

# 18356 NAPA STREET

NORTHRIDGE, CA 91325



## INVESTMENT OVERVIEW

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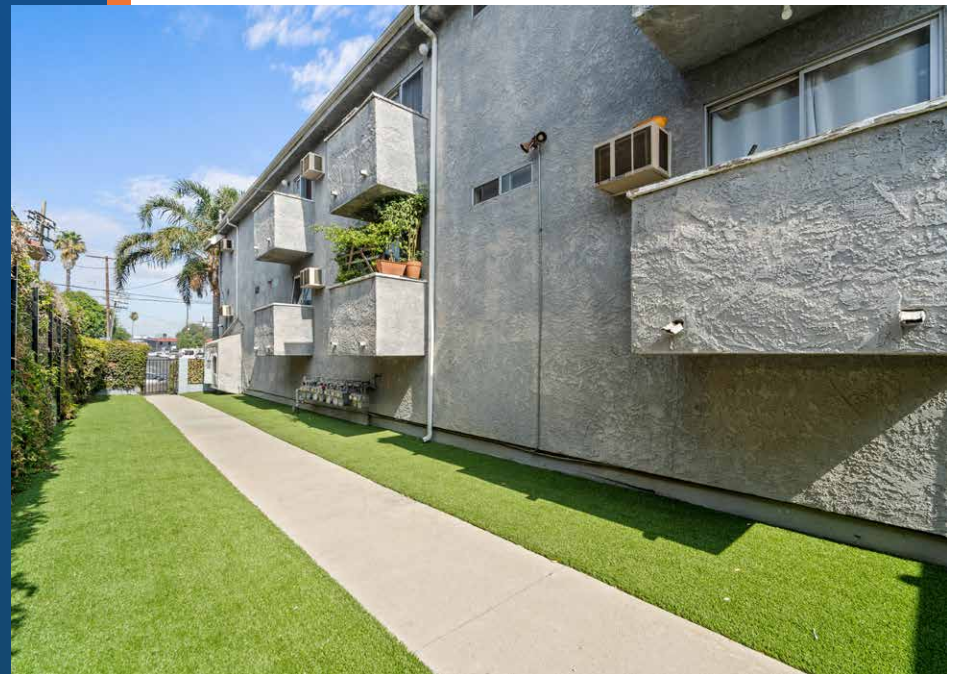
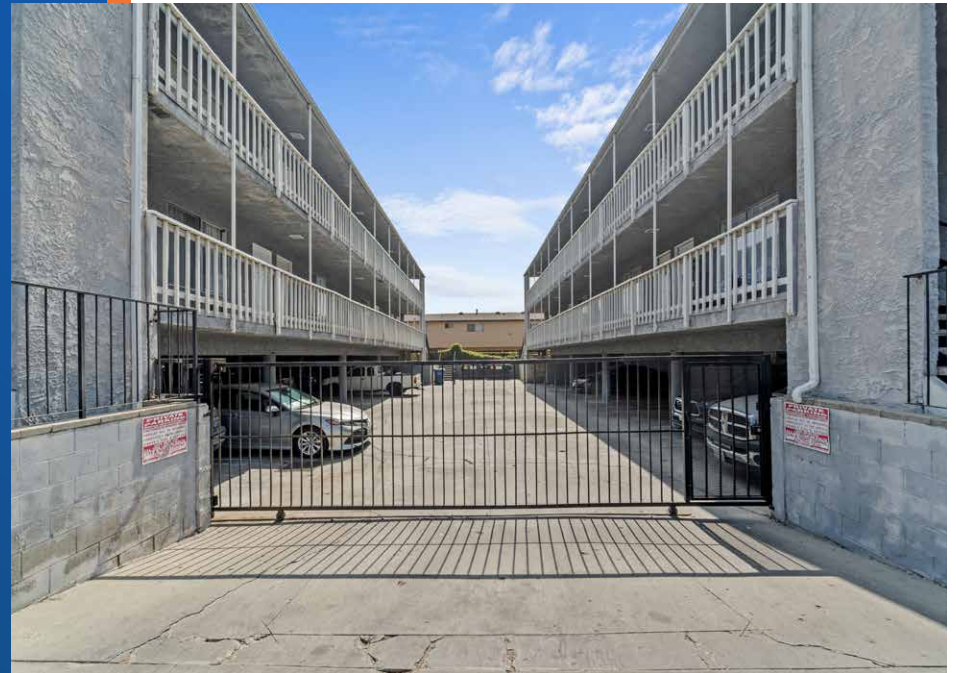
# VALUE-ADD INVESTMENT OPPORTUNITY

