

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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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 to 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

OFFERING PRICE:

\$3,499,000

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. Squire Feet
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.



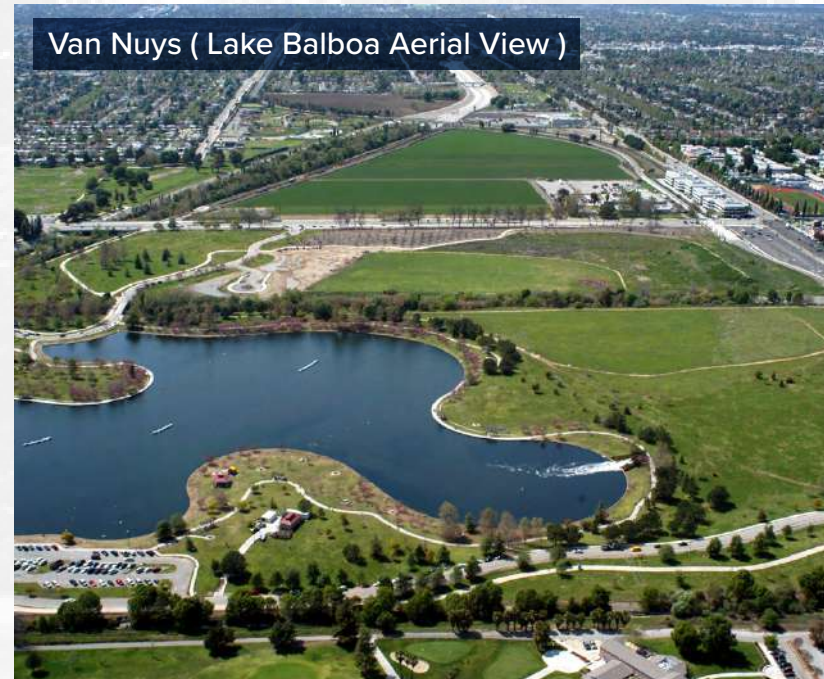
Van Nuys Airport



Van Nuys City Hall



Zev Yaroslavsky Family Support Center



Van Nuys (Lake Balboa Aerial View)

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.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET



Metro Station



The Plant



Los Angeles Valley College



Valley Presbyterian Hospital



Robert Fulton College



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%

SOURCES: MARCUS & MILLICHAPE RESEARCH CENSUS REPORT

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.



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.



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.



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.



HOUSING

The median housing value in your area was \$607,409 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 108,552 owner-occupied housing units and 125,554 renter-occupied housing units in your area. The median rent at the time was \$644.



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 12.3 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.

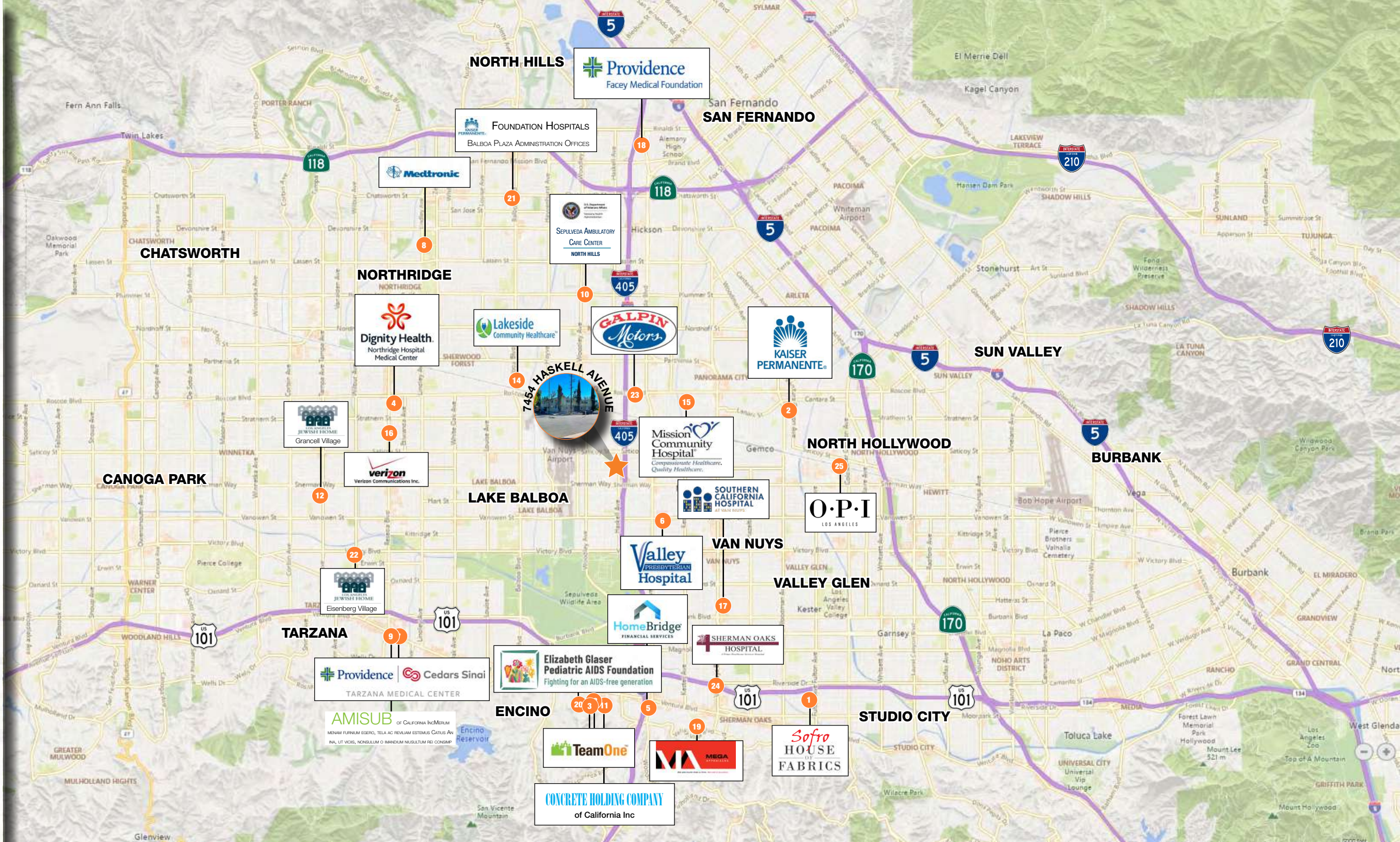
The area had fewer high-school graduates, 21.4 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.2 percent in the selected area compared with the 20.4 percent in the U.S.

