

15919 VANOWEN STREET



Van Nuys, CA 91406

Pride of ownership 9-unit apartment building

15919 VANOWEN STREET

Van Nuys, CA 91406



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DESIGN BY CRESC



01
Executive Summary

15919 VANOWEN STREET

PROPERTY SUMMARY

PRICING SUMMARY

OFFERING PRICE **\$1,799,000**

PRICE/UNIT **\$199,889**

PRICE/SF **\$278.91**

GRM 11.01 **8.07**

CAP RATE 5.10% **8.18%**

Current ***Market***



UNITS 9

YEAR BUILT 1962

GROSS SF 6,450

LOT SF 8,518

APN 2224-028-042

FLOORS 2

Prime Central Location



Van Nuys
Los Angeles
World Airports

VALLARTA
SUPERMARKETS

Where
Restaurants
Shop

Anheuser-Busch

UNITED STATES
POSTAL SERVICE

GALPIN
Ford

PANORAMA MALL
PANORAMA Walmart
curacao FINISH LINE CAMPERS



Vanowen Street

Investment Highlights

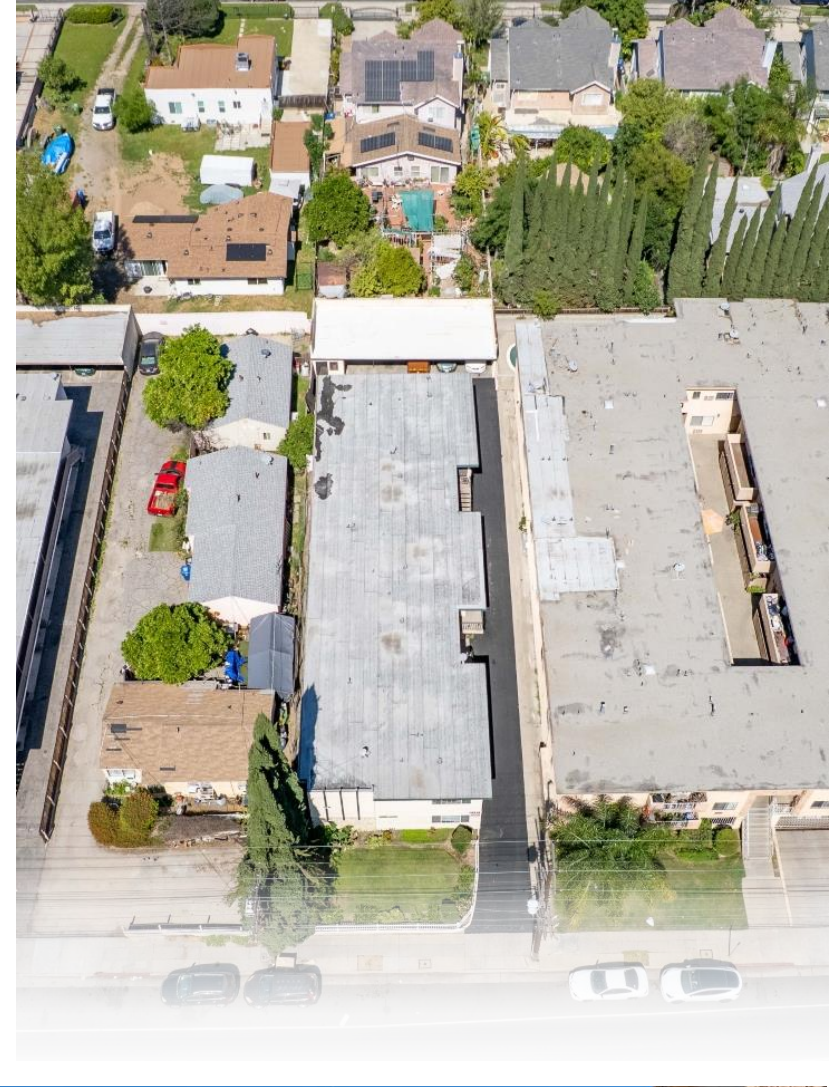
- Clean 9 unit building in excellent Lake Balboa rental pocket
- Excellent unit mix of one and two bedroom units. Numerous upgrades including newer windows and copper plumbing
- Units feature dishwashers, built in ovens, cooktops, and tiled kitchens, dining rooms and bathrooms
- Tremendous upside in existing rents
- On site laundry and covered parking
- Seismic retrofit complete

PROPERTY OVERVIEW

Equity Union Commercial is proud to represent this 9-unit property in Van Nuys.

