

# 13444 BURBANK BLVD

SHERMAN OAKS, CA 91401



LA VALLEY COLLEGE

BURBANK BLVD

GREENBUSH AVE

ALBERS ST

CUMPSTON ST

SUNNYSLOPE AVE

13444 BURBANK BLVD



\$1,580,000 | 7 UNITS

SHERMAN OAKS MULTIFAMILY OPPORTUNITY WITH  
SIGNIFICANT UPSIDE IN THE HEART OF THE VALLEY

— THE —  
APPEL  
GROUP



EQUITY  
UNION  
REAL ESTATE



## TABLE OF CONTENTS

- I. THE PROPERTY
- II. THE FINANCIALS
- III. MARKET OVERVIEW

### **Eli Appel**

FOUNDER, THE APPEL GROUP

424.624.7943

[ELI.APPEL@THEAPPELGROUP.COM](mailto:ELI.APPEL@THEAPPELGROUP.COM)

[THEAPPELGROUP.COM](http://THEAPPELGROUP.COM)

LIC NO. 01918652

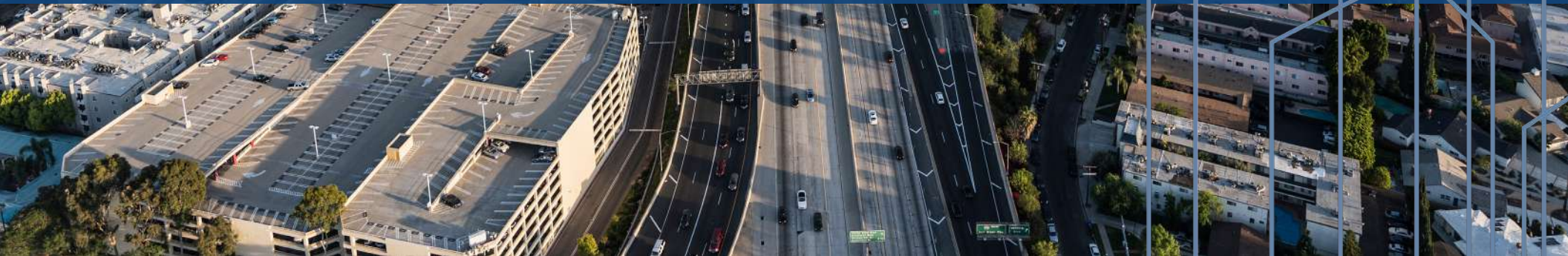
— THE —  
**APPEL**  
GROUP



EQUITY  
UNION  
REAL ESTATE

---

# THE PROPERTY



# 13444 BURBANK BLVD

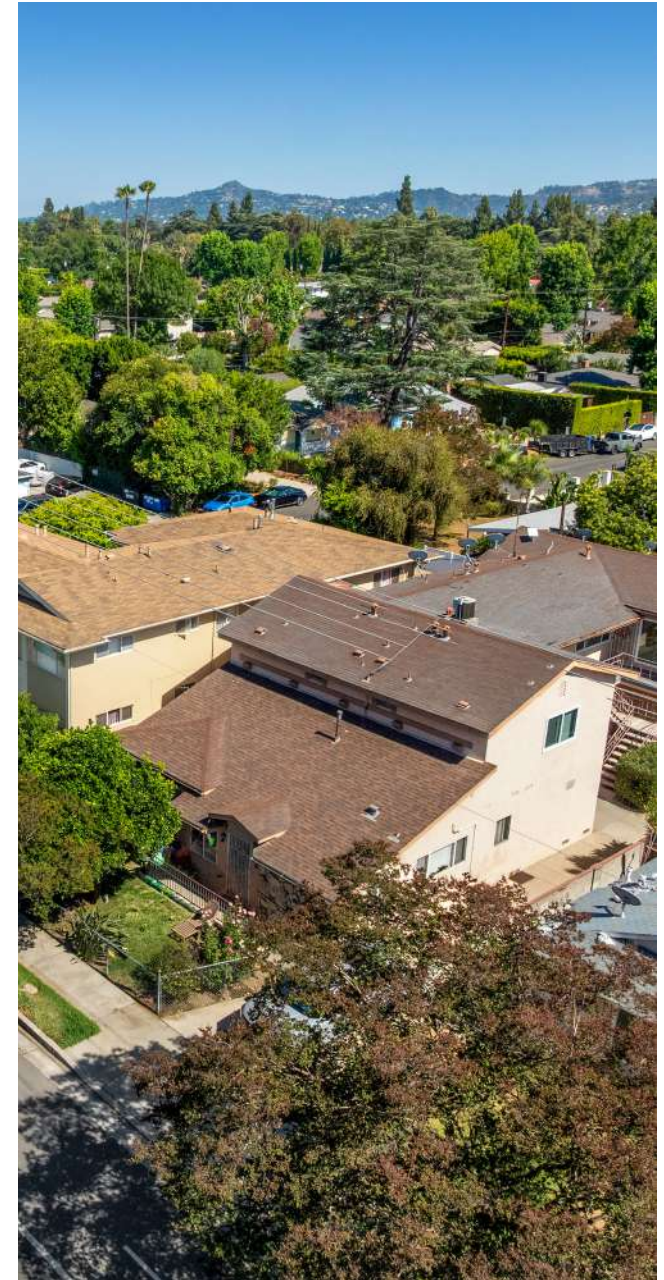
**13444 Burbank Blvd** offers investors the opportunity to acquire a seven-unit multifamily asset in a central Sherman Oaks location, positioned along one of the San Fernando Valley's most connected east-west corridors.

