

# INVESTMENT OPPORTUNITY

6537-6543 WOODLEY AVE, VAN NUYS, CA 91406



**DEMIS DOKHANIAN**

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[www.jnmrealty.com](http://www.jnmrealty.com)



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# THE OPPORTUNITY

JNM Realty proudly presents, on an exclusive basis, 6537–6543 Woodley Ave, a seventeen (17) unit apartment community in Van Nuys that has been well maintained and strategically improved.

The property offers a stable operational foundation with two (2) vacant units, allowing a buyer to immediately set market rents, select tenants, and implement renovation-driven upside. Recent capital improvements include a newly permitted roof replacement totaling approximately \$100,000.

The asset is offered at a 10.31x GRM and 5.49% current cap rate, representing the lowest GRM among comparable sales within a one-mile radius since January 2018. This positions the property as one of the most attractive price-to-income opportunities in the submarket.

This investment is best suited for a buyer seeking a low-management, stabilized asset with clear, incremental upside and a long-term hold strategy. JNM Realty currently manages the property and is available to provide continuity for the incoming ownership.



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# INVESTMENT SUMMARY

Address	6537-6543 Woodley Ave
City, ST Zip	Van Nuys, CA 91406
APN	2233-028-022
Lot Size	28,001 SqFt
Gross SF	13,354 SqFt
Units	17 units
Year Built	1955 / 1959 / 1963

Purchase Price	\$3,500,000
Purchase Price/Unit	\$205,882
Purchase Price/SF	\$262.09
Cap Rate	5.49%
GRM	10.31x
Pro Forma Cap Rate	7.46%
Pro Forma GRM	8.24x

## INVESTMENT HIGHLIGHTS

- Two (2) buildings managed by one onsite manager
- Excellent unit mix and well-sized units
- Well maintained and some units renovated
- Approximately 75% upside to non-renovated units
- Extensive exterior covered parking, ADU potential
- Brand new \$100,000 Roof

RENTS								EXPENSES		
Units	Type	Unit SF	Total NRSF	Current Rent/Unit	Annual Income	Pro Forma Rent	Annual Income	Item	Cost/Unit	Cost
13	1+1	742 SF	9,642 SF	\$1,522	\$237,477	\$1,950	\$304,200	Onsite Manager/Keyholder*		\$7,200
3	2+1	864 SF	2,592 SF	\$1,895	\$68,231	\$2,400	\$86,400	Repairs and Maintenance	\$1,294	\$22,000
1	3+1.5	1,120 SF	1,120 SF	\$2,799	\$33,593	\$2,800	\$33,600	Contract Services		\$2,400
								LADWP & SoCal Gas*	\$139	\$28,430
								Trash - Waste Management*		\$10,724
								Insurance	\$1.27/SF	\$17,000
<b>17</b>		<b>786 SF</b>	<b>13,354 SF</b>	<b>\$1,663</b>	<b>\$339,302</b>	<b>\$2,079</b>	<b>\$424,200</b>	Direct Assessments*		\$2,952
Laundry Income				\$0/mo	\$-	\$0/spot/mo	\$-	Licenses & Fees*	\$80	\$1,366
Utilities Income				\$0/mo	\$-	\$0/unit/mo	\$-	<b>Total Operating Exp</b>	<b>\$5,416</b>	<b>\$92,072</b>
Other Income				\$27/mo	\$320	\$27/mo	\$320	Property Taxes	1.20%	\$41,989
<b>Total Other Income</b>					<b>\$320</b>		<b>\$320</b>	Management Fees	4.0%	\$13,585
<b>Gross Potential Income</b>					<b>\$339,622</b>	<b>25.00%</b>	<b>\$424,520</b>	<b>Total Expenses</b>		<b>\$147,646</b>
				<b>T-12</b>		<b>Pro Forma Income</b>				
Gross Income				\$ 339,622		\$ 424,520				
Vacancy & Concessions				3.0%	\$ -	\$ (12,736)				
<b>Effective Income</b>				<b>\$ 339,622</b>		<b>\$ 411,784</b>				
Operating Expenses				27.1%	\$ (92,072)	21.7%	\$ (92,072)			
Property Taxes					\$ (41,989)		\$ (41,989)			
Management Fees				4.0%	\$ (13,585)	4.0%	\$ (16,471)			
<b>Total Expenses</b>				<b>43.47%</b>	<b>\$ (147,646)</b>	<b>35.46%</b>	<b>\$ (150,532)</b>			
<b>NOI/Cap Rate</b>				<b>5.49%</b>	<b>\$ 191,976</b>	<b>7.46%</b>	<b>\$ 261,252</b>			