The property was built in 1962. The unit mix consists of (6) 1+1 units and (3) 2+1 units. With a lot size of 8,518 square feet, the property has a total of 6,450 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 Metrolink transportation service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles.



Interior Layout





02

Financial Analysis

15919 VANOWEN STREET

Financial Analysis

PRICING SUMMARY

OFFERING PRICE	\$1,799,000	
PRICE/UNIT	\$199,889	
PRICE/SF	\$278.91	
GRM	11.01	8.07
CAP RATE	5.10%	8.18%
	<i>Current</i>	<i>Market</i>

PROPERTY SUMMARY

UNITS	9
YEAR BUILT	1962
GROSS SF	6,450
LOT SF	8,518
APN	2224-028-042
FLOORS	2

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
6	1+1	\$1,528	\$9,170	\$1,825	\$10,950
3	2+1	\$1,440	\$4,321	\$2,500	\$7,500
Total Scheduled Rent			\$13,491		\$18,450

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$161,892	\$221,400
Less: Vacancy/Deductions	3% (\$4,857)	3% (\$6,642)
Misc. Income	\$1,464	\$1,464
Effective Gross Income	\$158,499	\$216,222

ANNUALIZED EXPENSES

	Current	Market
Property Management Fee	\$6,534	\$8,856
Landscaping	\$1,515	\$1,515
Electricity	\$2,498	\$2,498
Sewer	\$4,149	\$4,149
Trash	\$5,874	\$5,874
Water	\$6,166	\$6,166
Repairs & Maintenance	\$7,500	\$7,500
Property Taxes	\$21,360	\$21,360
Insurance	\$11,222	\$11,222

ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$7,424	\$7,682
Expenses/SF	\$10.36	\$10.72
% of GOI	42.2%	32.0%

RETURN

	Current	Market
NOI	\$91,681	\$147,082

Rent Roll

15919 VANOWEN STREET


Unit #	Type	Current Rent	Market Rent
1	2+1	\$1,268	\$2,500
2	1+1	\$1,698	\$1,825
3	1+1	\$1,825	\$1,825
4	1+1	\$1,074	\$1,825
5	2+1	\$1,881	\$2,500
6	1+1	\$1,124	\$1,825
7	1+1	\$1,698	\$1,825
8	1+1	\$1,751	\$1,825
9	2+1	\$1,172	\$2,500
Totals:		\$13,491	\$18,450

An aerial photograph of a residential neighborhood, overlaid with a semi-transparent blue filter. A large, white, stylized '03' is centered in the image. Below it, the text 'Market Comparables' is written in a white serif font. The background shows a dense residential area with various house styles, trees, and streets, with hills visible in the distance.