The property combines stable in-place income, clear rental upside, and an attractive basis in one of the Valley's most consistently desirable rental markets. Currently generating a 5.50% current cap rate, the asset offers investors a clear path to improved performance, with projected market rents supporting an estimated 8.36% market cap rate and a reduction from an 11.98x current GRM to an 8.93x market GRM.

A major differentiator is the front unit, which offers a rare house-like living experience within a multifamily setting. Featuring its own private front yard and tandem parking spaces directly in front, the unit provides the feel and functionality of a single family home while still benefiting from the income generated by the remaining units. This creates a compelling opportunity for an owner-user to occupy the front unit, enjoy a more private residential environment, and offset ownership costs through rental income.

The unit mix includes a combination of two 2 beds, one 1 bed, and 4 studios layouts, the property has undergone meaningful capital improvements, including a full copper pipe upgrade throughout, reducing long-term maintenance and utility costs for a new owner. Three units have been renovated within the past three years, featuring upgraded flooring, countertops, windows, and light fixtures, providing a clear renovation blueprint for repositioning the remaining units and capturing the embedded rent upside. Select units benefit from desirable tenant features including parking, front and rear access, outdoor space, patio areas, and central A/C, creating a more livable experience than typical small-unit apartment product.

The value-add story is clear and measurable. Current scheduled gross income is approximately \$131,916 annually, while projected market income reaches approximately \$178,500 annually, representing meaningful embedded rental upside. With one single unit currently vacant, a new investor has the ability to begin improving income immediately while continuing to reposition the remaining units over time. Located in the heart of the Valley.





## INVESTMENT HIGHLIGHTS

- **Owner-User Front Unit with House-Like Appeal** — The front unit offers a rare residential feel, featuring a private front yard, front-facing presence, and tandem parking directly in front. This creates an ideal opportunity for an owner-user to occupy the unit while generating income from the remaining apartments.
- **Significant Rental Upside** — Current annual income is approximately \$131,916, with projected market income of approximately \$178,500 offering a clear path to increased revenue through tenant turnover and rent repositioning.
- **Attractive Current and Market Yield** — The property is offered at a 5.50% current cap rate with the ability to reach an estimated 8.36% market cap rate, creating a compelling spread between in-place performance and stabilized potential.
- **Low Price Per Unit in Sherman Oaks** — At approximately \$225,714 per unit, the offering provides investors with an attractive entry point in a highly connected Sherman Oaks location.
- **Proven Capital Improvements in Place** — Copper plumbing has been upgraded throughout the property, and three units have been fully renovated with new flooring, countertops, windows, and light fixtures within the past three years. The seismic retrofit has also been completed, with monthly passthrough payments benefiting the new owner from day one.
- **Central Valley Connectivity** — Positioned along Burbank Blvd, the property offers convenient access to Sherman Oaks, Van Nuys, Valley Village, Studio City, Ventura Boulevard, and major transportation routes throughout the San Fernando Valley.



