernando Valley posted a vacancy rate of less than three percent in the second quarter of 2023. Aside from the dense New York City boroughs, this vacancy rate sits among the lowest in the entire country among submarkets that contain at least 60,000 units. With relatively few new residential projects slated for the next two years, it is expected that these strong occupancy rates will remain, to the benefit of local landlords.

7454 Haskell Avenue

Van Nuys, CA 91406

LISTING PRICE
\$3,499,000

PRICE/UNIT
\$269,154

PRICE/SF
\$278.41

THE OFFERING

Price	\$3,499,000
Down Payment	100% / \$3,499,000
Price/Unit	\$269,154
Price/SF	\$278.41
Number of Units	13
Rentable Square Feet	12,568 SF
Number of Buildings	1
Number of Stories	2
Year Built	1963
Lot Size	13,921 SF

VITAL DATA

CAP Rate - Current	5.28%
GIM - Current	11.76
Net Operating Income - Current	\$184,758
CAP Rate - Pro Forma	8.02%
GIM - Pro Forma	8.74
Net Operating Income - Pro Forma	\$280,574

CURRENT CAP RATE
5.28%

CURRENT GIM
11.76

PROPERTY DETAILS

THE OFFERING

Property Address: 7454 Haskell Avenue
Van Nuys, CA 91406
Assessor's Parcel Number: 2206-028-013
Zoning: LAR3

SITE DESCRIPTION

Number of Units: 13
Number of Buildings: 1
Number of Stories: 2
Year Built: 1963
Rentable Square Feet: 12,568 SF
Lot Size: 13,921 SF
Type of Ownership: Fee Simple

CONSTRUCTION

Framing: Wood Frame
Exterior: Stucco
Parking Surface: Concrete
Roof: Flat

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. Sq. Ft.
2	1 Bdr 1 Bath	600
1	2 Bdr 1 Bath	930
7	2 Bdr 2 Bath	975
1	2 Bdr 2 Bath Den	1,000
1	3 Bdr 2 Bath	1,025
1	3 Bdr 3 Bath	1,050
13	TOTAL	12,568



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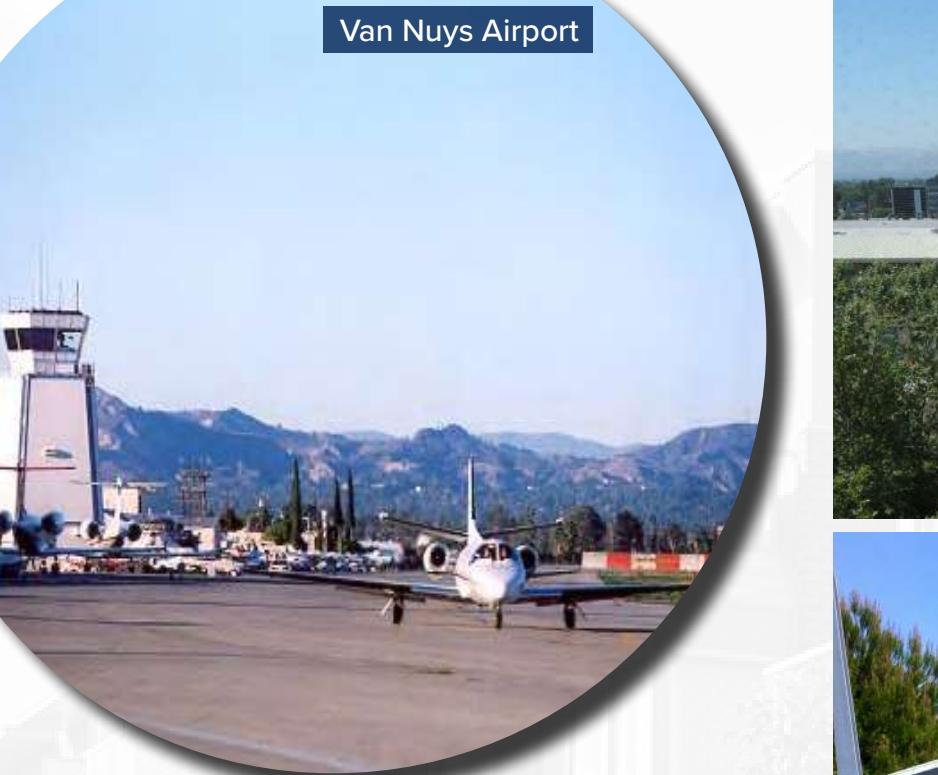
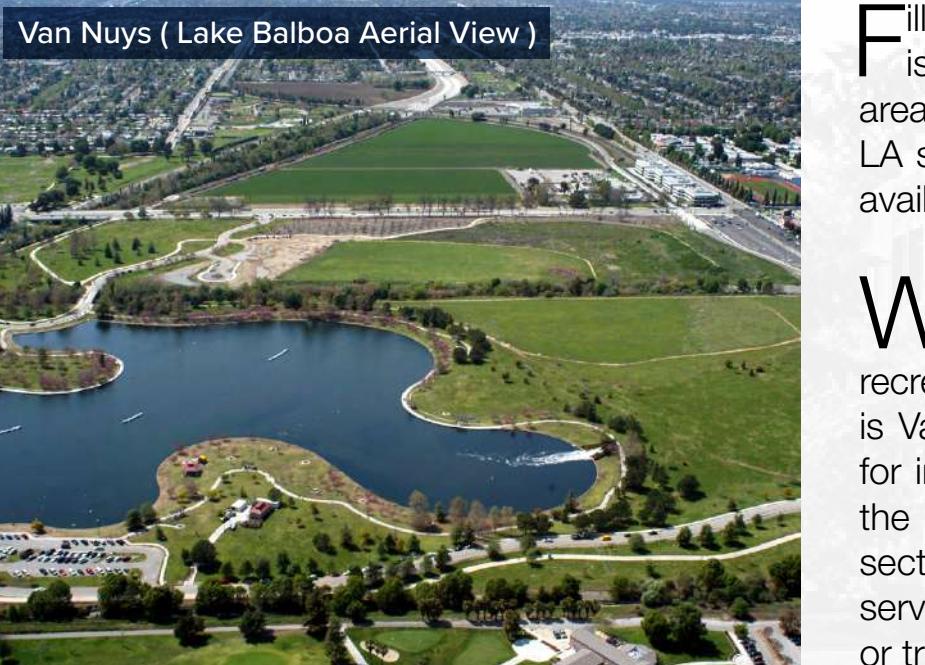


LOCATION OVERVIEW

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Vibrant personality
defines this northwest
LA community.



Filling a large portion of the central San Fernando Valley, Van Nuys is a thriving community predominately occupied by renters. The area's rental houses and apartments tend to be quite affordable by LA standards, with quiet neighborhoods and attractive properties available to fit any budget.

What is it like to live in Van Nuys? Well, Van Nuys is home to a diverse array of businesses, schools, and community recreation centers – perhaps the city's most recognizable landmark is Van Nuys High School, which has served as a filming location for innumerable movies, television shows, and music videos over the years. While many residents find work in the local business sector, direct access to the 405 as well as Amtrak and Metrolink rail service make it easy to commute to downtown Los Angeles by car or train in under an hour.



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	33,644	317,136	780,312
2022 Estimate			
Total Population	32,518	309,233	764,107
2010 Census			
Total Population	30,713	298,080	739,599
2000 Census			
Total Population	29,667	288,685	705,366
Daytime Population			
2022 Estimate	34,834	252,881	689,017
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	11,409	99,195	256,852
2022 Estimate			
Total Households	11,025	96,470	251,033
Average (Mean) Household Size	3.0	3.2	3.0
2010 Census			
Total Households	10,274	91,372	240,117
2000 Census			
Total Households	10,333	90,333	234,107
Growth 2022-2027	3.5%	2.8%	2.3%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2027 Projection	12,330	106,182	274,561
2022 Estimate	11,871	102,949	267,581
Owner Occupied	2,401	34,109	107,509
Renter Occupied	8,624	62,360	143,524
Vacant	845	6,479	16,548
Persons in Units			
2022 Estimate Total Occupied Units	11,025	96,470	251,033
1 Person Units	26.2%	21.7%	24.3%
2 Person Units	24.1%	23.4%	26.0%
3 Person Units	16.6%	16.9%	16.3%
4 Person Units	14.8%	16.0%	14.8%
5 Person Units	8.8%	10.2%	8.6%
6+ Person Units	9.6%	11.7%	10.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	3.3%	5.9%	8.7%
\$150,000-\$199,999	2.8%	6.0%	7.7%
\$100,000-\$149,999	12.5%	15.2%	17.1%
\$75,000-\$99,999	10.8%	12.8%	13.5%
\$50,000-\$74,999	18.1%	16.7%	16.0%
\$35,000-\$49,999	15.2%	12.7%	11.2%
\$25,000-\$34,999	11.3%	9.4%	7.8%
\$15,000-\$24,999	12.8%	10.1%	8.3%
Under \$15,000	13.3%	11.2%	9.7%
Average Household Income	\$67,621	\$85,234	\$101,222
Median Household Income	\$46,894	\$59,367	\$70,102
Per Capita Income	\$23,169	\$26,771	\$33,440
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	32,518	309,233	764,107
Under 20	25.0%	25.3%	23.3%
20 to 34 Years	26.1%	24.5%	23.6%
35 to 39 Years	8.4%	7.9%	7.5%
40 to 49 Years	13.9%	13.6%	13.3%
50 to 64 Years	16.6%	17.4%	18.2%
Age 65+	10.0%	11.4%	14.0%
Median Age	34.4	35.1	37.0
Population 25+ by Education Level			
2022 Estimate Population Age 25+	22,232	211,254	536,890
Elementary (0-8)	16.7%	16.1%	12.9%
Some High School (9-11)	10.7%	10.0%	8.7%
High School Graduate (12)	23.2%	23.2%	21.4%
Some College (13-15)	18.5%	18.9%	19.2%
Associate Degree Only	6.8%	7.0%	7.3%
Bachelor's Degree Only	18.6%	18.5%	21.2%
Graduate Degree	5.5%	6.3%	9.2%
Population by Gender			
2022 Estimate Total Population	32,518	309,233	764,107
Male Population	50.7%	50.3%	49.5%
Female Population	49.3%	49.7%	50.5%

DEMOGRAPHICS SUMMARY



POPULATION

In 2022, the population in your selected geography is 764,107. The population has changed by 8.3 percent since 2000. It is estimated that the population in your area will be 780,312 five years from now, which represents a change of 2.1 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 38.6. The population density in your area is 9,727 people per square mile.



EMPLOYMENT

In 2022, 380,051 people in your selected area were employed. The 2000 Census revealed that 62.5 percent of employees are in white-collar occupations in this geography, and 37.5 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 27.1 minutes.



HOUSEHOLDS

There are currently 251,033 households in your selected geography. The number of households has changed by 7.2 percent since 2000. It is estimated that the number of households in your area will be 256,852 five years from now, which represents a change of 2.3 percent from the current year. The average household size in your area is 3.0 people.



HOUSING

The median housing value in your area was \$67,499 in 2022, compared with the U.S. median of \$20,735. In 2000, there were 108,552 owner-occupied housing units and 125,542 renter-occupied housing units in your area. The median rent at the time was \$644.



