



16129 Cantlay Street

6 UNIT OFFERING ■ VAN NUYS, CA 91406

UPSIDE IN RENTS | GOOD RENTAL POCKET OF VAN NUYS

16129 CANTLAY STREET ■ VAN NUYS, CA 91406



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DESIGN BY CRESC

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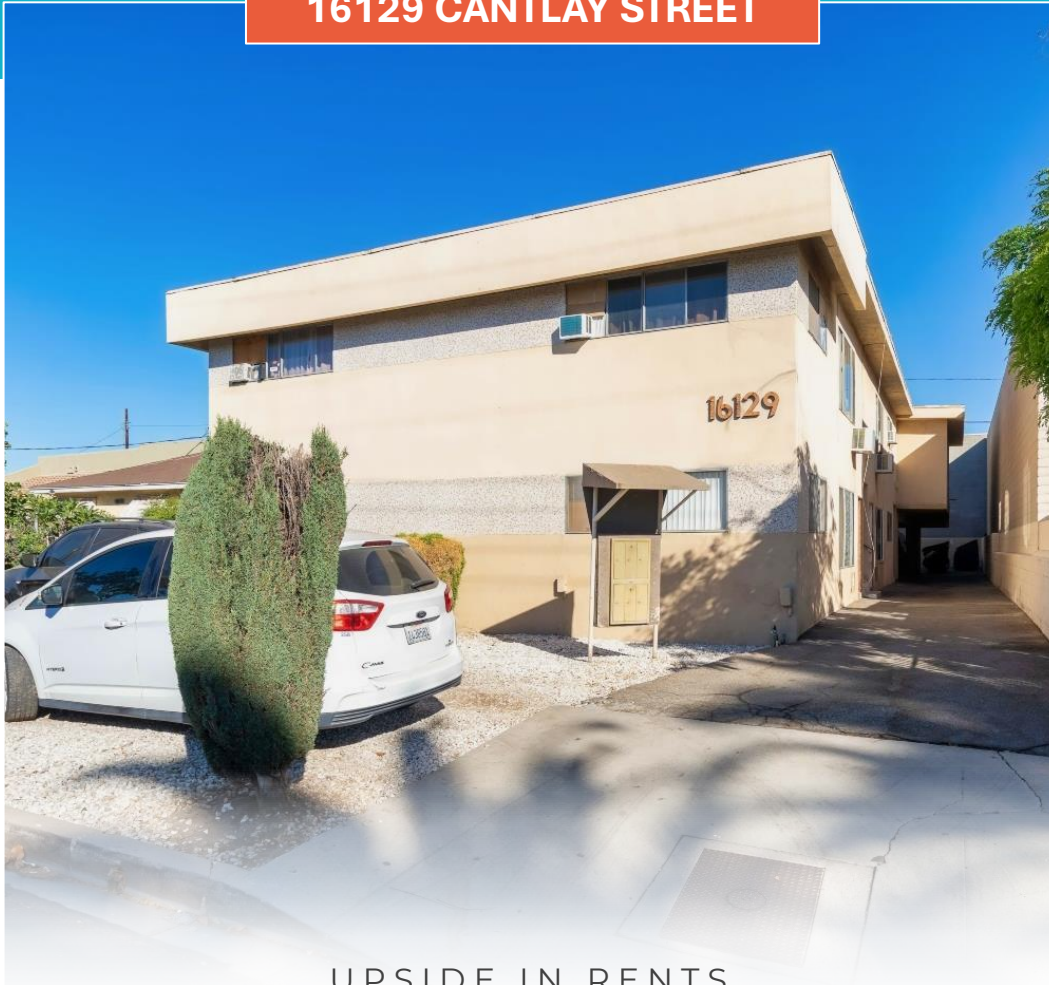
EXECUTIVE SUMMARY

16129 CANTLAY STREET ■ VAN NUYS, CA 91406



PROPERTY SUMMARY

16129 CANTLAY STREET



UPSIDE IN RENTS

GOOD RENTAL POCKET OF VAN NUYS

PRICING

OFFERING PRICE	\$1,500,000	
PRICE/UNIT	\$250,000	
PRICE/SF	\$274.73	
GRM	13.94	9.06
CAP RATE	4.36%	8.11%
	Current	Market

THE ASSET

UNITS	▪ 6
YEAR BUILT	▪ 1966
GROSS SF	▪ 5,460
LOT SF	▪ 6,000
APN	▪ 2205-027-009
FLOORS	▪ 2

PROPERTY OVERVIEW

16129 CANTLAY STREET

Equity Union Commercial is proud to represent this 6 unit apartment building in Van Nuys. The property was built in 1966. Its unit mix consists of (2) 1+1 units, (2) 2+1 units, and (2) 3+2 units. With a lot size of 6,000 square feet, the property has a total of 5,460 rentable square feet. The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping while the metro link transportations service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles.