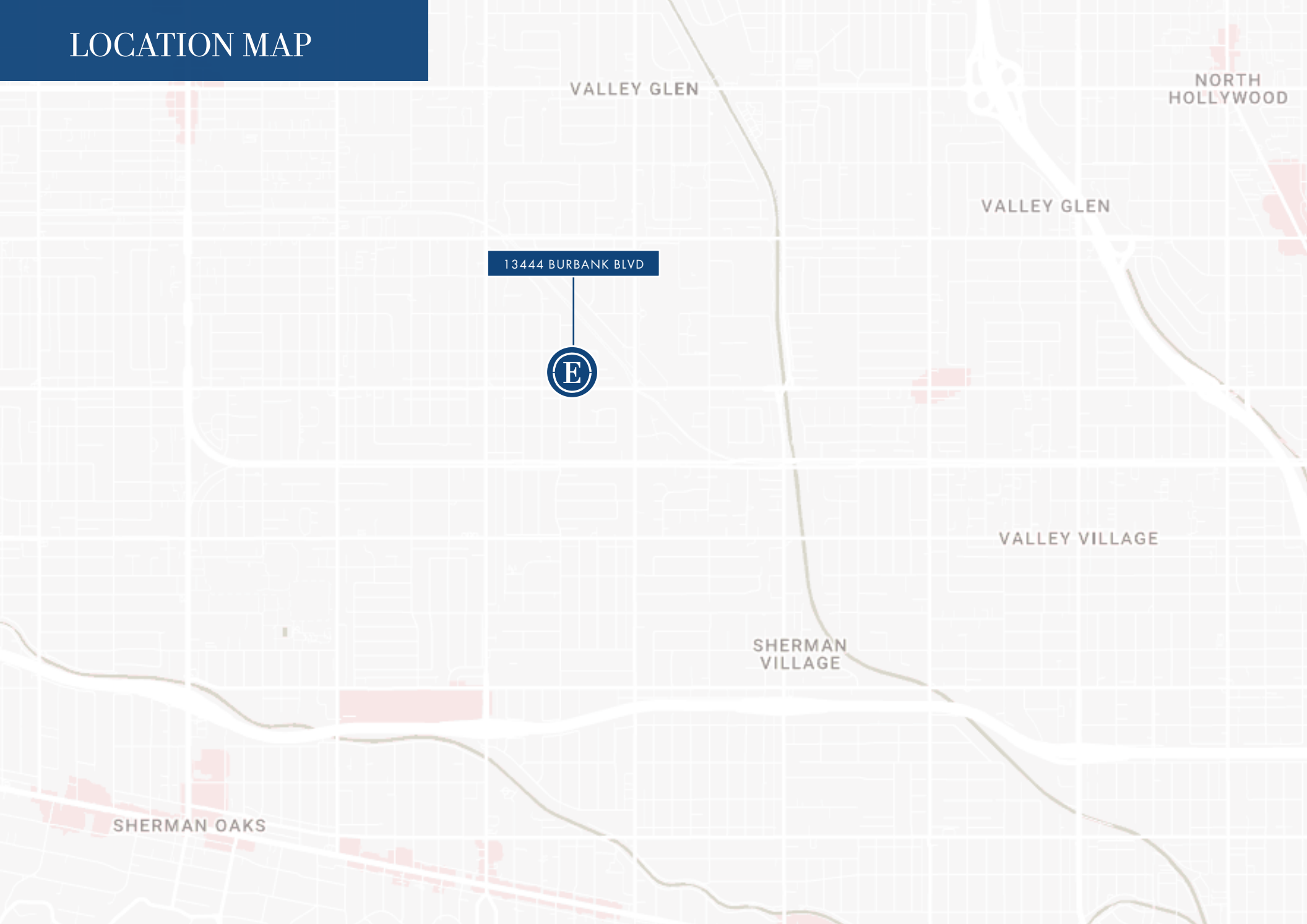
## PROPERTY LOCATION

Just minutes from Los Angeles Valley College and the orange line, the property benefits from proximity to a major educational institution that supports steady housing demand from students, faculty, staff, and nearby professionals. Residents are also within easy reach of Westfield Fashion Square, Ventura Boulevard, grocery stores, cafés, restaurants, fitness centers, and everyday retail conveniences, creating a highly livable environment that appeals to a wide range of tenants.

