

6649 Sepulveda Boulevard

Van Nuys, CA 91411



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Marcus & Millichap



DISCLAIMER

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SECTION 1

Executive Summary

OFFERING SUMMARY

PRO FORMA - ACCESSORY DWELLING UNITS

INVESTMENT HIGHLIGHTS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

RENDERINGS FOR 3 ADUS

Marcus & Millichap

OFFERING SUMMARY



Listing Price
\$3,095,000



Cap Rate
4.33%



of Units
13

FINANCIAL

Listing Price	\$3,095,000
Down Payment	100% / \$3,095,000
NOI	\$134,045
Cap Rate	4.33%
Total Return	4.33%
Price/SF	\$295.32
Rent/SF	\$1.87
Price/Unit	\$238,077

OPERATIONAL

Gross SF	10,480 SF
# of Units	13
Lot Size	0.32 Acres (13,946 SF)
Occupancy	100%
Year Built	1954



PRO FORMA - ACCESSORY DWELLING UNITS



Listing Price
\$3,095,000



Cap Rate
6.71%



of Units
16

FINANCIAL

Listing Price	\$3,095,000
Down Payment	100% / \$3,095,000
NOI	\$207,796
Cap Rate	6.71%
Total Return	6.71%
Price/SF	\$252.45
Rent/SF	\$2.14
Price/Unit	\$193,438

OPERATIONAL

Gross SF	Approximatley 12,260 SF (Buyer to verify)
# of Units	16
Lot Size	0.32 Acres (13,946 SF)
Occupancy	100%
Year Built	1954

Once ADU units are completed and rented, operating expenses may increase accordingly and the Cap Rate and the Total Return will also change.



6649 SEPULVEDA BOULEVARD

Van Nuys, CA 91411

INVESTMENT OVERVIEW

The subject property is a 13 unit apartment building located at 6649 Sepulveda Boulevard, Van Nuys, CA 91411. The property was built in 1954 and is located North of Victory Boulevard and South of Vanowen Street. The unit mix consists of one studio/one-bathroom unit, eleven two-bedroom/one-bathroom units, and one three-bedroom/one-bathroom unit. The building has an interior courtyard and there is a laundry room. The Seller shall provide the Buyer with approved plans for 3 accessory dwelling units (ADUs), one one-bedroom/one-bathroom and two two-bedroom/one-bathroom.

INVESTMENT HIGHLIGHTS

Good Mix

Interior Courtyard

Laundry Room

Approved Plans for 3 Accessory Dwelling Units (ADUs)

ADDITIONAL PHOTOS // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // ADDITIONAL PHOTOS



ADDITIONAL PHOTOS // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // ADDITIONAL PHOTOS



ADDITIONAL PHOTOS // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // ADDITIONAL PHOTOS



ADDITIONAL PHOTOS // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // ADDITIONAL PHOTOS



Renderings For 3 ADUs // 6649 Sepulveda Boulevard



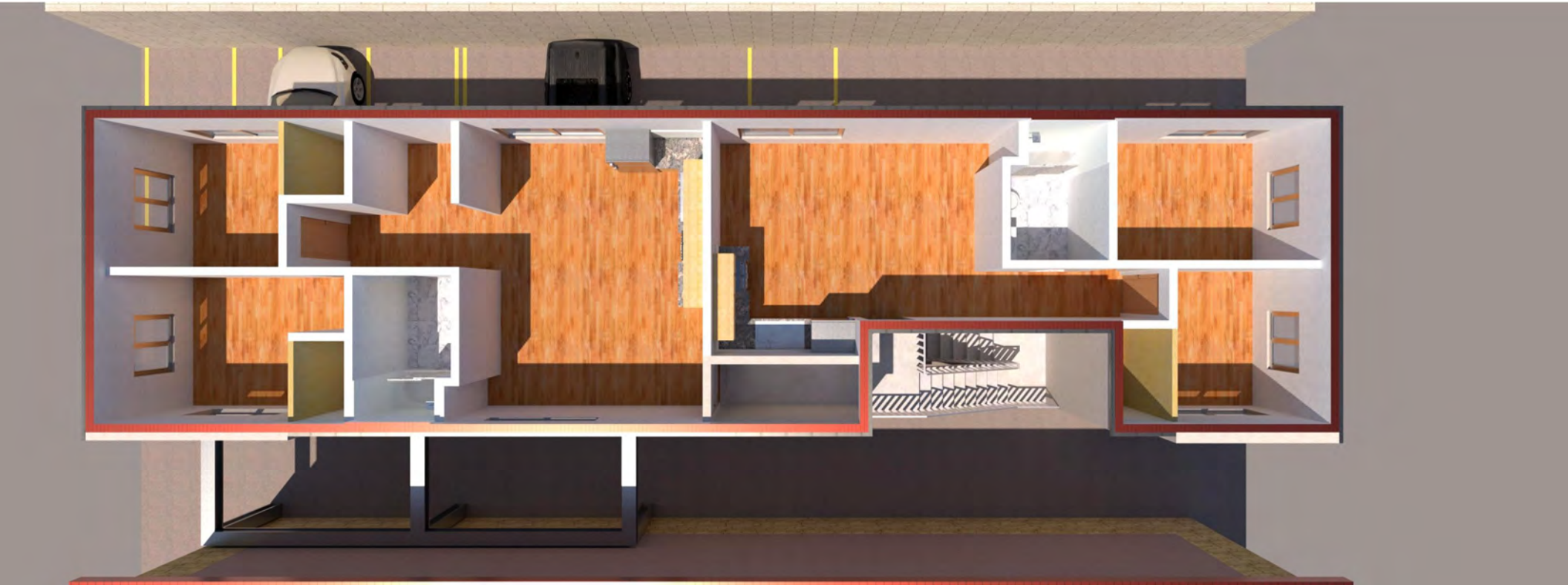
6649 Sepulveda Boulevard // Renderings For 3 ADUs



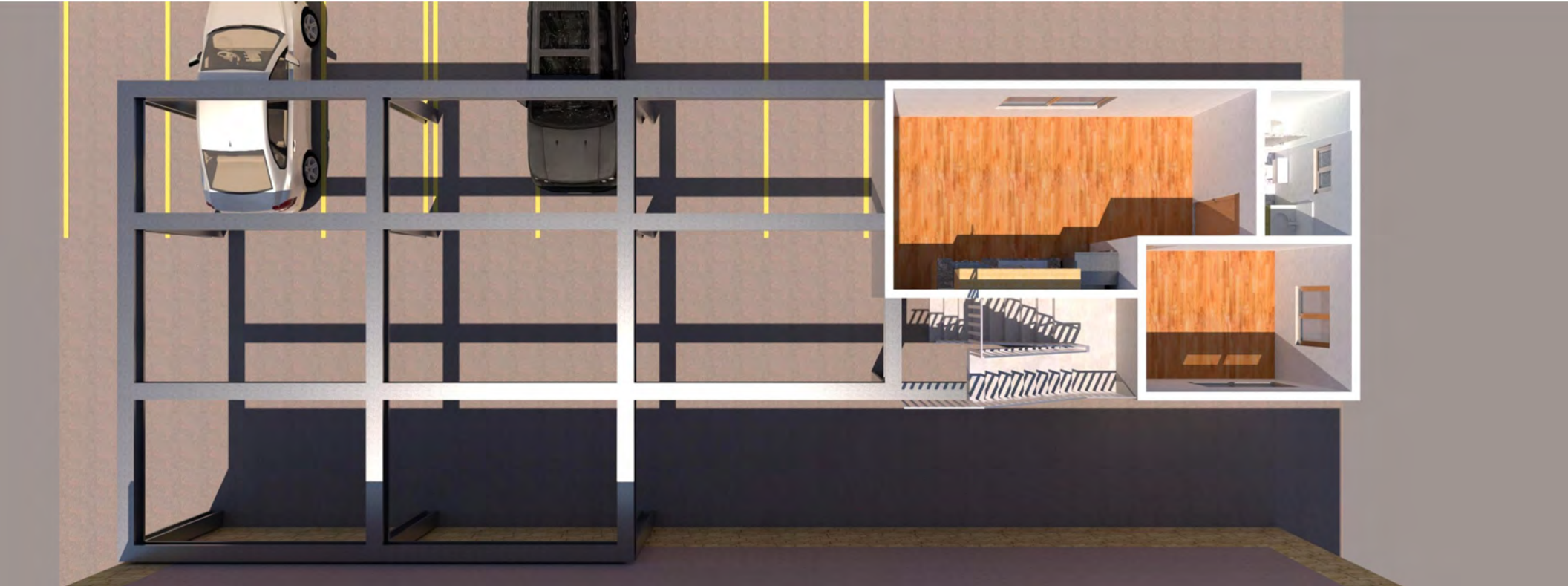
Renderings For 3 ADUs // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // Renderings For 3 ADUs



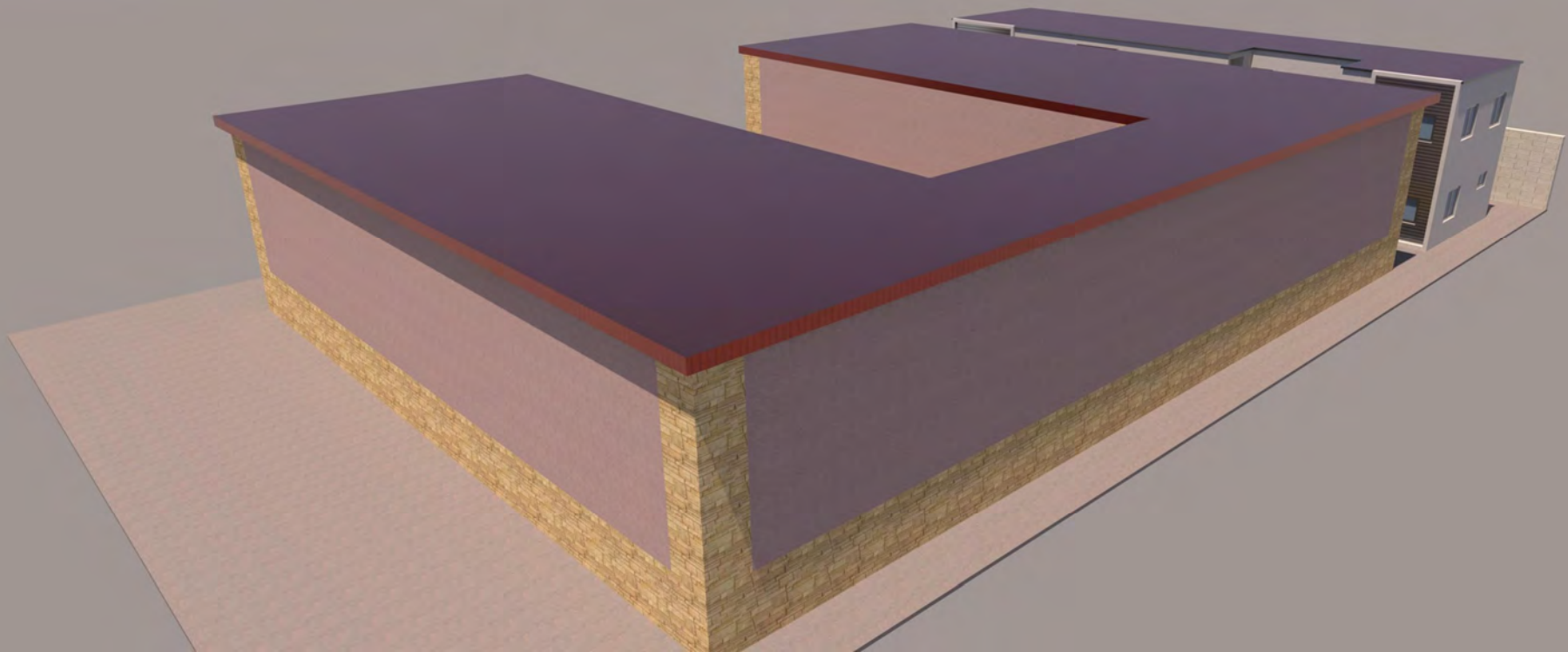
Renderings For 3 ADUs // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // Renderings For 3 ADUs



