



# 13907 VANOWEN STREET

VAN NUYS, CA 91405



INTERACTIVE OFFERING MEMORANDM



# 13907 VANOWEN STREET

VAN NUYS, CA

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# PROPERTY OVERVIEW

13907 VANOWEN STREET | VAN NUYS, CA 91405





25

NUMBER OF UNITS



1972

YEAR BUILT



± 15,377

BUILDING SF

## PROPERTY DESCRIPTION

Matthews Real Estate Investment Services™ and Marcus & Millichap are excited to present a remarkable investment opportunity at 13907 Vanowen St, a 25-unit apartment complex nestled in the heart of Van Nuys, CA. Built in 1972, this expansive property spans 15,377 square feet and sits upon a sprawling 0.55-acre lot. Offering a diverse unit composition, the building showcases (5) charming studio apartments, (18) spacious one-bedroom, one-bathroom units, and (2) generously sized two-bedroom, one-bathroom units. Moreover, it boasts a meticulously maintained collection of both standard and upgraded units, affirming its pride of ownership status.

This property's location is situated in Van Nuys, within the heart of the San Fernando Valley, it graces the corner of the intersection of Ranchito Ave and Vanowen St. This strategic positioning grants residents effortless access to major transportation arteries, including the 405, 170, and 101 freeways, ensuring seamless connectivity to destinations near and far. Moreover, the Hollywood Burbank Airport is just a stone's throw away, simplifying travel for both leisure and business endeavors.

## INVESTMENT HIGHLIGHTS

- **25 Units, Timeless Construction:** With a rich history dating back to 1972, this apartment complex boasts enduring structural integrity and charm.
- **Diverse Unit Mix:** Catering to various lifestyles, the property offers (5) inviting studio units, (18) one-bedroom, one-bathroom retreats, and (2) generously appointed two-bedroom, one-bathroom residences.
- **LADBS Soft-Story Retrofit:** Has been completed and building is in compliance.
- **Secure On-Site Parking:** There are 36 onsite secured parking spaces.
- **Prime Proximity to Major Freeways:** Nestled adjacent to the 405, 170, and 101 freeways, the property facilitates effortless commuting throughout the greater Los Angeles area.
- **Convenient to Hollywood Burbank Airport:** Frequent travelers will appreciate the property's close proximity to Hollywood Burbank Airport, streamlining air travel logistics.
- **Abundance of Local Amenities:** Enriching the quality of life for residents, the surrounding area boasts a plethora of eateries, coffee shops, and entertainment options, ensuring a vibrant and dynamic community experience.





7 ELEVEN S SKECHERS CHEVROLET  
 T Mobile  
 Goodwill CHASE

CRUNCH FITNESS JONS fresh marketplace

BANK OF AMERICA YOSHINOYA  
 RBC SUBWAY

WELLS FARGO 99¢ only STORES  
 citi

Jack in the box



BOSTON MARKET PAPA JOHN'S jamba  
 Pizza hut Jersey Mike's  
 Sizzler DUNKIN'

Whitney Auto Service

VALLEY MEDICAL CENTER

HONDA

Firestone WSS Shoes. Style. Selection

VAN NUYS RECREATION CENTER

ANDRES AND MARIA CARDENAS ELEMENTARY  
 481 STUDENTS



13907 VANOWEN STREET  
 SUBJECT PROPERTY

VANOWEN ST ± 21,000 VPD







# AREA OVERVIEW

13907 VANOWEN STREET | VAN NUYS, CA 91405



# VAN NUYS, CA

Van Nuys is one of the fastest-growing cities in Los Angeles. Boasting a population of more than 349,323 within a 3-mile radius, it is one of the densest cities in Los Angeles County and home to a large range of employers. Bordering other large cities such as Sherman Oaks, North Hollywood, and Reseda provide ample employment, shopping, and dining opportunities.

The San Fernando Valley features a strong and well-diversified economy. The Valley is home to numerous large employers, including some 50,000 businesses employing over 700,000 workers, the most well-known of which are involved in motion pictures, recording, and television production and the medical and biotech industries. Among the top entertainment companies in the San Fernando Valley are Disney, Warner Brothers, NBC, and DreamWorks. Other important segments of the local economy include financial and health services as well as aerospace, biotech, and high-tech manufacturing, with BlueShield, Amgen, and Kaiser to name a few.

# #2

LARGEST MSA IN THE UNITED STATES

# #13

MOST POPULATED METRO AREA IN THE WORLD





As home to the world's major movie studios, the San Fernando Valley is where celebrities live, work, and play. It's made up of gorgeous suburbs and mini-malls. Major network and movie studios call it home

## SAN FERNANDO VALLEY

Southern California's San Fernando Valley, encompassing the City of Burbank, City of Calabasas, City of Glendale, City of Los Angeles and City of San Fernando.

The San Fernando Valley is an urbanized valley in Los Angeles County, California in the Los Angeles metropolitan area, defined by the mountains of the Transverse Ranges circling it. Comprised of nearly 350 square miles of prime southland real estate, the San Fernando Valley is home to more than 1.8 million residents. About 80 percent of the San Fernando Valley is actually part of the City of Los Angeles, but the Valley also includes other independent cities which are attractive locations for business: Burbank, Calabasas, Glendale, Hidden Hills, and San Fernando.

In addition to the many popular studio tours, historical sites, theaters and museums, the San Fernando Valley offers an incredible array of fine dining, shopping, lodging and recreational opportunities, along with world-class attractions at each of the scenic entrances to our Valley, including the magnificent new Getty Center, the Hollywood Bowl and the Los Angeles Zoo at the southern entrances; the site of the granddaddy of all college bowl games — the Rose Bowl — at the east; the Ronald Reagan Presidential Library at the west; and the tallest, fastest roller coasters in the world at Six Flags Magic Mountain to the north.



## MAJOR EMPLOYERS

The **WALT DISNEY** Company



**NORTHROP GRUMMAN**



## ECONOMIC SNAPSHOT

Van Nuys is located in Los Angeles County and part of the Los Angeles-Long Beach-Anaheim MSA, the 13th-most populated metropolitan area in the world and the second-largest MSA in the United States. The city of Van Nuys is a thriving community within central San Fernando Valley and convenient access to Interstate 405 or Metrolink rail service allows for an easy commute to employment hubs throughout Los Angeles County.

- Valley Presbyterian Hospital is a 350-bed general medical and surgical hospital with more than 500 physicians, situated within approximately 1.5 miles from the property.
- Van Nuys Airport (VNY), located less than four miles from the property, plays a crucial role in the Southern California airport system and ranks as one of the world's busiest general aviation airports serving an estimated 320,000 passengers per year. Hollywood-Burbank Airport (BUR), located less than six miles from the property, also benefits the area greatly, with almost six million passengers per year. With over 100 businesses located in the 730-acre airport, VNY has an economic impact of more than \$2 billion annually to the Southern California economy, supporting over 10,480 jobs directly and generating an earnings impact of \$707 million.
- Warner Center, known as the "Downtown of the Valley," is a regional center located approximately 13 miles from the property. Warner Center contains a diverse mix of companies and industries with a concentration in healthcare, financial, and professional services. Approximately 40,000 employees work within the Warner Center area at major businesses including Health Net, Anthem Blue Cross, and Ajilon Finance.

**13907 VANOWEN STREET | VAN NUYS, CA**



# ENTERTAINMENT

## PARAMOUNT PICTURES LOT

San Fernando Valley boasts one of the nation's largest concentrations of entertainment activity, home to some of the most well-known companies including The Walt Disney Company, Warner Brothers Ent., Universal Studios, Paramount Pictures, CBS Studios, DreamWorks, Starz Media, ABC Inc., and Nickelodeon Animation. Combined, these companies alone employ over 22,900 workers. Warner Brothers is headquartered at their 142-acre studio lot in Burbank, one of the most notable motion picture and television production facilities in the world.