Its central Valley location further enhances the property's appeal, with convenient access to the 101, 170, and 405 Freeways, allowing residents to commute efficiently to Studio City, Burbank, Hollywood, Downtown Los Angeles, the Westside, and surrounding employment hubs. Surrounded by established residential neighborhoods, strong local amenities, and a vibrant dining and retail scene, 13444 Burbank Blvd offers the kind of accessibility and lifestyle appeal that supports durable rental demand and long-term investor confidence.



# LOCATION MAP



# LOCAL RETAIL



# AERIAL MAP



SUNNYSLOPE AVE

GREENBUSH AVE

1344 BURBANK BLVD

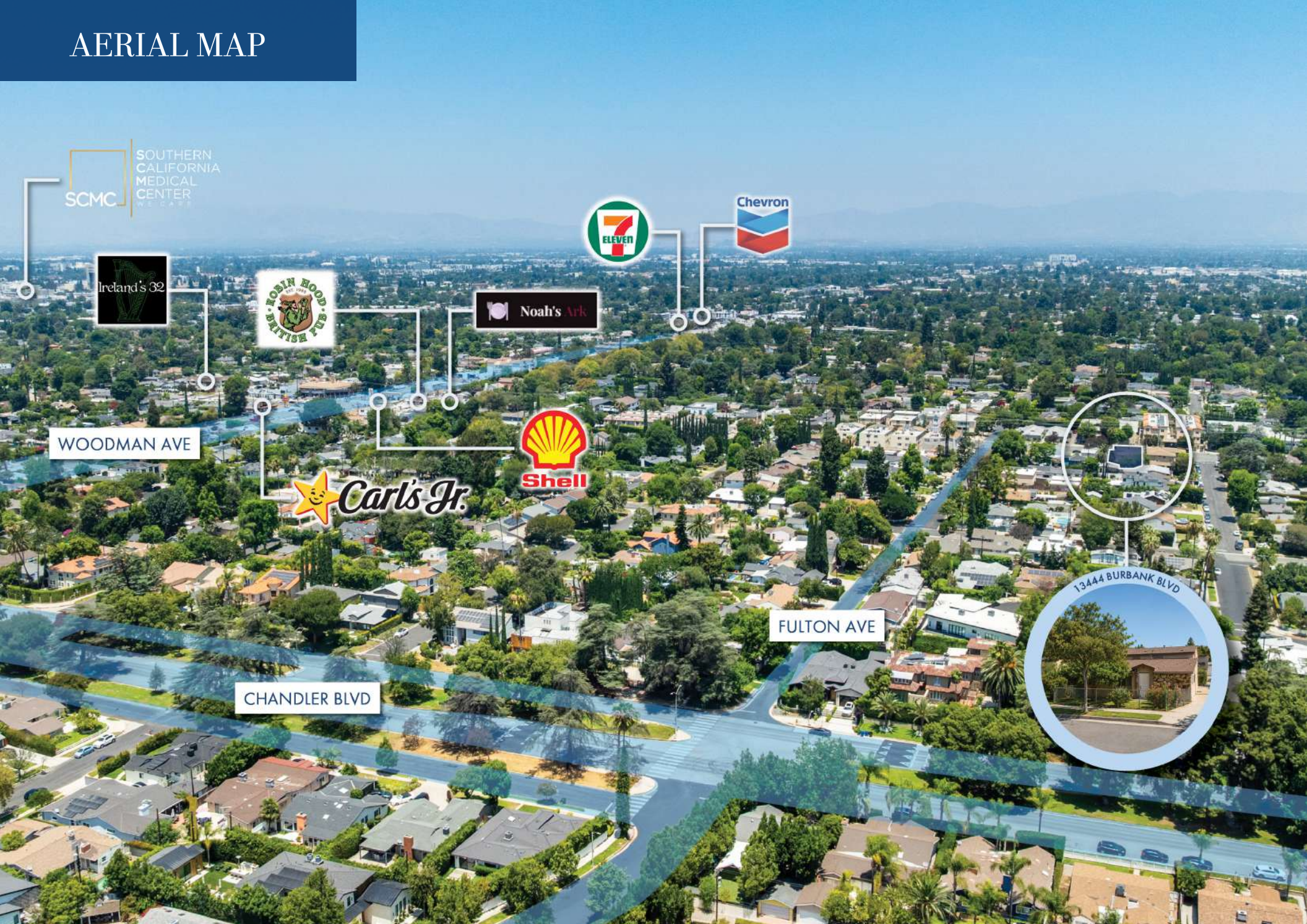
BURBANK BLVD

ALBERS ST

CUMPSTON ST



# AERIAL MAP



SCMC  
SOUTHERN CALIFORNIA  
MEDICAL  
CENTER  
WE CARE

Ireland's 32

ROBIN HOOD  
BRITISH PUB

Noah's Ark

7  
ELEVEN

Chevron

WOODMAN AVE

Carl's Jr.

Shell

CHANDLER BLVD

FULTON AVE

13444 BURBANK BLVD

# DEMOGRAPHICS



Metric	1 Mile	3 Mile	5 Mile
2025 Total Population	28064	298483	631778
2030 Population	28470	302032	639038
Pop Growth 2025-2030	1.45%	1.19%	1.15%
Average Age	41	39	39
2025 Total Households	11843	124740	243948
HH Growth 2025-2030	1.8%	1.5%	1.5%
Median Household Income	\$89,156	\$82,997	\$85,153
Avg Household Size	2.4	2.4	2.7
2025 Avg HH Vehicles	41.1%	40.3%	37.0%
Median Home Value	50.0%	47.5%	49.5%
Median Year Built	211,177	243,376	580,529