PROPERTY HIGHLIGHTS



OPPORTUNITY

Six units in good Van Nuys rental pocket west of the 405 freeway



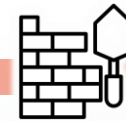
UNIT MIX

Excellent unit mix consisting of (2) 1+1 units, (2) 2+1 units, and (2) 3+2 units



UPSIDE

Significant upside in rents



SEISMIC RETROFIT

Seismic retrofit has been completed



PROPERTY GALLERY





02 FINANCIAL ANALYSIS

16129 CANTLAY STREET ■ VAN NUYS, CA 91406



FINANCIAL ANALYSIS

Summary

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PRICE/SF		\$274.73
GRM	13.94	9.06
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MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
2	1+1	\$1,092	\$2,183	\$1,750	\$3,500
2	2+1	\$1,510	\$3,019	\$2,100	\$4,200
2	3+2	\$1,732	\$3,463	\$2,900	\$5,800
Total Scheduled Rent			\$8,665		\$13,500

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$103,980	\$162,000
Less: Vacancy/Deductions	3% (\$3,119)	3% (\$4,860)
Misc. Income	\$3,600	\$3,600
Effective Gross Income	\$104,461	\$160,740

ANNUALIZED EXPENSES

	Current	Market
Insurance	\$2,533	\$2,533
LAHD Registration	\$640	\$640
DWP - Including Trash	\$6,480	\$6,480
Gas	\$3,000	\$3,000
Gardener	\$960	\$960
Repairs & Maintenance	\$7,500	\$7,500
Property Taxes	\$18,000	\$18,000

ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$6,519	\$6,519
Expenses/SF	\$7.16	\$7.16
% of GOI	37.4%	24.3%

RETURN

	Current	Market
NOI	\$65,348	\$121,627

RENT ROLL

16129 CANTLAY STREET

Unit #	Type	Current Rent	Market Rent
1	2+1	\$1,511	\$2,100
2	3+2	\$1,613	\$2,900
3	3+2	\$1,850	\$2,900
4	2+1	\$1,508	\$2,100
5	1+1	\$983	\$1,750
6	1+1	\$1,200	\$1,750
Totals:		\$8,665	\$13,500











