OFFERING MEMORANDUM

14722 MAGNOLIA BLVD

SHERMAN OAKS, CA 91403

Kidder Mathews

TABLE OF CONTENTS

Exclusively listed by

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ASSET OVERVIEW

Section 01

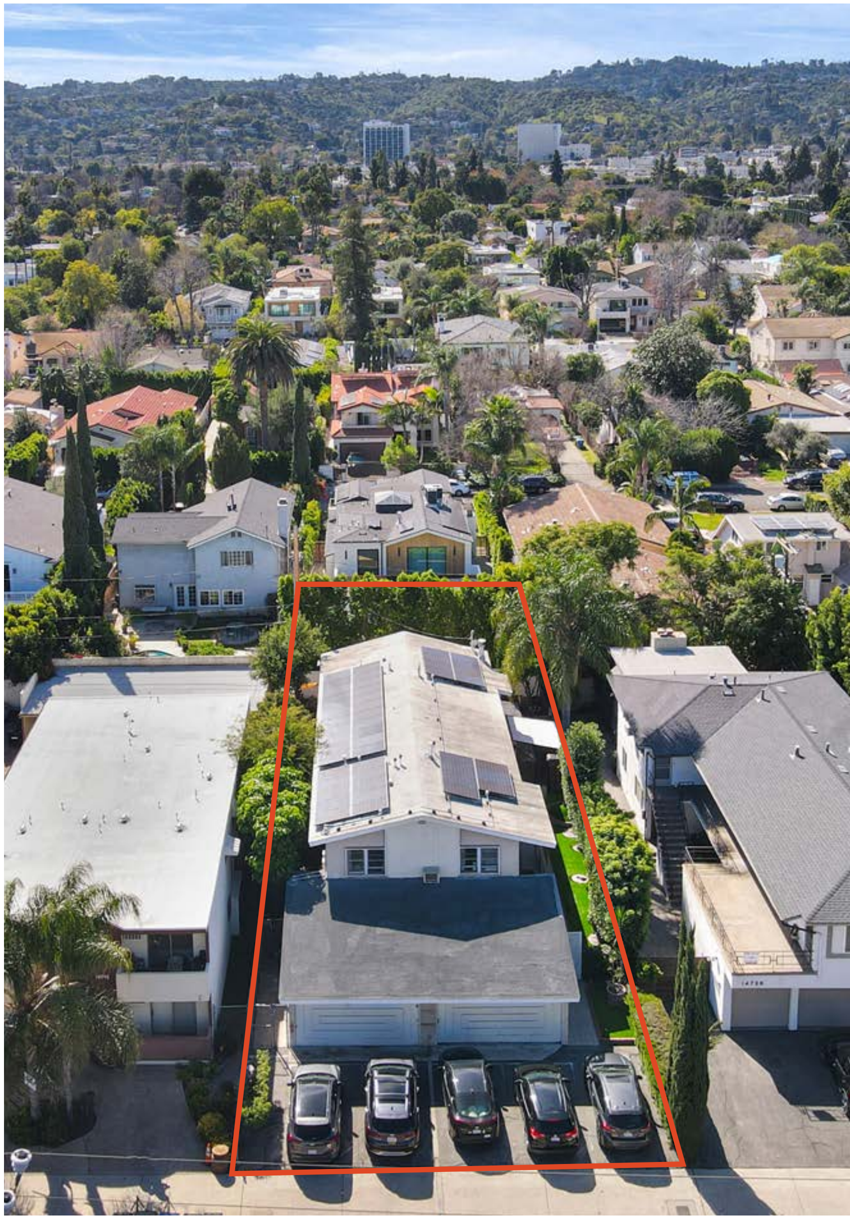
4-UNIT INVESTMENT OPPORTUNITY IN SHERMAN OAKS, CA

14722 Magnolia Blvd presents a rare opportunity to acquire a well-maintained, four-unit multifamily asset in the heart of Sherman Oaks, one of the San Fernando Valley's most desirable rental markets. The property consists of four spacious two-bedroom units, offering an attractive unit mix ideally suited for long-term tenancy in a high-demand submarket.

The building has been thoughtfully maintained and upgraded, featuring wood flooring throughout, copper plumbing, and upgraded electrical systems—key capital improvements that enhance long-term operational efficiency and reduce deferred maintenance exposure. The owner's unit further distinguishes the property with in-unit washer/dryer, a tankless water heater, and a private patio, providing enhanced livability and positioning for premium rental upside. The property includes eight on-site parking spaces, half of which are currently situated in two front garages.

Importantly, the offering includes approved architectural plans with ready-to-issue permits for the construction of two additional one-bedroom units. This embedded value-add component allows a new owner to meaningfully increase density and income potential with minimal entitlement risk—an increasingly rare opportunity in Los Angeles. The expansion potential, combined with the property's existing stability, offers investors a clear path to increased NOI and long-term appreciation.

Strategically located along Magnolia Boulevard, the asset benefits from proximity to Ventura Boulevard's retail, dining, and employment amenities, strong surrounding demographics, and consistent tenant demand. 14722 Magnolia Blvd represents a compelling opportunity to acquire a stabilized asset with significant upside in one of the Valley's premier multifamily submarkets.



ASSET OVERVIEW

UNIT MIX

Unit Type	Number of Units
2 + 1	3
2 + 1 Patio	1
Total	**4**

PROPERTY HIGHLIGHTS

- Owners Unit with Patio & Washer/Dryer
- Copper Plumbing
- Upgraded Electircal
- Approved Plans for Two ADU's
- Individually Metered
- Prime Sherman Oaks Location
- Wood Floors Throughout
- Tankless Water Heater
- All Units on Solar Power

