

EVANS  
INVESTMENT GROUP

LYONSTAHU  
INVESTMENT, REAL ESTATE



6501  
WOODLEY AVE  
LAKE BALBOA, CA 91406

a 1993-Built 5-unit Investment Opportunity in Lake Balboa, CA  
(Not Subject to LA RSO)

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# INVESTMENT HIGHLIGHTS

- Rare 1993 Construction
- NOT Subject to LA RSO, allowing for 5% + CPI Annual Increases (8% in 2026)
- (4) 2 Bed / 2.5 Bath Townhouse Units, (1) 2 Bed/1 Bath House
- Prime Lake Balboa (Van Nuys) Location
- Ample Gated Secured Parking Garage
- Rear Alley Access
- In-unit washer / dryers
- Private balconies for each townhouse unit
- Private front yard for the front house
- Large Units (Avg 1,071 square feet) with spacious layouts, hardwood floors, central heat / AC

# 6501 WOODLEY AVE

LAKE BALBOA, CA 91406

Evans Investment Group is pleased to present 6501 Woodley Avenue, a rare 1993 construction value add 5-unit Investment Opportunity in Lake Balboa, CA

The property is comprised of 5,354 square feet of rentable area with an excellent unit mix of (4) 2 Bed, 2.5 Bath Townhouse units and (1) 2 Bed, 1 Bath Front House. Each unit is equipped with washers and dryers, hardwood floors, spacious layouts, and central heat and air. The townhouse units feature large private balconies and the house features a large private frontyard.

Built in 1993, the property is **not** subject to the Los Angeles Rent Stabilization Ordinance, allowing for an investor to increase rents by 5% + CPI annually (8% in 2026), per AB1482. The current rents are strong, averaging \$2,189, but have excellent remaining upside of approximately 20%.

Situated in the highly desirable Lake Balboa rental submarket, the property benefits from its walking distance to Sepulveda Basin Recreation Area, a 2,000 acre zone featuring several parks, golf courses, indoor & outdoor sports complexes, and community gardens. Located just west of the 405 freeway and just north of the 101 freeway, Lake Balboa is one of the most central neighborhoods in Los Angeles, surrounded by high profile and trendy neighborhoods such as Encino, Sherman Oaks, Tarzana, North Hollywood, Northridge and Studio City.



# PROPERTY OVERVIEW

## ADDRESS

6501 Woodley Ave  
Van Nuys, CA 91406

## PROPERTY TYPE

Multifamily

## BUILDING SIZE

5,354 SF

## LOT SIZE

7,015 SF

## UNIT MIX

**4:** 2+2.5 (Townhouse)  
**1:** 2+1 (House)

## YEAR BUILT

1993

## APN

2233-027-018

## ZONING

[Q]RD1.5-1-RIO

5

UNITS

5,354  
SQUARE FEET

1993  
CONSTRUCTION

Lake Balboa  
VAN NUYS, CA



## THE PROPERTY

The property is comprised of 5,354 square feet with an excellent unit mix of (4) 2 bed/2.5 bath Townhouse units and (1) 2 bed/1bath front house. Built in 1993, the property is not subject to LA RSO (AB1482 5% + CPI Increases)

## THE OFFERING

Price:  
**\$1,650,000**

Price / Unit:  
**\$330,000**

Price / SF:  
**\$308.18**

## THE DEMOGRAPHICS

Strong Los Angeles Demographics: Lake Balboa is a middle-class LA suburban neighborhood with a median household income of \$84,628 (avg income of \$107,000) and a sustainably dense population of approx. 40,000 people within a mile radius.

## THE LOCATION

Located in prime and rarely available Lake Balboa, the property sits within walking distance of Sepulveda Basin Recreation Area, the second largest urban park in Los Angeles that will be home to several Olympic events in 2028

## AREA OVERVIEW

# LAKE BALBOA

VAN NUYS, CA

Lake Balboa is a highly regarded, centrally located, suburban neighborhood in the San Fernando Valley.

