

OFFERING MEMORANDUM

14839 SYLVAN ST

VAN NUYS, CA 91411



OFFERING PRICE

\$2,850,000

Eight-Unit Townhouse-Style Multifamily Investment

BUILT 2004 • EIGHT 3 BED / 2.5 BATH TOWNHOMES • IN-UNIT LAUNDRY



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UNIT COUNT NOTICE

The property is offered as eight (8) three-bedroom, two-and-one-half-bath townhouse units. The title profile and the Los Angeles County Assessor both reflect nine (9) units; the ninth is a one-bedroom, one-bath space that is unpermitted and currently used as storage. Buyer is to independently verify the status of this space, including permits, completion and any required approvals, which shall be the sole responsibility of the Buyer.

PROPERTY SHOWINGS

All property showings are by appointment only and will be scheduled with an accepted offer. Drive-by only — please do not disturb tenants. Please contact Kinsley Carnahan at 818.427.1500 or Karineh Megerdichian at 818.262.4164 with any questions.

This information has been secured from sources we believe to be reliable, but Carnahan and Associates and Rise Realty make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Financial information reflects cash-basis operating statements and a rent roll provided by property management as of September 2026.

14839

SYLVAN STREET

VAN NUYS, CALIFORNIA 91411

EXCLUSIVELY LISTED BY



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14839 SYLVAN ST • VAN NUYS

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PROPERTY SUMMARY

14839 SYLVAN ST, VAN NUYS, CA 91411

PROPERTY INFORMATION

ADDRESS	14839 Sylvan Street Van Nuys, CA 91411
NUMBER OF UNITS	8
UNIT MIX	(8) 3 Bed / 2.5 Bath Townhomes
ADDITIONAL SPACE	1 Bed / 1 Bath* (unpermitted; storage)
APPROX. BUILDING SIZE	10,720 SF
APPROX. LOT SIZE	8,756 SF (0.20 Acres)
YEAR BUILT	2004
PROPERTY TYPE	Townhouse-Style Multifamily
PARKING	17 Spaces (4 Side-by-Side + Tandem)
RENT REGULATION	AB 1482 & JCO · Not LA RSO

PRICING INFORMATION

OFFERING PRICE	\$2,850,000
PRICE PER UNIT	\$356,250 (8 units)
PRICE PER SF	\$265.86
CAP RATE (T-12 NOI)	5.73%
GRM (CURRENT / PROJECTED)	11.28 / 9.90
CURRENT MONTHLY RENT	\$21,050 (100% occupied)
PROJECTED MONTHLY RENT	\$24,000 (\$3,000 / unit)

*Title and assessor records reflect 9 units; the 1 bed / 1 bath space is unpermitted and currently used as storage (buyer to verify). Cap rate reflects trailing 12-month NOI and current property taxes. Seller requests buyer cooperation with a 1031 exchange at no cost to buyer.



INVESTMENT HIGHLIGHTS

01

2004 CONSTRUCTION

One of the newer small multifamily assets in the submarket. The comparable sales set averages a 1956 vintage — nearly 50 years older than the subject.

02

LARGE TOWNHOUSE FLOORPLANS

Eight two-story 3 bed / 2.5 bath townhomes with a first-floor powder room, living/dining, kitchen and covered balcony, and three bedrooms with two full baths upstairs.

03

UPDATED, AMENITY-RICH UNITS

Granite countertops, refrigerators, in-unit washers and dryers, central air conditioning and laminate/vinyl flooring. Unit #8 was fully remodeled in 2026.

04

~14% RENTAL UPSIDE

In-place rents average \$2,631 per unit. Projected rents of \$3,000 per unit lift scheduled income from \$252,600 to \$288,000 annually as units turn.

05

ADDITIONAL 1 BED / 1 BATH SPACE

An existing 1 bed / 1 bath space, currently unpermitted and used as storage, offers possible additional rental income subject to buyer verification and approvals.

06

NOT SUBJECT TO LA RSO

Ownership reports the property is not under the Los Angeles Rent Stabilization Ordinance; it is subject to California AB 1482 and the Just Cause Ordinance.

07

GATED ON-SITE PARKING

17 parking spaces in a secured, covered garage — four side-by-side and the remainder tandem — a scarce amenity for family-size rentals in Van Nuys.

08

PRICED BELOW COMPARABLE \$/SF

At \$265.86 per square foot, the offering is roughly 30% below the comparable sales average of \$379.42/SF and 13% below the \$306.31/SF median.

