

12325 CHANDLER BOULEVARD

VALLEY VILLAGE, CALIFORNIA 91607

Marcus & Millichap
THE RAYMUNDO GROUP

\$8,450,000 | 33 MULTIFAMILY UNITS

ATTRACTIVE 5.78% CAP RATE AND 10.30 GRM IN PRIME VALLEY VILLAGE LOCATION
LARGE FLOORPLANS, CENTRAL AIR/HEAT, FIREPLACES, NEW FITNESS CENTER, SWIMMING POOL
OPPORTUNITY TO EXPAND RUBS PROGRAM TO REMAINING UNITS FOR INCREASED REVENUE

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THE RAYMUNDO GROUP

REAL ESTATE INVESTMENT SALES | FINANCING | RESEARCH | ADVISORY SERVICES

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12325 CHANDLER BOULEVARD, VALLEY VILLAGE, CA 91607



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12325 CHANDLER BOULEVARD, VALLEY VILLAGE, CA 91607

INVESTMENT OVERVIEW

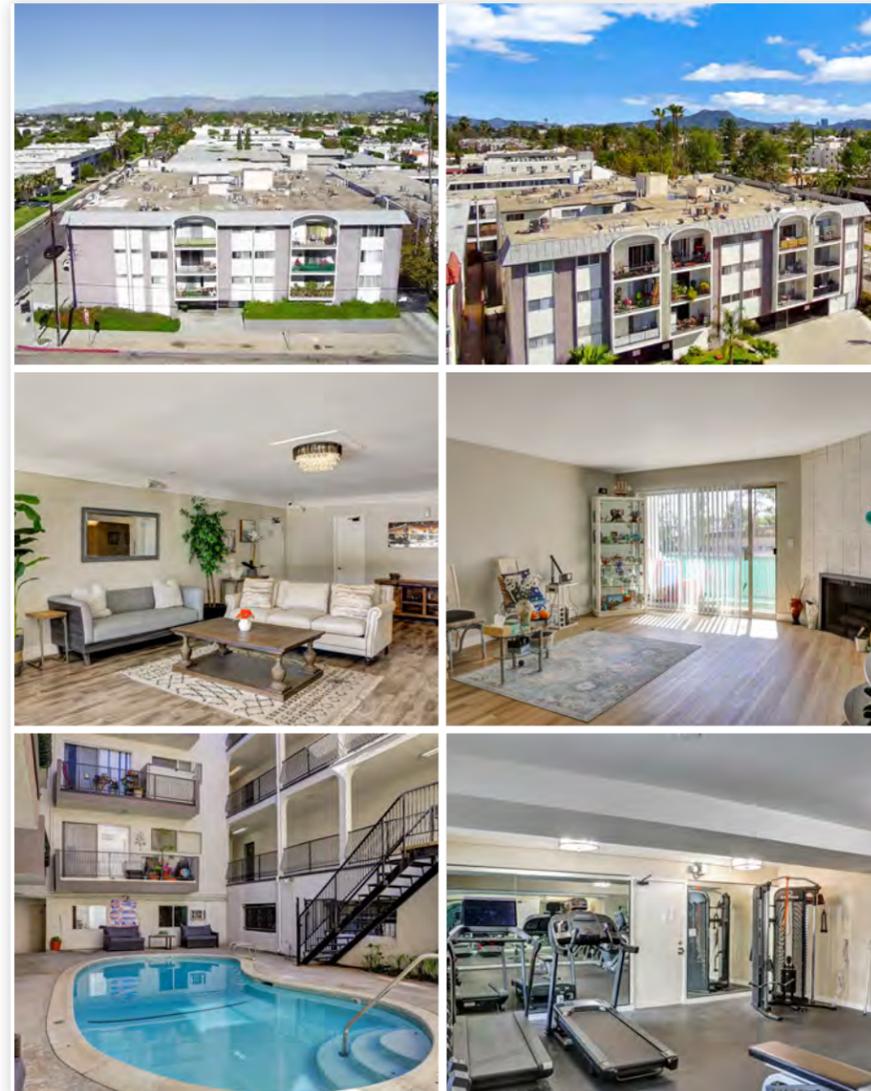
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INVESTMENT HIGHLIGHTS

- Attractively Priced at a 5.78% CAP Rate and 10.30 GRM
- Prime Valley Village Location on a Highly Visible Corner Lot
- Large Floorplans – Approximately 34,713 Square Feet Spread Over 33 Units
- Approximately a 6% Cash-on-Cash Return with New Financing
- Well-Amenitized with Furnished Lobby, Fitness Center, Swimming Pool, Central Air/Heat, Fireplaces, Balconies, and Covered Parking
- Opportunity to Improve Cash Flow – Current Rents Approximately 22% Below Market
- RUBS Program Currently Collects from Less than Half of the Units – New Owner May Improve Profits Substantially Through RUBS Expansion
- All Seismic Retrofit Repairs Completed (Buyer to Verify)
- Several Notable Upgrades – Newer Roof, Recently Painted Exterior, Approximately Half of the Unit Interiors Remodeled

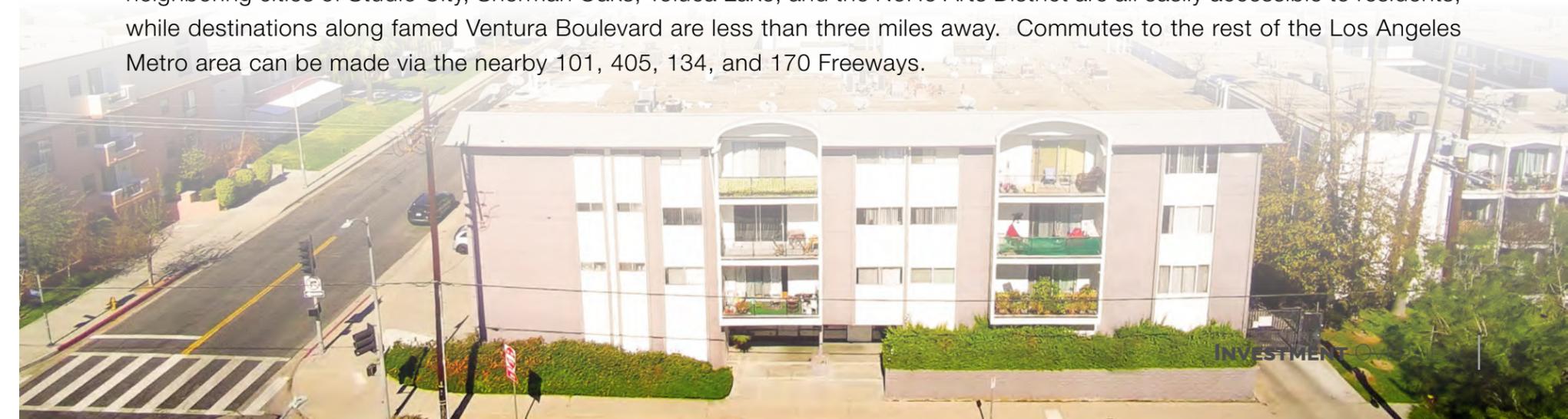


INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 12325 Chandler Boulevard, a 33-unit multifamily property located in the desirable Valley Village neighborhood of Los Angeles, CA. Sitting on a large corner lot along one of the San Fernando Valley's major thoroughfares, the property offers investors both strong immediate cash flow and a blueprint to substantially improve profits. Available at an attractive 5.78% CAP Rate and 10.30 GRM, the building currently includes a RUBS program that only collects from approximately half of the units. Over time, this program could be expanded and, along with organic rent increases, could provide for dramatically increased revenue.

All seismic retrofit repairs have already been completed by the current owner (Buyer to verify), saving a new owner from an otherwise costly expense. A new roof and new exterior paint have been added in recent years, while approximately half of the apartments have been remodeled as well. The building features a new fitness center, a swimming pool, and a furnished lobby, while individual units contain fireplaces, balconies, and central air/heat. On-site laundry rooms on each floor generate significant additional income for the property.

Situated on the corner of Chandler Boulevard and Corteen Place, the building offers tenants convenient access to the Orange Line Busway, and by extension, the Metro Red Line. The high-end shopping and dining options within the neighboring cities of Studio City, Sherman Oaks, Toluca Lake, and the NoHo Arts District are all easily accessible to residents, while destinations along famed Ventura Boulevard are less than three miles away. Commutes to the rest of the Los Angeles Metro area can be made via the nearby 101, 405, 134, and 170 Freeways.



12325 Chandler Boulevard

Valley Village, CA 91607

\$8,450,000

LISTING PRICE

\$256,061

PRICE/UNIT

\$243

PRICE/SF

5.78%

CAP RATE - CURRENT

10.30

GIM - CURRENT

7.70%

CAP RATE - PRO FORMA

8.49

GIM - PRO FORMA

THE OFFERING

Price	\$8,450,000
Down Payment	39% / \$3,270,000
Price/Unit	\$256,061
Price/SF	\$243
Number of Units	33
Rentable Square Feet	34,713 SF
Number of Buildings	1
Number of Stories	4
Year Built	1970
Lot Size	19,040 SF

VITAL DATA

CAP Rate - Current	5.78%
GIM - Current	10.30
Net Operating Income - Current	\$488,139
Net Cash Flow After Debt Service - Current	6.06% / \$198,063
CAP Rate - Pro Forma	7.70%
GIM - Pro Forma	8.49
Net Operating Income - Pro Forma	\$650,916
Net Cash Flow After Debt Service - Pro Forma	11.03% / \$360,840

PROPERTY DETAILS

THE OFFERING

Property Address:	12325 Chandler Boulevard Valley Village, CA 91607
Assessor's Parcel Number:	2347-008-014
Zoning:	LAR3

SITE DESCRIPTION

Number of Units:	33
Number of Buildings:	1
Number of Stories:	4
Year Built:	1970
Rentable Square Feet:	34,713 SF
Lot Size:	19,040 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Flat



OFFERING PRICE:
\$8,450,000

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. Squire Feet
24	1 Bdr 1 Bath	800
8	2 Bdr 2 Bath	1,150
1	3 Bdr 2 Bath	1,400
33	TOTAL	34,713

Community Amenities

- New Fitness Center
- Swimming Pool
- Large Furnished Lobby
- Covered Parking
- On-Site Laundry

Unit Interior Amenities

- Central Air/Heat
- Granite Countertops
- Fireplaces
- Wood Flooring
- Large Balconies

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LOCATION OVERVIEW

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VALLEY VILLAGE, CA

Life in Valley Village has many big-city comforts!