SOURCES: MARCUS & MILLICHAPE RESEARCH CENSUS REPORT

MAJOR EMPLOYERS

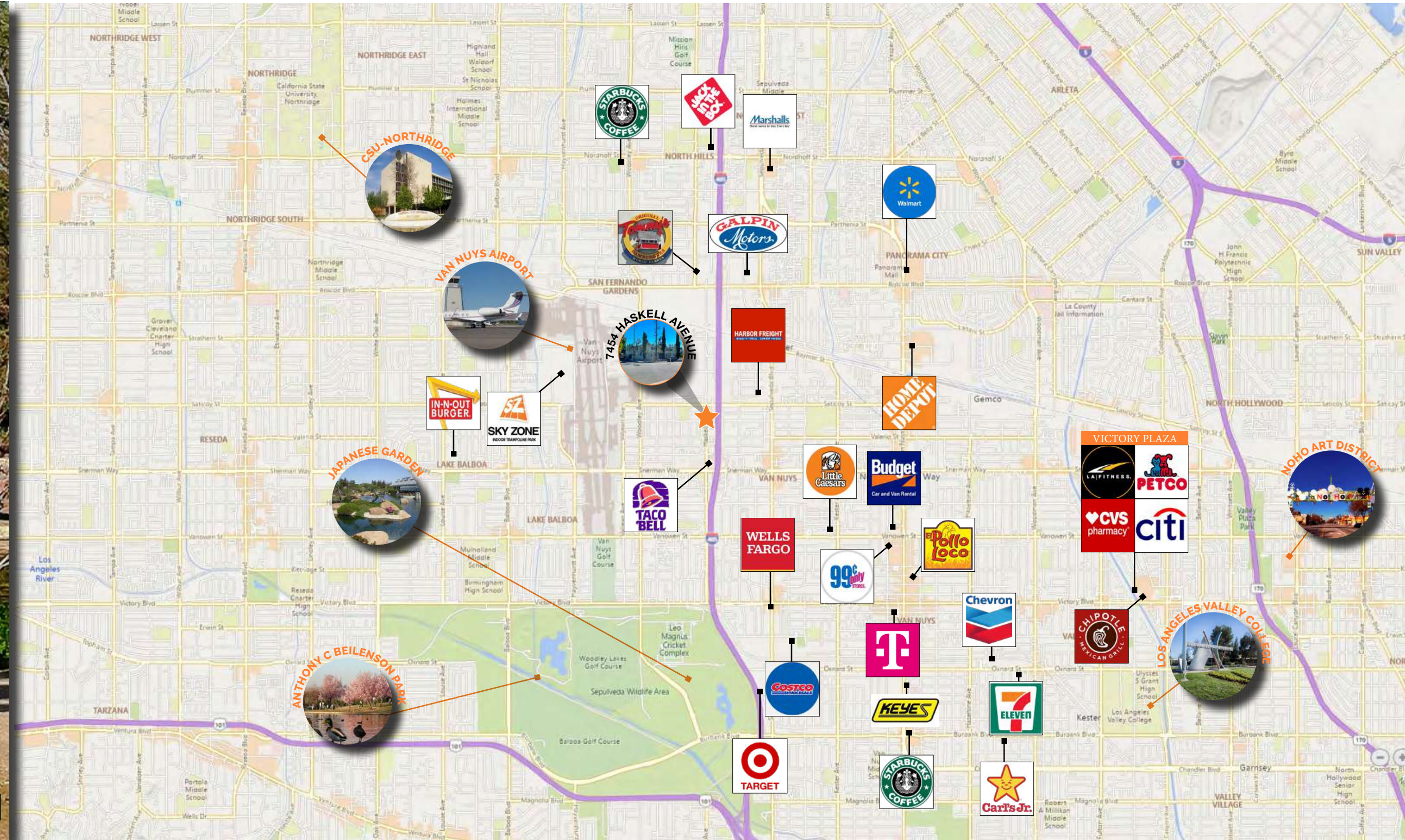
		Employees
1	Sofro Fabrics Inc / House of Fabrics	3,810
2	Kaiser Permanente	2,700
3	Team-One Employment Specialists LLC	2,392
4	Dignity Health Northridge Hospital Medical Center	1,750
5	Homebridge Financial Services Inc	1,700
6	Valley Presbyterian Hospital	1,600
7	Providence Tarzana Medical Center	1,300
8	Medtronic	1,200
9	Amisub of California Inc	900
10	Sepulveda Ambulatory Care	810
11	Concrete Holding Co California Inc	790
12	Los Angeles Jewish Home for the Aging – Grancell Village	760
13	Team-One Staffing Services Inc	751
14	Lakeside Medical Systems	700
15	Mission Community Hospital	700
16	Verizon Communications Inc	670
17	Alta Hollywood Community Hospital Van Nuys	631
18	Facey Medical Foundation	627
19	Mega Appraisers Inc	600
20	Elizabeth Glaser Pediatric Aids Foundation	556
21	Kaiser Foundation Hospitals Balboa Plaza	534
22	Los Angeles Jewish Home for the Aging – Eisenberg Village	500
23	Galpin Ford	500
24	Sherman Oaks Hospital	500
25	O P I Products Inc	500

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT





Van Nuys (Anthony C Beilenson Park)



7454 HASKELL AVENUE, VAN NUYS, CA 91406

PRICING & FINANCIAL ANALYSIS

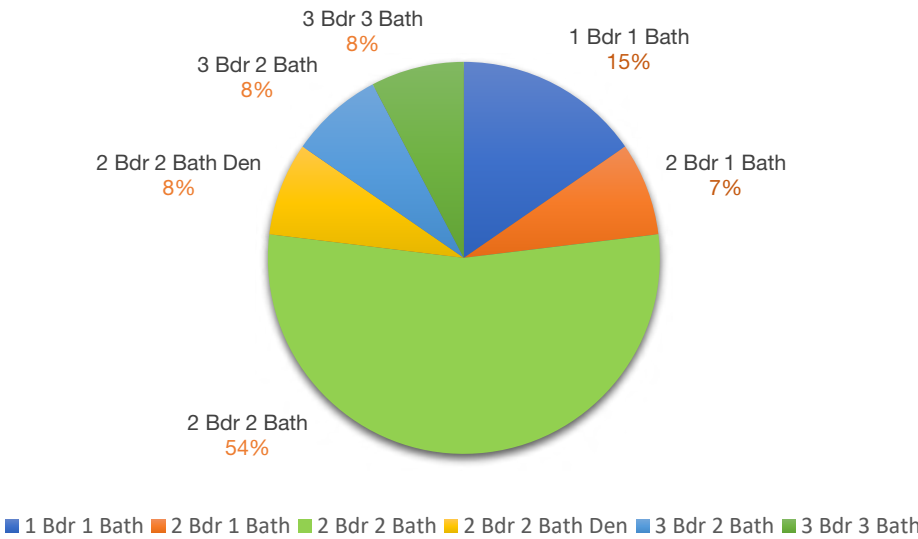
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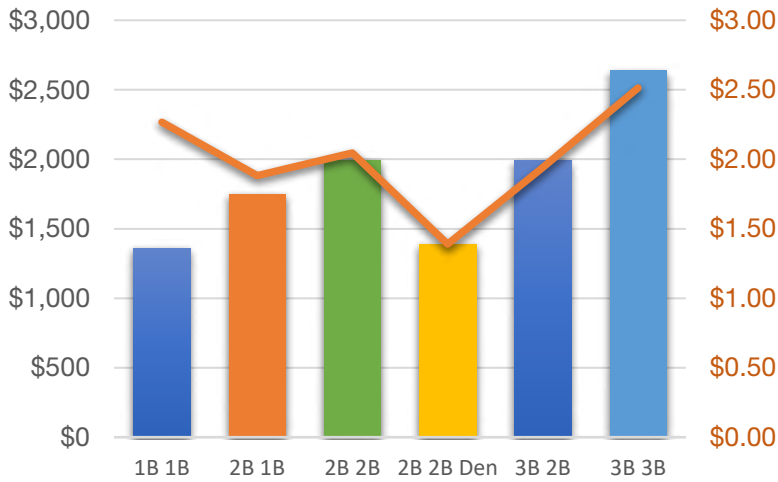
UNIT MIX

