

12206 MAGNOLIA BLVD

VALLEY VILLAGE, CA 91607

12206
MAGNOLIA

INVESTMENT OVERVIEW

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PRIME VALLEY VILLAGE MULTIFAMILY OPPORTUNITY

Discover this rare investment opportunity in the heart of Valley Village. This well-maintained 10-unit building, situated on a quiet, tree-lined street, offers a diverse mix of units with excellent rental upside potential. The property features 6 spacious 2-bedroom/2-bath units, 3 1-bedroom/1-bath units, and 1 unique 1-bedroom/2-bath unit, many of which include private patios or balconies—perfect for enjoying the SoCal lifestyle. Recent upgrades include completed seismic retrofit work and Newer water heater, the building exudes pride of ownership. Built in 1964, this charming two-story property boasts central air and heating throughout,

along with 10 covered parking spots. The building is meticulously cared for, with some units tastefully remodeled to appeal to modern renters. Located near top employers like Universal Studios, CBS, and NBC, as well as close proximity to the vibrant NoHo Arts District, NoHo West, and renowned dining and shopping options, this multifamily property is ideally situated for steady rental demand. Don't miss this chance to own a clean, quiet, and centrally located income-generating asset in one of the Valley's most sought-after neighborhoods



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FINANCIAL ANALYSIS

BUSINESS
DASHBOARD

Region	Metric	Value
North America	Revenue	1.2M
Europe	Profit	800K
Asia Pacific	Avg. Order Val.	150
South America	Ch. Time Delay	120
Africa	New Customers	500
Oceania	Cost Reduction	30%



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PRICING & FINANCIAL SUMMARY

PRICE

\$2,850,000

YEAR BUILT

1964

UNITS

10

PRICE/UNIT

\$285,000

BUILDING SIZE

9734

PRICE/SF

\$292.79

LOT SIZE

12,377

ZONING

LAR3

APN

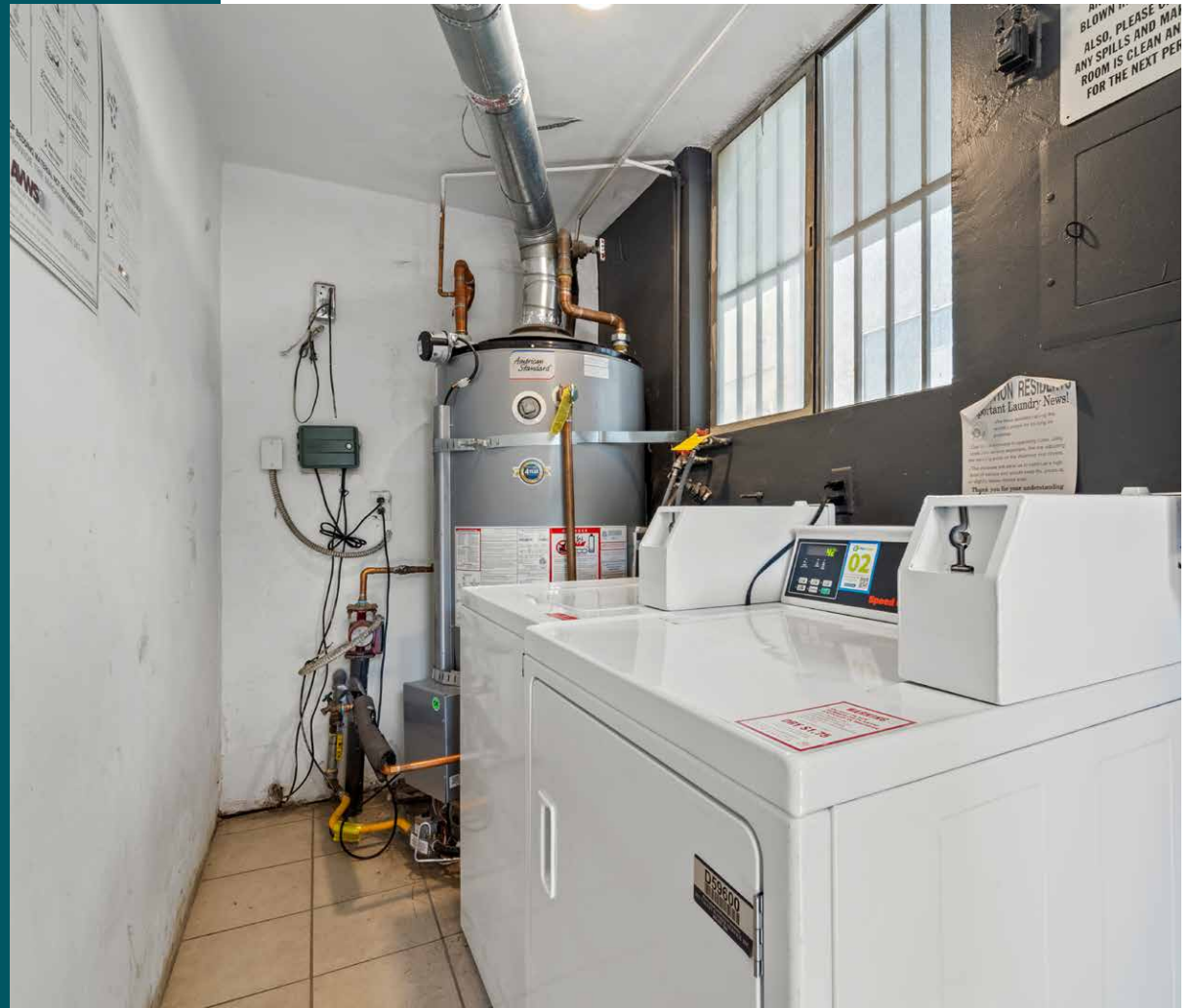
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GRM