UPSCALE • GREAT SCHOOLS • BUSINESS • CALIFORNIA



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

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, MARCUS & MILLICHAP RESEARCH CENSUS REPORT



VILLAGE VALLEY

DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	37,143	299,399	607,364
2025 Estimate			
Total Population	36,737	294,314	598,701
2020 Census			
Total Population	37,741	299,991	615,177
2010 Census			
Total Population	35,033	288,839	596,130
Daytime Population			
2025 Estimate	27,362	217,711	743,501
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	17,547	131,000	246,240
2025 Estimate			
Total Households	17,350	128,340	242,017
Average (Mean) Household Size	2.1	2.4	2.6
2020 Census			
Total Households	16,983	123,334	234,118
2010 Census			
Total Households	15,880	115,316	220,651
Growth 2025-2030	1.1%	2.1%	1.7%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	18,316	137,133	258,156
2025 Estimate	18,108	134,311	253,687
Owner Occupied	5,384	40,664	91,792
Renter Occupied	11,914	87,586	150,236
Vacant	757	5,971	11,670
Persons in Units			
2025 Estimate Total Occupied Units	17,350	128,340	242,017
1 Person Units	38.0%	35.8%	32.2%
2 Person Units	34.8%	31.4%	30.1%
3 Person Units	14.0%	15.1%	15.8%
4 Person Units	8.1%	10.2%	12.1%
5 Person Units	3.1%	4.4%	5.4%
6+ Person Units	1.9%	3.0%	4.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	14.4%	14.4%	15.9%
\$150,000-\$199,999	11.5%	9.6%	9.4%
\$100,000-\$149,999	19.1%	17.2%	17.2%
\$75,000-\$99,999	12.6%	12.3%	12.2%
\$50,000-\$74,999	13.1%	15.0%	14.5%
\$35,000-\$49,999	8.6%	9.3%	9.2%
\$25,000-\$34,999	5.2%	6.2%	6.2%
\$15,000-\$24,999	6.5%	6.7%	6.2%
Under \$15,000	9.0%	9.2%	9.1%
Average Household Income	\$117,945	\$110,600	\$113,638
Median Household Income	\$93,884	\$87,163	\$91,134
Per Capita Income	\$55,206	\$49,253	\$47,398
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	36,737	294,314	598,701
Under 20	17.8%	19.0%	20.4%
20 to 34 Years	24.5%	25.2%	23.4%
35 to 39 Years	9.2%	9.0%	8.4%
40 to 49 Years	14.3%	14.3%	14.2%
50 to 64 Years	18.0%	18.3%	18.9%
Age 65+	16.3%	14.2%	14.8%
Median Age	41.0	40.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	28,476	221,756	442,523
Elementary (0-8)	3.8%	7.7%	9.4%
Some High School (9-11)	3.5%	5.9%	6.8%
High School Graduate (12)	14.4%	15.9%	17.7%
Some College (13-15)	19.8%	18.5%	18.4%
Associate Degree Only	8.1%	8.1%	7.4%
Bachelor's Degree Only	36.3%	30.5%	27.5%
Graduate Degree	14.0%	13.3%	12.8%
Population by Gender			
2025 Estimate Total Population	36,737	294,314	598,701
Male Population	49.0%	49.8%	50.0%
Female Population	51.0%	50.2%	50.0%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 598,701. The population has changed by 0.43 since 2010. It is estimated that the population in your area will be 607,364 five years from now, which represents a change of 1.4 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 7,622 people per square mile.



HOUSEHOLDS

There are currently 242,017 households in your selected geography. The number of households has changed by 9.68 since 2010. It is estimated that the number of households in your area will be 246,240 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$91,134, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 64.60 since 2010. It is estimated that the median household income in your area will be \$108,606 five years from now, which represents a change of 19.2 percent from the current year.

The current year per capita income in your area is \$47,398, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$113,638, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 323,623 people in your selected area were employed. The 2010 Census revealed that 61.5 of employees are in white-collar occupations in this geography, and 18.6 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$950,555 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 90,661.00 owner-occupied housing units and 129,991.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 39.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.4 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.6 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.0 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

12325 CHANDLER BOULEVARD, VALLEY VILLAGE, CA 91607

PRICING & FINANCIAL ANALYSIS

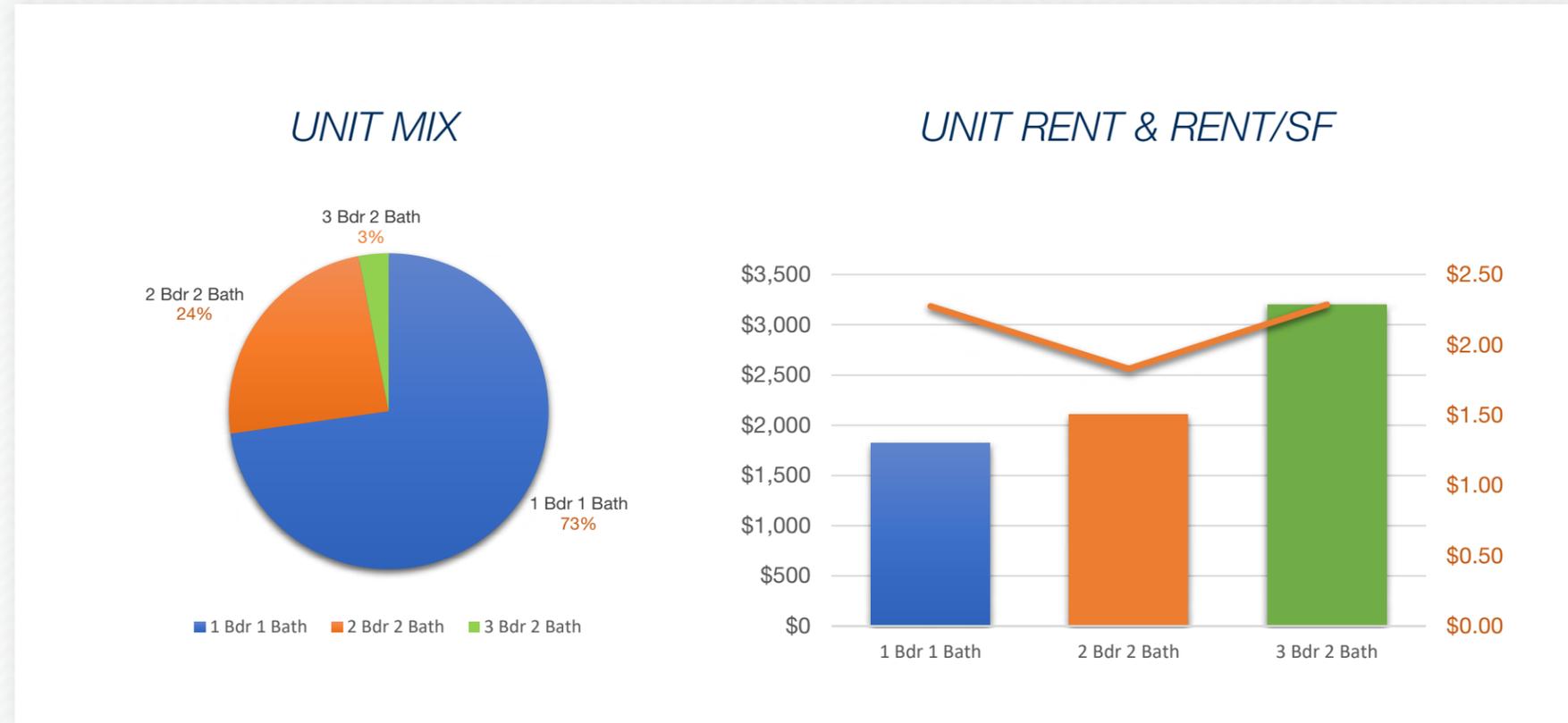
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
24	1 Bdr 1 Bath	800	\$1,257-2,215	\$2.27	\$43,676	\$2,245	\$2.81	\$53,880
8	2 Bdr 2 Bath	1,150	\$1,707-2,500	\$1.83	\$16,842	\$2,645	\$2.30	\$21,160
1	3 Bdr 2 Bath	1,400	\$3,200	\$2.29	\$3,200	\$3,245	\$2.32	\$3,245
33	TOTAL	34,713			\$63,718			\$78,285



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$764,616	\$23,170	\$939,420	\$28,467
Laundry Income	\$12,504	\$379	\$12,504	\$379
SCEP/RSO Fees	\$1,704	\$52	\$1,704	\$52
RUBS Income	\$41,244	\$1,250	\$41,244	\$1,250
GROSS POTENTIAL INCOME	\$820,068	\$24,851	\$994,872	\$30,148
Vacancy/Collection Allowance (GPR)	3.0% / \$22,938	\$695	5.0% / \$46,971	\$1,423
EFFECTIVE GROSS INCOME	\$797,130	\$24,155	\$947,901	\$28,724
EXPENSES				
Real Estate Taxes	\$100,334	\$3,040	\$100,334	\$3,040
Insurance	\$48,598	\$1,473	\$48,598	\$1,473
Utilities	\$62,142	\$1,883	\$62,142	\$1,883
Repairs & Maintenance	\$16,500	\$500	\$16,500	\$500
Trash	\$6,771	\$205	\$6,771	\$205
Management Fee	\$31,885	\$966	\$38,668	\$1,172
Reserves & Replacements	\$8,250	\$250	\$8,250	\$250
Landscaping & Pool	\$6,384	\$193	\$6,384	\$193
Pest Control	\$693	\$21	\$693	\$21
Unit Turnover	\$8,250	\$250	\$8,250	\$250
Elevator	\$9,241	\$280	\$9,241	\$280
On-Site Payroll	\$9,943	\$301	\$9,943	\$301
TOTAL EXPENSES	\$308,991	\$9,363	\$315,773	\$9,569
Expenses per SF	\$8.90		\$9.10	
% of EGI	38.8%		32.7%	
NET OPERATING INCOME	\$488,139	\$14,792	\$650,916	\$19,725

