

14830 ERWIN STREET

VAN NUYS, CALIFORNIA 91411

Marcus & Millichap
THE RAYMUNDO GROUP

\$900,000 | 4 MULTIFAMILY UNITS

**FULL COPPER PLUMBING | SPACE FOR POTENTIAL ADU DEVELOPMENT
VALUE-ADD OPPORTUNITY — APPROXIMATELY 74% RENT UPSIDE**

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NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1815 DIRECT
(818) 602-8850 MOBILE
BEN.SAVOY@MARCUSMILLICHAP.COM



RICK E. RAYMUNDO

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

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1855 DIRECT
(818) 219-6146 MOBILE
RICK.RAYMUNDO@MARCUSMILLICHAP.COM



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Table of Contents

SECTION 1	INVESTMENT OVERVIEW
SECTION 2	LOCATION OVERVIEW
SECTION 3	PRICING AND FINANCIAL ANALYSIS
SECTION 4	PROPERTY DESCRIPTION
SECTION 5	SALES COMPARABLES
SECTION 6	RENT COMPARABLES

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14830 ERWIN STREET, VAN NUYS, CA 91411

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Full Copper Plumbing, Recently Upgraded Roof
- Blocks from Sherman Oaks, Near Costco Wholesale and Target
- Outstanding Opportunity to Add Value — Current Rents Approximately 74% Below Market
- Supplemental Income Provided via On-Site Laundry Room and Storage Area
- Detached Carports Provide Potential ADU Options (Buyer to Verify)
- Convenient Access to 405 and 101 Freeways
- Walking Distance to Orange Line Busway



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to purchase 14380 Erwin Street, a four-unit multifamily property located in the established Van Nuys neighborhood of the San Fernando Valley. The property provides investors with an attractive combination of current income, supplemental revenue, and future value-add potential.

The property consists of four residential units, including one updated unit, allowing an investor to benefit from an existing renovated unit while maintaining additional upside through future unit improvements and tenant turnover. The property also generates supplemental income from an on-site storage room, creating an additional revenue stream beyond traditional residential rents. Partial roof improvements were completed in 2025 and the building features full copper plumbing, helping a new owner to reduce the need for immediate capital investment in the property.

Located near the intersection of Kester Avenue and Oxnard Street, the property provides convenient access to major transportation corridors, employment centers, shopping, restaurants, and neighborhood amenities throughout the San Fernando Valley. The property's four-unit configuration offers an attractive entry point for investors seeking a smaller multifamily asset with manageable operations and the potential to enhance income through continued improvements.



14830 ERWIN STREET

VAN NUYS, CA 91411

LISTING PRICE

\$900,000

PRICE/UNIT

\$225,000

PRICE/SF

\$365

THE OFFERING

Price	\$900,000
Down Payment	100% / \$900,000
Price/Unit	\$225,000
Price/SF	\$365
Number of Units	4
Rentable Square Feet	2,464 SF
Number of Buildings	2
Number of Stories	2
Year Built	1954
Lot Size	7,503 SF

VITAL DATA

CAP Rate - Current	2.05%
GRM - Current	18.47
Net Operating Income - Current	\$18,421
CAP Rate - Pro Forma	6.10%
GRM - Pro Forma	10.20
Net Operating Income - Pro Forma	\$54,860

PROPERTY DETAILS

THE OFFERING

Property Address:	14830 Erwin Street Van Nuys, CA 91411
Assessor's Parcel Number:	2241-016-008
Zoning:	R3-1

SITE DESCRIPTION

Number of Units:	4
Number of Buildings:	2
Number of Stories:	2
Year Built:	1954
Rentable Square Feet:	2,464 SF
Lot Size:	7,503 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

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



OFFERING PRICE:
\$900,000

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
4	1 Bdr 1 Bath	615
4	TOTAL	2,464

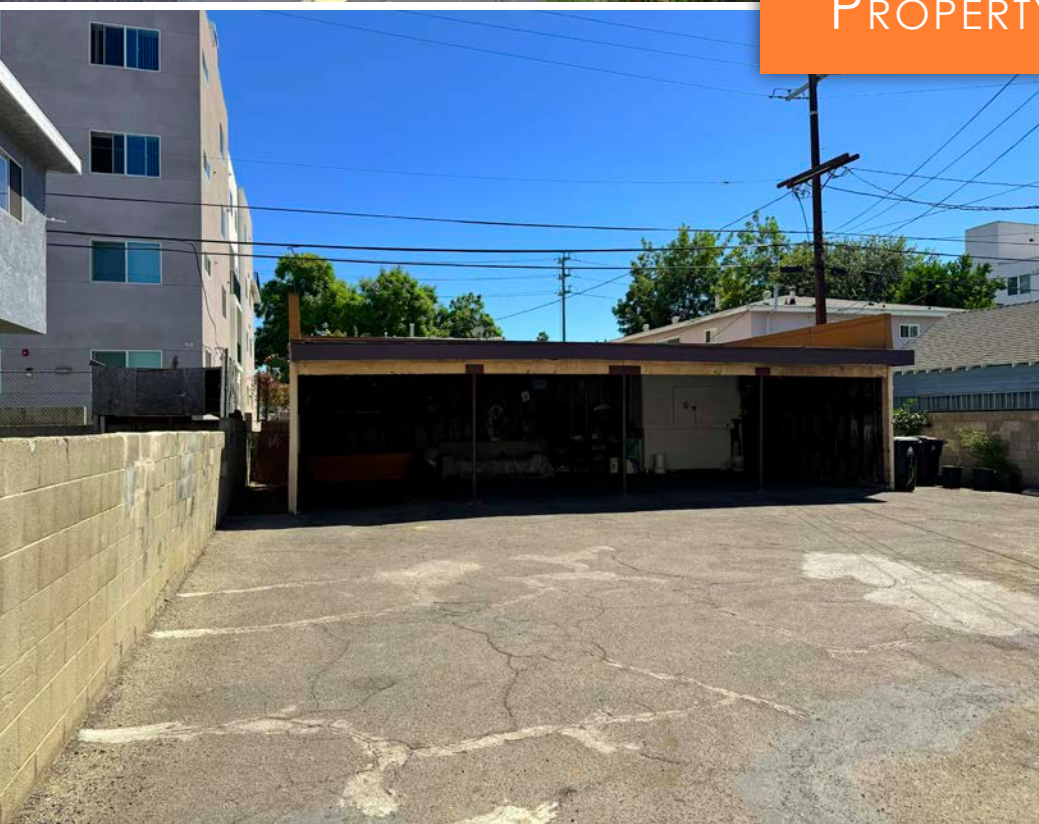


14830 ERWIN STREET

14830 ERWIN STREET



PROPERTY PHOTOS



14830 ERWIN STREET, VAN NUYS, CA 91411

LOCATION OVERVIEW

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VAN NUYS

Suburb • Affordable • Commuter • Rail Service • Public Transportation

VIBRANT
PERSONALITY
DEFINES
THIS
NORTHWEST
LA
COMMUNITY.