09

CENTRAL VAN NUYS LOCATION

Minutes from the 405 and 101 freeways, the Van Nuys Civic Center, Metro G Line and Metrolink, and Van Nuys Airport — within a 75% renter-occupied one-mile radius.

PROPERTY DESCRIPTION

Carnahan and Associates and Rise Realty are pleased to present **14839 Sylvan Street**, a well-maintained townhouse-style multifamily investment opportunity in the heart of Van Nuys. Constructed in 2004, the property consists of eight operating townhouse units featuring spacious three-bedroom, two-and-one-half-bath floorplans, along with an additional one-bedroom, one-bath space that is unpermitted and currently used as storage.

Each townhouse offers a desirable residential layout with a powder room on the first floor and three bedrooms with two full bathrooms on the upper level. Units have been updated with granite countertops, refrigerators, in-unit washers and dryers, central air conditioning and laminate or vinyl flooring. Unit #8 underwent a complete renovation in 2026, including new kitchen cabinetry, quartz countertops, new flooring and new bathroom vanities.

The property provides 17 on-site parking spaces, including four side-by-side spaces and additional tandem parking. The building is 100% occupied with in-place rents averaging \$2,631 per unit, providing an incoming owner with stable cash flow and a clear path to projected rents of \$3,000 per unit.

Located in a dense, highly populated area of the San Fernando Valley, the asset benefits from more than 41,000 residents and a daytime population of nearly 35,000 within one mile, and approximately 284,000 residents within three miles. Roughly three out of four occupied homes within one mile are renter-occupied, supporting long-term demand for large, family-oriented rental units.

For investors, the offering combines newer construction, a highly sought-after three-bedroom unit mix and stable in-place income with clear upside. Six of the eight townhouse units are on month-to-month terms, giving a new owner flexibility to move rents toward the \$3,000 projection as permitted under AB 1482, and the existing unpermitted one-bedroom space offers potential additional income subject to buyer verification and approvals. Offered at \$2,850,000, or \$265.86 per square foot, the property is priced below the per-square-foot average of recent comparable sales despite being decades newer.

UNIT & PROPERTY FEATURES

- ◆ Two-story 3 bed / 2.5 bath townhouse layouts
- ◆ First-floor powder room; bedrooms upstairs
- ◆ In-unit washers and dryers throughout
- ◆ Central air conditioning in all units
- ◆ Granite counters; refrigerators included
- ◆ Unit #8 fully remodeled in 2026 (quartz, cabinetry, flooring, vanities)
- ◆ Covered private balconies
- ◆ 17 parking spaces in gated, covered garage
- ◆ Additional 1 bed / 1 bath space (unpermitted; buyer to verify)

OWNERSHIP NOTES

- ◆ Subject to California AB 1482 • JCO: Yes • RSO: No
- ◆ Buyer to cooperate with seller's 1031 exchange at no cost to buyer
- ◆ Showings with accepted offer only — do not disturb tenants
- ◆ Questions: Kinsley Carnahan 818.427.1500 or Karineh Megerdichian 818.262.4164

LOCATION SCORES

Car		80 • Very Friendly
Pedestrian		70 • Moderately Friendly
Cycling		60 • Moderately Friendly
Transit		50 • Fairly Friendly

