

# 4931

## COLDWATER CANYON AVE



12 UNITS | SHERMAN OAKS, CA 91423

# 4931 COLDWATER CANYON AVENUE SHERMAN OAKS, CA 91423



**CINDY HILL, CCIM**  
Apartment Specialist  
Cal BRE #00885625



**ValleyApartmentSales.com**

**(818) 640-4360 • cindyhill@valleyapartmentsales.com**

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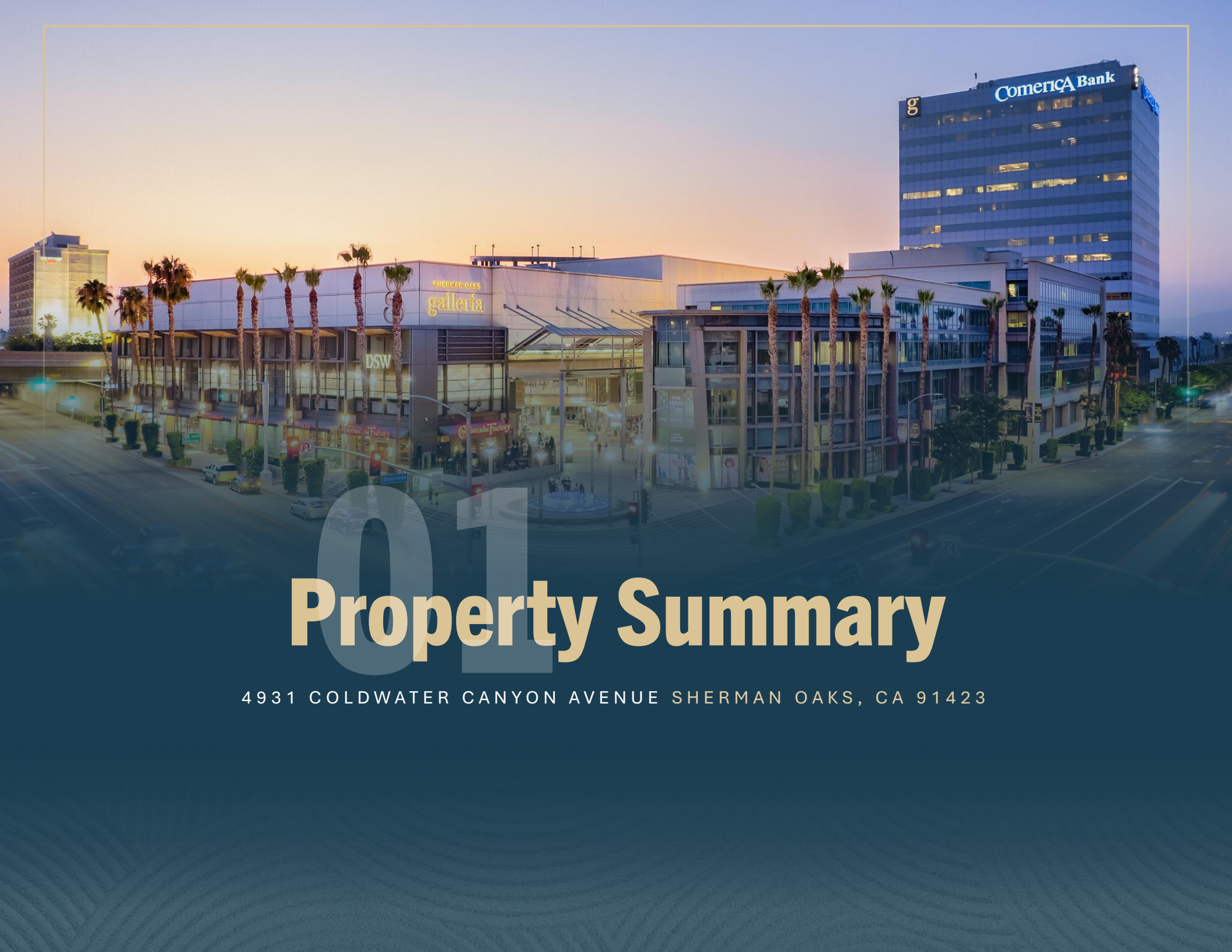
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**DESIGN BY CRESC**



# 01 Property Summary

4931 COLDWATER CANYON AVENUE SHERMAN OAKS, CA 91423

# SUMMARY

## PRICING

OFFERING PRICE		\$4,000,000
PRICE/UNIT		\$333,333
PRICE/SF		\$304.51
GRM	11.04	<b>9.47</b>
CAP RATE	5.82%	<b>7.22%</b>
	Current	<b>Market</b>

