

12 Unit Apartment Building in Great Sherman Oaks Location

14254 Burbank Blvd

Sherman Oaks, CA 91401

JEFF LOUKS

Executive Managing Director Investments
(818) 212-2780 direct
jeff.louks@marcusmillichap.com
DRE 00908473

Marcus & Millichap

BRETT SANSON

First Vice President Investments
(818) 212-2785 direct
brett.sanson@marcusmillichap.com
DRE 01387480

14254 Burbank Blvd

Sherman Oaks, CA 91401

EXCLUSIVELY LISTED BY

BRETT SANSON

First Vice President Investments
(818) 212-2785 direct
brett.sanson@marcusmillichap.com
DRE 01387480

JEFF LOUKS

Executive Managing Director Investments
(818) 212-2780 direct
jeff.louks@marcusmillichap.com
DRE 00908473

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified 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. Marcus & Millichap 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



TABLE OF
CONTENTS

04
EXECUTIVE SUMMARY
SECTION 1

12
FINANCIAL ANALYSIS
SECTION 2

16
MARKET COMPARABLES
SECTION 3

28
MARKET OVERVIEW
SECTION 4



SECTION 1

EXECUTIVE SUMMARY

14254 BURBANK BLVD

EXECUTIVE SUMMARY

We are proud to present this 12-unit apartment building in an excellent Sherman Oaks location. The property was built in 1958 and is subject to LA City Rent Control. There is an excellent unit mix that includes (8) units of one bed and one bath and (4) units of two bed and one and a half baths.

Residents enjoy spacious floorplans, a pool with a courtyard, covered and open parking as well as on-site laundry facility.

The property is minutes from the endless dining, shopping, and entertainment options on Ventura Blvd. The Sherman Oaks Recreation Center and Westfield Fashion Square are also close by. Access to the 101 and 405 Freeway's is nearby, which provides easy access to the surrounding area and job opportunities.

This is a great opportunity to own a well-located building on a corner lot with great upside potential.





KESTER AVE ELEMENTARY SCHOOL

ENCINO

SEPULVEDA BASIN RECREATION AREA



VAN NUYS MIDDLE SCHOOL



VAN NUYS BLVD



BURBANK BLVD

TYRONE AVE

14254 BURBANK BLVD

INVESTMENT HIGHLIGHTS

- ✓ Excellent Sherman Oaks Location
- ✓ Corner Property with Great Visibility
- ✓ Great unit mix of (8) units 1 Bed and 1 Bath (4) units 2 Bed and 1.5 Bath
- ✓ Minutes to Sherman Oaks Recreation Center & Westfield Fashion Square
- ✓ LA City Soft Story Retrofit Completed