Renderings For 3 ADUs // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // Renderings For 3 ADUs



Renderings For 3 ADUs // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // Renderings For 3 ADUs



SECTION 2

Property Information

REGIONAL MAP

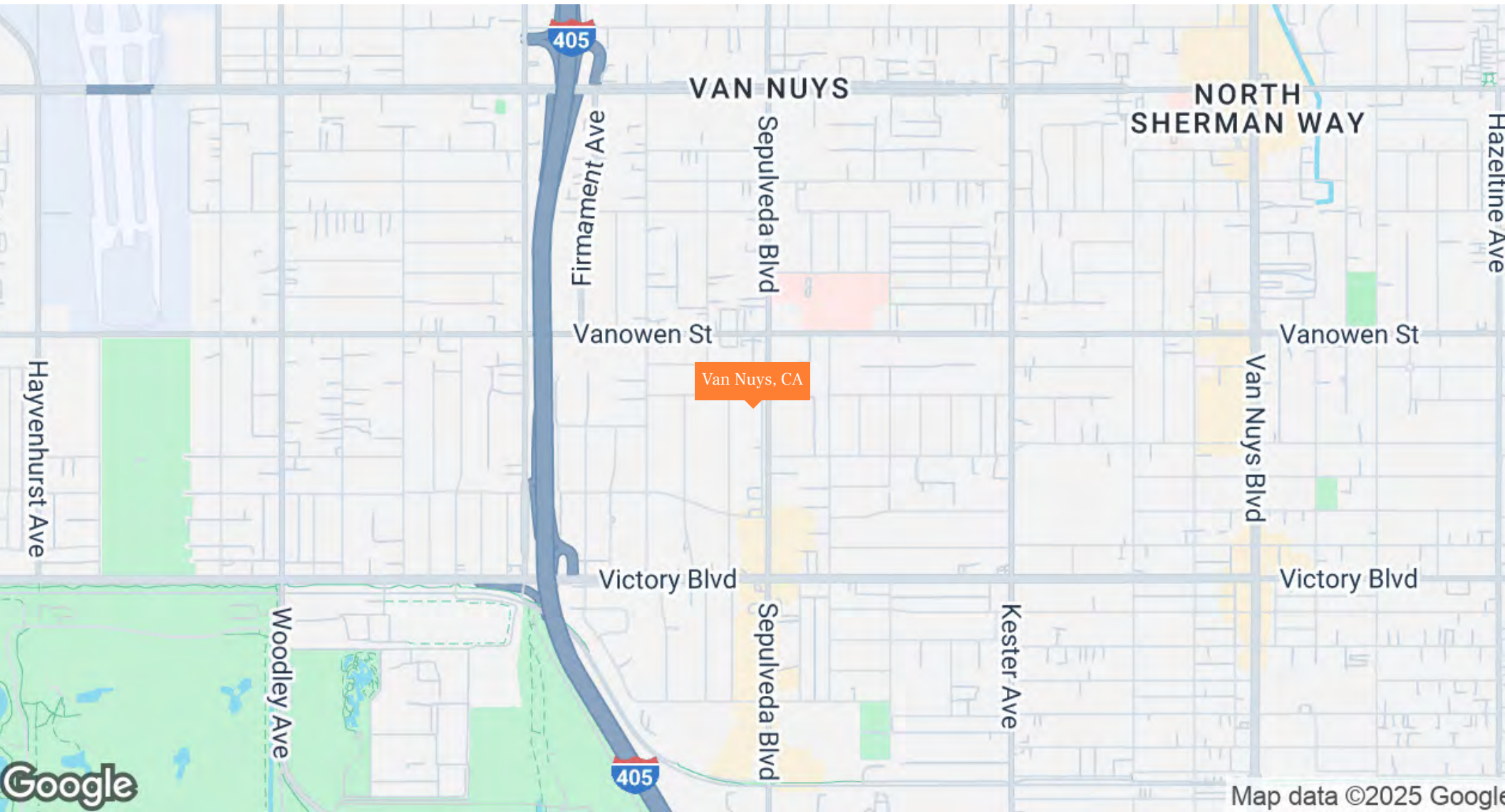
LOCAL MAP

AERIAL MAP

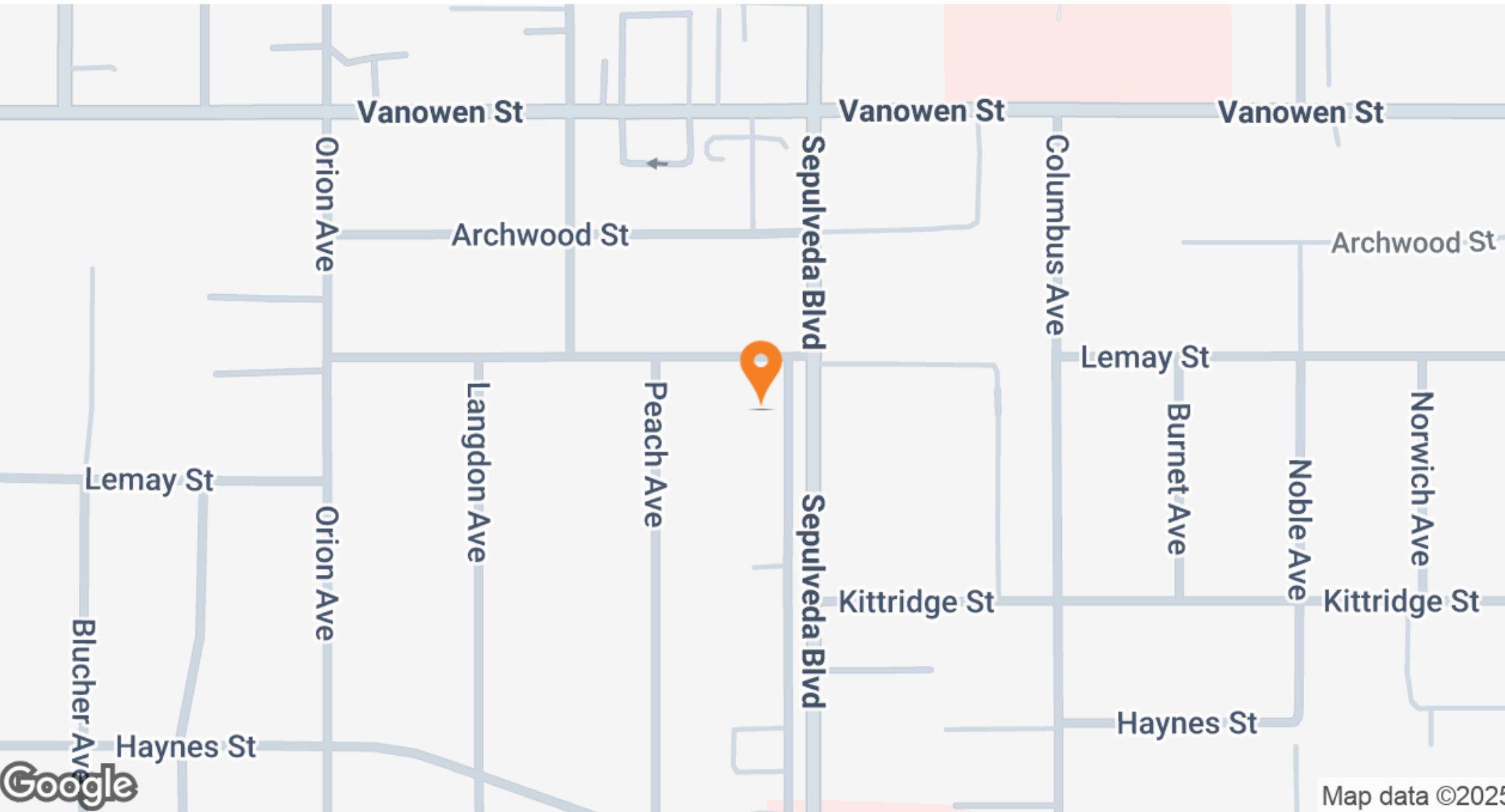
RETAILER MAP

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6649 Sepulveda Boulevard // REGIONAL MAP



LOCAL MAP // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // AERIAL MAP



RETAILER MAP // 6649 Sepulveda Boulevard



SECTION 3

Financial Analysis

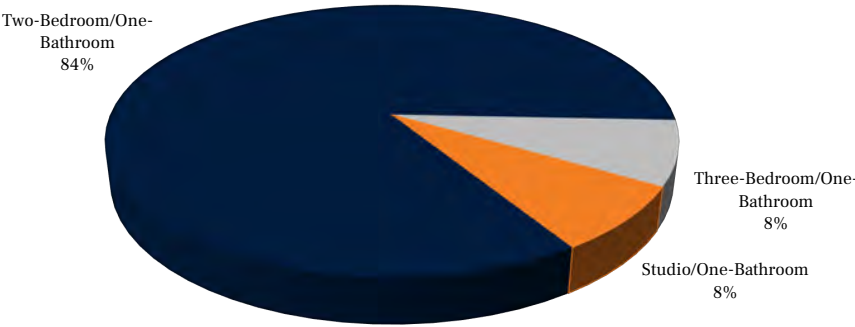
FINANCIAL DETAILS

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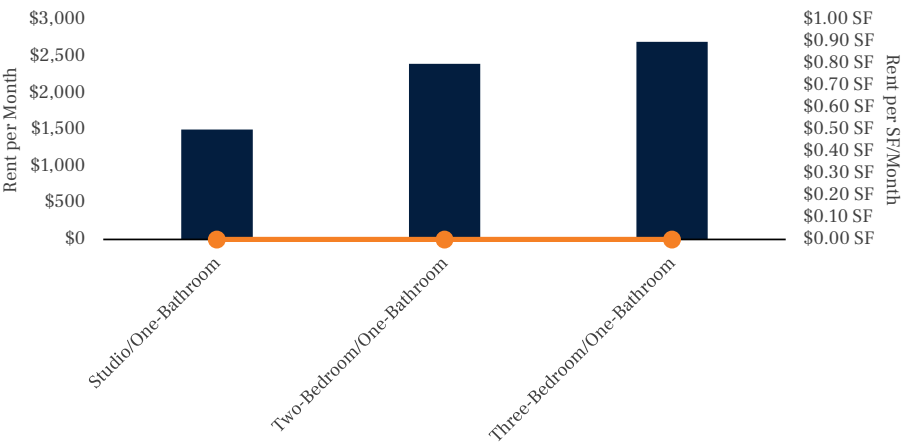
FINANCIAL DETAILS // 6649 Sepulveda Boulevard