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# RENT ROLL ANALYSIS

SUBJECT PROPERTY : 6537-6543 WOODLEY AVE, VAN NUYS, CA 91406

Rent Roll	Mar 2026	6537-6543 Woodley Ave, Van Nuys, CA 91406
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Unit no.	Unit Type	Current	Market	Delta	Status
A	2+1	\$2,400	\$2,400	0.00%	Vacant
B	1+1	\$2,402	\$2,402	0.00%	Occupied
C	2+1	\$1,893	\$2,400	26.80%	Occupied
D	1+1	\$1,089	\$1,950	79.05%	Occupied
E	1+1	\$1,549	\$1,950	25.85%	Occupied
F	1+1	\$1,279	\$1,950	52.41%	Occupied
G (On-Site Manager)	1+1	\$1,726	\$1,950	13.00%	Occupied
1	1+1	\$1,546	\$1,950	26.12%	Occupied
2	1+1	\$1,099	\$1,950	77.42%	Occupied
3	1+1	\$1,595	\$1,950	22.26%	Occupied
4	1+1	\$1,647	\$1,950	18.38%	Occupied
5	1+1	\$1,950	\$1,950	0.00%	Vacant
6	1+1	\$975	\$1,950	100.00%	Occupied
7	1+1	\$1,853	\$1,950	5.22%	Occupied
8	1+1	\$1,079	\$1,950	80.76%	Occupied
6539	3+1.5	\$2,799	\$2,800	0.02%	Occupied
6541	2+1	\$1,393	\$2,400	72.27%	Occupied
<b>Totals</b>		<b>\$28,275</b>	<b>\$35,802</b>	<b>26.62%</b>	

Unit Type	Unit Count	Avg	Max
1+1	13	\$1,522	\$2,402
2+1	3	\$1,895	\$1,893
3+1.5	1	\$2,799	\$2,799

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# MARKET STUDY: SALES

SUBJECT PROPERTY : 6537-6543 WOODLEY AVE, VAN NUYS, CA 91406

## SALES COMPS

Name	Year Built	Date	Price	SqFt	Price/SqFt	# of Units	Price/Unit	Cap Rate	GRM	Notes
6537-6543 Woodley Ave	1955/1959/1963	SUBJECT	\$3,500,000	13,354 sqft	\$262.09	17	\$205,882	5.49%	10.31x	Unit Mix: (13) 1+1s, (3) 2+1s, (1) 3+1.5
16129 Cantlay St	1966	1/15/2026	\$1,180,000	5,460 sqft	\$216.12	6	\$196,667	5.97%	10.89x	Unit Mix: (2) 1+1s, (2) 2+1s, (2) 3+2s
7303 Woodley Ave	1954	12/4/2025	\$998,000	3,640 sqft	\$274.18	5	\$199,600	5.58%	11.64x	Unit Mix: (5) 2+1s
16020 Vanowen St	1958	8/14/2025	\$1,600,000	4,684 sqft	\$341.59	10	\$160,000	5.84%	11.13x	Unit Mix: (10) 1+1s
6911 Haskell Ave	1962	7/15/2025	\$4,690,000	18,997 sqft	\$246.88	24	\$195,417	5.57%	10.78x	Unit Mix: (17) 1+1s, (7) 2+1s, (1) 1+1 NC
15915-15919 Sherman Way	1956	6/2/2025	\$2,340,000	12,950 sqft	\$180.69	12	\$195,000	5.75%	11.31x	Unit Mix: (12) 1+1s
15840 Vanowen St	1952	5/29/2025	\$955,000	3,349 sqft	\$285.16	5	\$191,000	5.75%	11.30x	Unit Mix: (1) Studio, (2) 1+1s, (2) 2+1s
Averages					\$257.44		\$189,614	5.74%	11.17x	