## THE ASSET

Units		12
Year Built		1971
Gross SF		13,136
Lot SF		13,231
APN		2358-022-020
Floors		2



## PROPERTY HIGHLIGHTS

- Pride of ownership 12-unit building in Sherman Oaks
- Exceptional unit mix of (8) 2+1.5 bath townhouse units and (4) 1+1 loft units
- Upside in existing rents
- Newer roof, tankless water heater, copper plumbing, security building, washer and dryers in each unit, fireplaces, and central HVAC units
- 2 parking spots per unit
- Prime Sherman Oaks location. Walking distance to Whole Foods and close to Ventura Blvd restaurants and shopping

# PROPERTY OVERVIEW

12 UNITS | SHERMAN OAKS

Equity Union Commercial is proud to represent this 12-unit apartment building in Sherman Oaks. The property was constructed in 1971. Its unit mix consists of (4) 1+1 loft units and (8) 2+1.5 units, all of which are townhouses. With a lot size of 13,231 square feet, the property has a total of 13,136 rentable square feet.

The property is situated in a prime Sherman Oaks area, which has a comfortable blend of urban and suburban amenities. Along with sunny, clean sidewalks, the city offers many hip cafes and shops—especially on Ventura Boulevard, which features the Sherman Oaks Galleria and many upscale restaurants. Residents also have easy access to the 405 and 101 freeways.



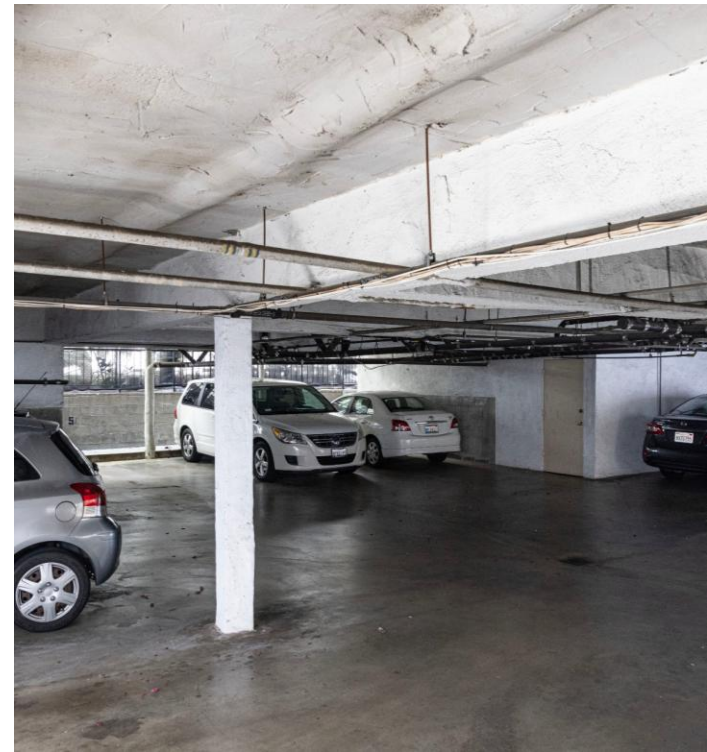
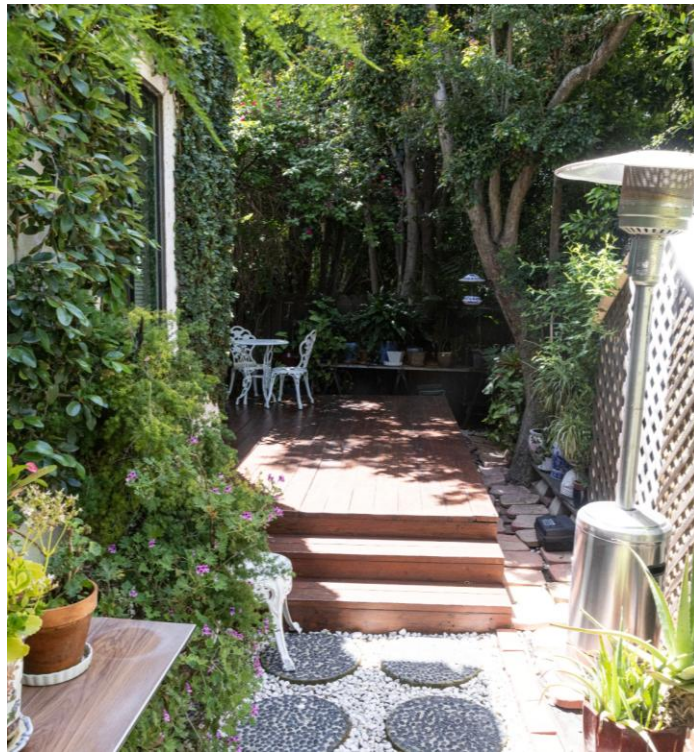
5449 BELLINGHAM AVENUE