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			SCHEDULED	POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT / SF	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Studio/One-Bathroom	1	N/A	\$989 - \$989	\$989	N/A	\$989	N/A	\$1,500	N/A	\$1,500
Two Bedroom/One-Bathroom	10	N/A	\$1,190 - \$2,000	\$1,526	N/A	\$15,256	N/A	\$2,400	N/A	\$24,000
Two Bedroom/One-Bathroom Manager	1	N/A	\$1,648 - \$1,648	\$1,648	N/A	\$1,648	N/A	\$2,400	N/A	\$2,400
Three-Bedroom/One-Bathroom	1	N/A	\$1,715 - \$1,715	\$1,715	N/A	\$1,715	N/A	\$2,700	N/A	\$2,700
TOTALS/WEIGHTED AVERAGES	13	806		\$1,508	\$1.87	\$19,608	\$1.87	\$2,354	\$2.92	\$30,600
GROSS ANNUALIZED RENTS				\$235,297				\$367,200		

Unit Distribution



Unit Rent



6649 Sepulveda Boulevard // FINANCIAL DETAILS

As of October,2025

UNIT	UNIT TYPE	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	Two Bedroom/One-Bathroom Manager	\$1,648	\$0.00	\$2,400	\$0.00
2	Two Bedroom/One-Bathroom	\$1,204	\$0.00	\$2,400	\$0.00
3	Two Bedroom/One-Bathroom	\$1,714	\$0.00	\$2,400	\$0.00
4	Three-Bedroom/One-Bathroom	\$1,715	\$0.00	\$2,700	\$0.00
5	Two Bedroom/One-Bathroom	\$1,735	\$0.00	\$2,400	\$0.00
6	Two Bedroom/One-Bathroom	\$1,510	\$0.00	\$2,400	\$0.00
7	Two Bedroom/One-Bathroom	\$1,431	\$0.00	\$2,400	\$0.00
8	Two Bedroom/One-Bathroom	\$1,579	\$0.00	\$2,400	\$0.00
9	Two Bedroom/One-Bathroom	\$1,579	\$0.00	\$2,400	\$0.00
10	Studio/One-Bathroom	\$989	\$0.00	\$1,500	\$0.00
11	Two Bedroom/One-Bathroom	\$1,313	\$0.00	\$2,400	\$0.00
12	Two Bedroom/One-Bathroom	\$1,190	\$0.00	\$2,400	\$0.00
14	Two Bedroom/One-Bathroom	\$2,000	\$0.00	\$2,400	\$0.00
Total	Square Feet: 10,480	\$19,608	\$1.87	\$30,600	\$2.92

Unit 1 is the manager. A building of this size doesn't require an on site manager.
The manager pays \$500.00 for rent.

Once the 3 ADU units are completed, an on site manager will be required per L.A. City Ordinance (Buyer to verify).

FINANCIAL DETAILS // 6649 Sepulveda Boulevard

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	235,297		367,200		28,246	35.04
Physical Vacancy	(7,059)	3.0%	(11,016)	3.0%	(847)	(1.05)
TOTAL VACANCY	(\$7,059)	3.0%	(\$11,016)	3.0%	(\$847)	(\$1)
Effective Rental Income	228,238		356,184		27,399	33.99
Other Income						
Laundry Income	4,200		4,200		323	0.40
TOTAL OTHER INCOME	\$4,200		\$4,200		\$323	\$0.40
EFFECTIVE GROSS INCOME	\$232,438		\$360,384		\$27,722	\$34.39
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes *	40,593		40,593		3,123	3.87
Insurance	5,532		5,532		426	0.53
Utilities	19,461		19,461		1,497	1.86
Trash Removal	8,549		8,549		658	0.82
Repairs & Maintenance	8,854		8,854		681	0.84
Landscaping	2,400		2,400		185	0.23
Pest Control *	720		720		55	0.07
Off Site Mangement *	9,298		14,415		1,109	1.38
Misc. Expenses	1,687		1,687		130	0.16
Operating Reserves *	1,300		1,300		100	0.12
TOTAL EXPENSES	\$98,394		\$103,511		\$7,962	\$9.88
EXPENSES AS % OF EGI	42.3%		28.7%			
NET OPERATING INCOME	\$134,045		\$256,873		\$19,759	\$24.51

Please Note:

*These expenses are estimated.

6649 Sepulveda Boulevard // FINANCIAL DETAILS

SUMMARY

Price	\$3,095,000	
Down Payment	\$3,095,000	100%
Number of Units	13	+ Approved Plans for 3 ADUs
Price Per Unit	\$238,077	
Price Per SqFt	\$295.32	
Gross SqFt	10,480	
Lot Size	13,946 SF	
Approx. Year Built	1954	

RETURNS

	Current	Pro Forma
CAP Rate	4.33%	8.30%
GIM	12.92	8.33

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
1	Studio/One-Bathroom	\$989	\$1,500
11	Two-Bedroom/One-Bathroom	\$1,537	\$2,400
1	Three-Bedroom/One-Bathroom	\$1,715	\$2,700

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$235,297		\$367,200
Less: Vacancy/Deductions	3.0%	\$7,059	3.0%	\$11,016
Total Effective Rental Income		\$228,238		\$356,184
Other Income		\$4,200		\$4,200
Effective Gross Income		\$232,438		\$360,384
Less: Expenses	42.3%	\$98,394	28.7%	\$103,511
Net Operating Income		\$134,045		\$256,873
Cash Flow		\$134,045		\$256,873
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	4.33%	\$134,045	8.30%	\$256,873
Principal Reduction		\$0		\$0
TOTAL RETURN	4.33%	\$134,045	8.30%	\$256,873

EXPENSES	Current	Pro Forma
Real Estate Taxes *	\$40,593	\$40,593
Insurance	\$5,532	\$5,532
Utilities	\$19,461	\$19,461
Trash Removal	\$8,549	\$8,549
Repairs & Maintenance	\$8,854	\$8,854
Landscaping	\$2,400	\$2,400
Pest Control *	\$720	\$720
Off Site Mangement *	\$9,298	\$14,415
Misc. Expenses	\$1,687	\$1,687
Operating Reserves *	\$1,300	\$1,300
TOTAL EXPENSES	\$98,394	\$103,511
Expenses/Unit	\$7,569	\$7,962
Expenses/SF	\$9.39	\$9.88

Please Note:

*These expenses are estimated.

SECTION 4

Financial Analysis Pro Forma - Accessory Dwelling Units

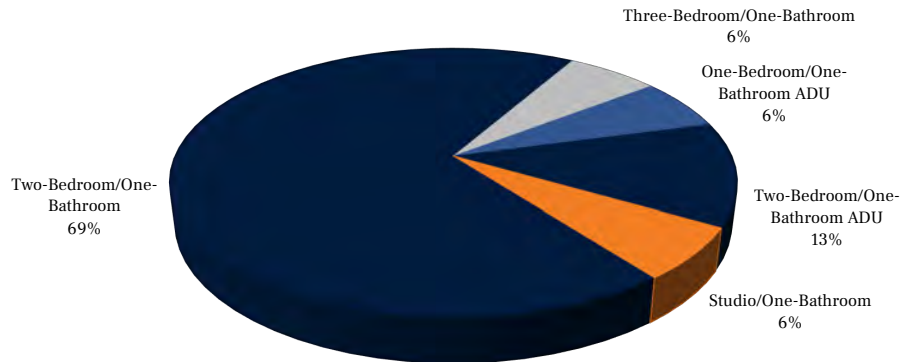
FINANCIAL DETAILS (ADUS)

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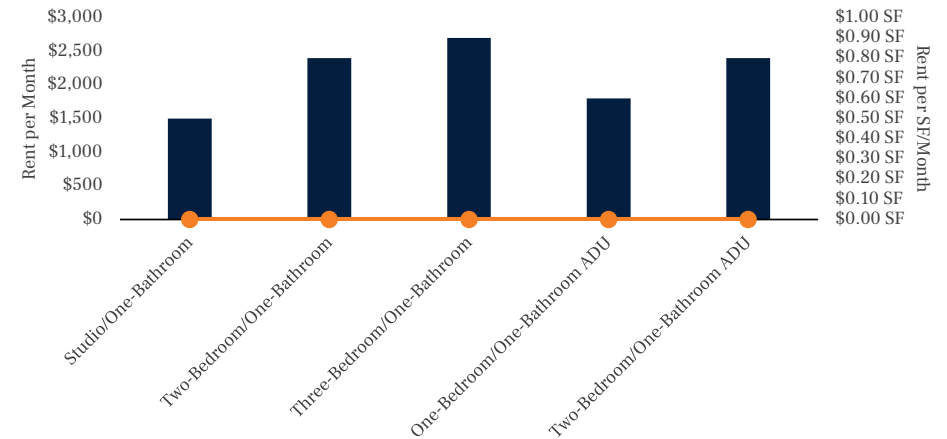
6649 Sepulveda Boulevard // FINANCIAL DETAILS (ADUs)

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			SCHEDULED	POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT / SF	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Studio/One-Bathroom	1	N/A	\$989 - \$989	\$989	N/A	\$989	N/A	\$1,500	N/A	\$1,500
Two Bedroom/One-Bathroom	10	N/A	\$1,190 - \$2,000	\$1,526	N/A	\$15,256	N/A	\$2,400	N/A	\$24,000
Two Bedroom/One-Bathroom Manager	1	N/A	\$1,648 - \$1,648	\$1,648	N/A	\$1,648	N/A	\$2,400	N/A	\$2,400
Three-Bedroom/One-Bathroom	1	N/A	\$1,715 - \$1,715	\$1,715	N/A	\$1,715	N/A	\$2,700	N/A	\$2,700
One-Bedroom/One-Bathroom ADU Projected	1	N/A	\$1,800 - \$1,800	\$1,800	N/A	\$1,800	N/A	\$1,800	N/A	\$1,800
Two-Bedroom/One-Bathroom ADU Projected	2	N/A	\$2,400 - \$2,400	\$2,400	N/A	\$4,800	N/A	\$2,400	N/A	\$4,800
TOTALS/WEIGHTED AVERAGES	16	766		\$1,638	\$2.14	\$26,208	\$2.14	\$2,325	\$3.03	\$37,200
GROSS ANNUALIZED RENTS				\$314,497			\$446,400			

Unit Distribution



Unit Rent



The Average Square Feet, Current Average Rent / SF, Scheduled Average Rent / SF, and the Potential Average Rent / SF are approximate.

