

OFFERING MEMORANDUM

13520 VICTORY BLVD,

VAN NUYS, CA 91401

INVESTMENT OPPORTUNITY

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TABLE OF CONTENTS

- I. Executive Summary
- II. Site summary
- III. Property Highlights
- IV. Amenities & Features
- V. Property Photos
- VI. Financials
- VII. Market Overview
- VIII. Sale Comparables





EXECUTIVE SUMMARY

IKON Properties LA is proud to present 13520 Victory Blvd – an impeccably maintained 11-unit, two-story multifamily asset located in the highly sought-after Valley Glen neighborhood of Van Nuys.

Constructed in 1963, the property offers 11,124 square feet of rentable space on a spacious 19,000 square foot lot. The unit mix consists entirely of 11 expansive 2-bedroom, 2-bathroom units, each thoughtfully designed in a townhome style with either front or rear patios. Every unit includes assigned parking, adding convenience and value for residents.

Prime Location in Valley Glen

Set along Victory Blvd—a major corridor linking residential neighborhoods with commercial hubs—the property benefits from exceptional accessibility throughout the San Fernando Valley. Valley Glen is known for its blend of peaceful suburban charm and urban connectivity, making it an ideal setting for both families and professionals. Its reputation for safety, strong community vibe, and top-rated schools adds to its enduring tenant appeal.

Property Highlights

- Large, spacious units—significantly larger than typical offerings in the area
- Fully gated complex, offering privacy and security
- Ideal for a mix of tenant profiles: families, students, and professionals
- Minutes from Los Angeles Valley College, Van Nuys Recreation Center, schools, shopping, dining, and transit
- Convenient access to major freeways and public transportation

Investment Opportunity

13520 Victory Blvd presents a compelling value-add opportunity. With current rents approximately 35% below market due to long-term ownership, there's substantial potential for rental growth. The property is priced below neighborhood averages on both a per-unit and per-square-foot basis, creating a rare chance to acquire a high-demand asset with built-in equity.

Strategic renovations and rent repositioning can unlock immediate upside, while the continued growth of Valley Glen supports strong long-term returns and appreciation.





SITE SUMMARY

SITE OFFERING

Address	13520 Victory Blvd, Van Nuys, CA 91401
Property Type	Multifamily
Accessor's Parcel	2330-009-018

SITE DESCRIPTION

Units	11 Units
Lot Size	0.43 AC
CAP	5.20%
Year Built	1963
Zoning	LAR3

Asking Price:

\$3,198,000.00



PROPERTY HIGHLIGHTS

- 11 Large spacious units (ALL 2B/2B)
- Asking Price - **\$3,198,000**
- Price/Unit - **\$290,727.27**
- Building Sqft - **11,124 SF**
- Price/SqFt - **\$287.49**

	CURRENT	PROFORMA
Current CAP	5.20%	8.87%
Current GRM	12.88	8.74



→ AMENITIES & FEATURES

- Roof Recently Replaced
- Laundry Facilities
- Tandem Parking
- High Speed Internet Access
- Air Conditioning
- Common Pool
- Balcony
- Large Sized Units

→ UNIT MIX

# OF UNITS	BEDROOM	BATHROOM	
4	2	1.5	Townhomes feature spacious rear patios, as well as large front patios
4	2	2	Spacious units with ample parking
2	2	1	Spacious units with ample parking
1	2	2.5	Expansive two-story townhome with a spacious den



PROXIMITY



➔ PROPERTY PHOTOS



➔ PROPERTY PHOTOS





FINANCIAL SUMMARY

Unit	Current Rent	# Bed/Bath	Annual Rent	Proforma Rent	# Bed/Bath	Annual Proforma Rent
1	\$1,849.90	2B/2B	\$22,198.80	\$2,750.00	2B/2B	\$33,000.00
2	\$1,855.00	2B/2B	\$22,260.00	\$2,750.00	2B/2B	\$33,000.00
3	\$2,356.64	2B/2B	\$28,279.68	\$2,750.00	2B/2B	\$33,000.00
4	\$1,735.59	2B/1.5B	\$20,827.08	\$2,675.00	2B/1.5B	\$32,100.00
5	\$1,782.48	2B/1.5B	\$21,389.76	\$2,675.00	2B/1.5B	\$32,100.00
6	\$1,763.01	2B/1.5B	\$21,156.12	\$2,675.00	2B/1.5B	\$32,100.00
7	\$1,789.00	2B/2B	\$21,468.00	\$3,275.00	2B/2B	\$39,300.00
8	\$1,317.33	2B/1B	\$15,807.96	\$2,600.00	2B/1B	\$31,200.00
9	\$1,837.60	2B/1.5B	\$22,051.20	\$2,675.00	2B/1.5B	\$32,100.00
10	\$1,674.12	2B/1B	\$20,089.44	\$2,600.00	2B/1B	\$31,200.00
11	\$2,729.42	2B/2.5B	\$32,753.04	\$2,750.00	2B/2.5B	\$33,000.00
LAUNDRY INCOME	\$245.00			\$300.00		\$3,600.00
TOTAL	\$20,935.09		\$248,281.08	\$30,475.00		\$365,700.00