\$2,850,000 OFFERING PRICE	8 Units 3 BED / 2.5 BATH TOWNHOMES
10,720 SF BUILDING SIZE	2004 YEAR BUILT

SUBJECT PROPERTY

VAN NUYS • SAN FERNANDO VALLEY



SYLVAN STREET FRONTAGE



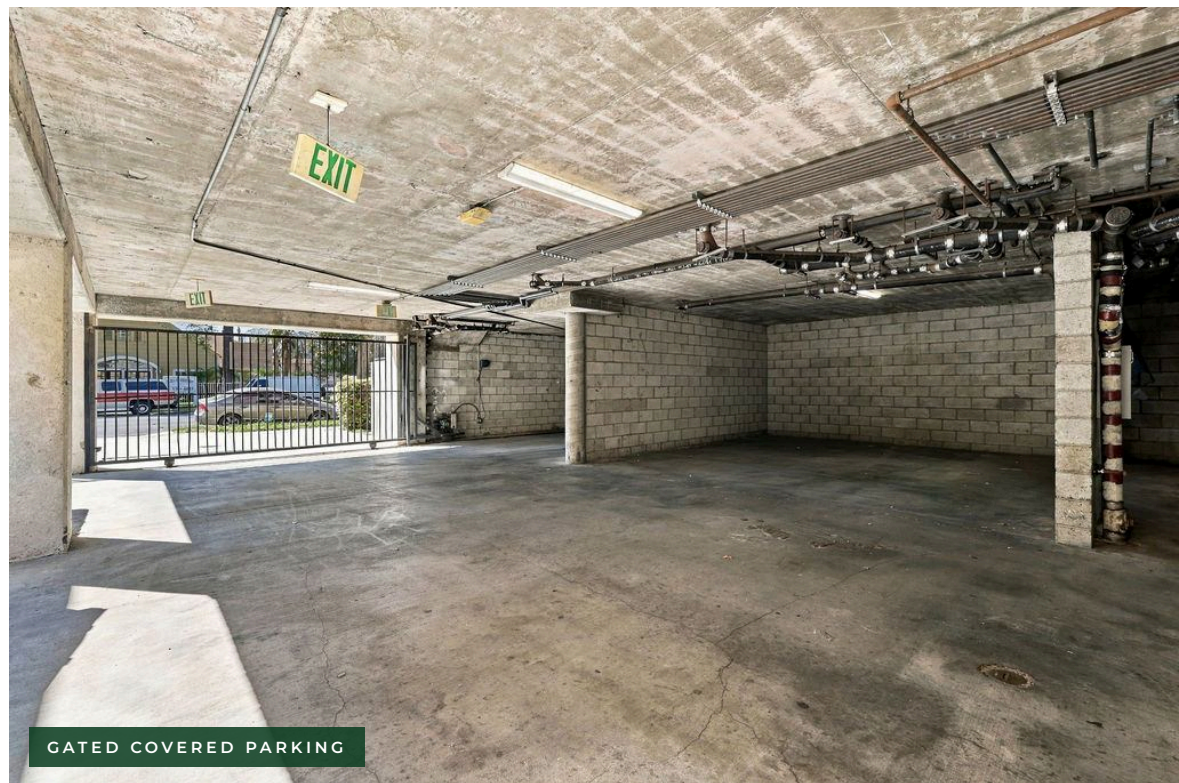
LOOKING NORTH — SAN FERNANDO VALLEY

PROPERTY PHOTOS

EXTERIOR



SYLVAN STREET FRONTAGE

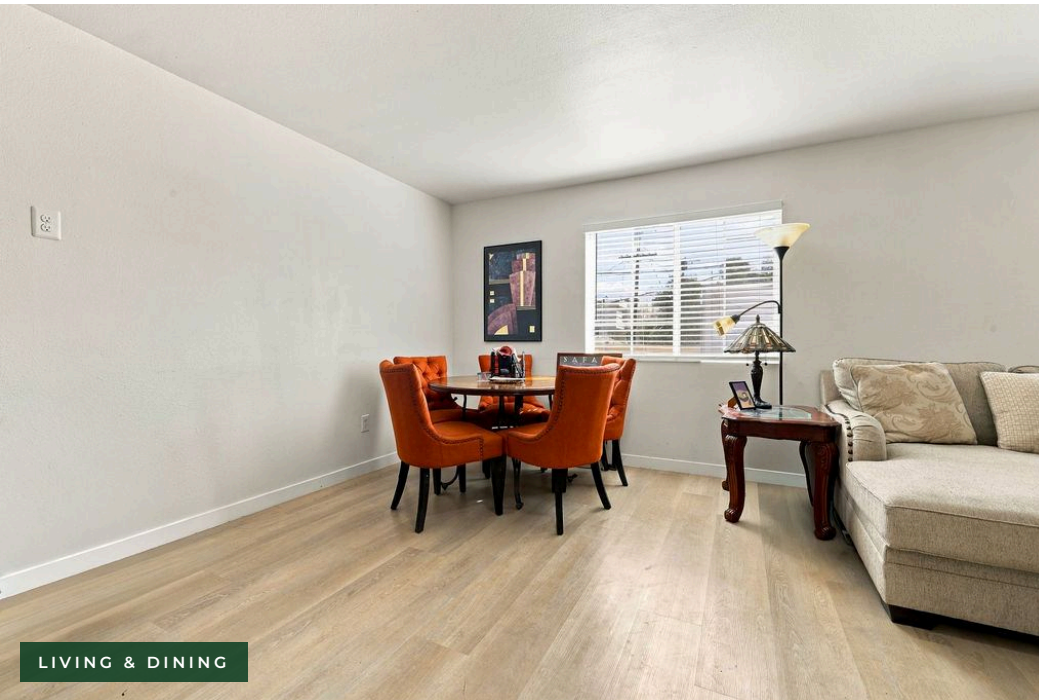


GATED COVERED PARKING

PROPERTY PHOTOS

INTERIOR • TYPICAL TOWNHOME

Each two-story townhome offers an open living and dining area, a kitchen with granite counters and stainless appliances, a first-floor powder room, in-unit laundry and central air conditioning, with three bedrooms and two full baths upstairs.