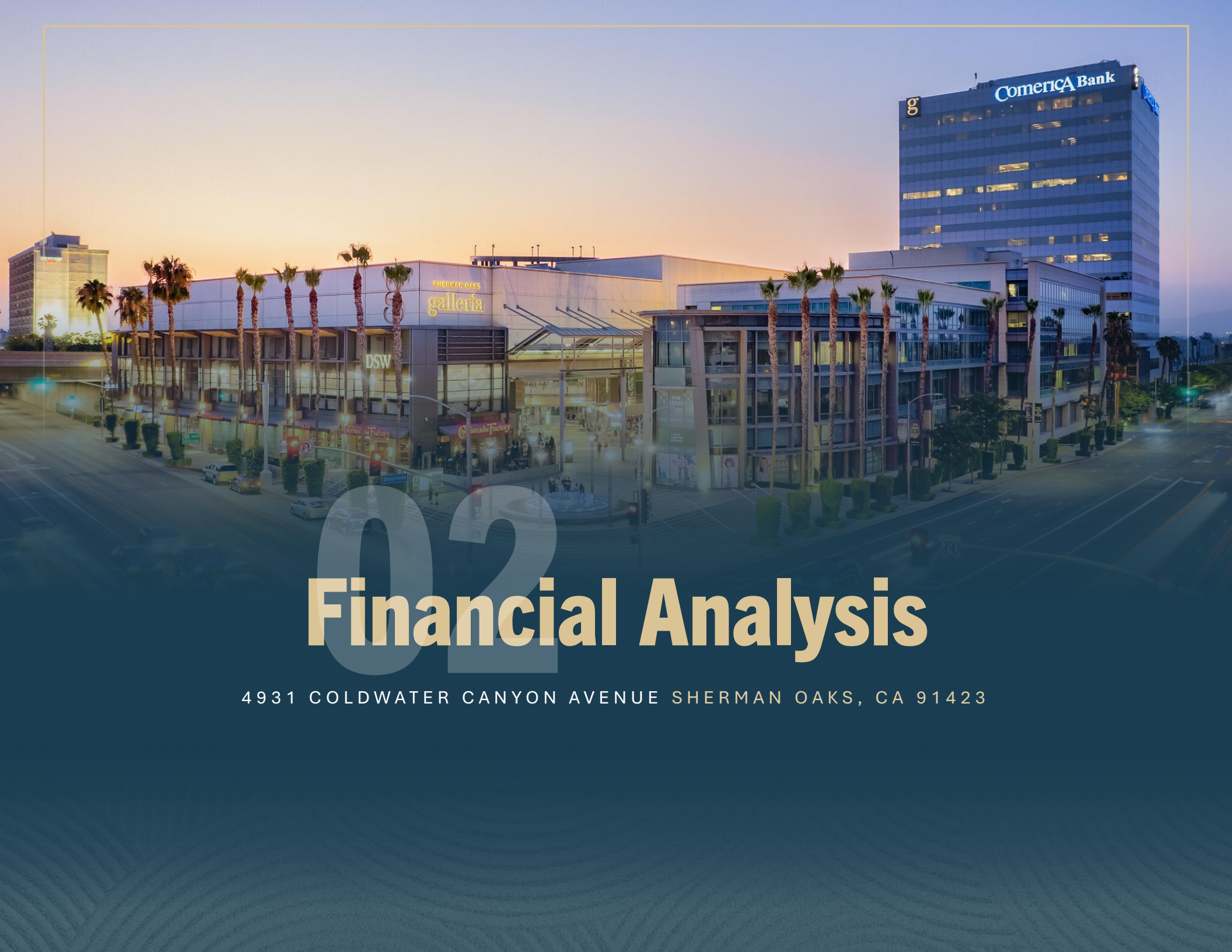
5

3 UNITS IN VALLEY VILLAGE



# Property Layout





# 02 Financial Analysis

4931 COLDWATER CANYON AVENUE SHERMAN OAKS, CA 91423

# Rent Roll

Unit #	Type	Current Rent	Market Rent	Notes
1	2+1.5	\$2,500	\$3,000	Townhouse
2	2+1.5	\$3,000	\$3,000	Vacant, Townhouse
3	2+1.5	\$2,388	\$3,000	Townhouse
4	2+1.5	\$2,504	\$3,000	Townhouse
5	2+1.5	\$2,400	\$3,000	Townhouse
6	2+1.5	\$2,279	\$3,000	Townhouse
7	2+1.5	\$2,071	\$3,000	Townhouse
8	2+1.5	\$3,000	\$3,000	Vacant, Townhouse
9	1+1 Loft	\$2,800	\$2,800	Vacant, Loft
10	1+1 Loft	\$2,209	\$2,800	Loft
11	1+1 Loft	\$2,600	\$2,800	Loft
12	1+1 Loft	\$2,442	\$2,800	Loft
<b>Totals:</b>		<b>\$30,193</b>	<b>\$35,200</b>	

# Financial Analysis

## PRICING

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## MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
4	1+1 + L	\$2,513	\$10,051	\$2,800	\$11,200
8	2+1.5	\$2,518	\$20,142	\$3,000	\$24,000
<b>Total Scheduled Rent</b>			<b>\$30,193</b>		<b>\$35,200</b>

## ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$362,316	\$422,400
Less: Vacancy/Deductions	3% (\$10,869)	3% (\$12,672)
Effective Gross Income	\$351,447	\$409,728

## ANNUALIZED EXPENSES

	Current	Market
Property Management Fee	\$14,493	\$16,896
Insurance	\$18,580	\$18,580
Maintenance and Repairs	\$12,723	\$12,723