Lake Balboa is a centrally located neighborhood in the heart of the San Fernando Valley, offering a strong blend of residential stability, accessibility, and long-term growth fundamentals. Positioned just south of Van Nuys Airport and adjacent to Encino, Reseda, and Van Nuys, Lake Balboa benefits from its proximity to major employment centers while maintaining a distinctly suburban character.

The area is anchored by the Sepulveda Basin Recreation Area, one of Los Angeles' largest urban open spaces, providing residents with access to Lake Balboa Park, extensive bike paths, sports fields, and recreational amenities. This green infrastructure enhances quality of life and supports sustained tenant demand, particularly among families and professionals seeking outdoor amenities within an urban setting.

Lake Balboa offers excellent regional connectivity, with immediate access to the I-405, US-101, and SR-170 freeways, facilitating efficient commutes throughout the Valley, West Los Angeles, Downtown Los Angeles, and the greater Southern California region. The neighborhood is also served by multiple Metro and bus lines, further strengthening its appeal to a broad renter base.

The surrounding trade area features a robust mix of retail, dining, and daily-needs services, including major shopping corridors along Sherman Way, Victory Boulevard, and Balboa Boulevard. Nearby commercial hubs such as Encino and Van Nuys provide additional employment density and amenities, supporting consistent housing demand.

From an investment perspective, Lake Balboa is characterized by limited new housing supply, a predominantly built-out residential environment, and strong occupancy trends. The neighborhood continues to experience steady rent growth driven by its relative affordability compared to adjacent submarkets, coupled with ongoing reinvestment and property upgrades throughout the area. Overall, Lake Balboa represents a stable, supply-constrained Valley submarket with enduring tenant demand, favorable demographics, and a strategic central location—making it an attractive environment for long-term residential investment.



JAPAN GARDEN



LAKE BALBOA



BALBOA GOLF COURSE







# RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
1	2+1 (Front House)	\$2,224	\$2,750
2	2+2.5	\$2,136	\$2,750
3	2+2.5	\$2,136	\$2,750
4	2+2.5	\$2,340	\$2,750
5	2+2.5	\$2,107	\$2,750
<b>TOTAL</b>		<b>\$10,943</b>	<b>\$13,750</b>

# FINANCIAL ANALYSIS

## PRICING SUMMARY

<b>Price:</b>	<b>\$1,650,000</b>
Number of Units:	5
Price/Unit:	\$330,000
Price / Bldg sq/ft:	\$308.18
Current Cap:	<b>5.02%</b>
Pro Forma Cap:	7.00%
Current GRM:	<b>12.57</b>
Pro Forma GRM:	10.00

## Property Description

Bldg SF:	5,354
Number of Units:	5
Lot SF:	7,015
Year Built:	1993

This information has been secured from sources we believe to be reliable, however we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information.

## ANNUALIZED OPERATING DATA

	CURRENT		PRO FORMA	
<b>Gross Rental Revenue</b>	<b>\$131,316</b>		<b>\$165,000</b>	
Other Income	\$0		\$0	
Gross Potential Income:	\$131,316		\$165,000	
Less: Vacancy Allowance	<b>\$3,939</b>	<b>3%</b>	<b>\$4,950</b>	<b>3%</b>
<b>Effective Gross Incomes</b>	<b>\$127,377</b>		<b>\$160,050</b>	
Less Expenses:	<b>\$44,529</b>	<b>35%</b>	<b>\$44,529</b>	<b>28%</b>
<b>Net Operating Income:</b>	<b>\$82,847</b>		<b>\$115,521</b>	