## 16-Unit Multifamily Property in the Heart of Northridge

Rare chance to acquire a **16-unit multifamily property** in a prime Northridge location! This well-maintained asset comprises two buildings on separate lots, featuring twelve 1-bedroom, 1-bath units, and four 2-bedroom, 1-bath units. **Built in 1986 and free of rent control**, this property offers immediate upside potential for investors. Recent upgrades include **two newer water heaters, copper plumbing throughout**, including the mainline, and a **roof tune-up**. Each unit has been enhanced with **low-flow toilets**, optimizing water efficiency.

The property provides **24 parking spaces**, an attractive feature in this high-demand rental area. Additionally, there is **potential for an ADU** in the rear, creating an opportunity for further value-add and income generation. Located near shopping, dining, and transportation hubs, this property is perfectly positioned for long-term appreciation and stable cash flow.

With Northridge seeing **strong rental demand** and limited opportunities like this, don't miss your chance to own this high-potential multifamily investment!



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## OFFERING SUMMARY

### ADDRESS

18356 & 18360 Napa St.,  
Northridge, CA, 91325

### COUNTY

Los Angeles

### MARKET

San Fernando Valley

### YEAR BUILT

1986

### APN

2786-024-034

### NUMBER OF UNITS

16

### BUILDING SF

8,960 SF

### LAND SF

14,425 SF

### ZONING TYPE

LAR3

### # OF PARCELS

2

### NUMBER OF STORIES

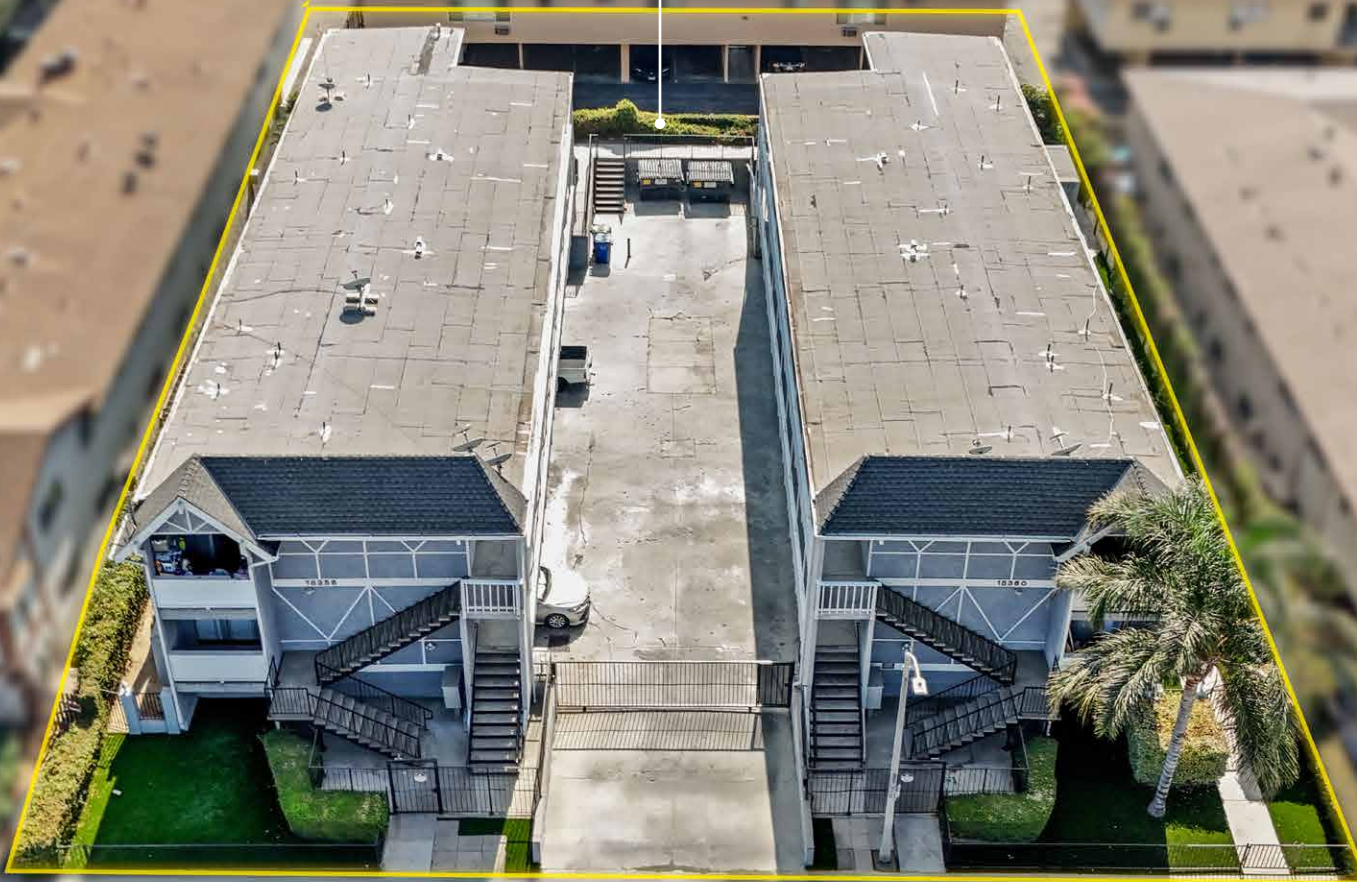
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### NUMBER OF PARKING SPOTS

24

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## BUSINESS DASHBOARD

Evolution	Metric	Actual vs Target	Value	Target
Revenue		85%	1.2M	1.4M
Profit		90%	250K	280K
Avg. Order Size		105%	150	140
On-Time Delivery		100%	1500	1500
New Customers		102%	120	118
Client Satisfaction		98%	4.5	4.6



# FINANCIAL ANALYSIS

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## PRICING & FINANCIAL SUMMARY

### PRICE

\$4,350,000

### PRICE SF

\$446.43

### PRICE PER UNIT

\$271,875

### NOI (CURRENT)

\$243,435

### NOI (PRO FORMA)

\$328,875

### CAP RATE (CURRENT)

5.59%

### CAP RATE

(PRO FORMA)

