

5707 TILDEN AVENUE

SHERMAN OAKS, CALIFORNIA 91401

Marcus & Millichap
THE RAYMUNDO GROUP

\$1,595,000 | 6 MULTIFAMILY UNITS

RARE 6.58% CURRENT CAP RATE IN SHERMAN OAKS | NO SEISMIC RETROFIT REQUIRED
ATTRACTIVE GRM, CAP, AND PRICE PER UNIT/SF
RELATIVE TO SIMILAR SIZED AND RECENT SHERMAN OAKS CLOSINGS

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INVESTMENT OVERVIEW

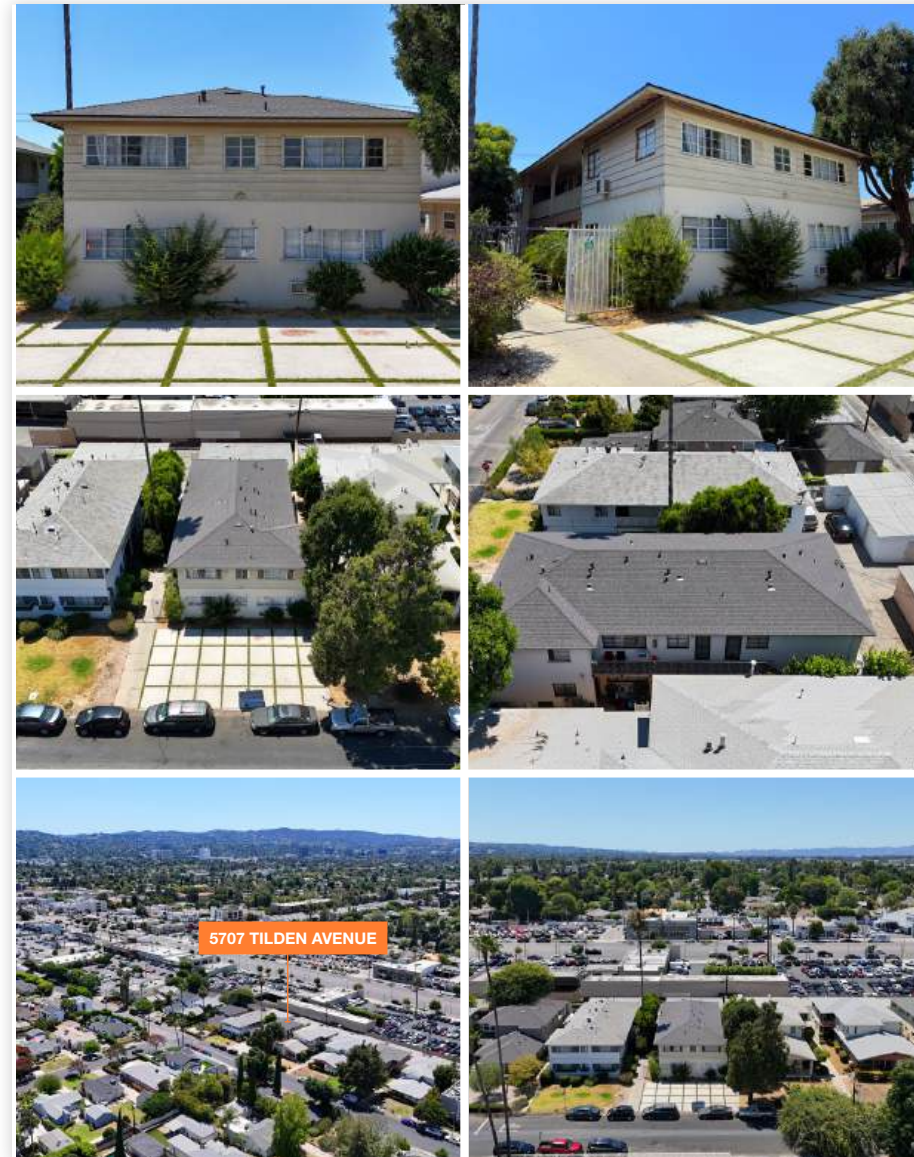
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INVESTMENT HIGHLIGHTS

- Rare 6.58% In-Place CAP Rate in Desirable Sherman Oaks
- Attractive GRM, CAP Rate, Price per Unit, and Price per Square Foot Relative to Similar Recent Closings
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- Storage Units Provide Additional \$1,000 per Month in Supplemental Income
- High Barrier to Homeownership – Median Home Value in Sherman Oaks is \$1,215,058, Forcing More Residents into Apartment Rentals
- Reduced Expenses as Trash Service is Provided by City at No Cost to Owner
- Premium Rental Demographics – Median Rents 27% Higher than Rest of Los Angeles County
- Short Drive to Target, Costco, and Westfield Fashion Square
- Individual Water Heaters in All Units



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 5707 Tilden Avenue, a six-unit multifamily property in prestigious Sherman Oaks, CA. With its high in-place CAP Rate of 6.58%, the property is one of the most attractively priced listings within one of the most desirable neighborhoods of Los Angeles.

Because the property does not appear on the Los Angeles Department of Building & Safety's seismic retrofit list, a new owner benefits by saving on an otherwise costly expense (Buyer to verify). Expenses are reduced even further by the fact that trash service is provided by the City of Los Angeles at no cost to the landlord. A substantial revenue stream is generated by the property's storage units, which currently provide an additional \$1,000 monthly beyond the apartment rental income collected.

Located near the intersection of Van Nuys Boulevard and Burbank Boulevard, the building attracts residents with its convenient access to the amenities within Sherman Oaks, Studio City, Encino, and Valley Village. Costco and Target are each within a short driving distance, while the Westfield Fashion Square is just 1.7 miles away, with the high-end boutiques and fine dining destinations along Ventura Boulevard less than two miles south.



5707 Tilden Avenue

Sherman Oaks, CA 91401

LISTING PRICE

\$1,595,000

PRICE/UNIT

\$265,833

PRICE/SF

\$345

CAP RATE - CURRENT

6.58%

GIM - CURRENT

10.37

CAP RATE - PRO FORMA

7.62%

GIM - PRO FORMA

9.38

THE OFFERING

Price	\$1,595,000
Down Payment	100% / \$1,595,000
Price/Unit	\$265,833
Price/SF	\$345
Number of Units	6
Rentable Square Feet	4,618 SF
Number of Buildings	1
Number of Stories	2
Year Built	1952
Lot Size	6,750 SF

VITAL DATA

CAP Rate - Current	6.58%
GIM - Current	10.37
Net Operating Income - Current	\$104,937
CAP Rate - Pro Forma	7.62%
GIM - Pro Forma	9.38
Net Operating Income - Pro Forma	\$121,607

PROPERTY DETAILS

THE OFFERING

Property Address:	5707 Tilden Avenue Sherman Oaks, CA 91401
Assessor's Parcel Number:	2245-006-012
Zoning:	LARD1.5

SITE DESCRIPTION

Number of Units:	6
Number of Buildings:	1
Number of Stories:	2
Year Built:	1952
Rentable Square Feet:	4,618 SF
Lot Size:	6,750 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Asphalt
Roof:	Pitched



OFFERING PRICE:
\$1,595,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents.

UNIT MIX

No. of Units	Unit Type	Approx. Square Feet
4	1 Bdr 1 Bath	675
2	2 Bdr 1 Bath	900
6	TOTAL	4,618

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LOCATION OVERVIEW

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SHERMAN OAKS, CALIFORNIA

Affluent neighborhood
with unbeatable access
to LA's attractions



SUBURB • PEACEFUL • SCENIC • ACTIVE • DIVERSE • CONVENIENT



Sherman Oaks is a neighborhood in the San Fernando Valley region of Los Angeles, California. It's known for its suburban feel while still being within the city of L.A., making it a popular choice for families, professionals, and people in the entertainment industry.

Key Features of Sherman Oaks:

* Residential Character: Sherman Oaks blends quiet, tree-lined residential streets with upscale homes, condos, and apartment complexes. It's considered more affluent and less densely populated than other parts of the Valley.

* Commercial Hubs: The area features vibrant commercial corridors along Ventura Boulevard, packed with restaurants, cafes, boutique shops, and major retailers. The Sherman Oaks Galleria, a mixed-use shopping and entertainment complex, is a notable local landmark.

* Lifestyle & Amenities:

-Dining: From high-end eateries to casual local spots, the food scene is diverse.

-Outdoor Spaces: While it's more urbanized than some nearby neighborhoods, it has parks like Van Nuys/Sherman Oaks Park, with sports fields, playgrounds, and recreation centers.

-Fitness and Wellness: Yoga studios, fitness centers, and wellness businesses are common, reflecting the health-conscious lifestyle of many residents.

-Schools and Education: It has a mix of public and private schools and is generally considered to have decent educational options within the LAUSD.

-Transportation: Easy access to major freeways like the 405 and 101, and public transit options, though like most of L.A., having a car is typically necessary.