FINANCIAL DETAILS (ADUs) // 6649 Sepulveda Boulevard

As of October,2025

UNIT	UNIT TYPE	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	Two Bedroom/One-Bathroom Manager	\$1,648		\$2,400	
2	Two Bedroom/One-Bathroom	\$1,204		\$2,400	
3	Two Bedroom/One-Bathroom	\$1,714		\$2,400	
4	Three-Bedroom/One-Bathroom	\$1,715		\$2,700	
5	Two Bedroom/One-Bathroom	\$1,735		\$2,400	
6	Two Bedroom/One-Bathroom	\$1,510		\$2,400	
7	Two Bedroom/One-Bathroom	\$1,431		\$2,400	
8	Two Bedroom/One-Bathroom	\$1,579		\$2,400	
9	Two Bedroom/One-Bathroom	\$1,579		\$2,400	
10	Studio/One-Bathroom	\$989		\$1,500	
11	Two Bedroom/One-Bathroom	\$1,313		\$2,400	
12	Two Bedroom/One-Bathroom	\$1,190		\$2,400	
14	Two Bedroom/One-Bathroom	\$2,000		\$2,400	
ADU 1	One-Bedroom/One-Bathroom ADU Projected	\$1,800		\$1,800	
ADU 2	Two-Bedroom/One-Bathroom ADU Projected	\$2,400		\$2,400	
ADU 3	Two-Bedroom/One-Bathroom ADU Projected	\$2,400		\$2,400	
Total					
		Square Feet: 12,260	\$26,208	\$2.14	\$37,200
					\$3.03

Unit 1 is the manager. A building of this size doesn't require an on site manager. The manager pays \$500.00 for rent.

Once the 3 ADU units are completed, an on site manager will be required per L.A. City Ordinance (Buyer to verify).

The square feet of 12,260 is approximate (Buyer to verify).

6649 Sepulveda Boulevard // FINANCIAL DETAILS (ADUs)

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	314,497		446,400		27,900	42.60
Physical Vacancy	(9,435)	3.0%	(13,392)	3.0%	(837)	(1.28)
TOTAL VACANCY	(\$9,435)	3.0%	(\$13,392)	3.0%	(\$837)	(\$1)
Effective Rental Income	305,062		433,008		27,063	41.32
Other Income						
Laundry Income	4,200		4,200		263	0.40
TOTAL OTHER INCOME	\$4,200		\$4,200		\$263	\$0.40
EFFECTIVE GROSS INCOME	\$309,262		\$437,208		\$27,326	\$41.72
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes *	40,593		40,593		2,537	3.87
Insurance	5,532		5,532		346	0.53
Utilities	19,461		19,461		1,216	1.86
Trash Removal	8,549		8,549		534	0.82
Repairs & Maintenance	8,854		8,854		553	0.84
Landscaping	2,400		2,400		150	0.23
Pest Control *	720		720		45	0.07
Off Site Mangement *	12,370		17,488		1,093	1.67
Misc. Expenses	1,687		1,687		105	0.16
Operating Reserves *	1,300		1,300		81	0.12
TOTAL EXPENSES	\$101,466		\$106,584		\$6,662	\$10.17
EXPENSES AS % OF EGI	32.8%		24.4%			
NET OPERATING INCOME	\$207,796		\$330,624		\$20,664	\$26.97

Please Note:

*These expenses are estimated.

*The Off Site Management expense has been changed in the current expense and the pro forma expense for 16 units.

*Once ADU units are completed and rented, operating expenses may increase accordingly.

FINANCIAL DETAILS (ADUs) // 6649 Sepulveda Boulevard

SUMMARY

Price	\$3,095,000	
Down Payment	\$3,095,000	100%
Number of Units	16	Which includes the 3 ADUs
Price Per Unit	\$193,438	
Price Per SqFt	\$252.45	
Gross SqFt	12,260	Approximately (Buyer to verify)
Lot Size	13,946 SF	
Approx. Year Built	1954	

RETURNS

	Current	Pro Forma
CAP Rate	6.71%	10.68%
GIM	9.71	6.87

Once ADU units are completed and rented, operating expenses may increase accordingly and the CAP Rate will also change.

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
1	Studio/One-Bathroom	\$989	\$1,500
11	Two-Bedroom/One-Bathroom	\$1,537	\$2,400
1	Three-Bedroom/One-Bathroom	\$1,715	\$2,700
1	One-Bedroom/One-Bathroom ADU	\$1,800	\$1,800
2	Two-Bedroom/One-Bathroom ADU	\$2,400	\$2,400

One-Bedroom/One-Bathroom ADU approximately 460 square feet.
Two-Bedroom/One-Bathroom ADU approximately 603 square feet.
Two-Bedroom/One-Bathroom ADU approximately 717 square feet.
Buyer to verify the ADUs square feet.

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$314,497		\$446,400
Less: Vacancy/Deductions	3.0%	\$9,435	3.0%	\$13,392
Total Effective Rental Income		\$305,062		\$433,008
Other Income		\$4,200		\$4,200
Effective Gross Income		\$309,262		\$437,208
Less: Expenses	32.8%	\$101,466	24.4%	\$106,584
Net Operating Income		\$207,796		\$330,624
Cash Flow		\$207,796		\$330,624
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	6.71%	\$207,796	10.68%	\$330,624
Principal Reduction		\$0		\$0
TOTAL RETURN	6.71%	\$207,796	10.68%	\$330,624

EXPENSES	Current	Pro Forma
Real Estate Taxes *	\$40,593	\$40,593
Insurance	\$5,532	\$5,532
Utilities	\$19,461	\$19,461
Trash Removal	\$8,549	\$8,549
Repairs & Maintenance	\$8,854	\$8,854
Landscaping	\$2,400	\$2,400
Pest Control *	\$720	\$720
Off Site Mangement *	\$12,370	\$17,488
Misc. Expenses	\$1,687	\$1,687
Operating Reserves *	\$1,300	\$1,300
TOTAL EXPENSES	\$101,466	\$106,584
Expenses/Unit	\$6,342	\$6,662
Expenses/SF	\$9.68	\$10.17

Please Note:

*These expenses are estimated.

*The Off Site Management expense has been changed in the current expense and the pro forma expense for 16 units.

*Once ADU units are completed and rented, operating expenses may increase accordingly.

SECTION 5

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

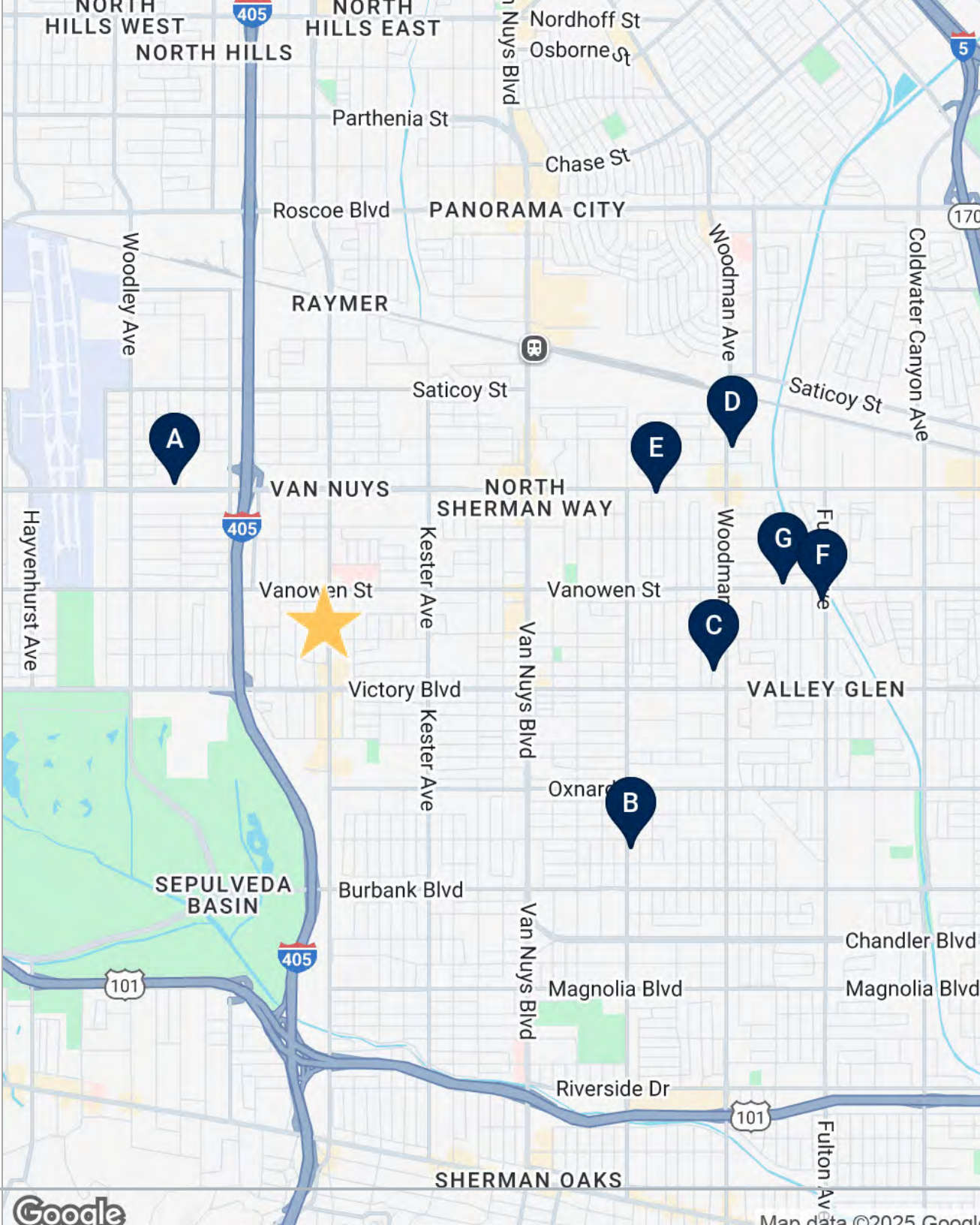
PRICE PER SF CHART

PRICE PER UNIT CHART

SALE COMPS

SALE COMPS MAP

- ★ 6649 Sepulveda Boulevard
- A 15915-15919 Sherman Way
- B 5740 Hazeltine Avenue
- C 6444 Mammoth Avenue
- D 13647 Leadwell Street
- E 13950 Sherman Way
- F 6729 Fulton Avenue
- G 13445 Vanowen Street