12.9

PRO FORMA GRM

11.5



RENT ROLL

Unit #	Unit Type	Move in date	Rent	Pro Forma
1	1Bed + 2Bath	1-29-2011	\$1,571	\$2,150
2	2Bed + 2Bath	11-15-2007	\$1,753	\$2,550
3	1Bed + 1Bath	07-01-2021	\$1,820	\$2,100
4	1Bed + 1Bath	06-01-24	\$1,925	\$2,100
5	1Bed + 1Bath	8-5-2021	\$1,820	\$2,100
6	2Bed + 2Bath	12-1-2019	\$2,490	\$2,550
7	2Bed + 2Bath	12-16-2007	\$1,916	\$2,550
8	2Bed + 2Bath	8-12-2016	\$1,800	\$2,550
9	2Bed + 2Bath	8-15-2019	\$1,805	\$2,550
10	2Bed + 2Bath	5-7-2011	\$1,816	\$2,550
10 Units			\$18,716	\$23,750
Gross Scheduled Monthly Rental Income			\$18,716	\$23,750
Gross Scheduled Annual Rental Income			\$224,592	\$285,000
Annual Laundry Income			\$1,050	\$1,050
Total Yearly Scheduled Income			\$225,642	\$286,050

An aerial photograph of a city, likely Los Angeles, viewed from a high vantage point. The image is heavily overlaid with a semi-transparent teal color. In the foreground, there are dense green trees and a hillside. In the middle ground, a cityscape is visible, including a prominent building with a grid-like facade. In the background, a city skyline is visible against a hazy sky. The text 'AREA OVERVIEW' is centered in the middle of the image in a white, bold, sans-serif font.

AREA OVERVIEW

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LOCATION OVERVIEW

The city of Valley Village is located in the San Fernando Valley, just outside of Los Angeles. Home of many upscale apartments and houses, this quiet suburb has many big-city comforts too.

Residents appreciate Valley Village's excellent academic programs, which include a stellar music program! Area homes are close to public transportation, food markets, family-owned businesses, and more. You'll love the well-maintained park space at Valley Village Park, near Hollywood Freeway.

A plethora of restaurants and coffee shops can be found along West Magnolia Drive and Laurel Canyon Boulevard. When you call this place your home, you're just a short drive away from Universal Studios Hollywood and Lakeside Golf Club.



MAJOR ROADS

170 Hollywood Fwy
3 min / 0.7 mi

101 Ventura Fwy
6 min / 1.5 mi



TRANSPORTATION

Laurel Canyon Station
5 min walk / 0.3 mi

North Hollywood Station
4 min / 2.0 mi



INTERNATIONAL AIRPORTS

Burbank-Bob Hope (BUR)
9 min / 4.8 mi

Los Angeles (LAX)
32 min / 22.6 mi



DEMOGRAPHICS

DEMOGRAPHIC OVERVIEW

	1 Mile	3 Miles	5 Miles
Population			
Total Population Est. 2023	36,964	297,625	605,668
Male	49.4%	50.0%	50.1%
Female	50.6%	50.0%	49.9%
Race & Ethnicity			
White	60.6%	50.0%	46.1%
Black	6.2%	5.4%	4.4%
American Indian/Alaska Native	0.7%	0.2%	1.3%
Asian	7.1%	7.6%	9.2%
Hawaiian/Pacific Islander	0.2%	0.1%	0.1%
Other	12.5%	22.2%	24.9%
Two or More Races	12.7%	13.4%	13.9%
Income			
Average Household Income	\$118,642	\$120,117	\$126,185
Median Household Income	\$83,871	\$78,032	\$81,122
Housing			
Median Housing Value	\$963,131	\$925,413	\$912,935
Owner Occupied	31.0%	32.8%	39.6%
Renter Occupied	69.0%	67.2%	60.4%

TOP EMPLOYERS

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Arts/Design/Ent./Sports/Media	3,009	21,126	36,486
Management	2,917	20,151	37,565
Office/Administrative Support	1,893	15,032	29,858
Business/Financial	1,562	10,562	19,803
Sales and Sales Related	1,363	11,878	24,213
Education/Training/Library	1,345	7,866	14,598
Food Preparation/Serving Related	1,016	8,366	16,556
Healthcare Practitioner/Technician	938	7,474	15,305
Computer/Mathematical	894	4,266	8,834
Transportation/Material Moving	702	8,123	18,289
Construction/Extraction	616	6,111	15,098
Personal Care/Service	559	5,288	9,744
Production	550	5,616	12,875



RENT OCCUPIED

69.0% within a 1 mile radius of property



HOUSEHOLD GROWTH

within a 3 mile radius is expected to reach 1.85% by 2028



POPULATION GROWTH

within a 3 mile radius is expected to reach 1.25% by 2028

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