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
#101	1 Bdr 1 Bath	800	\$1,707	\$2.13
#102	1 Bdr 1 Bath	800	\$1,690	\$2.11
#103	1 Bdr 1 Bath	800	\$1,473	\$1.84
#104	1 Bdr 1 Bath	800	\$1,776	\$2.22
#105	1 Bdr 1 Bath	800	\$1,257	\$1.57
#106	1 Bdr 1 Bath	800	\$2,200	\$2.75
#107	1 Bdr 1 Bath	800	\$1,495	\$1.87
#108	1 Bdr 1 Bath	800	\$1,490	\$1.86
#109	1 Bdr 1 Bath	800	\$2,200	\$2.75
#110	1 Bdr 1 Bath	800	\$1,545	\$1.93
#111	2 Bdr 2 Bath	1,150	\$1,836	\$1.60
#201	2 Bdr 2 Bath	1,150	\$2,500	\$2.17
#202	1 Bdr 1 Bath	800	\$2,200	\$2.75
#203	1 Bdr 1 Bath	800	\$2,200	\$2.75
#204	2 Bdr 2 Bath	1,150	\$2,236	\$1.94
#205	1 Bdr 1 Bath	800	\$1,357	\$1.70
#206	1 Bdr 1 Bath	800	\$2,172	\$2.72
#207	1 Bdr 1 Bath	800	\$2,100	\$2.63
#208	1 Bdr 1 Bath	800	\$1,721	\$2.15
#209	1 Bdr 1 Bath	800	\$1,496	\$1.87

RENT ROLL (CONTINUED)

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
#210	1 Bdr 1 Bath	800	\$1,484	\$1.86
#211	2 Bdr 2 Bath	1,150	\$2,500	\$2.17
#301	2 Bdr 2 Bath	1,150	\$1,836	\$1.60
#302	1 Bdr 1 Bath	800	\$2,200	\$2.75
#303	1 Bdr 1 Bath	800	\$1,342	\$1.68
#304	3 Bdr 2 Bath	1,400	\$3,200	\$2.29
#305	1 Bdr 1 Bath	800	\$2,005	\$2.51
#306	1 Bdr 1 Bath	800	\$1,522	\$1.90
#307	1 Bdr 1 Bath	800	\$2,200	\$2.75
#308	1 Bdr 1 Bath	800	\$2,200	\$2.75
#309	1 Bdr 1 Bath	800	\$2,215	\$2.77
#310	1 Bdr 1 Bath	800	\$1,912	\$2.39
#311	2 Bdr 2 Bath	1,150	\$2,451	\$2.13
	Total	Vacant		
33	Total	Occupied	29,100	\$63,718
33	Total		29,100	\$63,718

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	12325 Chandler Boulevard Valley Village, CA 91607
Price	\$8,450,000
Down Payment	39% / \$3,270,000
Number of Units	33
Price/Unit	\$256,061
Rentable Square Feet	34,713 SF
Price/SF	\$243
CAP Rate - Current	5.78%
CAP Rate - Pro Forma	7.70%
GRM - Current	10.30
GRM - Pro Forma	8.49
Year Built	1970
Lot Size	19,040 SF
Type of Ownership	Fee Simple

Financing

First Trust Deed	
Loan Amount	\$5,180,000
Interest Rate	5.60%
Amortization	30 Years
Monthly Payment	\$24,173.00

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$764,616	\$939,420
Other Income	\$55,452	\$55,452
Gross Potential Income	\$820,068	\$994,872
Less: Vacancy / Deductions (GPR)	3.0% / \$22,938	3.0% / \$28,183
Effective Gross Income	\$797,130	\$966,689
Less: Expenses	\$308,991	\$315,773
Net Operating Income	\$488,139	\$650,916
Net Cash Flow Before Debt Service	\$488,139	\$650,916
Debt Service	\$290,076	\$290,076
Debt Coverage Ratio	1.68	2.24
Net Cash Flow After Debt Service	\$198,063	\$360,840
Total Return	6.06% / \$198,063	11.03% / \$360,840

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$100,334	\$100,334
Insurance	\$48,598	\$48,598
Utilities	\$62,142	\$62,142
Repairs & Maintenance	\$16,500	\$16,500
Trash	\$6,771	\$6,771
Management Fee	\$31,885	\$38,668
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On-Site Payroll	\$9,943	\$9,943
Total Expenses	\$308,991	\$315,773
Expenses / Unit	\$9,363	\$9,569
Expenses / SF	\$8.90	\$9.10
% of EGI	38.8%	32.7%



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PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

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Assessor's Parcel Number	2347-008-014
Zoning	LAR3

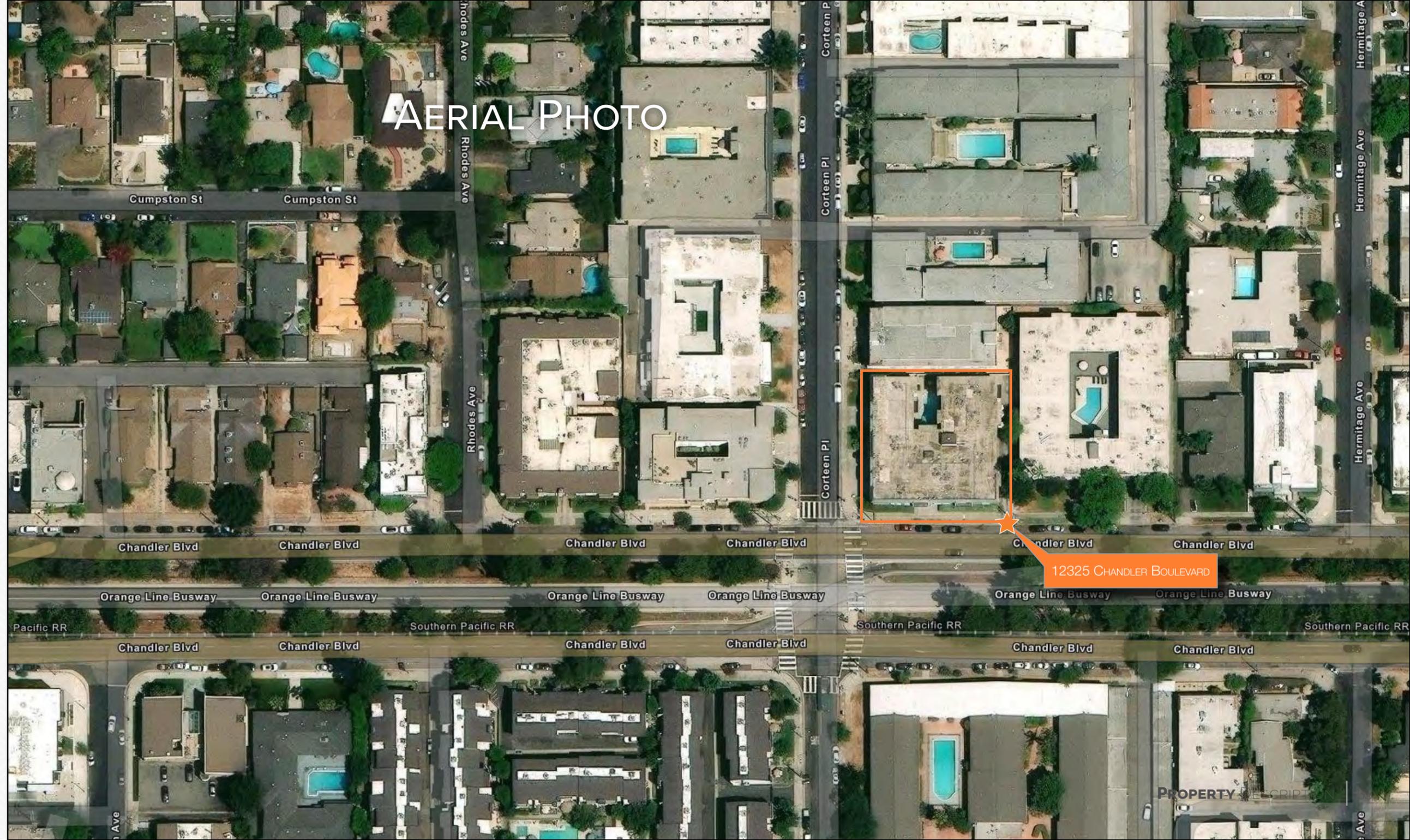
SITE DESCRIPTION

Number of Units	33
Number of Buildings	1
Number of Stories	4
Year Built	1970
Rentable Square Feet	34,713 SF
Lot Size	19,040 SF
Type of Ownership	Fee Simple