7.32%

### GRM (CURRENT)

14.01%

### GRM (PRO FORMA)

10.98%

### LAUNDRY AVG/YEAR

\$1,800



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## RENT ROLL

UNIT#	UNIT TYPE	RENT	PRO FORMA
18356 - 101	1Bd + 1 Ba	\$1,700	\$1,950
18356 - 102	1Bd + 1 Ba	\$1,500	\$1,950
18356 - 103	1Bd + 1Ba	\$1,900	\$1,950
18356 - 104	2Bd + 1Ba	\$1,900	\$2,400
18356 - 201	1Bd + 1Ba	\$1,700	\$1,950
18356 - 202	1Bd + 1Ba	\$1,800	\$1,950
18356 - 203	1Bd + 1Ba	Vacant	\$1,950
18356 - 204	2Bd + 1Ba	\$2,300	\$2,400
18360 - 101	1Bd + 1Ba	\$1,500	\$1,950
18360 - 102	1Bd + 1Ba	\$1,650	\$1,950
18360 - 103	1Bd + 1Ba	\$1,630	\$1,950
18360 - 104	2Bd + 1Ba	\$2,015	\$2,400
18360 - 201	1Bd + 1Ba	\$1,435	\$1,950
18360 - 202	1Bd + 1Ba	\$1,550	\$1,950
18360 - 203	1Bd + 1Ba	\$1,440	\$1,950
18360 - 204	2Bd + 1Ba	\$1,710	\$2,400
<b>TOTAL</b>	<b>16 Units</b>	<b>\$25,730</b>	<b>\$33,000</b>
	<b>Gross Scheduled Monthly Rental Income</b>	<b>\$25,730</b>	<b>\$33,000</b>
	<b>Gross Scheduled Monthly Annual Rent Income</b>	<b>308,760</b>	<b>\$396,000</b>
	<b>Annual Laundry Income (Avg.)</b>	<b>\$1,800</b>	<b>\$1,800</b>
	<b>Total Yearly Average Income</b>	<b>\$310,560</b>	<b>\$397,800</b>

# CALENDAR YEAR EXPENSES

EXPENSE	CURRENT	
<b>Gross Revenue</b>		
Gross Scheduled Rent	\$308,760	
Laundry	\$1,800	
Gross Potential Income	\$310,560	
Less economic Vacany	-3%	
Effective Gross income	\$301,297	
<b>Operating Expenses</b>		
Real Estate Taxes	\$50,000	<i>Tax rate based on new value price</i>
Insurance	\$6,209	
Maintenance	\$2,500	
Pest Control	\$500	
Gardening	\$600	
Trash	\$2,516	
Utilities	\$1,600	
Reserves	\$3,200	
<b>Total Operating Expenses</b>	<b>\$67,125</b>	
<b>Net operating income</b>	<b>\$234,172</b>	





**NORTHRIDGE  
AREA OVERVIEW**

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## Population

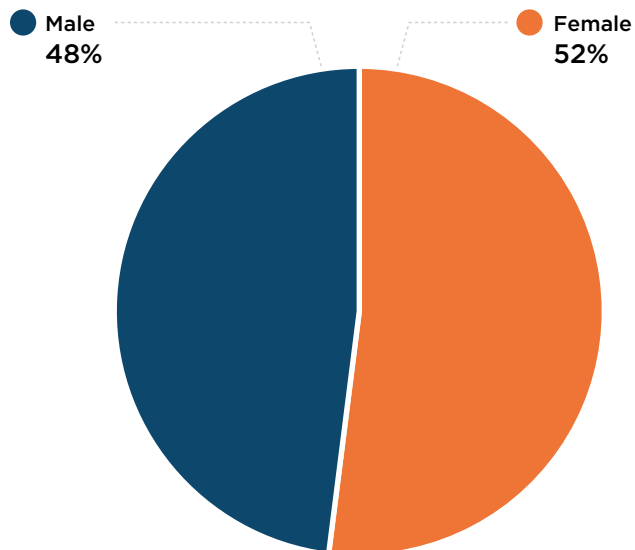
### SUMMARY

Estimated Population	35,355
Population Growth (since 2010)	1%
Population Density (ppl/mile)	7,335
Median Age	37.9