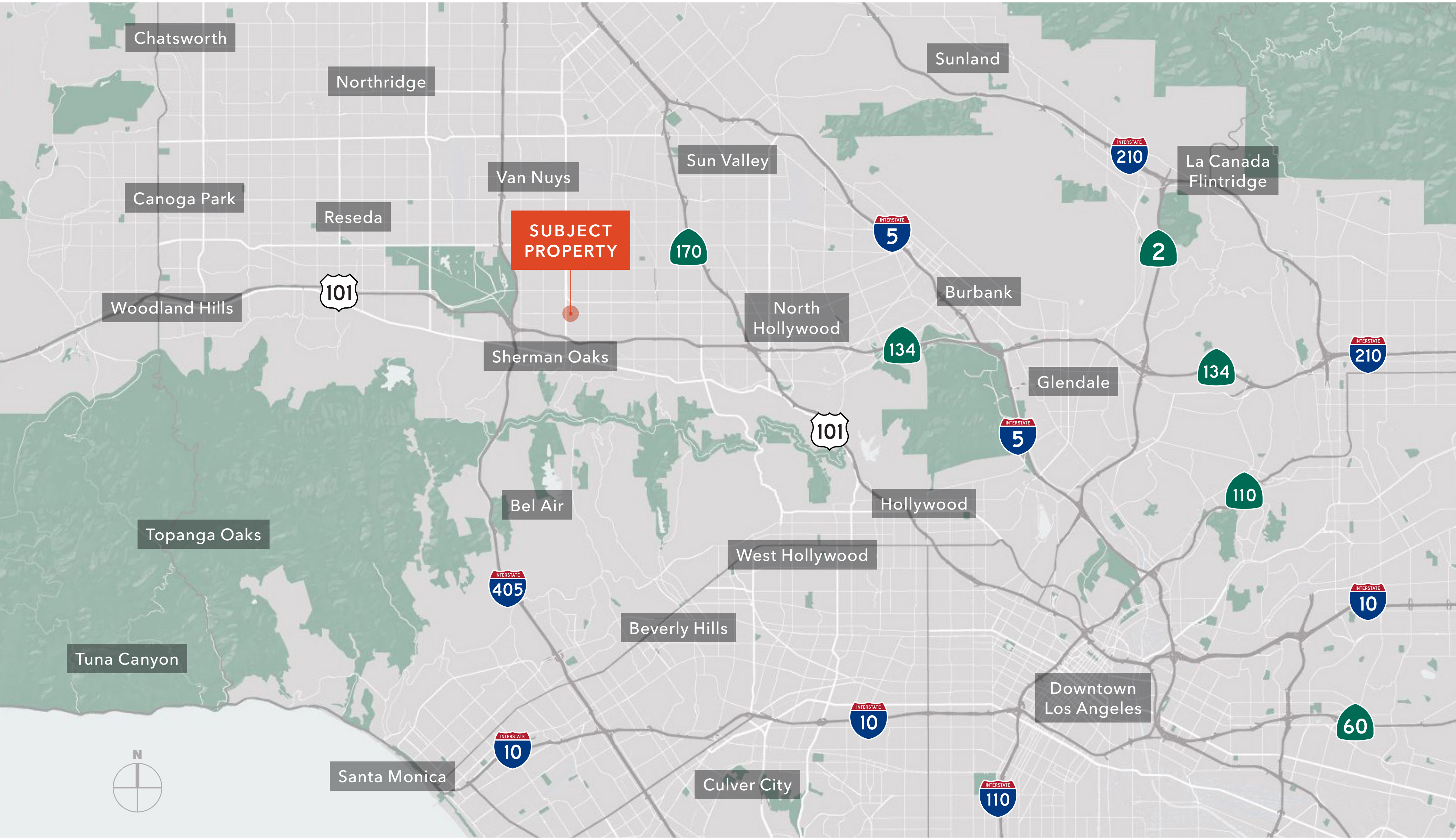
4
TOTAL UNITS

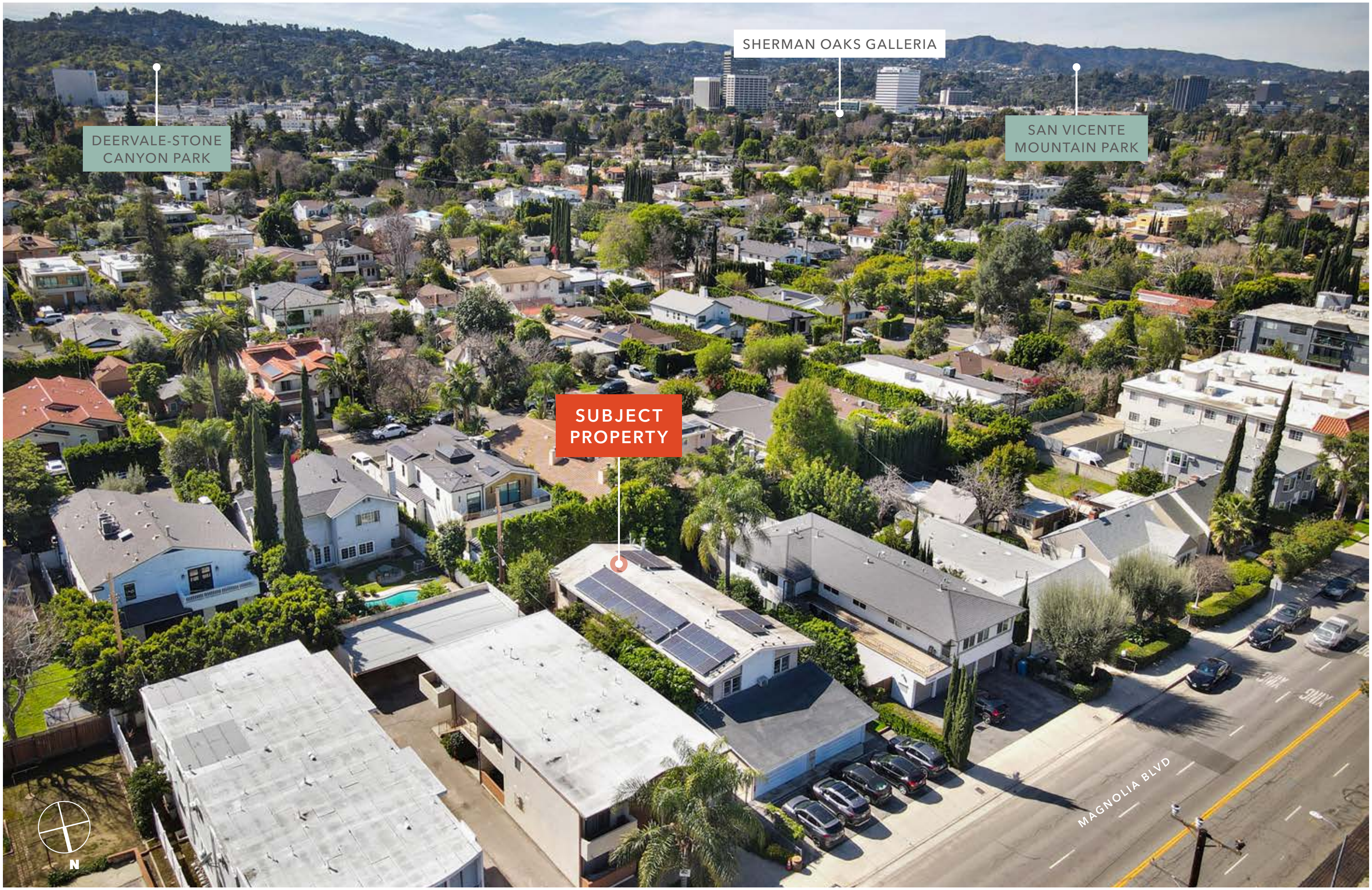
1955
YEAR BUILT

3,588
GROSS BUILDING SF

$2,037
AVG UNIT RENT

$2.27
AVG UNIT RENT PSF


Chatsworth
Northridge
Sunland
Sun Valley
Van Nuys
210
La Canada Flintridge
Canoga Park
Reseda
SUBJECT PROPERTY
170
5
2
101
Burbank
Woodland Hills
North Hollywood
Sherman Oaks
134
134
210
Glendale
101
5
Bel Air
Hollywood
110
Topanga Oaks
West Hollywood
405
10
Beverly Hills
Tuna Canyon
Downtown Los Angeles
10
60
10
Santa Monica
Culver City
110
N