CONSTRUCTION

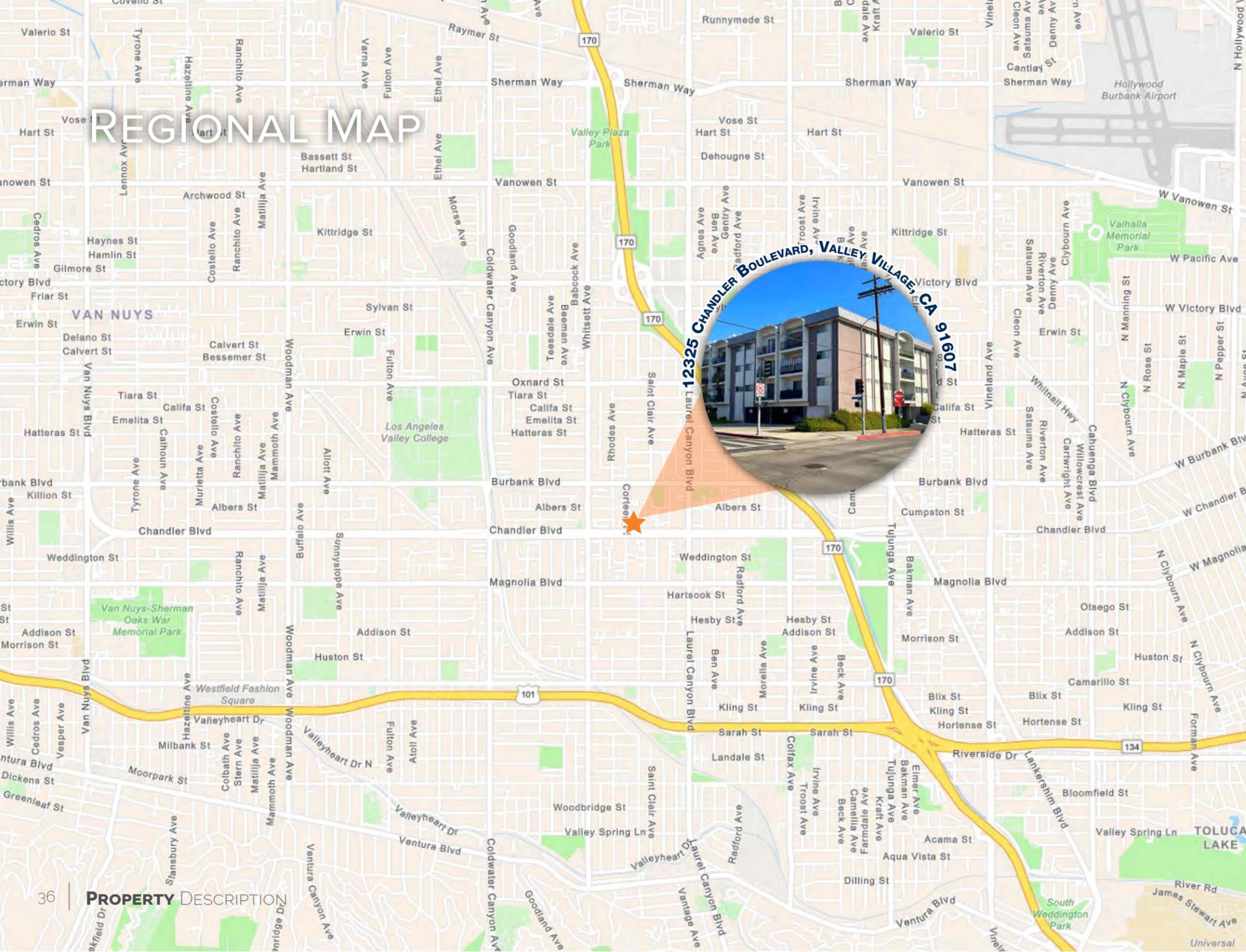
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