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

	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	\$27,665
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	\$3,228
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	\$8,391
Expenses per SF	\$8.28		\$8.68	
% of EGI	36.0%		28.0%	
NET OPERATING INCOME	\$184,758	\$14,212	\$280,574	\$21,583

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	\$293,400	\$355,440
Other Income	\$4,200	\$44,880
Gross Potential Income	\$297,600	\$400,320
Less: Vacancy / Deductions (GPR)	3.0% / \$8,802	3.0% / \$10,663
Effective Gross Income	\$288,798	\$389,657
Less: Expenses	\$104,040	\$109,083
Net Operating Income	\$184,758	\$280,574

Expenses	Current	Pro Forma
Real Estate Taxes	\$41,967	\$41,967
Insurance	\$10,683	\$10,683
Utilities	\$17,550	\$17,550
Management Fee	\$14,440	\$19,483
Repairs & Maintenance	\$6,500	\$6,500
Trash	\$5,200	\$5,200
Reserves & Replacements	\$2,600	\$2,600
Pest Control	\$650	\$650
Unit Turnover	\$3,250	\$3,250
Landscaping	\$1,200	\$1,200
Total Expenses	\$104,040	\$109,083
Expenses / Unit	\$8,003	\$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

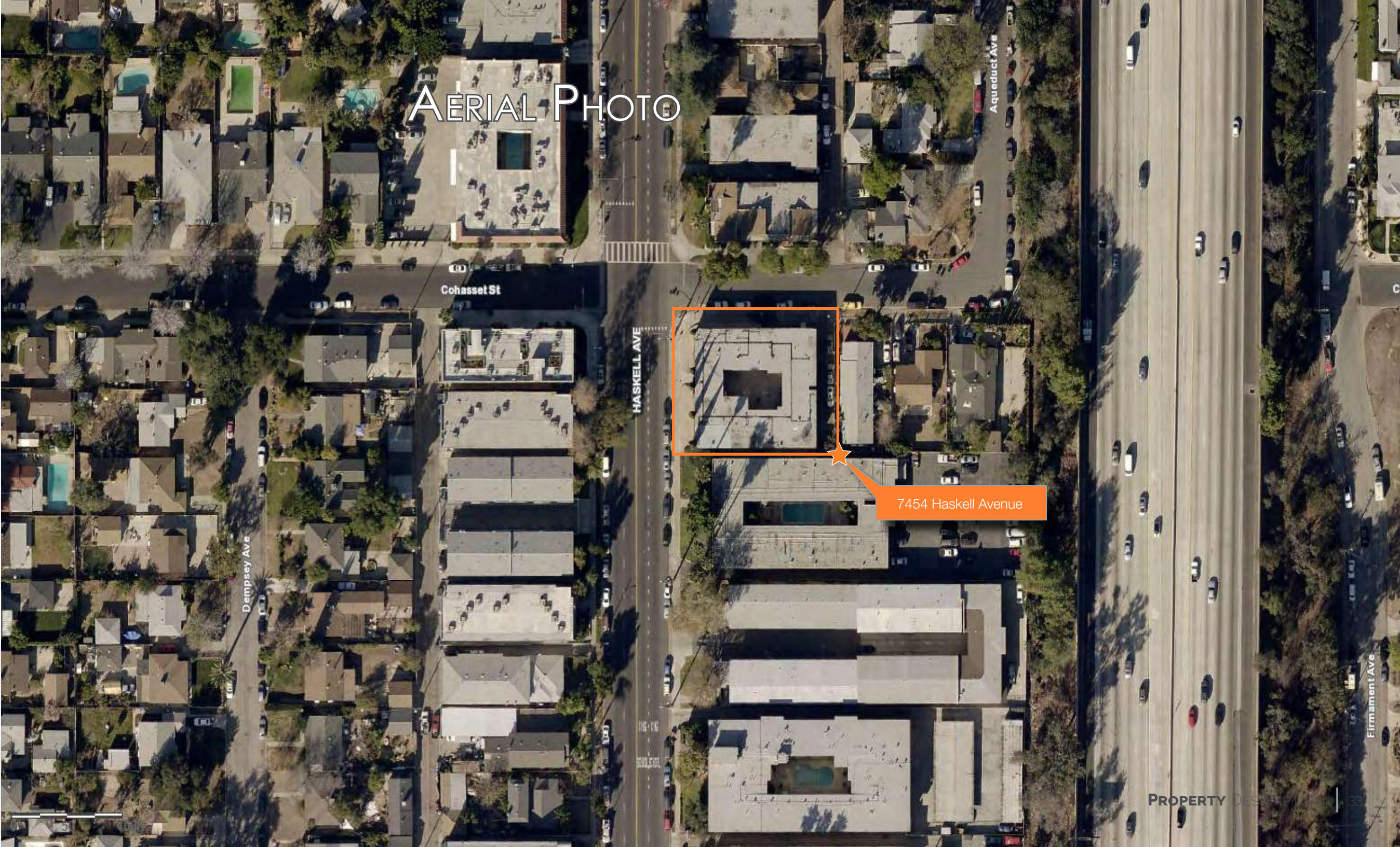
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Assessor's Parcel Number	2206-028-013
Zoning	LAR3

SITE DESCRIPTION

Number of Units	13
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Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat



REGIONAL MAP

7454 Haskell Avenue

PROPERTY DESCRIPTION



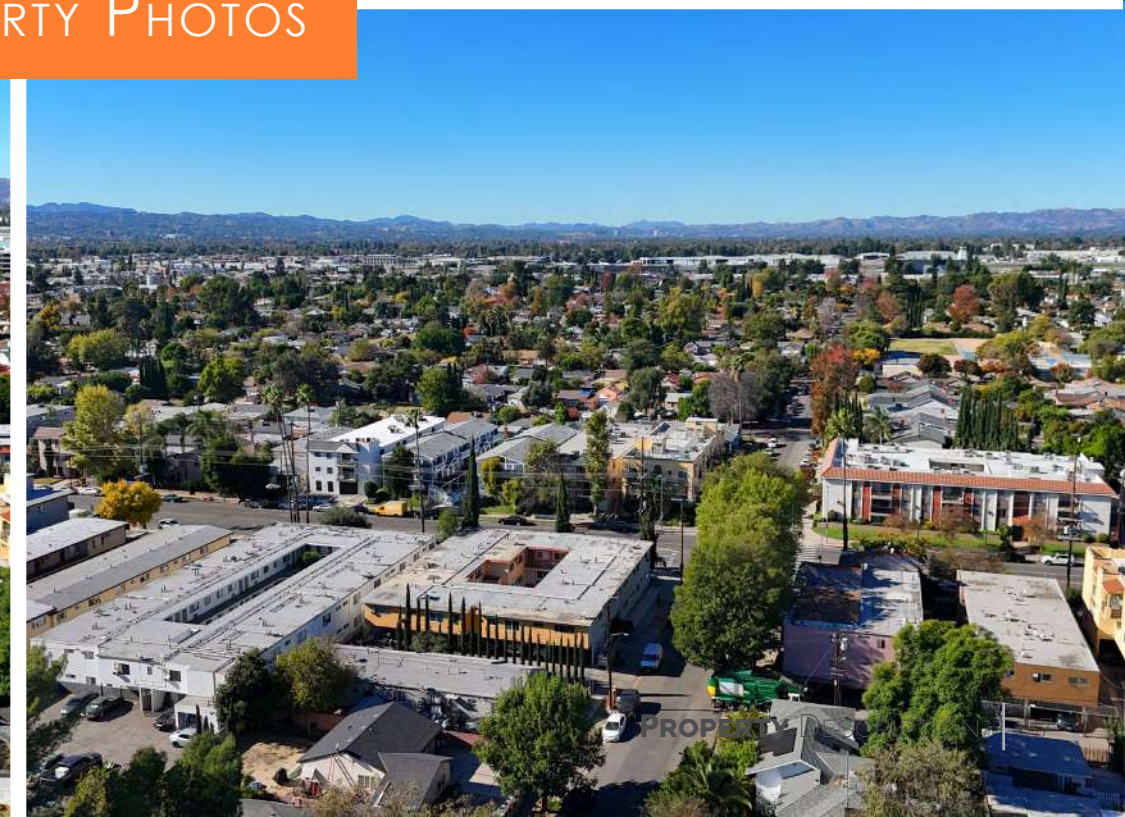
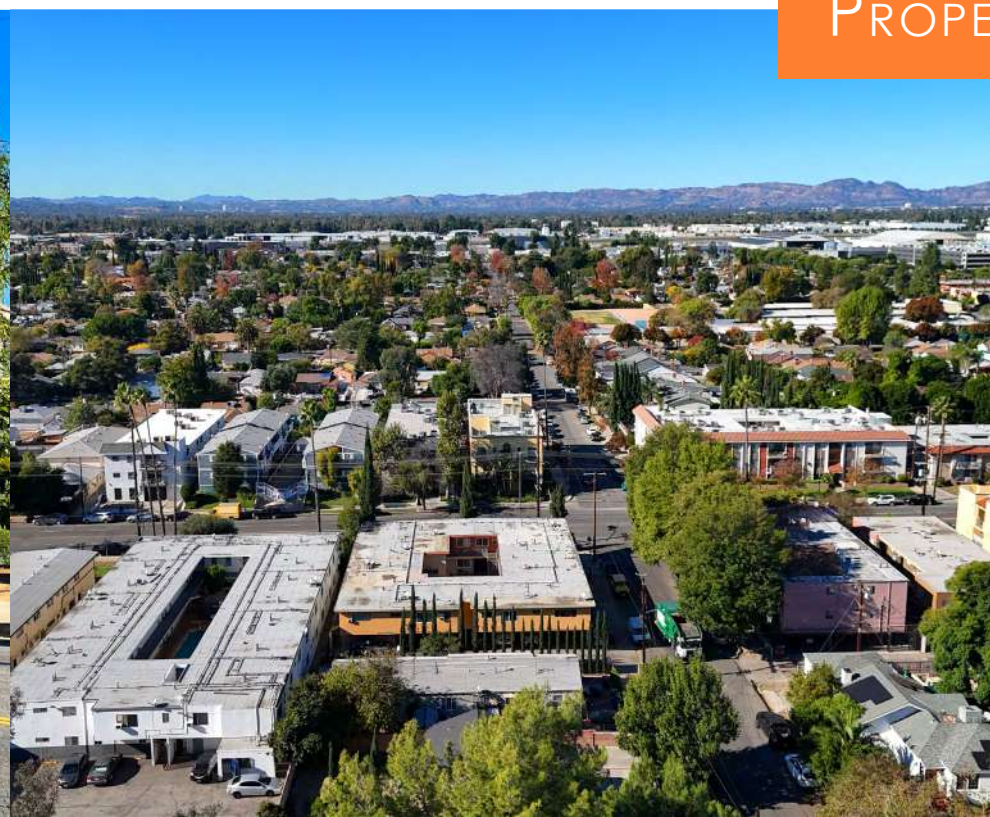
An aerial map of a residential neighborhood in San Diego. The map shows several streets: Dempsey Ave on the left, Cohasset St running horizontally across the middle, and Haskell Ave running vertically on the right. A large orange rectangle highlights a property at 7454 Haskell Avenue. An orange arrow points from this rectangle to an inset photograph of the property, which is a two-story house with a blue roof and white walls. The map includes various house numbers and green spaces. In the bottom right corner, there is a vertical orange bar with the text 'SAN DIEGO FRWY' and a small Interstate 405 shield. The text 'LOCAL MAP' is written in large, black, sans-serif font in the top left corner. The text 'PROPERTY DESCRIPTION' is written in a smaller, black, sans-serif font in the bottom right corner, followed by the page number '35'.