03 Market Comparables

15919 VANOWEN STREET

SALES COMPARABLES

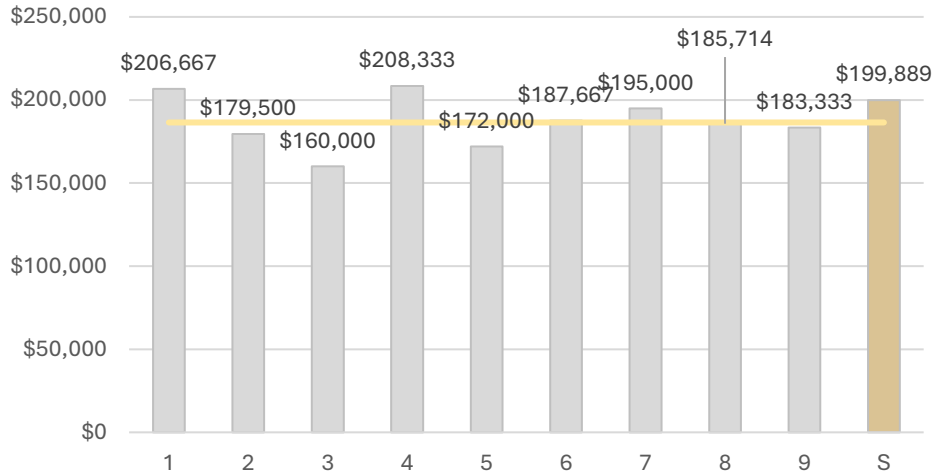
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 5742 Hazeltine Avenue Van Nuys, CA 91401	6	1957	5,994	6,996	1 - 1+1 1 - 2+1 3 - 2+2 1 - 3+2	8/29/2025	\$1,240,000	\$206,667	\$206.87	5.59%	11.00
	2 7001 Hazeltine Avenue Van Nuys, CA 91405	10	1953	8,510	17,672	6 - 1+1 4 - 2+1	8/28/2025	\$1,795,000	\$179,500	\$210.93	5.35%	11.50
	3 16020 Vanowen Street Van Nuys, CA 91406	10	1958	4,684	8,499	10 - 1+1	8/14/2025	\$1,600,000	\$160,000	\$341.59	5.30%	11.50
	4 14737 Vanowen Street Van Nuys, CA 91405	6	1957	4,223	6,534	4 - 1+1 2 - 2+1	8/13/2025	\$1,250,000	\$208,333	\$296.00	5.70%	10.50
	5 6860-6870 Hazeltine Avenue Van Nuys, CA 91405	11	1926	8,037	15,682	3 - 1+1 8 - 2+1	7/22/2025	\$1,892,000	\$172,000	\$235.41	5.35%	11.50
	6 14222 Sylvan Street Van Nuys, CA 91401	6	1957	5,047	8,750	5 - 1+1 1 - 2+1	6/26/2025	\$1,126,000	\$187,667	\$223.10	5.09%	12.30

SALES COMPARABLES

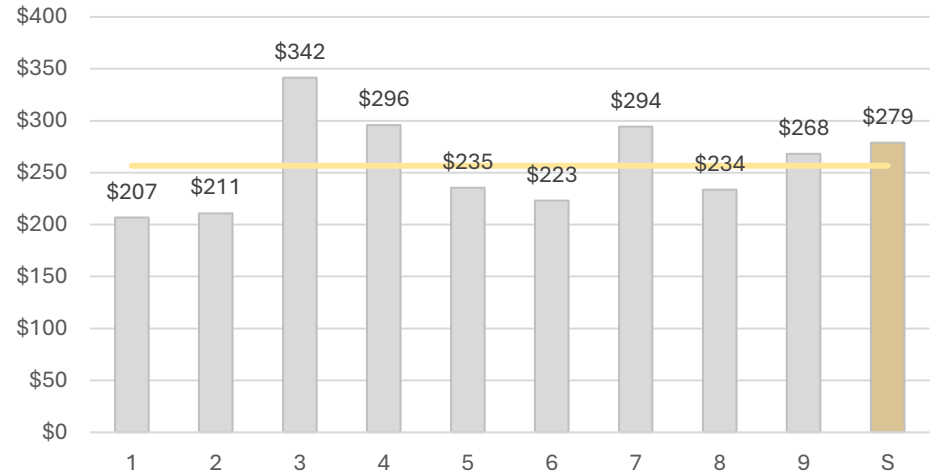
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	7 15919 Sherman Way Van Nuys, CA 91406	12	1956	7,950	12,472	12 - 1+1	5/30/2025	\$2,340,000	\$195,000	\$294.34	5.54%	11.30
	8 13136 Victory Boulevard Van Nuys, CA 91401	7	1958	5,562	5,663	6 - 1+1 1 - 2+1	5/19/2025	\$1,300,000	\$185,714	\$233.73	4.18%	12.10
	9 14306 Vanowen Street Van Nuys, CA 91405	12	1955	8,205	12,844	8 - 1+1 4 - 2+1	5/2/2025	\$2,200,000	\$183,333	\$268.13	5.09%	11.90
AVERAGES		9	1953	6,468	10,568				\$186,468	\$256.68	5.24%	11.51
	S Subject 15919 Vanowen Street Van Nuys, CA 91406	9	1962	6,450	8,518	6 - 1+1	On Market	\$1,799,000	\$199,889	\$278.91	5.10%	11.01