An aerial photograph of a city, likely Los Angeles, is shown with a semi-transparent blue overlay. The top half of the image is dominated by this blue overlay, which contains the title text. The bottom half shows a clear view of a city street with a multi-lane highway, a parking lot, and residential buildings. In the bottom right corner, there is a white line-art graphic of a bar chart with four bars of increasing height.

II

# THE FINANCIALS



# RENT ROLL

Unit	Unit Type	Current Rent (\$/mo)	Market Rent (\$/mo)	NOTES
1	1+1	\$1,357	\$2,250	
2	2+1	\$2,100	\$2,750	
3	Studio	\$1,097	\$1,675	
4	Studio	\$1,510	\$1,675	
5	Studio	\$1,540	\$1,675	
6	Studio	\$1,675	\$1,675	VACANT; UNDERWRITTEN AT MARKET
7	2+1.75	\$1,589	\$3,050	
<b>Total Resident</b>		<b>\$10,868</b>	<b>\$14,750</b>	
<b>Laundry</b>		<b>\$125</b>	<b>\$125</b>	
<b>Total Monthly Income</b>		<b>\$10,993</b>	<b>\$14,875</b>	
<b>Annual Rent (residential)</b>		<b>\$130,416</b>	<b>\$177,000</b>	
<b>Annual Total Income</b>		<b>\$131,916</b>	<b>\$178,500</b>	



# INVESTMENT OVERVIEW

13444 BURBANK BLVD, SHERMAN OAKS, CA 91401

## PROPERTY HIGHLIGHTS

ASKING PRICE	\$1,580,000
NUMBER OF UNITS	7
TOTAL RENTABLE SF	3,748
YEAR BUILT	1957
LOT SIZE (SF)	5,500
PRICE PER SQFT	\$421.56
AVERAGE UNIT SF	535
CURRENT CAP RATE	5.50%
MARKET CAP RATE	8.36%

## ANNUALIZED OPERATING DATA

Scheduled gross income	\$131,916
Vacancy reserve (3%)	(\$3,957)
Gross operating income	\$127,959
Total expenses	(\$41,055)
<b>Net operating income</b>	<b>\$86,904</b>