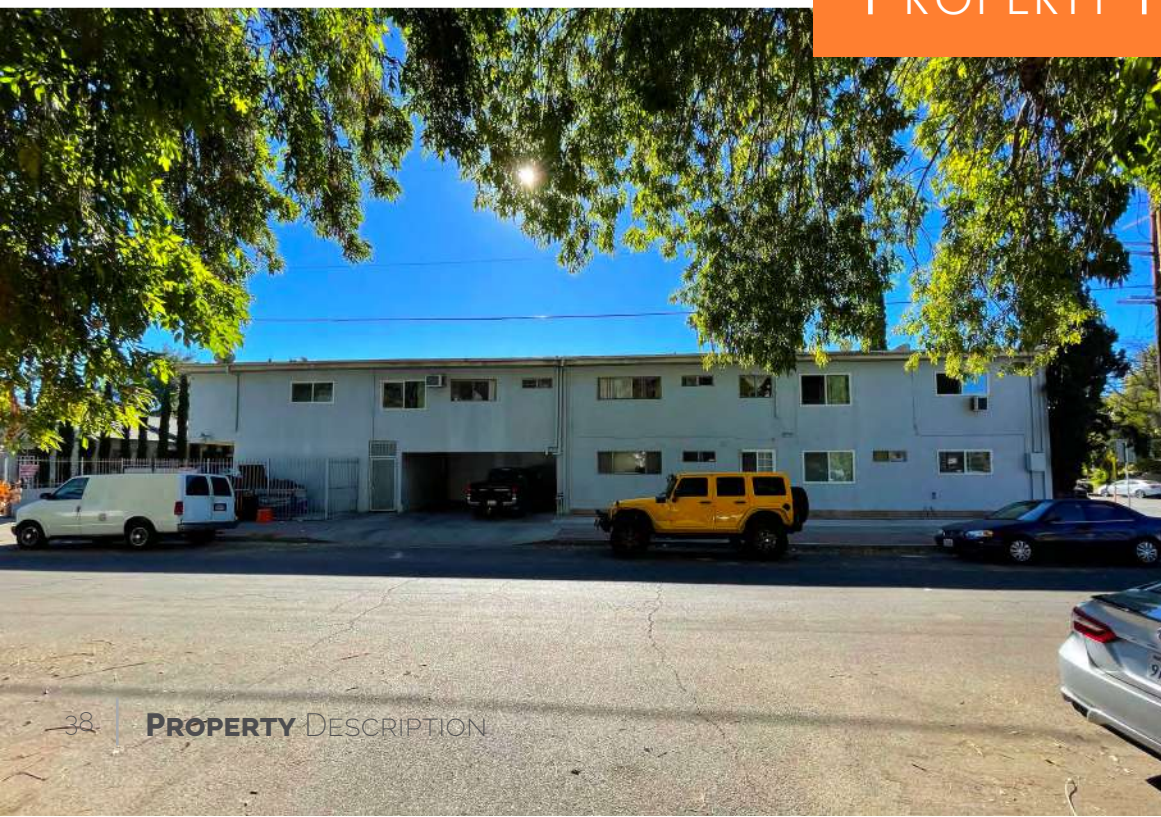
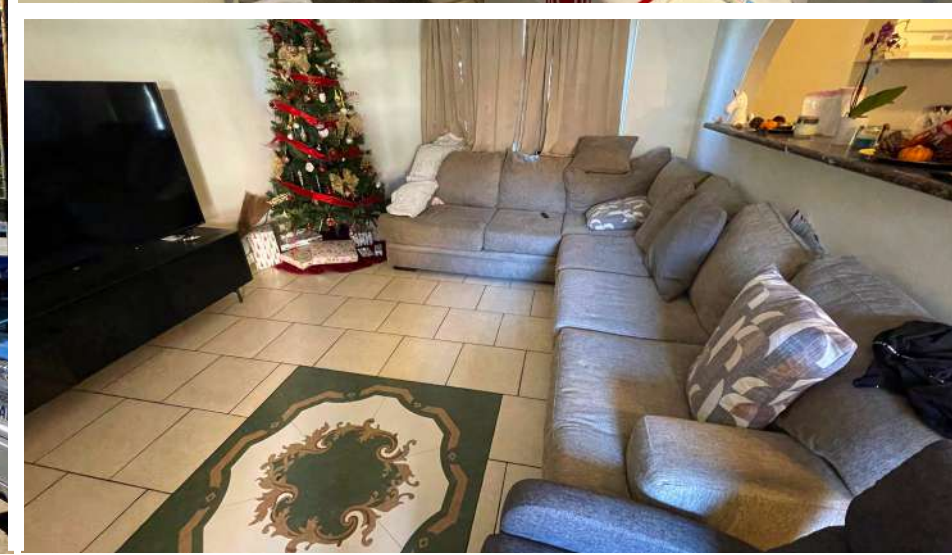
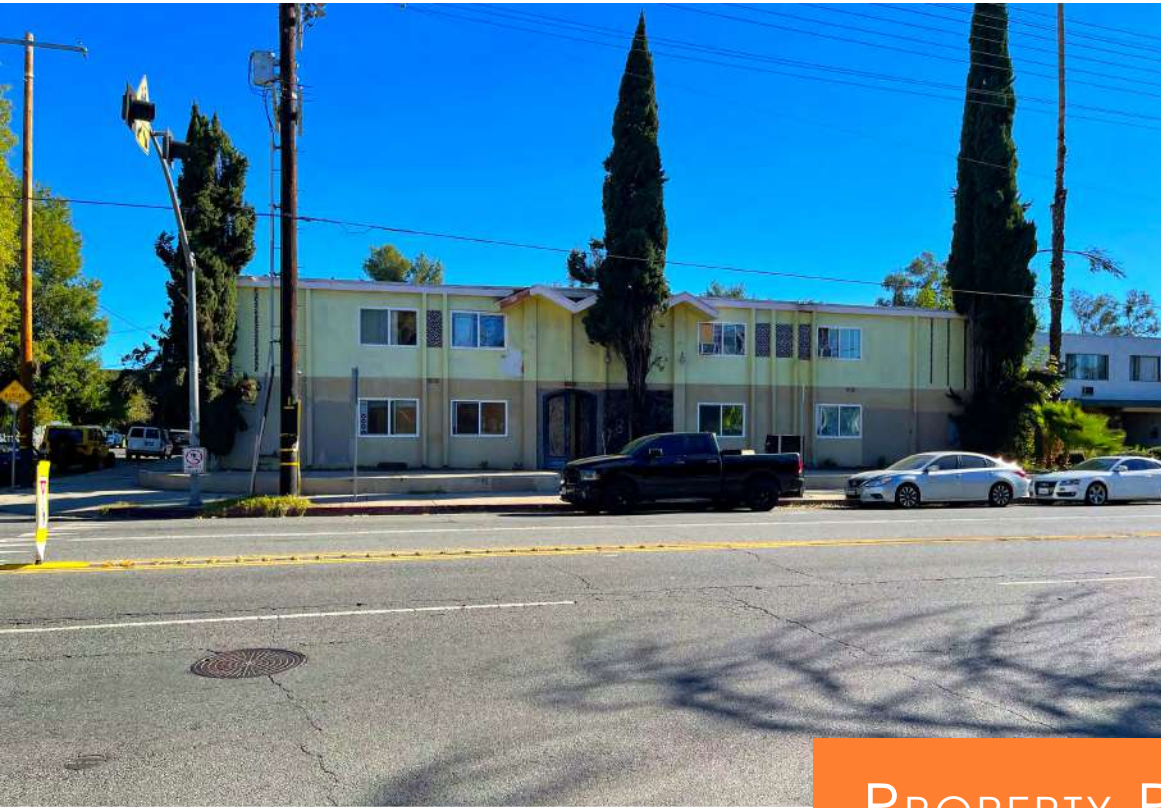