Filling a large portion of the central San Fernando Valley, Van Nuys is a thriving community predominately occupied by renters. The area's rental houses and apartments tend to be quite affordable by LA standards, with quiet neighborhoods and attractive properties available to fit any budget.

What is it like to live in Van Nuys? Well, Van Nuys is home to a diverse array of businesses, schools, and community recreation centers – perhaps the city's most recognizable landmark is Van Nuys High School, which has served as a filming location for innumerable movies, television shows, and music videos over the years. While many residents find work in the local business sector, direct access to the 405 as well as Amtrak and Metrolink rail service make it easy to commute to downtown Los Angeles by car or train in under an hour.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP



Van Nuys City Hall



Zev Yaroslavsky Family Support Center



Metro Station



The Plant



Los Angeles Valley College



Valley Presbyterian Hospital



Robert Fulton College



1	Sofro Fabrics Inc / House of Fabrics	3,810
2	Kaiser Permanente	2,700
3	Team-One Employment Specialists LLC	2,392
4	Dignity Health Northridge Hospital Medical Center	1,750
5	Homebridge Financial Services Inc	1,700
6	Valley Presbyterian Hospital - V P H	1,600
7	Providence Tarzana Medical Center	1,300
8	Medtronic Minimed Inc-Medtronic	1,200
9	Amisub of California Inc	900
10	Veterans Health Administration-Sepulveda Ambltory Care	810
11	Concrete Holding Co California Inc	790
12	Los Angles Jewish Home For Aging-Grancell Village	760
13	Team-One Staffing Services Inc-Teamone Employment	751
14	Lakeside Systems Inc-Lakeside Medical Systems	700
15	Mission Community Hospital	700
16	Verizon Communications Inc	670
17	Alta Hollywood Comunity Hospital Van Nuys	631
18	Facey Medical Foundation	627
19	Mega Appraisers Inc	600
20	Elizabeth Glaser Pedia	556
21	Kaiser Foundation Hospitals Balboa Plaza	534
22	Los Angeles Jewish Home For Aging-Eisenberg Village	500
23	Sherman Oaks Hospital	500
24	O P I Products Inc	500

3,810
2,700
2,392
1,750
1,700
1,600
1,300
1,200
900
810
790
760
751
700
700
670
631
627
600
556
534
500
500
500

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DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	40,611	283,099	686,598
2025 Estimate			
Total Population	39,912	279,658	676,842
2020 Census			
Total Population	40,461	287,200	694,099
2010 Census			
Total Population	39,467	276,091	676,203
Daytime Population			
2025 Estimate	33,358	264,314	558,706
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	14,802	110,369	258,098
2025 Estimate			
Total Households	14,436	108,664	253,552
Average (Mean) Household Size	2.7	2.6	2.8
2020 Census			
Total Households	13,744	105,481	245,026
2010 Census			
Total Households	12,784	98,672	231,159
Growth 2025-2030	2.5%	1.6%	1.8%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	15,340	114,752	268,549
2025 Estimate	14,958	112,963	263,780
Owner Occupied	3,356	34,911	100,536
Renter Occupied	11,106	73,708	152,856
Vacant	522	4,300	10,228
Persons in Units			
2025 Estimate Total Occupied Units	14,436	108,664	253,552
1 Person Units	27.7%	30.3%	28.4%
2 Person Units	26.2%	28.3%	28.3%
3 Person Units	18.7%	16.9%	16.6%
4 Person Units	14.4%	13.5%	13.8%
5 Person Units	7.6%	6.2%	6.9%
6+ Person Units	5.3%	4.8%	6.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	8.0%	12.4%	14.1%
\$150,000-\$199,999	7.0%	8.4%	9.2%
\$100,000-\$149,999	16.9%	16.5%	17.1%
\$75,000-\$99,999	13.8%	12.5%	12.4%
\$50,000-\$74,999	18.4%	16.2%	15.0%
\$35,000-\$49,999	11.0%	10.1%	9.6%
\$25,000-\$34,999	8.3%	7.1%	6.5%
\$15,000-\$24,999	7.2%	7.0%	6.6%
Under \$15,000	9.4%	9.9%	9.3%
Average Household Income	\$88,540	\$101,097	\$109,064
Median Household Income	\$70,320	\$78,357	\$86,860
Per Capita Income	\$33,969	\$40,859	\$41,896
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	39,912	279,658	676,842
Under 20	24.1%	22.1%	22.1%
20 to 34 Years	24.9%	23.1%	22.5%
35 to 39 Years	8.7%	8.4%	8.0%
40 to 49 Years	14.1%	14.1%	13.8%
50 to 64 Years	17.8%	18.4%	18.7%
Age 65+	10.6%	13.9%	14.9%
Median Age	36.0	39.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	27,682	201,530	487,749
Elementary (0-8)	18.8%	11.7%	11.6%
Some High School (9-11)	9.2%	7.5%	8.0%
High School Graduate (12)	20.5%	20.2%	19.8%
Some College (13-15)	17.7%	17.6%	17.8%
Associate Degree Only	5.4%	6.7%	7.0%
Bachelor's Degree Only	20.8%	24.6%	23.9%
Graduate Degree	7.5%	11.7%	12.0%
Population by Gender			
2025 Estimate Total Population	39,912	279,658	676,842
Male Population	51.1%	49.8%	49.8%
Female Population	48.9%	50.2%	50.2%



POPULATION

In 2025, the population in your selected geography is 676,842. The population has changed by 0.09 since 2010. It is estimated that the population in your area will be 686,598 five years from now, which represents a change of 1.4 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 8,616 people per square mile.



HOUSEHOLDS

There are currently 253,552 households in your selected geography. The number of households has changed by 9.69 since 2010. It is estimated that the number of households in your area will be 258,098 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2025, the median household income for your selected geography is \$86,860, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 65.67 since 2010. It is estimated that the median household income in your area will be \$102,833 five years from now, which represents a change of 18.4 percent from the current year.

The current year per capita income in your area is \$41,896, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$109,064, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 355,286 people in your selected area were employed. The 2010 Census revealed that 56.2 of employees are in white-collar occupations in this geography, and 22.1 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



HOUSING

The median housing value in your area was \$861,703 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 98,537.00 owner-occupied housing units and 132,625.00 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. 34.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.0 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 13.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.1 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 24.6 percent in the selected area compared with the 19.6 percent in the U.S.