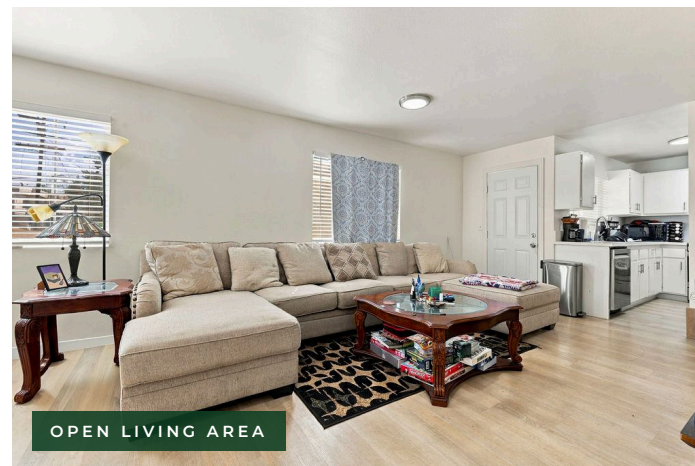
LIVING & DINING



KITCHEN



STAINLESS APPLIANCES

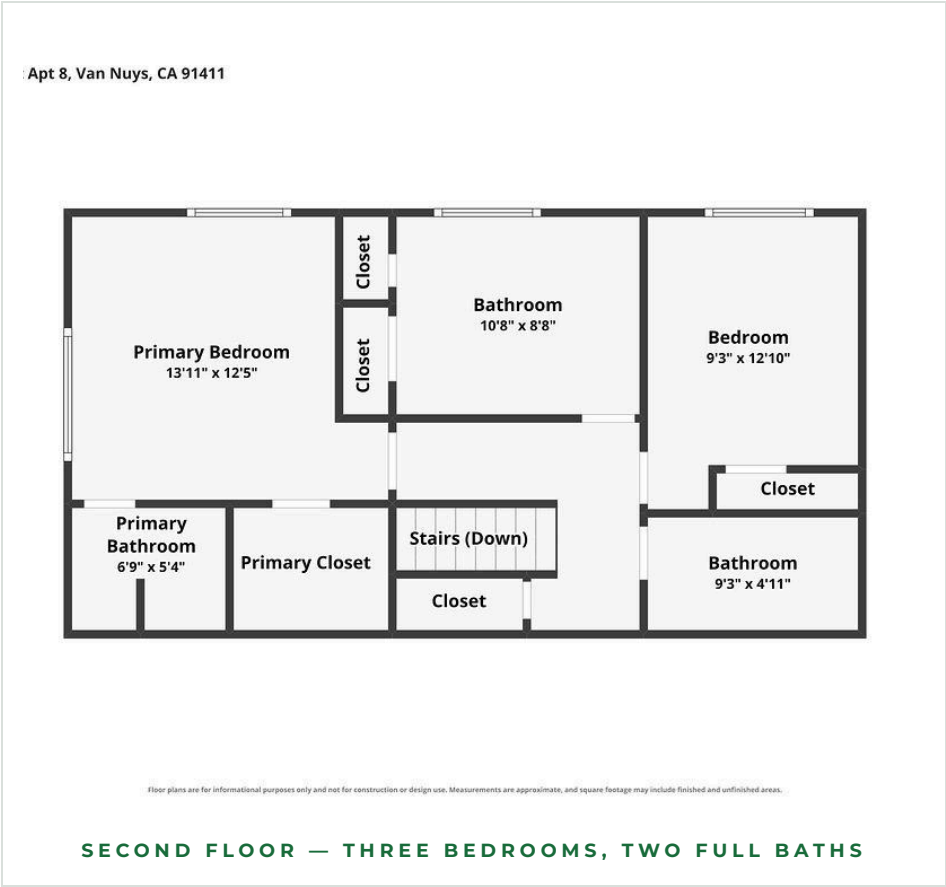
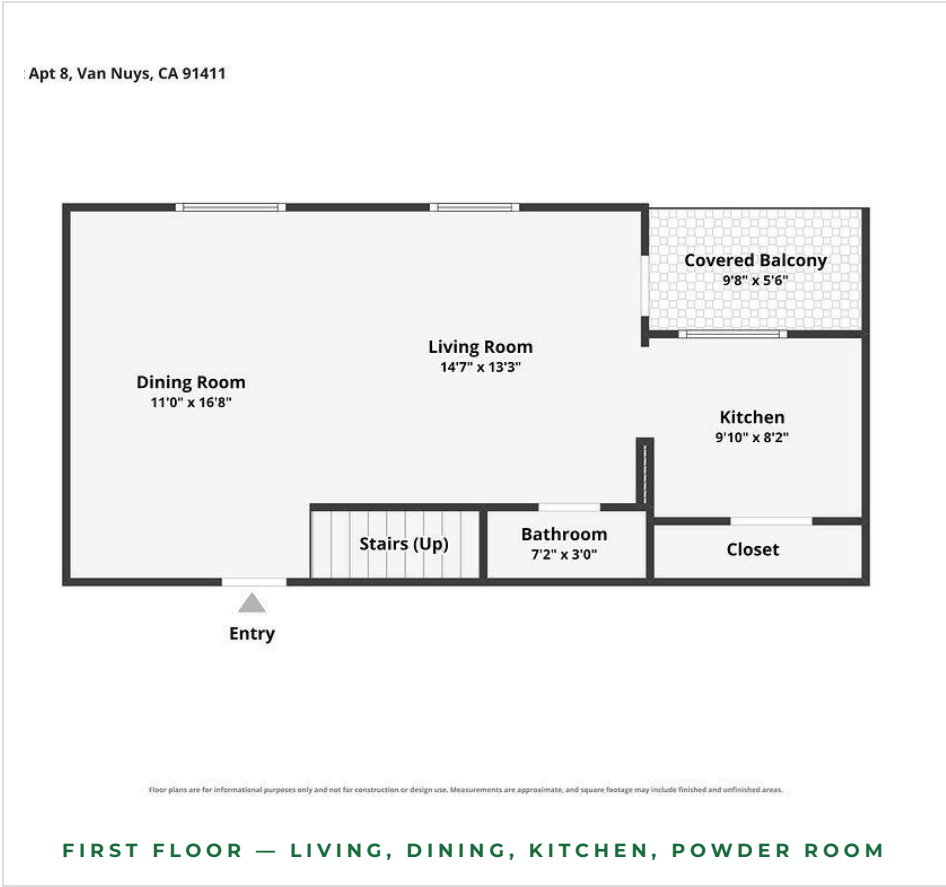


OPEN LIVING AREA



UPDATED VANITY

TYPICAL TOWNHOME FLOOR PLAN



3 / 2.5 BED / BATH	2 STORIES PER UNIT	9'8" x 5'6" COVERED BALCONY	W/D IN-UNIT LAUNDRY	Central AIR CONDITIONING
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Floor plan shown is Unit #8 and is representative of the townhouse units. Floor plans are for informational purposes only; measurements are approximate.

RENT ROLL

AS OF SEPTEMBER 23, 2026 • 100% OCCUPIED

UNIT	UNIT TYPE	LEASE START	LEASE EXPIRATION	CURRENT RENT	PROJECTED RENT	NOTES
1	3 Bed / 2.5 Bath	09/01/2004	Month-to-Month	\$2,500	\$3,000	
2	3 Bed / 2.5 Bath	05/25/2015	Month-to-Month	\$2,590	\$3,000	
3	3 Bed / 2.5 Bath	08/01/2007	Month-to-Month	\$2,550	\$3,000	
4	3 Bed / 2.5 Bath	07/09/2006	Month-to-Month	\$2,460	\$3,000	
5	3 Bed / 2.5 Bath	10/01/2016	Month-to-Month	\$2,500	\$3,000	
6	3 Bed / 2.5 Bath	10/01/2024	Month-to-Month	\$2,750	\$3,000	
7	3 Bed / 2.5 Bath	09/13/2024	02/28/2027	\$2,850	\$3,000	
8	3 Bed / 2.5 Bath	02/14/2026	02/13/2027	\$2,850	\$3,000	Fully remodeled 2026
—	1 Bed / 1 Bath Space	—	—	—	—	Unpermitted; storage
8	Monthly Total			\$21,050	\$24,000	
	Annual Total			\$252,600	\$288,000	