03 MARKET COMPARABLES

16129 CANTLAY STREET ■ VAN NUYS, CA 91406



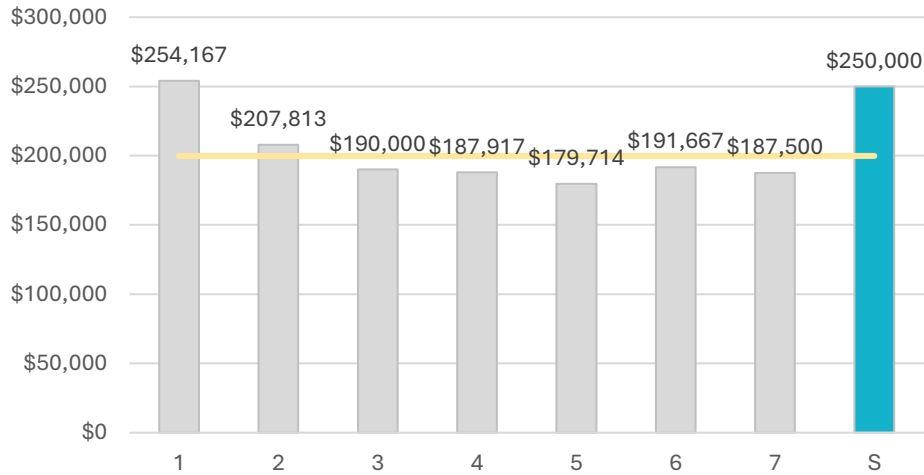
SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 14202 Delano Street Van Nuys, CA 91401	6	1955	4,740	7,501	2 - 1+1 4 - 2+1	10/27/2023	\$1,525,000	\$254,167	\$321.73	-	12.50
	2 14913 Hartland Street Van Nuys, CA 91405	8	1954	6,453	10,620	4 - 1+1 4 - 2+1	1/19/2024	\$1,662,500	\$207,813	\$257.63	4.75%	12.80
	3 14810 Victory Boulevard Van Nuys, CA 91411	8	1957	4,590	6,970	4 - Studio 4 - 2+1	10/2/2023	\$1,520,000	\$190,000	\$331.15	3.63%	16.50
	4 15456 Vanowen Street Los Angeles, CA 91406	12	1958	9,046	13,917	8 - 1+1 4 - 2+1	7/29/2024	\$2,255,000	\$187,917	\$249.28	4.90%	12.40
	5 14109 Erwin Street Van Nuys, CA 91401	7	1964	5,200	6,252	1 - Studio 4 - 1+1 1 - 2+1 1 - 3+2	8/12/2024	\$1,258,000	\$179,714	\$241.92	5.39%	11.20
	6 14112 Gilmore Street Van Nuys, CA 91401	6	1956	4,200	7,501	4 - 1+1 2 - 2+1	In Escrow	\$1,150,000	\$191,667	\$273.81	3.66%	14.90
	7 14115 Gilmore Street Van Nuys, CA 91401	6	1954	4,200	7,495	4 - 1+1 2 - 2+1	In Escrow	\$1,125,000	\$187,500	\$267.86	4.18%	14.50
AVERAGES		8	1957	5,490	8,608				\$199,825	\$277.63	4.42%	13.54
	S Subject 16129 Cantlay Street Van Nuys, CA 91406	6	1966	5,460	6,000	2 - 1+1 2 - 2+1 2 - 3+2	On Market	\$1,500,000	\$250,000	\$274.73	4.36%	13.94