12 UNIT APARTMENT OPPORTUNITY

14254 Burbank Blvd

Sherman Oaks, CA 91401





14254 Burbank Blvd

Sherman Oaks, CA 91401



INVESTMENT OVERVIEW

\$2,850,000

OFFERING PRICE

\$237,500

PRICE PER UNIT

\$281.20

PRICE PER SF

4.66%

APPROX. CAP RATE

12.10

GRM

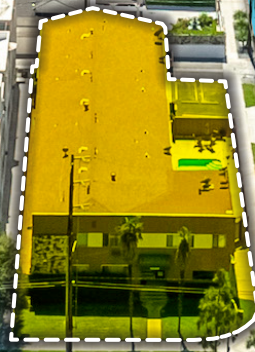
PROPERTY INFO

UNITS	12
BUILDING SF	10,135
LOT SIZE	0.25 Acres
YEAR BUILT	1958
APN	2245-023-003
ZONING	LAR3

Westfield
FASHION SQUARE



VAN NUYS SHERMAN OAKS RECREATION CENTER



TYRONE AVE

BURBANK BLVD

**12 Units in Excellent
Sherman Oaks Location**

**Great Unit Mix of (8) units
1 Bed and 1 Bath (4) units
2 Bed and 1.5 Bath**

12 Parking Spaces

10,135 Total Building SF

**Built in 1958
Subject to LA City
Rent Control**

**LA Soft Story Retrofit
Completed**

Swimming Pool

10,990 Total Lot SF

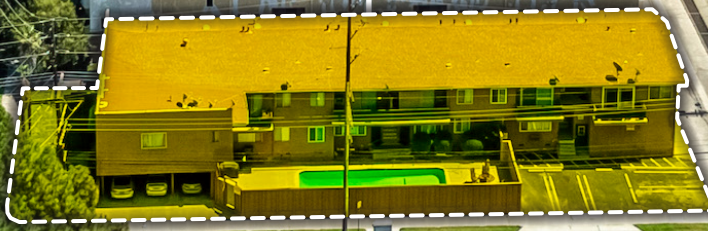
VALLEY GLEN

NOHO ARTS DISTRICT

TOLUCA LAKE

BURBANK BLVD

TYRONE AVE





SECTION 2

FINANCIAL ANALYSIS

RENT ROLL SUMMARY

UNIT TYPE	UNITS	AVG SF	RENTAL RANGE	CURRENT			MARKET		
				AVG RENT	AVG RENT/SF	MONTHLY INCOME	AVG RENT	AVG RENT/SF	MONTHLY INCOME
1+1	8	-	\$1,238 - \$1,875	\$1,449	N/A	\$11,592	\$2,195	N/A	\$17,560
2+1.5	4	-	\$1,649 - \$2,495	\$2,010	N/A	\$8,039	\$2,495	N/A	\$9,980
TOTALS/AVERAGES	12	1,058		\$1,636	\$1.55	\$19,631	\$2,295	\$2.17	\$27,540
GROSS ANNUALIZED RENTS						\$235,575			\$330,480



14254 BURBANK BLVD
RENT ROLL DETAIL

UNIT	UNIT TYPE	CURRENT RENT	MARKET RENT
1	1+1	\$1,342	\$2,195
2	2+1.5	\$1,924	\$2,495
3	1+1	\$1,247	\$2,195
4	1+1	\$1,285	\$2,195
5	2+1.5	\$1,649	\$2,495
6	1+1	\$1,285	\$2,195
7	1+1	\$1,238	\$2,195
8	2+1.5	\$1,971	\$2,495
9	1+1	\$1,661	\$2,195
10	1+1	\$1,659	\$2,195
11 (Vacant)	2+1.5	\$2,495	\$2,495
12	1+1	\$1,875	\$2,195
TOTAL		\$19,631	\$27,540



FINANCIAL ANALYSIS

PRICING SUMMARY

PRICE	\$2,850,000
DOWN PAYMENT - 100%	\$2,850,000
NUMBER OF UNITS	12
PRICE PER UNIT	\$237,500
CURRENT GRM	12.10
MARKET GRM	8.62
APPROX. CURRENT CAP	4.66%
MARKET CAP	7.73%
YEAR BUILT / AGE	1958
APPROX. LOT SIZE	0.25 AC
APPROX. GROSS SF	10,135
COST PER GROSS SF	\$281.20

14254 Burbank Blvd

Sherman Oaks, CA 91401

OPERATING DATA

	CURRENT		MARKET	
GROSS SCHEDULED RENT		\$235,575		\$330,480
LESS: VACANCY/DEDUCTIONS	3.0%	\$7,067	3.0%	\$9,914
TOTAL EFFECTIVE RENTAL INCOME		\$228,507		\$320,566
OTHER INCOME		\$0		\$0
EFFECTIVE GROSS INCOME		\$228,507		\$320,566
LESS: EXPENSES	41.9%	\$95,673	31.3%	\$100,276
NET OPERATING INCOME		\$132,834		\$220,290

EXPENSES

	CURRENT		MARKET	
REAL ESTATE TAXES		\$35,625		\$35,625
INSURANCE		\$7,500		\$7,500
UTILITIES		\$9,912		\$9,912
REPAIRS & MAINTENANCE		\$21,708		\$21,708
LANDSCAPING		\$1,200		\$1,200
RUBBISH		\$3,503		\$3,503
POOL		\$1,800		\$1,800
MISC. EXPENSES		\$3,000		\$3,000
MANAGEMENT FEE		\$11,425		\$16,028
TOTAL EXPENSES		\$95,673		\$100,276
EXPENSES/UNIT		\$7,973		\$8,356
EXPENSES/SF		\$9.44		\$9.89