SHERMAN OAKS GALLERIA
DEERVALE-STONE CANYON PARK
SAN VICENTE MOUNTAIN PARK
SUBJECT PROPERTY
MAGNOLIA BLVD
N

PROPERTY SUMMARY

ADDRESS
14722 Magnolia Blvd,
Sherman Oaks, CA 91403

BUILDING AREA
3,588 SF

YEAR BUILT
1955

 # OF BUILDINGS
1

 # OF UNITS
4

AVERAGE UNIT SIZE
897 SF

UTILITIES
Individually Metered for Gas & Electric

LAND AREA
0.15 Acres

PARKING
2 garages with 4 spaces
4 surface spaces

PARCEL NUMBER
2263-037-008

ZONING
LAR3

 # OF FLOORS
2

PROPERTY PHOTOS

Section 02

UPGRADED ELECTRICALS

SOLAR SYSTEM

TANK-LESS WATER HEATERS

SOLAR PANELS

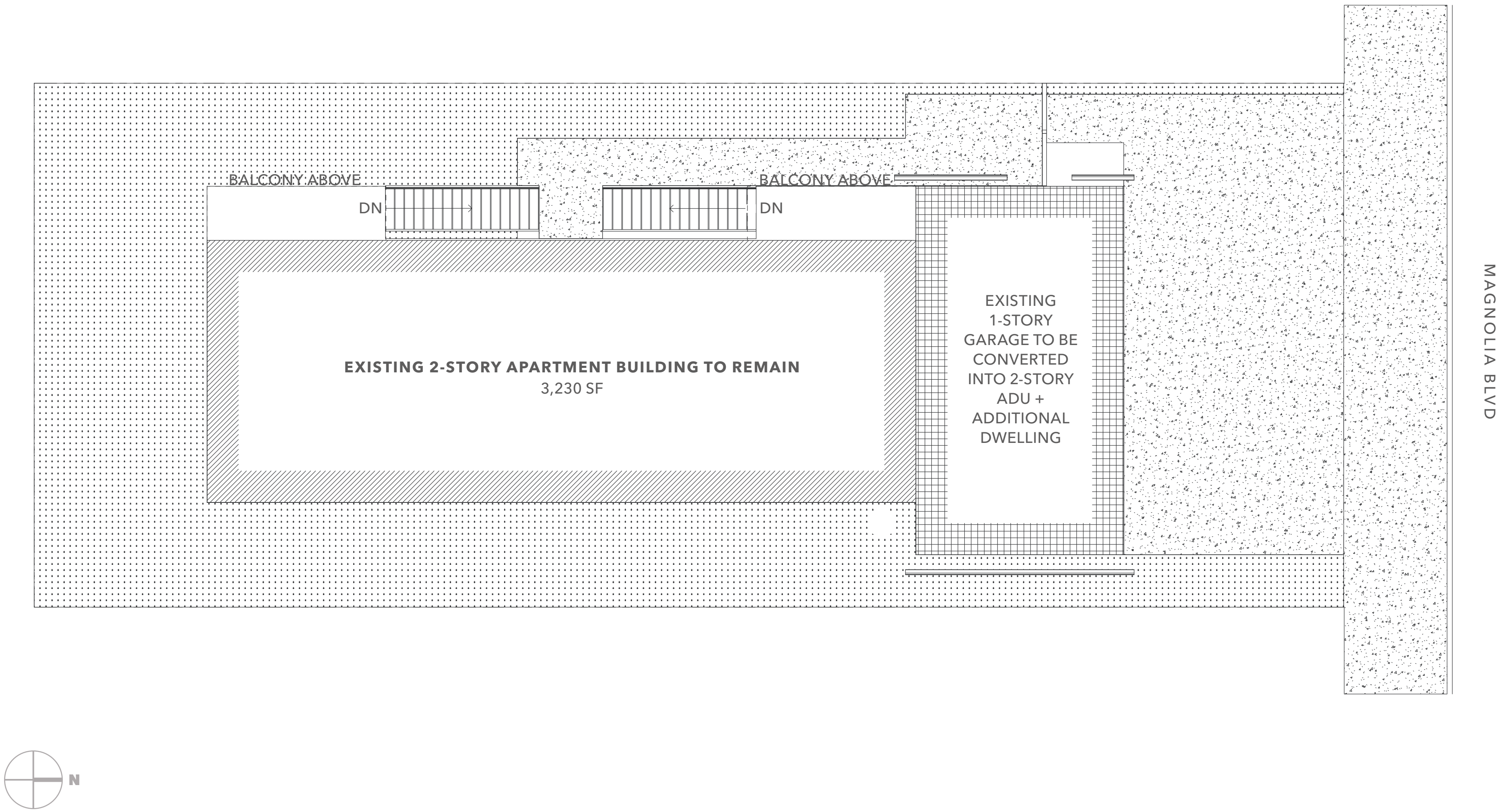

INCREASE
EDUCATOR
SALARIES

UNIT 2

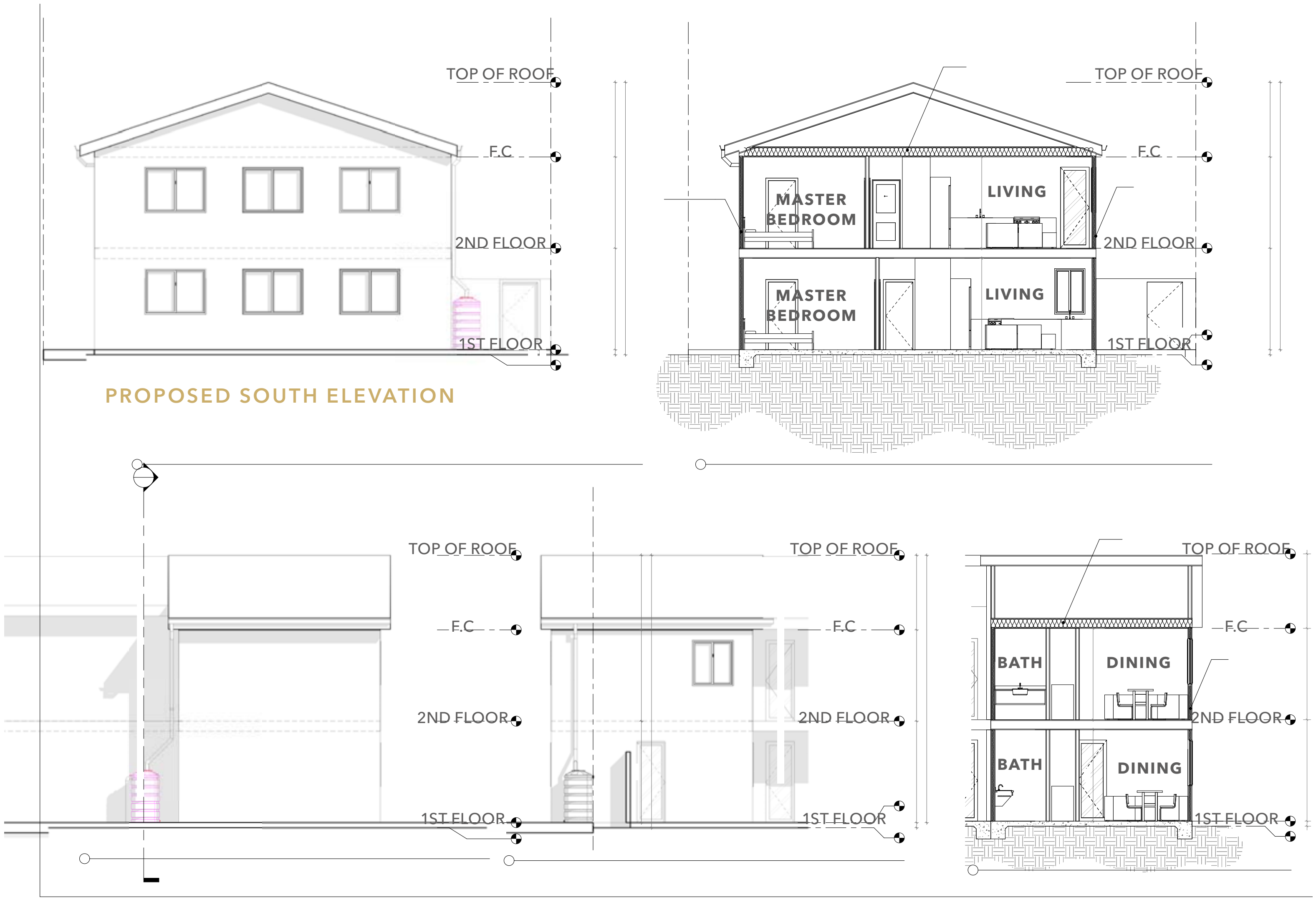
UNIT 2

UNIT 2 - PRIVATE PATIO

SITE PLAN


BALCONY ABOVE
DN
BALCONY ABOVE
DN
EXISTING 2-STORY APARTMENT BUILDING TO REMAIN
3,230 SF
EXISTING 1-STORY GARAGE TO BE CONVERTED INTO 2-STORY ADU + ADDITIONAL DWELLING
MAGNOLIA BLVD
N