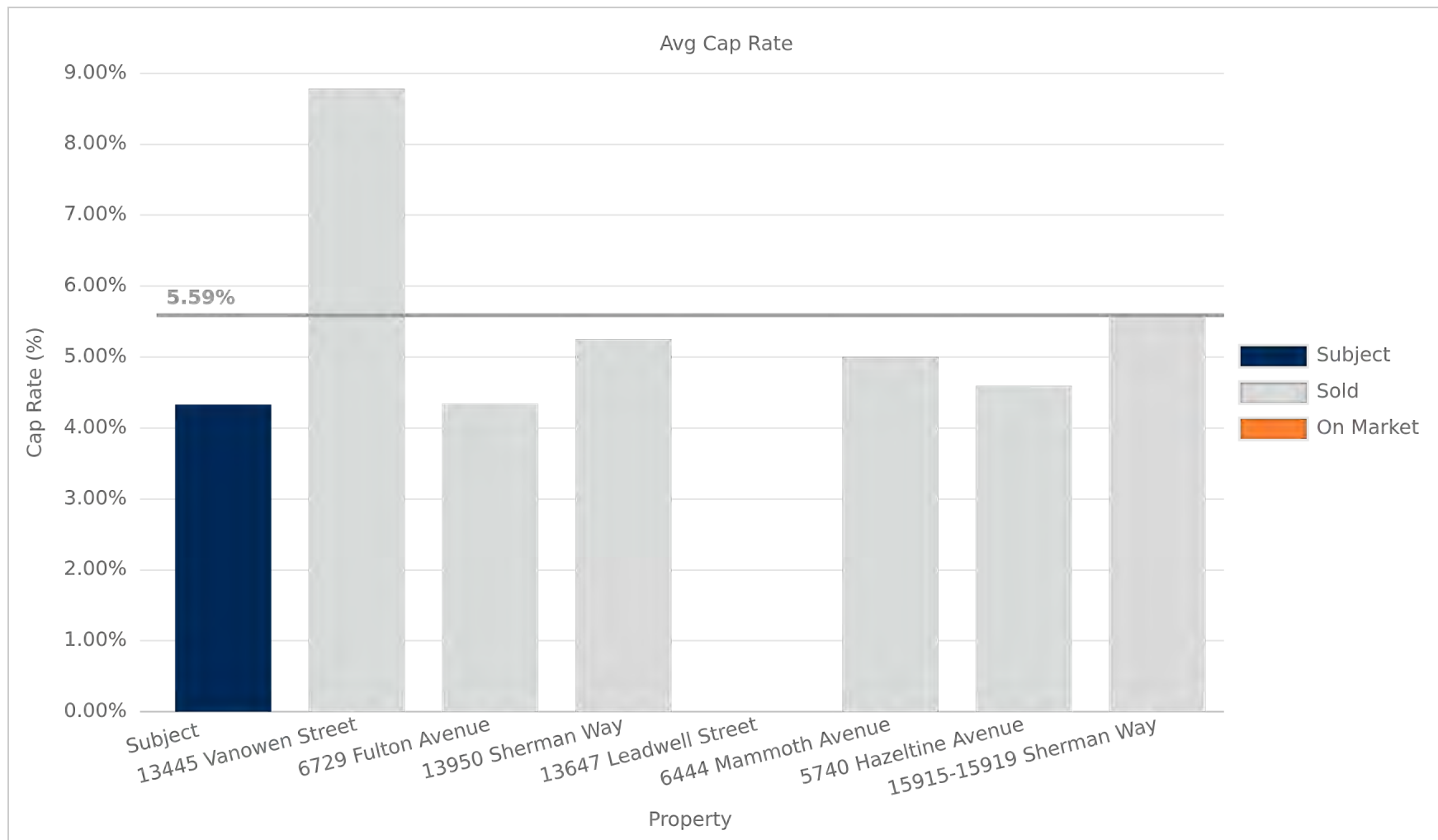
6649 Sepulveda Boulevard // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	6649 Sepulveda Boulevard Van Nuys, CA 91411	\$3,095,000	10,480 SF	\$295.32	0.32 AC	\$238,077	4.33%	13	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	15915-15919 Sherman Way 15915 Sherman Way Van Nuys, CA 91406	\$2,340,000	7,950 SF	\$294.34	0.18 AC	\$195,000	5.58%	12	06/03/2025
B	5740 Hazeltime Avenue Van Nuys, CA 91401	\$1,290,000	5,684 SF	\$226.95	0.16 AC	\$215,000	4.59%	6	02/03/2025
C	6444 Mammoth Avenue Van Nuys, CA 91401	\$1,375,000	4,750 SF	\$289.47	0.22 AC	\$229,166	5.00%	6	12/27/2024
D	13647 Leadwell Street Van Nuys, CA 91405	\$1,175,000	3,752 SF	\$313.17	0.27 AC	\$195,833	-	6	12/19/2024
E	13950 Sherman Way Van Nuys, CA 91405	\$1,400,000	5,330 SF	\$262.66	0.18 AC	\$233,333	5.25%	6	11/25/2024
F	6729 Fulton Avenue Van Nuys, CA 91401	\$1,235,000	4,416 SF	\$279.66	0.13 AC	\$205,833	4.34%	6	11/20/2024

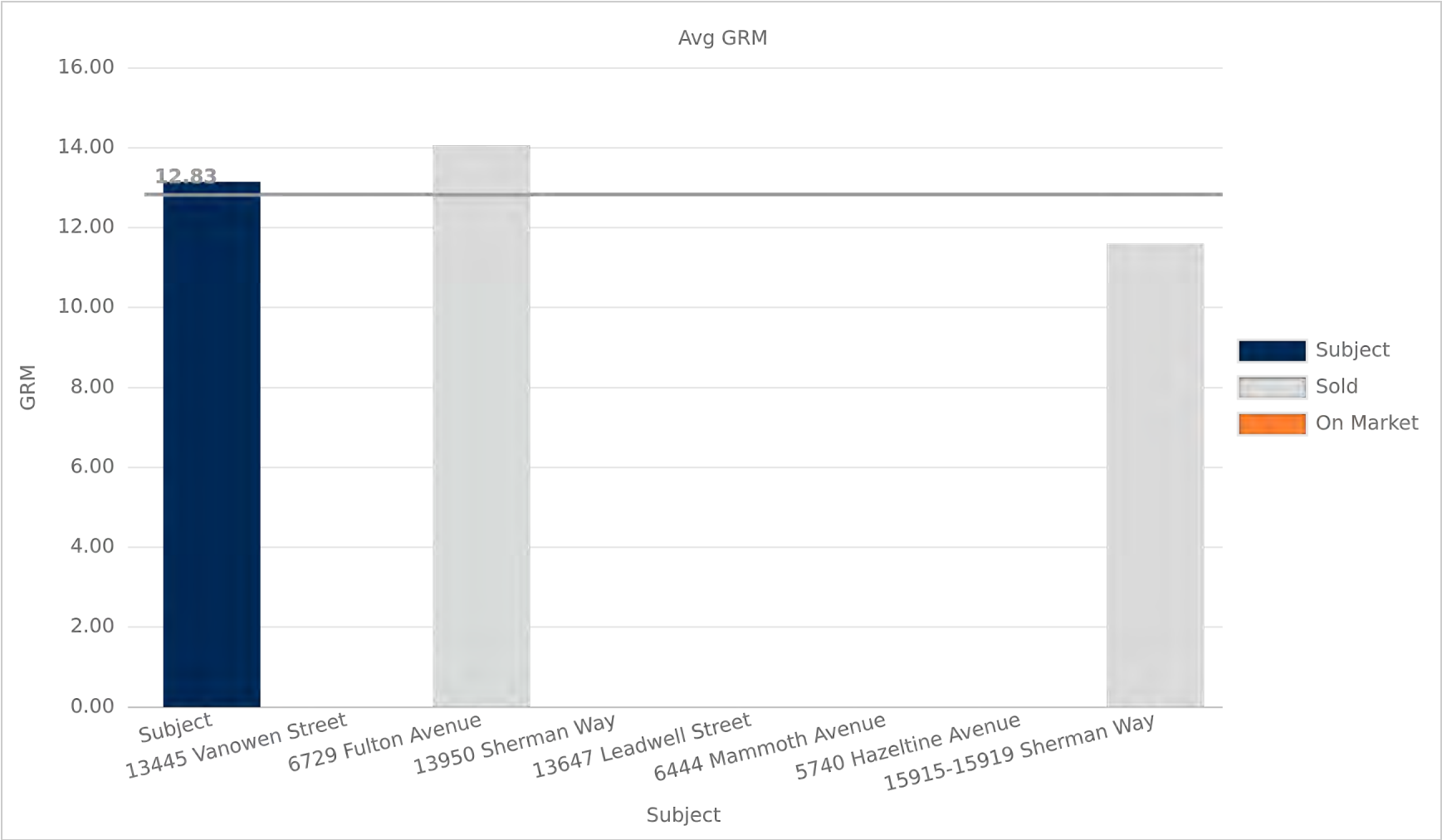
SALE COMPS SUMMARY // 6649 Sepulveda Boulevard

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	13445 Vanowen Street Van Nuys, CA 91405	\$2,900,000	7,726 SF	\$375.36	0.24 AC	\$322,222	8.78%	9	10/09/2024
	AVERAGES	\$1,673,571	5,658 SF	\$291.66	0.2 AC	\$228,055	5.59%	7	-

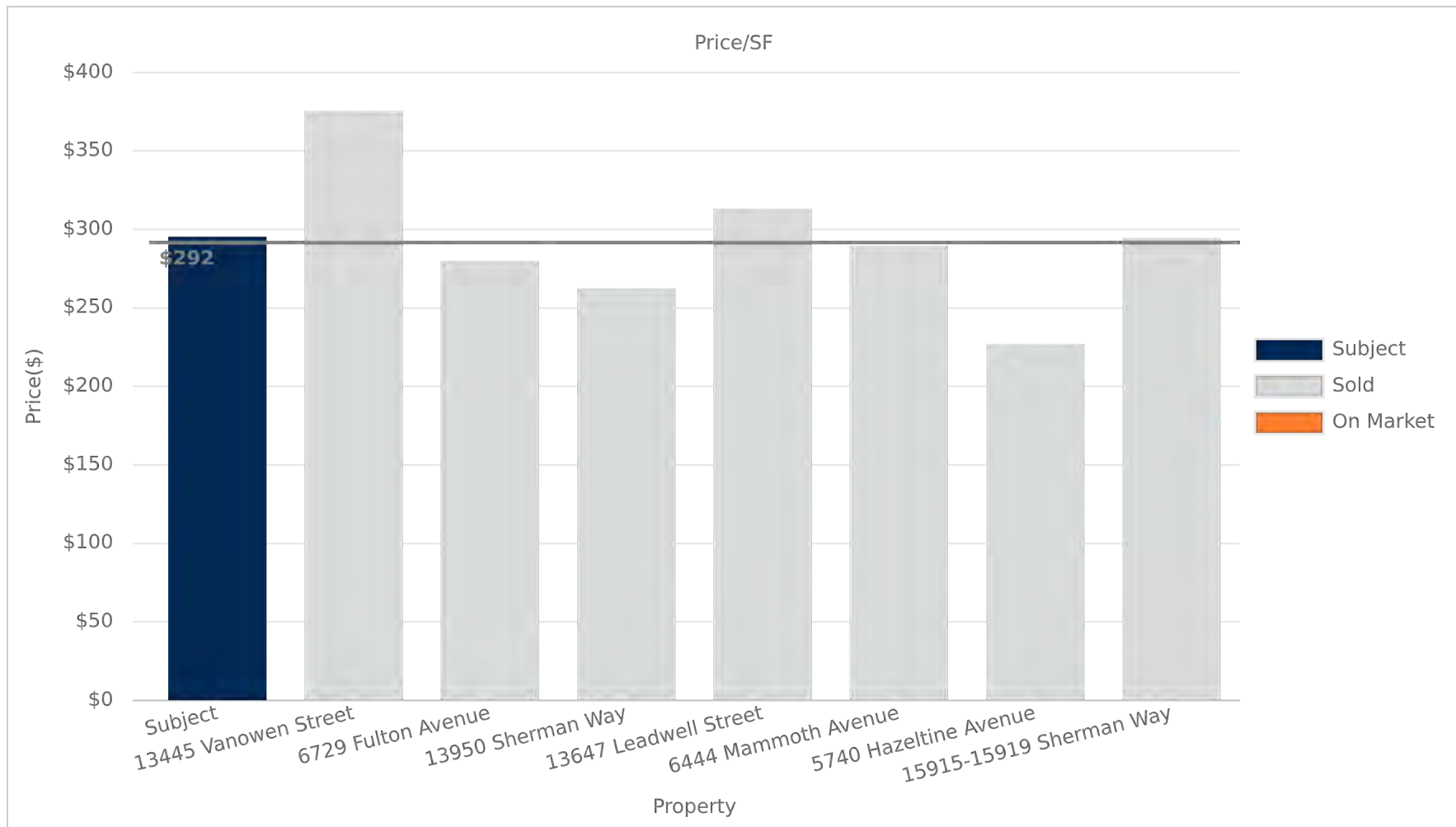
6649 Sepulveda Boulevard // CAP RATE CHART