Utilities	\$16,907	\$16,907
Misc.	\$1,500	\$1,500
Property Taxes	\$47,495	\$47,495
Gardening	\$1,200	\$1,200
Trash	\$4,060	\$4,060
Fire System	\$112	\$112
Pest Control	\$720	\$720
Property Taxes	\$765	\$765

## ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$9,880	\$10,080
Expenses/SF	\$9.03	\$9.21
% of GOI	33.7%	29.5%

## RETURN






	Current	Market
NOI	\$232,892	\$288,770







# 03 Market Comparables

4931 COLDWATER CANYON AVENUE SHERMAN OAKS, CA 91423

# SALES COMPARABLES

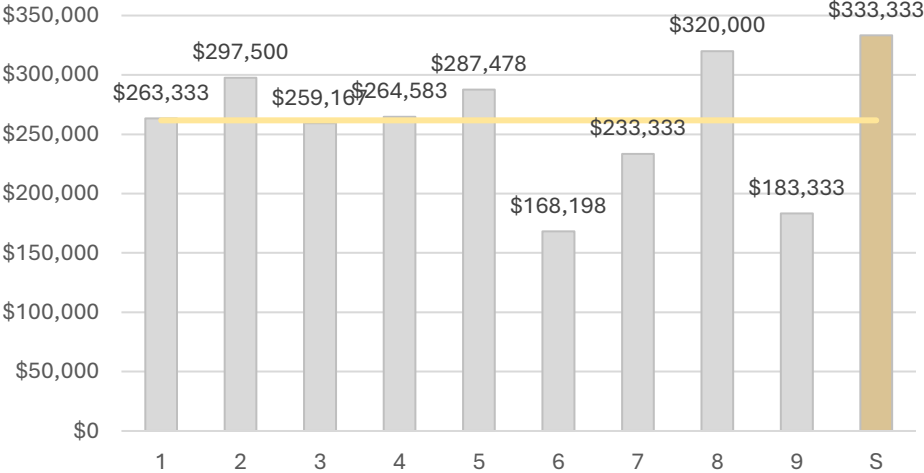
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>1 13459 Moorpark Street</b> Sherman Oaks, CA 91423	12	1956	10,960	12,197	10 - 1+1 2 - 3+2	12/24/2025	<b>\$3,160,000</b>	\$263,333	\$288.32	5.90%	11.40
	<b>2 14620 - 14626 Magnolia Blvr</b> Sherman Oaks, CA 91403	12	1957	11,328	14,000	2 - 1+1 4 - 2+1 6 - 3+2	10/2/2025	<b>\$3,570,000</b>	\$297,500	\$315.15	-	-
	<b>3 4321 Saugus Avenue</b> Sherman Oaks, CA 91403	12	1953	9,629	12,362	8 - 1+1 4 - 2+1	8/18/2025	<b>\$3,110,000</b>	\$259,167	\$322.99	5.51%	11.90
	<b>4 4421 - 4427 Murietta Ave</b> Sherman Oaks, CA 91423	24	1955	19,660	24,829	8 - 1+1 16 - 2+1	6/20/2025	<b>\$6,350,000</b>	\$264,583	\$322.99	5.46%	11.30
	<b>5 15445 Moorpark St</b> Sherman Oaks, CA 91403	8	1957	6,719	7,841	5 - 1+1 3 - 2+1	4/30/2025	<b>\$2,299,826</b>	\$287,478	\$342.29	5.89%	-