The Japanese Gardens, in Van Nuys



14830 ERWIN STREET, VAN NUYS, CA 91411

PRICING & FINANCIAL ANALYSIS

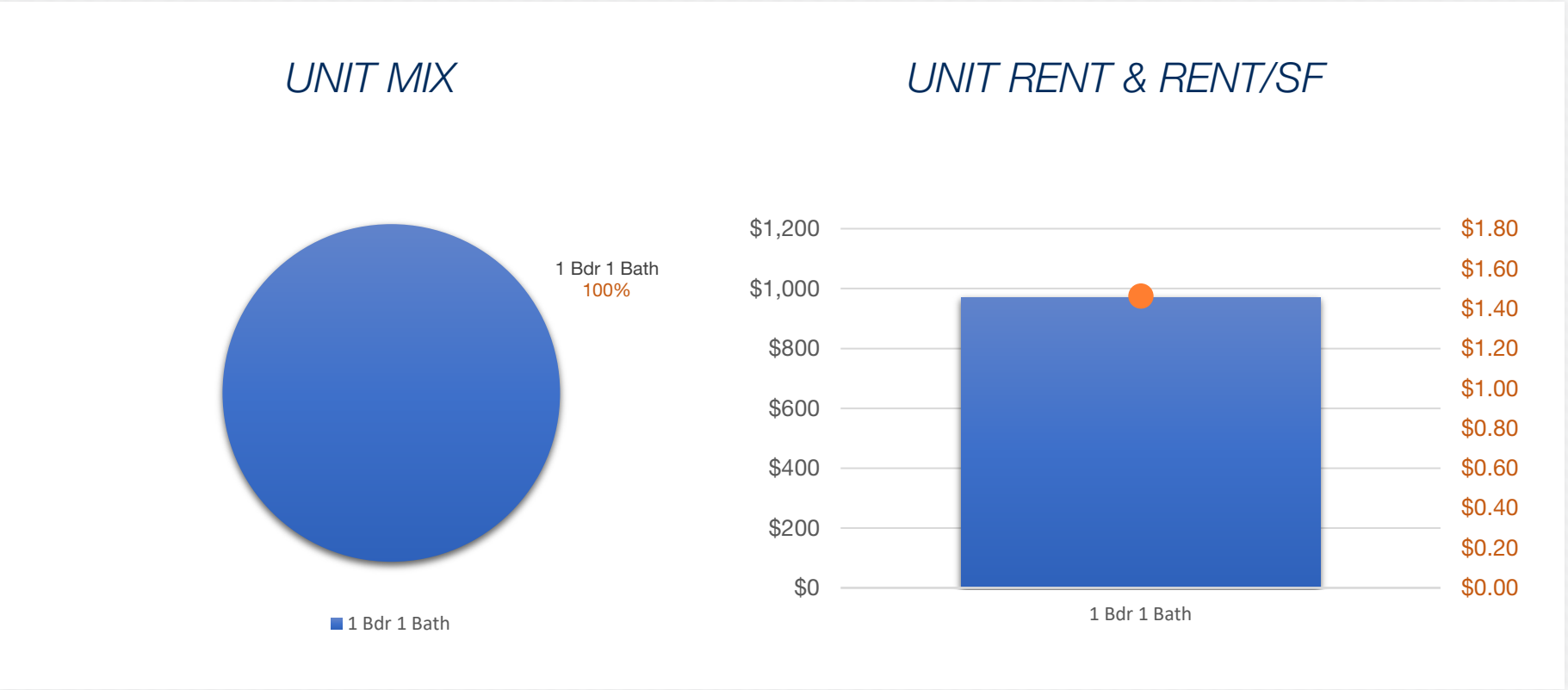
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UNIT MIX

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	615	\$678-1,650	\$1.58	\$3,885	\$1,795	\$2.92	\$7,180
4	TOTAL	2,464			\$3,885			\$7,180



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$46,618	\$11,654	\$86,160	\$21,540
Additional Income	\$2,100	\$525	\$2,100	\$525
GROSS POTENTIAL INCOME	\$48,718	\$12,179	\$88,260	\$22,065
Vacancy/Collection Allowance (GPR)	3.0% / \$1,399	\$350	3.0% / \$2,585	\$646
EFFECTIVE GROSS INCOME	\$47,319	\$11,830	\$85,675	\$21,419
EXPENSES				
Real Estate Taxes	\$10,686	\$2,672	\$10,686	\$2,672
Insurance	\$4,435	\$1,109	\$4,435	\$1,109
Utilities	\$6,410	\$1,603	\$6,410	\$1,603
Repairs & Maintenance	\$2,000	\$500	\$2,000	\$500
Management Fee	\$2,366	\$591	\$4,284	\$1,071
Reserves & Replacements	\$800	\$200	\$800	\$200
Landscaping	\$1,200	\$300	\$1,200	\$300
Pest Control	\$200	\$50	\$200	\$50
Unit Turnover	\$800	\$200	\$800	\$200
TOTAL EXPENSES	\$28,898	\$7,224	\$30,815	\$7,704
Expenses per SF	\$11.73		\$12.51	
% of EGI	61.1%		36.0%	
NET OPERATING INCOME	\$18,421	\$4,605	\$54,860	\$13,715

Rent Roll

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath	615	\$678	\$1.10
Unit 2	1 Bdr 1 Bath	615	\$1,650	\$2.68
Unit 3	1 Bdr 1 Bath	615	\$705	\$1.15
Unit 4	1 Bdr 1 Bath	615	\$851	\$1.38
	Total	Vacant		
50	Total	Occupied	2,460	\$3,885
50	Total		2,460	\$3,885

Financial Overview

Property Details	
Location	14830 Erwin Street Van Nuys, CA 91411
Price	\$900,000
Down Payment	100% / \$900,000
Number of Units	4
Price/Unit	\$225,000
Rentable Square Feet	2,464 SF
Price/SF	\$365
CAP Rate - Current	2.05%
CAP Rate - Pro Forma	6.10%
GRM - Current	18.47
GRM - Pro Forma	10.20
Year Built	1954
Lot Size	7,503 SF
Type of Ownership	Fee Simple

Annualized Operating Data		
Income	Current	Pro Forma
Gross Potential Rent	\$46,618	\$86,160
Other Income	\$2,100	\$2,100
Gross Potential Income	\$48,718	\$88,260
Less: Vacancy / Deductions (GPR)	3.0% / \$1,399	3.0% / \$2,585
Effective Gross Income	\$47,319	\$85,675
Less: Expenses	\$28,898	\$30,815
Net Operating Income	\$18,421	\$54,860

Expenses	Current	Pro Forma
Real Estate Taxes	\$10,686	\$10,686
Insurance	\$4,435	\$4,435
Utilities	\$6,410	\$6,410
Repairs & Maintenance	\$2,000	\$2,000
Management Fee	\$2,366	\$4,284
Reserves & Replacements	\$800	\$800
Landscaping	\$1,200	\$1,200
Pest Control	\$200	\$200
Unit Turnover	\$800	\$800
Total Expenses	\$28,898	\$30,815
Expenses / Unit	\$7,224	\$7,704
Expenses / SF	\$11.73	\$12.51
% of EGI	61.1%	36.0%

