

# HIGH DEMAND 7-UNIT INVESTMENT



14215 BURBANK BLVD  
VAN NUYS, CA 91401

OFFERED AT: \$2,500,000



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## Executive Summary

**14215 Burbank Blvd** is a 7-unit multifamily investment opportunity located in the heart of Van Nuys, one of the San Fernando Valley's most established rental markets. Built in 1964, the property sits on a 5,497 SF ( $\pm 0.13$  AC) lot and consists of 4,740 SF of rentable building area with a desirable mix of studios, one-bedroom, and two-bedroom units.

The property is fully occupied, offering stable cash flow with potential near-term growth. The asset also benefits from on-site parking, completed soft-story retrofit, and strong proximity to major employment hubs, retail corridors, and freeway access.

This offering represents an opportunity to acquire a well-located, manageable-size apartment building with durable cash flow and long-term appreciation potential in a high-demand rental corridor.

## Property Overview

**Address:** 14215 Burbank Blvd, Van Nuys, CA 91401  
**Year Built:** 1964  
**Number of Units:** 7  
**Building Size:** 4,740 SF ( $\pm$ )  
**Lot Size:** 5,497 SF ( $\pm 0.13$  AC)  
**Occupancy:** 100% occupied  
**Soft-Story Retrofit:** Completed

## Unit Mix

Unit Type	Units	Avg. Size (SF)
Studio	2	~500 SF
1 Bed/1 Bath	3	~650 SF
2 Bed/ 1 Bath	2	~900 SF
<b>Total</b>	<b>7 Units</b>	<b>4,740 SF (<math>\pm</math>)</b>



## Financial Summary

- Gross Scheduled Income: \$163,404 / year
- Other Income: Laundry income projected at approximately \$2,667/year
- Estimated Expenses: Approximately 35% of gross income
- Estimated Net Operating Income (NOI): ~\$106,213/year (based on estimated expenses)
- Estimated Cap Rate: ~4.2% (based on estimated NOI)

Estimated expenses, NOI, and cap rate are for illustrative purposes only. Buyers should independently verify all financials, including actual expenses and NOI. Detailed rent roll and scheduled increases are available upon request.

### Utilities & Expenses

Landlord Pays: Water, trash, outdoor/common area lighting

Tenant Pays: Electricity (in-unit)

### Building Features

On-site parking

Soft-story retrofit completed

Strong street frontage on Burbank Blvd

### Parking & Laundry

Parking: 7 on-site parking spaces (4 covered, 3 uncovered), one space per unit

Laundry: On-site, coin-operated. Projected annual income is approximately \$2,667/year.







## Location Overview

The property is centrally located along the Burbank Boulevard retail corridor, offering tenants convenient access to shopping, dining, employment centers, and public transportation.

**Major Employment Hubs:** - Van Nuys Government Center / Civic Core: ~1–2 miles - Van Nuys Airport Business & Industrial Corridor: ~2–3 miles - CSUN (California State University, Northridge): ~4–5 miles - Burbank Media & Entertainment District: ~7–9 miles - Warner Center (Woodland Hills / Canoga Park): ~10–12 miles

**Retail & Walkability:** - Burbank Blvd Retail Corridor: Immediate / walking distance - Van Nuys Blvd Civic Center: ~0.5–1 mile - Victory Blvd Commercial Corridor: ~1–2 miles - Sepulveda Blvd Retail Corridor: ~1–2 miles - Ventura Blvd / Sherman Oaks Galleria: ~3–4 miles  
Freeway Access: Convenient access to the 405, 101, and 170 freeways.


## Investment Highlights

- Fully occupied 7-unit asset
- Estimated NOI and cap rate provided for illustrative purposes
- Completed soft-story retrofit
- Parking for all units (covered and uncovered)
- Strong in-place cash flow


Information contained herein has been obtained from sources deemed reliable; however, no warranty or representation is made as to the accuracy thereof. All interested parties should rely on their own investigation and verification of all information, including rents, expenses, NOI, and zoning. Detailed rent roll and scheduled increases are available upon request.

## CONTACT

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