ELEVATIONS

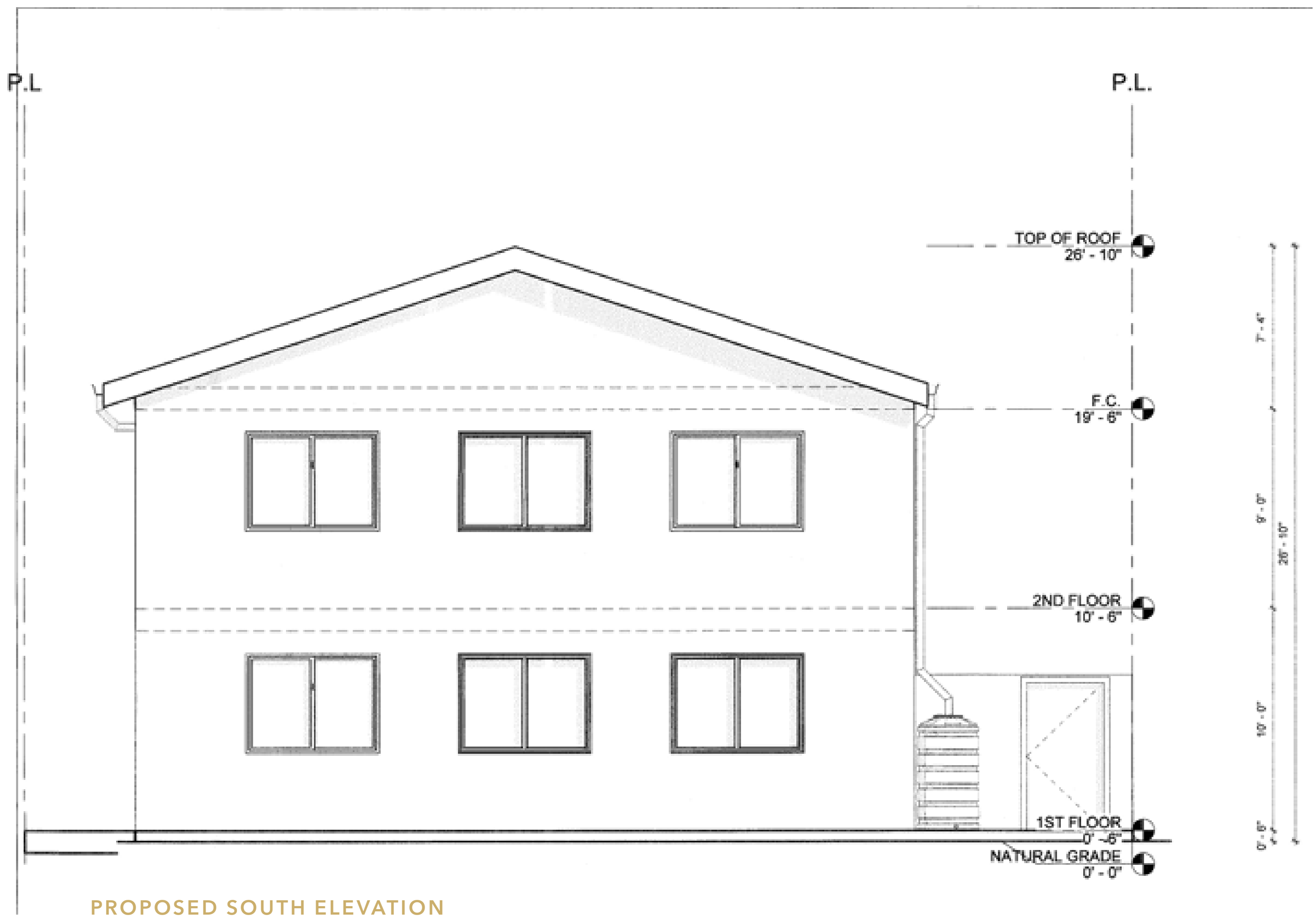


PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

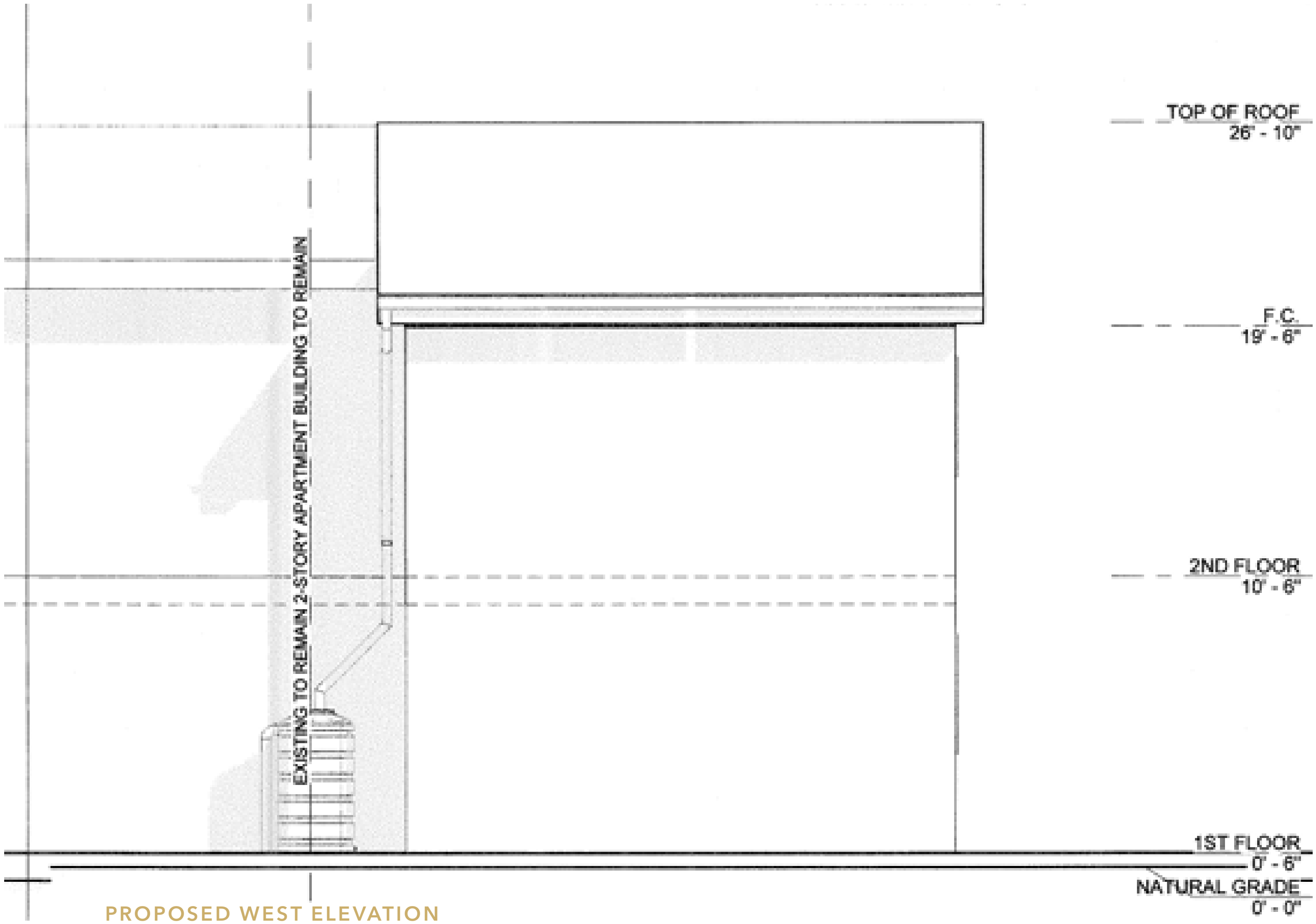
PROPOSED EAST ELEVATION

ADU



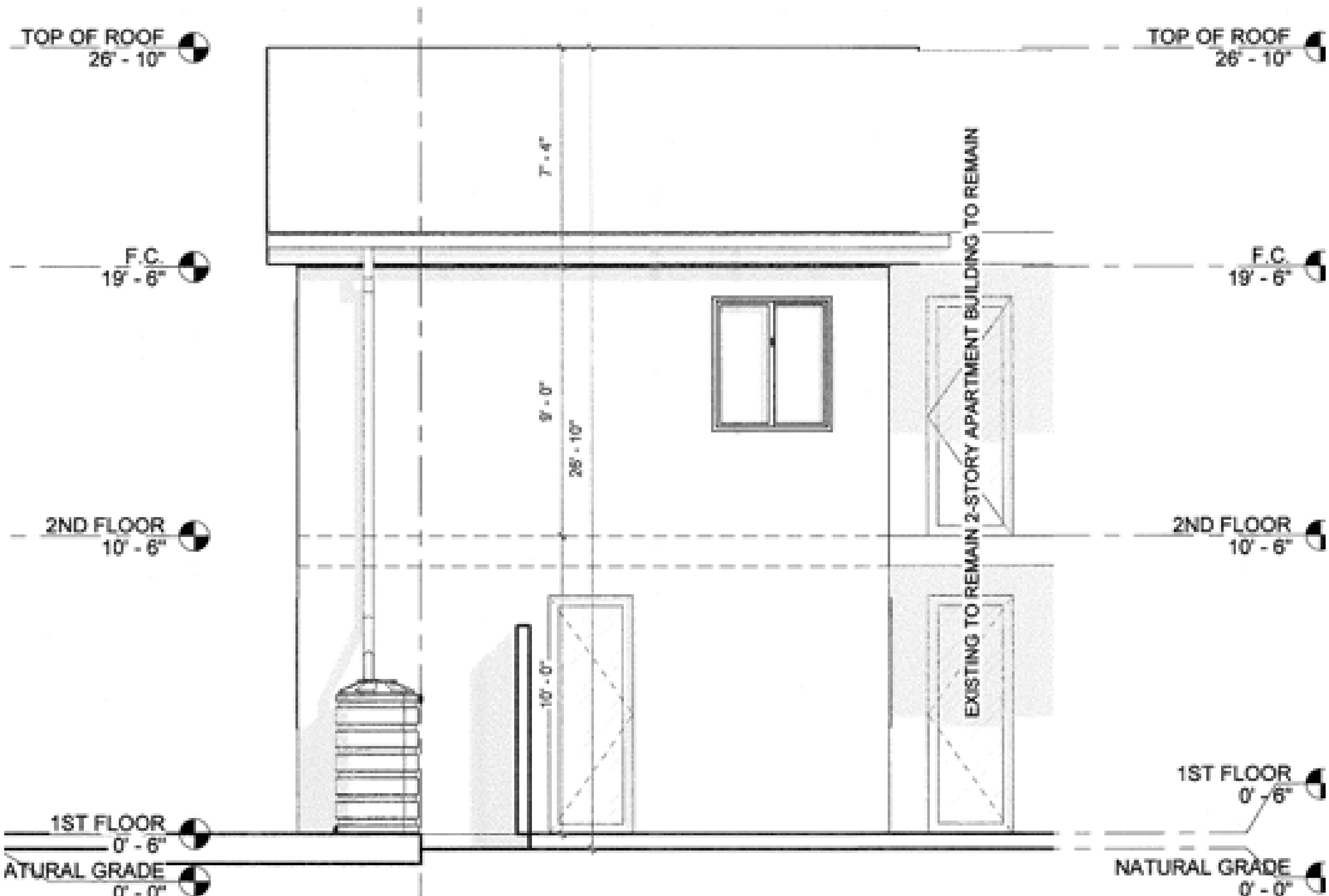
PROPOSED SOUTH ELEVATION

ADU



PROPOSED WEST ELEVATION

ADU



PROPOSED EAST ELEVATION

FINANCIAL ANALYSIS

Section 03

FINANCIAL SUMMARY

RENT ROLL SUMMARY

Unit Type	Units	Rental Range	Current Avg Rent	Current Monthly Income	Pro Forma Avg Rent	Pro Forma Monthly Income
2+1	2	$1,191 - $2,172	$1,681	$3,363	$2,395	$4,790
2+1 Patio	1	$2,390 - $2,390	$2,390	$2,390	$2,850	$2,850
2+1 (Vacant)	1	$2,395 - $2,395	$2,395	$2,395	$2,395	$2,395
Totals / Avg	**4**		**$2,037**	**$8,148**	**$2,509**	**$10,035**
Gross Annualized Rents			**$97,771**		**$120,420**	

Scheduled Avg Rent/SF	$2.27
Potential Avg Rent/SF	$2.80

3,588 SF