## OPERATING EXPENSES

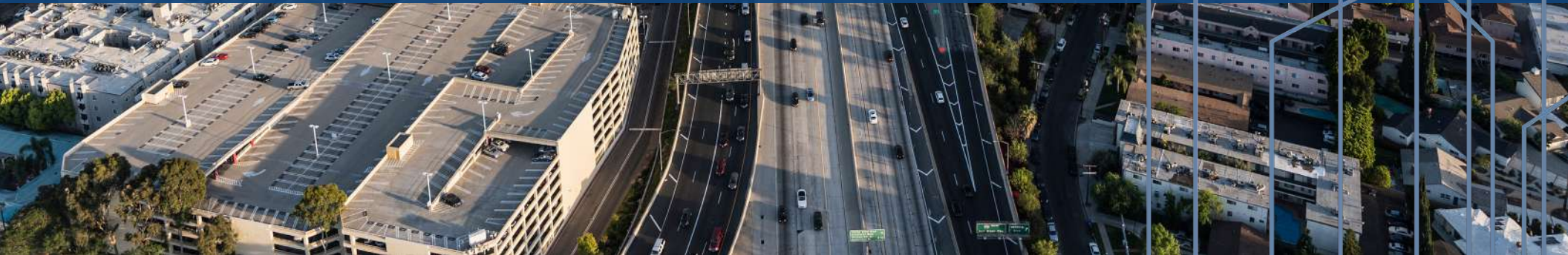
Property taxes	\$19,750
Insurance	\$3,748
Utilities	\$7,560
Repairs & maintenance	\$2,800
Management fee	\$5,277
Pest control	\$720
Landscaping	\$1,200
<b>Total expenses</b>	<b>\$41,055</b>

## UNIT MIX SUMMARY

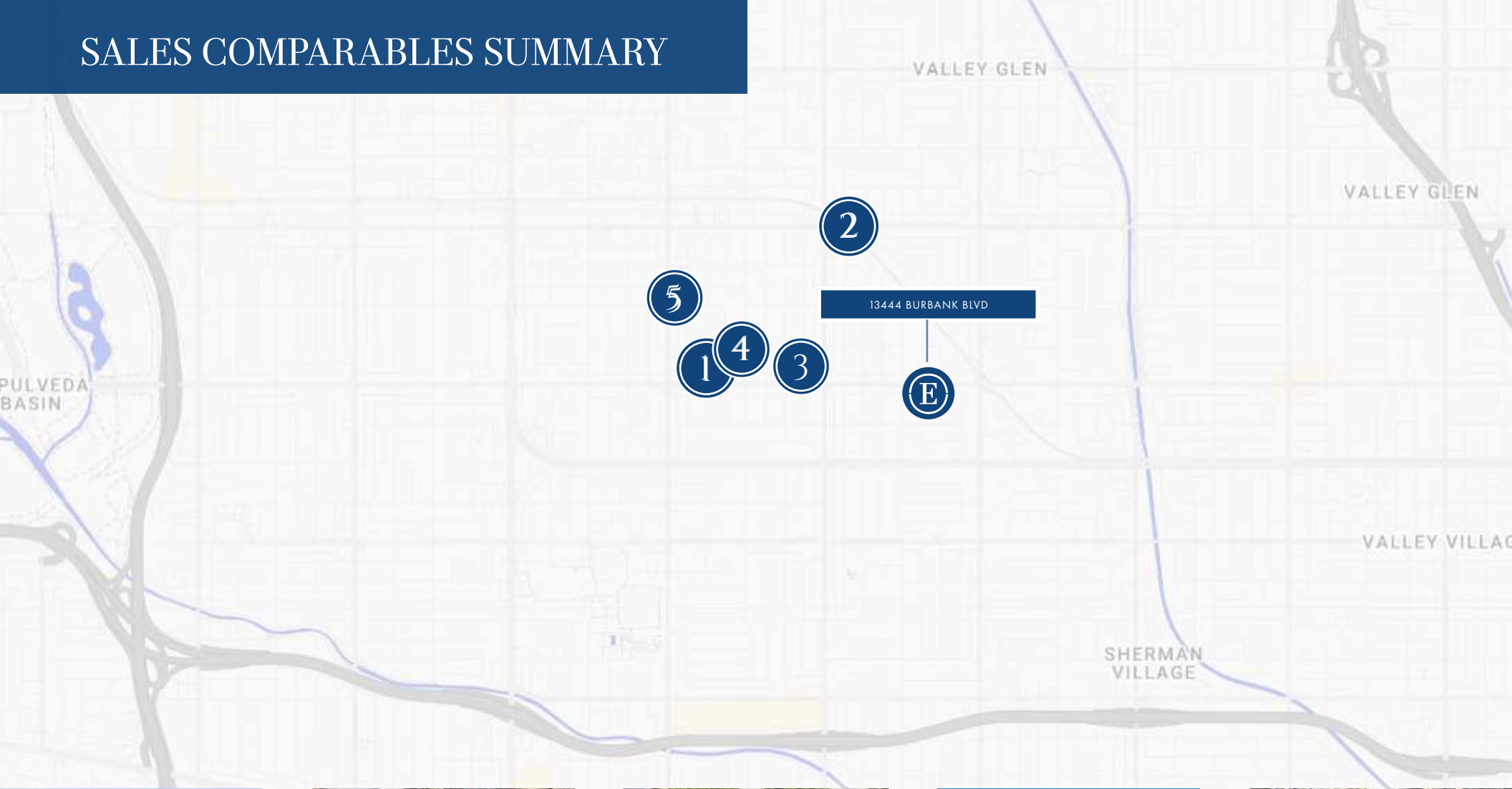
No. of Units	Bdrms/Baths	Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
1	1+1	\$1,357	\$1,357	\$2,250	\$2,250
1	2+1	\$2,100	\$2,100	\$2,750	\$2,750
2	0+1	\$1,525	\$3,050	\$1,675	\$3,350
2	0+1	\$1,386	\$2,772	\$1,675	\$3,350
1	2+1.75	\$1,589	\$1,589	\$3,050	\$3,050