INCOME

In 2022, the median household income for your selected geography is \$70,102, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 71.7 percent since 2000. It is estimated that the median household income in your area will be \$82,484 five years from now, which represents a change of 17.7 percent from the current year.

The current year per capita income in your area is \$33,440, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$101,222, compared with the U.S. average, which is \$96,357.



EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 9.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.1 percent, and 21.2 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

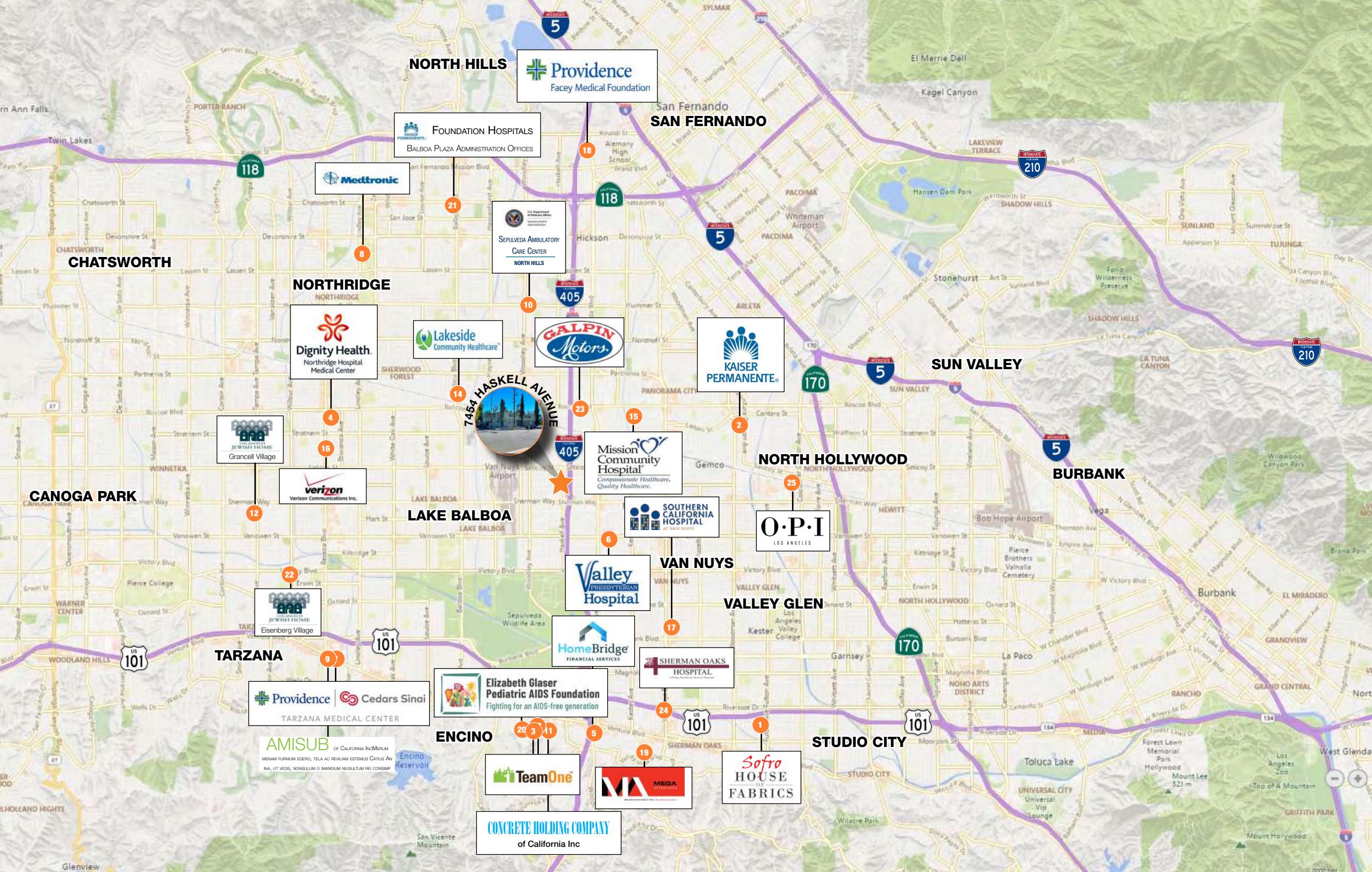
The number of area residents with an associate degree was lower than the nation's at 7.3 percent vs. 8.4 percent, respectively.

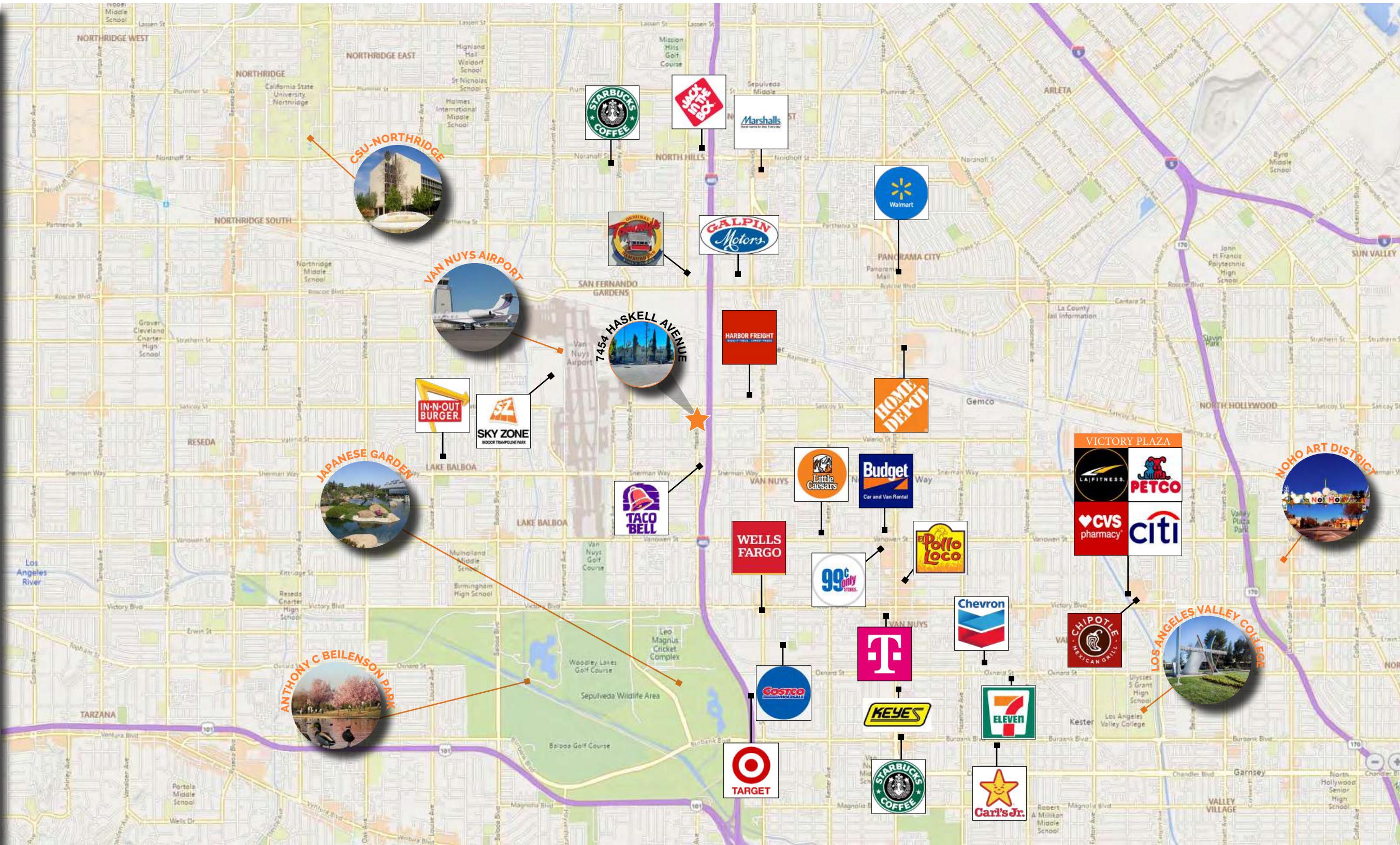
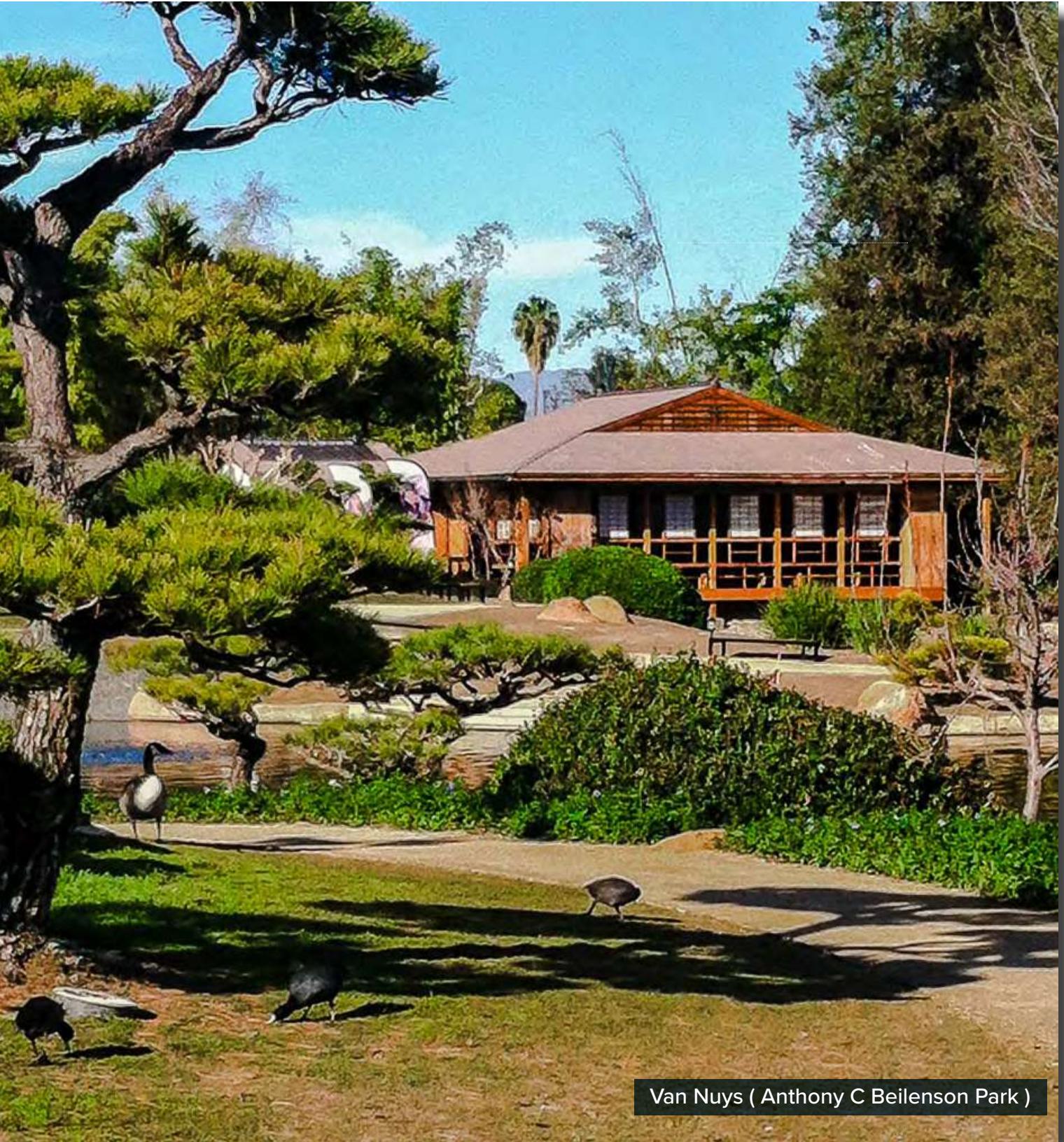
The area had fewer high-school graduates, 21.4 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 12.1 percent in the selected area compared with the 20.4 percent in the U.S.