SECTION 3
MARKET COMPARABLES

SALES COMPARABLES

#	ADDRESS	UNITS	BUILT	BUILDING SF	LOT SF	UNIT MIX	SALE DATE	SALE PRICE	PRICE/SF	PRICE/UNIT	CAP RATE	GRM
	1 4916 Hazeltine Ave Sherman Oaks, CA 91423	8	1958	7,068	7,928	(3) 1+1 (3) 2+1 (2) 3+2	7/9/2024	\$2,400,000	\$339.56	\$300,000	5.32%	13.52
	2 14007 Moorpark St Sherman Oaks, CA 91423	7	1956	7,522	10,119	(4) 1+1 (3) 2+2	6/24/2024	\$1,650,000	\$219.36	\$235,714	4.61%	12.41
	3 4919 Coldwater Canyon Ave Sherman Oaks, CA 91423	13	1954	10,710	15,246	(1) Studio (12) 1+1	6/7/2024	\$2,700,000	\$252.10	\$207,692	5.35%	12.99
	4 14926 Dickens St Sherman Oaks, CA 91423	8	1953	6,524	10,585	(6) 1+1 (2) 2+1	3/8/2024	\$2,340,000	\$358.68	\$292,500	5.08%	11.87
	5 5027-5043 Buffalo Ave Sherman Oaks, CA 91423	12	1961	12,792	23,958	(2) 1+1 (6) 2+2 (4) 3+2	10/3/2023	\$3,800,000	\$297.06	\$316,667	4.83%	12.81
	6 13022 Burbank Blvd Sherman Oaks, CA 91423	8	1954	5,504	15,246	(6) 1+1 (2) 2+1	9/29/2023	\$2,126,000	\$386.26	\$265,750	-	-
	7 5542 Hazeltine Ave Sherman Oaks, CA 91423	6	1941	3,661	5,214	(4) Studios (1) 1+1 (1) 2+1	8/16/2023	\$1,715,000	\$468.45	\$285,833	5.72%	12.67
AVERAGE									\$331.64	\$272,022	5.15%	12.71
	S 14254 Burbank Blvd Sherman Oaks, CA 91401	12	1958	10,135	10,990	(8) 1+1 (4) 2+1.5		\$2,850,000	\$281.20	\$237,500	4.66%	12.10

SALES COMPARABLES

★ SUBJECT

- 1 4916 Hazeltine Ave
- 2 14007 Moorpark St
- 3 4919 Coldwater Canyon Ave
- 4 14926 Dickens St

5 5027-5043 Buffalo Ave

6 13022 Burbank Blvd

7 5542 Hazeltine Ave



14254 BURBANK BLVD
SALES COMPARABLES



14254 Burbank Blvd

Sherman Oaks, CA 91401

UNITS	12
YEAR BUILT	1958
BUILDING SF	10,135
LAND SF	10,990
SALE PRICE	\$2,850,000
PRICE PER SF	\$281.20
PRICE PER UNIT	\$237,500
CAP RATE	4.66%
GRM	12.10
UNIT MIX	(8) 1+1 (4) 2+1.5



4916 HAZELTINE AVE

SHERMAN OAKS, CA 91423

UNITS	8
YEAR BUILT	1958
BUILDING SF	7,068
LAND SF	7,928
SALE DATE	7/9/2024
SALE PRICE	\$2,400,000
PRICE PER SF	\$339.56
PRICE PER UNIT	\$300,000
CAP RATE	5.32%
GRM	13.52
UNIT MIX	(3) 1+1 (3) 2+1 (2) 3+2

SALES COMPARABLES

2



14007 MOORPARK ST
SHERMAN OAKS, CA 91423

UNITS	7
YEAR BUILT	1956
BUILDING SF	7,522
LAND SF	10,119
SALE DATE	6/24/2024
SALE PRICE	\$1,650,000
PRICE PER SF	\$219.36
PRICE PER UNIT	\$235,714
CAP RATE	4.61%
GRM	12.41
UNIT MIX	(4) 1+1 (3) 2+2

3



4919 COLDWATER CANYON AVE
SHERMAN OAKS, CA 91423

UNITS	13
YEAR BUILT	1954
BUILDING SF	10,710
LAND SF	15,246
SALE DATE	6/7/2024
SALE PRICE	\$2,700,000
PRICE PER SF	\$252.10
PRICE PER UNIT	\$207,692
CAP RATE	5.35%
GRM	12.99
UNIT MIX	(1) Studio (12) 1+1

SALES COMPARABLES

4



14926 DICKENS ST
SHERMAN OAKS, CA 91403

UNITS	8
YEAR BUILT	1953
BUILDING SF	6,524
LAND SF	10,585
SALE DATE	3/8/2024
SALE PRICE	\$2,340,000
PRICE PER SF	\$358.68
PRICE PER UNIT	\$292,500
CAP RATE	5.08%
GRM	11.87
UNIT MIX	(6) 1+1 (2) 2+1