-Demographics & Vibe: The population is diverse, including families, young professionals, and older residents. The vibe is laid-back but polished—somewhere between city life and suburban comfort

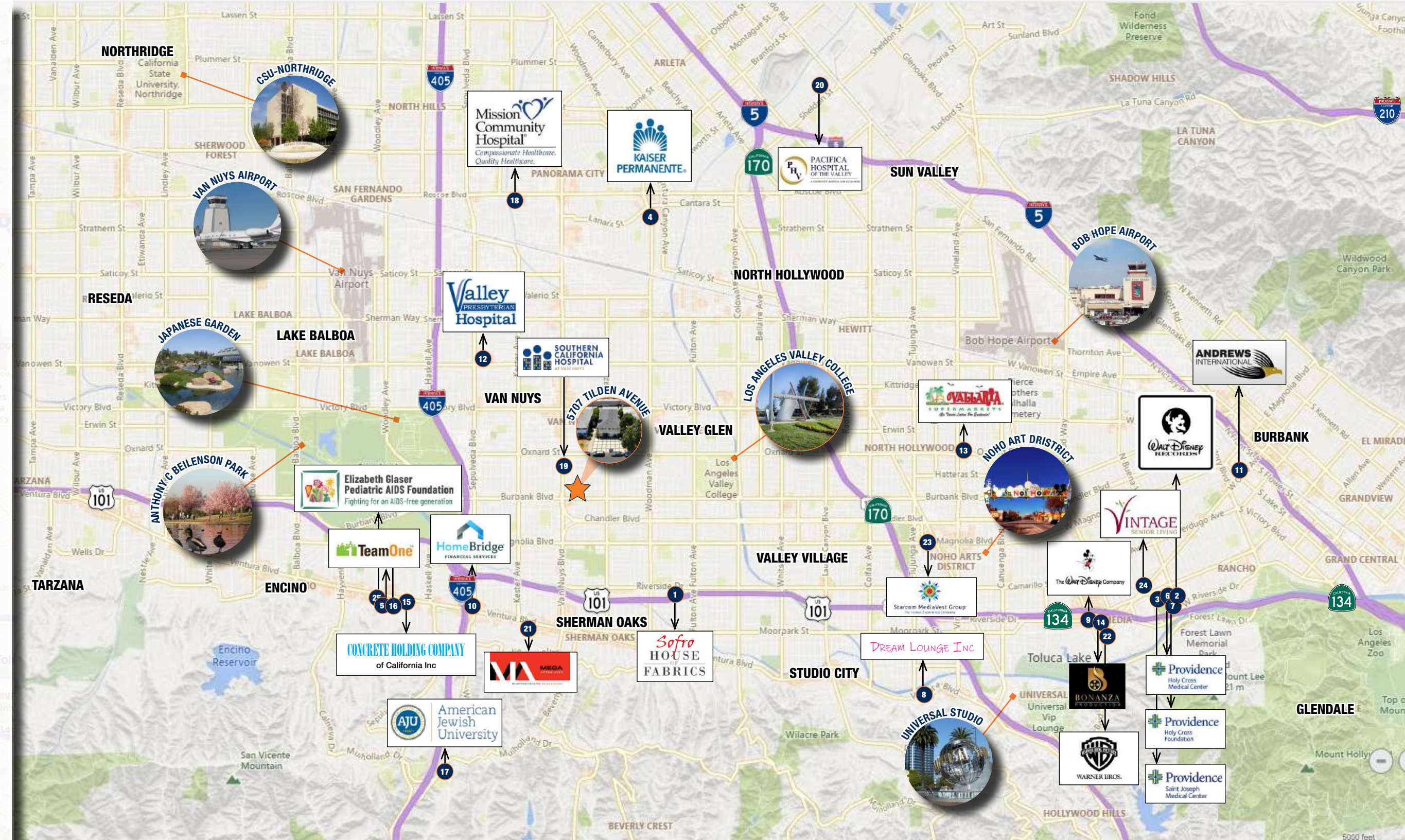
SOURCES: COSTAR, LOOPNET, APARTMENTS.COM, MARCUS & MILLICHAPE RESEARCH CENSUS REPORT



MAJOR EMPLOYERS

	Employees	
1	Sofro Fabrics Inc / House of Fabrics	3,810
2	Walt Disney Records Direct	2,990
3	Providence Holy Cross	2,931
4	Kaiser Permanente	2,700
5	Team-One Employment Specialists LLC	2,392
6	Providence Holy Cross Foundation	2,000
7	Providence St. Joseph Medical Center	2,000
8	Dream Lounge Inc	1,989
9	TWDC Enterprises 18 Corp	1,802
10	Homebridge Financial Services Inc	1,700
11	Andrews International Inc	1,700
12	Valley Presbyterian Hospital	1,600
13	Vallarta Food Enterprises Inc	1,171
14	Bonanza Productions Inc	1,000
15	Concrete Holding Co Cal Inc	790
16	Team-One Staffing Services Inc	751
17	American Jewish University	700
18	Mission Community Hospital	700
19	Alta Hollywood Community Hospital Van Nuys	631
20	Mega Appraisers Inc	600
21	Warner Bros Transatlantic Inc	590
22	Starcom Worldwide Inc	566
23	Vintage Senior Management Inc	565
24	Elizabeth Glaser Pediatric AIDS Foundation	556
25	ACT Lighting Inc	556

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	41,856	274,697	658,572
2024 Estimate			
Total Population	41,117	271,284	650,793
2020 Census			
Total Population	41,222	276,997	669,336
2010 Census			
Total Population	39,621	265,119	650,459
Daytime Population			
2024 Estimate	31,911	236,491	526,027
HOUSEHOLDS			
2029 Projection			
Total Households	17,065	111,035	252,815
2024 Estimate			
Total Households	16,701	109,420	249,038
Average (Mean) Household Size	2.5	2.5	2.7
2020 Census			
Total Households	16,209	107,209	243,865
2010 Census			
Total Households	15,228	100,740	229,423
Growth 2024-2029	2.2%	1.5%	1.5%
HOUSING UNITS			
Occupied Units			
2029 Projection	17,710	115,663	263,630
2024 Estimate	17,326	113,946	259,630
Owner Occupied	4,639	36,668	94,871
Renter Occupied	12,038	72,817	154,137
Vacant	624	4,526	10,591
Persons in Units			
2024 Estimate Total Occupied Units	16,701	109,420	249,038
1 Person Units	33.6%	32.5%	29.8%
2 Person Units	27.9%	29.3%	29.1%
3 Person Units	17.0%	16.4%	16.1%
4 Person Units	12.0%	12.3%	13.0%
5 Person Units	6.3%	5.7%	6.5%
6+ Person Units	3.2%	3.9%	5.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	12.2%	14.1%	13.8%
\$150,000-\$199,999	9.2%	8.9%	8.9%
\$100,000-\$149,999	17.3%	16.3%	16.8%
\$75,000-\$99,999	12.4%	11.9%	12.2%
\$50,000-\$74,999	15.6%	15.4%	14.8%
\$35,000-\$49,999	9.9%	9.3%	9.7%
\$25,000-\$34,999	7.6%	7.1%	7.0%
\$15,000-\$24,999	6.8%	6.9%	6.8%
Under \$15,000	9.0%	10.2%	9.9%
Average Household Income	\$101,914	\$106,790	\$107,197
Median Household Income	\$79,494	\$82,778	\$84,776
Per Capita Income	\$43,427	\$44,623	\$42,212
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	41,117	271,284	650,793
Under 20	21.8%	21.1%	21.7%
20 to 34 Years	25.1%	23.8%	23.7%
35 to 39 Years	8.9%	8.4%	8.1%
40 to 49 Years	14.3%	14.0%	13.8%
50 to 64 Years	17.8%	18.4%	18.5%
Age 65+	12.1%	14.2%	14.2%
Median Age	38.0	39.0	39.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	29,524	198,125	468,848
Elementary (0-8)	12.1%	9.5%	10.8%
Some High School (9-11)	7.0%	6.4%	7.8%
High School Graduate (12)	16.3%	18.4%	18.8%
Some College (13-15)	17.9%	17.8%	17.7%
Associate Degree Only	6.8%	7.0%	7.2%
Bachelor's Degree Only	25.7%	27.2%	25.1%
Graduate Degree	14.0%	13.6%	12.6%
Population by Gender			
2024 Estimate Total Population	41,117	271,284	650,793
Male Population	49.8%	50.3%	50.1%
Female Population	50.2%	49.7%	49.9%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2024, the population in your selected geography is 650,793. The population has changed by 0.05 percent since 2010. It is estimated that the population in your area will be 658,572 five years from now, which represents a change of 1.2 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 8,285 people per square mile.



HOUSEHOLDS

There are currently 249,038 households in your selected geography. The number of households has changed by 8.55 percent since 2010. It is estimated that the number of households in your area will be 252,815 five years from now, which represents a change of 1.5 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2024, the median household income for your selected geography is \$84,776, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 61.24 percent since 2010. It is estimated that the median household income in your area will be \$97,465 five years from now, which represents a change of 15.0 percent from the current year.

The current year per capita income in your area is \$42,212, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$107,197, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 346,085 people in your selected area were employed. The 2010 Census revealed that 57.6 of employees are in white-collar occupations in this geography, and 21 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



HOUSING

The median housing value in your area was \$859,189 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 93,881.00 owner-occupied housing units and 135,545.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 36.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