MAJOR EMPLOYERS

- 1 Sofro Fabrics Inc / House of Fabrics
- 2 Kaiser Permanente
- 3 Team-One Employment Specialists LLC
- 4 Dignity Health Northridge Hospital Medical Center
- 5 Homebridge Financial Services Inc
- 6 Valley Presbyterian Hospital
- 7 Providence Tarzana Medical Center
- 8 Medtronic
- 9 Amisub of California Inc
- 0 Sepulveda Ambulatory Care
- 1 Concrete Holding Co California Inc
- 2 Los Angeles Jewish Home for the Aging – Grancell Village
- 3 Team-One Staffing Services Inc
- 4 Lakeside Medical Systems
- 5 Mission Community Hospital
- 6 Verizon Communications Inc
- 7 Alta Hollywood Community Hospital Van Nuys
- 8 Facey Medical Foundation
- 9 Mega Appraisers Inc
- 0 Elizabeth Glaser Pediatric Aids Foundation
- 1 Kaiser Foundation Hospitals Balboa Plaza
- 2 Los Angeles Jewish Home for the Aging – Eisenberg Village
- 3 Galpin Ford
- 4 Sherman Oaks Hospital
- 5 O P I Products Inc

ICES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT





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PRICING & FINANCIAL ANALYSIS

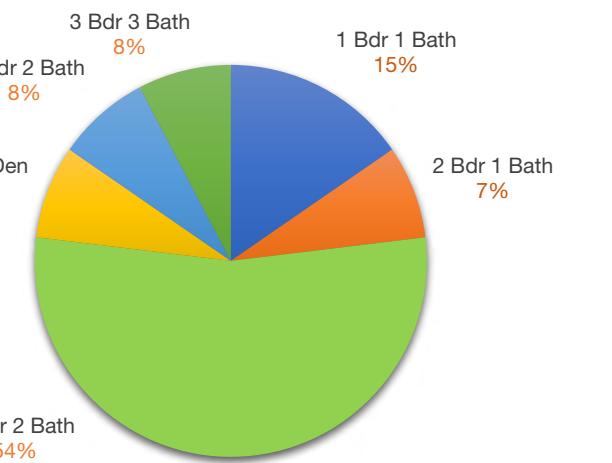
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
2	1 Bdr 1 Bath	600	\$1,210-\$1,510	\$2.27	\$2,720	\$1,595	\$2.66	\$3,190
1	2 Bdr 1 Bath	930	\$1,750	\$1.88	\$1,750	\$2,195	\$2.36	\$2,195
7	2 Bdr 2 Bath	975	\$1,730-\$2,350	\$2.05	\$13,960	\$2,350	\$2.41	\$16,450
1	2 Bdr 2 Bath Den	1,000	\$1,390	\$1.39	\$1,390	\$2,445	\$2.45	\$2,445
1	3 Bdr 2 Bath	1,025	\$1,990	\$1.94	\$1,990	\$2,645	\$2.58	\$2,645
1	3 Bdr 3 Bath	1,050	\$2,640	\$2.51	\$2,640	\$2,695	\$2.57	\$2,695
13	TOTAL	12,568			\$24,450			\$29,620

UNIT MIX



UNIT RENT & RENT/SF



INCOME & EXPENSES

INCOME	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$293,400	\$22,569	\$355,440	\$27,342
Laundry Income	\$4,200	\$323	\$4,200	\$323
Potential ADU Income			\$40,680	\$3,129
GROSS POTENTIAL INCOME	\$297,600	\$22,892	\$359,640	\$27,656
Vacancy/Collection Allowance (GPR)	\$8,802	\$677	\$10,663	\$820
EFFECTIVE GROSS INCOME				
EXPENSES	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$41,967	\$3,228	\$41,967	\$3,283
Insurance	\$10,683	\$822	\$10,683	\$822
Utilities	\$17,550	\$1,350	\$17,550	\$1,350
Management Fee	\$14,440	\$1,111	\$19,483	\$1,499
Repairs & Maintenance	\$6,500	\$500	\$6,500	\$500
Trash	\$5,200	\$400	\$5,200	\$400
Reserves & Replacements	\$2,600	\$200	\$2,600	\$200
Pest Control	\$650	\$50	\$650	\$50
Unit Turnover	\$3,250	\$250	\$3,250	\$250
Landscaping	\$1,200	\$92	\$1,200	\$92
TOTAL EXPENSES	\$104,040	\$8,003	\$109,083	\$8,319
Expenses per SF			\$8.68	
% of EGI			28.0%	
NET OPERATING INCOME	\$184,758	\$14,212	\$280,574	\$21,538

RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath		600	\$1,210	\$2.02
Unit 2	2 Bdr 2 Bath		975	\$1,850	\$1.90
Unit 3	3 Bdr 3 Bath		1,050	\$2,640	\$2.51
Unit 4	2 Bdr 2 Bath		975	\$1,730	\$1.77
Unit 5	2 Bdr 2 Bath		975	\$2,300	\$2.36
Unit 6	2 Bdr 2 Bath		975	\$1,950	\$2.00
Unit 7	2 Bdr 2 Bath		975	\$2,350	\$2.41
Unit 8	2 Bdr 1 Bath		930	\$1,750	\$1.88
Unit 9	2 Bdr 2 Bath		975	\$1,890	\$1.94
Unit 10	1 Bdr 1 Bath		600	\$1,510	\$2.52
Unit 11	3 Bdr 2 Bath		1,025	\$1,990	\$1.94
Unit 12	2 Bdr 2 Bath Den		1,000	\$1,390	\$1.39
Unit 14	2 Bdr 2 Bath		975	\$1,890	\$1.94
TOTAL		VACANT			
13	Total	OCCUPIED	12,030	\$24,450	
13	Total		12,030	\$24,450	

FINANCIAL OVERVIEW

Property Details		
Location		7454 Haskell Avenue Van Nuys, CA 91406
Price		\$3,499,000
Down Payment		100% / \$3,499,000
Number of Units		13
Price/Unit		\$269,154
Rentable Square Feet		12,568 SF
Price/SF		\$278.41
CAP Rate - Current		5.28%
CAP Rate - Pro Forma		8.02%
GRM - Current		11.76
GRM - Pro Forma		8.74
Year Built		1963
Lot Size		13,921 SF
Type of Ownership		Fee Simple

Annualized Operating Data		
Income	Current	Pro Forma
Gross Potential Rent	\$293400	\$355400
Other Income	\$42,00	\$4,8380
Gross Potential Income	\$2976,00	\$40,3200
Less: Vacancy / Deductions (GPR)	3.0% / \$8,02	3.0% / \$1,0663
Effective Gross Income	\$288,98	\$38,9657
Less: Expenses	\$104,040	\$10,9083
Net Operating Income	\$184,758	\$285,74
Expenses	Current	Pro Forma
Real Estate Taxes	\$41,967	\$4,1967
Insurance	\$10,683	\$1,0683
Utilities	\$17,50	\$1,7550
Management Fee	\$14,40	\$1,9483
Repairs & Maintenance	\$6,00	\$6,6000
Trash	\$5,00	\$5,200
Reserves & Replacements	\$2,00	\$2,600
Pest Control	\$50	\$650
Unit Turnover	\$3,50	\$3,250
Landscaping	\$12,00	\$1,200
Total Expenses	\$104,40	\$109,83
Expenses / Unit	\$8,03	\$8,391
Expenses / SF	\$8.28	\$8.68
% of EGI	36.0%	28.0%

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PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

Property Address	7454 Haskell Avenue Van Nuys, CA 91406
Assessor's Parcel Number	2206-028-013
Zoning	LAR3