5



5027-5043 BUFFALO AVE
SHERMAN OAKS, CA 91423

UNITS	12
YEAR BUILT	1961
BUILDING SF	12,792
LAND SF	23,958
SALE DATE	10/3/2023
SALE PRICE	\$3,800,000
PRICE PER SF	\$297.06
PRICE PER UNIT	\$316,667
CAP RATE	4.83%
GRM	12.81
UNIT MIX	(2) 1+1 (6) 2+2 (4) 3+2

14254 BURBANK BLVD
SALES COMPARABLES

6



13022 BURBANK BLVD
 SHERMAN OAKS, CA 91401

UNITS	8
YEAR BUILT	1954
BUILDING SF	5,504
LAND SF	15,246
SALE DATE	9/29/2023
SALE PRICE	\$2,126,000
PRICE PER SF	\$386.26
PRICE PER UNIT	\$265,750
CAP RATE	
GRM	
UNIT MIX	(6) 1+1 (2) 2+1

7

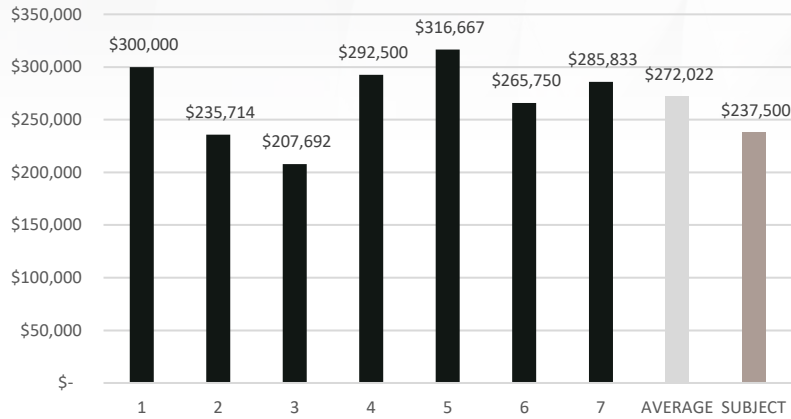


5542 HAZELTINE AVE
 SHERMAN OAKS, CA 91401

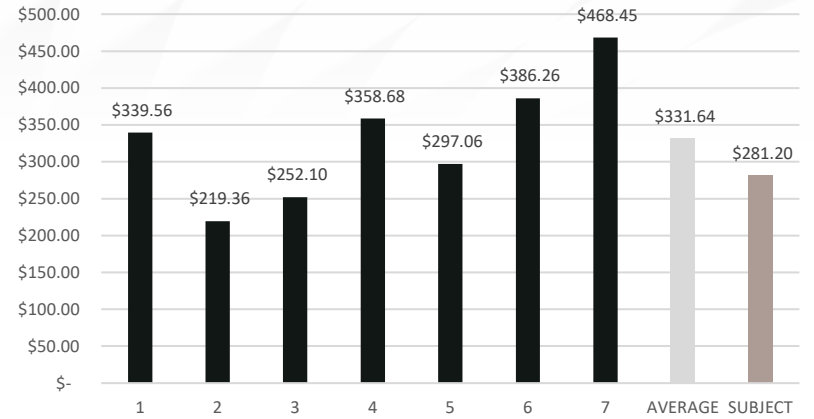
UNITS	6
YEAR BUILT	1941
BUILDING SF	3,661
LAND SF	5,214
SALE DATE	8/16/2023
SALE PRICE	\$1,715,000
PRICE PER SF	\$468.45
PRICE PER UNIT	\$285,833
CAP RATE	5.72%
GRM	12.67
UNIT MIX	(4) Studios (1) 1+1 (1) 2+1