*\*Averages do not include subject property.*

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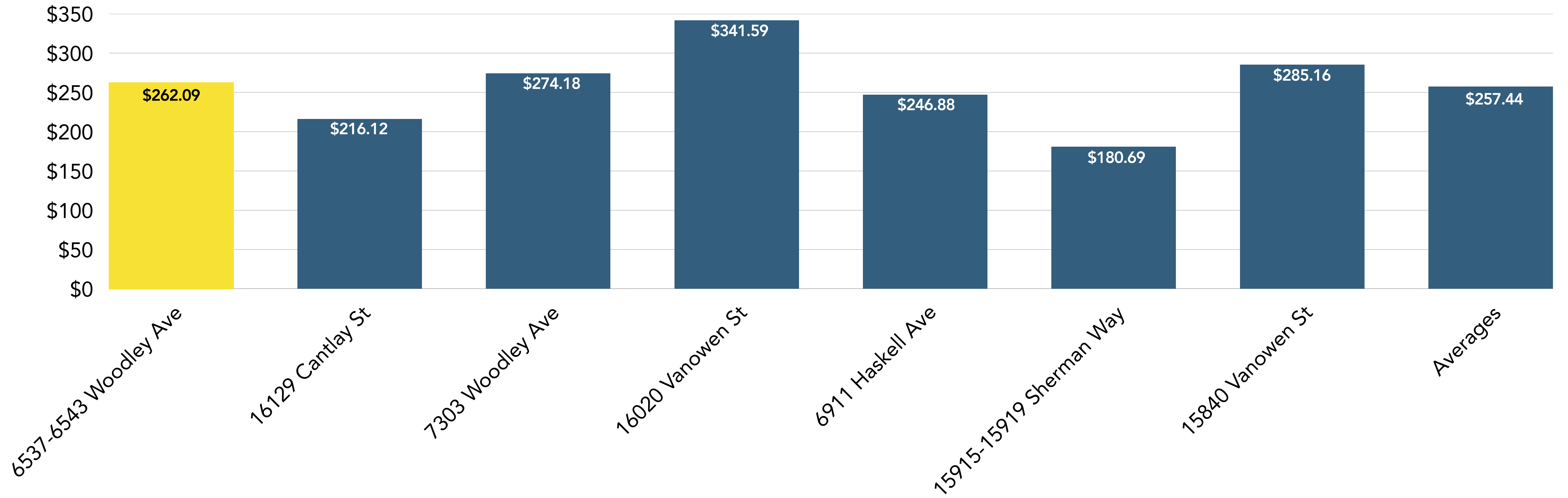
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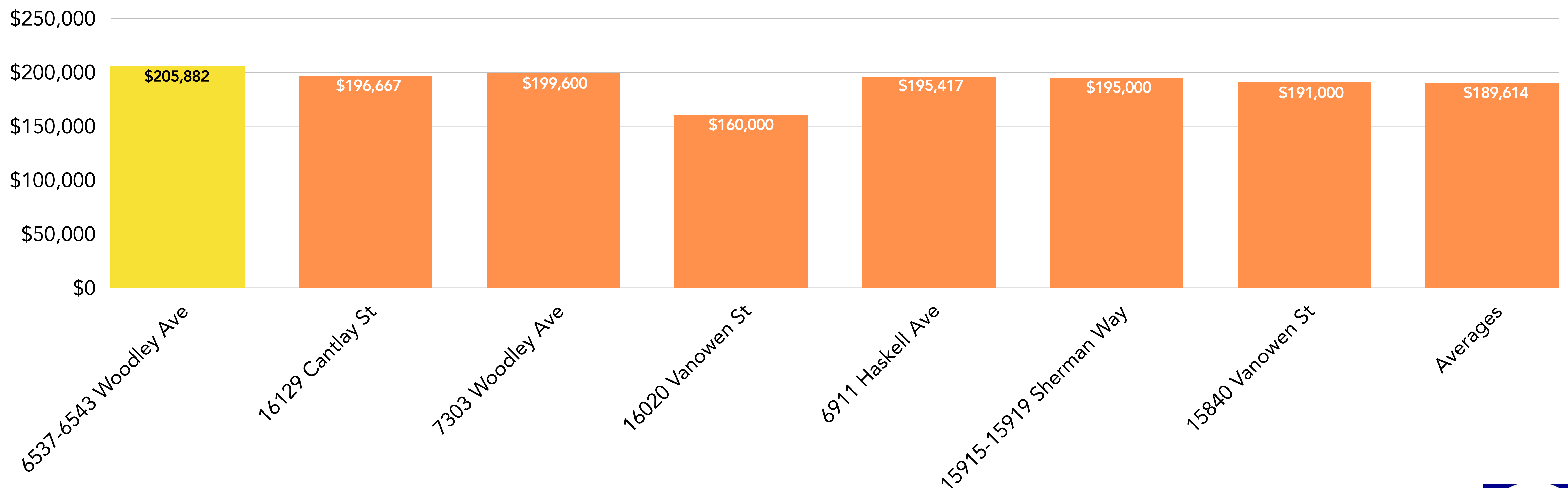