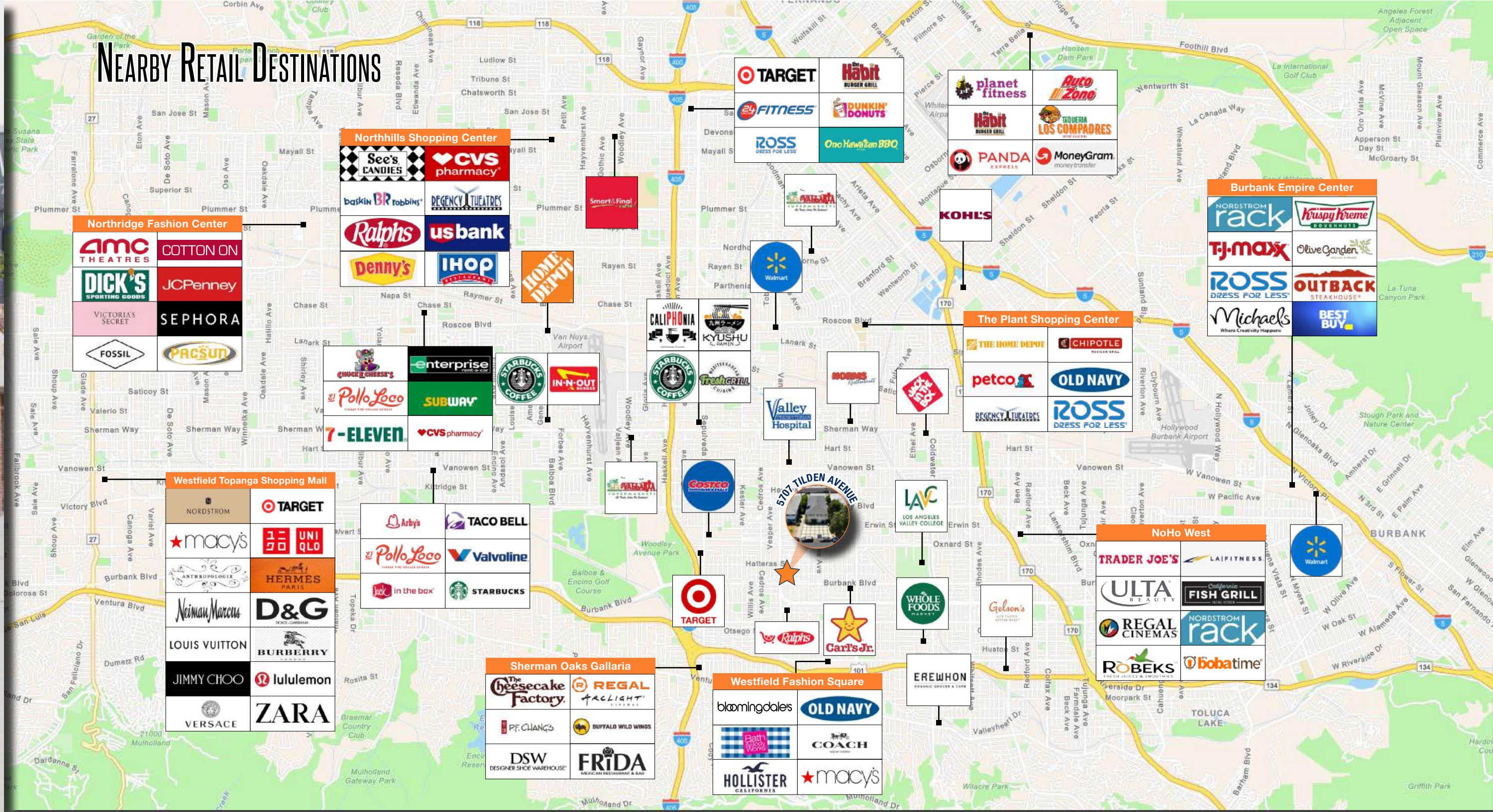
The number of area residents with an associate degree was higher than the nation's at 12.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.6 percent in the selected area compared with the 19.7 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT




77 WALK SCORE
 "VERY WALKABLE"
 Most errands can be accomplished on foot.



5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401

PRICING & FINANCIAL ANALYSIS

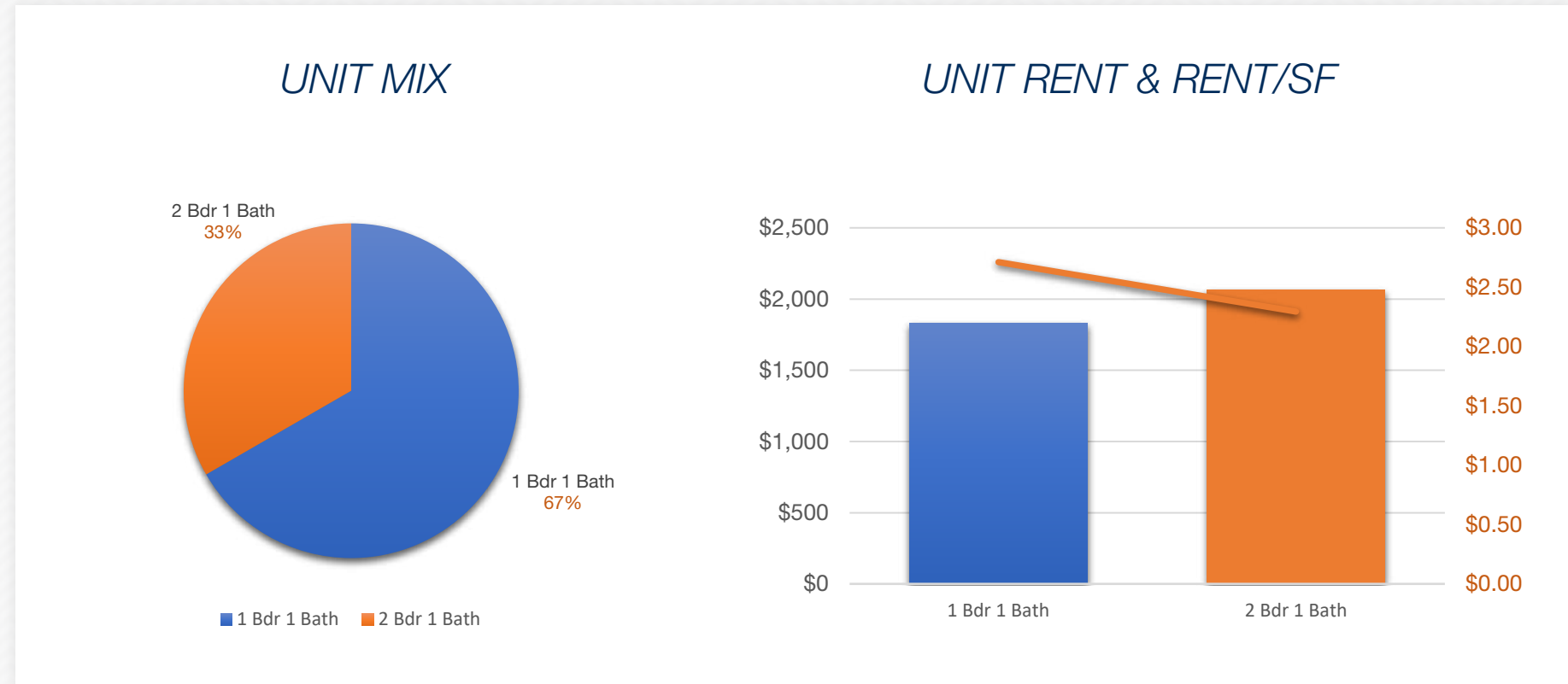
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
4	1 Bdr 1 Bath	675	\$1,850-\$2,000	\$2.82	\$7,622	\$2,095	\$3.10	\$8,380
2	2 Bdr 1 Bath	900	\$1,820-\$2,370	\$2.33	\$4,190	\$2,395	\$2.66	\$4,790
6	TOTAL	4,618			\$11,812			\$13,170



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$141,744	\$23,624	\$158,040	\$26,340
Additional Income	\$12,000	\$2,000	\$12,000	\$2,000
GROSS POTENTIAL INCOME	\$153,744	\$25,624	\$170,040	\$28,340
Vacancy/Collection Allowance (GPR)	3.0% / \$4,252	\$709	3.0% / \$4,741	\$790
EFFECTIVE GROSS INCOME	\$149,492	\$24,915	\$165,299	\$27,550
EXPENSES				
Real Estate Taxes	\$18,939	\$3,156	\$18,939	\$3,156
Insurance	\$5,542	\$924	\$5,542	\$924
Utilities	\$5,400	\$900	\$5,400	\$900
Repairs & Maintenance	\$3,000	\$500	\$3,000	\$500
Management Fee	\$7,475	\$1,246	\$6,612	\$1,102
Reserves & Replacements	\$1,200	\$200	\$1,200	\$200
Landscaping	\$1,200	\$200	\$1,200	\$200
Pest Control	\$300	\$50	\$300	\$50
Unit Turnover	\$1,500	\$250	\$1,500	\$250
TOTAL EXPENSES	\$44,555	\$7,426	\$43,692	\$7,282
Expenses per SF	\$9.65		\$9.46	
% of EGI	29.8%		26.4%	
NET OPERATING INCOME	\$104,937	\$17,489	\$121,607	\$20,268

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath	675	\$2,000	\$2.96
Unit 2	1 Bdr 1 Bath	675	\$1,922	\$2.85
Unit 3	2 Bdr 1 Bath	900	\$2,370	\$2.63
Unit 4	1 Bdr 1 Bath	675	\$1,850	\$2.74
Unit 5	1 Bdr 1 Bath	675	\$1,850	\$2.74
Unit 6	2 Bdr 1 Bath	900	\$1,820	\$2.02
	Total	Vacant		
6	Total	Occupied	4,500	\$11,812
6	Total		4,500	\$11,812

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	5707 Tilden Avenue Sherman Oaks, CA 91401
Price	\$1,595,000
Down Payment	100% / \$1,595,000
Number of Units	6
Price/Unit	\$265,833
Rentable Square Feet	4,618 SF
Price/SF	\$345
CAP Rate - Current	6.58%
CAP Rate - Pro Forma	7.62%
GRM - Current	10.37
GRM - Pro Forma	9.38
Year Built	1952
Lot Size	6,750 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
4	1 Bdr 1 Bath	675	\$1,850-\$2,000	\$7,622
2	2 Bdr 1 Bath	900	\$1,820-\$2,370	\$4,190
6	TOTAL	4,618		\$11,812

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$141,744	\$158,040
Other Income	\$12,000	\$12,000
Gross Potential Income	\$153,744	\$170,040
Less: Vacancy / Deductions (GPR)	3.0% / \$4,252	3.0% / \$4,741
Effective Gross Income	\$149,492	\$165,299
Less: Expenses	\$44,555	\$43,692
Net Operating Income	\$104,937	\$121,607