SALES COMPARABLES

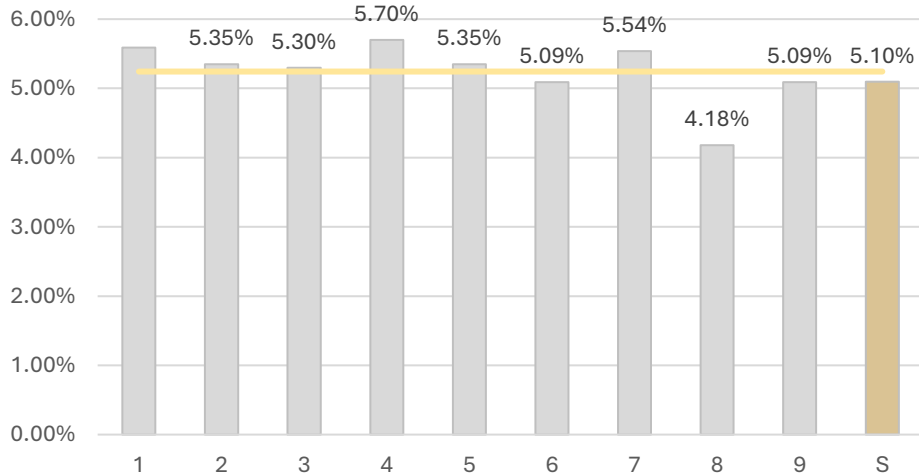
PRICE/UNIT



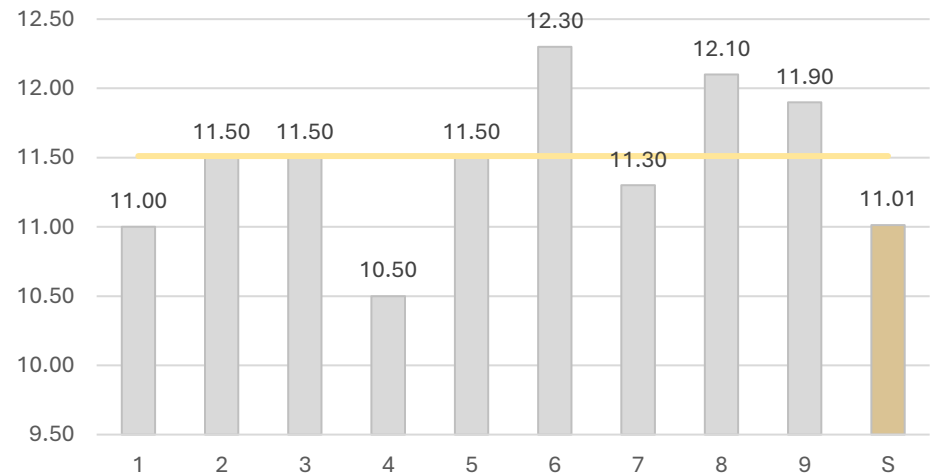
PRICE/SF



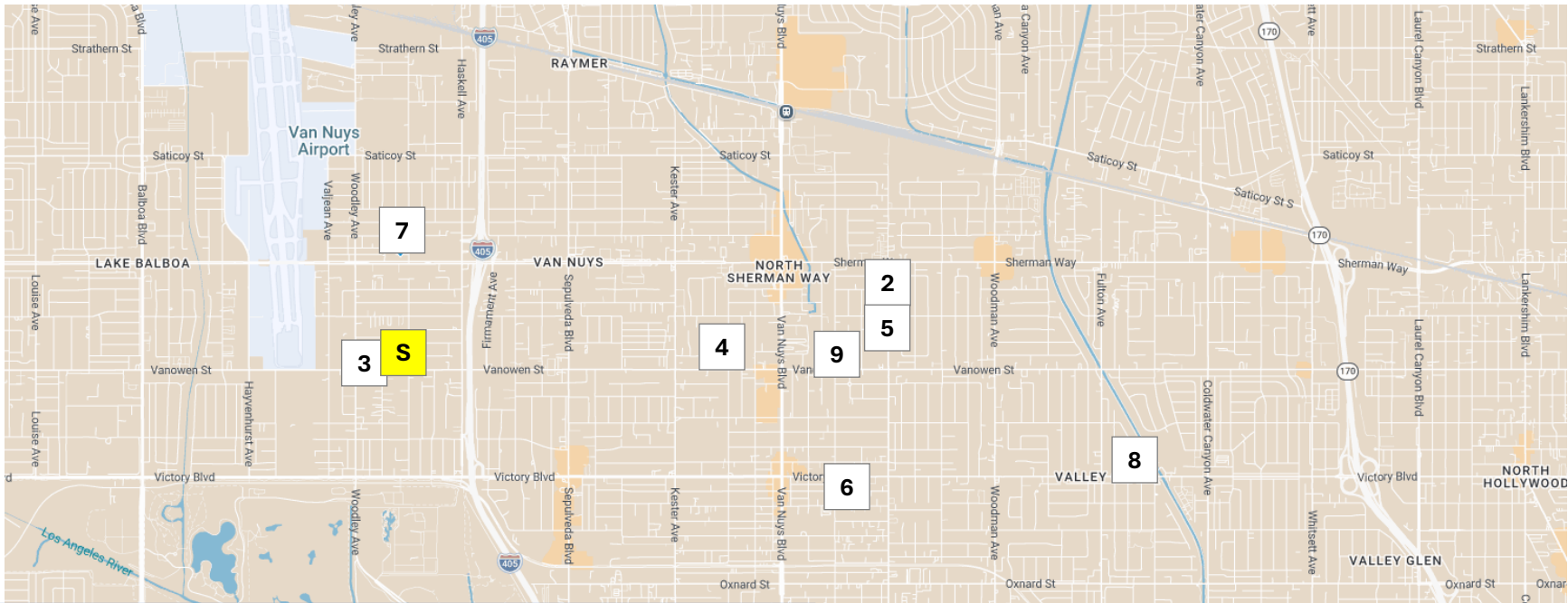
CAP RATE



GRM



SALES COMPARABLES



	SUMMARY	PPU	PSF	CAP	GRM
1	5742 Hazeltine Avenue	\$206,667	\$207	5.59%	11.00
2	7001 Hazeltine Avenue	\$179,500	\$211	5.35%	11.50
3	16020 Vanowen Street	\$160,000	\$342	5.30%	11.50
4	14737 Vanowen Street	\$208,333	\$296	5.70%	10.50
5	6860-6870 Hazeltine Avenue	\$172,000	\$235	5.35%	11.50
6	14222 Sylvan Street	\$187,667	\$223	5.09%	12.30
7	15919 Sherman Way	\$195,000	\$294	5.54%	11.30
8	13136 Victory Boulevard	\$185,714	\$234	4.18%	12.10
9	14306 Vanowen Street	\$183,333	\$268	5.09%	11.90
S	15919 Vanowen Street	\$199,889	\$279	5.10%	11.01

An aerial photograph of a residential street, viewed from above. The image is overlaid with a semi-transparent blue filter. In the center, a large white number '04' is prominently displayed. Below the number, the text 'Location Overview' is written in a white, serif font. At the bottom of the text block, the address '15919 VANOWEN STREET' is written in a smaller, white, sans-serif font. The background shows various houses, trees, and a road with cars.

04

Location Overview

15919 VANOWEN STREET

Van Nuys

CALIFORNIA

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.