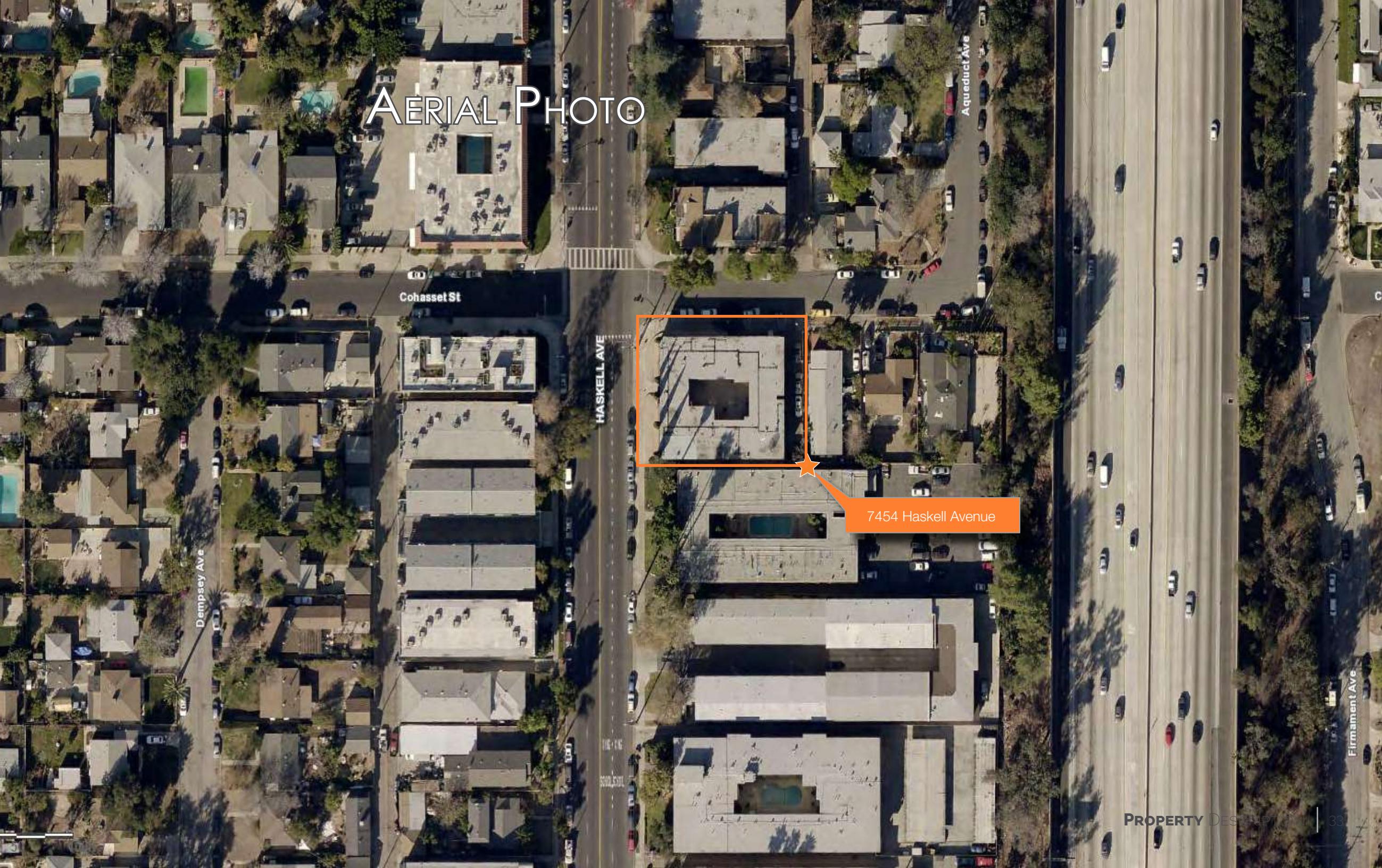
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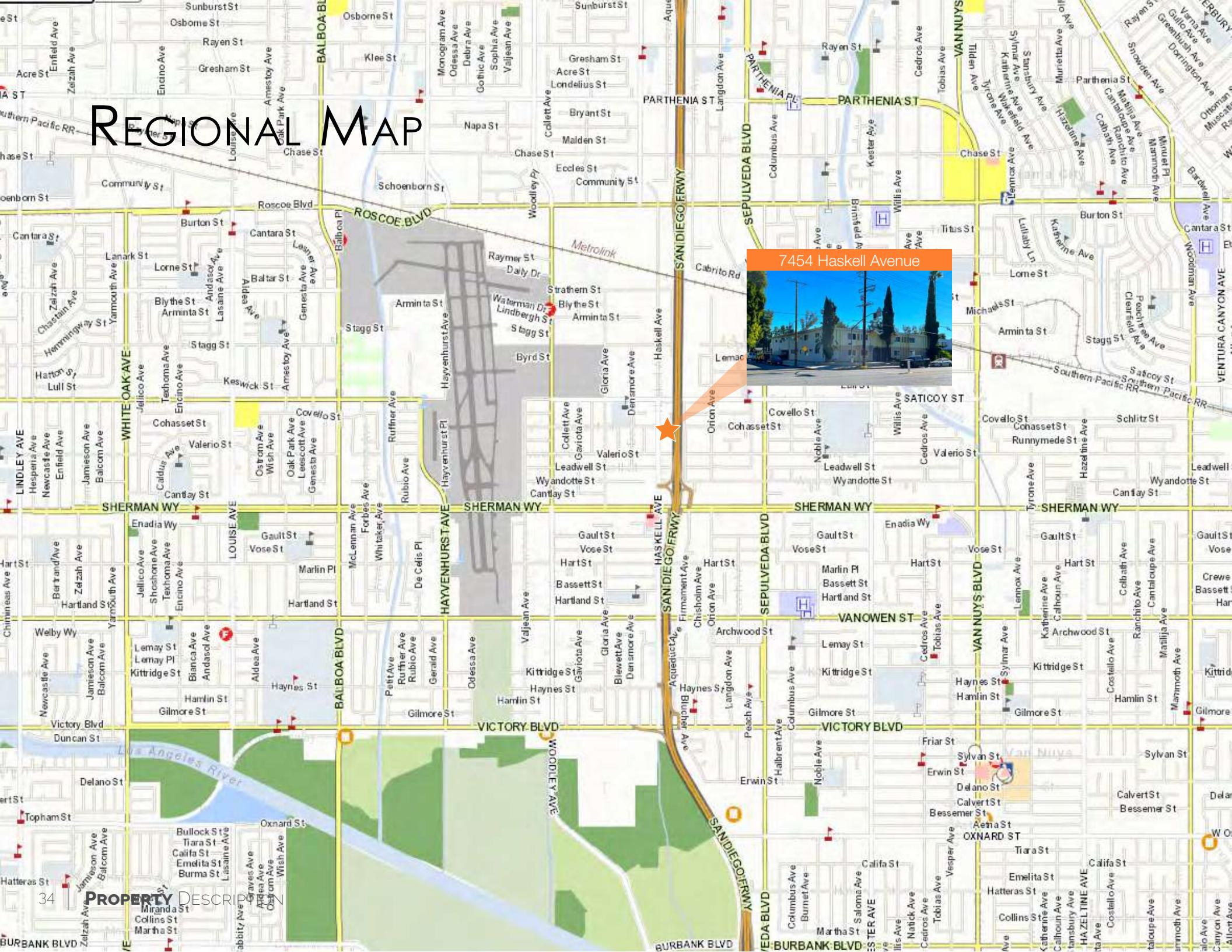
CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