ALL INFORMATION ARE DEEMED RELIABLE BUT NOT GUARANTEED



PROPERTY EXPENSES

13520 VICTORY BLVD, VAN NUYS, CA 91401

Item	Current Monthly Expense
DWP	\$1,350±/month (2,700± every two months)
Gardner	\$200/month
Pool	\$130/month
Gas	\$350±/month
Trash	\$77/month
Pest	\$66.50/month
Misc	\$400/month (Garbage disposal, cleaning)
Insurance	\$900/month
Water Power	\$3,300±/mo
Insurance	\$50/month
Total	\$6,823.50/month

\$81,882/year

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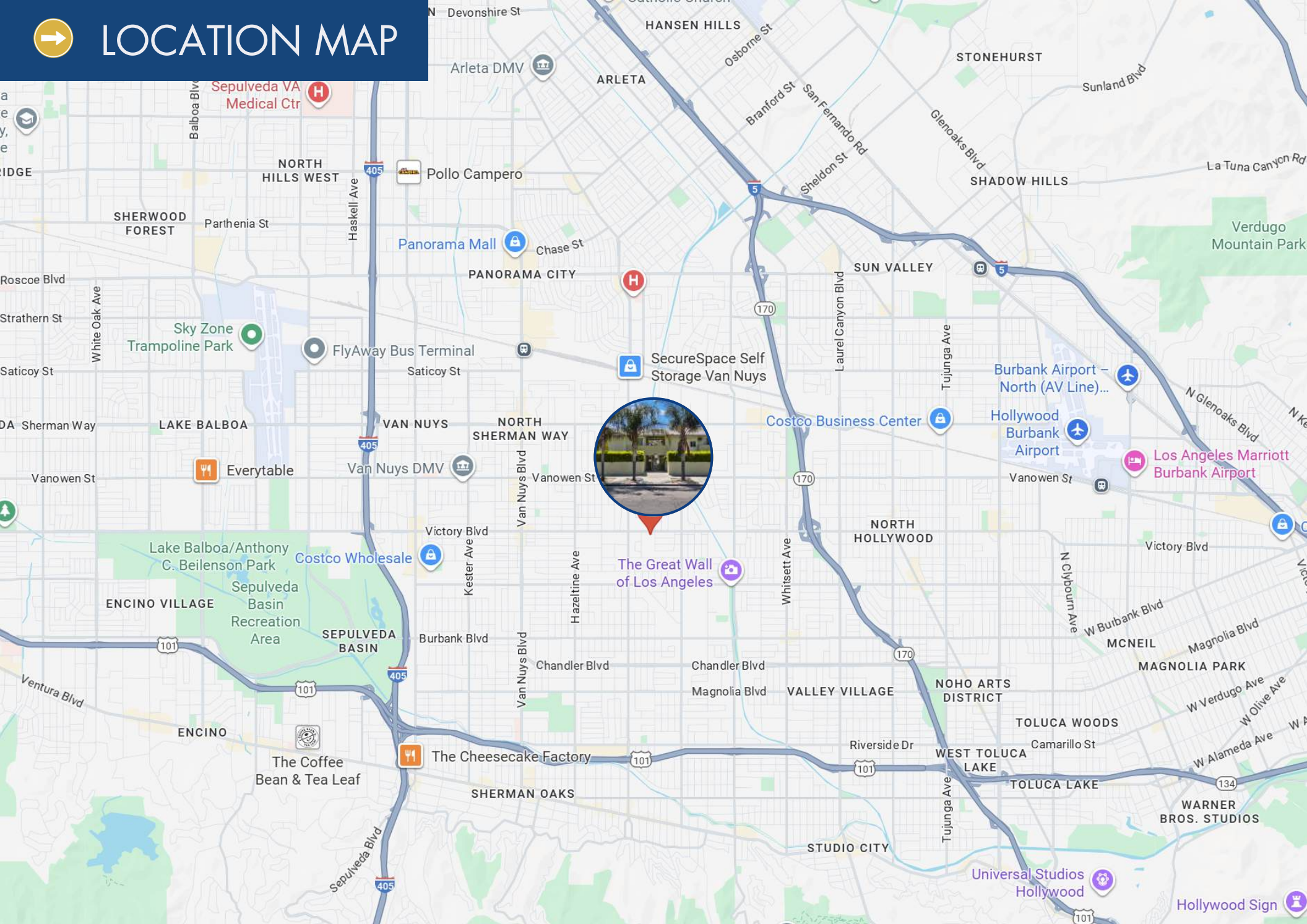