Expenses

	Current	Pro Forma
Real Estate Taxes	\$18,939	\$18,939
Insurance	\$5,542	\$5,542
Utilities	\$5,400	\$5,400
Repairs & Maintenance	\$3,000	\$3,000
Management Fee	\$7,475	\$6,612
Reserves & Replacements	\$1,200	\$1,200
Landscaping	\$1,200	\$1,200
Pest Control	\$300	\$300
Unit Turnover	\$1,500	\$1,500
Total Expenses	\$44,555	\$43,692
Expenses / Unit	\$7,426	\$7,282
Expenses / SF	\$9.65	\$9.46
% of EGI	29.8%	26.4%

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PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

Property Address	5707 Tilden Avenue Sherman Oaks, CA 91401
Assessor's Parcel Number	2245-006-012
Zoning	LARD1.5

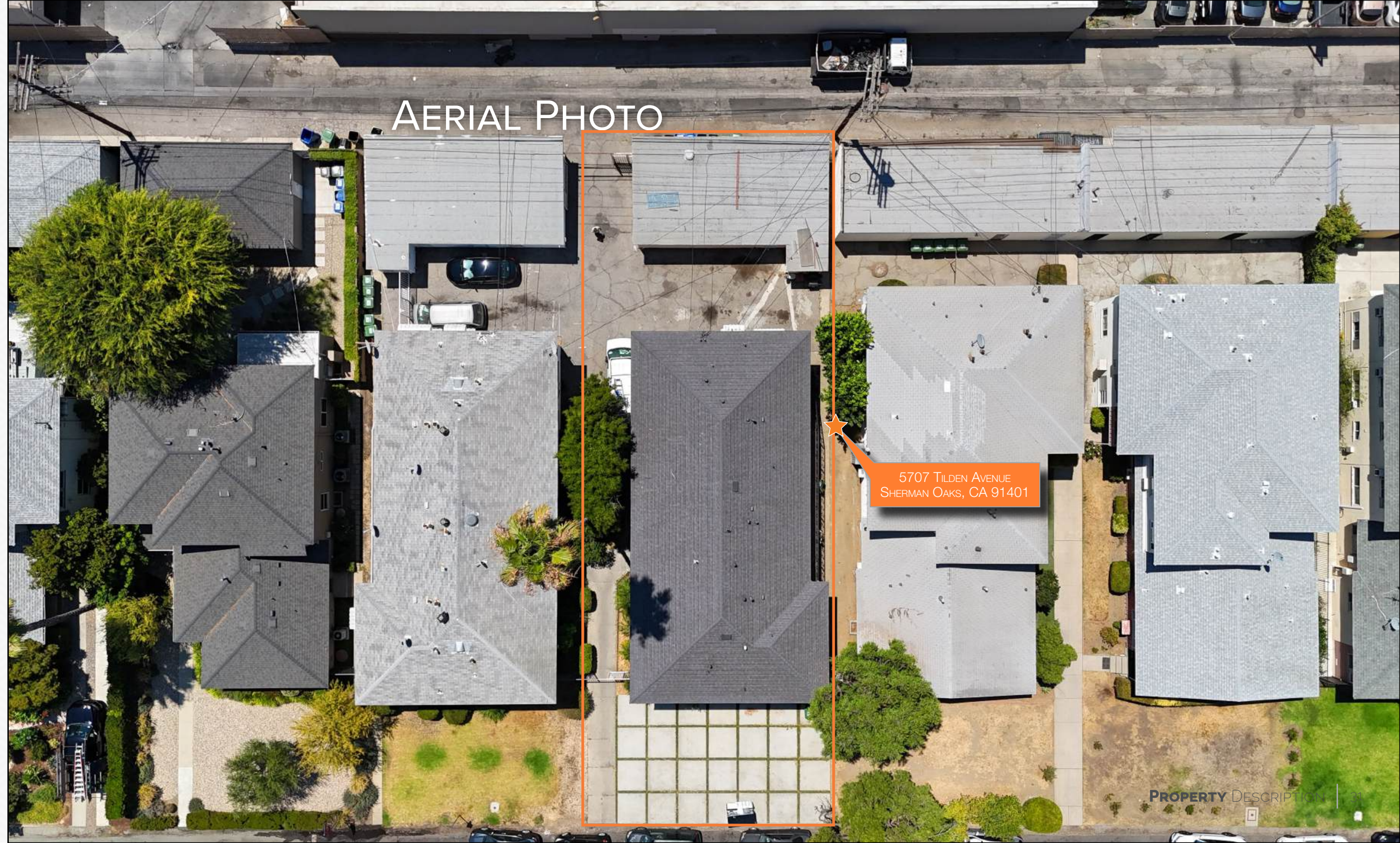
SITE DESCRIPTION

Number of Units	6
Number of Buildings	1
Number of Stories	2
Year Built	1952
Rentable Square Feet	4,618 SF
Lot Size	6,750 SF
Type of Ownership	Fee Simple

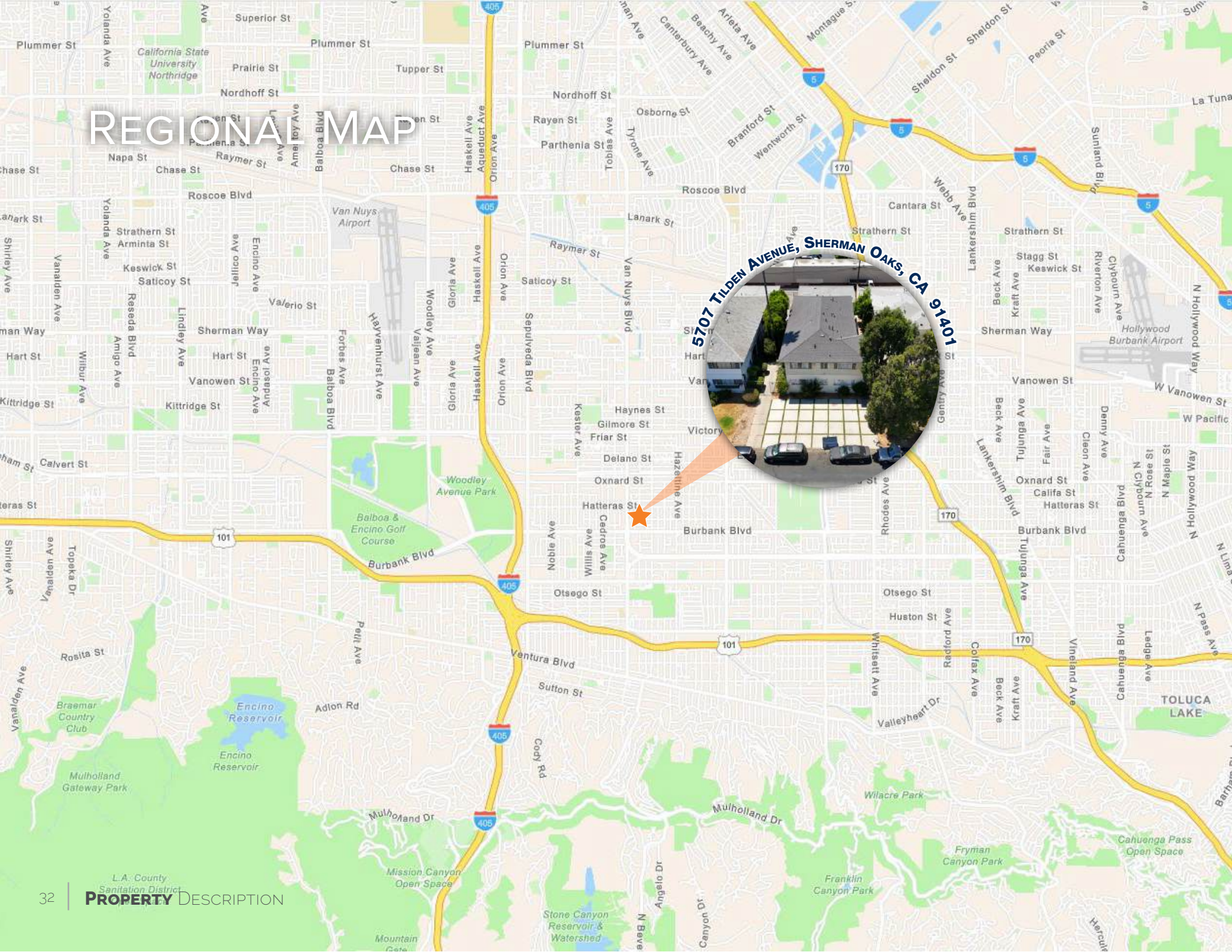
CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Asphalt
Roof	Pitched