BUILDING AREA

$8,148
CURRENT MONTHLY RENT

$10,035
POTENTIAL MONTHLY RENT

897 SF
AVG UNIT SIZE

RENT ROLL

Unit	Unit Type	Current Rent/Month	Rent/SF/Month	Potential Rent/Month	Rent/SF/Month
1	2+1	$1,191		$2,395	
2	2+1 Patio	$2,390		$2,850	
3	2+1	$2,172		$2,395	
4	2+1 (Vacant)	$2,395		$2,395	
Total	**3,588 SF**	**$8,148**	**$2.27**	**$10,035**	**$2.80**

OPERATING STATEMENT

RENTAL INCOME

	Current	%	Proforma	%	Per Unit	Per SF
Gross Potential Rent	$120,420		$120,420		$30,105	$33.56
Loss / Gain to Lease	($22,649)	18.8%	$0		$0	$0.00
Gross Current Rent	$97,771		$120,420		$30,105	$33.56
Physical Vacancy	($2,933)	3.0%	($3,613)	3.0%	($903)	($1.01)
Total Vacancy	**($2,933)**	**3.0%**	**($3,613)**	**3.0%**	**($903)**	**($1)**
Effective Rental Income	$94,837		$116,807		$29,202	$32.56
Effective Gross Income	**$94,837**		**$116,807**		**$29,202**	**$32.56**