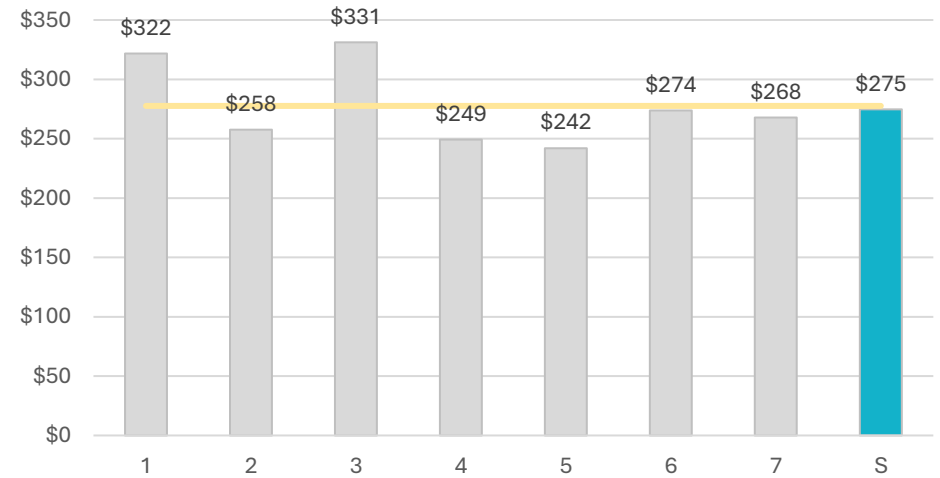
SALES COMPARABLES

16129 CANTLAY STREET

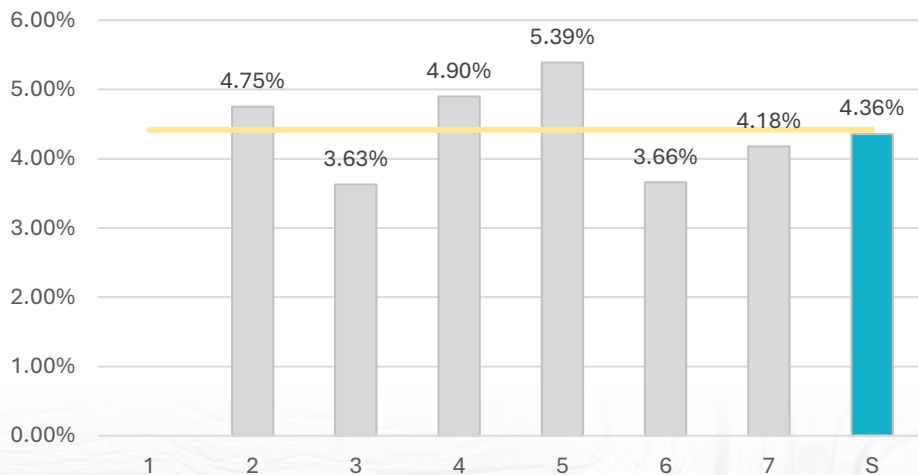
PRICE/UNIT



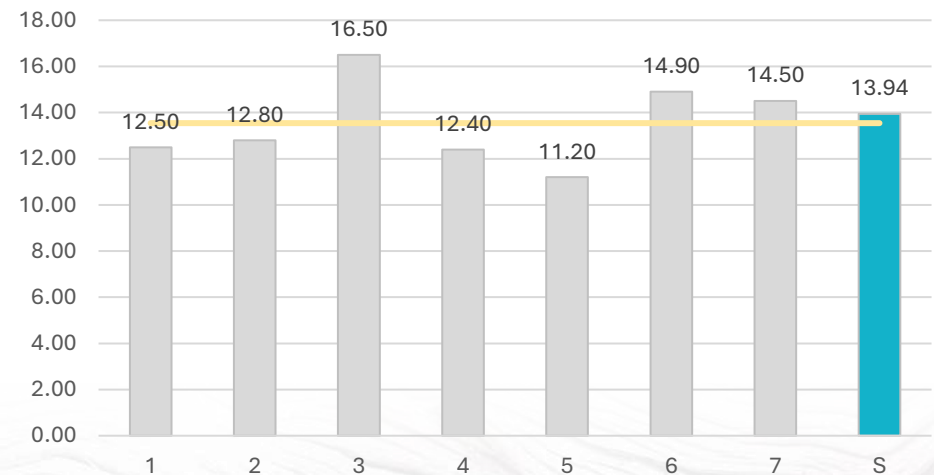
PRICE/SF



CAP RATE

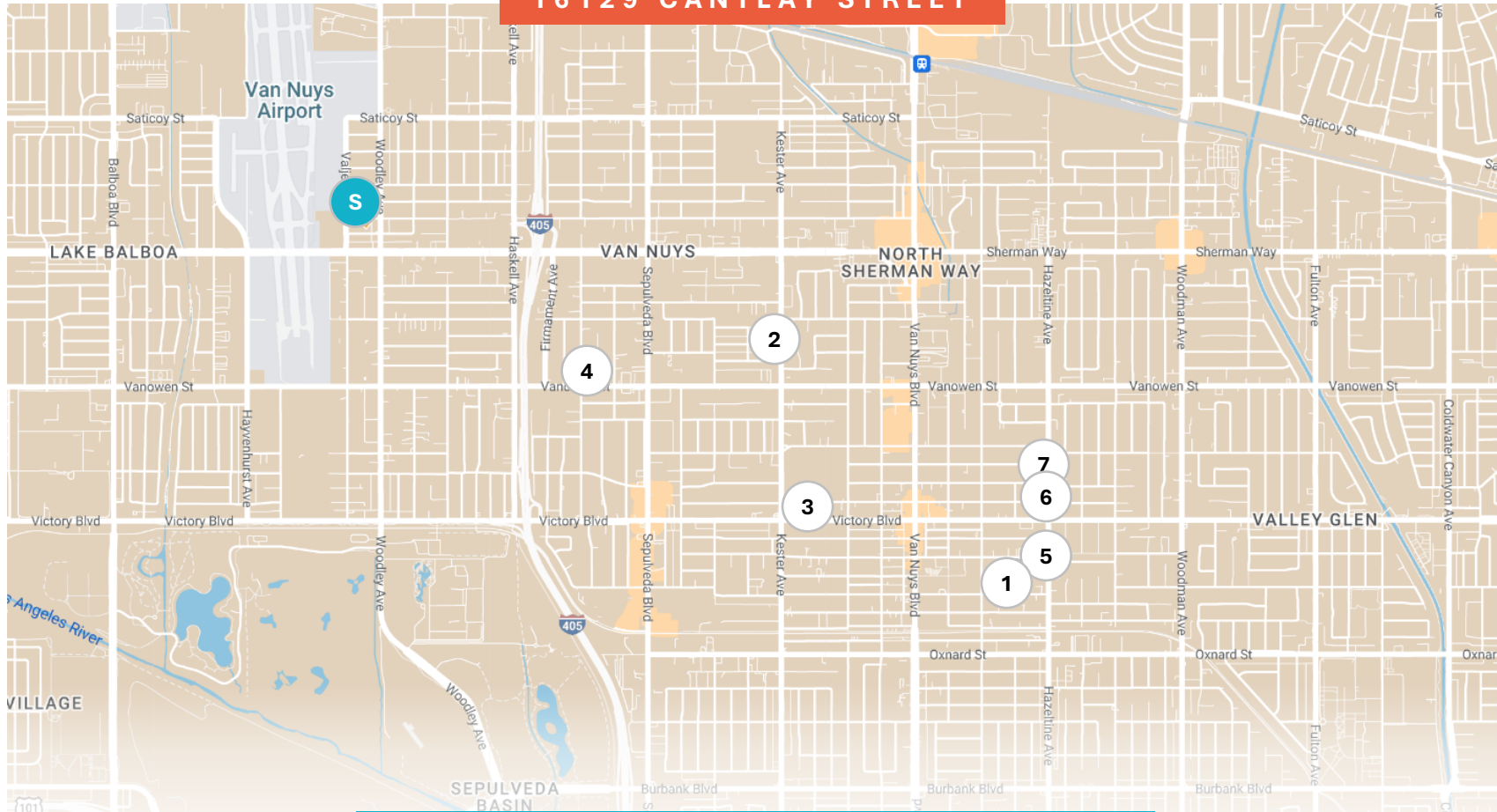


GRM



SALES COMPARABLES

16129 CANTLAY STREET



	SUMMARY	PPU	PSF	CAP	GRM
1	14202 Delano Street	\$254,167	\$322	-	12.50
2	14913 Hartland Street	\$207,813	\$258	4.75%	12.80
3	14810 Victory Boulevard	\$190,000	\$331	3.63%	16.50
4	15456 Vanowen Street	\$187,917	\$249	4.90%	12.40
5	14109 Erwin Street	\$179,714	\$242	5.39%	11.20
6	14112 Gilmore Street	\$191,667	\$274	3.66%	14.90
7	14115 Gilmore Street	\$187,500	\$268	4.18%	14.50
S	16129 Cantlay Street	\$250,000	\$275	4.36%	13.94