**\$120 BILLION**  
ECONOMIC IMPACT



**±837,000**  
JOBS SUPPORTED

# TRANSPORTATION

## HOLLYWOOD BURBANK AIRPORT

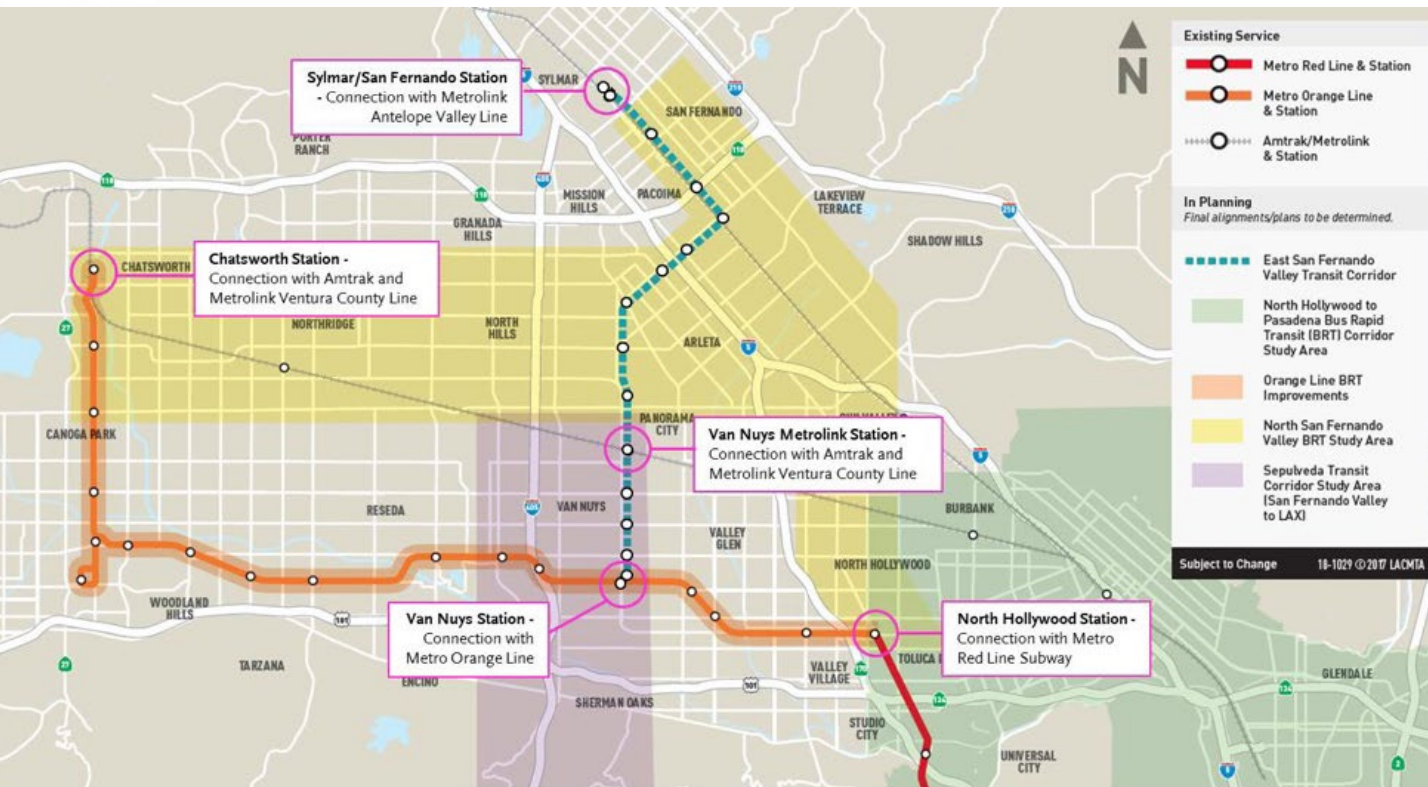
Situated near local communities, business centers, the entertainment industry, and recreational facilities, Van Nuys Airport (VNY) and Hollywood Burbank Airport (BUR) serve as major economic engines for the San Fernando Valley. Based on the most recent data available, these two hubs combine to generate a \$3.8 billion economic impact while supporting over 22,000 jobs annually. BUR hosted approximately 5.2 million passengers in 2018, which equates to a 11% increase annually.