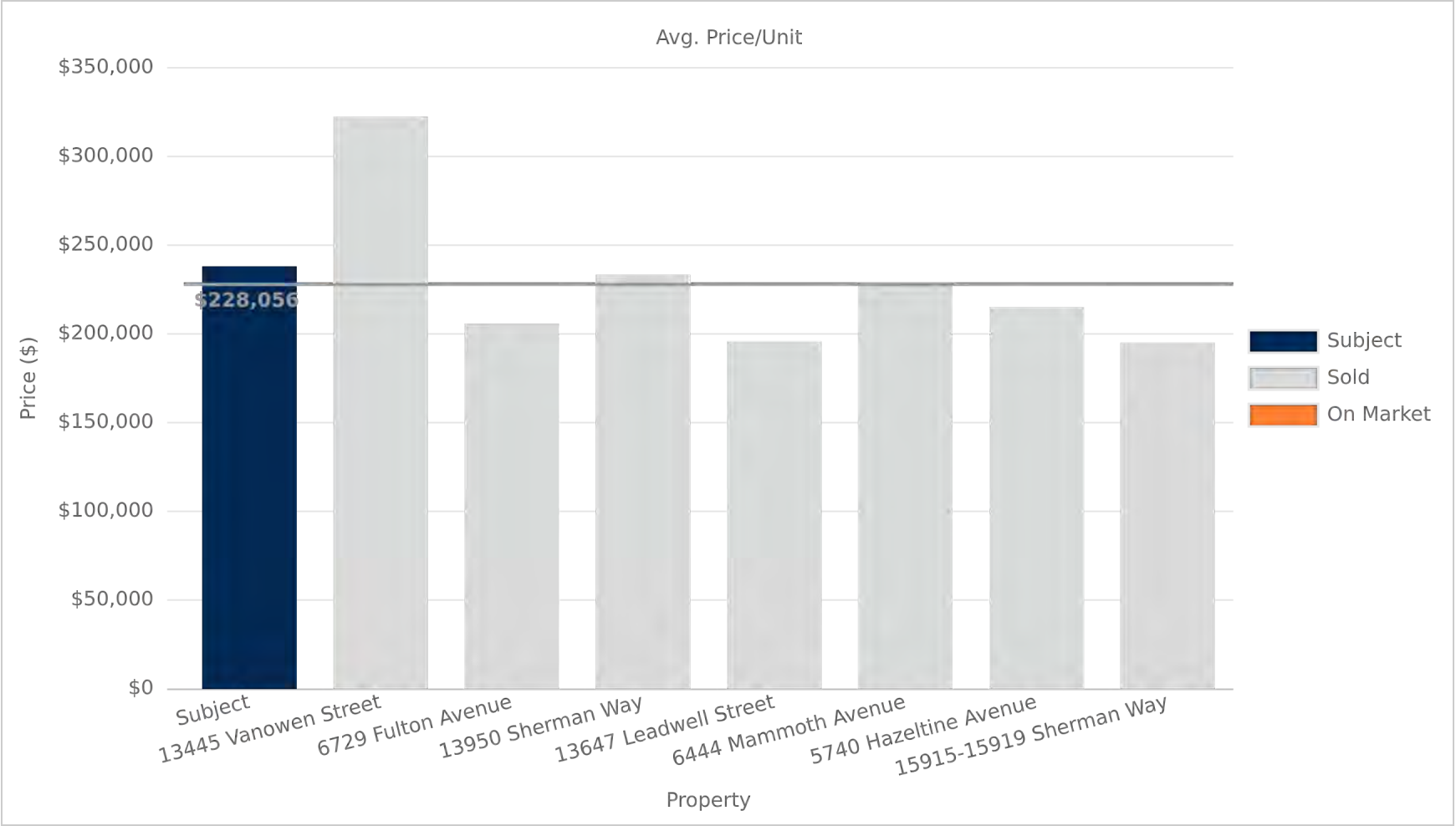
GRM CHART // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // PRICE PER SF CHART



PRICE PER UNIT CHART // 6649 Sepulveda Boulevard



6649 Sepulveda Boulevard // SALE COMPS



★ **6649 Sepulveda Boulevard**
Van Nuys, CA 91411

Listing Price:	\$3,095,000	Price/SF:	\$295.32
Property Type:	Multifamily	GIM:	12.92
NOI:	\$134,045	Cap Rate:	4.33%
Occupancy:	100%	Year Built:	1954
COE:	On Market	Number Of Units:	13
Lot Size:	0.32 Acres	Price/Unit:	\$238,077
Total SF:	10,480 SF		

UNIT TYPE	# UNITS	% OF
2+1	11	84.6
3+1	1	7.7
Studio+1	1	7.7
TOTAL/AVG	13	100%



▲ **15915-15919 Sherman Way**
15915 Sherman Way Van Nuys, CA 91406

Sale Price:	\$2,340,000	Price/SF:	\$294.34
Property Type:	Multifamily	GRM:	11.6
Cap Rate:	5.58%	Year Built:	1956
COE:	06/03/2025	Number Of Units:	12
Lot Size:	0.18 Acres	Price/Unit:	\$195,000
Total SF:	7,950 SF		

UNIT TYPE	# UNITS	% OF
1+1	12	100
TOTAL/AVG	12	100%

SALE COMPS // 6649 Sepulveda Boulevard



B 5740 Hazeltine Avenue
Van Nuys, CA 91401

Sale Price:	\$1,290,000	Price/SF:	\$226.95
Property Type:	Multifamily	GRM:	-
Cap Rate:	4.59%	Year Built:	1957
COE:	02/03/2025	Number Of Units:	6
Lot Size:	0.16 Acres	Price/Unit:	\$215,000
Total SF:	5,684 SF		

UNIT TYPE	# UNITS	% OF
2+1	6	100
TOTAL/AVG	6	100%



C 6444 Mammoth Avenue
Van Nuys, CA 91401

Sale Price:	\$1,375,000	Price/SF:	\$289.47
Property Type:	Multifamily	GRM:	-
Cap Rate:	5.00%	Year Built:	1958
COE:	12/27/2024	Number Of Units:	6
Lot Size:	0.22 Acres	Price/Unit:	\$229,166
Total SF:	4,750 SF		

UNIT TYPE	# UNITS	% OF
1+1	2	33.3
2+1	4	66.7
TOTAL/AVG	6	100%

6649 Sepulveda Boulevard // SALE COMPS



D 13647 Leadwell Street
Van Nuys, CA 91405

Sale Price:	\$1,175,000	Price/SF:	\$313.17
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1950
COE:	12/19/2024	Number Of Units:	6
Lot Size:	0.27 Acres	Price/Unit:	\$195,833
Total SF:	3,752 SF		

UNIT TYPE	# UNITS	% OF
1+1	4	66.7
2+1	2	33.3
TOTAL/AVG	6	100%



E 13950 Sherman Way
Van Nuys, CA 91405

Sale Price:	\$1,400,000	Price/SF:	\$262.66
Property Type:	Multifamily	GRM:	-
Cap Rate:	5.25%	Year Built:	1959
COE:	11/25/2024	Number Of Units:	6
Lot Size:	0.18 Acres	Price/Unit:	\$233,333
Total SF:	5,330 SF		

UNIT TYPE	# UNITS	% OF
1+1	3	50
2+1	1	16.7
2+1.5	1	16.7
2+1.5+Den	1	16.7
TOTAL/AVG	6	100%

SALE COMPS // 6649 Sepulveda Boulevard



F 6729 Fulton Avenue
Van Nuys, CA 91401

Sale Price:	\$1,235,000	Price/SF:	\$279.66
Property Type:	Multifamily	GRM:	14.06
Cap Rate:	4.34%	Year Built:	1954
COE:	11/20/2024	Number Of Units:	6
Lot Size:	0.13 Acres	Price/Unit:	\$205,833
Total SF:	4,416 SF		

UNIT TYPE	# UNITS	% OF
1+1	4	66.7
2+1	2	33.3
TOTAL/AVG	6	100%



G 13445 Vanowen Street
Van Nuys, CA 91405

Sale Price:	\$2,900,000	Price/SF:	\$375.36
Property Type:	Multifamily	GRM:	-
Cap Rate:	8.78%	Year Built:	1972
COE:	10/09/2024	Number Of Units:	9
Lot Size:	0.24 Acres	Price/Unit:	\$322,222
Total SF:	7,726 SF		