AERIAL PHOTO

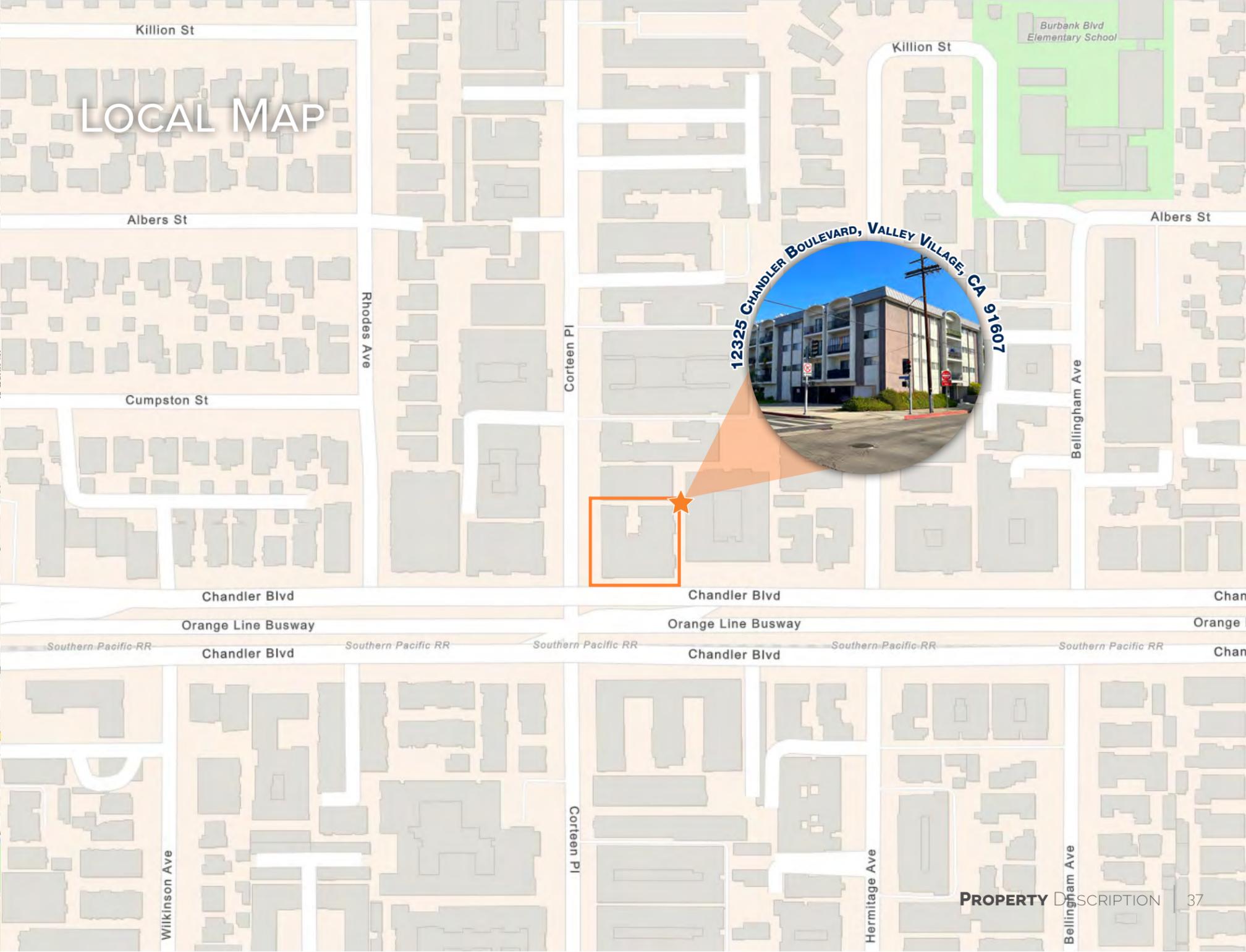


12325 CHANDLER BOULEVARD

REGIONAL MAP



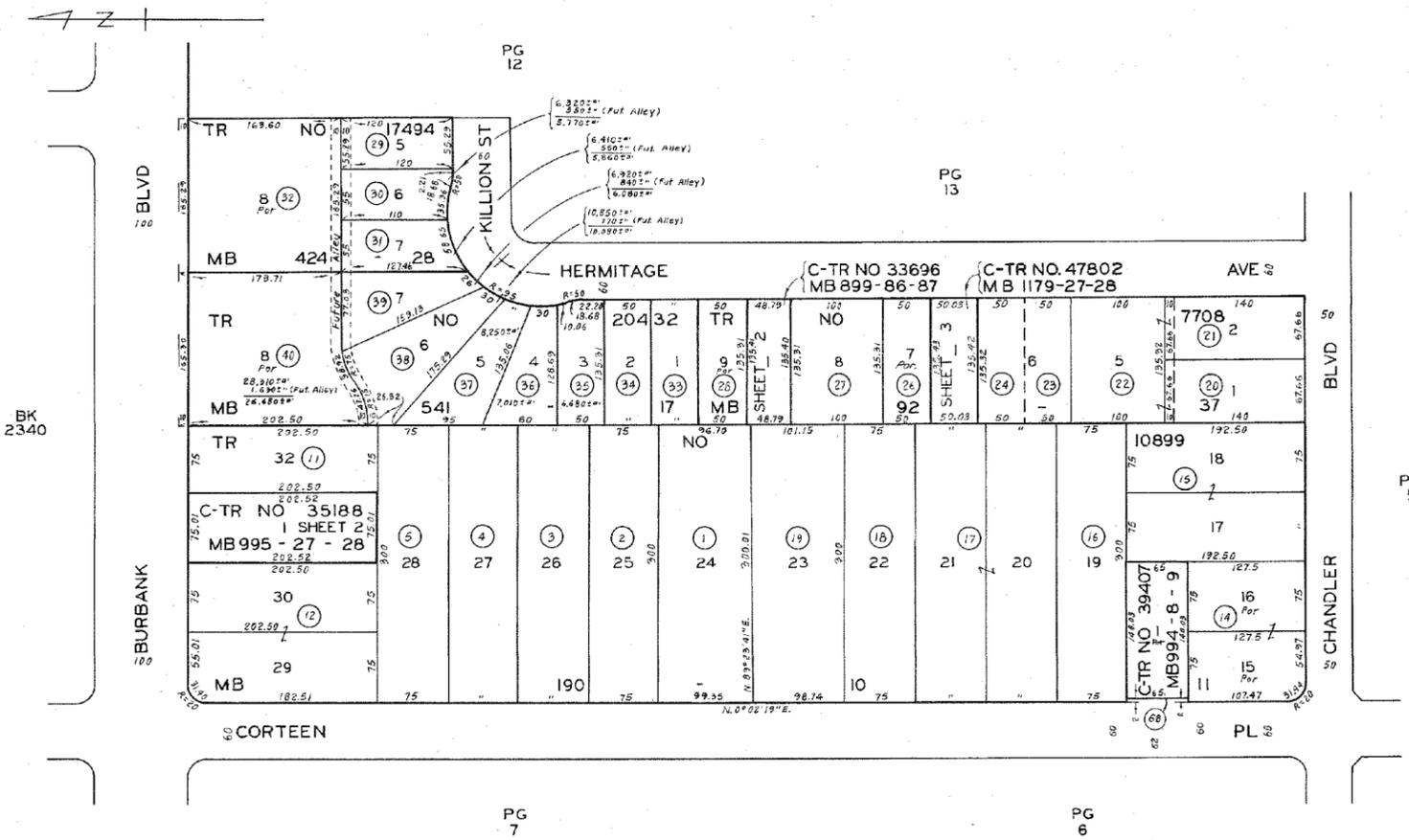
LOCAL MAP



PARCEL MAP

2347 8 SCALE 1" = 100' TRA 13 OFFICE OF ASSESSOR COUNTY OF LOS ANGELES 2006

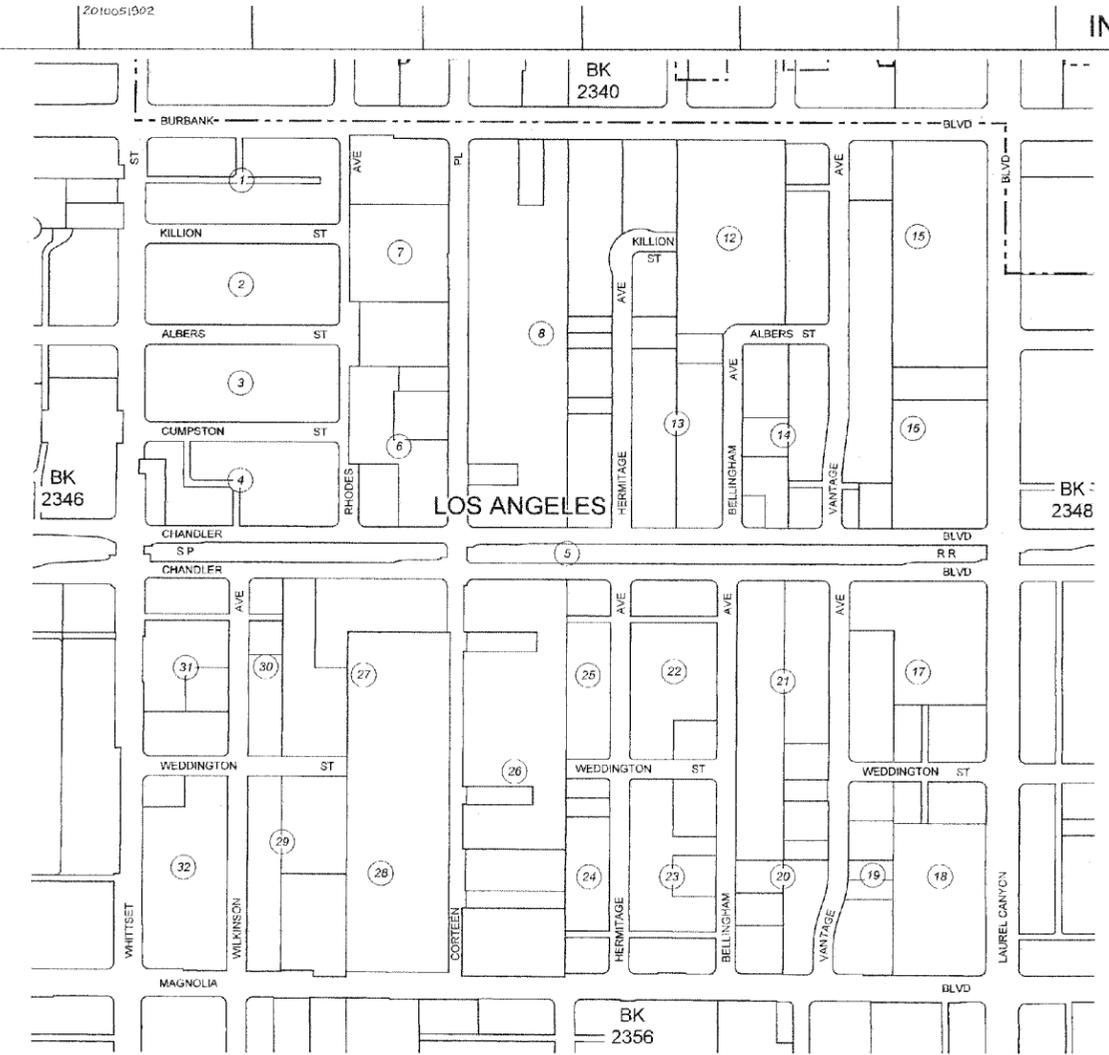
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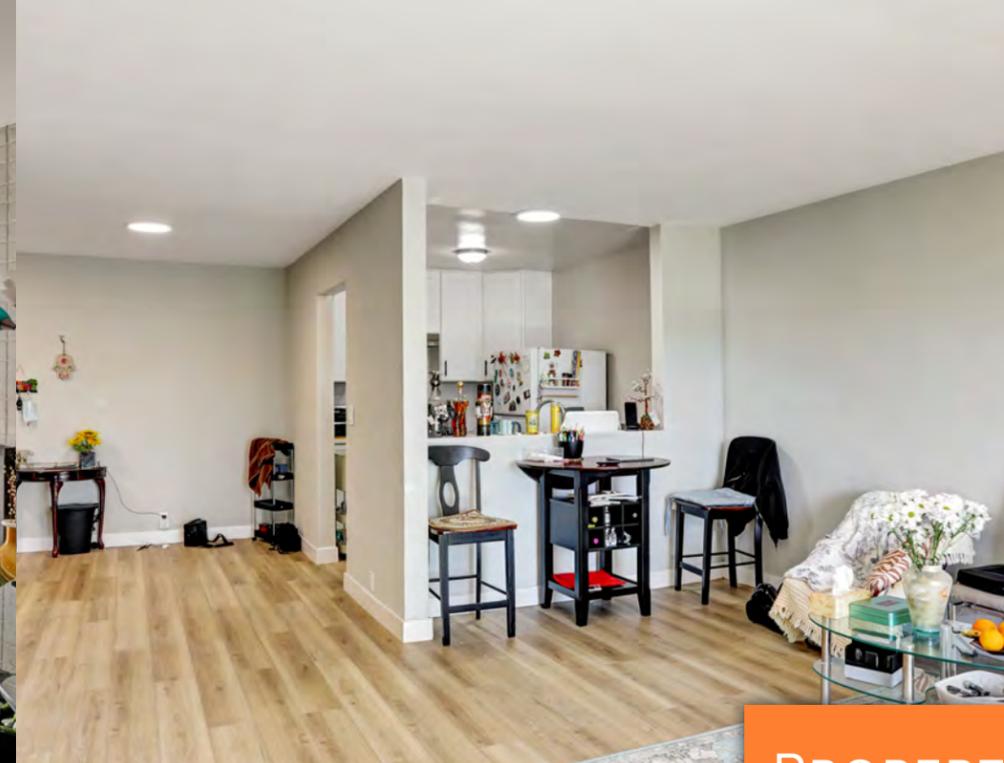
INDEX MAP

OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGTH © 2002 2011051902 INDEX 2347

2011

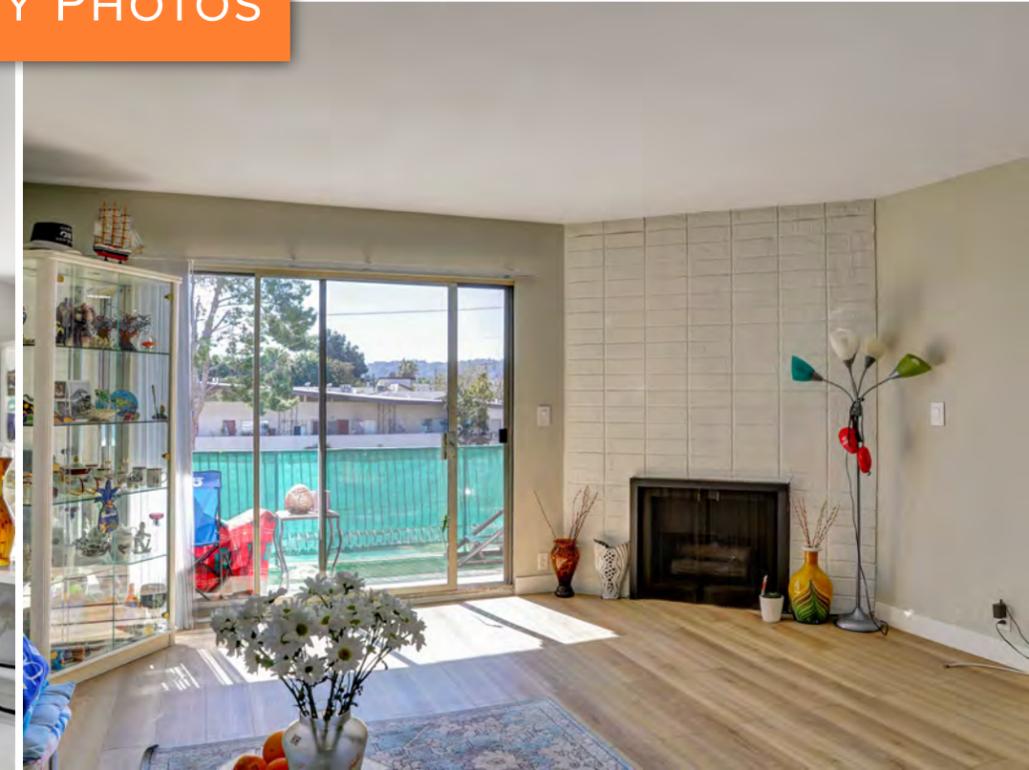
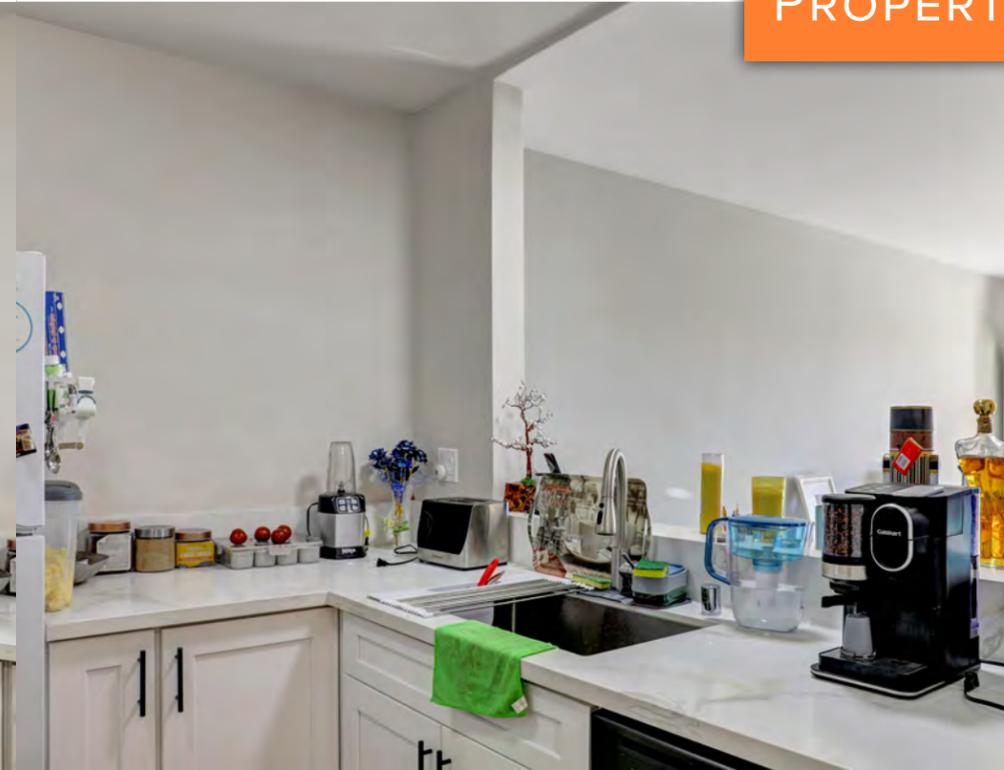