14254 BURBANK BLVD
SALES COMPARABLES

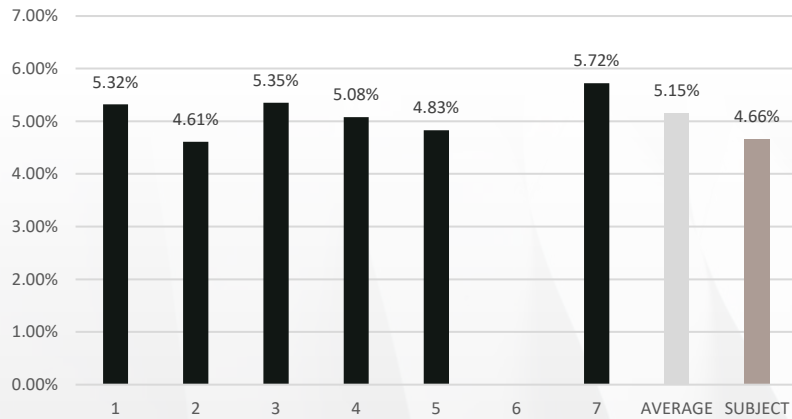
PRICE PER UNIT



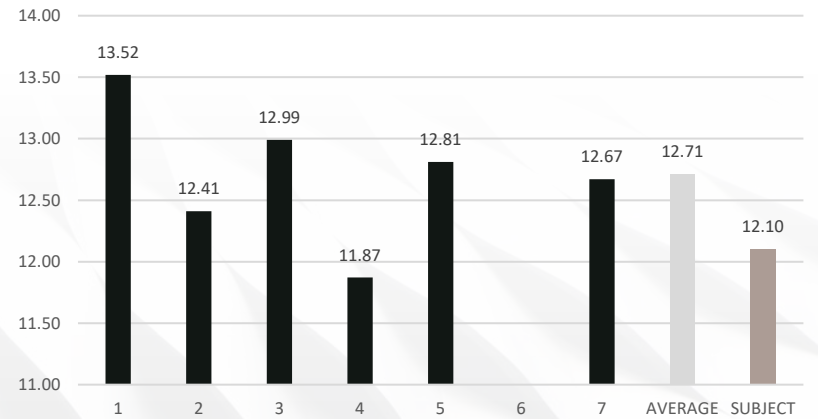
PRICE PER SF



CAP RATE



GRM

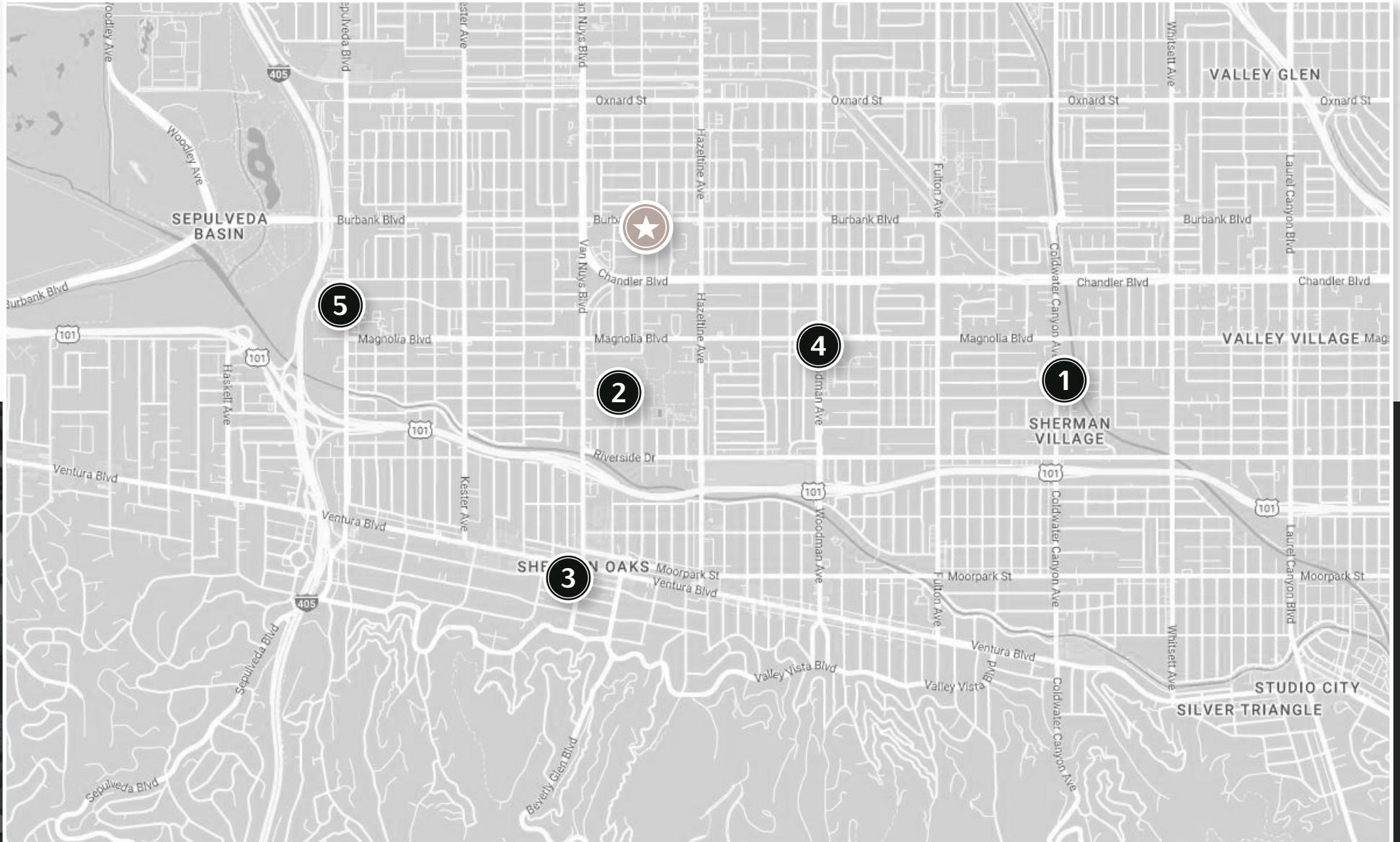


LEASE COMPARABLES







★ SUBJECT

- 1 5036 Coldwater Canyon Ave
- 2 14343 Addison St
- 3 14533 Dickens St

- 4 5151 Woodman Ave
- 5 5307 Sepulveda Blvd

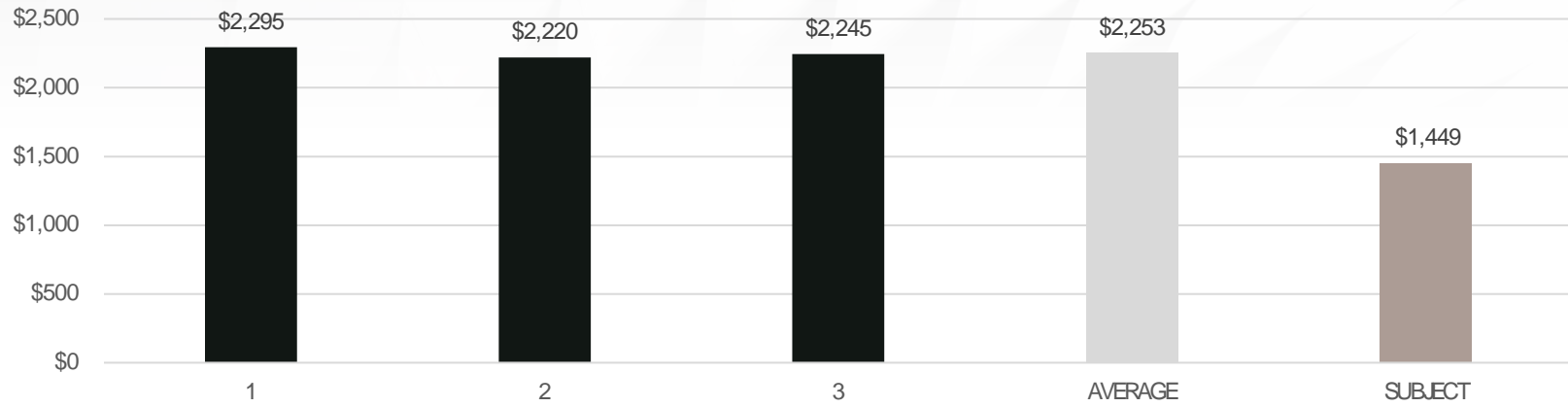


LEASE COMPARABLES

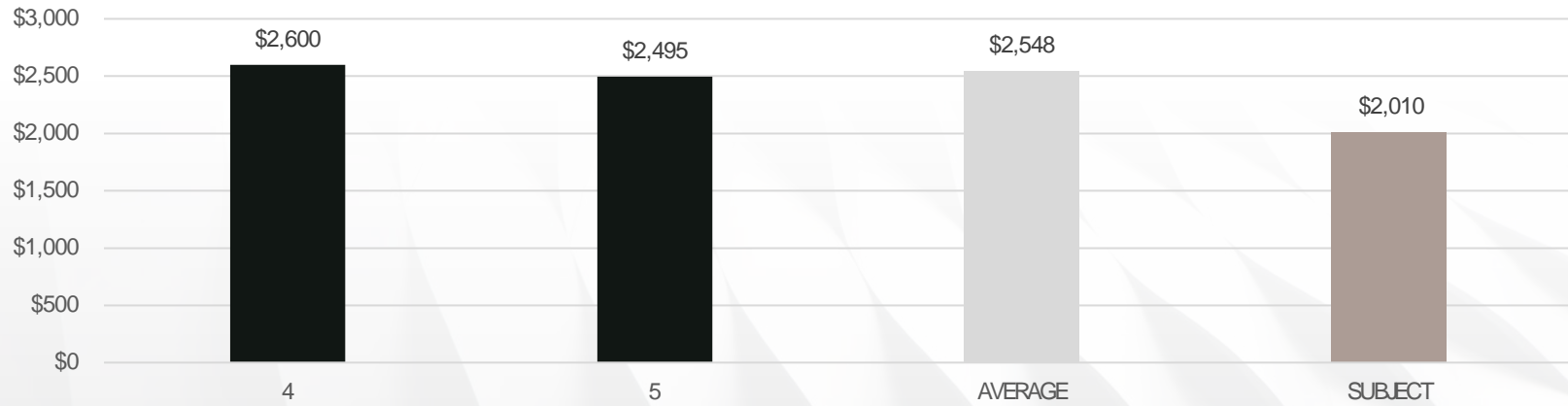
#	ADDRESS	BUILT	UNITS	1 BEDROOMS		2 BEDROOMS	
				UNIT TYPE	RENT	UNIT TYPE	RENT
	1 5036 Coldwater Canyon Ave Sherman Oaks, CA 91423	1969	37	1+1	\$2,295		
	2 14343 Addison St Sherman Oaks, CA 914323	1963	66	1+1	\$2,220		
	3 14533 Dickens St Sherman Oaks, CA 91403	1952	8	1+1	\$2,245		
	4 5151 Woodman Ave Sherman Oaks, CA 91423	1964	68			2+2	\$2,600
	5 5307 Sepulveda Blvd Sherman Oaks, CA 91411	1969	72			2+2	\$2,495
AVERAGE					\$2,253		\$2,548
	S 14254 Burbank Blvd Sherman Oaks, CA 91401	1958	12	1+1 Market	\$1,449 \$2,195	2+1.5 Market	\$2,010 \$2,495

LEASE COMPARABLES

ONE BEDROOMS



TWO BEDROOM







SECTION 4

MARKET OVERVIEW

Sherman Oaks

CALIFORNIA