UNIT TYPE	# UNITS	% OF
1+1	2	22.2
2+1	3	33.3
2+2	1	11.1
3+1	2	22.2
5+3	1	11.1
TOTAL/AVG	9	100%

SECTION 6

Lease Comparables

RENT COMPS MAP

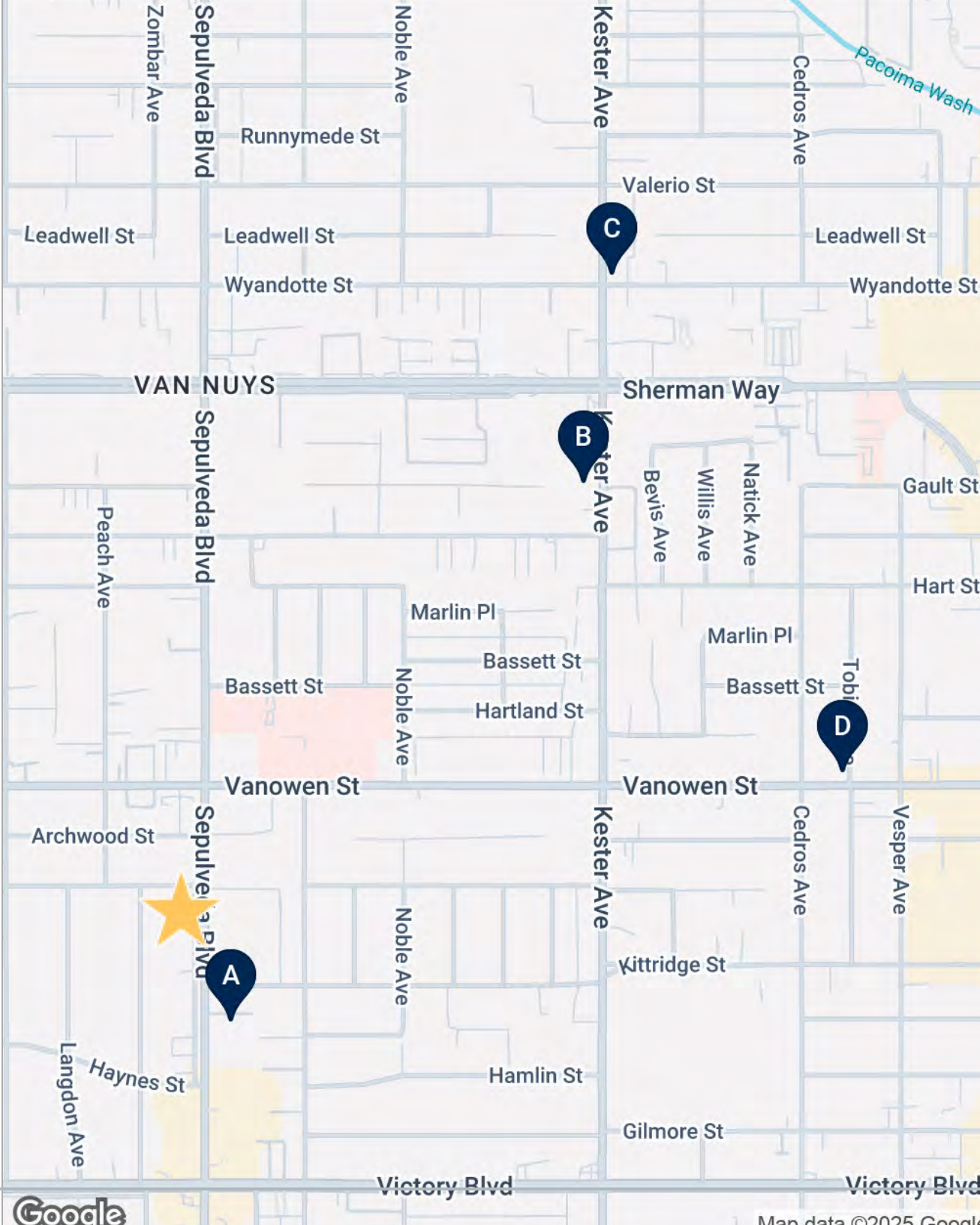
RENT BY BED CHART

RENT COMPS

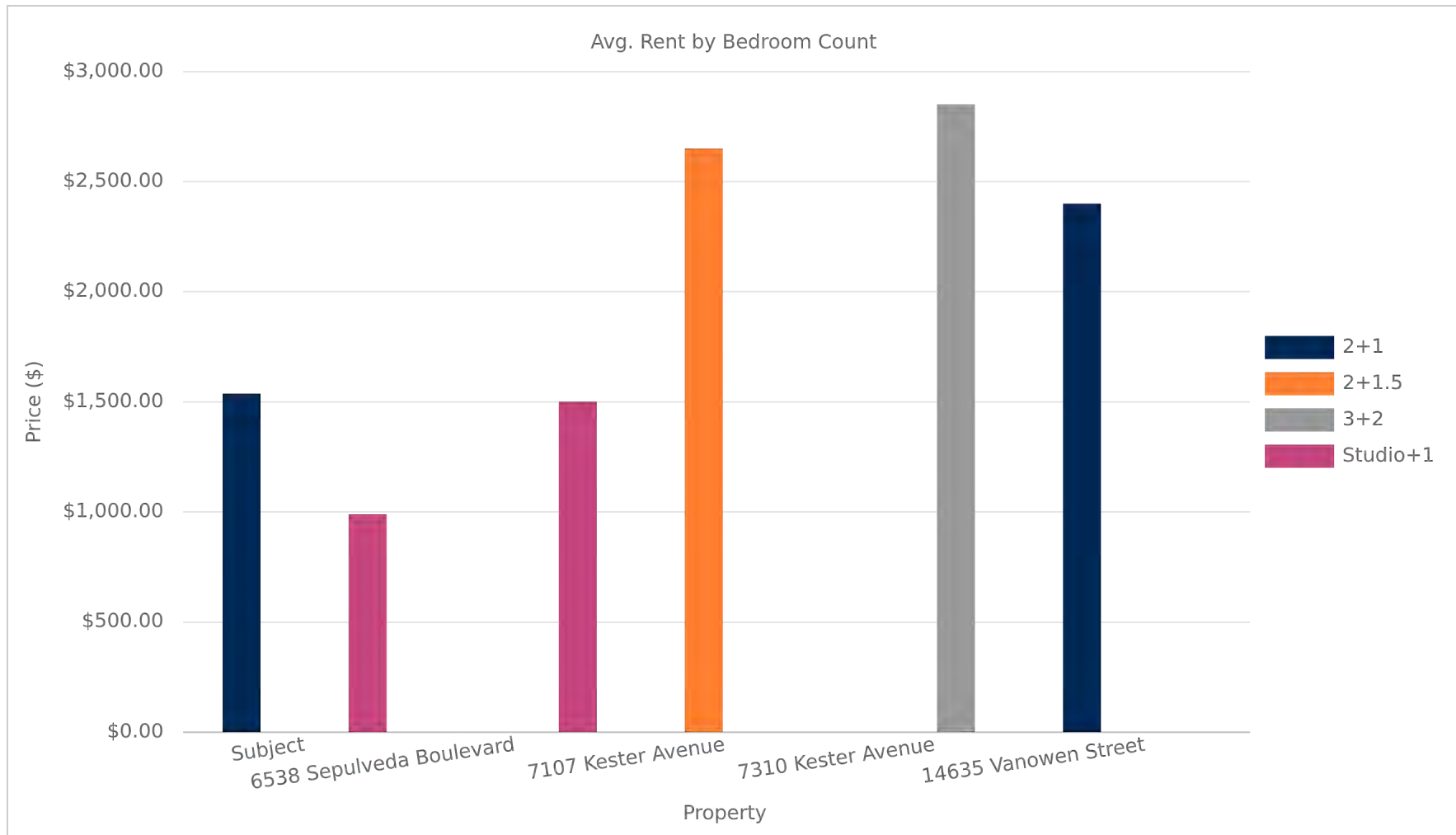
Marcus & Millichap

RENT COMPS MAP

- ★ 6649 Sepulveda Boulevard
- A 6538 Sepulveda Boulevard
- B 7107 Kester Avenue
- C 7310 Kester Avenue
- D 14635 Vanowen Street



6649 Sepulveda Boulevard // RENT BY BED CHART



RENT COMPS // 6649 Sepulveda Boulevard

★ 6649 Sepulveda Boulevard
Van Nuys, CA 91411

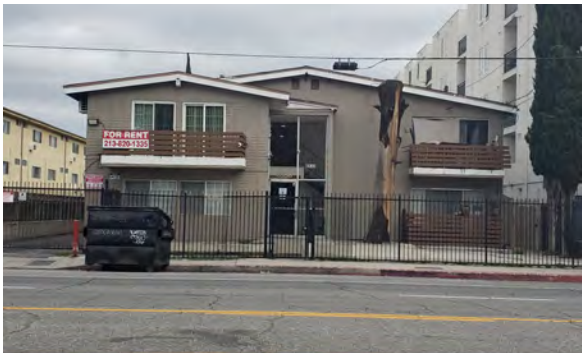
👤 100% Total Occupancy | 🕒 Year Built 1954



UNIT TYPE	RENT
2+1	\$1,537
3+1	\$1,715
Studio+1	\$989
TOTAL/AVG	\$1,508

📍 6538 Sepulveda Boulevard
Van Nuys, CA 91411

🏠 19 Units | 🕒 Year Built 1957



UNIT TYPE	RENT
Studio+1	\$1,500
TOTAL/AVG	\$1,500

6649 Sepulveda Boulevard // RENT COMPS

B 7107 Kester Avenue
Van Nuys, CA 91405

 22 Units |  Year Built 1977



UNIT TYPE	RENT
2+1.5	\$2,650
TOTAL/AVG	\$2,650

C 7310 Kester Avenue
Van Nuys, CA 91405

 17 Units |  Year Built 1962



UNIT TYPE	RENT
3+2	\$2,850
TOTAL/AVG	\$2,850

RENT COMPS // 6649 Sepulveda Boulevard

 14635 Vanowen Street
Van Nuys, CA 91405

 6 Units |  Year Built 1982



UNIT TYPE	RENT
2+1	\$2,400
TOTAL/AVG	\$2,400

SECTION 7

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

SAN FERNANDO VALLEY

Approximately 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by at least 50,000 residents from 2023-2028, as more households are attracted to the market's regionally lower cost home prices and multifamily rents.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and health care.



EDUCATED WORKFORCE

Roughly 25 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree, and 13 percent also obtained a graduate or professional degree.



GROWTH

The local rates of population and household growth will outpace other large metros in Southern California, generating demand for housing, as well as goods and services.

ECONOMY

- As one of the epicenters of the global entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Bros. and DreamWorks.
- Aerospace firms Boeing and Northrop Grumman, as well as 21st Century Insurance, generate numerous well-compensated positions. Health care is also a major source of employment, and providers here include Kaiser Permanente and Providence Health & Services.
- As a result of the Valley's large concentration of high salaries and successful companies, household incomes are above the national average.

DEMOGRAPHICS



POPULATION

2.5M

Growth 2023-2028*
2.0%



HOUSEHOLDS

887K

Growth 2023-2028*
2.4%



MEDIAN AGE

40.2

U.S. Median
38.7



MEDIAN HOUSEHOLD INCOME

\$83,000

U.S. Median
\$68,500

6649 Sepulveda Boulevard // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	47,962	304,599	717,871
2023 Estimate			
Total Population	46,402	297,451	702,602
2020 Census			
Total Population	45,385	298,951	713,512
2010 Census			
Total Population	43,391	288,458	695,469
Daytime Population			
2023 Estimate	39,795	272,967	623,707
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	17,149	107,748	255,061
2023 Estimate			
Total Households	16,508	104,805	248,737
Average (Mean) Household Size	2.8	2.8	2.8
2020 Census			
Total Households	16,158	103,252	245,404
2010 Census			
Total Households	14,477	96,199	232,449
Growth 2023-2028	3.9%	2.8%	2.5%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	17,770	111,524	264,057
2023 Estimate	17,175	108,838	258,285
Owner Occupied	3,785	34,375	104,264
Renter Occupied	12,722	70,431	144,474
Vacant	668	4,033	9,548
Persons in Units			
2023 Estimate Total Occupied Units	16,508	104,805	248,737
1 Person Units	27.4%	25.9%	26.1%
2 Person Units	25.0%	26.7%	27.3%
3 Person Units	16.6%	16.7%	16.6%
4 Person Units	14.6%	14.7%	14.5%
5 Person Units	8.5%	8.3%	7.9%
6+ Person Units	7.8%	7.7%	7.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	5.0%	8.1%	10.2%
\$150,000-\$199,999	3.1%	6.5%	8.0%
\$100,000-\$149,999	13.2%	15.4%	16.4%
\$75,000-\$99,999	11.5%	12.4%	13.0%
\$50,000-\$74,999	17.0%	15.7%	15.2%
\$35,000-\$49,999	13.0%	11.5%	10.6%
\$25,000-\$34,999	11.3%	9.2%	7.8%
\$15,000-\$24,999	11.3%	9.6%	8.2%
Under \$15,000	14.5%	11.8%	10.8%
Average Household Income	\$73,293	\$93,755	\$106,315
Median Household Income	\$49,733	\$62,114	\$70,781
Per Capita Income	\$26,373	\$33,266	\$37,862
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	46,402	297,451	702,602
Under 20	23.6%	24.2%	22.9%
20 to 34 Years	25.1%	23.6%	22.8%
35 to 39 Years	8.5%	8.3%	7.8%
40 to 49 Years	14.0%	14.0%	13.6%
50 to 64 Years	17.6%	17.9%	18.7%
Age 65+	11.2%	12.0%	14.2%
Median Age	35.8	36.3	37.7
Population 25+ by Education Level			
2023 Estimate Population Age 25+	32,594	207,959	499,868
Elementary (0-8)	16.6%	14.2%	12.1%
Some High School (9-11)	9.8%	8.9%	8.1%
High School Graduate (12)	23.4%	21.3%	20.4%
Some College (13-15)	18.9%	18.3%	18.7%
Associate Degree Only	6.1%	7.0%	7.2%
Bachelor's Degree Only	18.9%	21.5%	23.0%
Graduate Degree	6.1%	8.9%	10.5%
Population by Gender			
2023 Estimate Total Population	46,402	297,451	702,602
Male Population	51.3%	50.3%	49.9%
Female Population	48.7%	49.7%	50.1%

DEMOGRAPHICS // 6649 Sepulveda Boulevard



POPULATION

In 2023, the population in your selected geography is 702,602. The population has changed by 1.03 since 2010. It is estimated that the population in your area will be 717,871 five years from now, which represents a change of 2.2 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 37.7, compared with the U.S. average, which is 38.7. The population density in your area is 8,944 people per square mile.