EXPENSES

	Current	Proforma	Per Unit	Per SF
Real Estate Taxes	$18,231	$18,231	$4,558	$5.208
Insurance	$5,100	$5,100	$1,275	$1.42
Utilities	$4,450	$4,450	$1,113	$1.24
Repairs & Maintenance	$1,500	$1,500	$375	$0.42
Landscaping	$960	$960	$240	$0.27
Total Expenses	**$30,241**	**$30,241**	**$7,560**	**$8.43**
Expenses as % of EGI	**31.9%**	**25.9%**		
Net Operating Income	**$64,006**	**$85,976**	**$21,642**	**$24.13**

SUMMARY

PRICE	$1,545,000	
DOWN PAYMENT	$1,545,000	100%
NUMBER OF UNITS	4	
PRICE PER UNIT	$386,250	
PRICE PER SQFT	$430.60	
GROSS SQFT	3,588	
LOT SIZE	0.15 Acres	
YEAR BUILT	1955	

RETURNS

	Current	Pro Forma
CAP RATE	4.18%	5.60%
GRM	15.80	12.83
CASH-ON-CASH	4.18%	5.60%
DEBT COVERAGE RATIO	N/A	N/A

RENTS

# of Units	Unit Type	Current Rents	Market Rents
2	2 + 1	$1,681	$2,395
1	2 + 1 Patio	$2,390	$2,850
1	2 + 1 (Vacant)	$2,395	$2,395

INCOME

		Current		Pro Forma
Gross Scheduled Rent		$97,771		$120,420
Less: Vacancy/Deductions	3.0%	$2,933	3.0%	$3,613
Total Effective Rental Income		**$94,837**		**$116,807**
Effective Gross Income		**$94,837**		**$116,807**
Less: Expenses	31.9%	$30,241	25.9%	$30,241
Net Operating Income		**$64,596**		**$86,566**
Cash Flow		$64,596		$86,566
Net Cash Flow After Debt Service	4.18%	$64,596	5.60%	$86,566
Total Return	**4.18%**	**$64,596**	**5.60%**	**$86,566**

EXPENSES

	Current	Proforma
Real Estate Taxes	$18,231	$18,231
Insurance	$5,100	$5,100
Utilities	$4,450	$4,450
Repairs & Maintenance	$1,500	$1,500
Landscaping	$960	$960
Total Expenses	**$30,241**	**$30,241**
Expenses / Unit	**$7,560**	**$7,560**
Expenses / SF	**$8.43**	**$8.43**

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MARKET OVERVIEW

Section 04

SHERMAN OAKS

Sherman Oaks, located in the southern San Fernando Valley, is a well-established neighborhood that offers a strong mix of residential stability and urban convenience.

Known for its walkable retail corridors and access to major freeways, Sherman Oaks continues to attract renters looking for a balance between lifestyle and location.

The multifamily housing stock in the area ranges from older mid-century apartment buildings to newer mixed-use developments, with recent projects reflecting a growing demand for upscale rental options. Notable developments include Via Avanti, a 325-unit mixed-use community near the Sherman Oaks Galleria, and Citrus Commons, a 249-unit apartment and retail project on the former Sunkist Building site. These projects reflect a trend toward modernizing the area's housing while maintaining its neighborhood feel.

With access to the 101 and 405 freeways, as well as key corridors like Ventura Boulevard, Sherman Oaks offers excellent regional connectivity and a high level of local amenity. Its appeal to young professionals, families, and long-term renters continues to drive demand for quality rental housing. Limited land availability and ongoing interest from both local and institutional investors make Sherman Oaks a competitive and resilient submarket for multifamily investment.


Credit: Clotee Pridgen Allochuku

Credit: westfield.com

Credit: Clotee Pridgen Allochuku

SHERMAN OAKS POINTS OF INTERESTS

WESTFIELD FASHION SQUARE MALL

If you are in the mood to shop, Westfield Fashion Square Mall is your place. There are many great stores within this mall from Bloomingdales to Macy's to Forever21 to Aldo. There is also a food court with a wide range of food choices, which will satisfy any taste bud. This mall is a great place to visit to satisfy any shopping need.

SHERMAN OAKS TUESDAY FARMERS' MARKET

On Tuesdays in the parking lot of the Fashion Square mall from 3 PM-7 PM, you can visit the Farmers' Market with vendors from nearby. You will find these purveyors selling local produce, fresh eggs, meats, desserts, etc. This is great if you enjoy buying local and straight from the farms. You can't go wrong with a farmers' market, so come hungry and eat fresh.

RESTAURANTS

Eating out in Sherman Oaks can be a bit of a struggle because there are so many good restaurants. There are great places for breakfast, lunch and dinner with all different types of food available. Blu Jam Cafe is a great spot for breakfast and brunch, but be prepared for a possible wait as it is a very popular spot. Mendocino Farms, a wonderful place to meet a friend or co-worker for lunch, has delicious sandwiches and salads. Gyu-Kaku Japanese BBQ is a place where each table has it's own grill. Gyu-Kaku also has awesome happy hours, plus it's a great spot to grab dinner. These are just a few of the many delicious restaurants that Sherman Oaks has to offer.

COFFEE SHOPS

When you need a little pick me up in your day, hitting one of the local coffee shops is a great idea. This way you can support local businesses and avoid the long lines you may find at the big, chain coffeehouses. One place to check out is M Street Coffee. They offer fresh, organic coffee blends that you can enjoy in their great environment, or take to go.

NIGHTLIFE

Sherman Oaks has a lively nightlife scene. It is geared more towards the casual side, but it is great when you want to have a fun night out. By hitting up some of the local spots – Tunnel Bar, The One Up and The Local Peasant are three must-visit places – you can find a great rooftop bar, grab some drinks and play arcade games, or enjoy the vibrant ambiance. By hitting the town in Sherman Oaks, you will find all of these and more.

Source: https://theculturetrip.com/north-america/usa/california/articles/top-10-things-to-do-and-see-in-sherman-oaks

SAN FERNANDO VALLEY, CA

The San Fernando Valley is a vibrant economic and cultural hub within the Greater Los Angeles Area.

Covering a large portion of northwestern Los Angeles County, the Valley is home to over 1.8 million residents and a diverse mix of industries.