III

# MARKET OVERVIEW



# SALES COMPARABLES SUMMARY



1

13960 BURBANK BLVD



2

13548 BURBANK BLVD



3

5551 MAMMOTH AVE



4

13901 BURBANK BLVD



5

5740 HAZELTINE AVE



1



2



3



4



5

## SALES COMPARABLES SUMMARY

#	Property Address	City	Sale Date	Units	Bldg SF	Land Area SF	Avg Unit SF	Year Built	Sale Price	\$/Unit	\$/SF	Cap Rate
1	13960 Burbank Blvd	Van Nuys	6/2026	8	5,432	10,411	679	1953	\$1,768,279	\$221,035	\$325.53	
2	13548 Burbank Blvd	Van Nuys	5/2026	5	3,336	9,699	667	1953	\$1,200,000	\$240,000	\$359.71	
3	5551 Mammoth Ave	Van Nuys	5/2025	5	4,243	8,431	848	1947	\$1,460,000	\$292,000	\$344.10	
4	13901 Burbank Blvd	Van Nuys	2/2025	8	6,105	10,454	763	1951	\$1,870,000	\$233,750	\$306.31	5.0%
5	5740 Hazeltine Ave	Van Nuys	2/2025	6	5,684	6,970	947	1957	\$1,290,000	\$215,000	\$226.95	4.6%
<b>Total / Avg</b>				6.4	4,960	9,249	952	N/A	\$1,517,656	\$240,357	\$312.52	4.8%
	13444 Burbank Blvd	Sherman Oaks	TBD	7	3,748	5,500	860	1957	\$1,580,000	\$225,714	\$421.56	5.5%

# SALES COMPARABLE DETAILS



13960 Burbank Blvd Unit 5, Sherman Oaks, CA 91401

<b>Sale Price</b>	\$1,768,279	<b>Price / SF</b>	\$325.53
<b>Price / Unit</b>	\$221,035	<b>GRM</b>	N/A
<b>Cap Rate</b>		<b>Sale Date</b>	6/5/2026
<b>Property Type</b>	Multifamily	<b>Number of Units</b>	8
<b>Building SF</b>	5,432	<b>Lot Size SF</b>	10,411
<b>Year Built</b>	1953		

Unit Type	# Units	% of Total
0+0	8	100%
<b>Total</b>	<b>8</b>	<b>100%</b>



13548 Burbank Blvd, Van Nuys, CA 91401

<b>Sale Price</b>	\$1,200,000	<b>Price / SF</b>	\$359.71
<b>Price / Unit</b>	\$240,000	<b>GRM</b>	N/A
<b>Cap Rate</b>		<b>Sale Date</b>	5/29/2026
<b>Property Type</b>	Multifamily	<b>Number of Units</b>	5
<b>Building SF</b>	3,336	<b>Lot Size SF</b>	9,699
<b>Year Built</b>	1953		

On May 29th, 2026, a private entity purchased this five-unit multifamily building totaling 3,336 square feet on 0.22 acres from another private entity for \$1,200,000, or \$240,000 per unit. Recent renovations included a new roof in 2025, updated security features, an electric gate, and five covered parking spaces. The transaction closed as an investment sale. The in-place net operating income was reported at \$71,640, reflecting a cap rate of 5.97%. The information in the comparable has been verified by the listing broker and sourced from public record.