**\$3.8 BILLION**  
ECONOMIC IMPACT



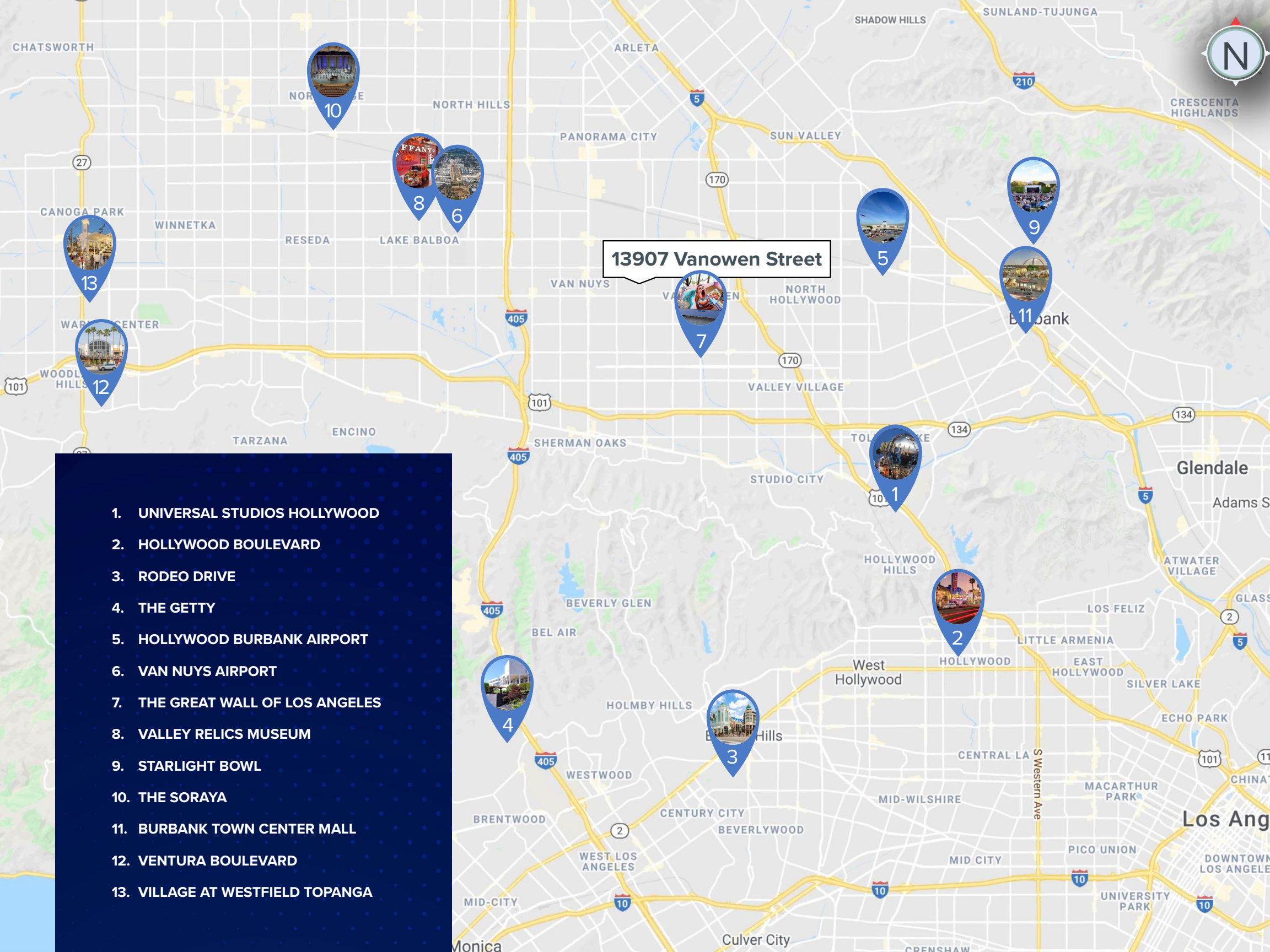
**±22,000**  
JOBS SUPPORTED



## ORANGE LINE EXTENSION

Construction is underway on a \$393 million project that will significantly speed up service along the Orange Line bus route. Already among the most popular public transit lines in The Valley, services through the Orange Line are forecast to speed up by 20% with the construction of crossing gates at 35 intersections, helping buses avoid traffic along San Fernando Valley's busy corridors. Additionally, a pair of aerial bridges will be built at Sepulveda and Van Nuys Boulevard, in addition to new stations above the streets. Construction on all phases of the project are forecast to be completed by 2025 in time for then 2028 Los Angeles Olympics. Decades after completion, Metro plans to convert this line into a light rail corridor that is expected to open by 2057.





13907 Vanowen Street

- 1. UNIVERSAL STUDIOS HOLLYWOOD
- 2. HOLLYWOOD BOULEVARD
- 3. RODEO DRIVE
- 4. THE GETTY
- 5. HOLLYWOOD BURBANK AIRPORT
- 6. VAN NUYS AIRPORT
- 7. THE GREAT WALL OF LOS ANGELES
- 8. VALLEY RELICS MUSEUM
- 9. STARLIGHT BOWL
- 10. THE SORAYA
- 11. BURBANK TOWN CENTER MALL
- 12. VENTURA BOULEVARD
- 13. VILLAGE AT WESTFIELD TOPANGA





### UNIVERSAL STUDIOS HOLLYWOOD

ONE OF THE OLDEST AND MOST FAMOUS HOLLYWOOD FILM STUDIOS "THE ENTERTAINMENT CAPITAL OF LA"



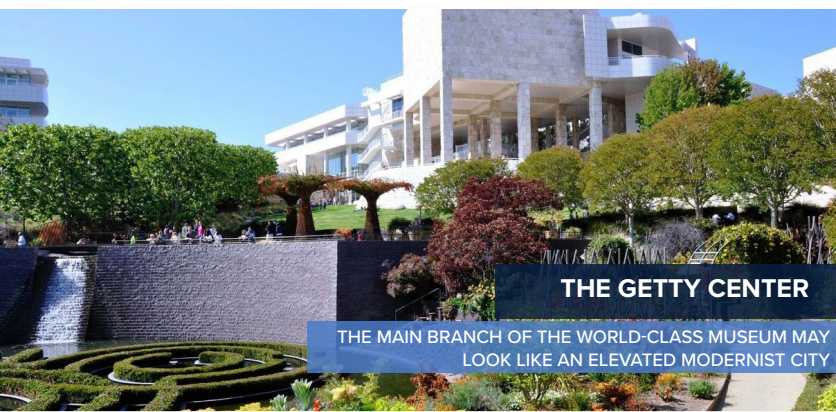
### HOLLYWOOD BLVD

LA CULTURAL ICON, WITH MUSEUMS, LANDMARKS AND OTHER HOLLYWOOD ATTRACTIONS THAT CELEBRATE L.A.'S RICH FILM AND ENTERTAINMENT HERITAGE



### RODEO DRIVE

ONE OF THE MOST FAMOUS STREETS ON THE GLOBE WITH MORE THAN 100 WORLD-RENOWNED STORES



### THE GETTY CENTER

THE MAIN BRANCH OF THE WORLD-CLASS MUSEUM MAY LOOK LIKE AN ELEVATED MODERNIST CITY



### HOLLYWOOD BURBANK AIRPORT

FRIENDLIEST, MOST CONVENIENT AIRPORT FOR FLYING TO OR FROM LOS ANGELES, HOLLYWOOD, AND THE SAN FERNANDO VALLEY



### VAN NUYS AIRPORT

RANKS AS ONE OF THE WORLD'S BUSIEST GENERAL AVIATION AIRPORTS & AVGS OVER 230,000 TAKEOFFS AND LANDINGS ANNUALLY



### GREAT WALL OF LOS ANGELES

ONE OF LOS ANGELES' TRUE CULTURAL LANDMARKS AND ONE OF THE COUNTRY'S MOST RESPECTED AND LARGEST MONUMENTS TO INTER-RACIAL HARMONY