PROPERTY PHOTOS

PROPERTY PHOTOS





PROPERTY PHOTOS

13
UNITS

1963
YEAR BUILT

12,568 SF
RENTABLE SF

13,921 SF
LOT SIZE

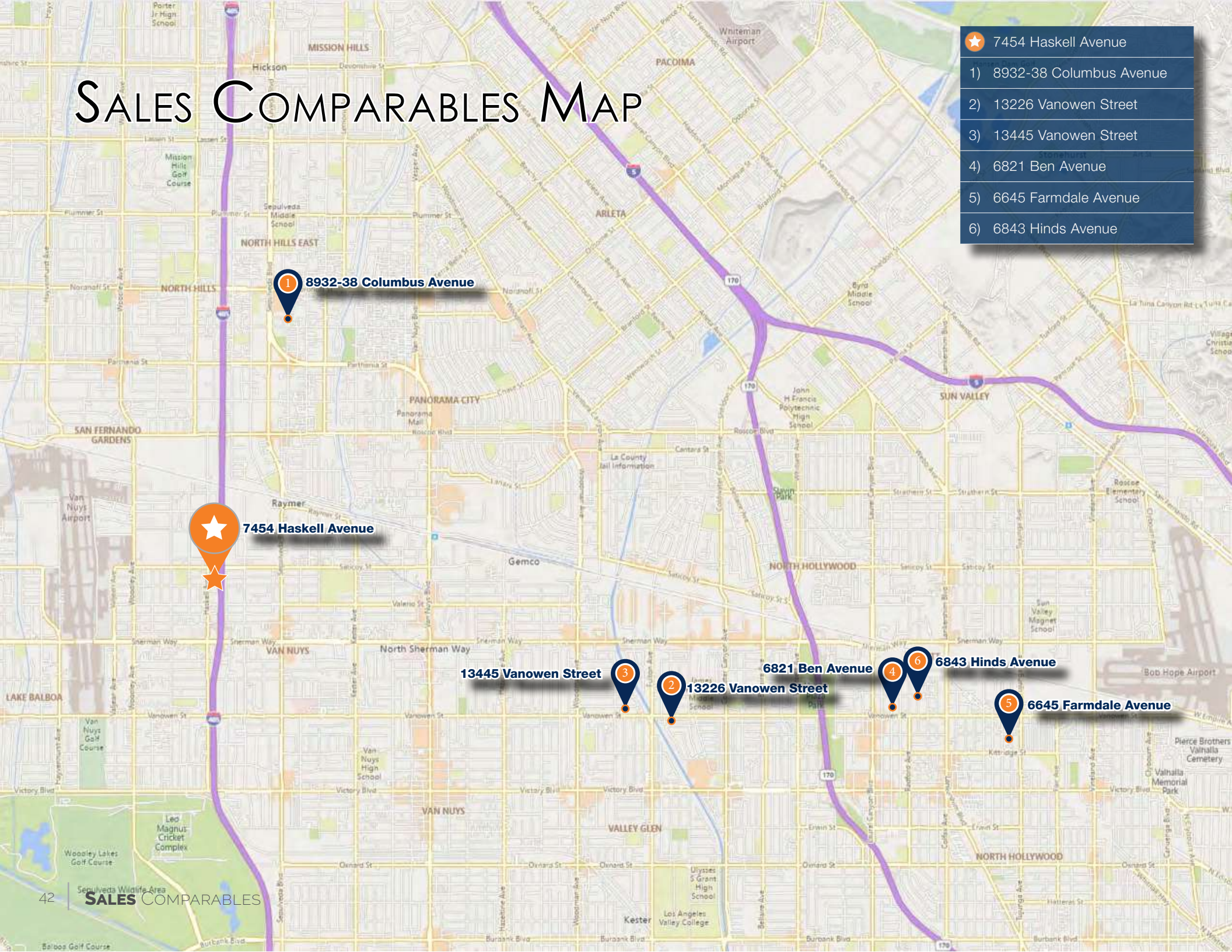
7454 HASKELL AVENUE, VAN NUYS, CA 91406

SALES COMPARABLES

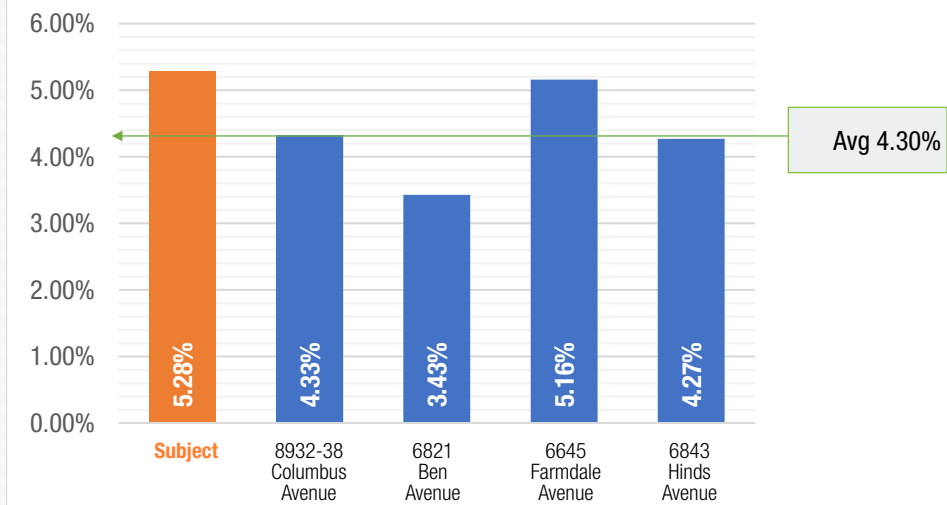
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MULTIFAMILY GROUP