# SALES COMPARABLE DETAILS



5551 Mammoth Ave, Sherman Oaks, CA 91401

<b>Sale Price</b>	\$1,460,000	<b>Price / SF</b>	\$344.10
<b>Price / Unit</b>	\$292,000	<b>GRM</b>	N/A
<b>Cap Rate</b>		<b>Sale Date</b>	5/20/2025
<b>Property Type</b>	Multifamily	<b>Number of Units</b>	5
<b>Building SF</b>	4,243	<b>Lot Size</b>	8,431
<b>Year Built</b>	1947		

Unit Type	# Units	% of Total
1 + 1	1	20%
2+1	4	80%
<b>Total</b>	<b>5</b>	<b>100%</b>

Two private individuals sold this 5-unit 4,243-square-foot multi-family property to a private individual for \$1,460,000. The property was 100% occupied at the time of sale. The property was on the market for 275 days with an initial asking price of \$1,545,000. This transaction was a 1031 exchange for both the sellers and buyer. The in-place net operating income was reported to be \$108,000 yielding an actual cap rate of 7.4%. The information in this comparable has been verified by the listing broker and buyer broker



13901 Burbank Blvd, Van Nuys, CA 91401

<b>Sale Price</b>	\$1,870,000	<b>Price / SF</b>	\$306.31
<b>Price / Unit</b>	\$233,750	<b>GRM</b>	N/A
<b>Cap Rate</b>	5.0%	<b>Sale Date</b>	2/19/2025
<b>Property Type</b>	Multifamily	<b>Number of Units</b>	8
<b>Building SF</b>	6,105	<b>Lot Size</b>	10,454
<b>Year Built</b>	1951		

Unit Type	# Units	% of Total
1 + 1	1	20%
2+1	3	60%
3+2	1	20%
<b>Total</b>	<b>5</b>	<b>100%</b>

A private individual sold this 13,613 square foot, 8 unit, multifamily property to another private individual for \$1,870,000.00 or \$233.75K per unit. The property was on the market for 130 days, with an initial asking price of \$2,050,000. The seller was motivated to divest the property because Deferred Maintenance. The buyer was drawn to the property by its potential for upward cash investment. The roof needed to be replaced, as well as minor electrical work needed to be done to update the property. The information in the comparable has been verified by the broker involved in this comp.

# SALES COMPARABLE DETAILS



5740 Hazeltine Ave, Van Nuys, CA 91401

<b>Sale Price</b>	\$1,290,000	<b>Price / SF</b>	\$226.95
<b>Price / Unit</b>	\$215,000	<b>GRM</b>	N/A
<b>Cap Rate</b>	4.6%	<b>Sale Date</b>	2/3/2025
<b>Property Type</b>	Multifamily	<b>Number of Units</b>	6
<b>Building SF</b>	5,684	<b>Lot Size</b>	6,879
<b>Year Built</b>	1957		

Unit Type	# Units	% of Total
2+1	6	100%
Total	6	100%

Private individual sold this multi-family building to private individual for \$1,290,000. The property was 100% occupied at the time of the transaction. The property was on market for just over 2 months with an initial asking price of \$1,295,000. All information in the comparable has been verified by sources deemed reliable.



The information contained in the following listing is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union Commercial and it should not be made available to any other person or entity without the written consent of Equity Union Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the email content. If you have no interest in the subject property, please promptly delete this email. This email has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe we believe reliable; however, Equity Union Commercial has not verified, and will not verify, any of the information contained herein, nor has Equity Union Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. verified,



EQUITY  
UNION  
COMMERCIAL



**ELI APPEL**

FOUNDER, THE APPEL GROUP

424.624.7943

[ELI.APPEL@THEAPPELGROUP.COM](mailto:ELI.APPEL@THEAPPELGROUP.COM)

[THEAPPELGROUP.COM](http://THEAPPELGROUP.COM)

LIC NO. 01918652

— THE —  
**APPEL**  
**GROUP**