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
4	1 Bdr 1 Bath	615	\$678-\$1,650	\$3,885
4	TOTAL	2,464		\$3,885

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PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

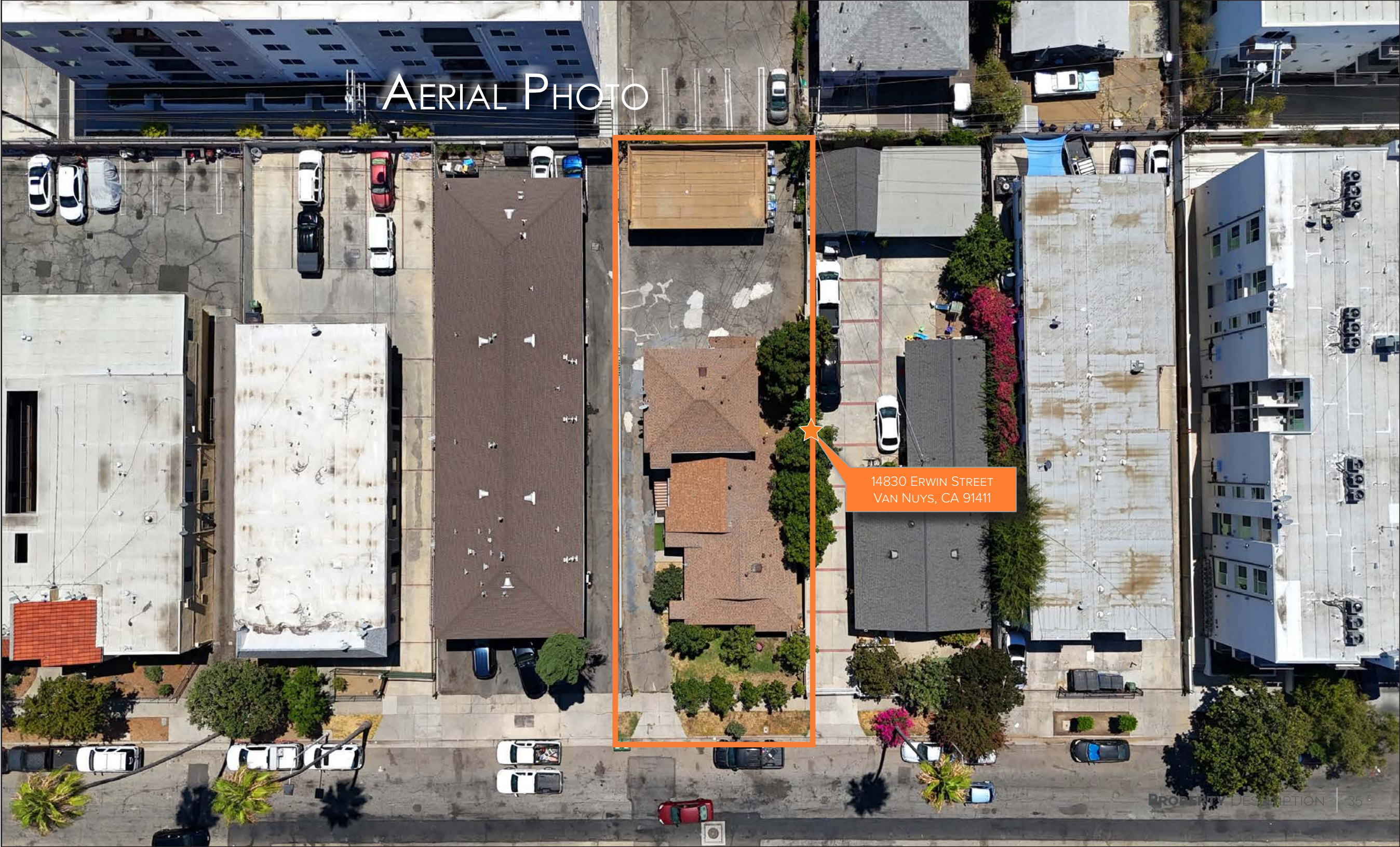
Property Address	14830 Erwin Street Van Nuys, CA 91411
Assessor's Parcel Number	2241-016-008
Zoning	R3-1

SITE DESCRIPTION

Number of Units	4
Number of Buildings	2
Number of Stories	2
Year Built	1954
Rentable Square Feet	2,464 SF
Lot Size	7,503 SF
Type of Ownership	Fee Simple

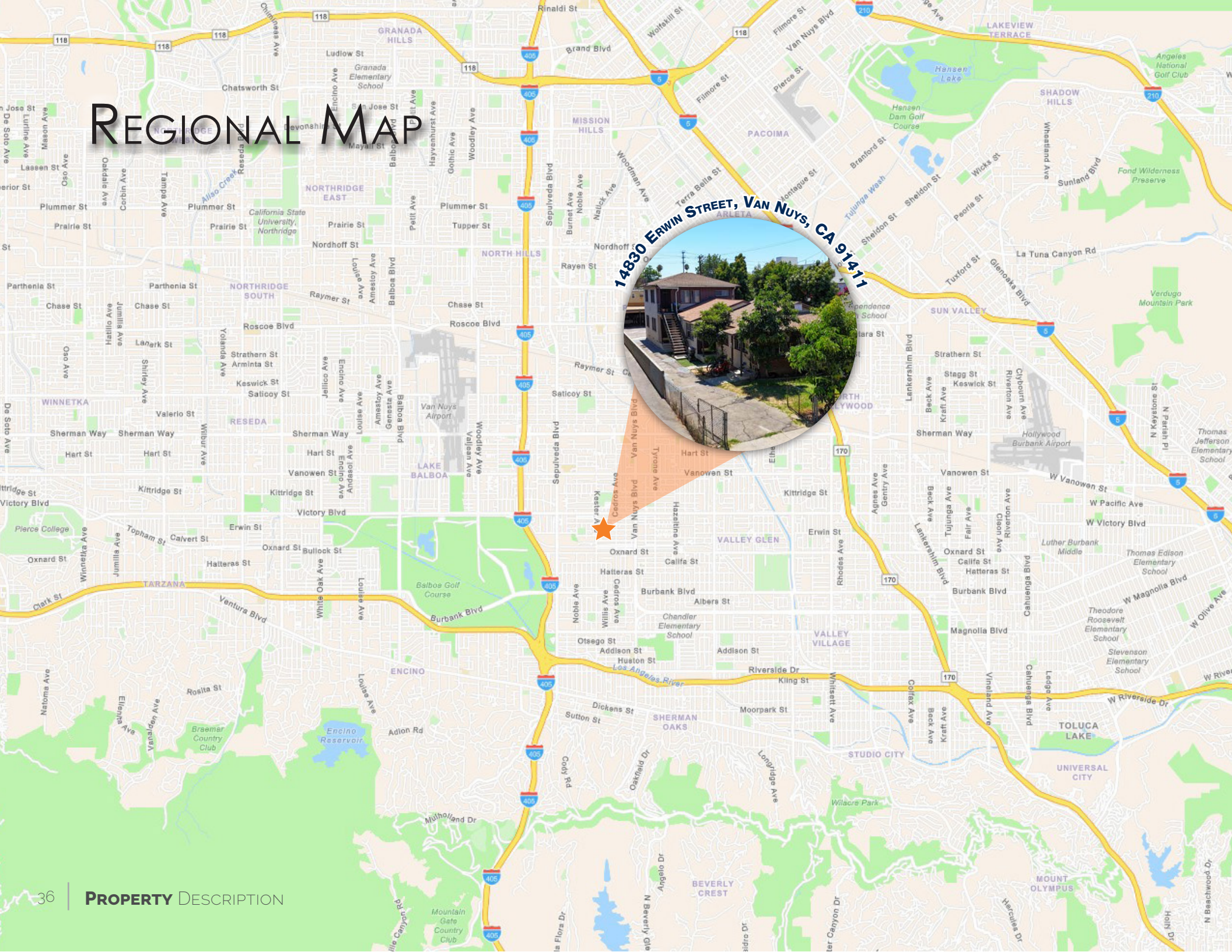
CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched



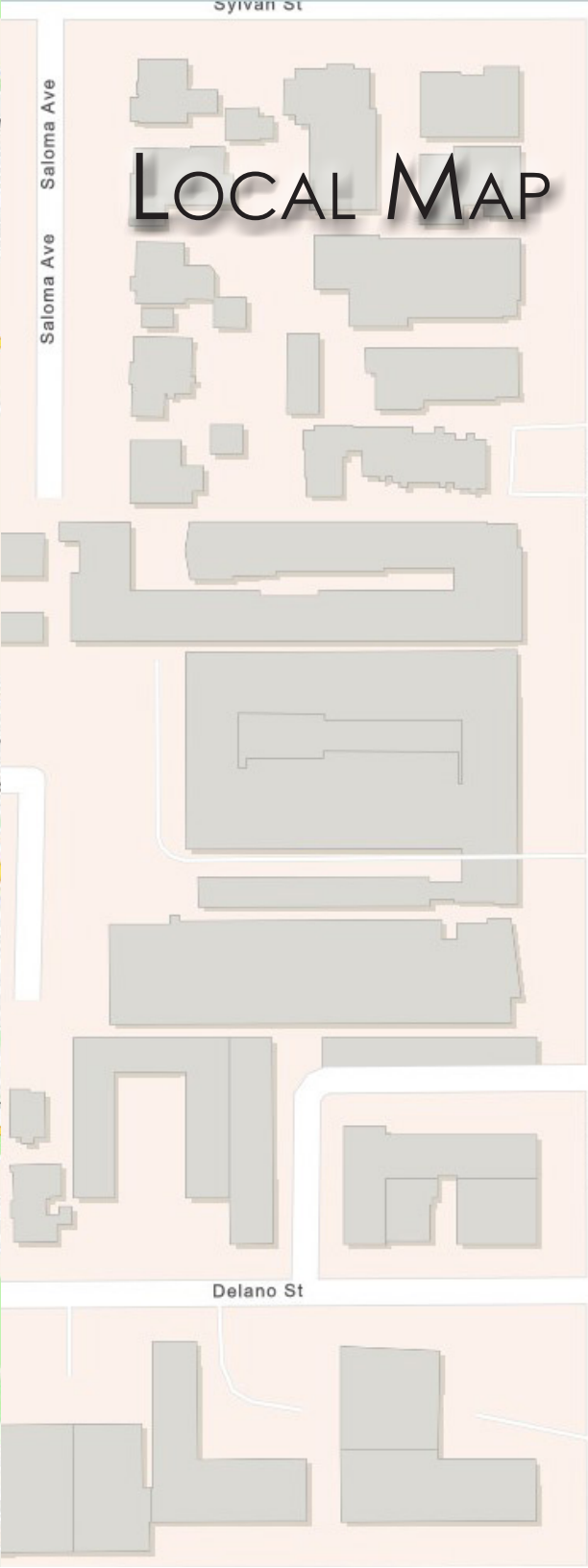
AERIAL PHOTO

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VAN NUYS, CA 91411

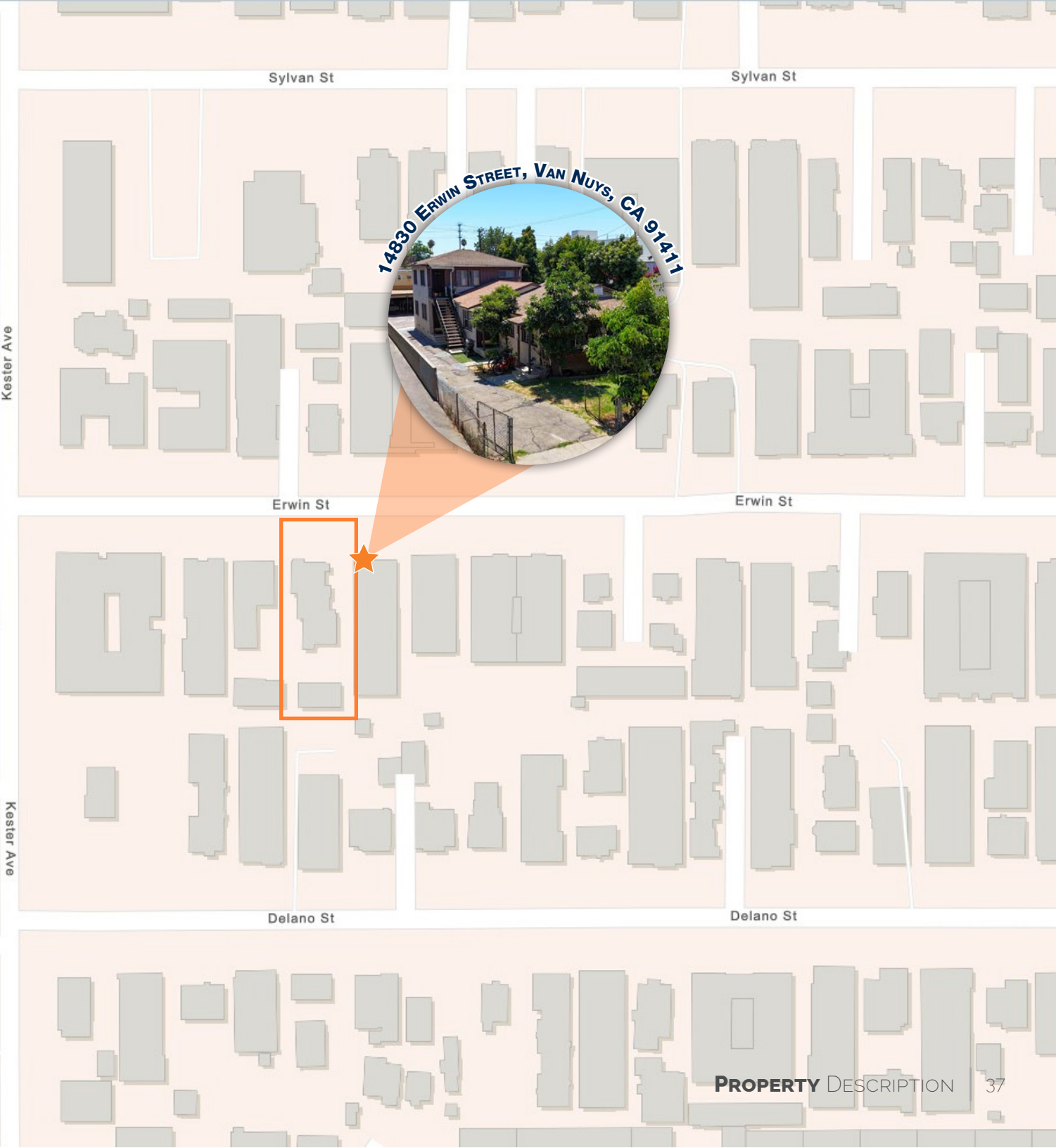


REGIONAL MAP

14830 ERWIN STREET, VAN NUYS, CA 91411



LOCAL MAP



14830 ERWIN STREET, VAN NUYS, CA 91411

PARCEL MAP

2241	16 SHEET	P. A. 234-218	TRA 13	REVISED 87121008004001 20090806050011001-03	2015040708003001-03 2022030928002001-03				SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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2022



MAPPING AND GIS
SERVICES
SCALE 1" = 60'

BK
2242

73 KESTER

8 ERWIN

ST 60

TRACT

EAS[®]

50	
----	--

150

MB 60

8 DELANO

PG
17

Date Printed: 3/8/2022 2:09:15 PM
Date Saved: 3/8/2022 2:12:22 PM

INDEX MAP

[illegible]

2011



APPING AND GIS
SERVICES
SCALE 1"=400'

The map shows a grid of streets in the Los Angeles area. The streets are labeled as follows:

- Vertical Streets (from left to right):** VICTORY AVE, SYLVAN ST, ERWIN ST, DELANO ST, CALVERT ST, BESSEMER ST, AETNA ST, OXNARD ST, VAN NUYS ST.
- Horizontal Streets (from top to bottom):** VICTORY AVE, FRIAR ST, SYLVAN ST, ERWIN ST, DELANO ST, CALVERT ST, BESSEMER ST, AETNA ST, OXNARD ST.

The map also shows the locations of **LOS ANGELES** and **BEVERLY HILLS**. Numbered blocks are indicated by circles with numbers inside. The map is oriented with North at the top.

Key features include:

- Block Numbers:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27.
- Street Names:** VICTORY AVE, FRIAR ST, SYLVAN ST, ERWIN ST, DELANO ST, CALVERT ST, BESSEMER ST, AETNA ST, OXNARD ST, VAN NUYS ST.
- City Labels:** LOS ANGELES, BEVERLY HILLS.
- Other Labels:** BK 2236, BK 2242, BK 2244, R R, S P, VAC.