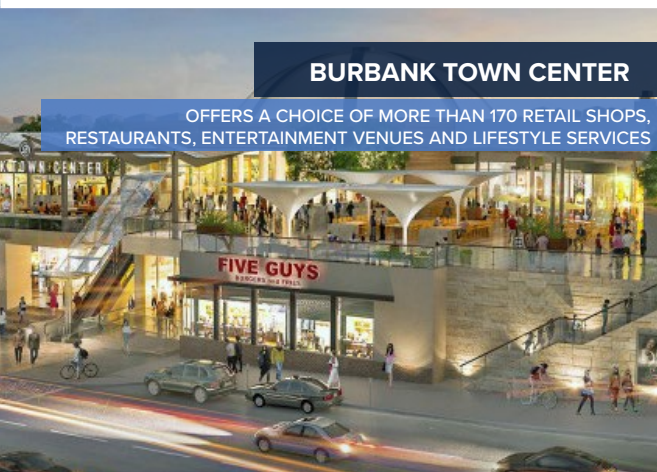
### VALLEY RELICS MUSEUM

BOASTS ITS VAST COLLECTION OF HISTORICAL ARTIFACTS PERTAINING TO THE SAN FERNANDO VALLEY AND SURROUNDING AREAS



### STARLIGHT BOWL

CONVENIENT LOCATION AND SEATS 3,000 IN CHAIRBACK SEATING AND 2,000 MORE ON THE LAWN FOR A TOTAL CAPACITY OF 5,000



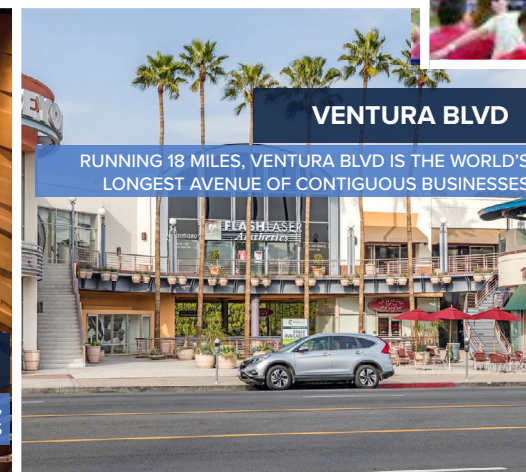
### BURBANK TOWN CENTER

OFFERS A CHOICE OF MORE THAN 170 RETAIL SHOPS, RESTAURANTS, ENTERTAINMENT VENUES AND LIFESTYLE SERVICES



### THE SORAYA

PERFORMANCE PROGRAM OF ±50 MUSIC, DANCE, THEATER, AND INTERNATIONAL EVENTS



### VENTURA BLVD

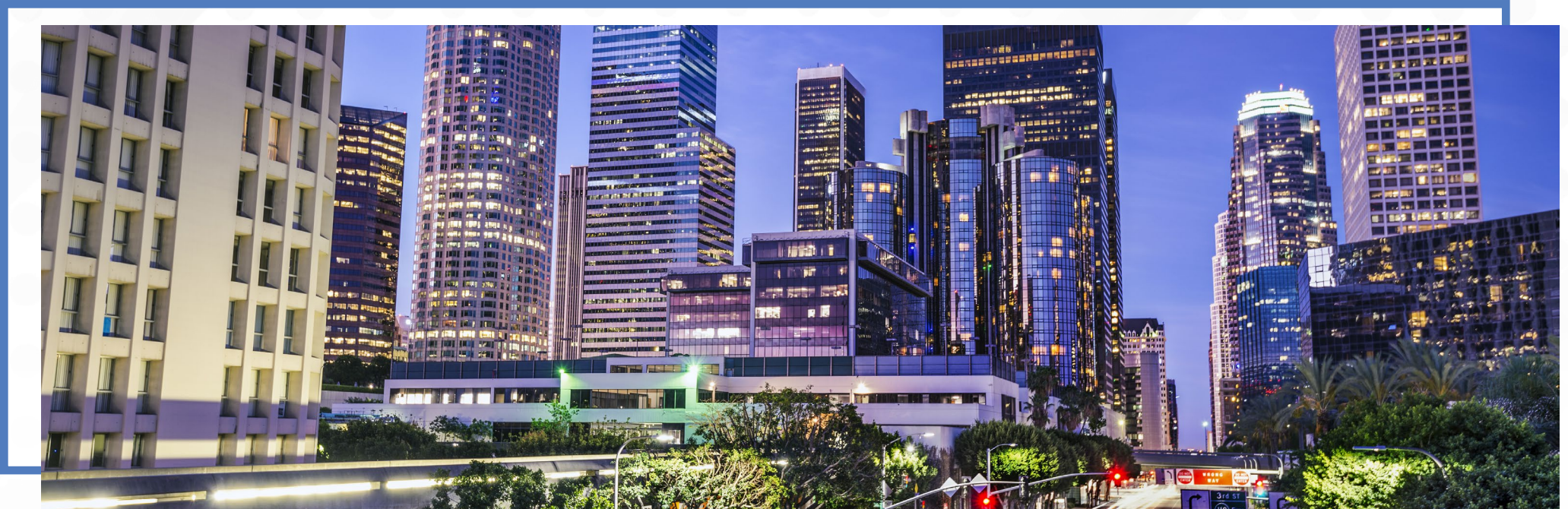
RUNNING 18 MILES, VENTURA BLVD IS THE WORLD'S LONGEST AVENUE OF CONTIGUOUS BUSINESSES



### VILLAGE AT WESTFIELD

2.1 MILLION SF OF RETAIL GLORY & EVERYDAY STOP FOR WOODLAND HILLS LOCALS AND A DESTINATION POINT





## LOS ANGELES, CA

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be.

Los Angeles is on the leading edge of several growth industries. The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace.



Los Angeles County employs over 913,000 people in several growing industries.



A culturally diverse city, with a growing culinary scene, shopping, museums, and a reputation for being the creative center of America.



It is the largest and most populous city in the state of California and the cultural, financial, and commercial center of Southern California.





WITH \$807 BILLION IN ANNUAL OUTPUT, **LOS ANGELES COUNTY RANKS AMONG THE WORLD'S LARGEST ECONOMIES**. ITS GDP, WHICH WOULD **RANK NO. 19** IN THE WORLD IF IT WERE A STANDALONE NATION, IS LARGER THAN SWITZERLAND AND SAUDI ARABIA, AND RIGHT BEHIND NETHERLANDS AND TURKEY, **UNDERSCORING THE MAGNITUDE OF THE REGION'S ECONOMY**.

### MAJOR EMPLOYERS IN LOS ANGELES



## ECONOMY

The LA economy is famously and heavily based on the entertainment industry, with a particular focus on television, motion pictures, interactive games, and recorded music - the Hollywood district of Los Angeles and its surrounding areas are known as the “Movie Capital of the United States” due to the region’s extreme commercial and historical importance to the American motion picture industry. Other significant sectors include shipping/ international trade - particularly at the adjacent Port of Los Angeles and Port of Long Beach, together comprising the United States’ busiest seaport - as well as aerospace, technology, petroleum, fashion and apparel, and tourism.

L.A. County is an entertainment, manufacturing and international trade behemoth, with a fast-growing high-tech and digital media industry cluster largely centered in West L.A. and, increasingly, in the Hollywood area and beyond.





# TOURISM

A culturally diverse city, with a growing culinary scene, shopping museums, and a reputation for being the creative center of America. According to data compiled by Tourism Economics, Los Angeles visitors spent \$24.7 billion on tourism in 2019, generating a record of \$37.8 billion in total economic impact.

Due to the increase in travel to California, travel and tourism jobs increased to 1.2 million in 2019, which was an additional 13,000 jobs. Tourism supported 544,700 jobs in the Los Angeles County's Leisure and Hospitality sector in 2019. 1 in every 8.4 workers in the county were employed. (NBC Los Angeles, 2020)



# ATTRACTIONS

Some of the world's best-known and most iconic landmarks and attractions call Los Angeles home: the Hollywood Sign; Griffith Observatory; the Getty Center; the Walt Disney Concert Hall at the Music Center in Downtown L.A.; the Hollywood Walk of Fame; the TCL Chinese Theatre; Space Shuttle Endeavour at the California Science Center; the Battleship USS Iowa located at the Port of Los Angeles in San Pedro; Air Force One at the Ronald Reagan Library; and Universal Studios Hollywood, with its dynamic immersive experience, The Wizarding World of Harry Potter™.



**50 MILLION**

50 Million People traveled to Los Angeles last year



**\$22 BILLION**

LA visitors spent \$22 billion on hotels, restaurants, shopping, attractions and more



**525,000**

There are 525,000 jobs supported by the Los Angeles tourism industry



**8 YEARS**

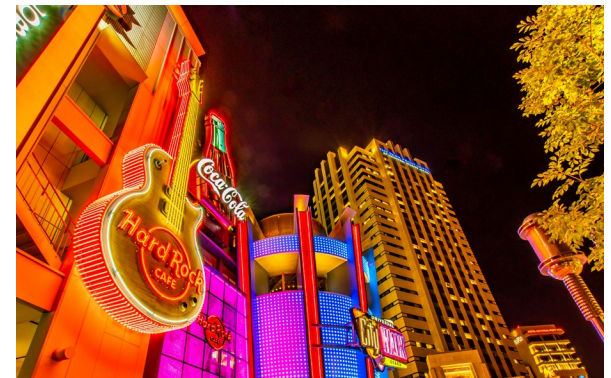
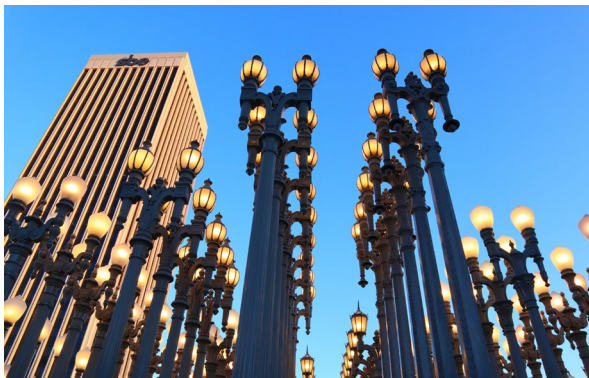
LA has celebrated 8 consecutive years of record growth

Source: Discover Los Angeles, 2019



# ARTS & CULTURE

With various museums and exhibits, Los Angeles is full of inspiring art and diverse cultural experiences. In fact, Los Angeles has more museums and theatres than any other city in the U.S., making it the perfect place to be immersed in arts and culture. Los Angeles is home to more than 105 museums, 225 theaters, 55 magnificent structures by the world's top architects and 16 of the world's most beautiful gardens. It also boasts more than 1,500 theatrical productions annually.