## ANNUALIZED EXPENSES

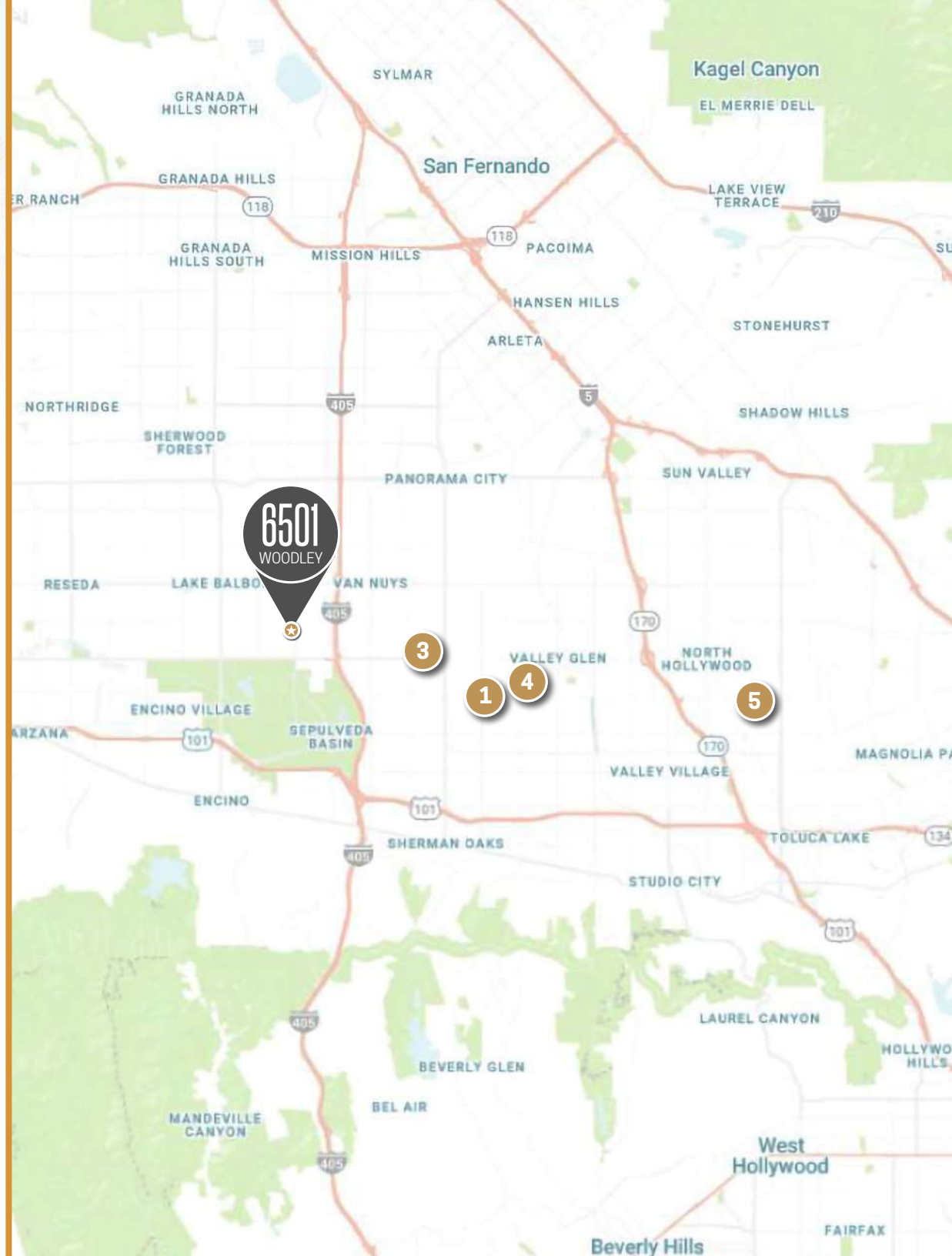
		CURRENT	PRO FORMA
Real Estate Taxes	1.200%	\$19,800	\$19,800
Insurance	2025	\$4,942	\$4,942
Utilities (Incl. Trash)	\$199/unit/mo	\$11,947	\$11,947
Maintenance/Repairs	\$600/unit	\$3,000	\$3,000
Pest Control	\$100/mo	\$840	\$840
Landscaping	\$250/mo	\$3,000	\$3,000
Reserves	\$250/unit	\$1,000	\$1,000
<b>Total Expenses</b>		<b>\$44,529</b>	<b>\$44,529</b>
Annual/SF		\$8.32	\$8.32
Annual/Unit		\$8,906	\$8,906