14830 ERWIN STREET, VAN NUYS, CA 91411

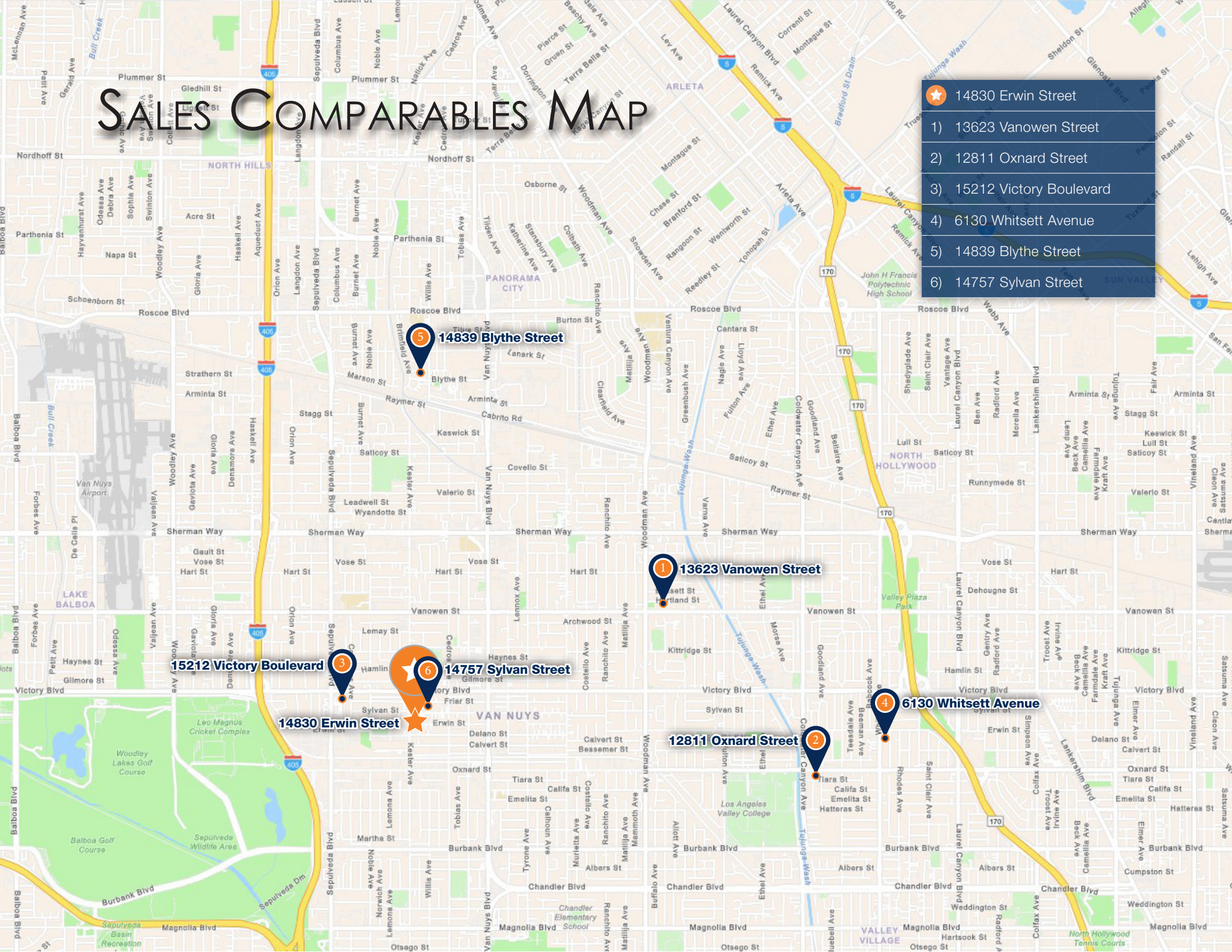
SALES COMPARABLES

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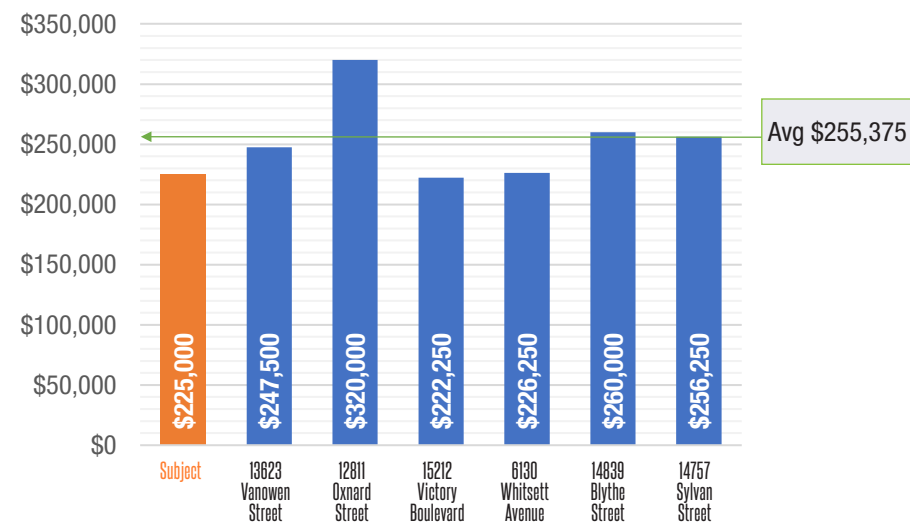
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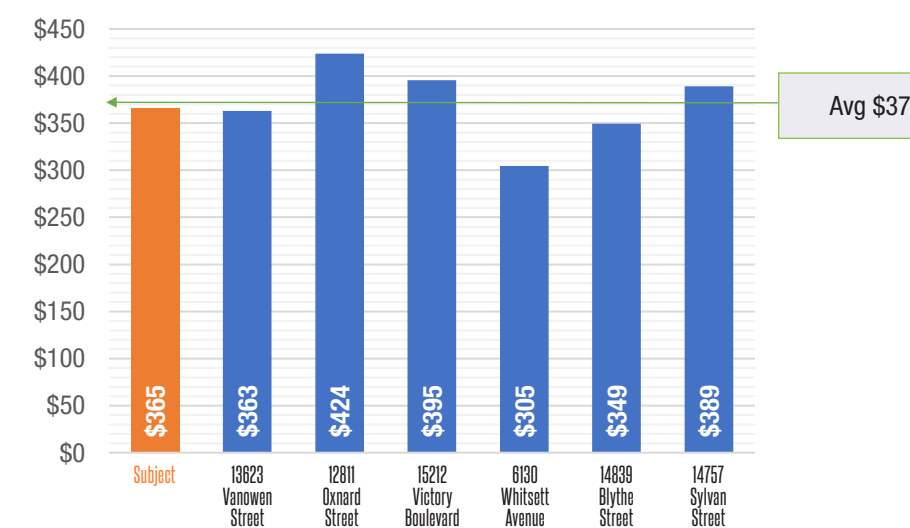
SALES COMPARABLES MAP



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**14830 Erwin Street
Van Nuys, CA 91411**

Subject Property

Total No. of Units: 4
Year Built: 1954
Rentable SF: 2,464 SF
Lot Size: 7,503 SF
Listing Price: \$900,000
Price/Unit: \$225,000
Price/SF: \$365

No. of Units	Unit Type
4	1 Bdr 1 Bath



**13623 Vanowen Street
Van Nuys, CA 91405**

Close of Escrow: 07/23/26
Total No. of Units: 4
Year Built: 1950
Rentable SF: 2,728 SF
Lot Size: 7,967 SF
Sales Price: \$990,000
Price/Unit: \$247,500
Price/SF: \$363
CAP Rate: 4.75%
GRM: 12.63

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



**12811 Oxnard Street
North Hollywood, CA 91606**

Close of Escrow: 07/22/26
Total No. of Units: 3
Year Built: 1954
Rentable SF: 2,266 SF
Lot Size: 6,210 SF
Sales Price: \$960,000
Price/Unit: \$320,000
Price/SF: \$424
CAP Rate: 4.58%
GRM: 13.11

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



**15212 Victory Boulevard
Van Nuys, CA 91411**

Close of Escrow: 06/16/26
Total No. of Units: 4
Year Built: 1947
Rentable SF: 2,248 SF
Lot Size: 7,132 SF
Sales Price: \$889,000
Price/Unit: \$222,250
Price/SF: \$395
CAP Rate: 5.10%
GRM: 11.77

No. of Units	Unit Type
4	1 Bdr 1 Bath

4



**6130 Whitsett Avenue
North Hollywood, CA 91606**

Close of Escrow: 05/21/26