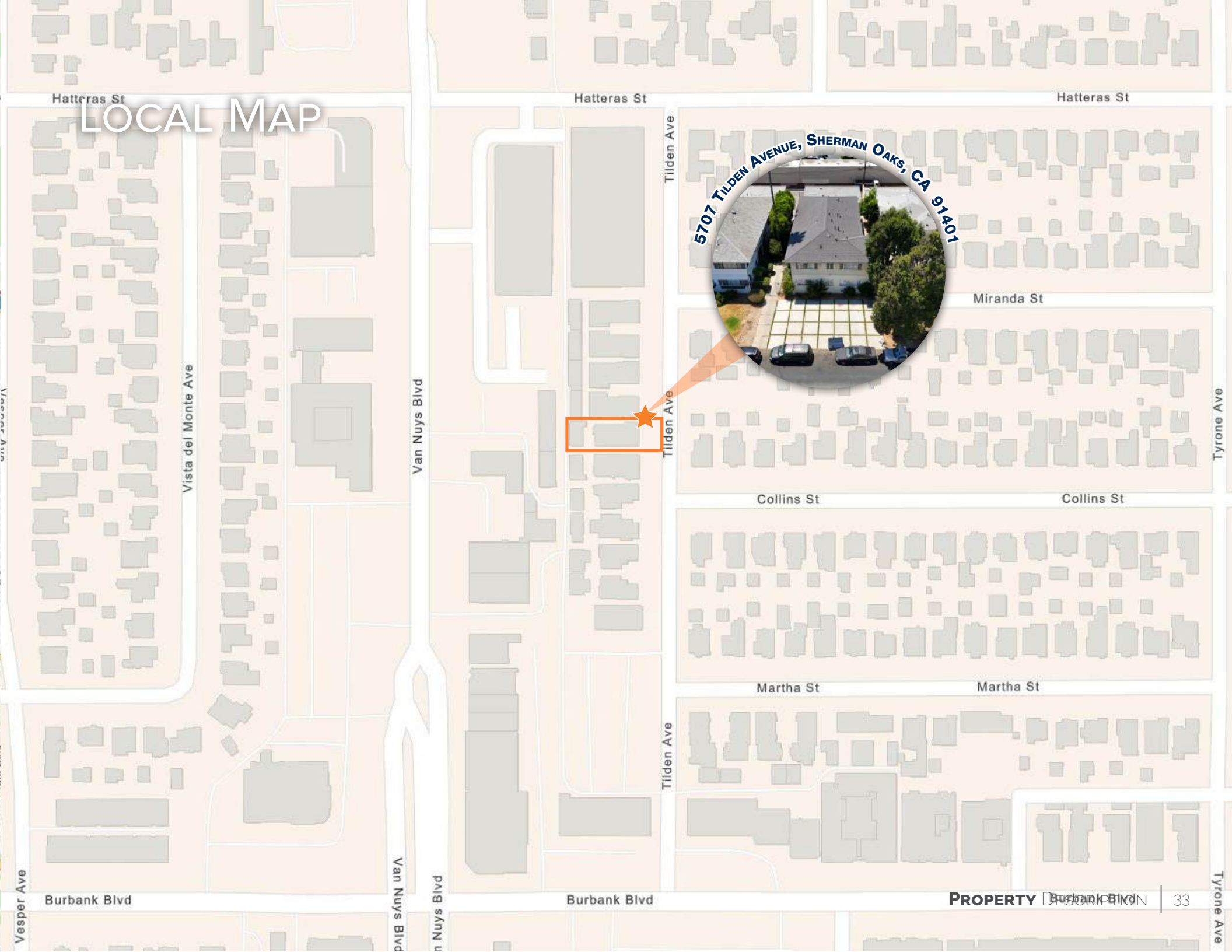
AERIAL PHOTO

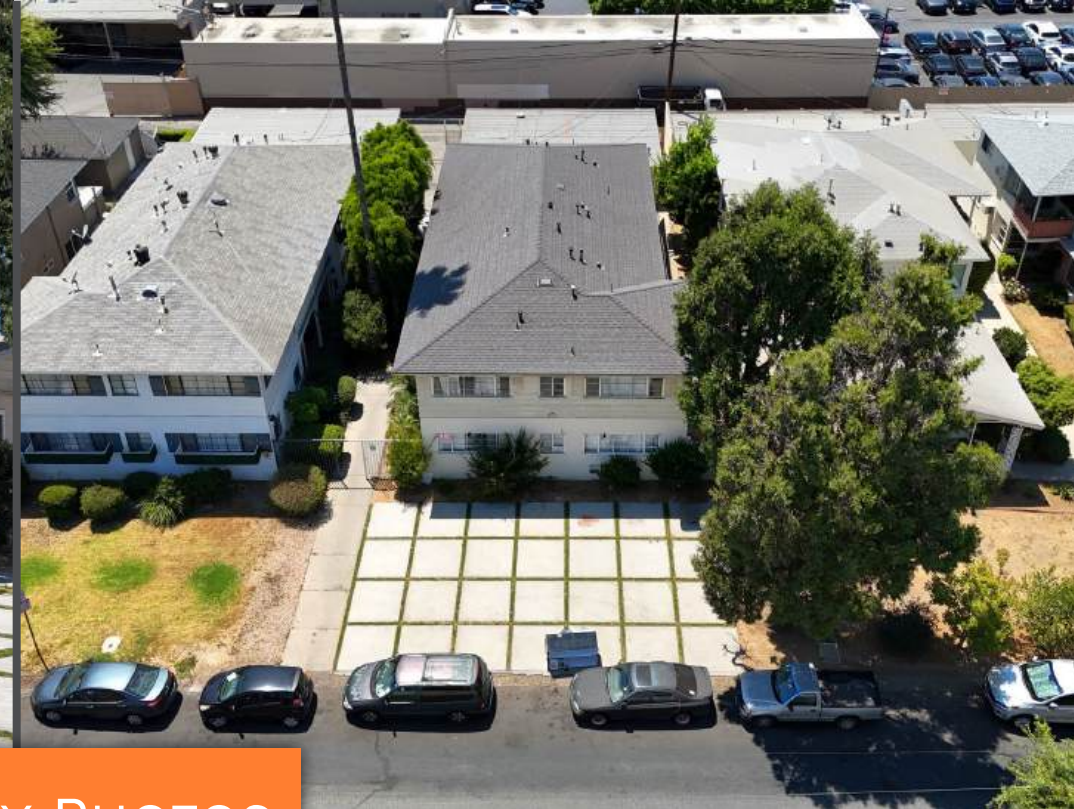


REGIONAL MAP



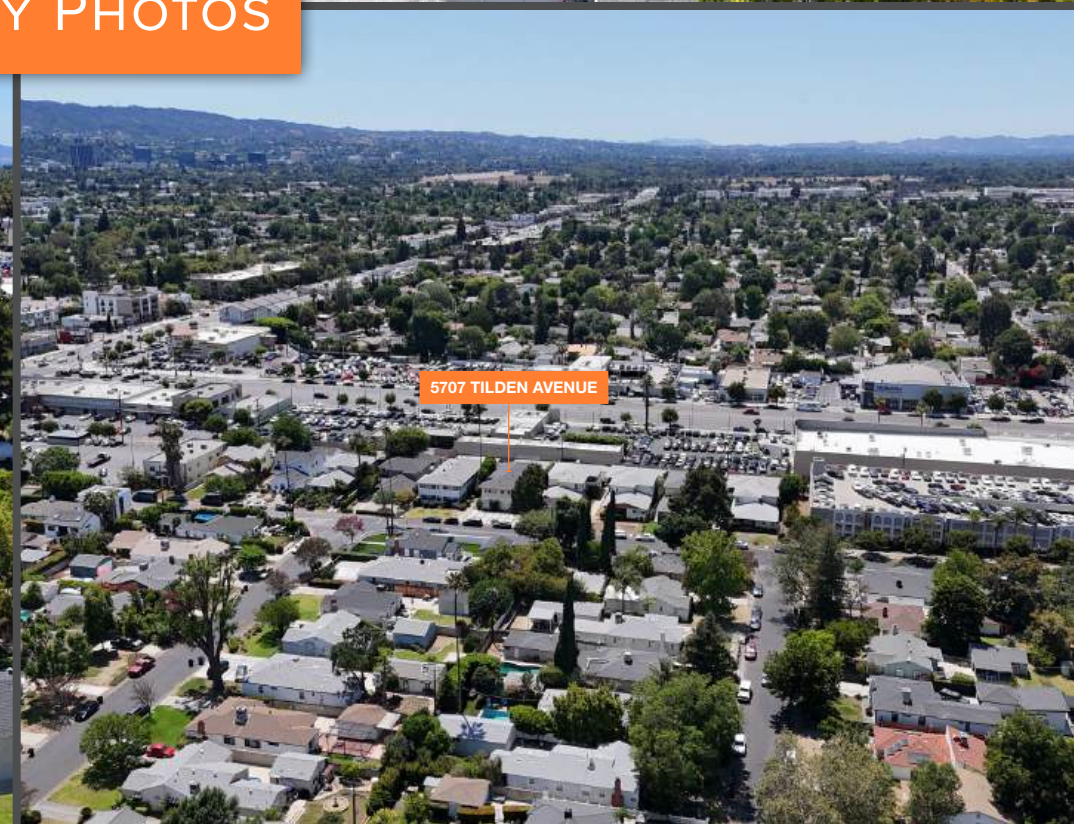
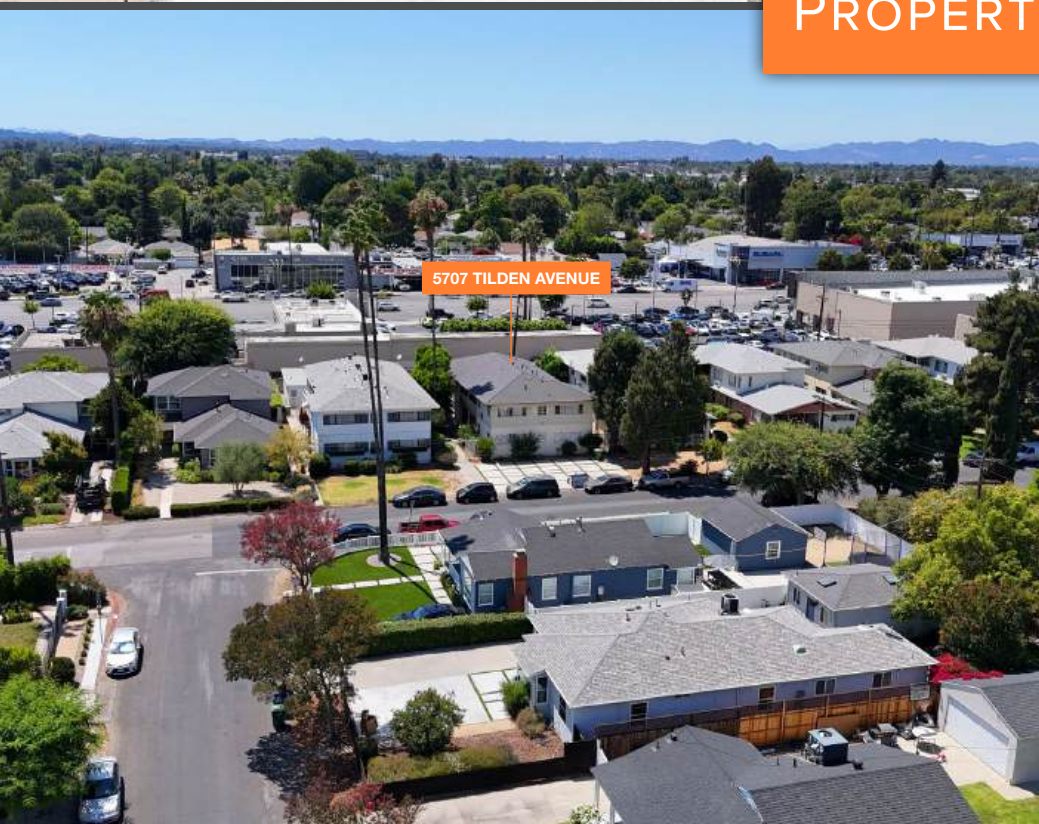
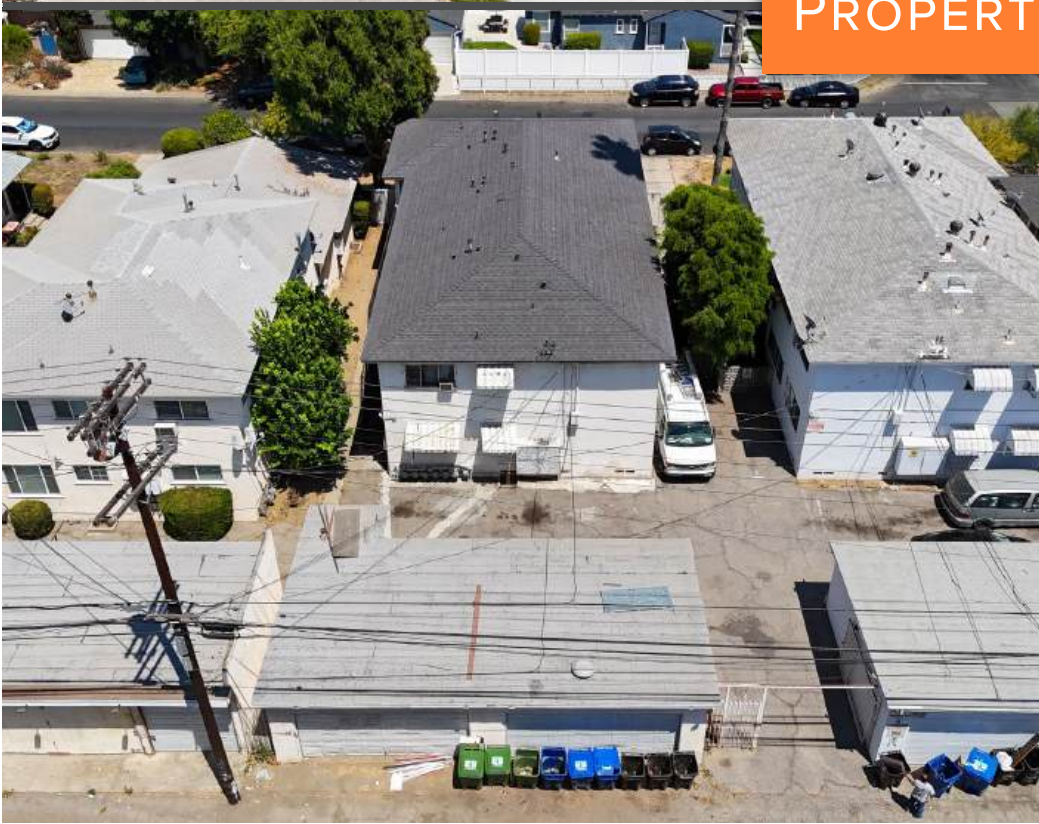
LOCAL MAP