04 LOCATION OVERVIEW

16129 CANTLAY STREET ■ VAN NUYS, CA 91406



DEMOGRAPHICS



168,441
POPULATION



\$648,300
MEDIAN HOME VALUE



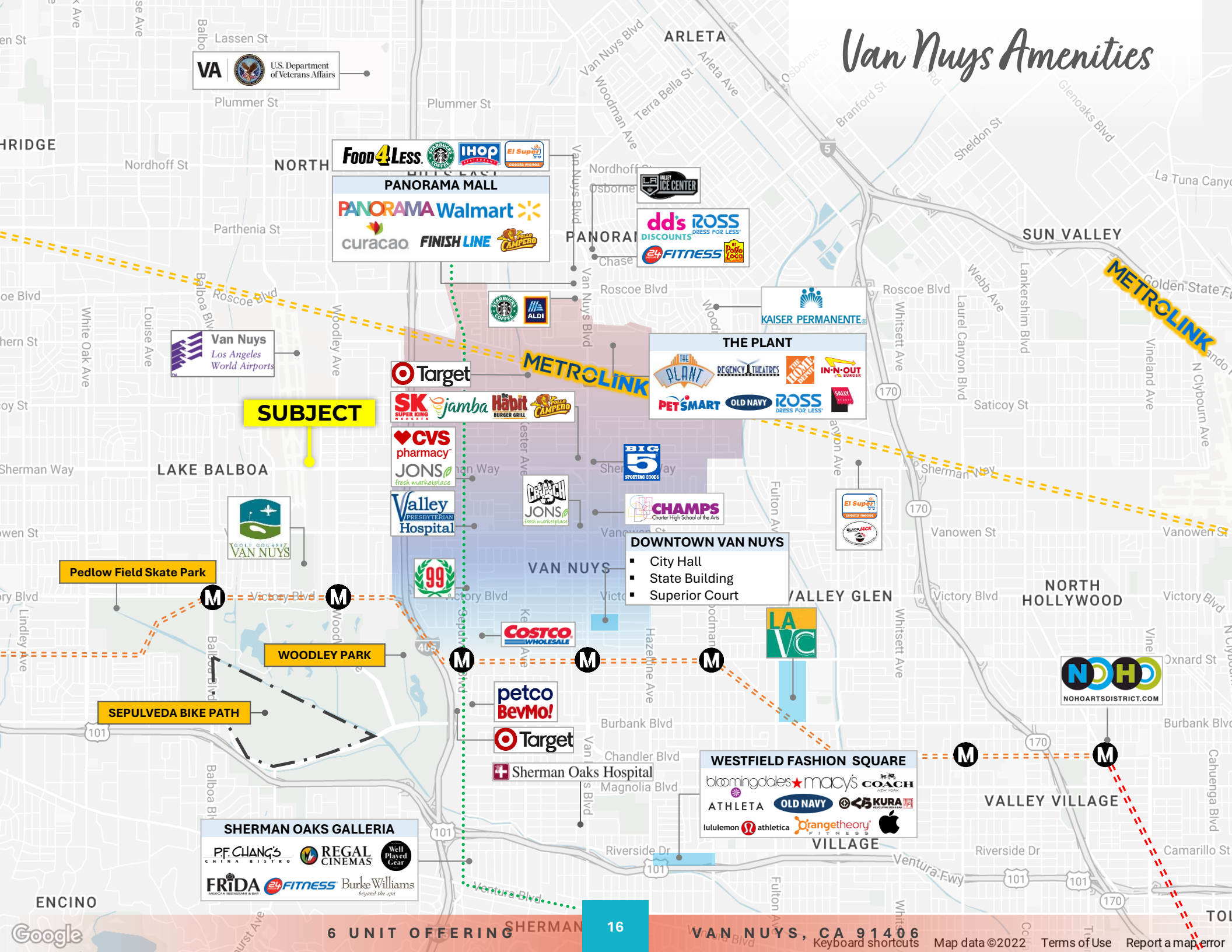
\$68,569
AVG HH INCOME

Van Nuys, CA

LOCATION OVERVIEW

Van Nuys is a neighborhood located in the central San Fernando Valley region of Los Angeles, California, United States. It is bordered by North Hills to the north, Panorama City to the northeast, Valley Glen to the east, Sherman Oaks to the south, Lake Balboa to the west, and Reseda to the northwest. Van Nuys is a densely populated neighborhood, with a mix of residential, commercial, and industrial areas. It is home to Van Nuys Airport, which is one of the busiest general aviation airports in the world. The neighborhood is also known for its Van Nuys Boulevard, which is a popular cruising destination for car enthusiasts.

Van Nuys Amenities



VA U.S. Department of Veterans Affairs

Food 4 Less Starbucks IHOP El Super
PANORAMA MALL
PANORAMA Walmart
 curacao FINISH LINE

ICE CENTER
 dd's DISCOUNTS ROSS DRESS FOR LESS
 24 FITNESS

Van Nuys
 Los Angeles World Airports

SUBJECT

METROLINK

THE PLANT
 THE PLANT REGENCY THEATRES
 PET SMART OLD NAVY ROSS DRESS FOR LESS

Target
 SK jamba Habit Burger Grill
 CVS pharmacy JONS fresh marketplace
 Valley Presbyterian Hospital

DOWNTOWN VAN NUYS
 City Hall
 State Building
 Superior Court

Pedlow Field Skate Park



WOODLEY PARK

SEPULVEDA BIKE PATH

Costco WHOLESALE

petco BeVmo!
Target

WESTFIELD FASHION SQUARE
 bloomingdales macy's COACH
 ATHLETA OLD NAVY KURA
 lululemon athletica Orangetheory FITNESS Apple

SHERMAN OAKS GALLERIA
 P.F. CHANG'S CHINA BISTRO REGAL CINEMAS Well Played Gear
 FRIDA FITNESS 24 FITNESS Burke Williams

NOHO
 NOHOARTSDISTRICT.COM

6 UNIT OFFERING

16

VAN NUYS, CA 91406

M Opening in 2031

Feds provide \$893M grant for Van Nuys Boulevard light rail line

The East San Fernando Valley line will travel 6.7 miles within the median of Van Nuys Boulevard, spanning from Van Nuys to Pacoima. Its 11 stations will include connections to the G Line Busway, Metrolink's Ventura County Line, Amtrak's Pacific Surfliner.