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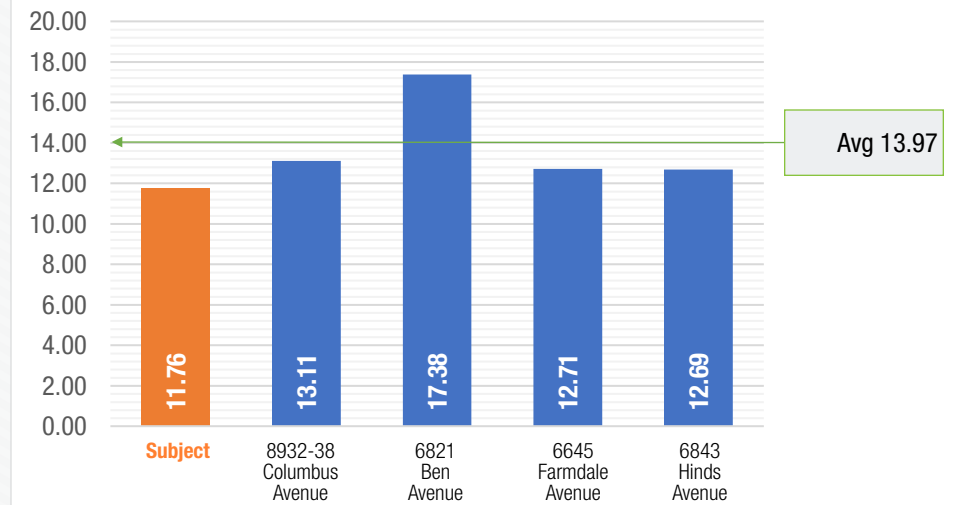
SALES COMPARABLES MAP



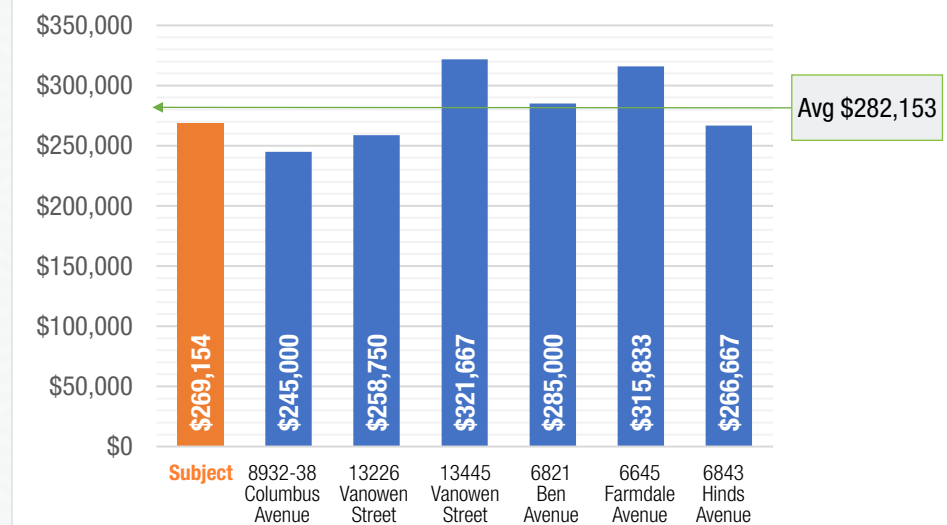
AVERAGE CAP RATE



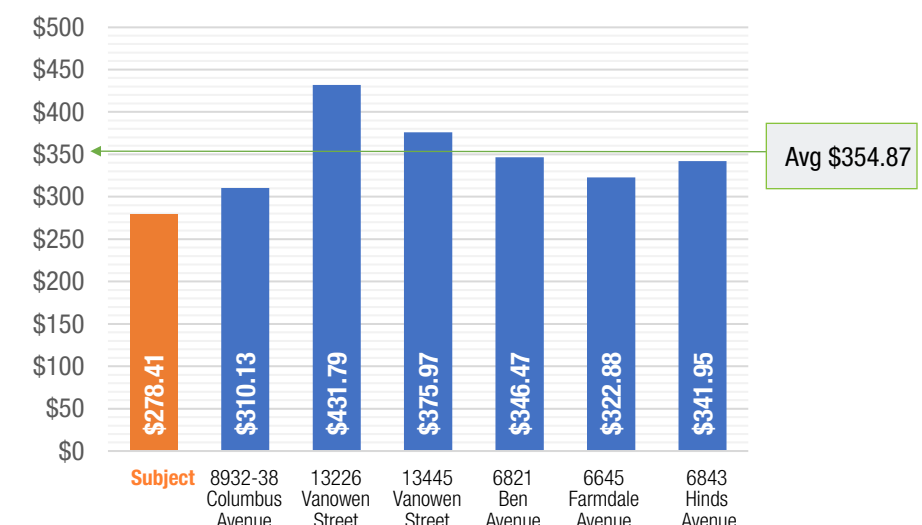
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**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



4

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



5

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



6

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

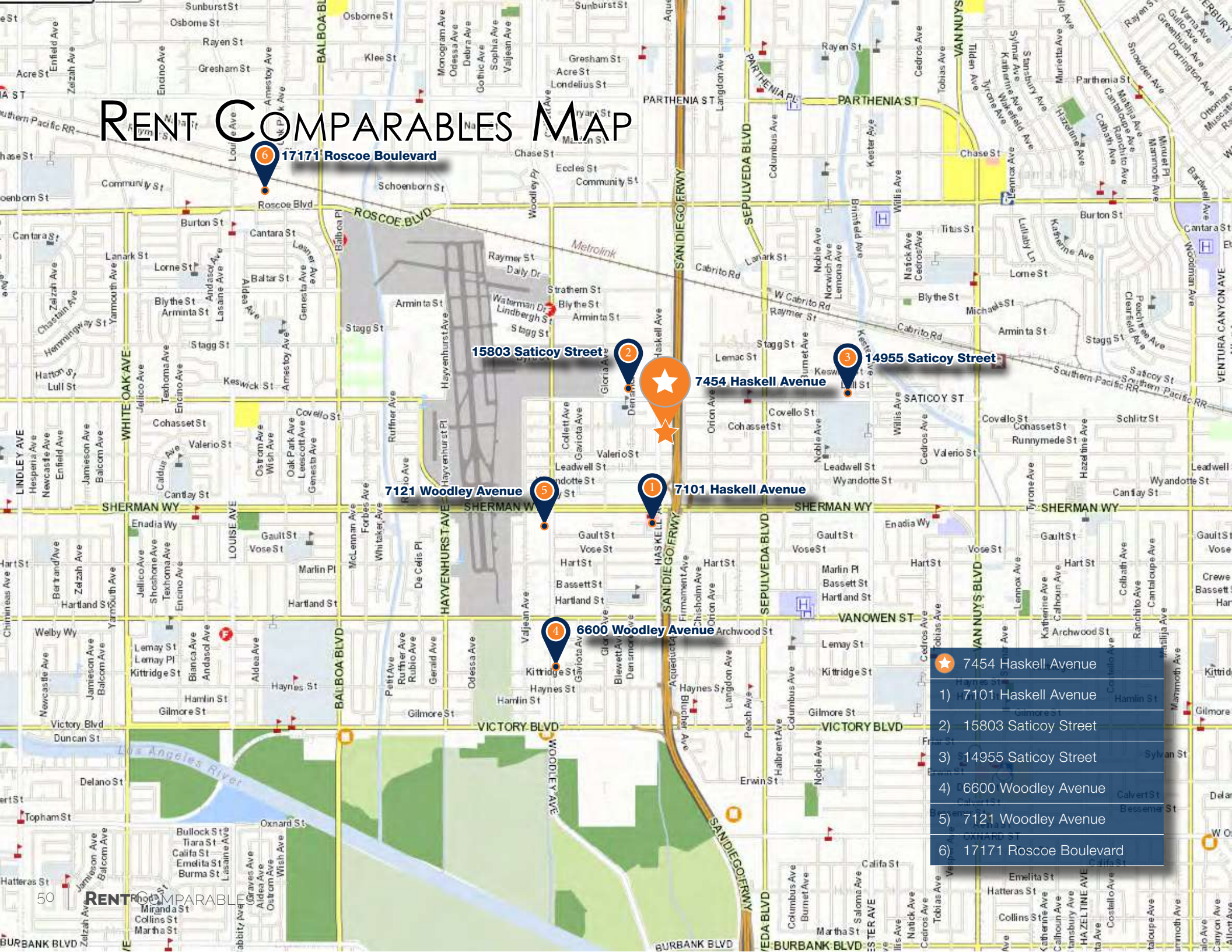
No. of Units	Unit Type
2	1 Bdr 1 Bath
3	2 Bdr 1 Bath
1	2 Bdr 2 Bath