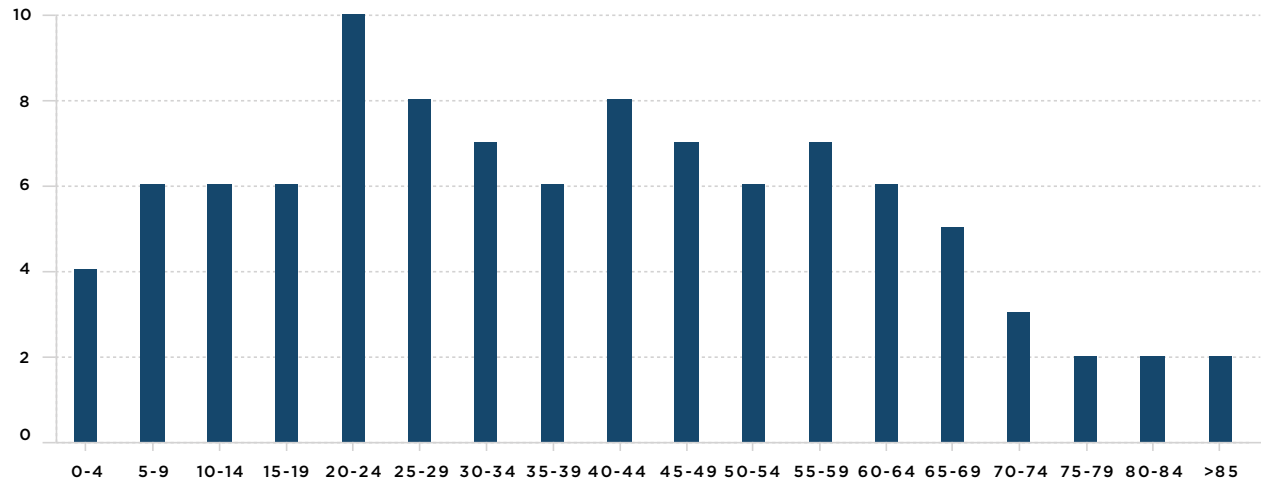
### HOUSEHOLD

Number of Households	12,590
Household Size (ppl)	3
Households w/ Children	6,540

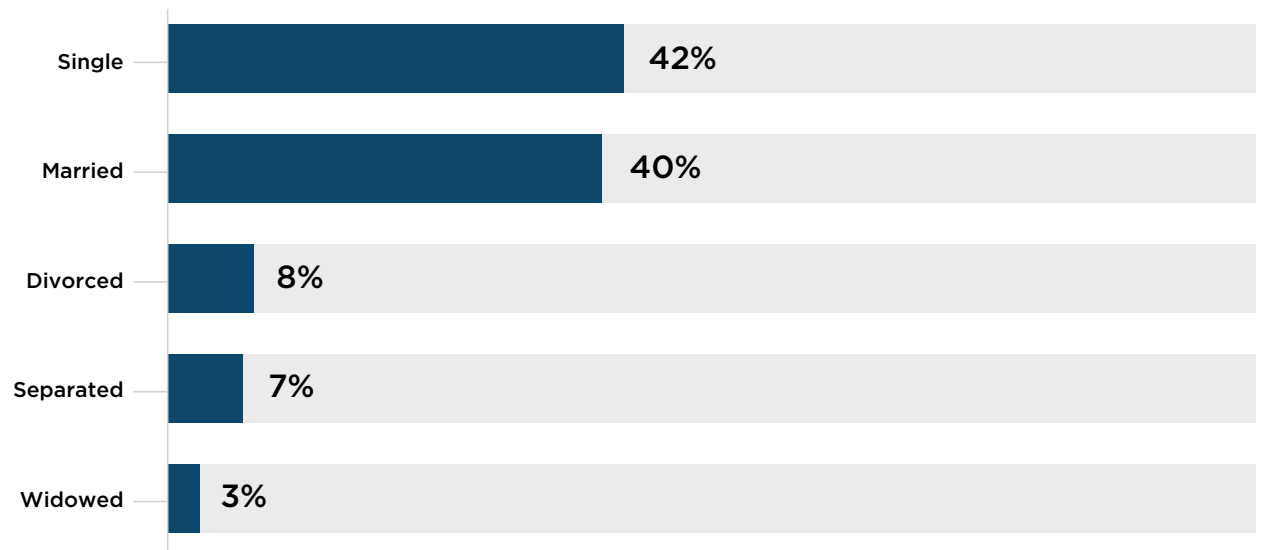
### GENDER



### AGE



### MARITAL STATUS