AERIAL PHOTO

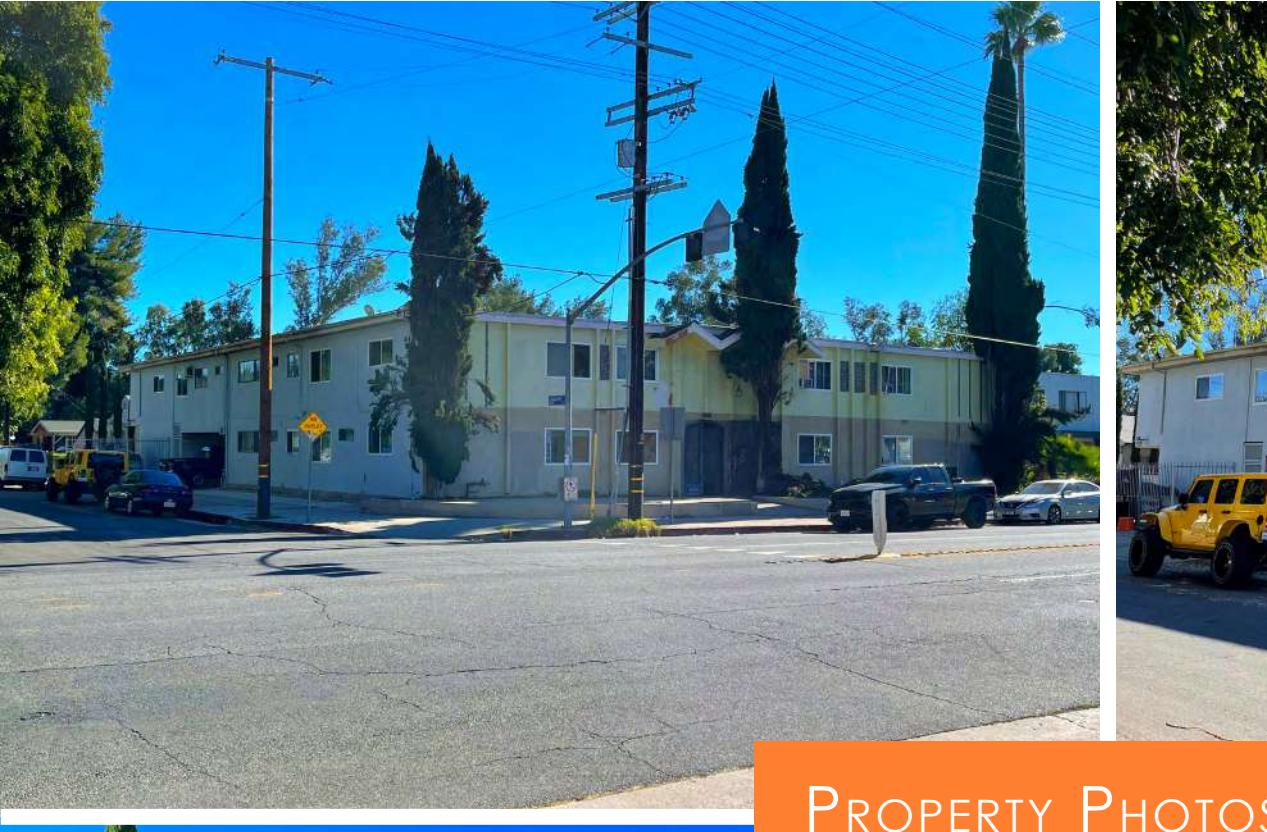


REGIONAL MAP



LOCAL M

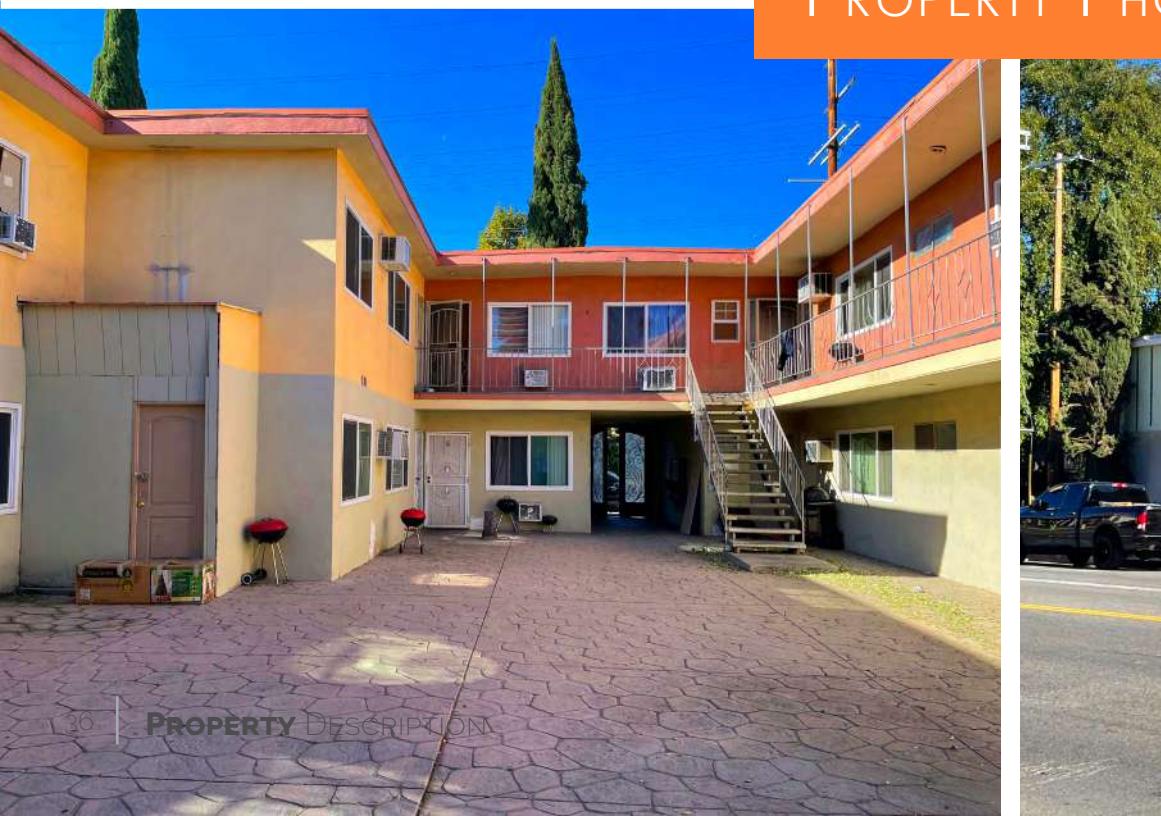




PROPERTY PHOTOS

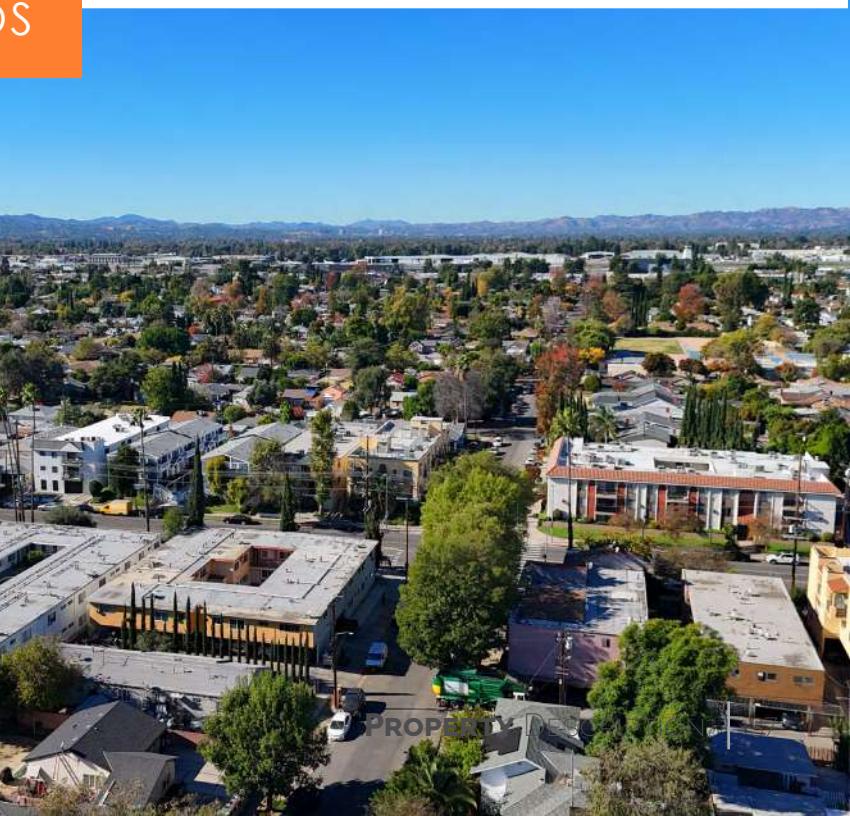


PROPERTY PHOTOS

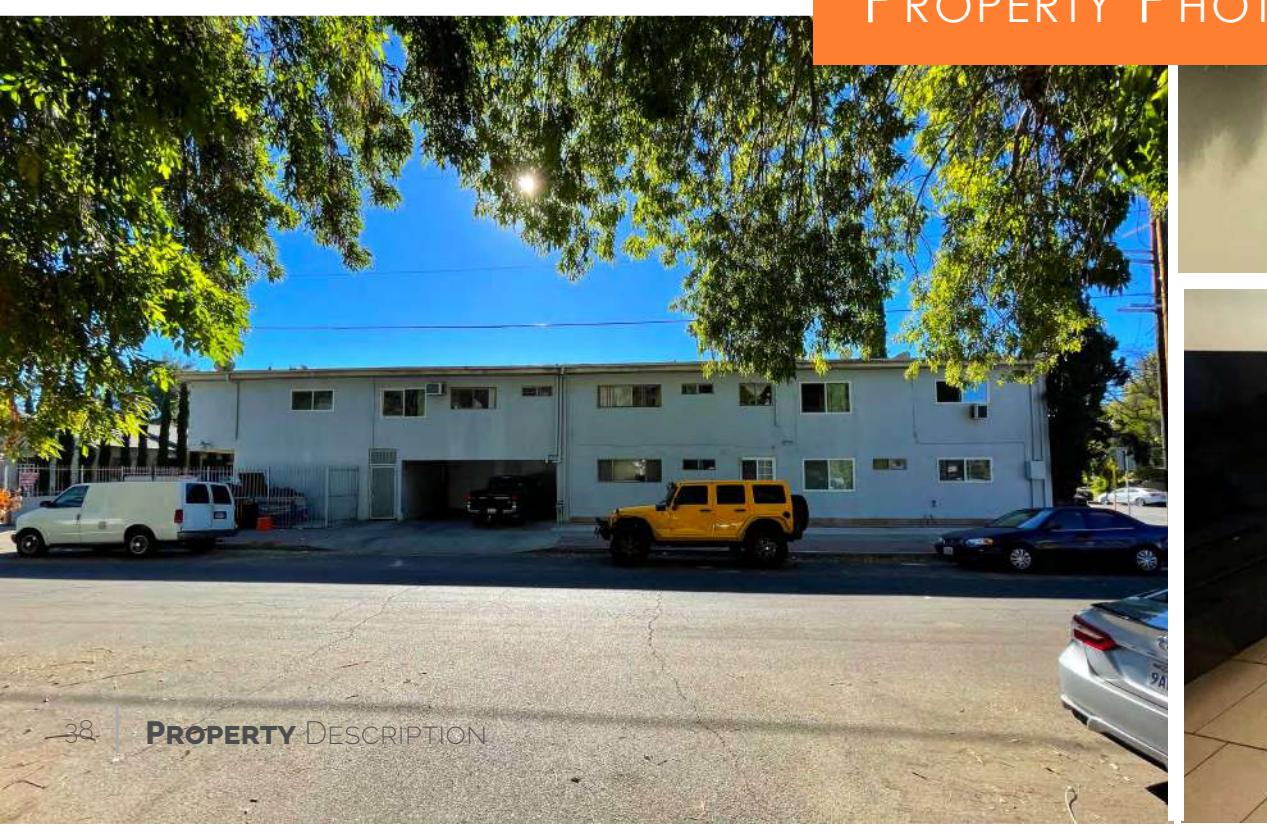
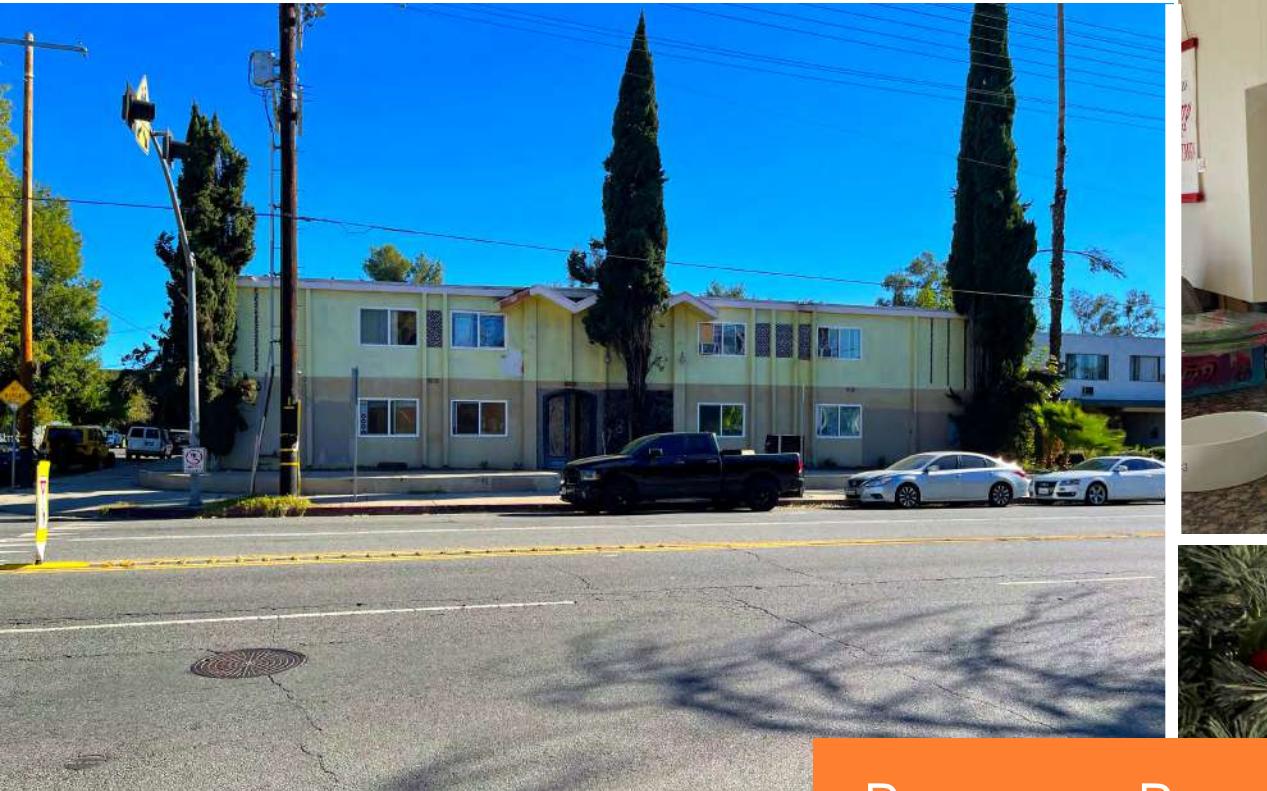