EMPLOYMENT

In 2023, 358,068 people in your selected area were employed. The 2010 Census revealed that 56.3 of employees are in white-collar occupations in this geography, and 22.4 are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



HOUSEHOLDS

There are currently 248,737 households in your selected geography. The number of households has changed by 7.01 since 2010. It is estimated that the number of households in your area will be 255,061 five years from now, which represents a change of 2.5 percent from the current year. The average household size in your area is 2.8 people.



HOUSING

The median housing value in your area was \$678,421 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 103,111.00 owner-occupied housing units and 129,341.00 renter-occupied housing units in your area.



INCOME

In 2023, the median household income for your selected geography is \$70,781, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 33.69 since 2010. It is estimated that the median household income in your area will be \$84,228 five years from now, which represents a change of 19.0 percent from the current year.

The current year per capita income in your area is \$37,862, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$106,315, compared with the U.S. average, which is \$100,106.



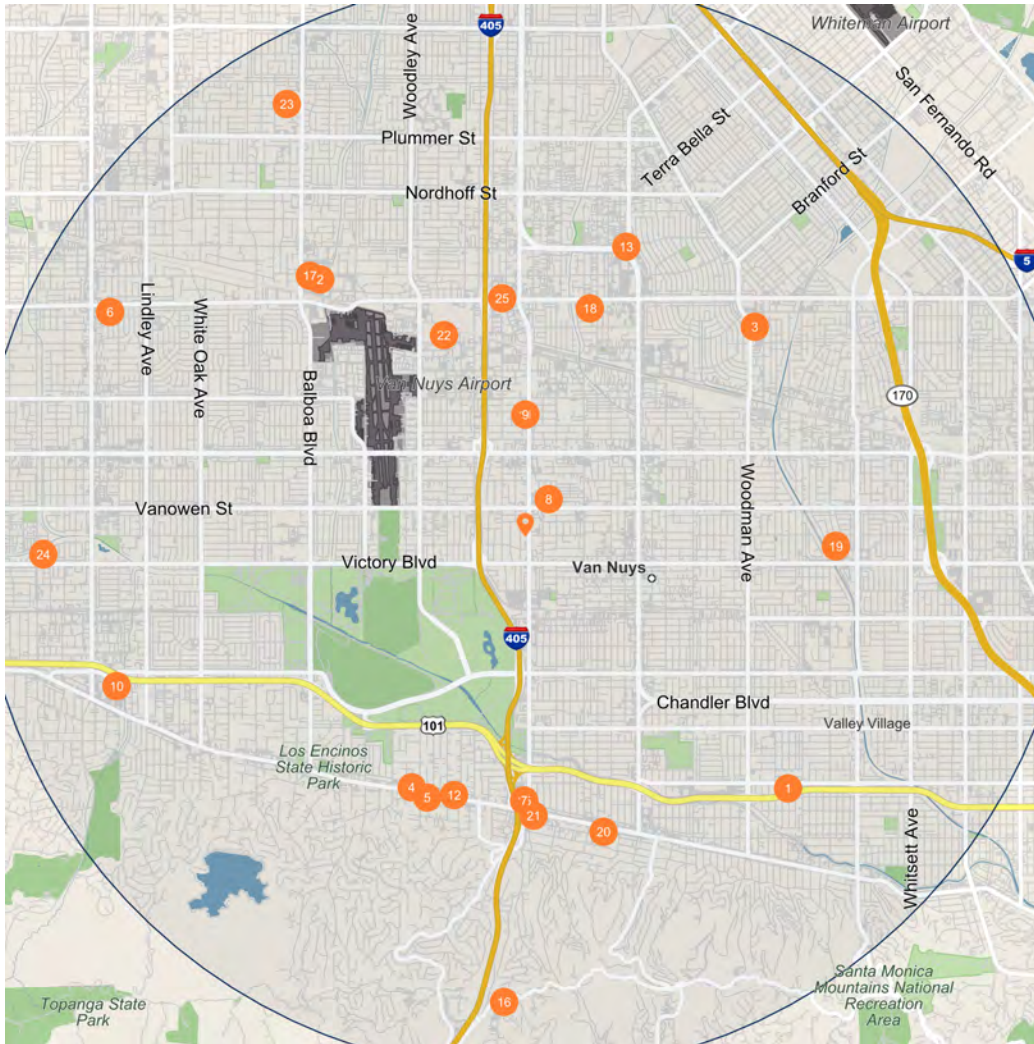
EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 10.5 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 23.0 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.2 percent vs. 8.5 percent, respectively.

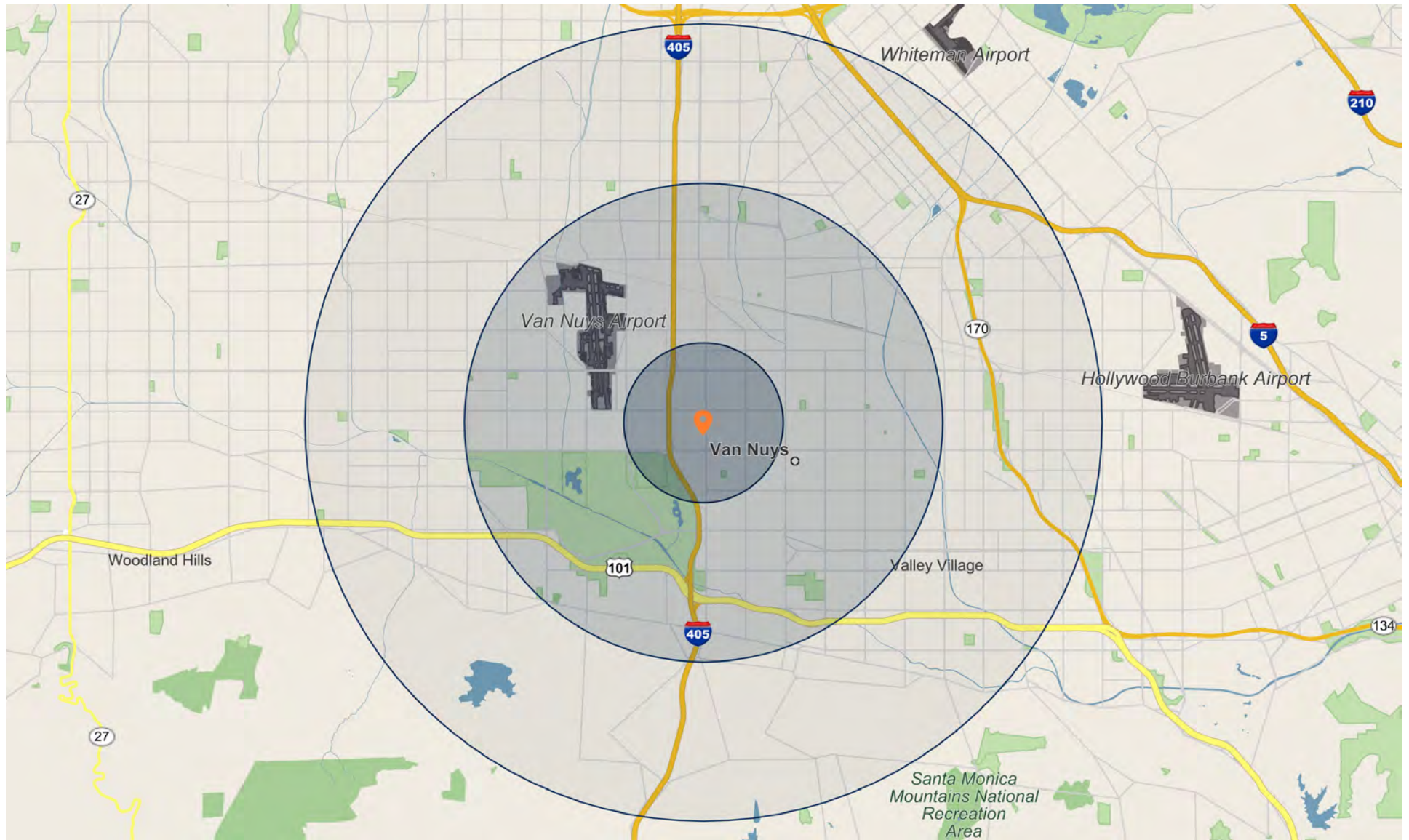
The area had fewer high-school graduates, 20.4 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.7 percent in the selected area compared with the 20.1 percent in the U.S.

6649 Sepulveda Boulevard // DEMOGRAPHICS



Major Employers		Employees
1	Sofro Fabrics Inc	3,810
2	Harman International Inds Inc-Los Angeles Sales Office	2,591
3	Kaiser Foundation Hospitals-Kaiser Permanente	2,380
4	Lowe Enterprises Rlty Svcs Inc-Encino Financial Center	2,184
5	Team-One Staffing Services Inc-Teamone Employment	1,753
6	Dignity Health-Northridge Hospital Med Ctr	1,750
7	Homebridge Financial Svcs Inc	1,700
8	Valley Presbyterian Hospital-V P H	1,600
9	Windsor El Camino Care Ctr LLC-Windsor El Camino Care Center	1,344
10	Providence Tarzana Medical Ctr	1,300
11	Windsor Vallejo Care Ctr LLC	1,111
12	Concrete Holding Co Cal Inc	919
13	Juvenile Justice Division Cal-Parole Services	903
14	Amisub of California Inc-Amisub	900
15	Sggh LLC	838
16	American Jewish University	700
17	Lakeside Systems Inc-Lakeside Medical Systems	700
18	Deanco Healthcare LLC-MISSION COMMUNITY HOSPITAL	700
19	Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613
20	Mega Appraisers Inc	600
21	Xsolla (usa) Inc-Xsolla	540
22	Baxalta US Inc	518
23	Contemporary Services Corp-C S C	514
24	Los Angeles Jewish HM For Aging-Eisenberg Village	500
25	Galpin Motors Inc-Galpin Ford	500

DEMOGRAPHICS // 6649 Sepulveda Boulevard





EXCLUSIVELY LISTED BY

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