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## Housing

### SUMMARY

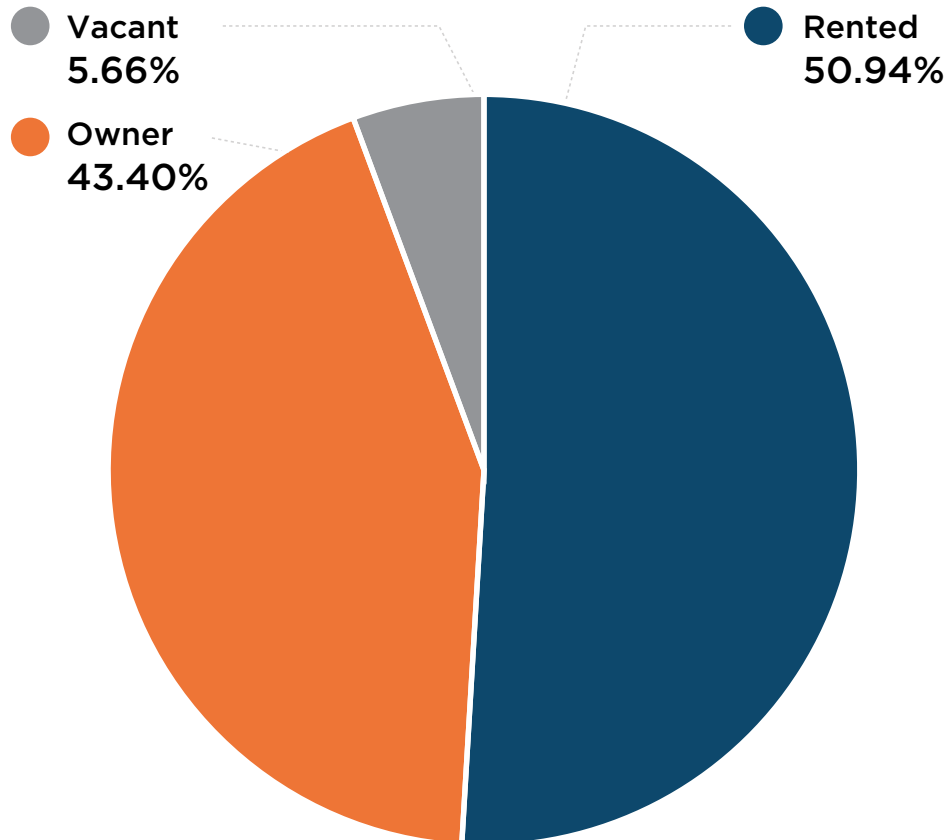
Median Home Sale Price \$720,900

Median Year Built 1969

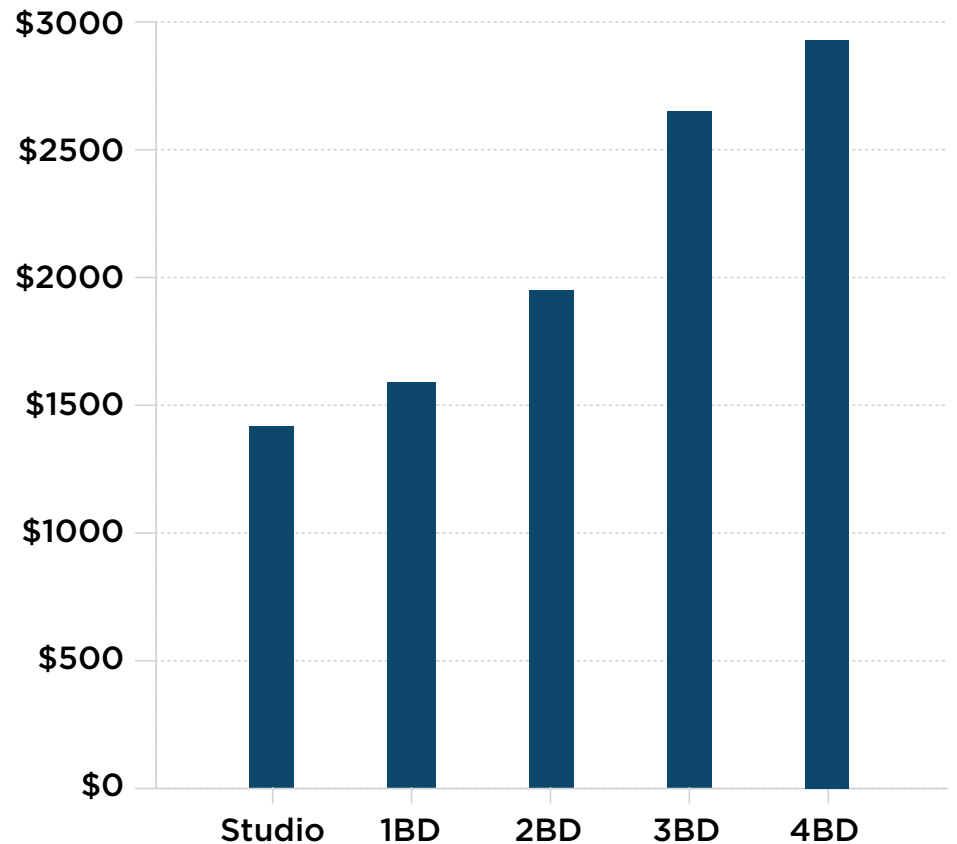
### STABILITY

Annual Residential Turnover 8.57%

### OCCUPANCY



### FAIR MARKET RENTS (COUNTY)



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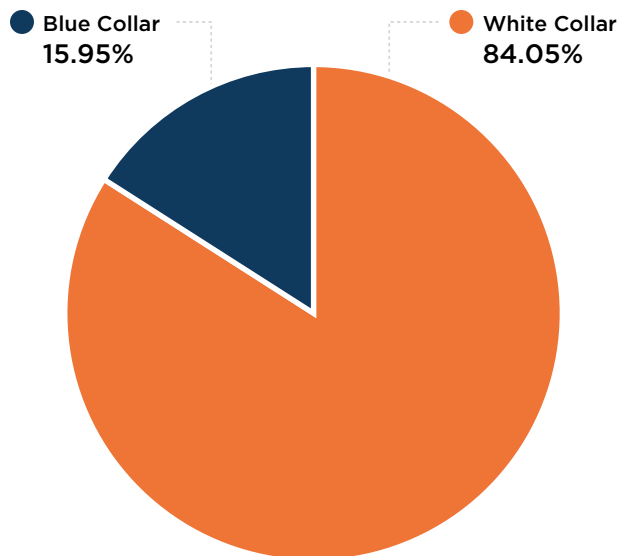
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## Quality of Life