As a cornerstone of the entertainment industry, the Valley is home to major film and television studios, including Universal Studios, Warner Bros., and Walt Disney Studios. Popular attractions like Universal Studios Hollywood and the NoHo Arts District highlight the region's rich entertainment scene, blending Hollywood history with emerging creative talent. The Valley's food scene reflects its diverse communities, offering everything from Michelin-starred restaurants to beloved neighborhood eateries.

Beyond entertainment, the Valley's economy thrives on industries such as technology, aerospace, healthcare, and manufacturing. Its business-friendly environment attracts both startups and established corporations, while Burbank Airport provides a key transportation link for domestic and international travel.

Outdoor enthusiasts can explore Griffith Park, the Santa Susana Mountains, and the Los Angeles River Greenway, which offer scenic hiking, biking, and equestrian trails. With year-round sunshine, residents enjoy outdoor activities like golf, sports leagues, and bustling farmers' markets.

Shopping options range from high-end retail at Westfield Topanga and The Village to unique boutiques in Magnolia Park, catering to a wide variety of tastes and budgets.

With its strong economy, diverse culture, and suburban appeal, the San Fernando Valley offers an ideal balance of business opportunity and quality of life, making it a prime destination for residents, entrepreneurs, and investors alike.

SAN FERNANDO VALLEY DEMAND DRIVERS

Disney 44,000 EMPLOYEES	Warner Bros. 12,000 EMPLOYEES	Harbor Freight 10,400 EMPLOYEES
Health Net 8,000 EMPLOYEES	Public Storage 6,200 EMPLOYEES	Adventist Health 4,400 EMPLOYEES
Amazon 3,300 EMPLOYEES	Aramark 3,297 EMPLOYEES	Providence Health & Services 3,000 EMPLOYEES
ServiceTitan 2,900 EMPLOYEES	Farmers 2,100 EMPLOYEES	DreamWorks 2,030 EMPLOYEES

Projected Job Growth

4.4%
SAN FERNANDO VALLEY (ANNUAL)

0.4%
UNITED STATES (ANNUAL)

Population

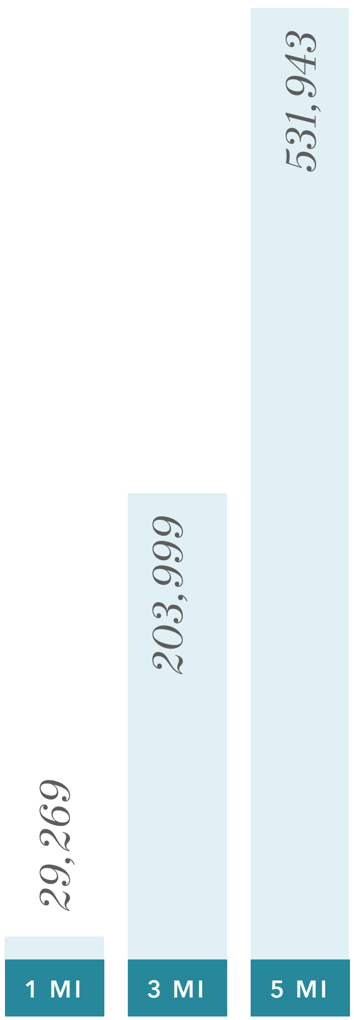
1.78M
CURRENT (2024)

-0.30%
CHANGE (2024-2029)

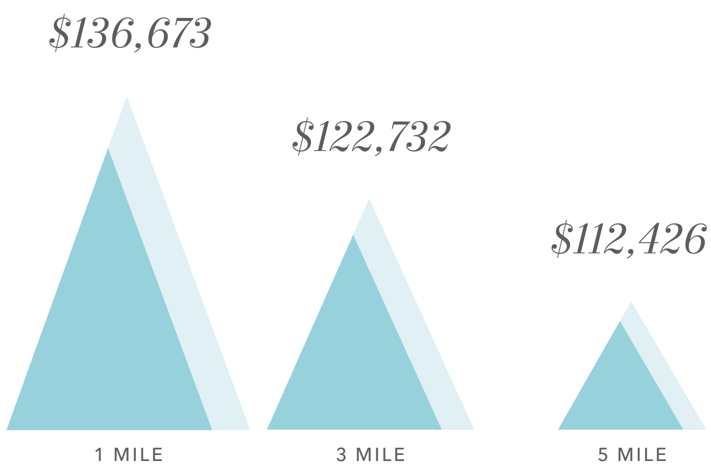
Data Sources: Los Angeles Business Journal, KM Research

DEMOGRAPHICS

ESTIMATED POPULATION



AVERAGE HOUSEHOLD INCOME



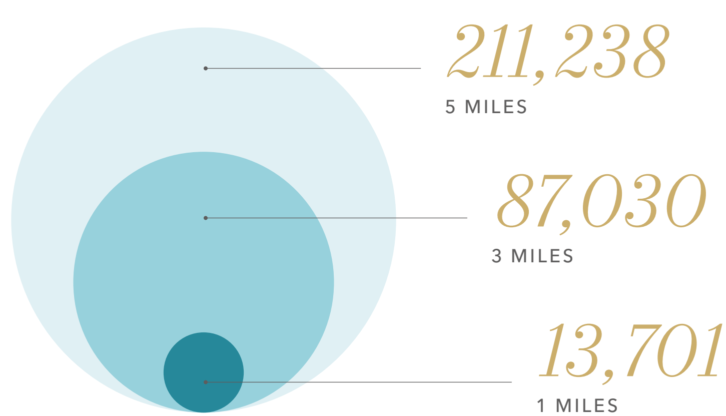
MEDIAN AGE

41.3 YRS
1 MILE

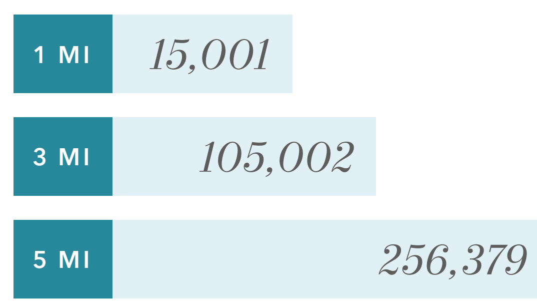
40.4 YRS
3 MILES

39.5 YRS
5 MILES

ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: CoStar

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