DEMOGRAPHICS



\$72,148

Median Household Income



168,441

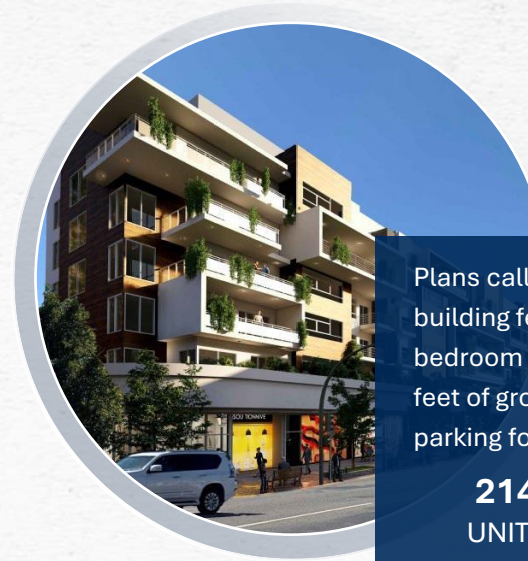
Population



\$780,000

Median Home Value

Major Developments



7115 Van Nuys Blvd

Plans call for the construction of a five-story building featuring 214 studio, one-, and two-bedroom apartments above 15,800 square feet of ground-floor commercial space and parking for 238 vehicles.

214
UNITS

15,800
SF RETAIL

238
VEHICLES

Plans call for a total of 405 apartments in a mix of studio, one-, two-, and three-bedroom floor plans, ranging from 365 to 1,185 square feet in size. Parking for 556 vehicles in a subterranean garage.