RETAIL MAP





LOCATION MAP

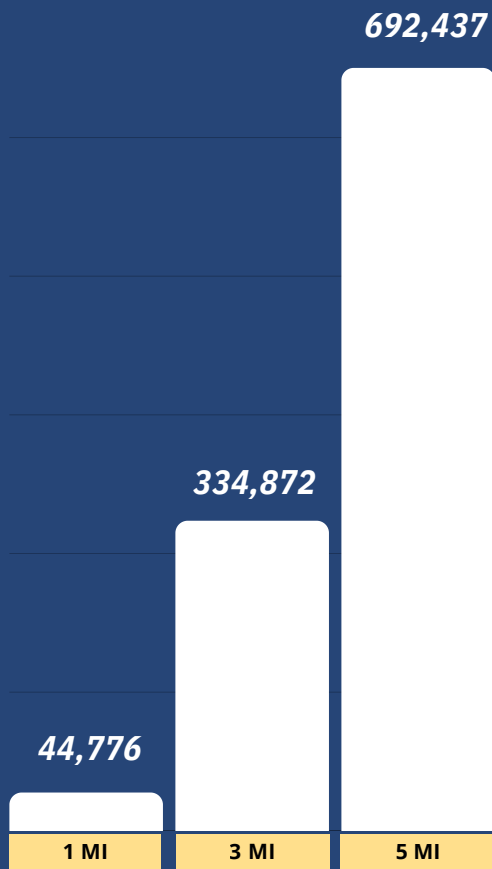


The Great Wall of Los Angeles

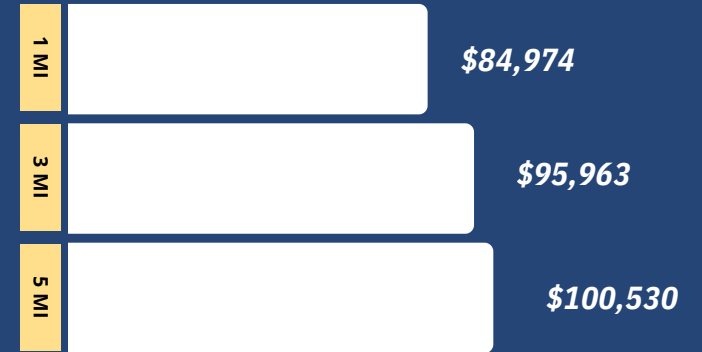


DEMOGRAPHICS

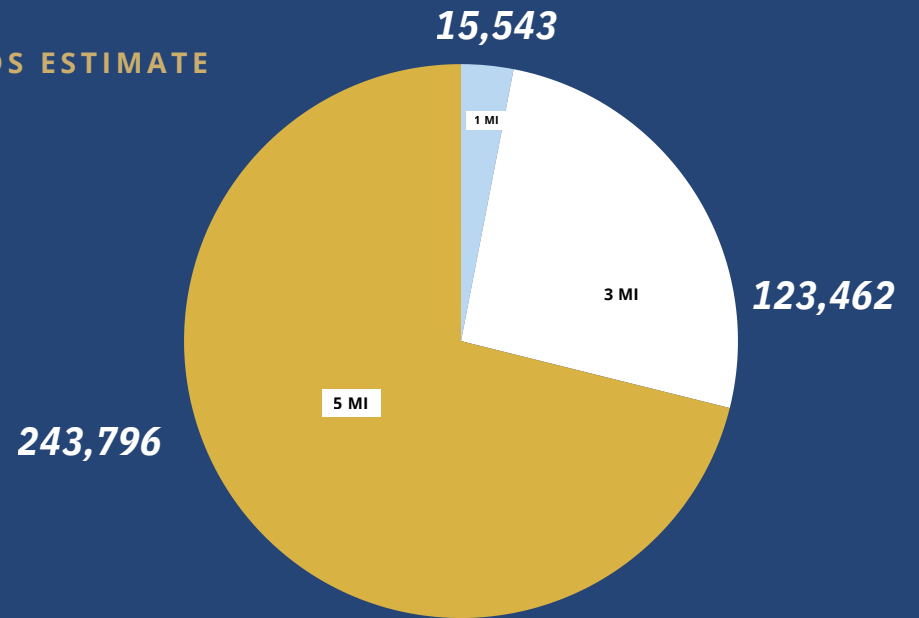
POPULATION



AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS ESTIMATE





SALE COMPARABLES

1 13921 Bessemer St

Van Nuys, CA 91401	Sale Price: \$6,895,000 Price/Unit: \$287,291.67 Cap Rate: 4.28%	Building Size: 20,633 SF Avg Unit Size: 777 SF # of Units: 24
	Building Type: Apartments Sale Status: Active Days on Market: 31 GRM: 13.64 Sale Conditions: -	Year Built: 1963 Avg Vacancy: 0.0% Land Area: 0.62 AC



Unit Mix: 1 1 bed/0 bath units, 6 1 bed/1 bath units, 17 2 bed/1 bath units

2 6643 Haskell Ave

Van Nuys, CA 91406	Sale Price: \$5,700,000 Price/Unit: \$316,666.67 Cap Rate: 6.69%	Building Size: 19,033 SF Avg Unit Size: 1,279 SF # of Units: 18
	Building Type: Apartments Sale Status: Active Days on Market: 149 GRM: 9.52 Sale Conditions: -	Year Built: 1987 Avg Vacancy: 0.0% Land Area: 0.47 AC



Unit Mix: 15 2 bed/2 bath units, 3 3 bed/2 bath units

3 7454 Haskell Ave

Van Nuys, CA 91406	Sale Price: \$3,499,000 Price/Unit: \$269,153.85 Cap Rate: 5.28%	Building Size: 12,568 SF Avg Unit Size: 967 SF # of Units: 13
	Building Type: Apartments Sale Status: Active Days on Market: 471 GRM: 11.76 Sale Conditions: -	Year Built: 1963 Avg Vacancy: 0.0% Land Area: 0.32 AC



Unit Mix: 3 2 bed/2 bath units, 2 1 bed/1 bath units, 2 2 bed/1 bath units, 5 2 bed/2 bath units, 1 3 bed/3 bath units

4 6606 Hazeltine Ave

Van Nuys, CA 91405	Sale Price: \$3,750,000 Price/Unit: \$288,461.54 Cap Rate: 4.76%	Building Size: 24,670 SF Avg Unit Size: 592 SF # of Units: 13