PROPERTY PHOTOS

PROPERTY PHOTOS





5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401

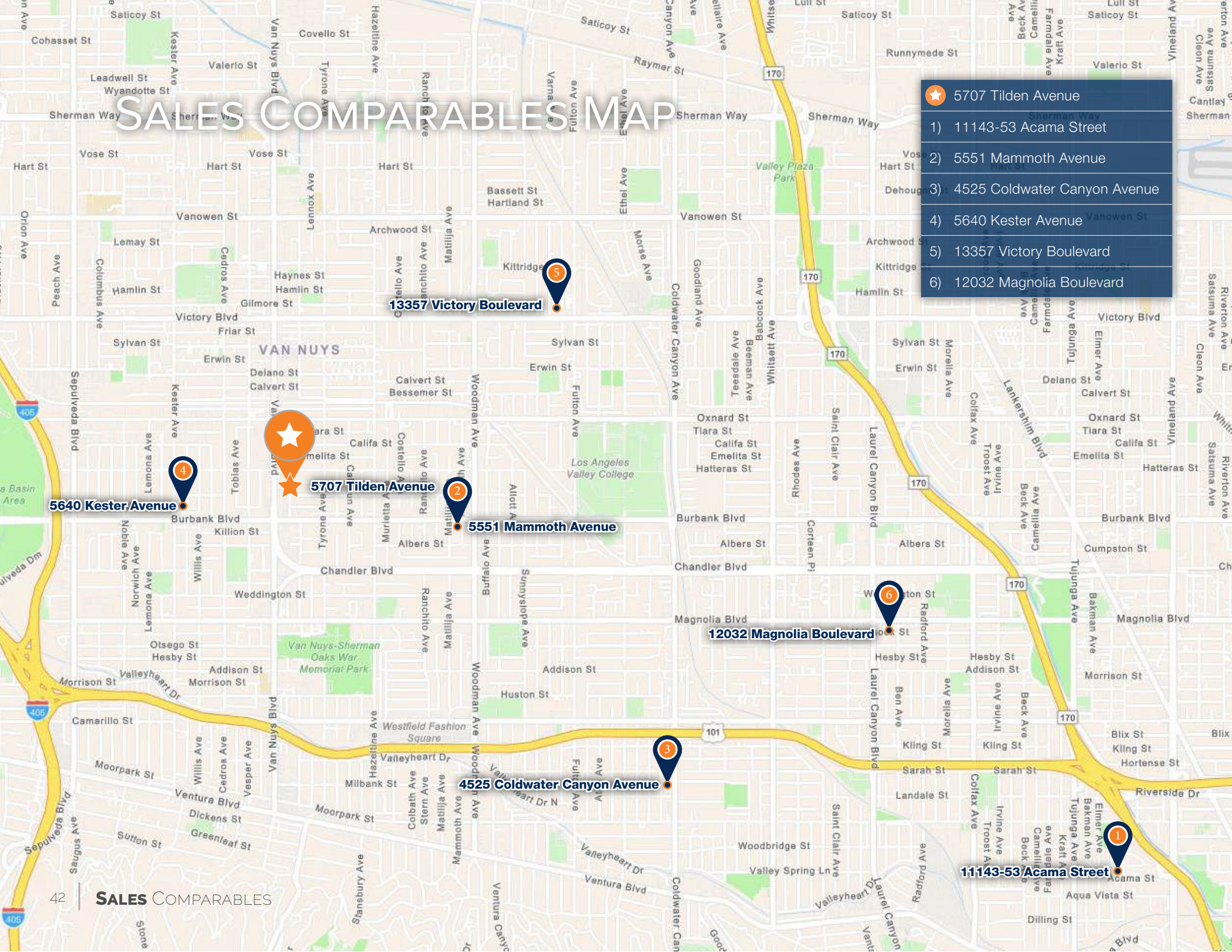
SALES COMPARABLES

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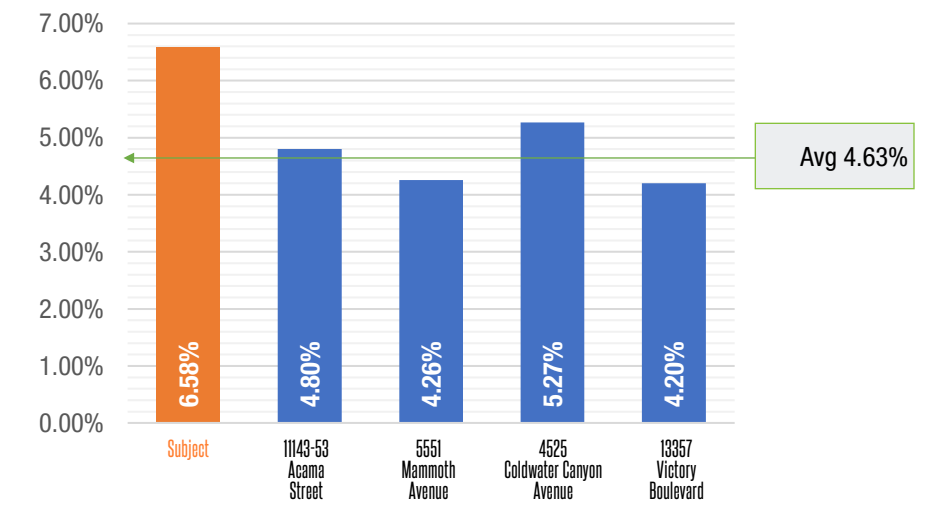
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SALES COMPARABLES MAP