30

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION



13
UNITS

1963
YEAR BUILT

12,568 SF
RENTABLE SF

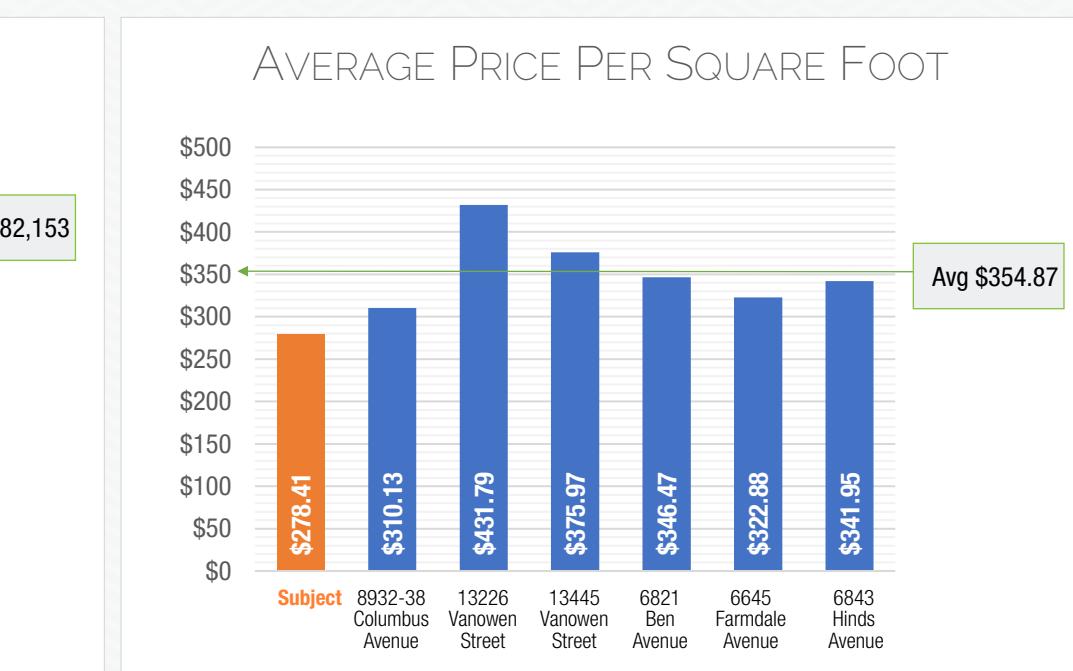
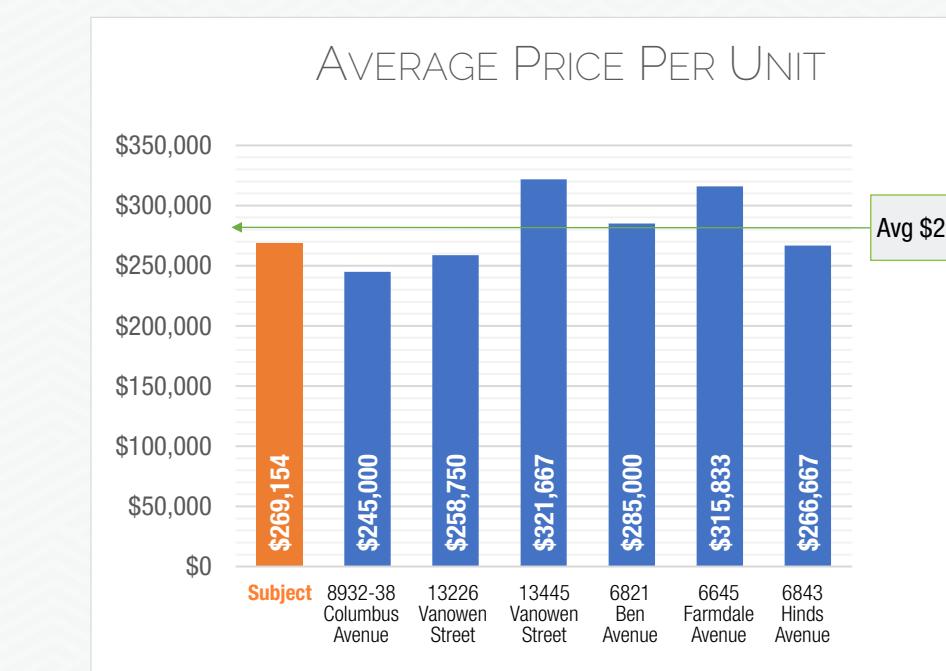
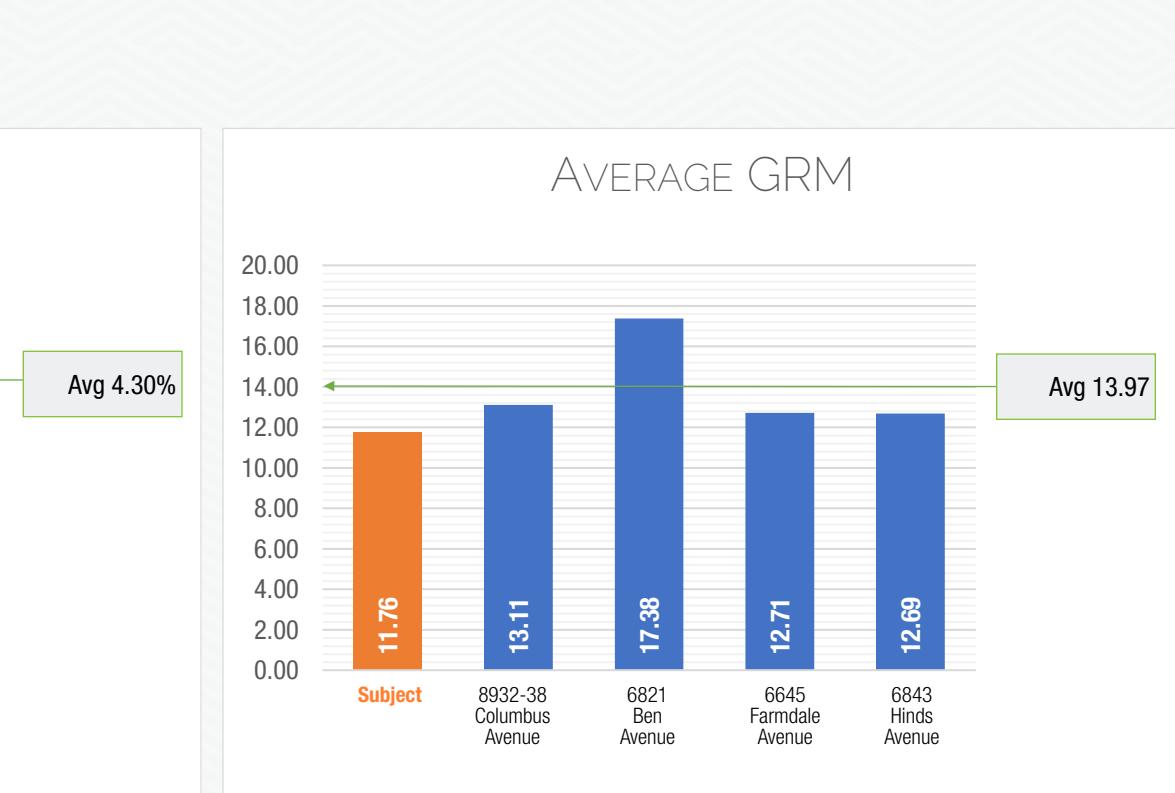
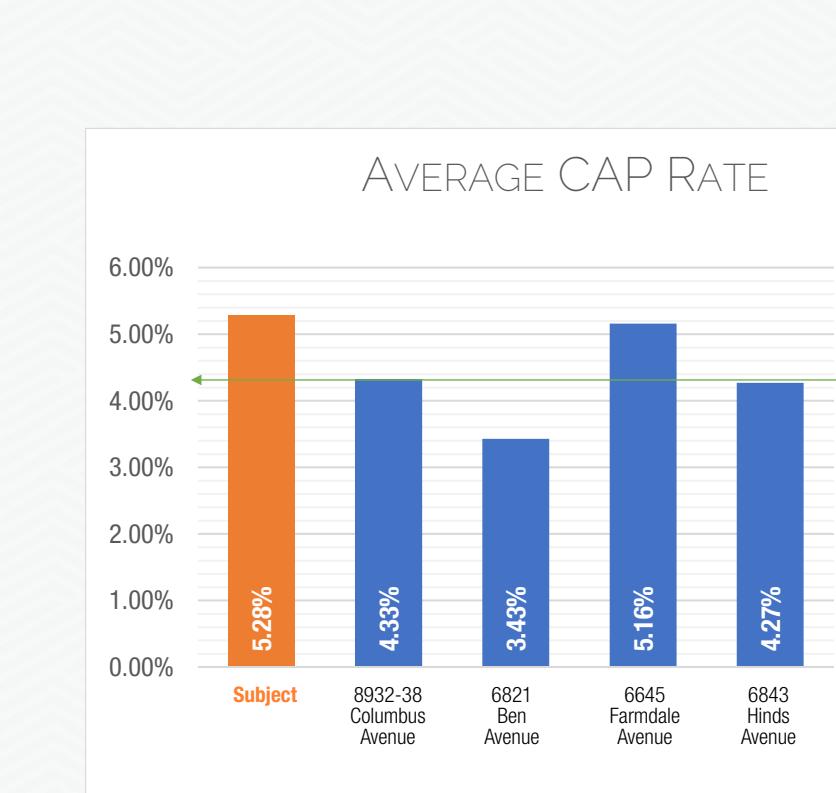
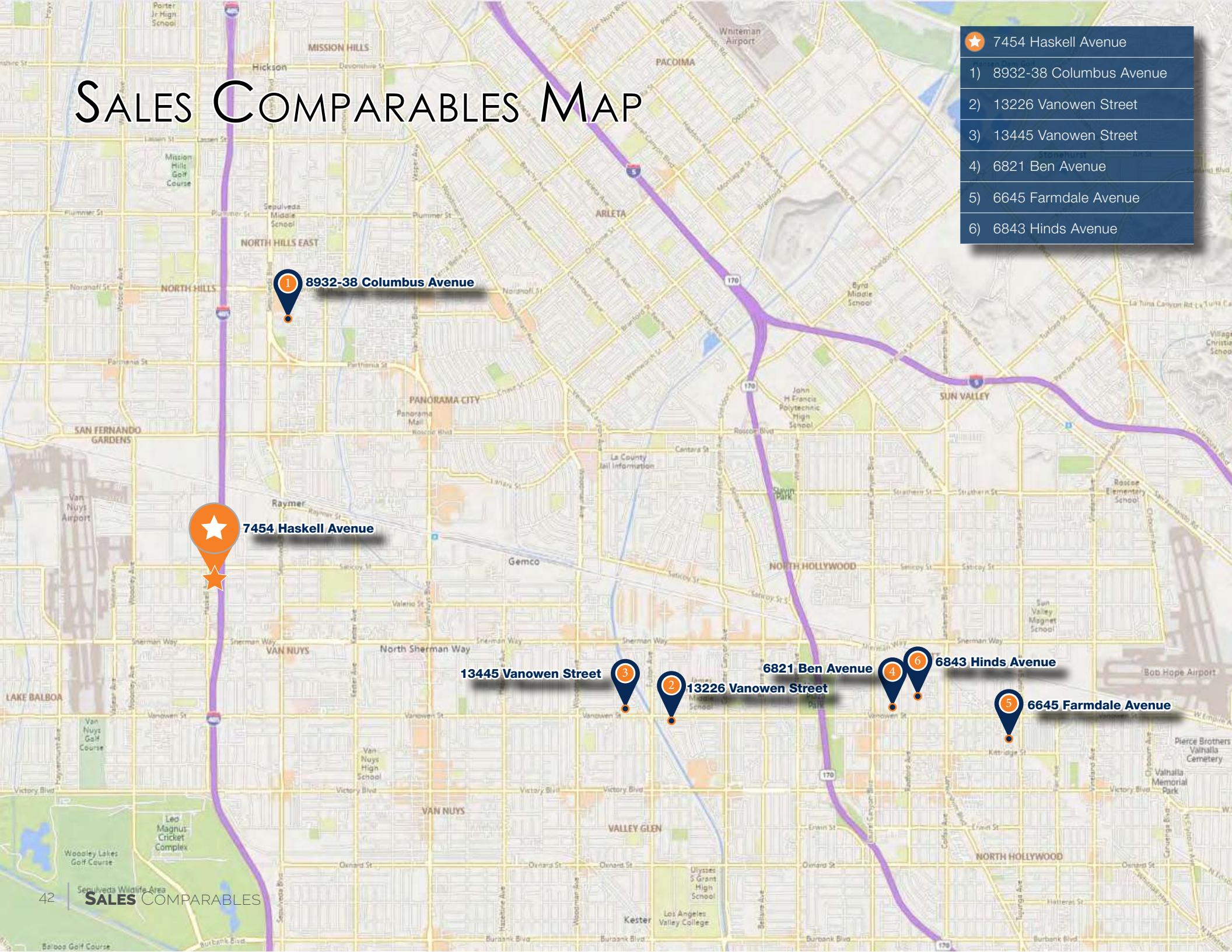
13,921 SF
LOT SIZE