# SALES COMPARABLES

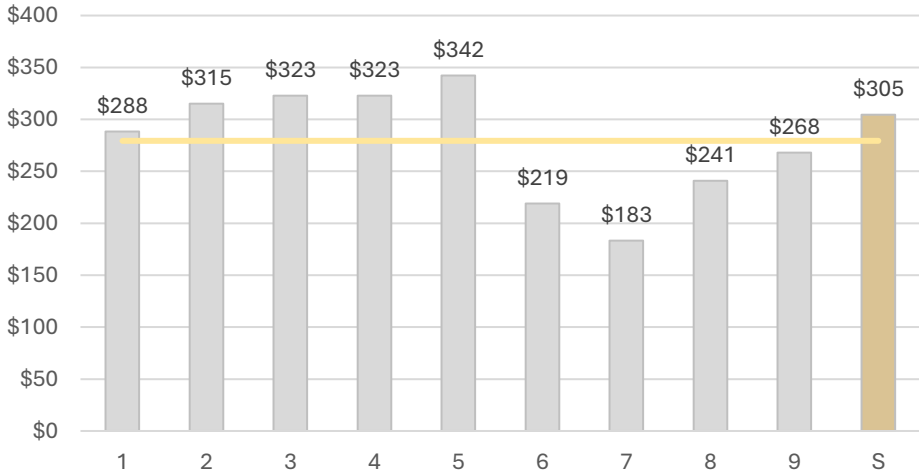
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>6 15461 Moorpark Street</b> Sherman Oaks, CA 91403	11	1957	8,447	11,199	2 - Studio 10 - 1+1	4/30/2025	<b>\$1,850,174</b>	\$168,198	\$219.03	5.89%	-
	<b>7 15207 Dickens St.</b> Sherman Oaks, CA 91403	9	1955	11,452	9,512	5 - 1+1 4 - 2+1	4/16/2025	<b>\$2,100,000</b>	\$233,333	\$183.37	5.60%	11.70
	<b>8 4544 Colbath Avenue</b> Sherman Oaks, CA 91423	10	1963	13,292	10,581	4 - 1+1 4 - 2+2 2 - 3+2	4/11/2025	<b>\$3,200,000</b>	\$320,000	\$240.75	5.40%	11.00
<b>AVERAGES</b>		<b>12</b>	<b>1957</b>	<b>11,436</b>	<b>12,815</b>				<b>\$261,699</b>	<b>\$279.36</b>	<b>5.66%</b>	<b>11.46</b>
	<b>S Subject</b> <b>4931 Coldwater Canyon Ave</b> Sherman Oaks, CA 91423	12	1971	13,136	13,231	4 - 1+1 + L 8 - 2+1.5	On Market	<b>\$4,000,000</b>	\$333,333	\$304.51	5.82%	11.04