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● Price Per SF



● Price Per Unit



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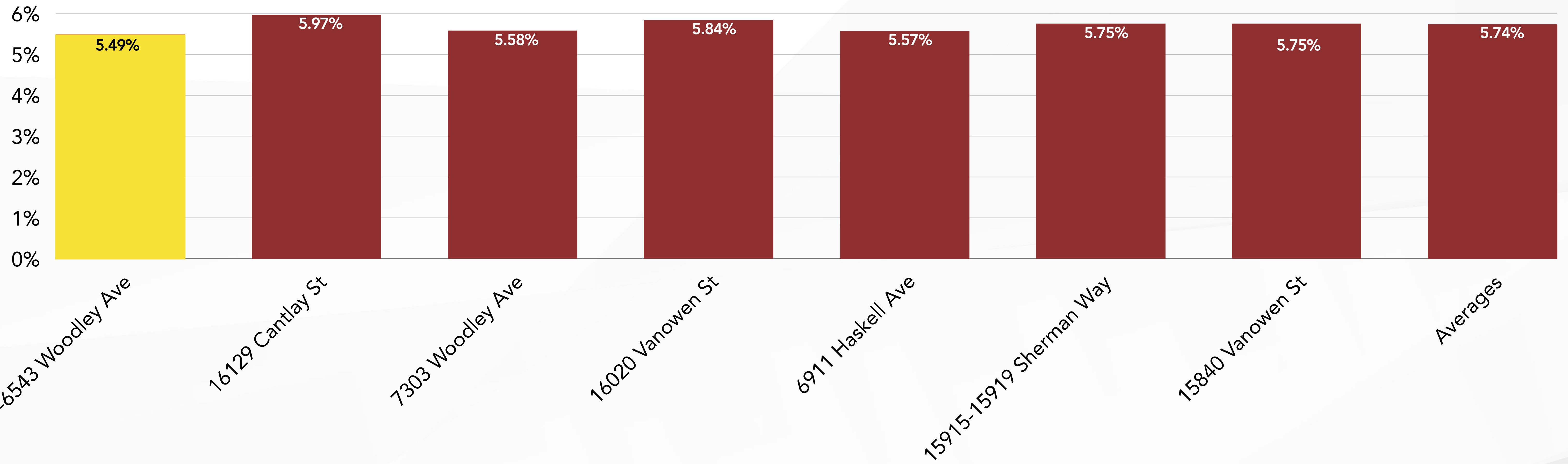
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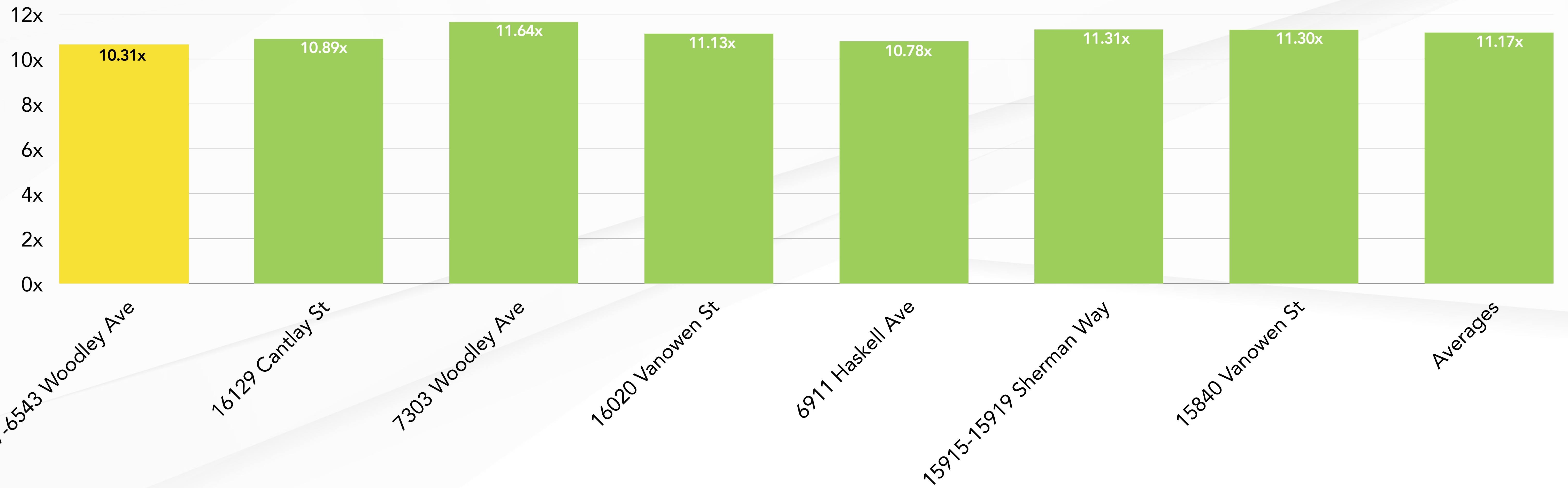
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● Cap Rate