405
UNITS

41
AFFORDABLE

556
VEHICLES

6728 Sepulveda Blvd

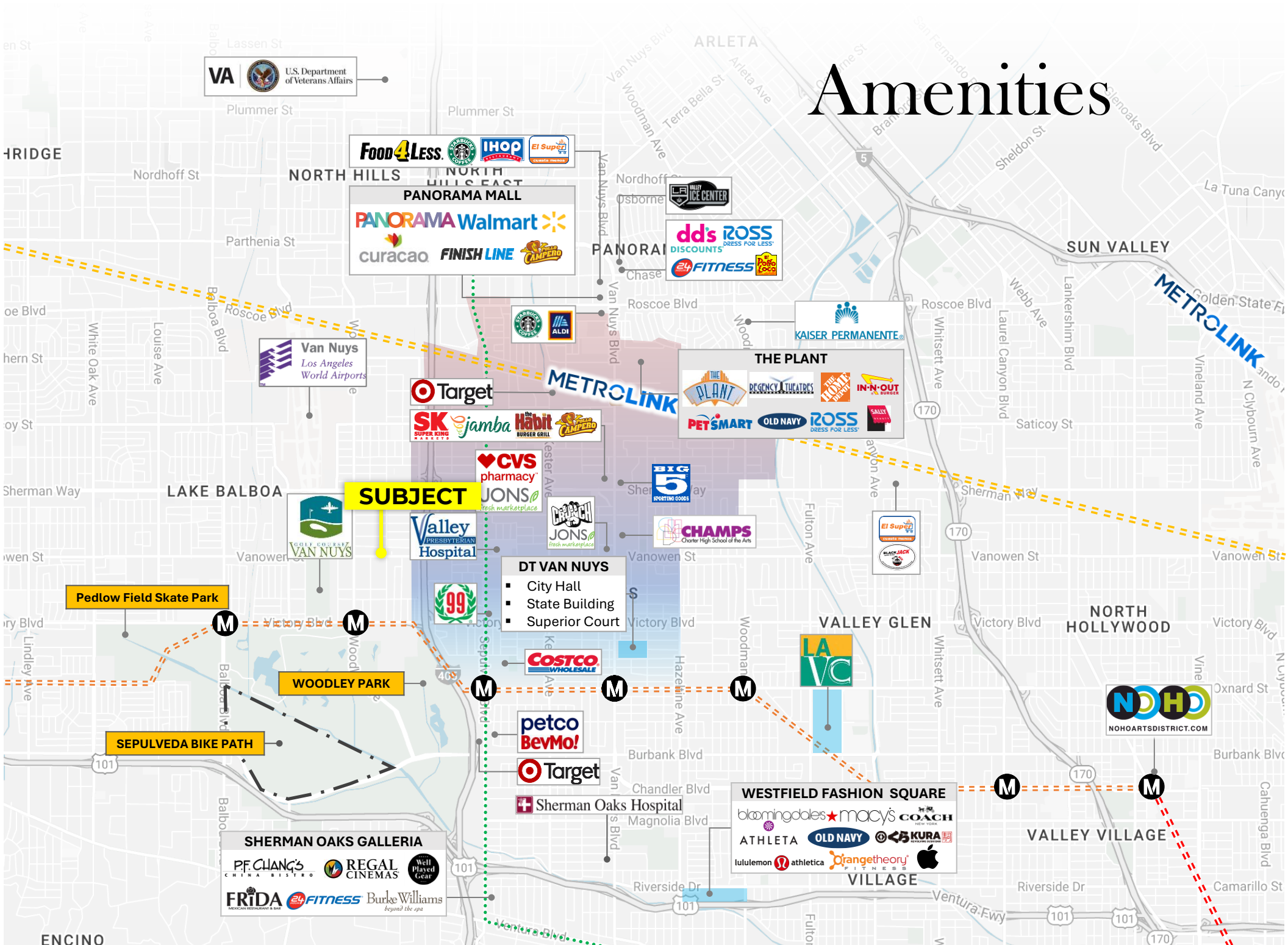


PRIME CENTRAL LOCATION



15919 Vanowen Street is located in the Lake Balboa pocket of Van Nuys, a well-established residential neighborhood in the central San Fernando Valley. The area is characterized by tree-lined streets, a strong rental market, and a mix of multifamily and single-family housing. The property benefits from convenient access to major transportation corridors including the 405, 101, and 170 freeways, as well as nearby Metrolink and Metro transit options, providing connectivity throughout Los Angeles.

Amenities



VA U.S. Department of Veterans Affairs

Food 4 Less, Starbucks, IHOP, El Super

PANORAMA MALL
PANORAMA Walmart
 curacao, FINISH LINE, CAMPBELL'S

HALF ICE CENTER
 dds, ROSS DISCOUNTS, 24 FITNESS

Van Nuys
 Los Angeles World Airports

Target
 SK SUPER KING MARKET, Jamba, The Habit BURGER GRILL, CAMPBELL'S

THE PLANT
 THE PLANT, AGENCY THEATRES, THE FOOD MARKET, IN-N-OUT BURGER, PET SMART, OLD NAVY, ROSS, SALLY'S

CVS pharmacy, JONS fresh marketplace, JONS fresh marketplace

Valley Presbyterian Hospital

DT VAN NUYS
 City Hall, State Building, Superior Court

BIG 5 SPORTING GOODS, CHAMPS Charter High School of the Arts

Pedlow Field Skate Park

WOODLEY PARK

SEPULVEDA BIKE PATH

COSTCO WHOLESALE

petco, BevMo!

Target

Sherman Oaks Hospital

SHERMAN OAKS GALLERIA
 PF CHANG'S CHINA RESTAURANT, REGAL CINEMAS, Well Played LEAN, FRIDA MEXICAN RESTAURANT & BAR, 24 FITNESS, Burke Williams beyond the spa

WESTFIELD FASHION SQUARE
 bloomingdales, macys, COACH, ATHLETA, OLD NAVY, KURA, lululemon, athletica, Orangetheory FITNESS, Apple