Sherman Oaks, nestled in the San Fernando Valley region of Los Angeles, is renowned for its upscale residential neighborhoods, vibrant community atmosphere, and convenient access to urban amenities. From its tree-lined streets to its bustling commercial corridors, Sherman Oaks offers a sought-after lifestyle for renters seeking upscale apartments in a prime location within the Los Angeles metropolitan area.

Sherman Oaks is characterized by a mix of upscale residential neighborhoods, offering a diverse range of apartment options to suit different preferences and lifestyles. From luxury high-rise apartments with panoramic views to charming bungalow-style complexes nestled amidst lush greenery, renters in Sherman Oaks can find a variety of housing options tailored to their needs.

One of Sherman Oaks' key attractions is its prime location within the Greater Los Angeles area, offering easy access to major employment centers, entertainment venues, and cultural attractions. Situated near major highways such as the 101 and 405 freeways, as well as public transportation options including the Metro Orange Line, Sherman Oaks provides residents with seamless connectivity to neighboring communities and beyond.

Sherman Oaks boasts a thriving urban environment with an array of amenities and attractions within close proximity to residential areas. Residents can explore trendy boutiques, upscale dining establishments, and entertainment venues along Ventura Boulevard, the neighborhood's main commercial thoroughfare. Additionally, the Sherman Oaks Galleria offers shopping, dining, and entertainment options for residents to enjoy.

Apartment living in Sherman Oaks is characterized by high-quality amenities, modern conveniences, and luxurious finishes. Many apartment complexes in the area offer resort-style amenities such as swimming pools, fitness centers, communal lounges, and landscaped courtyards, providing residents with a comfortable and convenient lifestyle.

The rental market in Sherman Oaks remains robust, with steady demand for upscale apartments driven by factors such as job growth, population influx, and the appeal of the neighborhood's lifestyle amenities. While rental prices in Sherman Oaks may be higher compared to other parts of the San Fernando Valley, renters are drawn to the area's reputation for safety, quality of life, and access to urban conveniences.

Sherman Oaks presents attractive investment opportunities for apartment developers, investors, and property managers seeking to capitalize on the area's strong rental market fundamentals and upscale demographic profile. With its desirable location, affluent population, and limited supply of new multifamily developments, Sherman Oaks offers the potential for long-term rental income growth and property appreciation.