7454 HASKELL AVENUE, VAN NUYS, CA 91406

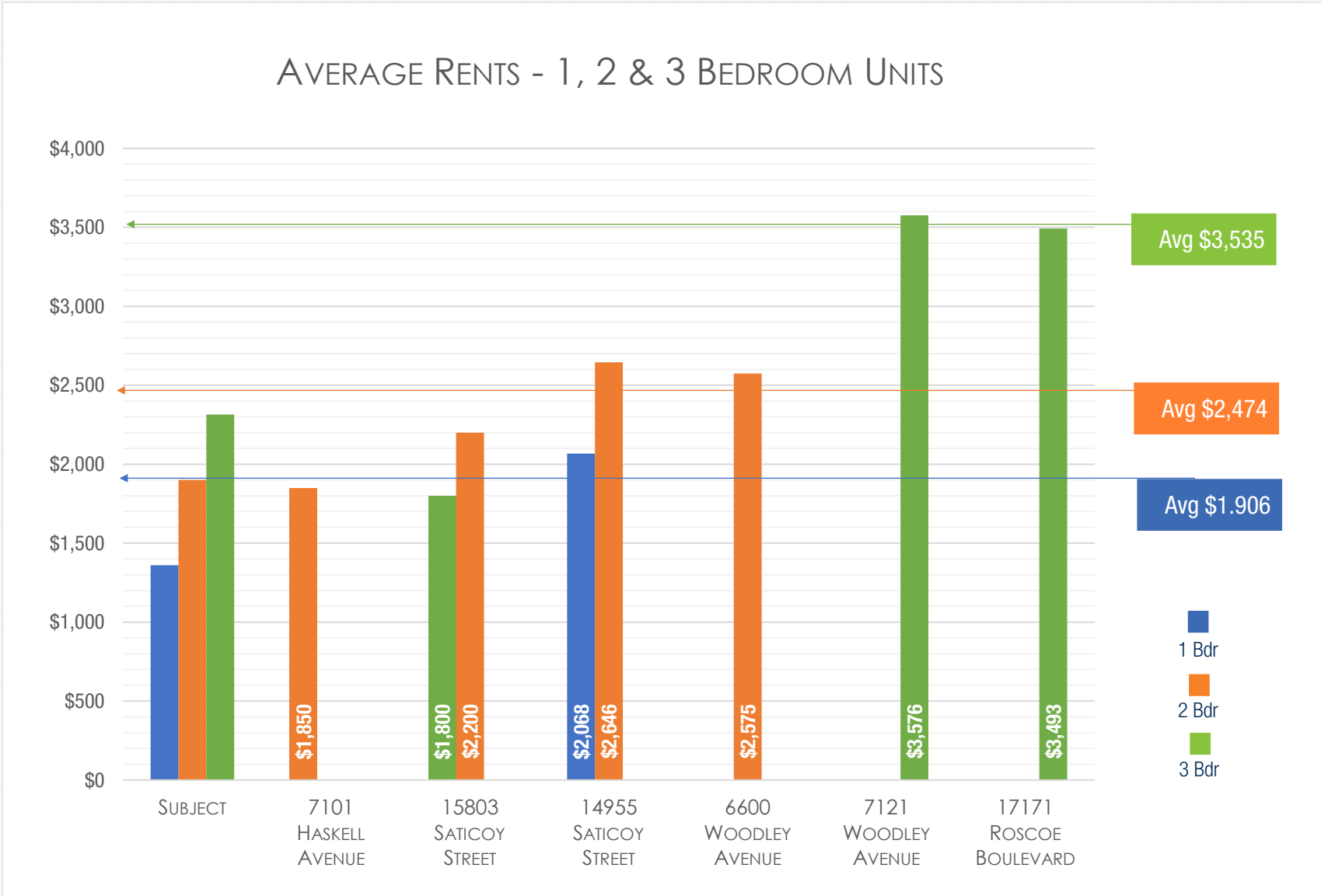
RENT COMPARABLES

Marcus & Millichap
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AVERAGE RENTS - 1, 2 & 3 BEDROOM UNITS





7454 Haskell Avenue
Van Nuys, CA 91406

Total No. of Units	13
Year Built	1963

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$1,210-\$1,510	\$2.27
2 Bdr 1 Bath	930	\$1,750	\$1.88
2 Bdr 2 Bath	975	\$1,730-\$2,350	\$2.05
2 Bdr 2 Bath Den	1,000	\$1,390	\$1.39
3 Bdr 2 Bath	1,025	\$1,990	\$1.94
3 Bdr 3 Bath	1,050	\$2,640	\$2.51



7101 Haskell Avenue
Van Nuys, CA 91406

Total No. of Units	8
Year Built	1978

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	400	\$1,850	\$4.63

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



15803 Saticoy Street
Van Nuys, CA 91406

Total No. of Units	29
Year Built	1970

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$1,800	\$2.77
2 Bdr 1 Bath	850	\$2,200	\$2.59

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



14955 Saticoy Street
Van Nuys, CA 91405

Total No. of Units	106
Year Built	1986/2008

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	665	\$2,068	\$3.11
2 Bdr 2 Bath	940	\$2,646	\$2.81

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



4

6600 Woodley Avenue
Van Nuys, CA 91406

Total No. of Units	54
Year Built	1986

Unit Type	SF	Rent	Rent/SF
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.



5

7121 Woodley Avenue
Van Nuys, CA 91406

Total No. of Units	126
Year Built	2016

Unit Type	SF	Rent	Rent/SF
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.



6

17171 Roscoe Boulevard
Northridge, CA 91325

Total No. of Units	258
Year Built	1975

Unit Type	SF	Rent	Rent/SF
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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