Total No. of Units: 4
Year Built: 1949
Rentable SF: 2,971 SF
Lot Size: 7,264 SF
Sales Price: \$905,000
Price/Unit: \$226,250
Price/SF: \$305
CAP Rate: 4.77%
GRM: 12.57

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

5



**14839 Blythe Street
Panorama City, CA 91402**

Close of Escrow: 05/04/26
Total No. of Units: 4
Year Built: 1956
Rentable SF: 2,976 SF
Lot Size: 6,943 SF
Sales Price: \$1,040,000
Price/Unit: \$260,000
Price/SF: \$349
CAP Rate: 4.81%
GRM: 13.51

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

6



**14757 Sylvan Street
Van Nuys, CA 91411**

Close of Escrow: 04/08/26
Total No. of Units: 4
Year Built: 1949
Rentable SF: 2,634 SF
Lot Size: 8,757 SF
Sales Price: \$1,025,000
Price/Unit: \$256,250
Price/SF: \$389
CAP Rate: 4.84%
GRM: 13.42

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

Sales Comparables Summary

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF
1	 13623 Vanowen Street Van Nuys, CA 91405	7/23/2026	4	1950	\$990,000	\$247,500	\$363
2	 12811 Oxnard Street North Hollywood, CA 91606	7/22/2026	3	1954	\$960,000	\$320,000	\$424
3	 15212 Victory Boulevard Van Nuys, CA 91411	6/16/2026	4	1947	\$889,000	\$222,250	\$395
4	 6130 Whitsett Avenue North Hollywood, CA 91606	5/21/2026	4	1949	\$905,000	\$226,250	\$305
5	 14839 Blythe Street Panorama City, CA 91402	5/4/2026	4	1956	\$1,040,000	\$260,000	\$349
6	 14757 Sylvan Street Van Nuys, CA 91411	4/8/2026	4	1949	\$1,025,000	\$256,250	\$389
7	A V E R A G E S					\$255,375	\$371
★	 14830 Erwin Street Van Nuys, CA 91411	Subject Property	4	1954	\$900,000	\$225,000	\$365