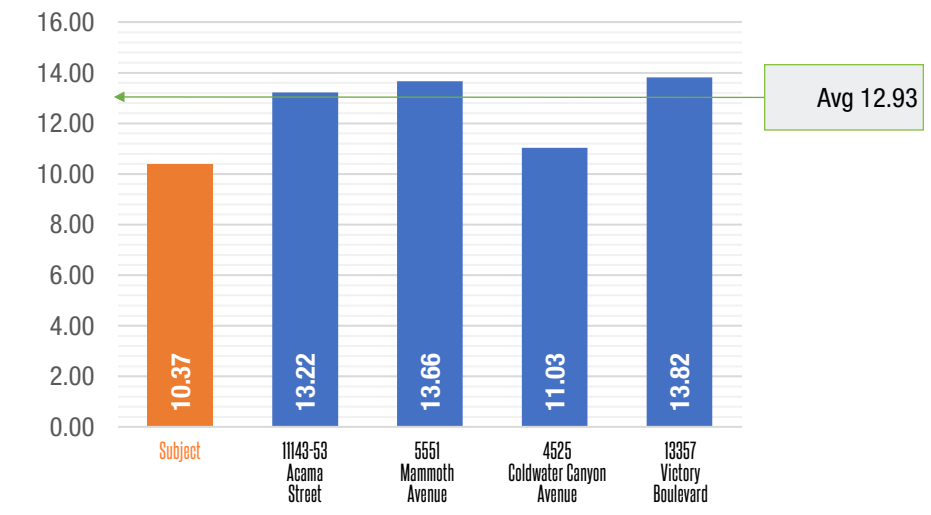


- ★ 5707 Tilden Avenue
- 1) 11143-53 Acama Street
- 2) 5551 Mammoth Avenue
- 3) 4525 Coldwater Canyon Avenue
- 4) 5640 Kester Avenue
- 5) 13357 Victory Boulevard
- 6) 12032 Magnolia Boulevard

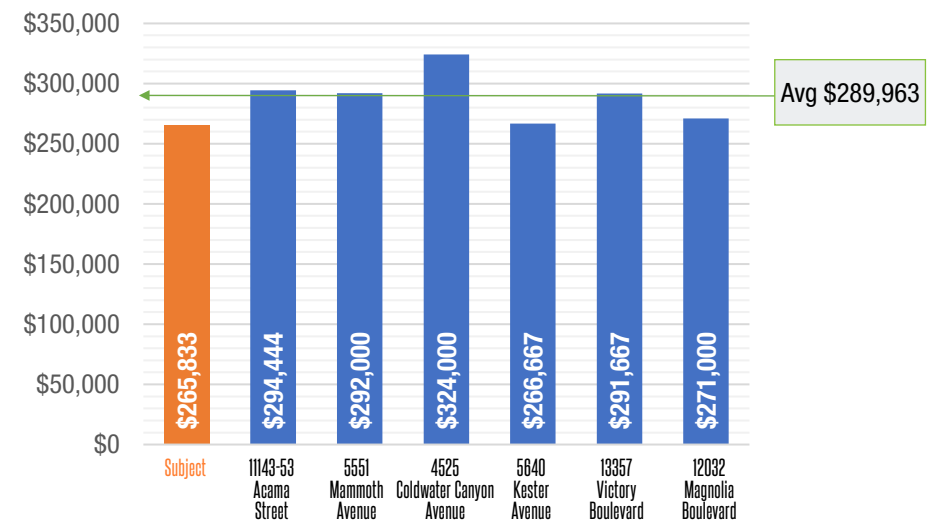
AVERAGE CAP RATE



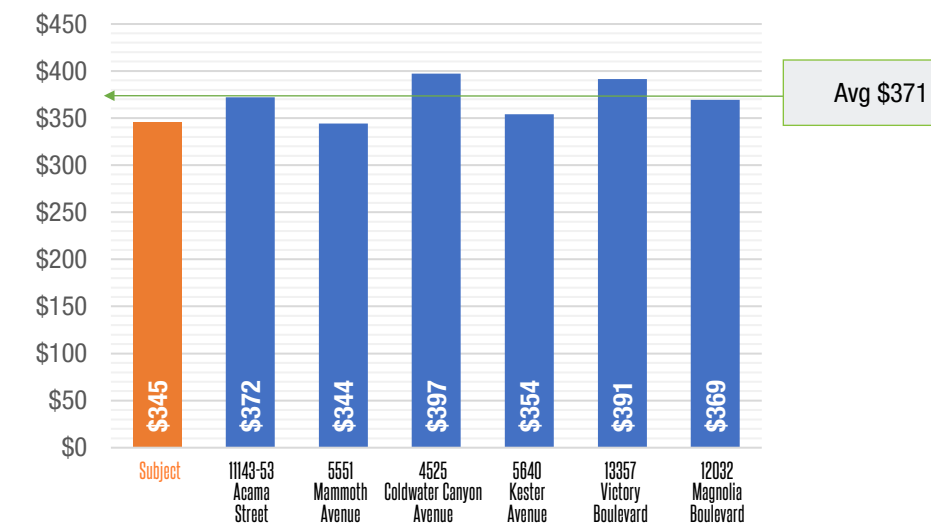
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**5707 Tilden Avenue
Sherman Oaks, CA 91401**

Subject Property

Total No. of Units: 6
 Year Built: 1952
 Rentable SF: 4,618 SF
 Lot Size: 6,750 SF
Listing Price: \$1,595,000
 Price/Unit: \$265,833
 Price/SF: \$345
 CAP Rate: 6.58%
 GRM: 10.37

No. of Units	Unit Type
4	1 Bdr 1 Bath
2	2 Bdr 1 Bath



**11143-53 Acama Street
North Hollywood, CA 91602**

Close of Escrow: 07/15/25
 Total No. of Units: 18
 Year Built: 1937
 Rentable SF: 14,244 SF
 Lot Size: 8,999 SF
Sales Price: \$5,300,000
 Price/Unit: \$294,444
 Price/SF: \$372
 CAP Rate: 4.80%
 GRM: 13.22

No. of Units	Unit Type
12	1 Bdr 1 Bath
6	2 Bdr 1 Bath



**5551 Mammoth Avenue
Sherman Oaks, CA 91401**

Close of Escrow: 05/20/25
 Total No. of Units: 5
 Year Built: 1947
 Rentable SF: 4,243 SF
 Lot Size: 8,431 SF
Sales Price: \$1,460,000
 Price/Unit: \$292,000
 Price/SF: \$344
 CAP Rate: 4.26%
 GRM: 13.66

No. of Units	Unit Type
1	1 Bdr 1 Bath
4	2 Bdr 1 Bath



**4525 Coldwater Canyon Avenue
Studio City, CA 91604**

Close of Escrow: 04/17/25
 Total No. of Units: 5
 Year Built: 1938
 Rentable SF: 4,078 SF
 Lot Size: 6,500 SF
Sales Price: \$1,620,000
 Price/Unit: \$324,000
 Price/SF: \$397
 CAP Rate: 5.27%
 GRM: 11.03

No. of Units	Unit Type
3	1 Bdr 1 Bath
2	2 Bdr 1 Bath

4



**5640 Kester Avenue
Sherman Oaks, CA 91411**

Close of Escrow: 04/16/25
Total No. of Units: 6
Year Built: 1953
Rentable SF: 4,520 SF
Lot Size: 9,307 SF
Sales Price: \$1,600,000
Price/Unit: \$266,667
Price/SF: \$354

No. of Units	Unit Type
4	1 Bdr 1 Bath
2	2 Bdr 1 Bath

5



**13357 Victory Boulevard
Van Nuys, CA 91401**

Close of Escrow: 03/14/25
Total No. of Units: 6
Year Built: 1956
Rentable SF: 4,471 SF
Lot Size: 6,613 SF
Sales Price: \$1,750,000
Price/Unit: \$291,667
Price/SF: \$391
CAP Rate: 4.20%
GRM: 13.82

No. of Units	Unit Type
3	1 Bdr 1 Bath
2	2 Bdr 1 Bath
1	3 Bdr 2 Bath

6



**12032 Magnolia Boulevard
Valley Village, CA 91607**

Close of Escrow: 12/17/24
Total No. of Units: 5
Year Built: 1950
Rentable SF: 3,670 SF
Lot Size: 6,755 SF
Sales Price: \$1,355,000
Price/Unit: \$271,000
Price/SF: \$369

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	2 Bdr 1 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	11143-53 Acama Street North Hollywood, CA 91602	07/15/25	18	1937	\$5,300,000	\$294,444	\$372	4.80%	13.22
2	5551 Mammoth Avenue Sherman Oaks, CA 91401	05/20/25	5	1947	\$1,460,000	\$292,000	\$344	4.26%	13.66
3	4525 Coldwater Canyon Avenue Studio City, CA 91604	04/17/25	5	1938	\$1,620,000	\$324,000	\$397	5.27%	11.03
4	5640 Kester Avenue Sherman Oaks, CA 91411	04/16/25	6	1953	\$1,600,000	\$266,667	\$354	N/A	N/A
5	13357 Victory Boulevard Van Nuys, CA 91401	03/14/25	6	1956	\$1,750,000	\$291,667	\$391	4.20%	13.82
6	12032 Magnolia Boulevard Valley Village, CA 91607	12/17/24	5	1950	\$1,355,000	\$271,000	\$369	N/A	N/A
A V E R A G E S						\$289,963	\$371	4.63%	12.93
★	5707 Tilden Avenue Sherman Oaks, CA 91401	<i>Subject Property</i>	6	1952	\$1,595,000	\$265,833	\$345	6.58%	10.37