Full construction is expected to commence before the end of 2024, and completion of the \$3.6-billion light rail line is expected in 2031. That schedule is years behind what was originally hoped for by Metro, which had once intended to begin serving passengers on Van Nuys Boulevard as early as 2028.



San Fernando Valley

HOME OF INNOVATION

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021.



MAJOR EMPLOYERS

VIACOM

STARZ



Panasonic

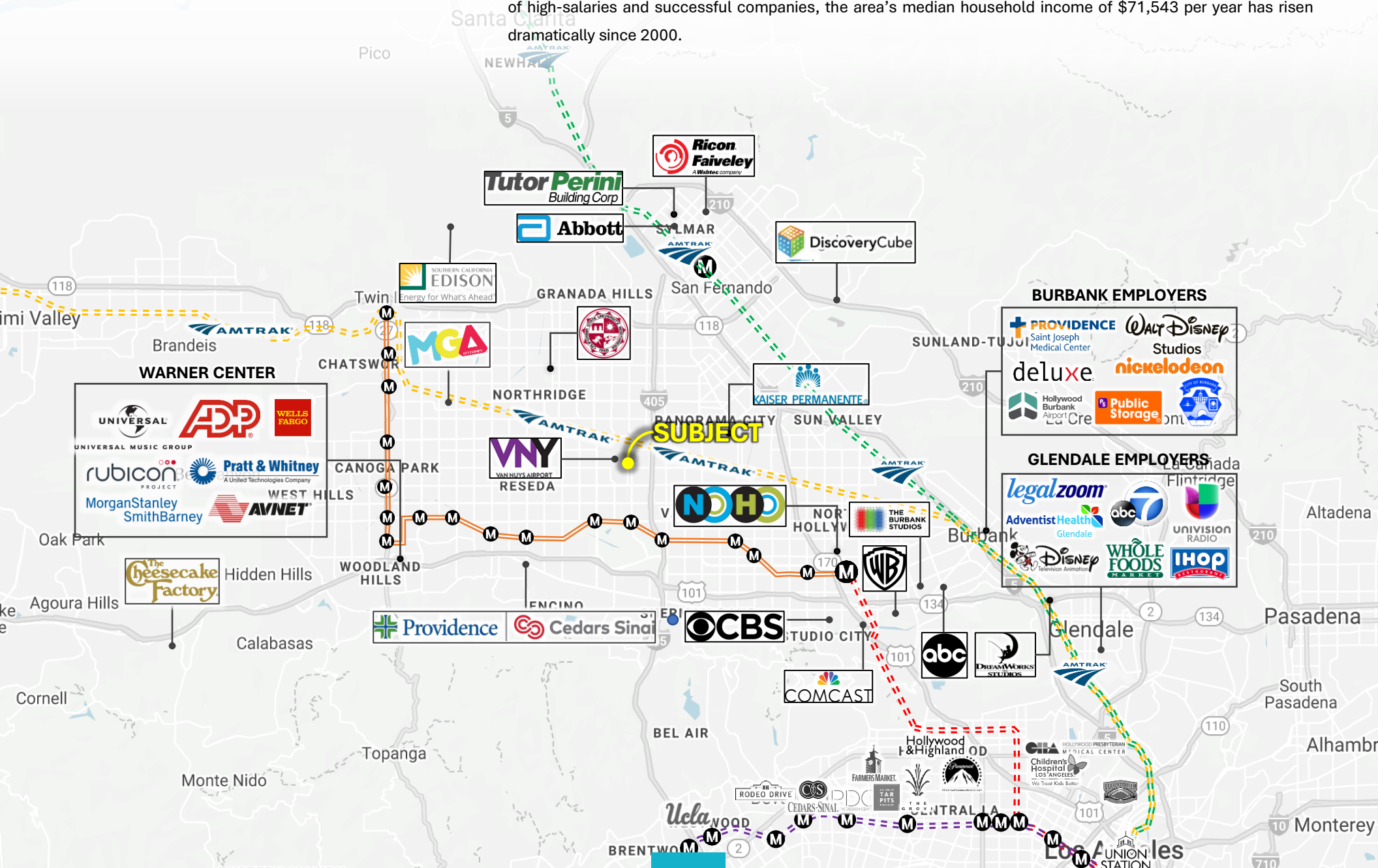
legalzoom

NETFLIX



SFV TOP EMPLOYERS & CONNECTIVITY

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.



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