● GRM



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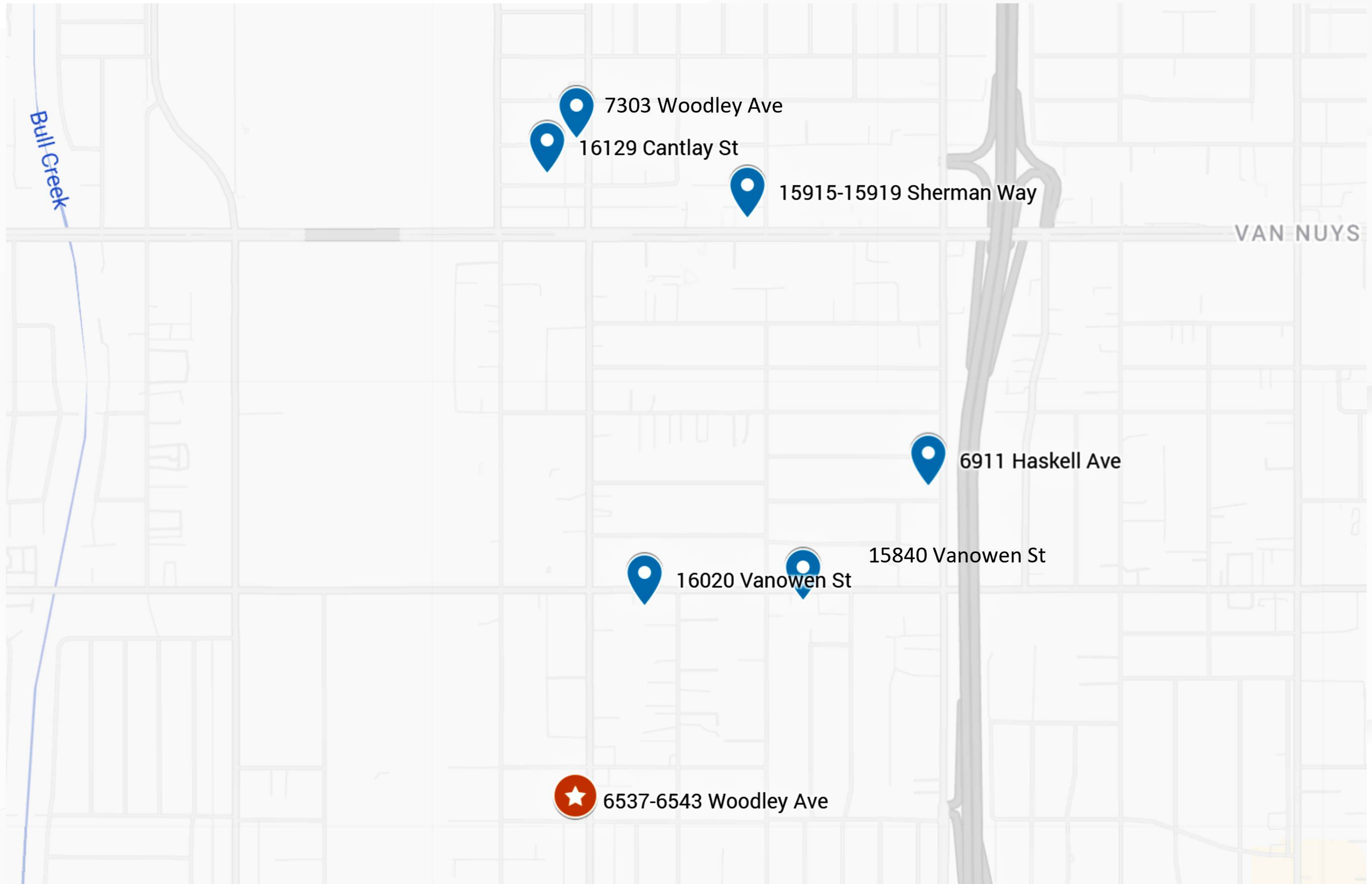
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# MAP



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