

15905 & 15907 Enadia Way. Van Nuys, CA 91406

**Offer
Memorandum**

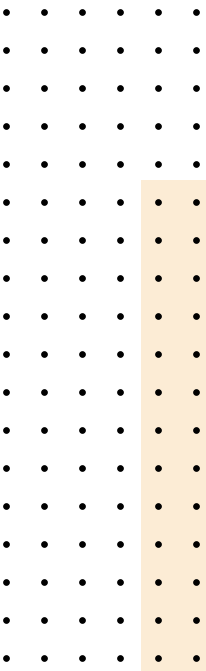
**Prepared By:
Susan K. Sanford
#01965277**

**Christie's
International
Real Estate**



Photos digitally enhanced and virtually staged.

susan@susansanford.com | 323.646.2422



EXECUTIVE SUMMARY | OFFERED AT \$999,000



15905 & 15907 Enadia Way offer a savvy investor a well-maintained, income-producing property featuring a 3-bedroom, 2-bath single-family residence and a fully permitted 1-bedroom, 1-bath ADU, each with its own address, private entrance, fenced yard, and separate laundry. Ideally located on a quiet cul-de-sac near the Van Nuys/Lake Balboa border, the tree-lined neighborhood offers convenient access to the 405 and Van Nuys airport without interference from either. Though zoned LAR1, SB 79 is opening growth opportunities throughout the city due to ongoing housing needs.

Designed for efficient long-term ownership, the property features separately metered electricity, infrastructure allowing tenants to pay their own utilities, and stable rental history with consistent occupancy throughout the sellers' ownership. The front residence offers approximately 1,268 square feet with central HVAC and fireplaces, while the permitted ADU provides approximately 447 square feet with a mini-split system, dedicated outdoor space and access to the driveway for parking.

This fifties charmer sits on a 5,500-square-foot lot, the property generates positive cash flow with tenants already in place, making it attractive to investors seeking immediate income. The front home is leased, and the ADU is currently occupied on a month-to-month basis with both tenants at market rate. Interior showings will be provided upon acceptance of offer. Do not disturb occupants.

Improvements:

2026 – A/C pan

2025 – New roof, new fencing, shower pan

2024 – electrical upgrade, submeter

Rents:

15905 – \$3,321

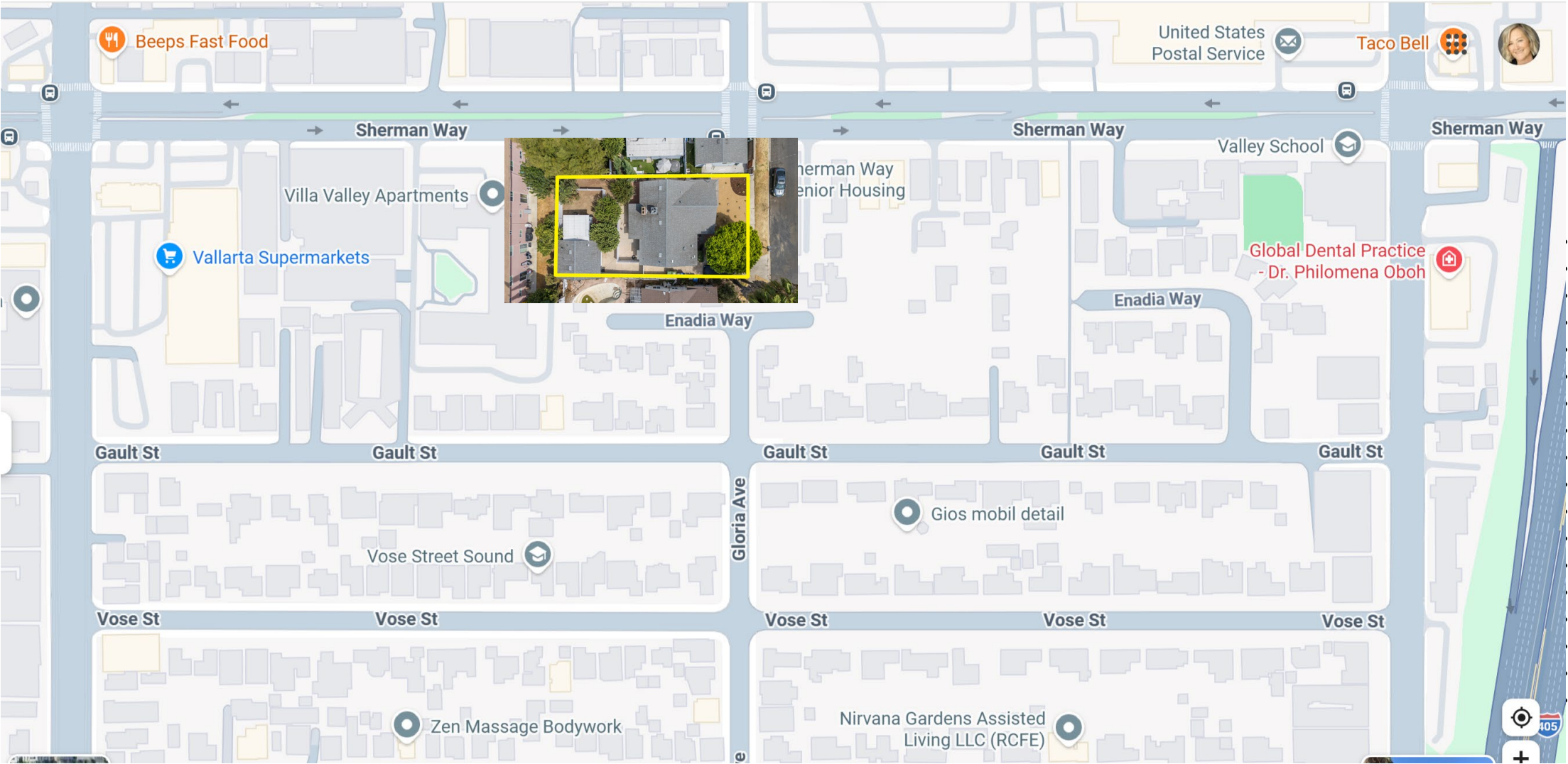
15907 – \$1,818



LOCATION | AREA OVERVIEW

Lake Balboa

Entrance to 405





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Income Statement

1/1/2025 - 12/31/2025, None, Cash basis

15905-15907 Enadia Way - Nikita Hurley, Daniel Hurley

Account	Total
Income	
Other Income	31.32
Rent Income	58,630.80
Utility Income	5,760.00
Total Income	\$64,422.12
Expense	
Bank Fees	5.18
Cleaning and Maintenance	678.97
Landscaping	700.00
Management Fees	
Management Fees	3,576.00
Total for Management Fees	\$3,576.00
Repairs	6,690.78
Total Expense	\$11,650.93
Net Operating Income	\$52,771.19
Net Income	\$52,771.19

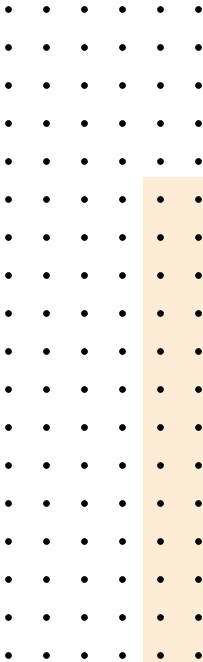
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Income Statement

1/1/2026 - 12/31/2026, None, Cash basis

15905-15907 Enadia Way - Nikita Hurley, Daniel Hurley

Account	Total
Income	
Convenience Fee	52.17
Other Income	30.69
Pet Rent	240.00
Rent Income	34,910.53
Utility Income	838.50
Total Income	\$36,071.89
Expense	
Bank Fees	1.00
Cleaning and Maintenance	1,067.50
Landscaping	4,000.00
Management Fees	
Management Fees	1,937.00
Tenant Placement Fee	1,249.00
Total for Management Fees	\$3,186.00
Repairs	4,076.85
Total Expense	\$12,331.35
Net Operating Income	\$23,740.54
Net Income	\$23,740.54





Broker Bio | Susan K. Sanford | SK Real Estate, Inc.



Susan brings over 30 years of marketing, media and sales experience to the world of real estate. Her expertise with helping clients through the process of buying and selling in the corporate world made her transition seamless to residential real estate consultation. She has found that her love of sales is much more about the social interaction – getting to know clients better and helping them fulfill needs – than the business elements. That said, her years of transactional expertise help to create a high-quality, professional experience that reduces stress, produces satisfaction, and guides people through life changes!

Susan graduated from Northern Arizona University with a B.S. in Business Administration - emphasis Marketing. Her first job in the advertising industry was working for Jerry Della Femina - famous for marketing difficult products. Prior to becoming a Realtor, she spent the rest of her marketing career working as a sales director for media companies such as Viacom (MTV Networks, Nickelodeon, Paramount and CBS), Time, Inc. (People, Sunset, Fortune, etc.), The Los Angeles Times and Harvard Business Review. Her negotiating skills are top-notch, and she has an innate understanding pricing.

The move from Phoenix to Los Angeles felt temporary until she reared her children in the city. She is now a true Angeleno and has found joy in becoming an advocate for her community and volunteering at local non-profits.

As an experienced real estate investor, Susan has bought and sold multiple properties for herself and has a great understanding of what it is like for a person to either buy or sell. Her sales in the last 10 years total over \$92,000,000 in listings/purchases. She excels in vacant land and income property sales.

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