NOHO
 NOHOARTSDISTRICT.COM

ENCINO

15919 VANOWEN STREET

20

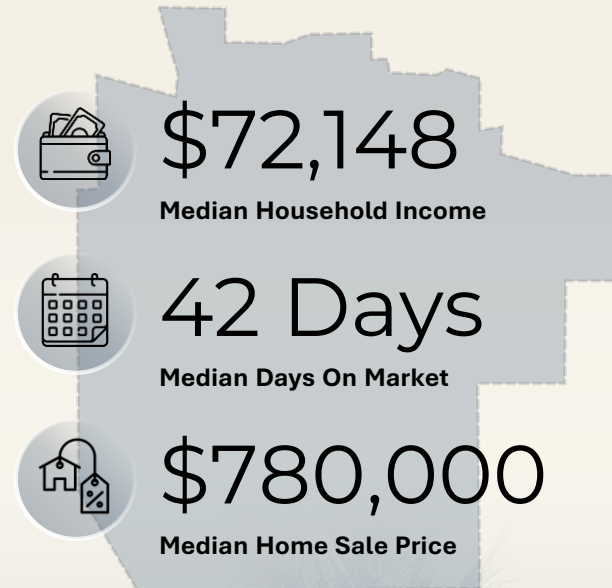
Van Nuys, CA 91406

HIGH

BARRIER-TO-ENTRY - MARKET

Demand for single-family homes in the Van Nuys submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

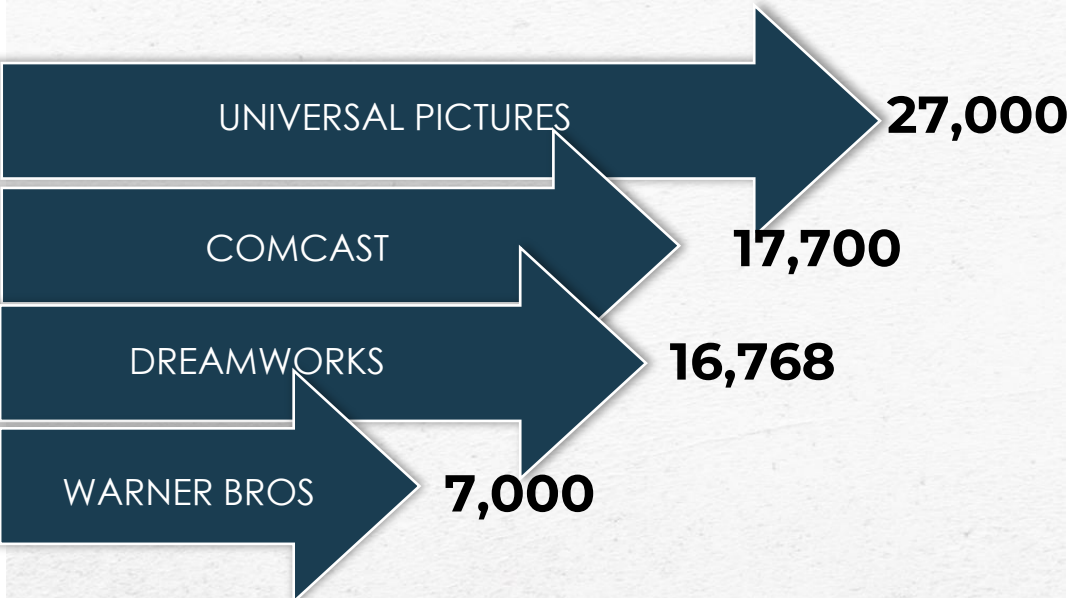
In terms of supply, Van Nuys has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Van Nuys tends to be competitive, with properties often selling quickly at or above asking prices.



VAN NUYS: SINGLE FAMILY MARKET

FORTUNE 500

WITHIN A 7-MILE RADIUS



Cutting through the middle of the neighborhood is the 405 freeway (San Diego Freeway), but the community is also near the 101 (Ventura Freeway), 170 (Hollywood Freeway), 118 (Simi Valley Freeway), and the I-5 (Golden State Freeway). Residents living in this neighborhood can also skip the busy commute to LAX, and instead, hop on a flight out of Van Nuys Airport.

LOCATION

Ideally located in the heart of the San Fernando Valley, North Hills is home to one of the most dense and diverse populations in the region.

AIRPORT

With the Van Nuys Airport just a few miles west of the property and the ease of access to the 101 and 405 Freeways, North Hills is one of the most traveled areas in greater LA

POPULATION

Van Nuys is a fast-growing city in Los Angeles with a projected population growth of over 4% by 2025. The area boasts a population more than 110,000 within a 1-mile radius

EMPLOYERS

Home to a large range of employers, Van Nuys borders other large cities such as, Sherman Oaks, North Hollywood, and Reseda it provides for a wide customer draw.

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.



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