MAPPING AND GIS SERVICES SCALE 1" = 300'



PROPERTY PHOTOS

PROPERTY PHOTOS





12325 CHANDLER BOULEVARD, VALLEY VILLAGE, CA 91607

SALES COMPARABLES

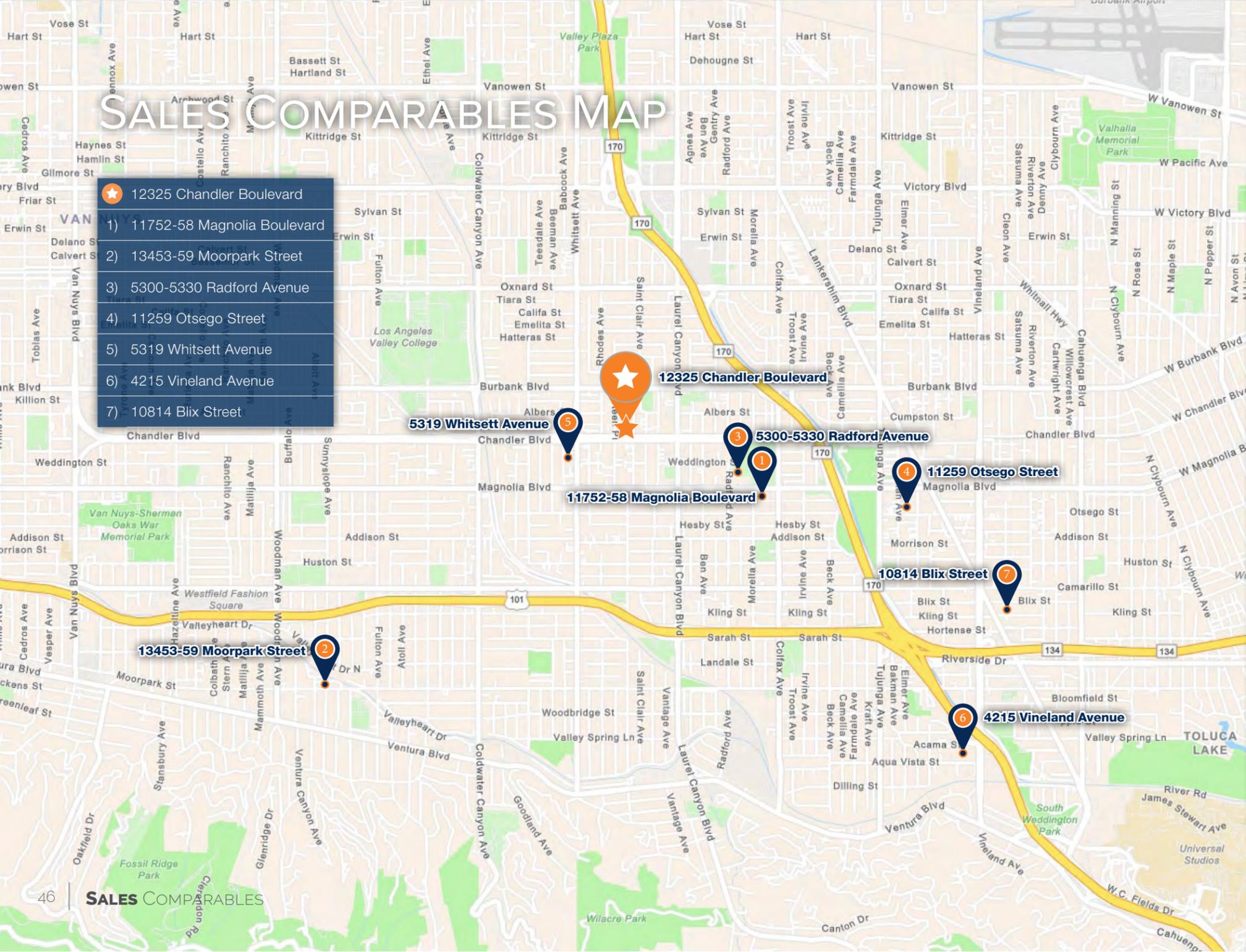
Marcus & Millichap

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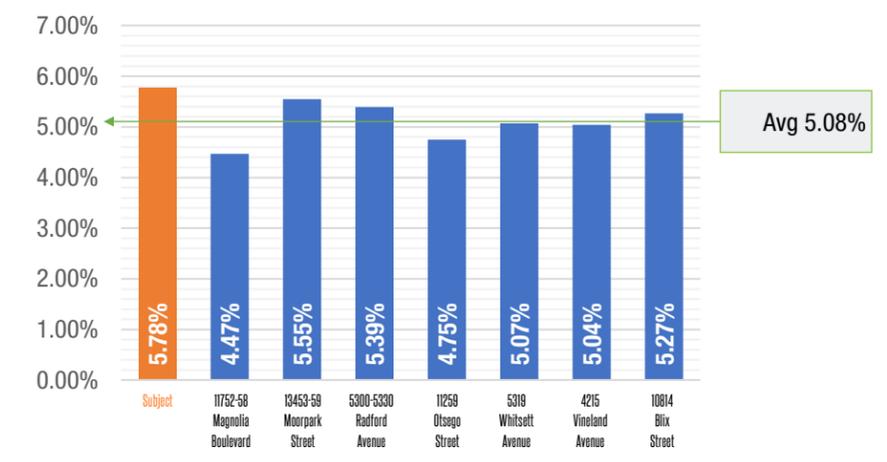
Marcus & Millichap
THE RAYMUNDO GROUP

SALES COMPARABLES MAP

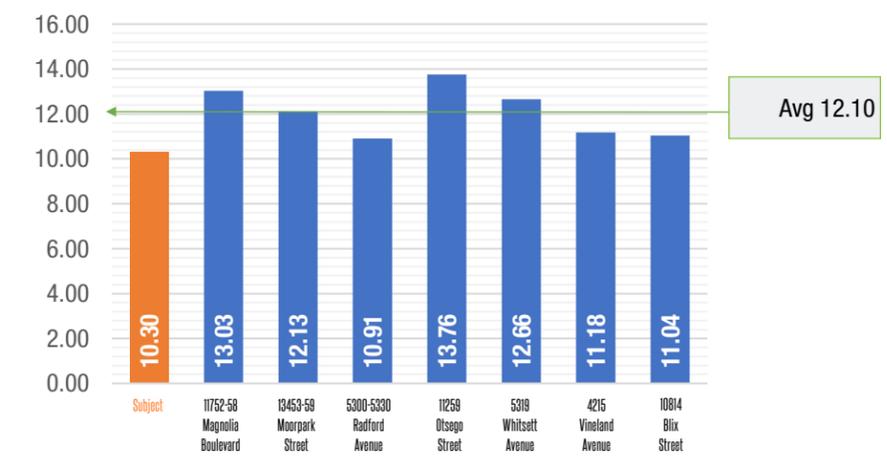
- ★ 12325 Chandler Boulevard
- 1) 11752-58 Magnolia Boulevard
- 2) 13453-59 Moorpark Street
- 3) 5300-5330 Radford Avenue
- 4) 11259 Otsego Street
- 5) 5319 Whitsett Avenue
- 6) 4215 Vineland Avenue
- 7) 10814 Blix Street



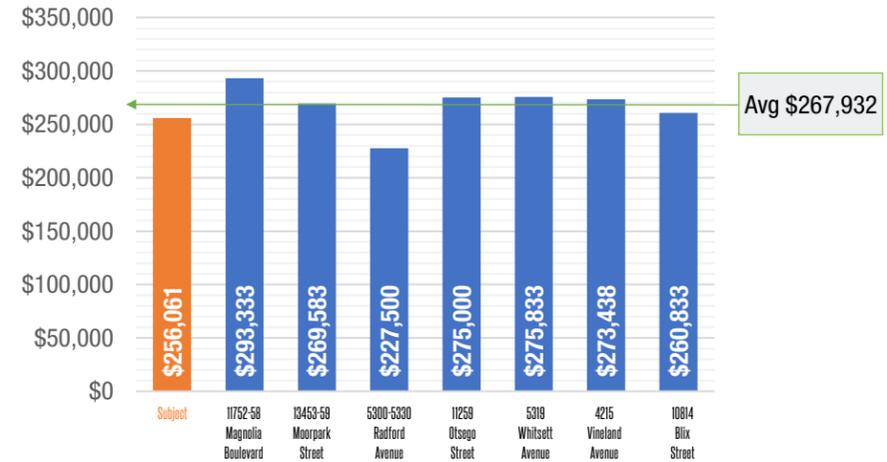
AVERAGE CAP RATE



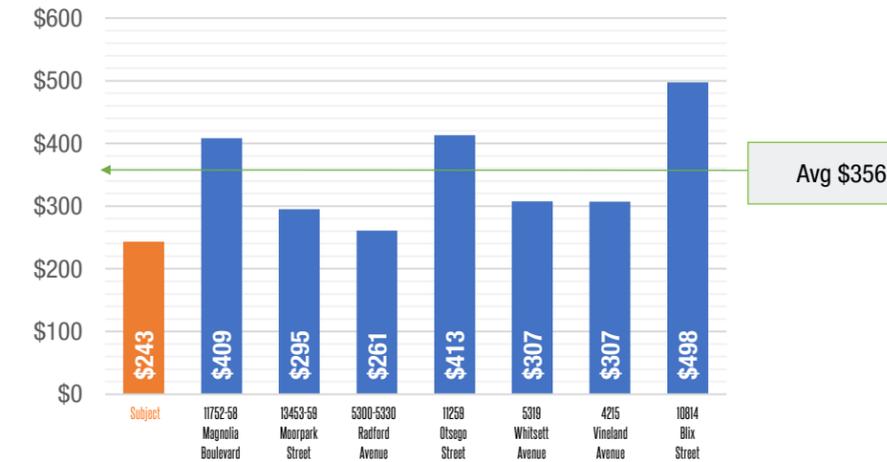
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**12325 Chandler Boulevard
Valley Village, CA 91607**