6

UNITS

1952

YEAR BUILT

4,618 SF

RENTABLE SF

6,750 SF

LOT SIZE

5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401

RENT COMPARABLES

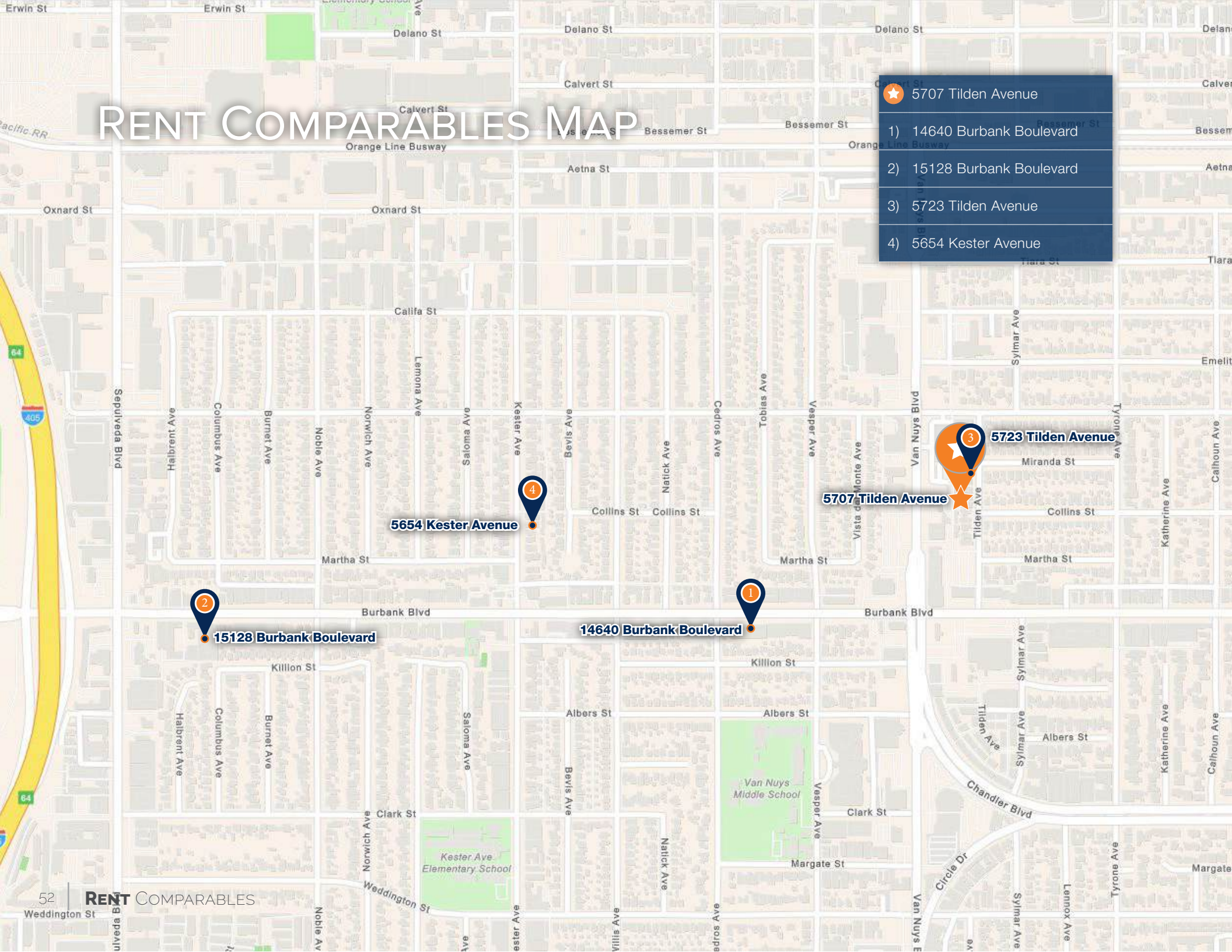
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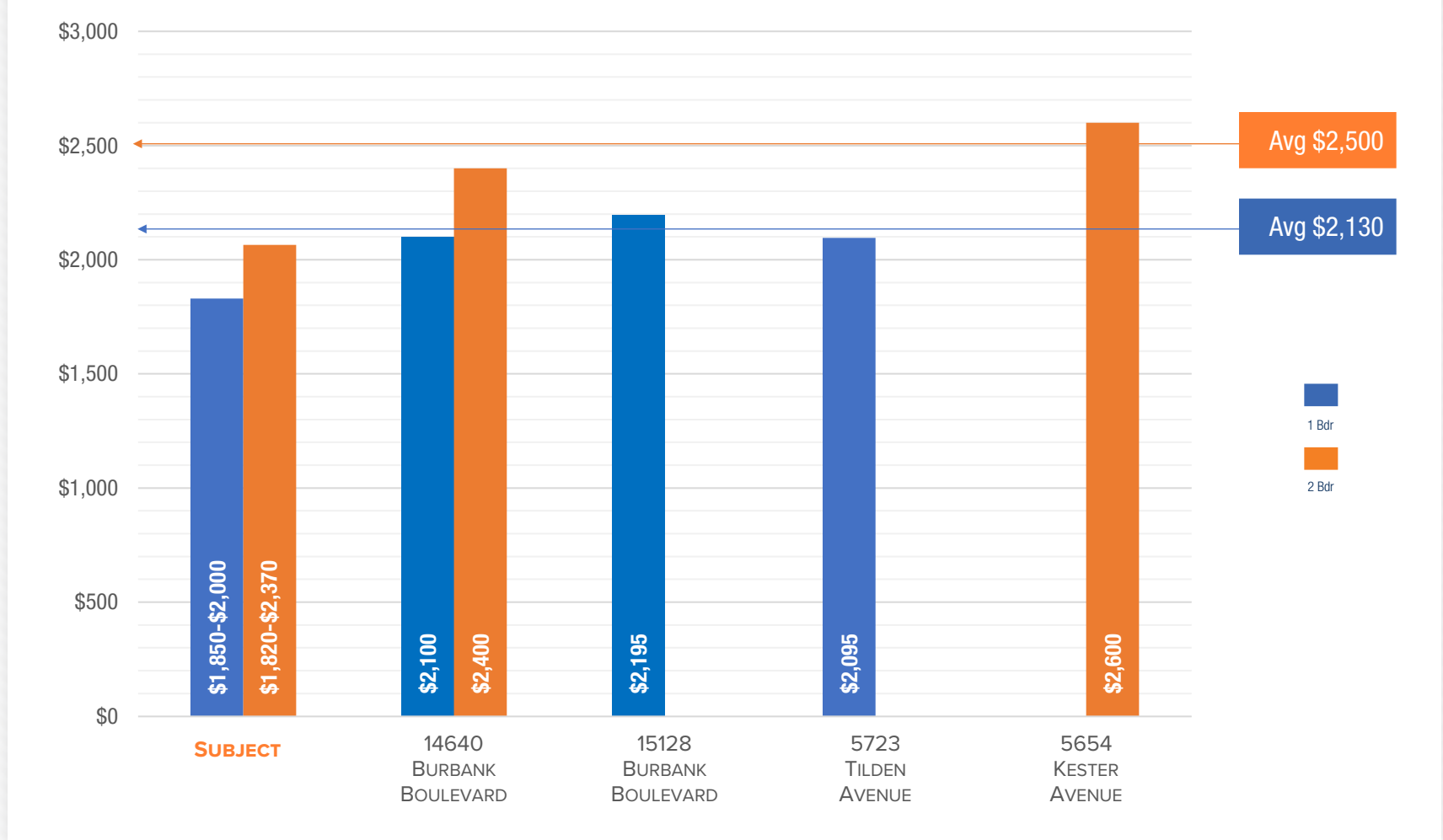
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RENT COMPARABLES MAP

- ★ 5707 Tilden Avenue
- 1) 14640 Burbank Boulevard
- 2) 15128 Burbank Boulevard
- 3) 5723 Tilden Avenue
- 4) 5654 Kester Avenue



AVERAGE RENTS - 1 & 2 BEDROOM UNITS





**5707 Tilden Avenue
Sherman Oaks, CA 91401**

Total No. of Units 6
Year Built 1952

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	675	\$1,850-\$2,000	\$2.82
2 Bdr 1 Bath	900	\$1,820-\$2,370	\$2.33



**14640 Burbank Boulevard
Sherman Oaks, CA 91411**

Total No. of Units 36
Year Built 1981

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	800	\$2,100	\$2.63
2 Bdr 1 Bath	1,050	\$2,400	\$2.29

Amenities

Property features wood and tile flooring, laminate countertops, stainless steel appliances, central air/heat, a swimming pool, and on-site laundry.



**15128 Burbank Boulevard
Sherman Oaks, CA 91411**

Total No. of Units 29
Year Built 1980

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	800	\$2,195	\$2.74

Amenities

Property features wood flooring, quartz countertops, stainless steel appliances, central air/heat, a swimming pool, and on-site laundry.



**5723 Tilden Avenue
Sherman Oaks, CA 91401**

Total No. of Units 5
Year Built 1953

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	780	\$2,095	\$2.69

Amenities

Property features wood flooring, mini-split HVAC units, stainless steel appliances, ceiling fans, walk-in closets, and on-site laundry.

4



**5654 Kester Avenue
Sherman Oaks, CA 91411**

Total No. of Units 5
Year Built 1953

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	950	\$2,600	\$2.74

Amenities
Property features wood flooring, wall AC units, quartz countertops, stainless steel appliances, and on-site laundry.

RENT COMPARABLES SUMMARY

Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1 14640 Burbank Boulevard Sherman Oaks, CA 91411	36	1981	1 Bdr 1 Bath 2 Bdr 1 Bath	800 1,050	\$2,100 \$2,400	\$2.63 \$2.29
2 15128 Burbank Boulevard Sherman Oaks, CA 91411	20	1980	1 Bdr 1 Bath	800	\$2,195	\$2.74
3 5723 Tilden Avenue Sherman Oaks, CA 91401	5	1953	1 Bdr 1 Bath	780	\$2,095	\$2.69
4 5654 Kester Avenue Sherman Oaks, CA 91411	5	1953	2 Bdr 1 Bath	950	\$2,600	\$2.74
A V E R A G E S			1 Bedroom 2 Bedroom	793 1,000	\$2,130 \$2,500	\$2.68 \$2.50
★ 5707 Tilden Avenue Sherman Oaks, CA 91401	6	1952	1 Bdr 1 Bath 2 Bdr 1 Bath	675 900	\$1,850-\$2,000 \$1,820-\$2,370	\$2.82 \$2.33



5707 TILDEN AVENUE, SHERMAN OAKS, CA 91401

Exclusively Listed By:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP



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