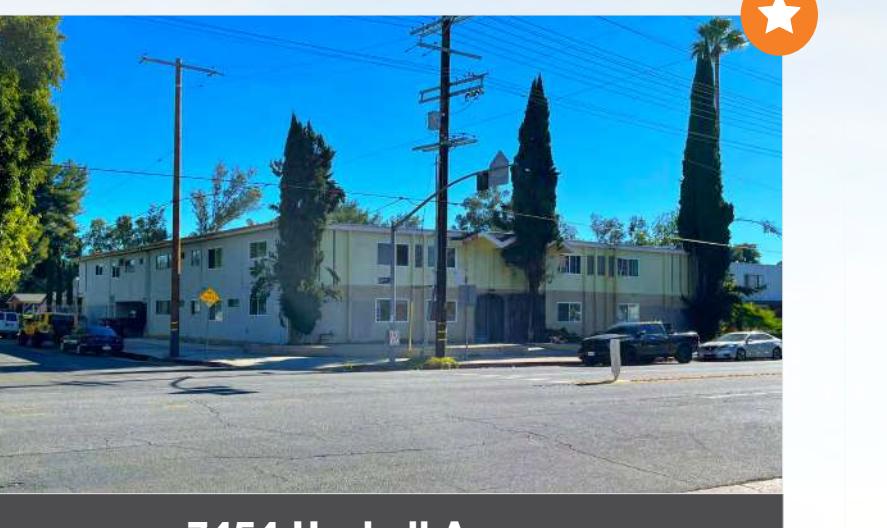
7454 HASKELL AVENUE, VAN NUYS, CA 91406

SALES COMPARABLES

Marcus & Millichap
RAYMUNDO
MULTIFAMILY GROUP

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**7454 Haskell Avenue
Van Nuys, CA 91406**

Subject Property

Total No. of Units: 13

Year Built: 1963

Rentable SF: 12,568 SF

Lot Size: 13,921 SF

Listing Price: \$3,499,000

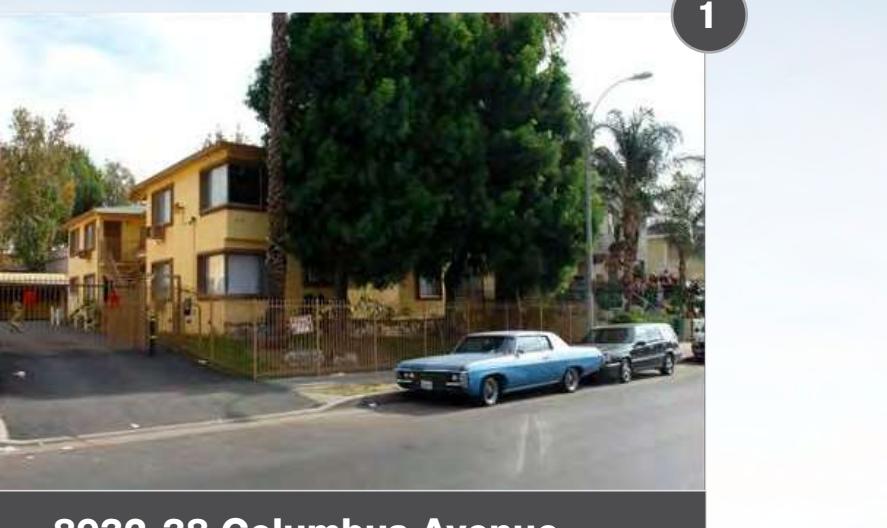
Price/Unit: \$269,154

Price/SF: \$278.41

CAP Rate: 5.28%

GRM: 11.76

No. of Units	Unit Type
2	1 Bdr 1 Bath
1	2 Bdr 1 Bath
7	2 Bdr 2 Bath
1	2 Bdr 2 Bath Den
1	3 Bdr 2 Bath
1	3 Bdr 3 Bath



**8932-38 Columbus Avenue
North Hills, CA 91345**

Close of Escrow: 09/28/23

Total No. of Units: 12

Year Built: 1959

Rentable SF: 9,480 SF

Lot Size: 15,912 SF

Sales Price: \$2,940,000

Price/Unit: \$245,000

Price/SF: \$310.13

CAP Rate: 4.33%

GRM: 13.11

No. of Units	Unit Type
4	1 Bdr 1 Bath
8	2 Bdr 1 Bath



**13226 Vanowen Street
North Hollywood, CA 91605**

Close of Escrow: 08/09/23

Total No. of Units: 8

Year Built: 1953

Rentable SF: 4,794 SF

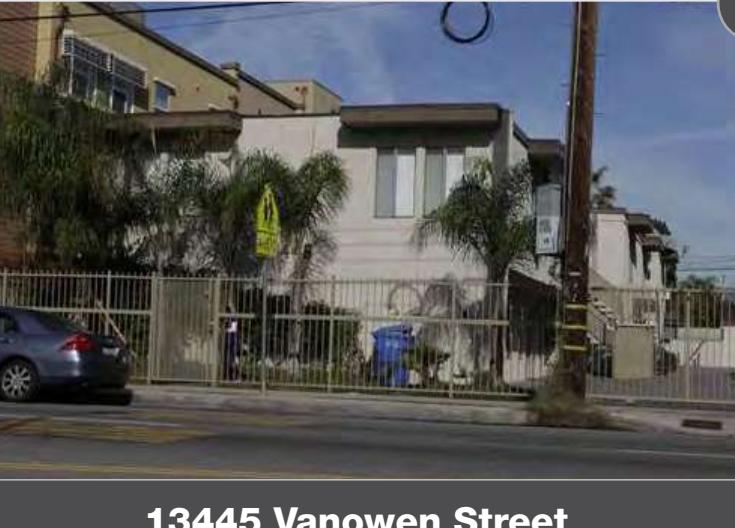
Lot Size: 8,912 SF

Sales Price: \$2,070,000

Price/Unit: \$258,750

Price/SF: \$431.79

No. of Units	Unit Type
1	Single 1 Bath
6	1 Bdr 1 Bath
1	2 Bdr 1 Bath



**13445 Vanowen Street
Van Nuys, CA 91405**

Close of Escrow: On Market

Total No. of Units: 9

Year Built: 1972

Rentable SF: 7,700 SF

Lot Size: 10,454 SF

Sales Price: \$2,895,000

Price/Unit: \$321,667

Price/SF: \$375.97

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



**6821 Ben Avenue
North Hollywood, CA 91605**

Close of Escrow: On Market

Total No. of Units: 7

Year Built: 1961

Rentable SF: 5,758 SF

Lot Size: 7,889 SF

Sales Price: \$1,995,000

Price/Unit: \$285,000

Price/SF: \$346.47

CAP Rate: 3.43%

GRM: 17.38

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



**6645 Farmdale Avenue
North Hollywood, CA 91606**

Close of Escrow: On Market

Total No. of Units: 6

Year Built: 1961

Rentable SF: 5,869 SF

Lot Size: 8,702 SF

Sales Price: \$1,895,000

Price/Unit: \$315,833

Price/SF: \$322.88

CAP Rate: 5.16%

GRM: 12.71

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



**6843 Hinds Avenue
North Hollywood, CA 91605**

Close of Escrow: On Market

Total No. of Units: 6

Year Built: 1957

Rentable SF: 4,679 SF

Lot Size: 7,884 SF

Sales Price: \$1,600,000

Price/Unit: \$266,667

Price/SF: \$341.95

CAP Rate: 4.27%

GRM: 12.69

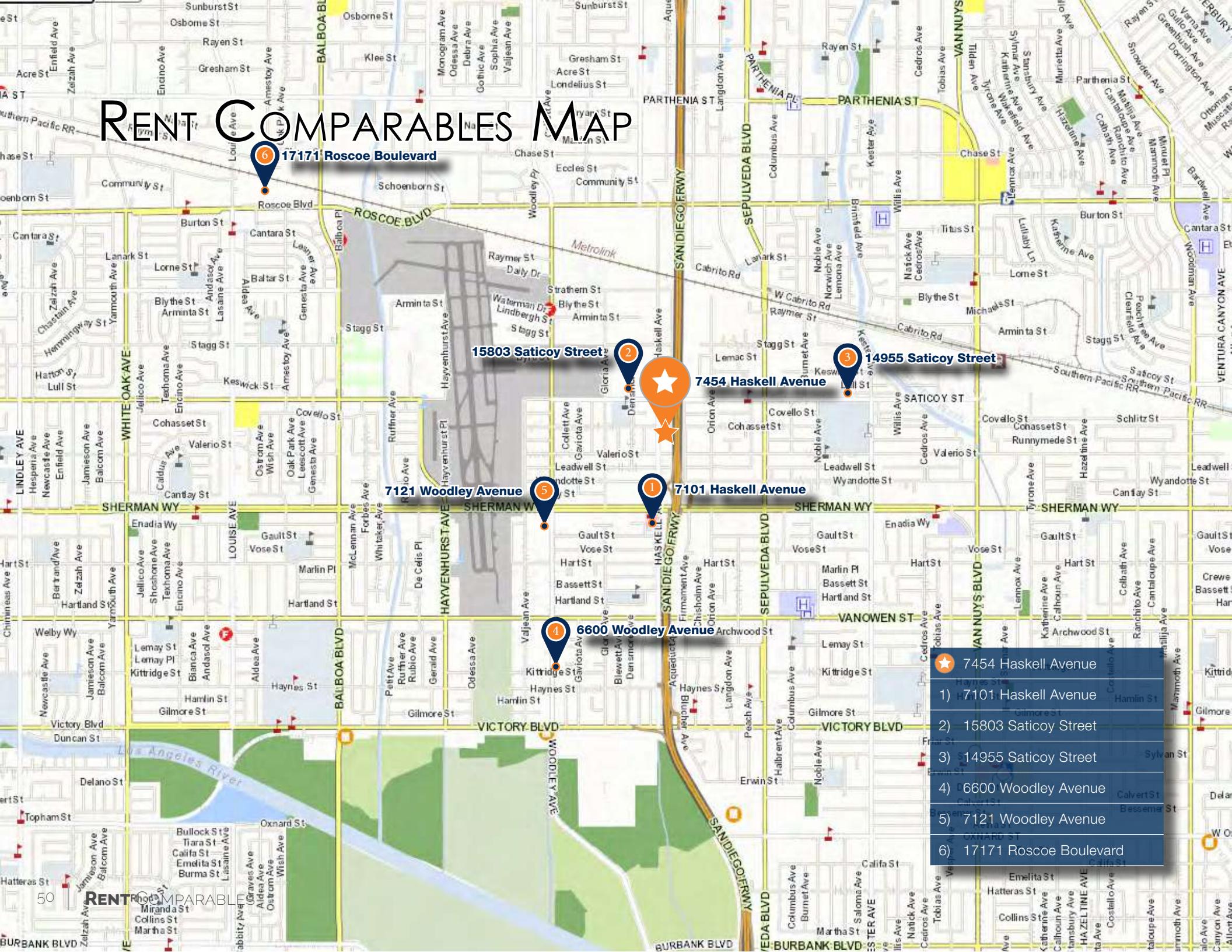
No. of Units	Unit Type
2	1 Bdr 1 Bath
3	2 Bdr 1 Bath
1	2 Bdr 2 Bath