Subject Property

Total No. of Units: 33
 Year Built: 1970
 Rentable SF: 34,713 SF
 Lot Size: 19,040 SF
Listing Price: \$8,450,000
 Price/Unit: \$256,061
 Price/SF: \$243
 CAP Rate: 5.78%
 GRM: 10.30

No. of Units	Unit Type
24	1 Bdr 1 Bath
8	2 Bdr 2 Bath
1	3 Bdr 2 Bath

1



**11752-58 Magnolia Boulevard
Valley Village, CA 91607**

Close of Escrow: 12/30/25
 Total No. of Units: 6
 Year Built: 1938
 Rentable SF: 4,308 SF
 Lot Size: 11,761 SF
Sales Price: \$1,760,000
 Price/Unit: \$293,333
 Price/SF: \$409
 CAP Rate: 4.47%
 GRM: 13.03

No. of Units	Unit Type
5	1 Bdr 1 Bath
1	2 Bdr 1 Bath

2



**13453-59 Moorpark Street
Sherman Oaks, CA 91423**

Close of Escrow: 12/19/25
 Total No. of Units: 12
 Year Built: 1956
 Rentable SF: 10,960 SF
 Lot Size: 5,480 SF
Sales Price: \$3,235,000
 Price/Unit: \$269,583
 Price/SF: \$295
 CAP Rate: 5.55%
 GRM: 12.13

No. of Units	Unit Type
8	1 Bdr 1 Bath
2	2 Bdr 1 Bath
2	2 Bdr 1.5 Bath

3



**5300-5330 Radford Avenue
Valley Village, CA 91607**

Close of Escrow: 11/20/25
 Total No. of Units: 36
 Year Built: 1955
 Rentable SF: 31,369 SF
 Lot Size: 53,578 SF
Sales Price: \$8,190,000
 Price/Unit: \$227,500
 Price/SF: \$261
 CAP Rate: 5.39%
 GRM: 10.91

No. of Units	Unit Type
2	Single 1 Bath
19	1 Bdr 1 Bath
15	2 Bdr 1 Bath

4



**11259 Otsego Street
North Hollywood, CA 91601**

Close of Escrow: 08/11/25
 Total No. of Units: 8
 Year Built: 1950
 Rentable SF: 5,327 SF
 Lot Size: 6,896 SF
Sales Price: \$2,200,000
 Price/Unit: \$275,000
 Price/SF: \$413
 CAP Rate: 4.75%
 GRM: 13.76

No. of Units	Unit Type
8	1 Bdr 1 Bath

5



**5319 Whitsett Avenue
Valley Village, CA 91607**

Close of Escrow: 08/06/25
 Total No. of Units: 6
 Year Built: 1953
 Rentable SF: 5,383 SF
 Lot Size: 8,808 SF
Sales Price: \$1,655,000
 Price/Unit: \$275,833
 Price/SF: \$307
 CAP Rate: 5.07%
 GRM: 12.66

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

6



**4215 Vineland Avenue
North Hollywood, CA 91602**

Close of Escrow: On Market
 Total No. of Units: 32
 Year Built: 1962
 Rentable SF: 28,494 SF
 Lot Size: 39,639 SF
Sales Price: \$8,750,000
 Price/Unit: \$273,438
 Price/SF: \$307
 CAP Rate: 5.04%
 GRM: 11.18

No. of Units	Unit Type
19	1 Bdr 1 Bath
12	2 Bdr 1.75 Bath
1	3 Bdr 1.5 Bath

7



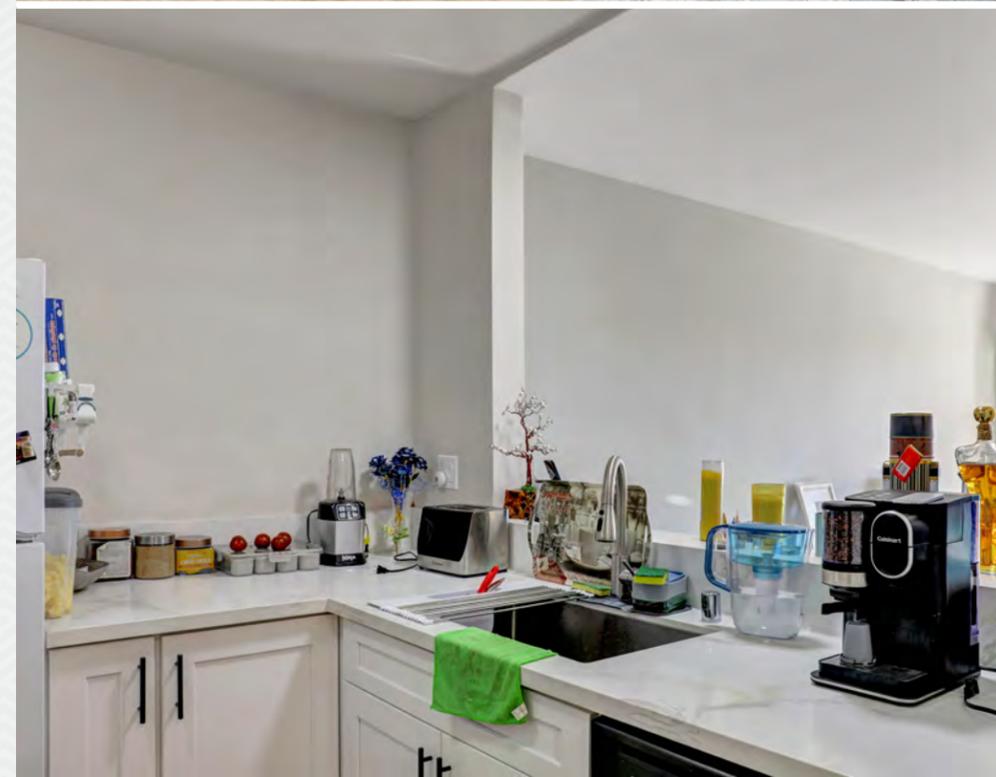
**10814 Blix Street
North Hollywood, CA 91602**

Close of Escrow: On Market
 Total No. of Units: 18
 Year Built: 1916
 Rentable SF: 9,435 SF
 Lot Size: 8,541 SF
Sales Price: \$4,695,000
 Price/Unit: \$260,833
 Price/SF: \$498
 CAP Rate: 5.27%
 GRM: 11.04

No. of Units	Unit Type
7	Single 1 Bath
9	1 Bdr 1 Bath
1	2 Bdr 1 Bath
1	2 Bdr 1 Bath House

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	11752-58 Magnolia Boulevard Valley Village, CA 91607	12/30/25	6	1938	\$1,760,000	\$293,333	\$409	4.47%	13.03
2	13453-59 Moorpark Street Sherman Oaks, CA 91423	12/19/25	12	1956	\$3,235,000	\$269,583	\$295	5.55%	12.13
3	5300-5330 Radford Avenue Valley Village, CA 91607	11/20/25	36	1955	\$8,190,000	\$227,500	\$261	5.39%	10.91
4	11259 Otsego Street North Hollywood, CA 91601	08/11/25	8	1950	\$2,200,000	\$275,000	\$413	4.75%	13.76
5	5319 Whitsett Avenue Valley Village, CA 91607	08/06/25	6	1953	\$1,655,000	\$275,833	\$307	5.07%	12.66
6	4215 Vineland Avenue North Hollywood, CA 91602	On Market	32	1962	\$8,750,000	\$273,438	\$307	5.04%	11.18
7	10814 Blix Street North Hollywood, CA 91602	On Market	18	1916	\$4,695,000	\$260,833	\$498	5.27%	11.04
A V E R A G E S						\$267,932	\$356	5.08%	12.10
★	12325 Chandler Boulevard Valley Village, CA 91607	<i>Subject Property</i>	33	1970	\$8,450,000	\$256,061	\$243	5.78%	10.30