# SALES COMPARABLES

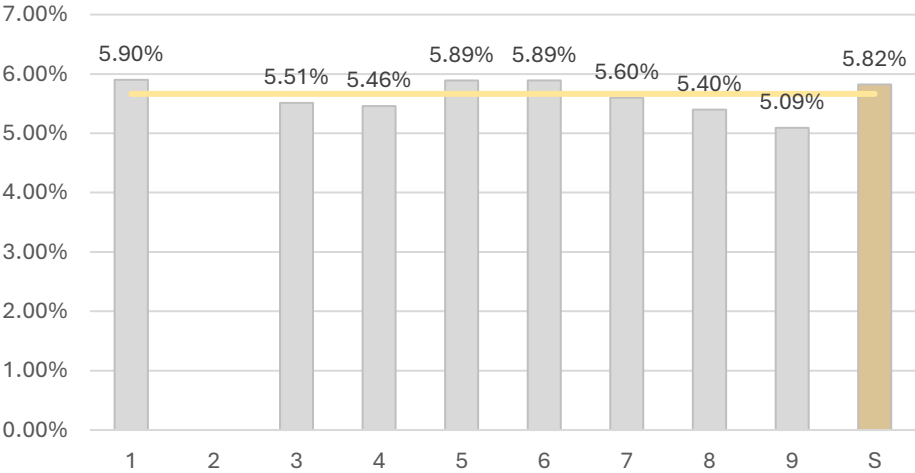
PRICE/UNIT



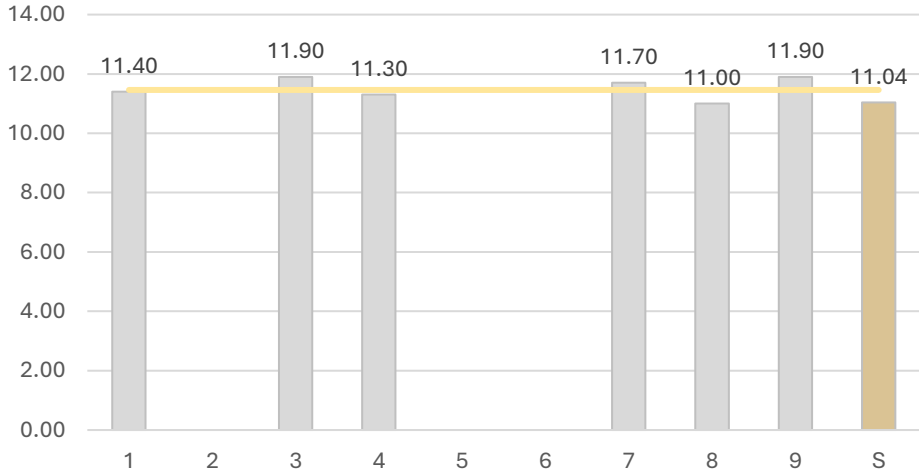
PRICE/SF



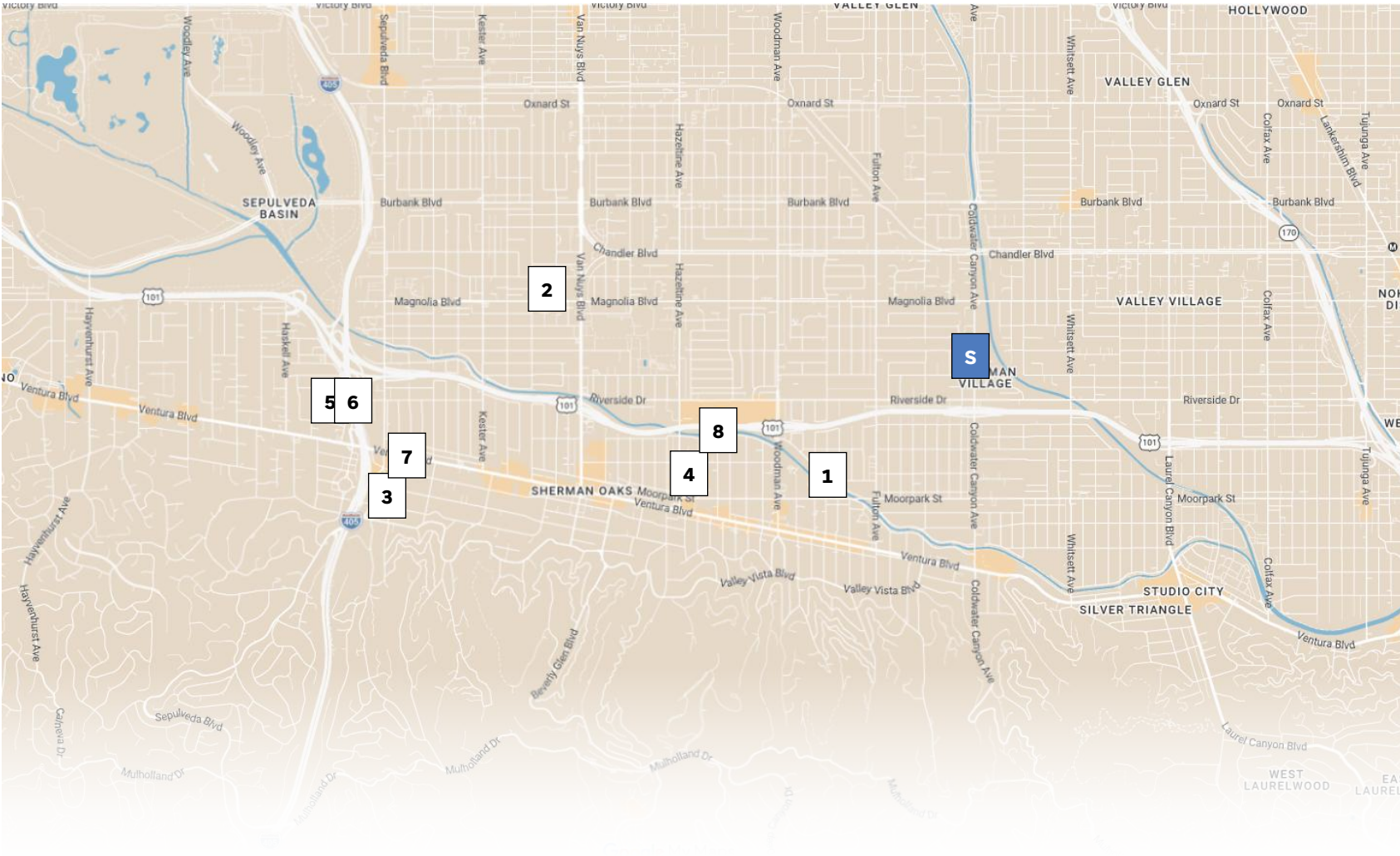
CAP RATE



GRM



# SALES COMPARABLES





Comerica Bank

SHERMAN OAKS  
galleria

DSW

Neiman Marcus Factory

Secchi Factory

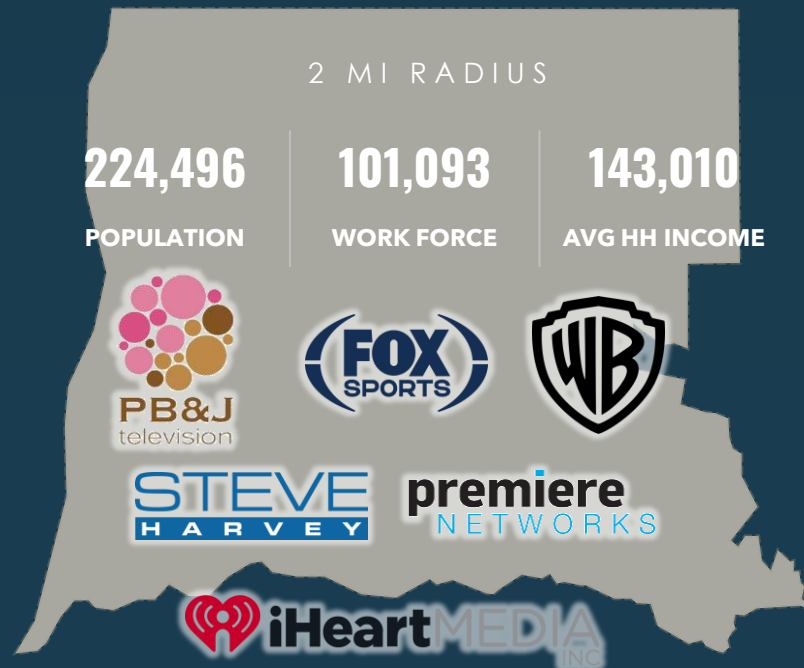
# 04 Market Comparables

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# Sherman Oaks

## California

The subject property is situated in Sherman Oaks, an affluent residential community located in the southern San Fernando Valley. The submarket's expansive green spaces, neighborhood charm, and central location make it a desirable place of residence for many and result in some of the strongest area demographics in Los Angeles.



# Amenities



The affluent community of Sherman Oaks is situated at the southern edge of the San Fernando Valley in Los Angeles County. Situated between the San Diego (405) and Ventura (101) Freeways, it is often considered “the gateway to the Valley.” Spanning 8 square miles, the city ranks as one of the most desirable places to live in the Valley with a strong economy, well-kept residential neighborhoods, excellent schools and endless recreational possibilities.

# Premier SF Valley Location

Sherman Oaks offers single family, apartment and condominium living options all in close proximity to several business districts providing a diverse array of job opportunities including law, finance, accounting and architecture. With a population of 65,436 residents, Sherman Oaks is among the lowest density communities in Los Angeles, and it also registers among the highest for residents with college degrees.