7454 HASKELL AVENUE, VAN NUYS, CA 91406

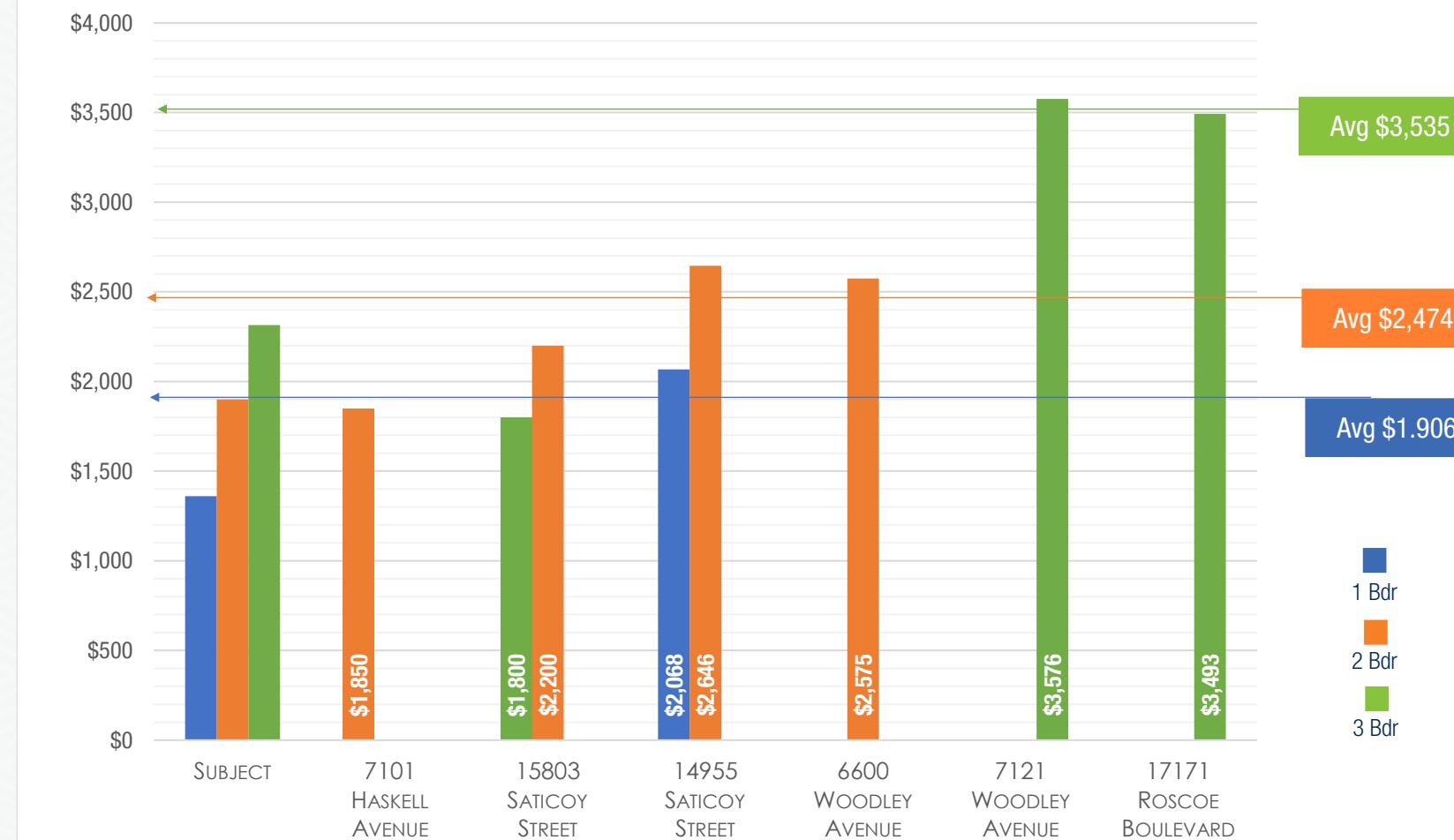
RENT COMPARABLES

Marcus & Millichap
RAYMUNDO
MULTIFAMILY GROUP

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AVERAGE RENTS - 1, 2 & 3 BEDROOM UNITS





Total No. of Units	13
Year Built	1963
Unit Type	
1 Bdr 1 Bath	600
2 Bdr 1 Bath	930
2 Bdr 2 Bath	975
2 Bdr 2 Bath Den	1,000
3 Bdr 2 Bath	1,025
3 Bdr 3 Bath	1,050
Rent	\$1,210-\$1,510
Rent/SF	\$2.27
	\$1,750
	\$1,730-\$2,350
	\$1,390
	\$1,990
	\$2,640



Total No. of Units	8
Year Built	1978
Unit Type	
1 Bdr 1 Bath	400

Amenities
Property features wood flooring, wall AC units, white appliances, granite countertops, walk-in closets, and on-site laundry.



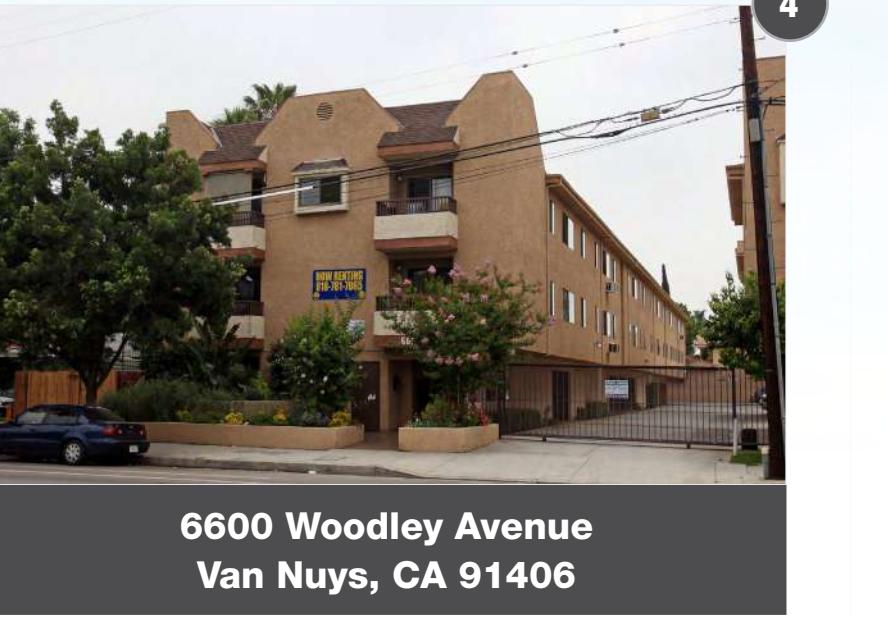
Total No. of Units	29
Year Built	1970
Unit Type	
1 Bdr 1 Bath	650
2 Bdr 1 Bath	850

Amenities
Property features wood flooring, black appliances, wall AC units, ceiling fans, granite countertops, and on-site laundry.



Total No. of Units	106
Year Built	1986/2008
Unit Type	
1 Bdr 1 Bath	665
2 Bdr 2 Bath	940

Amenities
Property features wood and carpet flooring, granite countertops, stainless steel appliances, fireplaces, a swimming pool, a fitness center, and on-site laundry.



Total No. of Units	54
Year Built	1986
Unit Type	
2 Bdr 2 Bath	940
	\$2,575
	\$2.74

Amenities
Property features wood flooring, quartz countertops, stainless steel appliances, ceiling fans, a swimming pool, and on-site laundry.



Total No. of Units	126
Year Built	2016
Unit Type	
3 Bdr 2 Bath	1,233
	\$3,576
	\$2.90

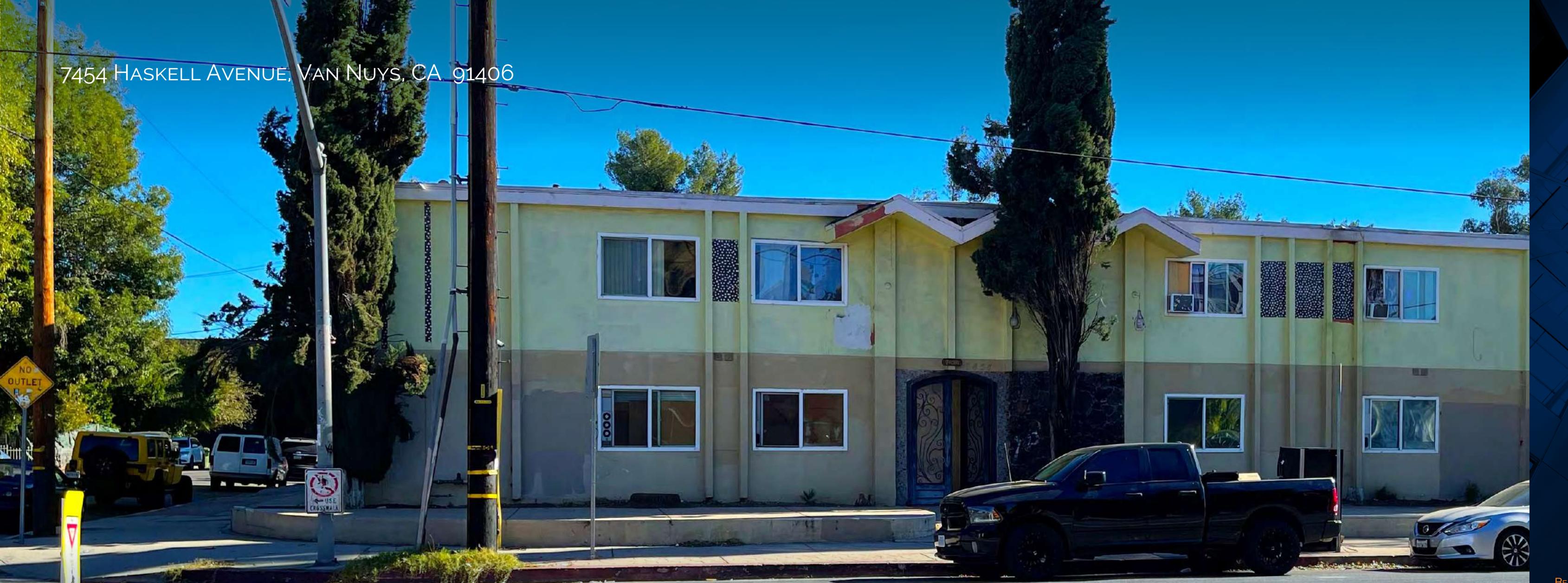
Amenities
Property features wood flooring, stainless steel appliances, quartz countertops, central air/heat, a swimming pool, a fitness center, and on-site laundry.



Total No. of Units	258
Year Built	1975
Unit Type	
3 Bdr 2 Bath	1,130
	\$3,493
	\$3.09

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

7454 HASKELL AVENUE, VAN NUYS, CA 91406



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EXCLUSIVELY LISTED BY:

RICK E. RAYMUNDO

SENIOR MANAGING DIRECTOR, INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI-HOUSING GROUP

16830 VENTURA BOULEVARD, SUITE 100
ENCINO, CA 91436
(213) 943-85 DIRECT
(818) 219-146 MOBILE
RICK.RAYMUNDO@MARCUSMILICHAP.COM



BEN SAVOY

ASSOCIATE, INVESTMENTS
NATIONAL MULTI-HOUSING GROUP

16830 VENTURA BOULEVARD, SUITE 100
ENCINO, CA 91436
(213) 943-95 DIRECT
(818) 602-850 MOBILE
BEN.SAVOY@MARCUSMILICHAP.COM



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