12325 CHANDLER BOULEVARD, VALLEY VILLAGE, CA 91607

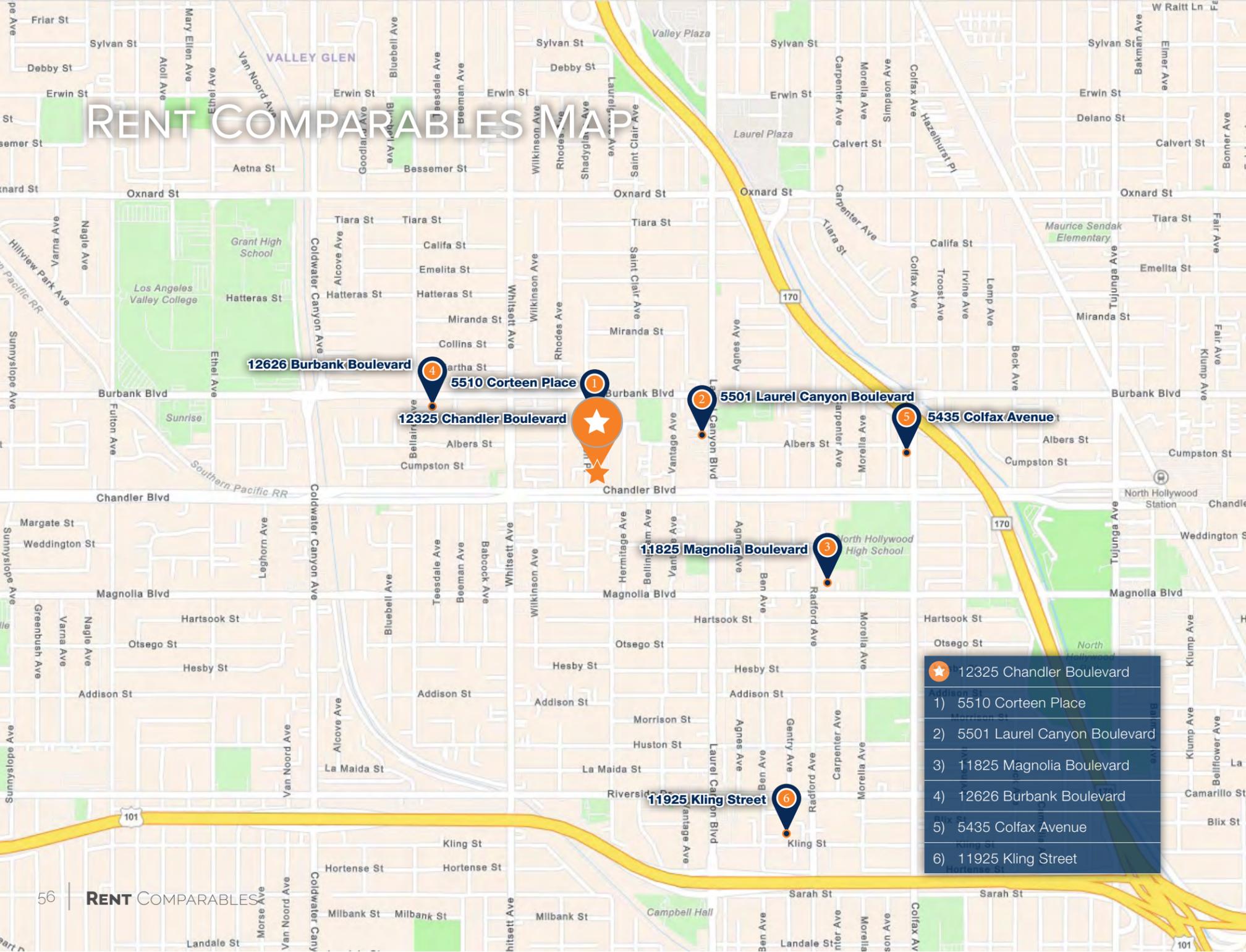
RENT COMPARABLES

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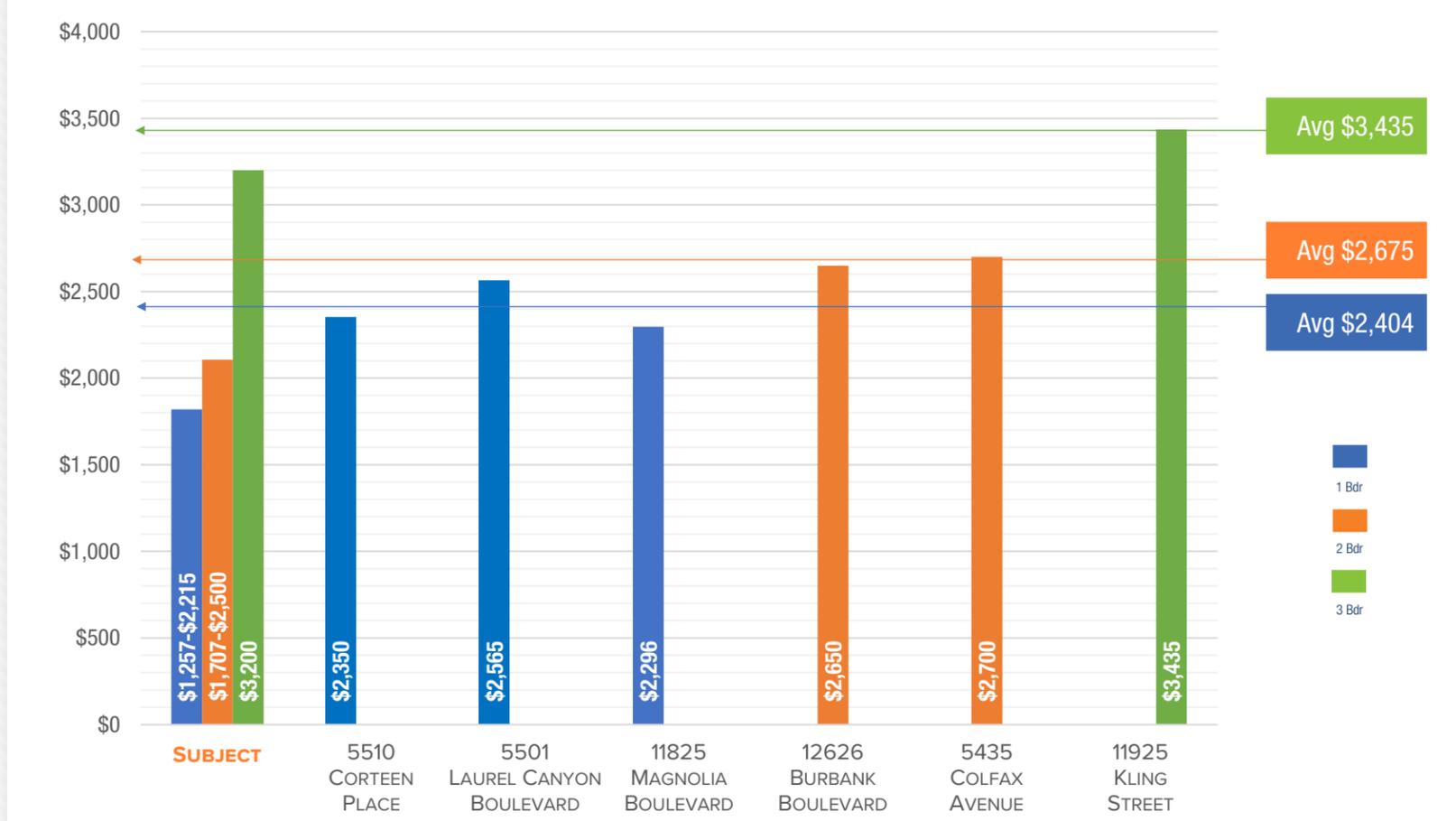
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RENT COMPARABLES MAP



AVERAGE RENTS - 1, 2 & 3 BEDROOM UNITS





**12325 Chandler Boulevard
Valley Village, CA 91607**

Total No. of Units 33
Year Built 1970

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	800	\$1,257-\$2,215	\$2.27
2 Bdr 2 Bath	1,150	\$1,707-\$2,500	\$1.83
3 Bdr 2 Bath	1,400	\$3,200	\$2.29



**5510 Corteen Place
Valley Village, CA 91607**

Total No. of Units 18
Year Built 1961

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	850	\$2,350	\$2.76

Amenities

Property features wood flooring, stainless steel appliances, quartz countertops, ceiling fans, balconies, a swimming pool, and on-site laundry.



**5501 Laurel Canyon Boulevard
Valley Village, CA 91607**

Total No. of Units 46
Year Built 2023

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	772	\$2,565	\$3.32

Amenities

Property features wood flooring, recessed lighting, stainless steel appliances, balconies, in-unit washer/dryers, and central air/heat.



**11825 Magnolia Boulevard
Valley Village, CA 91607**

Total No. of Units 38
Year Built 1979

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	640	\$2,296	\$3.59

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, ceiling fans, balconies, a swimming pool, a fitness center, and on-site laundry.

4



**12626 Burbank Boulevard
Valley Village, CA 91607**

Total No. of Units 1985
Year Built 25

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	1,150	\$2,650	\$2.30

Amenities
Property features wood and carpet flooring, granite countertops, black appliances, balconies, central air/heat, and on-site laundry.

5



**5435 Colfax Avenue
North Hollywood, CA 91601**

Total No. of Units 4
Year Built 1969

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	875	\$2,700	\$3.09

Amenities
Property features wood and tile flooring, white appliances, wall AC units, ceiling fans, and washer/dryer hookups.

6



**11925 Kling Street
Valley Village, CA 91607**

Total No. of Units 48
Year Built 2012

Unit Type	SF	Rent	Rent/SF
3 Bdr 2 Bath	1,140	\$3,435	\$3.01

Amenities
Property features wood flooring, stainless steel appliances, walk-in closets, granite countertops, balconies, and in-unit washer/dryers.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	5510 Corteen Place Valley Village, CA 91607	18	1961	1 Bdr 1 Bath	850	\$2,350	\$2.76
2	5501 Laurel Canyon Boulevard Valley Village, CA 91607	46	2023	1 Bdr 1 Bath	772	\$2,565	\$3.32
3	11825 Magnolia Boulevard Valley Village, CA 91607	38	1979	1 Bdr 1 Bath	640	\$2,296	\$3.59
4	12626 Burbank Boulevard Valley Village, CA 91607	25	1985	2 Bdr 2 Bath	1,150	\$2,650	\$2.30
5	5435 Colfax Avenue North Hollywood, CA 91601	4	1969	2 Bdr 1 Bath	875	\$2,700	\$3.09
6	11925 Kling Street Valley Village, CA 91607	48	2012	3 Bdr 2 Bath	1,140	\$3,435	\$3.01
A V E R A G E S				1 Bedroom	754	\$2,404	\$3.19
				2 Bedroom	1,013	\$2,675	\$2.64
				3 Bedroom	1,140	\$3,435	\$3.01
★	12325 Chandler Boulevard Valley Village, CA 91607	33	1970	1 Bdr 1 Bath 2 Bdr 2 Bath 3 Bdr 2 Bath	800 1,150 1,400	\$1,257-\$2,215 \$1,707-\$2,500 \$3,200	\$2.27 \$1.83 \$2.29



12325 CHANDLER BOULEVARD, VALLEY VILLAGE, CA 91607

Exclusively Listed By:

RICK E. RAYMUNDO

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



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