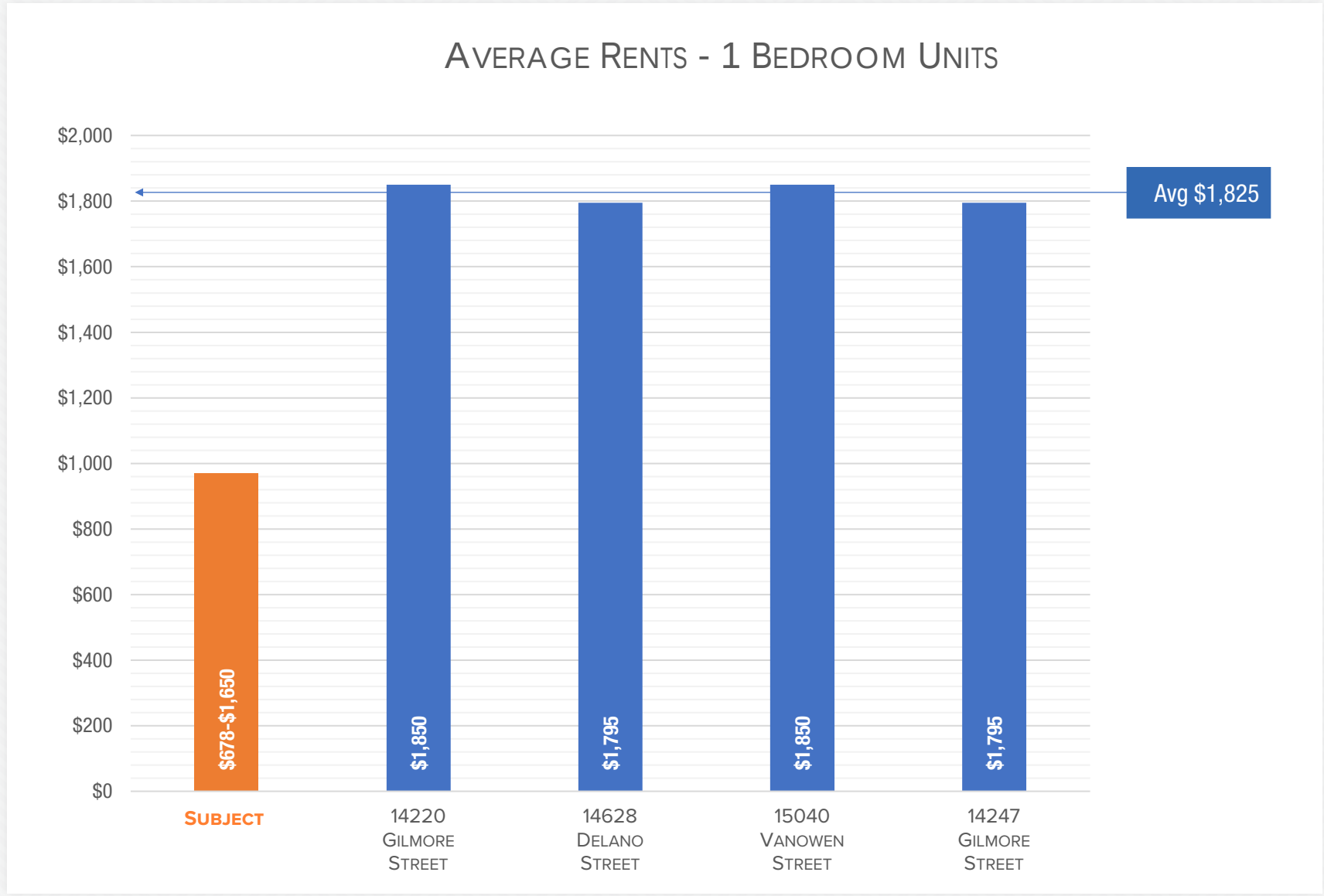
14830 ERWIN STREET, VAN NUYS, CA 91411

RENT COMPARABLES

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★



14830 Erwin Street

Van Nuys, CA 91411

Total No. of Units	4		
Year Built	1954		
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	615	\$678-\$1,650	\$1.58

1



14220 Gilmore Street

Van Nuys, CA 91401

Total No. of Units	3		
Year Built	19411		
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$1,850	\$2.64

Amenities
Property features wood flooring, white appliances, laminate countertops, wall AC units, ceiling fans, and on-site laundry.

2



14628 Delano Street

Van Nuys, CA 91411

Total No. of Units	7		
Year Built	1987		
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$1,795	\$2.76

Amenities
Property features wood flooring, stainless steel appliances, wall AC units, ceiling fans, recessed lighting, and on-site laundry.

3



15040 Vanowen Street

Van Nuys, CA 91405

Total No. of Units	31		
Year Built	1985		
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	695	\$1,850	\$2.66

Amenities
Property features wood and tile flooring, white appliances, wall AC units, granite countertops, balconies, a swimming pool, and on-site laundry.



4

14247 Gilmore Street
Van Nuys, CA 91401

Total No. of Units7

Year Built2023

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$1,795	\$2.56

Amenities
Property features wood flooring, laminate countertops, wall AC units, and no laundry.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	 14220 Gilmore Street Van Nuys, CA 91401	3	1942	1 Bdr 1 Bath	700	\$1,850	\$2.64
2	 14628 Delano Street Van Nuys, CA 91411	7	1987	1 Bdr 1 Bath	650	\$1,795	\$2.76
3	 14628 Delano Street Van Nuys, CA 91411	31	1985	1 Bdr 1 Bath	695	\$1,850	\$2.66
4	 14247 Gilmore Street Van Nuys, CA 91401	7	2023	1 Bdr 1 Bath	700	\$1,795	\$2.56
A V E R A G E S				1 Bedroom	686	\$1,823	\$2.66
★	 14830 Erwin Street Van Nuys, CA 91411	4	1954	1 Bdr 1 Bath	615	\$678-\$1,650	\$1.58

56 | RENT COMPARABLES

RENT COMPARABLES | 57



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14830 ERWIN STREET, VAN NUYS, CA 91411

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BEN SAVOY

ASSOCIATE INVESTMENTS
NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1815 DIRECT
(818) 602-8850 MOBILE
BEN.SAVOY@MARCUSMILLICHAP.COM



RICK E. RAYMUNDO

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

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1855 DIRECT
(818) 219-6146 MOBILE
RICK.RAYMUNDO@MARCUSMILLICHAP.COM



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16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436

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