The community is home to Westfield Fashion Square, with over 120 stores that includes Macy's and Bloomingdale's as well as many specialty stores and an array of restaurants. The mall and downtown area with its Class A, high-rise office towers aside, the Sherman Oaks business community is largely made up of small entrepreneurial businesses and many of its longtime retail tenants are still small, independently owned companies.



WESTFIELD FASHION SQUARE



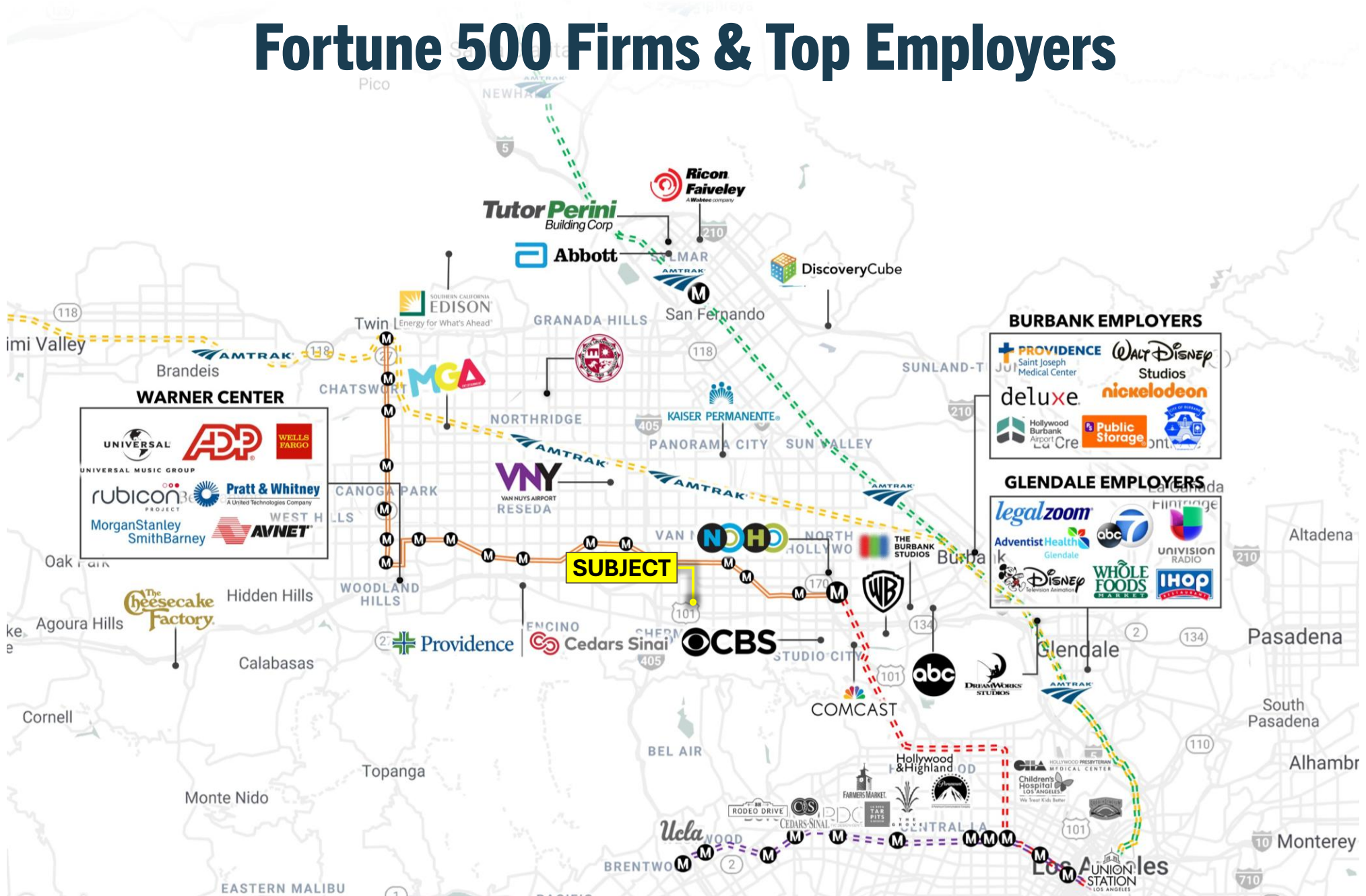
SHERMAN OAKS GALLERIA



VENTURA BOULEVARD

SAN FERNANDO VALLEY

# Fortune 500 Firms & Top Employers



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