# SPORTS

With famous venues like the Crypto.com Arena at L.A. LIVE, home to the NBA's Los Angeles Lakers and Los Angeles Clippers, NHL's L.A. Kings, and Dodger's Stadium, where the Los Angeles Dodgers serve as a main attraction sports fans flock to in L.A. Los Angeles is also home to several esteemed universities that have large sports followings such as USC and UCLA.



## LOS ANGELES LAKERS

(National Basketball Association) 18,997 Avg. Attendance



## LOS ANGELES RAMS

(National Football League) 71,229 Avg. Attendance



## LOS ANGELES DODGERS

(Major League Baseball) 49,065 Avg. Attendance



## LOS ANGELES KINGS

(National Hockey League) 18,000 Avg. Attendance





# FINANCIAL OVERVIEW

13907 VANOWEN STREET | VAN NUYS, CA 91405



## PROPERT INFORMATION

Address:	13907 Vanowen Street, Van Nuys, CA 91405
Number of Units:	25
Year Built:	1972
APN:	2216-017-019
Building SF:	±15,377 SF
Average SF Per Unit:	±615 SF
Lot Size:	±0.55 AC
Density:	45
Occupancy:	92%
Zoning:	LAR3

## INVESTMENT SUMMARY

LIST PRICE	PRICE/UNIT	PRICE/FOOT	PRO FORMA		MARKET	
			CAP RATE	GRM	CAP RATE	GRM
\$5,300,000	\$212,000	\$344.67	4.89%	11.24	6.44%	9.50

## UNIT MIX & SCHEDULE INCOME

TOTAL UNITS	UNIT MIX	UNIT MIX %	CURRENT AVG RENT	MARKET AVG RENT	CURRENT MONTHLY RENT	MARKET MONTHLY RENT
5	Studio	20%	\$1,245	\$1,571	\$6,224	\$7,855
18	1+1	72%	\$1,578	\$1,850	\$28,405	\$33,300
2	2+1	8%	\$1,759	\$2,100	\$3,518	\$4,200
<b>25</b>		<b>AVERAGE:</b>	<b>\$1,526</b>	<b>\$1,814</b>	<b>\$38,147</b>	<b>\$45,355</b>
		<b>TOTAL:</b>	<b>\$38,147</b>	<b>\$45,355</b>	<b>\$457,759</b>	<b>\$544,260</b>



# ANNUAL OPERATING SUMMARY

	PRO FORMA		MARKET	
Scheduled Gross Income	\$457,759		\$544,260	19% Upside
Less Vacancy	-\$22,888	-5.0%	-\$27,213	-5.0%
Miscellaneous	\$9,248		\$9,248	
Other Income	\$4,502		\$4,502	
Gross Operating Income	\$448,622		\$530,798	
Expenses	\$189,662	41.43%*	\$189,662	34.85%*
<b>Net Operating Income</b>	<b>\$258,960</b>		<b>\$341,136</b>	
Pre-Tax Cash Flow	\$258,960	4.89%**	\$341,136	6.44%**
<b>Total Return Before Taxes</b>	<b>\$258,960</b>	<b>4.89%**</b>	<b>\$341,136</b>	<b>6.44%**</b>

\*As a Percent of Scheduled Gross Income

\*\*As a Percent of List Price

## PRO FORMA ANNUAL OPERATING EXPENSES

	PRO FORMA ESTIMATES		% OF SGI	PRO FORMA	PER UNIT	MARKET	PER UNIT	% OF SGI
Real Estate Taxes	1.199398%	% of Purchase Price	13.89%	\$63,568	\$2,543	\$63,568	\$2,543	11.68%
Offsite Management (estimated)	\$17,945	Total	3.92%	\$17,945	\$718	\$17,945	\$718	3.30%
Insurance (Actual)	\$15,753	Total	3.44%	\$15,753	\$630	\$15,753	\$630	2.89%
Onsite Management	\$22,200	Total	4.85%	\$22,200	\$888	\$22,200	\$888	4.08%
Pest Control (Actual)	\$2,405	Total	0.53%	\$2,405	\$96	\$2,405	\$96	0.44%
Landscaping/Pool (estimated)	\$240	Per Unit	1.31%	\$6,000	\$240	\$6,000	\$240	1.10%
Repairs & Maintenance (estimated)	\$500	Per Unit	2.73%	\$12,500	\$500	\$12,500	\$500	2.30%
Utilities (Actual)	\$1,304	Per Unit	7.12%	\$32,600	\$1,304	\$32,600	\$1,304	5.99%
Trash Removal (Actual)	\$8,636	Total	1.89%	\$8,636	\$345	\$8,636	\$345	1.59%
Phone/Internet (Actual)	\$3,055	Total	0.67%	\$3,055	\$122	\$3,055	\$122	0.56%
Reserves	\$200	Per Unit	1.09%	\$5,000	\$200	\$5,000	\$200	0.92%
<b>Total Expenses</b>			<b>41.43%</b>	<b>\$189,662</b>	<b>\$7,586</b>	<b>\$189,662</b>	<b>\$7,586</b>	<b>34.85%</b>
				<b>% of SGI</b>				
Non-controllable expenses: Taxes, Ins., Reserves:				18.42%				
Total Expense without Taxes & Reserves:				26.45%				



# RENT ROLL

UNIT MIX	UNIT #	CURRENT RENT	MARKET RENT
1+1	101	\$1,248	\$1,850
1+1	102	\$1,579	\$1,850
1+1	103	\$1,800	\$1,850
1+1	104	\$1,850	\$1,850
1+1	113	\$1,897	\$1,850
1+1	114	\$1,281	\$1,850
1+1	115	\$1,630	\$1,850
1+1	116	\$1,460	\$1,850
1+1	201	\$1,800	\$1,850
1+1	202	\$1,542	\$1,850
1+1	203	\$1,800	\$1,850
1+1	204	\$1,850	\$1,850
2+1	205	\$1,889	\$2,100
1+1	206	\$1,400	\$1,850
Studio	207	\$1,047	\$1,595
Studio	208	\$1,073	\$1,595
Studio	209	\$1,475	\$1,475
Studio	210	\$1,154	\$1,595
Studio	211	\$1,475	\$1,595
2+1	212	\$1,629	\$2,100
1+1	213	\$1,226	\$1,850
1+1	214	\$1,679	\$1,850
1+1	215	\$1,580	\$1,850
1+1	216	\$1,423	\$1,850
1+1	217	\$1,360	\$1,850
<b>Totals</b>	<b>25</b>	<b>\$38,147</b>	<b>\$45,355</b>
<b>Averages</b>		<b>\$1,526</b>	<b>\$1,814</b>

## FINANCING OPTIONS

For financing options reach out to:

**Gregory Kavoklis**

(805) 630-8143

gregory.kavoklis@matthews.com



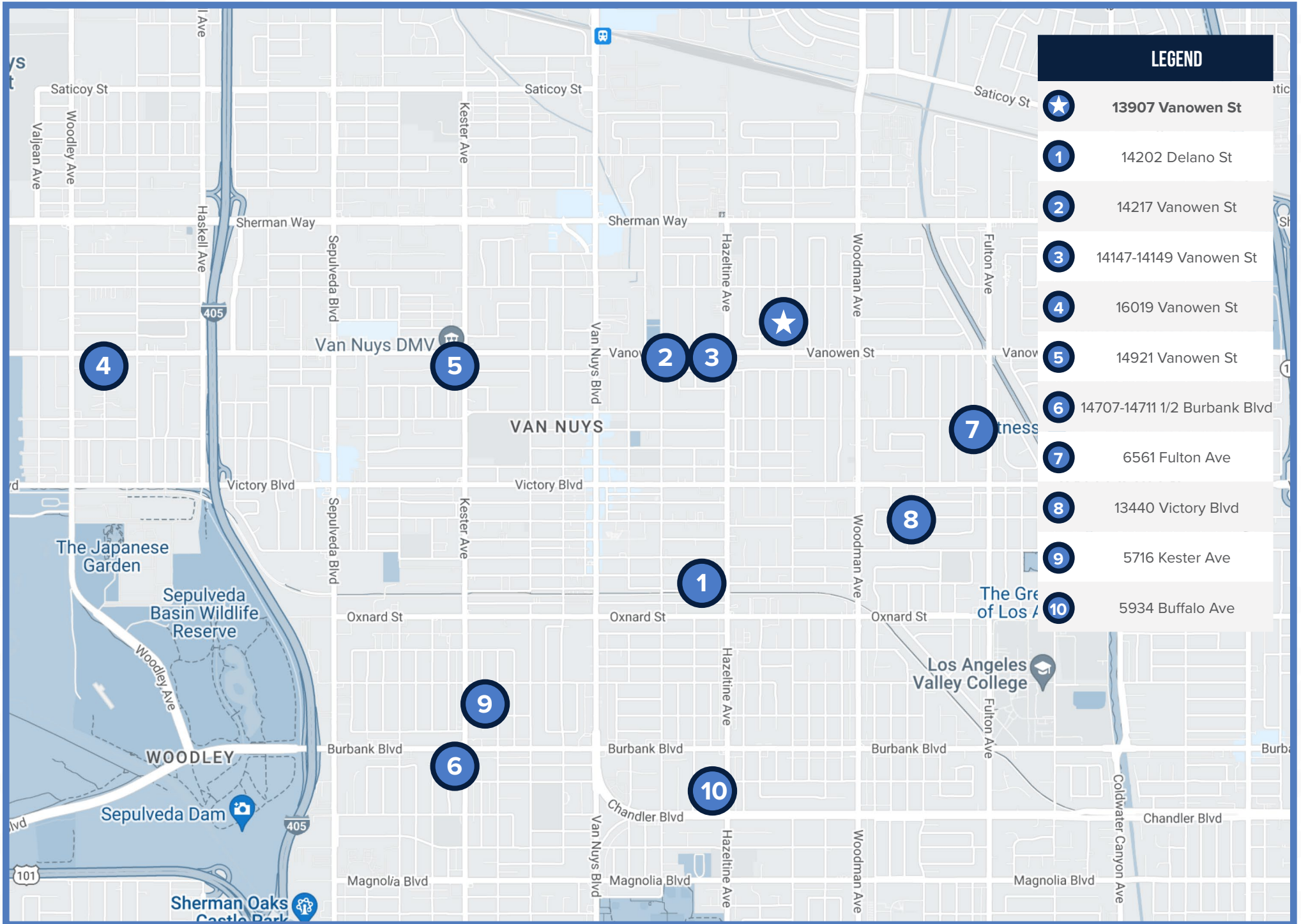


# SALES COMPARABLES

13907 VANOWEN STREET | VAN NUYS, CA 91405




# SALES COMPARABLES





# SALES COMPARABLES

	ADDRESS	NUMBER OF UNITS	SALE PRICE	PRICE PER UNIT	BUILDING SF	PRICE PSF	YEAR BUILT	CAP RATE	GRM	SALE DATE
	<b>13907 Vanowen St Van Nuys, CA 91405</b>	<b>25</b>	<b>\$5,300,000</b>	<b>\$212,000</b>	<b>15,377</b>	<b>\$344.67</b>	<b>1972</b>	<b>4.89%</b>	<b>11.24</b>	<b>-</b>
	14202 Delano St Van Nuys, CA 91401	6	\$1,525,000	\$254,167	4,740	\$321.73	1955	5.33%	12.53	10/27/2023
	14217 Vanowen St Van Nuys, CA 91405	6	\$1,300,000	\$216,667	4,790	\$271.40	1956	3.83%	14.96	10/18/2023
	14147-14149 Vanowen St Van Nuys, CA 91405-3288	17	\$3,500,000	\$205,882	14,982	\$233.61	1954	3.71%	13.14	8/31/2023
	16019 Vanowen St Van Nuys, CA 91406	6	\$1,230,000	\$205,000	4,184	\$293.98	1956	3.50%	14.15	8/29/2023
	14921 Vanowen St Van Nuys, CA 91405-6500	15	\$3,200,000	\$213,333	11,832	\$270.45	1953	4.90%	12.91	8/18/2023
	14707-14711 1/2 Burbank Blvd Van Nuys, CA 91411-3336	6	\$1,325,000	\$220,833	3,302	\$401.27	1949	4.00%	-	5/26/2023
	6561 Fulton Ave Van Nuys, CA 91401	14	\$3,081,000	\$220,071	12,820	\$240.33	1964	-	-	5/10/2023
	13440 Victory Blvd Van Nuys, CA 91401	13	\$3,000,000	\$230,769	12,483	\$240.33	1964	-	-	2/14/2023
	5716 Kester Ave Van Nuys, CA 91411-3360	5	\$1,250,000	\$250,000	4,062	\$307.73	1955	4.72%	13.2	1/18/2023
	5934 Buffalo Ave Van Nuys, CA 91401-4056	15	\$3,400,000	\$226,667	15,331	\$221.77	1972	3.43%	13.45	12/19/2022
	<b>Averages</b>			<b>\$224,339</b>		<b>\$280.26</b>		<b>4.18%</b>	<b>13.48</b>	