COMPARABLES

# SOLD COMPARABLES

## # PROPERTY

1. 14112 Delano St
2. 14622 Gilmore St
3. 6234 Woodman Ave
4. 11218 Oxnard St



# SOLD

## COMPARABLES

PROPERTY ADDRESS	SALE DATE	SALE PRICE	UNITS	SF	CAP	GRM	PRICE/UNIT	PRICE/SF	YEAR BUILT	UNIT MIX
<b>Subject Property</b> 6501 Woodley Ave Van Nuys, CA 91406		<b>\$1,650,000</b>	<b>5</b>	<b>5,354</b>	<b>5.02%</b>	<b>12.57</b>	<b>\$330,000</b>	<b>\$308.18</b>	<b>1993</b>	<b>5 (2+2.5)</b>
<b>14112 Delano St</b> Van Nuys CA 91401	3/5/2025	\$1,600,000	5	4,270	5.05%	12.88	\$320,000	\$374.71	1991	4 (2+1.5) 1 (3+1.5)
<b>14622 Gilmore St</b> Van Nuys, CA 91411	5/20/2025	\$2,050,000	6	7,770	5.00%	11.51	\$341,667	\$263.84	2009	6 (2+2)
<b>6234 Woodman Ave</b> Van Nuys, CA 91401	10/29/2025	\$2,648,250	9	9,265	5.12%	11.84	\$294,250	\$285.83	1987	1 (1+1.5+Den) 8 (2+2)
<b>11218 Oxnard St</b> North Hollywood, CA 91606	9/9/2025	\$2,000,000	6	4,152	5.80%	11.95	\$333,333	\$481.70	1985	1 (1+1) 5 (1+1.5)
<b>AVERAGE</b>					<b>5.24%</b>	<b>12.05</b>	<b>\$322,313</b>	<b>\$351.52</b>		

\\ 6501 Woodley Avenue \\ 5 Unit Investment Opportunity

# SOLD COMPARABLES



Address	Subject Property 6501 Woodley Ave
Close of Escrow	N/A
Price	\$1,650,000
Units	5
SF	5,354
Cap Rate	5.02%
GRM	12.57
Price/Unit	\$330,000
Price/SF	\$308.18
Year Built	1993
Unit Mix	5 (2+2.5)

Address	14112 Delano St Van Nuys CA 91401
Close of Escrow	3/5/2025
Sale Price	\$1,600,000
Units	5
SF	4,270
Cap Rate	5.05%
GRM	12.88
Price/Unit	\$320,000
Price/SF	\$374.71
Year Built	1991
Unit Mix	4 (2+1.5) 1 (3+1.5)

Address	14622 Gilmore St Van Nuys, CA 91411
Close of Escrow	5/20/2025
Sale Price	\$2,050,000
Units	6
SF	7,770
Cap Rate	5.00%
GRM	11.51
Price/Unit	\$341,667
Price/SF	\$263.84
Year Built	2009
Unit Mix	6 (2+2)

# SOLD COMPARABLES



Address	<b>6234 Woodman Ave</b> Van Nuys, CA 91401
Close of Escrow	10/29/2025
Sale Price	\$2,648,250
Units	9
SF	9,265
Cap Rate	5.12%
GRM	11.84
Price/Unit	\$294,250
Price/SF	\$285.83
Year Built	1987
Unit Mix	1 (1+1.5+Den) 8 (2+2)

Address	<b>11218 Oxnard St</b> North Hollywood, CA 91606
Close of Escrow	9/9/2025
Sale Price	\$2,000,000
Units	6
SF	4,152
Cap Rate	5.80%
GRM	11.95
Price/Unit	\$333,333
Price/SF	\$481.70
Year Built	1985
Unit Mix	1 (1+1) 5 (1+1.5)