SHERMAN OAKS

DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	36,808	271,673	653,991
Median Age	38.6	38.6	37.7
Households	15,564	108,586	245,375
Renter Occupied Households	64.4%	63.7%	59.3%
Average Household Income	\$114,557	\$110,158	\$110,475
Median Household Income	\$78,766	\$70,803	\$70,767



WESTFIELD FASHION CENTER



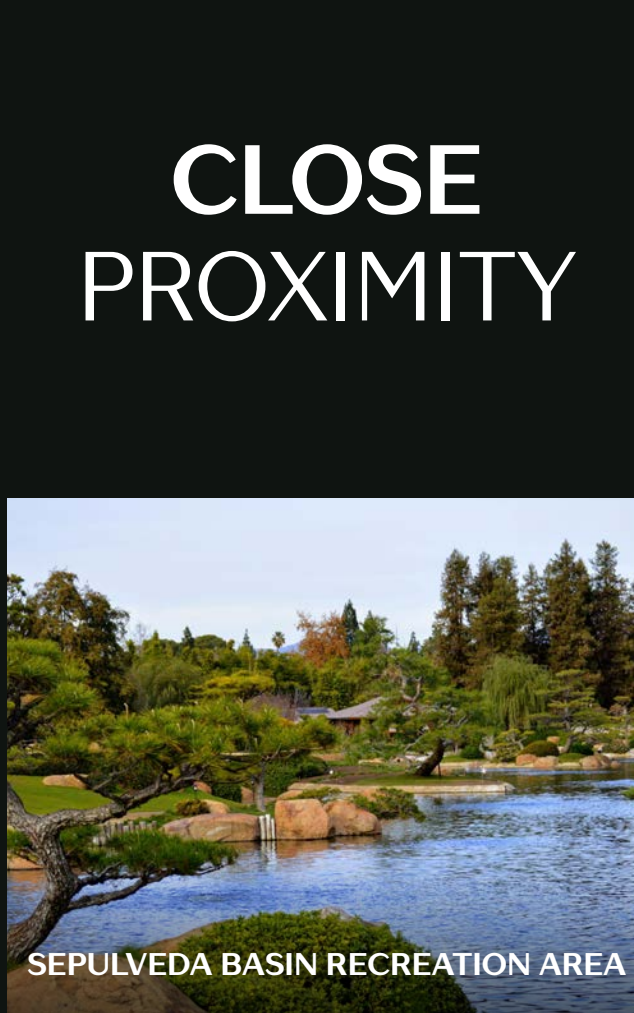
VAN NUYS/SHERM OAKS REC CENTER



LOS ANGELES VALLEY COLLEGE



VAN NUYS AIRPORT



SEPULVEDA BASIN RECREATION AREA



SHERMAN OAKS GALLERIA



BALBOA GOLF COURSE

CLOSE PROXIMITY

MAJOR EMPLOYERS

MAJOR EMPLOYERS	EMPLOYEES
1 Sofro Fabrics Inc	3,810
2 Harman International Inds Ince	2,591
3 Kaiser Foundation Hospitals-Kaiser Permanente	2,380
4 Lowe Enterprises Rlty Svcs Inc	2,184
5 Team-One Staffing Services Inc	1,753
6 Homebridge Financial Svcs Inc	1,700
7 Valley Presbyterian Hospital-V P H	1,600
8 Windsor El Camino Care Ctr LLC	1,344
9 Windsor Vallejo Care Ctr LLC	1,111
10 Concrete Holding Co Cal Inc	919
11 Juvenile Justice Division Cal-Parole Services	903
12 Sggh LLC	838
13 American Jewish University	700
14 Lakeside Systems Inc-Lakeside Medical Systems	700
15 Deanco Healthcare LLC	700
16 Vallarta Food Enterprises Inc-Supermercado Vallarta	613
17 Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613
18 Mega Appraisers Inc	600
19 Xsolla (usa) Inc-Xsolla	540
20 Baxalta US Inc	518
21 Galpin Motors Inc-Galpin Ford	500
22 Prime Hlthcare Svcs - Shrman O	500
23 O P I Products Inc	500
24 Westrec Properties Inc	477
25 Southern Cal Prmnnte Med Group	468



METROLINK

VENTURA COUNTY LINE



3.5 MILES
TO VAN NUYS
STATION



12 Unit Apartment Building in Great Sherman Oaks Location



14254 Burbank Blvd

Sherman Oaks, CA 91401

JEFF LOUKS

Executive Managing Director Investments
(818) 212-2780 direct
jeff.louks@marcusmillichap.com
DRE 00908473

Marcus & Millichap

BRETT SANSON

First Vice President Investments
(818) 212-2785 direct
brett.sanson@marcusmillichap.com
DRE 01387480