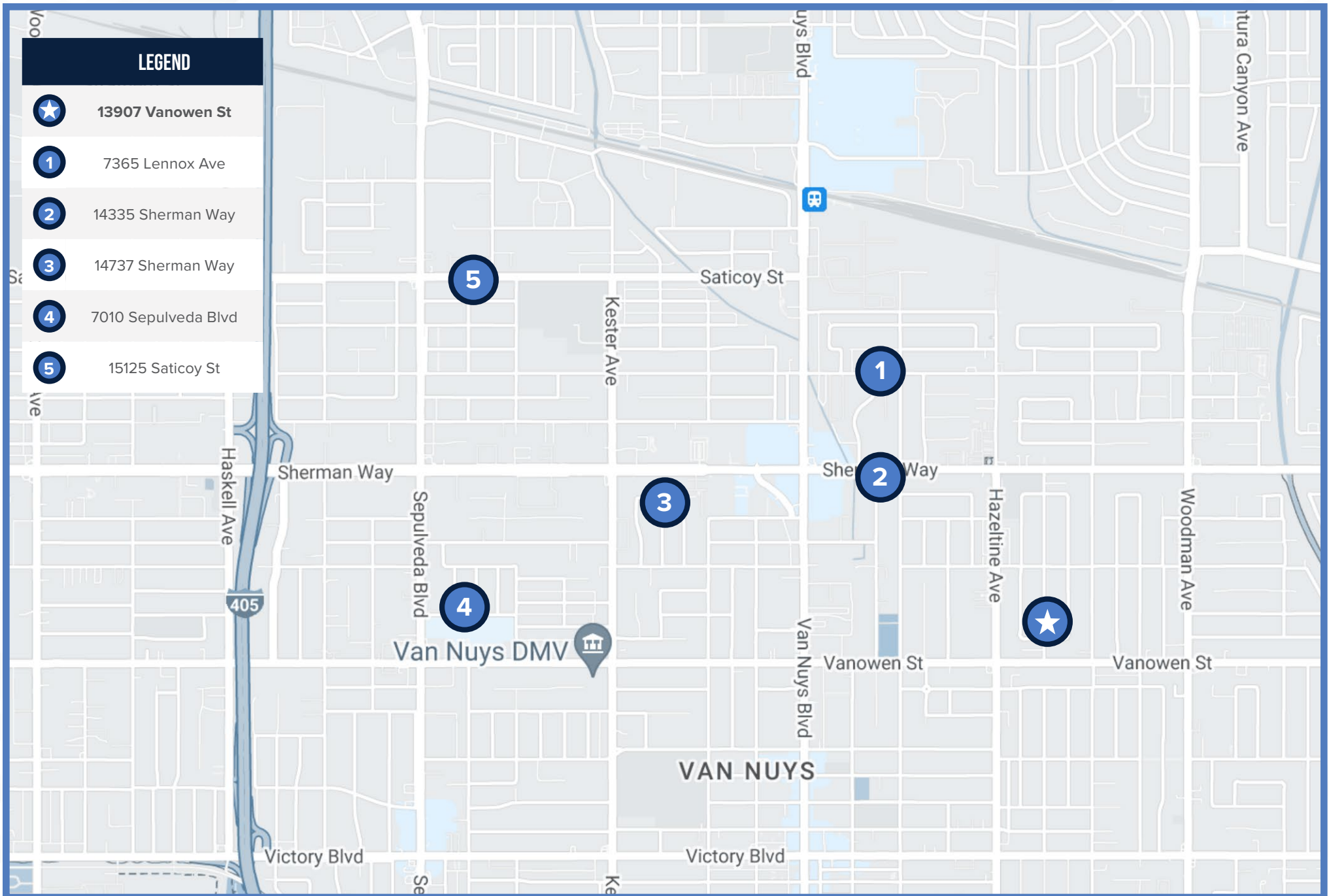


# RENT COMPARABLES

13907 VANOWEN STREET | VAN NUYS, CA 91405



# STUDIO RENT COMPARABLES





# STUDIO RENT COMPARABLES



**13907 VANOWEN ST**  
Van Nuys, CA 91405



Unit Mix	Studio
Year Built	1972
Units	25
Asking Rent	\$1,245



**14737 SHERMAN WAY**  
Van Nuys, CA 91405



Unit Mix	Studio
Year Built	1969
Units	82
Avg SF	500
Asking Rent	\$1,495
Rent PSF	\$2.99



**7365 LENNOX AVE**  
Van Nuys, CA 91405



Unit Mix	Studio
Year Built	1985
Units	38
Avg SF	550
Asking Rent	\$1,400
Rent PSF	\$2.55



**7010 SEPULVEDA BLVD**  
Van Nuys, CA 91405



Unit Mix	Studio
Year Built	1964
Units	107
Avg SF	524
Asking Rent	\$1,550
Rent PSF	\$2.96



**14335 SHERMAN WAY**  
Van Nuys, CA 91405



Unit Mix	Studio
Year Built	1974
Units	107
Avg SF	500
Asking Rent	\$1,525
Rent PSF	\$3.05



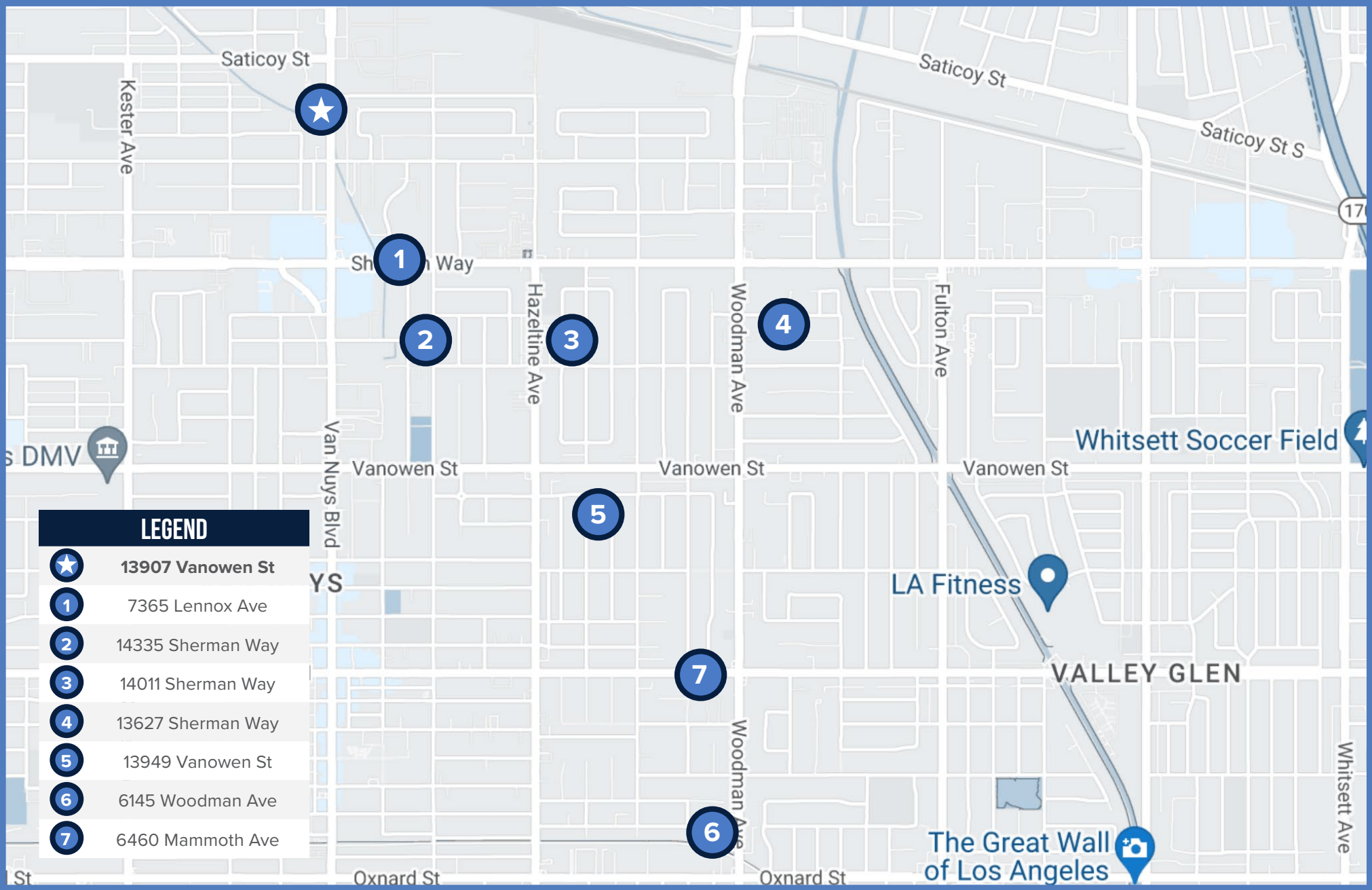
**15125 SATICOY ST**  
Van Nuys, CA 91405