	Building Type: Apartments Sale Status: Escrow Days on Market: 35 GRM: 12.47 Sale Conditions: -	Year Built: 2001 Avg Vacancy: 0.0% Land Area: 0.36 AC



Unit Mix: 5 2 bed/2 bath units, 8 3 bed/2 bath units

5 6451 Kester Ave

Van Nuys, CA 91411	Sale Price: \$4,750,000 Price/Unit: \$339,285.71 Cap Rate: 5.75%	Building Size: 13,668 SF Avg Unit Size: 965 SF # of Units: 14
	Building Type: Apartments Sale Status: Active Days on Market: 85 GRM: 11.61 Sale Conditions: -	Year Built: 1988 Avg Vacancy: 0.0% Land Area: 0.34 AC



Unit Mix: 3 2 bed/2 bath units, 4 2 bed/2 bath units, 7 2 bed/2 bath units

6 6363 Tyrone Ave - Celeste

Van Nuys, CA 91401 Celeste	Sale Price: \$16,000,000 Price/Unit: \$500,000.00 Cap Rate: 5.00%	Building Size: 37,778 SF Avg Unit Size: 1,173 SF # of Units: 32
	Building Type: Apartments Sale Status: Active Days on Market: 23 GRM: 13.62 Sale Conditions: -	Year Built: 2021 Avg Vacancy: 0.0% Land Area: 0.45 AC



Unit Mix: 3 1 bed/1 bath units, 5 2 bed/2 bath units, 24 3 bed/2 bath units

7 5846-5852 1/2 Woodman Ave

Van Nuys, CA 91401	Sale Price: \$2,995,995 Price/Unit: \$299,599.50 Cap Rate: 7.00%	Building Size: 9,876 SF Avg Unit Size: 987 SF # of Units: 10
	Building Type: Apartments Sale Status: Active Days on Market: 288 GRM: 10.48 Sale Conditions: -	Year Built: 1952 Avg Vacancy: 0.0% Land Area: 0.30 AC



Unit Mix: 4 1 bed/1 bath units, 2 2 bed/2 bath units, 2 3 bed/1 bath units, 2 2 bed/1 bath units



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PROPERTIES

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COMMERCIAL



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