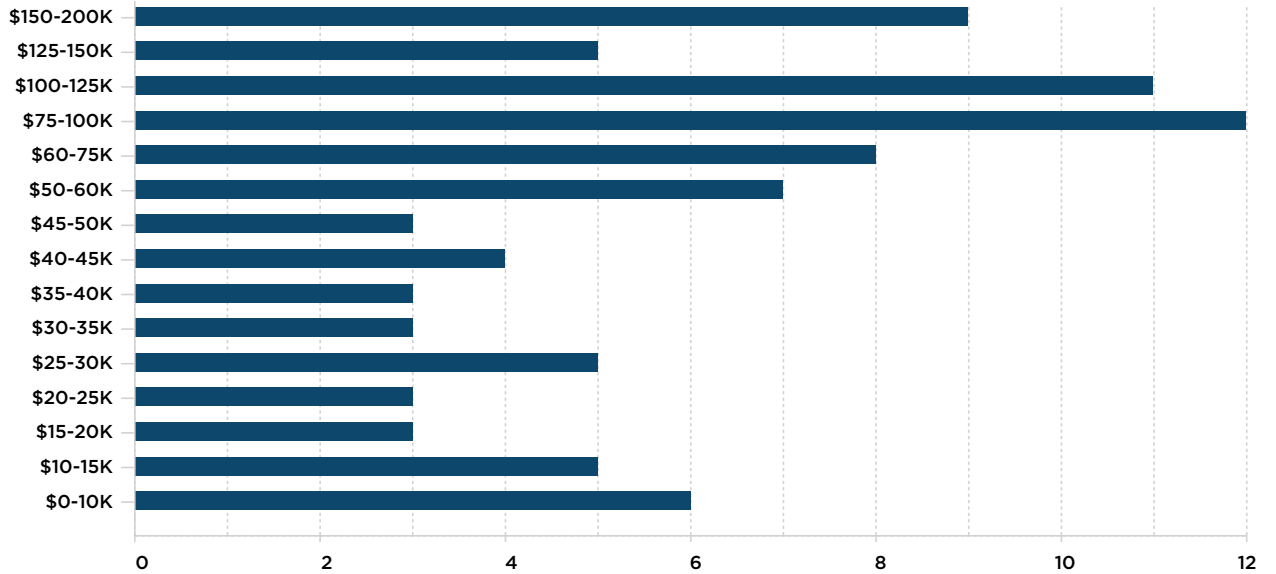
### WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	50
Construction	1,032
Manufacturing	1,455
Transportation and Communications	939
Wholesale Trade	539
Retail Trade	2,255
Finance, Insurance and Real Estate	1,401
Services	7,510
Public Administration	443

### WORKFORCE



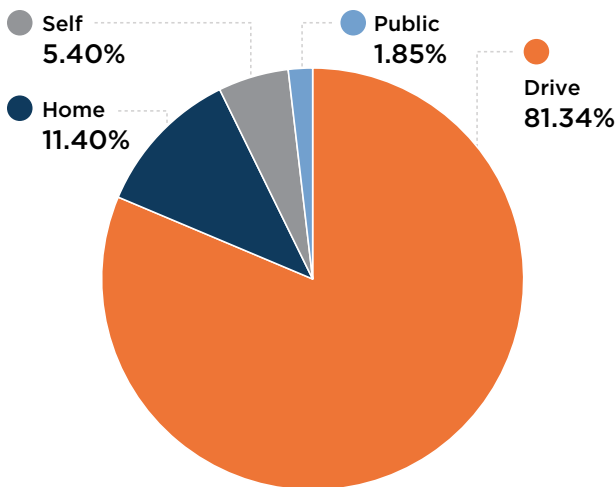
### HOUSEHOLD INCOME



Average Household Income \$73,119

Average Per Capita Income \$37,984

### COMMUTE METHOD



Median Travel Time 28 min

### WEATHER

January High Temp (Avg. °F)	66.5	50
January Low Temp (Avg. °F)	45.6	1,032
July High Temp (Avg. °F)	89.6	1,455
July Low Temp (Avg. °F)	63.4	939
Annual Precipitation (Inches)	14.66	539

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## Schools

Radius: 1 Mile(s)

### PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating <sup>(1)</sup>
Cantara Street Elementary	0.19	K-5th	375	18	6/10
Magnolia Science Academy 7	0.58	K-5th	263	22	4/10
Lorne Street Elementary	0.68	K-5th	358	20	8/10

#### Community Rating <sup>(2)</sup>

Cantara Street Elementary
Magnolia Science Academy 7
Lorne Street Elementary

3

### PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating <sup>(1)</sup>
Northridge Middle	0.18	6th-8th	690	15	4/10
James Jordan Middle	0.88	6th-8th	449	24	8/10

#### Community Rating <sup>(2)</sup>

Northridge Middle
James Jordan Middle

### PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating <sup>(2)</sup>
As You Are Preschool	0.6	Pre-K-K	6		
St Mary Coptic Orthoox School	0.62	K-5th	32		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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