Unit Mix	Studio
Year Built	1970
Units	51
Avg SF	525
Asking Rent	\$1,766
Rent PSF	\$3.36



# ONE BED RENT COMPARABLES





# ONE BED RENT COMPARABLES



**13907 VANOWEN ST**  
Van Nuys, CA 91405



Floor Plan	1+1
Year Built	1972
Units	25
Asking Rent	\$1,578



**13627 SHERMAN WAY**  
Van Nuys, CA 91405



Floor Plan	1+1
Year Built	1988
Units	68
Avg SF	720
Asking Rent	\$1,650
Rent PSF	\$2.29



**7365 LENNOX AVE**  
Van Nuys, CA 91405



Floor Plan	1+1
Year Built	1985
Units	38
Avg SF	850
Asking Rent	\$1,700
Rent PSF	\$2.00



**13949 VANOWEN ST**  
Van Nuys, CA 91405



Floor Plan	1+1
Year Built	1954
Units	14
Avg SF	800
Asking Rent	\$1,750
Rent PSF	\$2.19



**14335 SHERMAN WAY**  
Van Nuys, CA 91405



Floor Plan	1+1
Year Built	1974
Units	107
Avg SF	700
Asking Rent	\$1,850
Rent PSF	\$2.64



**6145 WOODMAN AVE**  
Van Nuys, CA 91401



Floor Plan	1+1
Year Built	1971
Units	40
Avg SF	800
Asking Rent	\$1,800
Rent PSF	\$2.25



**14011 SHERMAN WAY**  
Van Nuys, CA 91405



Floor Plan	1+1
Year Built	1963
Units	13
Avg SF	610
Asking Rent	\$1,575
Rent PSF	\$2.58



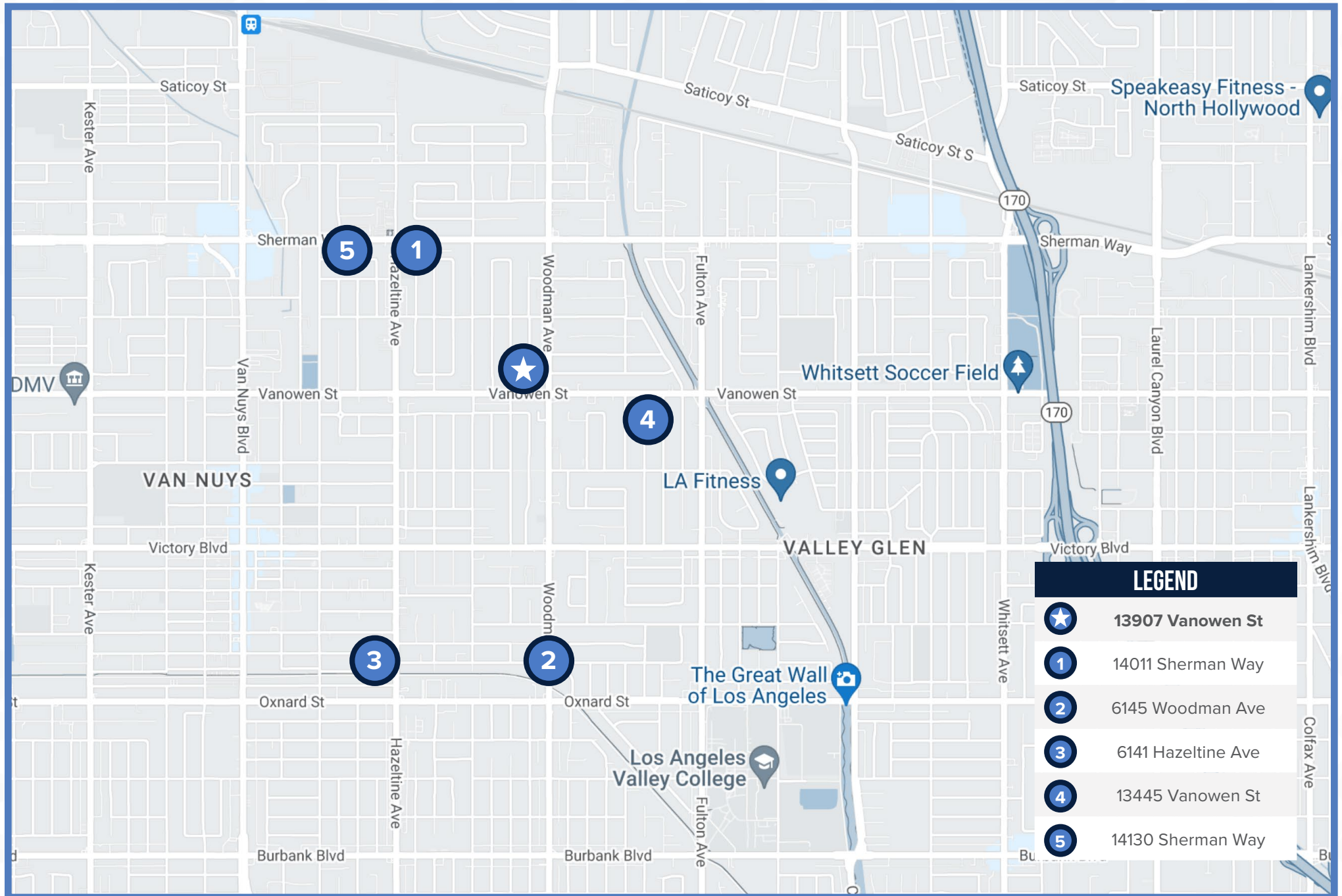
**6460 MAMMOTH AVE**  
Van Nuys, CA 91401



Floor Plan	1+1
Year Built	1976
Units	19
Avg SF	900
Asking Rent	\$1,830
Rent PSF	\$2.03



# TWO BED RENT COMPARABLES





# TWO BED RENT COMPARABLES



**13907 VANOWEN ST**  
Van Nuys, CA 91405



Floor Plan	2+1
Year Built	1972
Units	25
Asking Rent	\$1,759



**6141 HAZELTINE AVE**  
Van Nuys, CA 91401



Floor Plan	2+2
Year Built	1953
Units	4
Avg SF	-
Asking Rent	\$2,395



**14011 SHERMAN WAY**  
Van Nuys, CA 91405



Floor Plan	2+2
Year Built	1963
Units	13
Avg SF	950
Asking Rent	\$1,950
Rent PSF	\$2.05



**13445 VANOWEN ST**  
Van Nuys, CA 91405



Floor Plan	2+1
Year Built	1972
Units	9
Avg SF	-
Asking Rent	\$2,400



**6145 WOODMAN AVE**  
Van Nuys, CA 91401



Floor Plan	2+1
Year Built	1971
Units	40
Avg SF	900
Asking Rent	\$2,250
Rent PSF	\$2.50



**14130 SHERMAN WAY**  
Van Nuys, CA 91405



Floor Plan	2+2
Year Built	1987
Units	16
Avg SF	1,025
Asking Rent	\$2,500
Rent PSF	\$2.44



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **13907 Vanowen Street, Van Nuys, CA 91405** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services and Marcus & Millichap. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services and Marcus & Millichap have not made any investigation, and make no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services and Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services and Marcus & Millichap expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services and Marcus & Millichap or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



# 13907 VANOWEN STREET

VAN NUYS, CA 91405

OFFERING MEMORANDUM



## EXCLUSIVELY LISTED BY:



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