## SUMMARY

**5.24%**  
AVERAGE CAP RATE

**12.05**  
AVERAGE GRM

**\$344**  
AVERAGE PRICE / SF

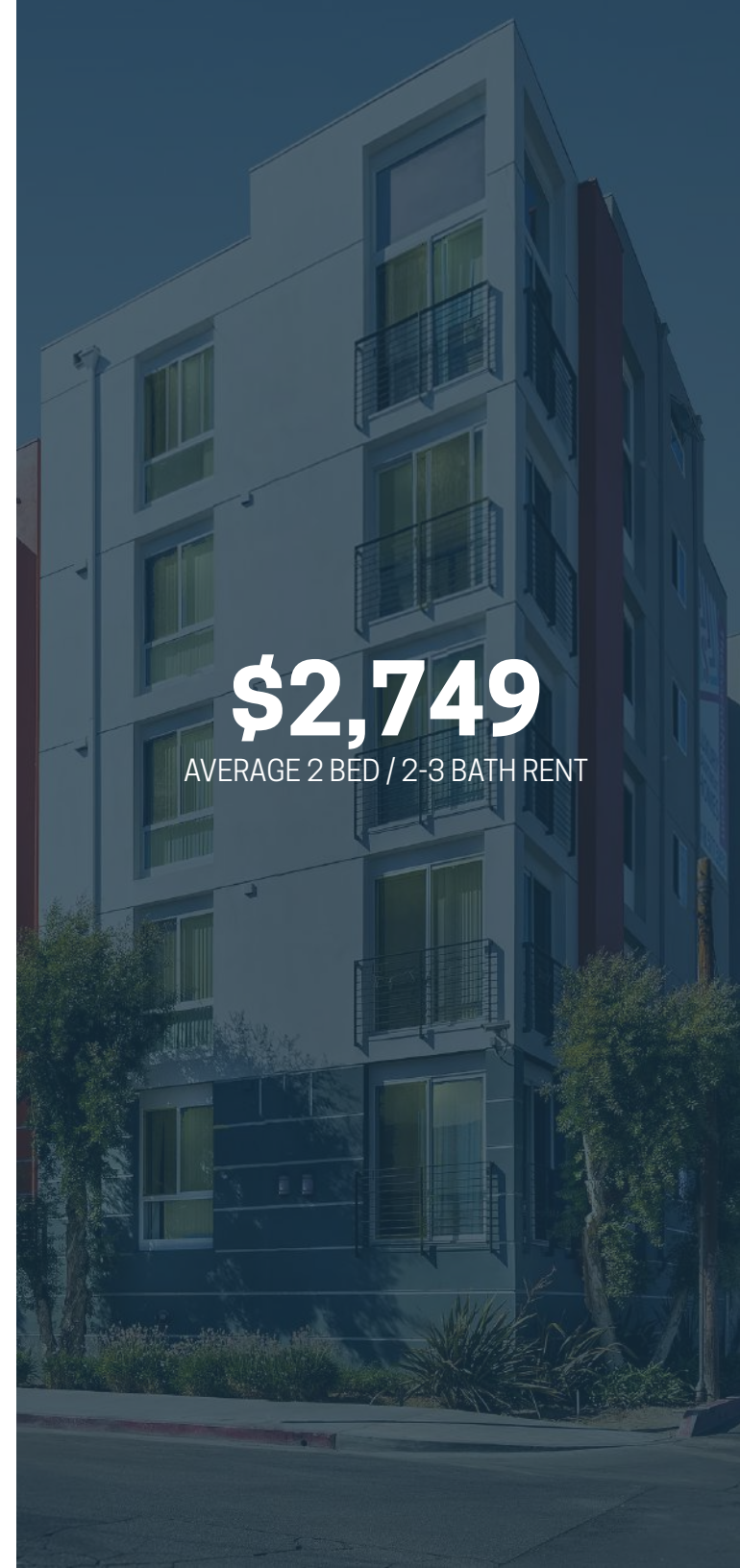
**\$322,313**  
AVERAGE PRICE / UNIT

# MARKET RENT SURVEY

2 BED / 2-3 BATH	CITY	ZIP	TYPE	RENT
7045 Woodley Ave	Van Nuys	91406	2 Bed / 2 Bath	\$2,400
6445 Woodley Ave	Van Nuys	91406	2 Bed / 3 Bath	\$3,050
16739 Vanowen St	Van Nuys	91406	2 Bed / 2 Bath	\$2,795
7035 Woodley Ave	Van Nuys	91406	2 Bed / 2 Bath	\$2,400
7038 De Celis Pl	Van Nuys	91406	2 Bed / 3 Bath	\$3,100

**\$2,749**

AVERAGE 2 BED / 2-3 BATH RENT





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