\$2,631

AVG. CURRENT RENT

\$3,000

PROJECTED RENT

+14.0%

INCOME UPSIDE

6 of 8

UNITS MONTH-TO-MONTH



Source: property management rent roll dated 09/23/2026. Tenant names withheld. Projected rent of \$3,000 per townhouse unit is an ownership estimate and is not guaranteed; increases are subject to AB 1482 and applicable law. No income is attributed to the unpermitted 1 bed / 1 bath space.

TRAILING 12-MONTH OPERATING STATEMENT

OCTOBER 2025 – SEPTEMBER 2026 • CASH BASIS

ACCOUNT	T-12 ACTUAL	PER UNIT (8)	PER SF
INCOME			
Rental Income	\$237,832	\$29,729	\$22.19
Other Income (Late Fees)	\$969	\$121	\$0.09
Total Operating Income	\$238,802	\$29,850	\$22.28
OPERATING EXPENSES			
Property Taxes	\$18,398	\$2,300	\$1.72
Insurance	\$10,235	\$1,279	\$0.95
Maintenance & Repairs	\$7,505	\$938	\$0.70
Maintenance & Repair Parts	\$3,898	\$487	\$0.36
Management Fee	\$10,015	\$1,252	\$0.93
Supervision Fees (incl. R/R)	\$3,076	\$384	\$0.29
Trash	\$7,132	\$891	\$0.67
Utilities	\$4,053	\$507	\$0.38
Plumbing	\$2,350	\$294	\$0.22
Leasing Commissions (One-Time)	\$2,137	\$267	\$0.20
Cleaning	\$1,717	\$215	\$0.16
Inspections (One-Time)	\$1,458	\$182	\$0.14
Air Conditioning / Heating	\$1,050	\$131	\$0.10
Pest Control	\$996	\$124	\$0.09
Rental Tax Authority	\$792	\$99	\$0.07
Business License Tax	\$287	\$36	\$0.03
Roofing	\$400	\$50	\$0.04
Total Operating Expenses	\$75,499	\$9,437	\$7.04
Net Operating Income	\$163,302	\$20,413	\$15.23
BELOW THE LINE (CAPITAL)			
Capital Improvements – Unit Remodel (Jan–Feb 2026)	(\$21,783)	(\$2,723)	(\$2.03)
Net Cash Flow After Capital Improvements	\$141,520	\$17,690	\$13.20

OFFERING SUMMARY	
Offering Price	\$2,850,000
Number of Units	8
Price Per Unit	\$356,250
Price Per SF	\$265.86
Cap Rate (T-12 NOI)	5.73%
GRM (Current Rents)	11.28
GRM (Projected Rents)	9.90

SCHEDULED INCOME		
8 TOWNHOMES (3+2.5)	CURRENT	PROJECTED
Avg. Rent / Unit	\$2,631	\$3,000
Monthly Income	\$21,050	\$24,000
Annual Income	\$252,600	\$288,000

T-12 OPERATING METRICS	
Expense Ratio	31.6%
Expenses Per Unit (8)	\$9,437
Expenses Per SF	\$7.04
Occupancy (Rent Roll)	100%

Source: cash-basis income statements prepared by property management and provided by Carnahan and Associates and Rise Realty (Oct–Dec 2025 and Jan–Sep 2026). T-12 rental income trails the current annualized rent roll due to rent increases and the 2026 unit turnover and remodel. Unit remodel costs incurred in January–February 2026 (recorded under Maintenance & Repairs and Maintenance & Repair Parts) are shown below the line as capital improvements, and a non-recurring legal-fee refund is excluded from operating expenses. Cap rate = T-12 NOI ÷ offering price and reflects current property taxes, which will be reassessed upon sale; GRM = offering price ÷ annual scheduled rent. Figures are rounded; per-unit figures are based on eight units. Buyer to verify all income and expenses.

SALE COMPARABLES

SALE COMPS MAP

- ★

14839 Sylvan St (Subject)
Van Nuys • 8 Units • Built 2004
- 1

4323-4329 Van Nuys Blvd
Sherman Oaks • 10 Units • Sold 03/2026
- 2

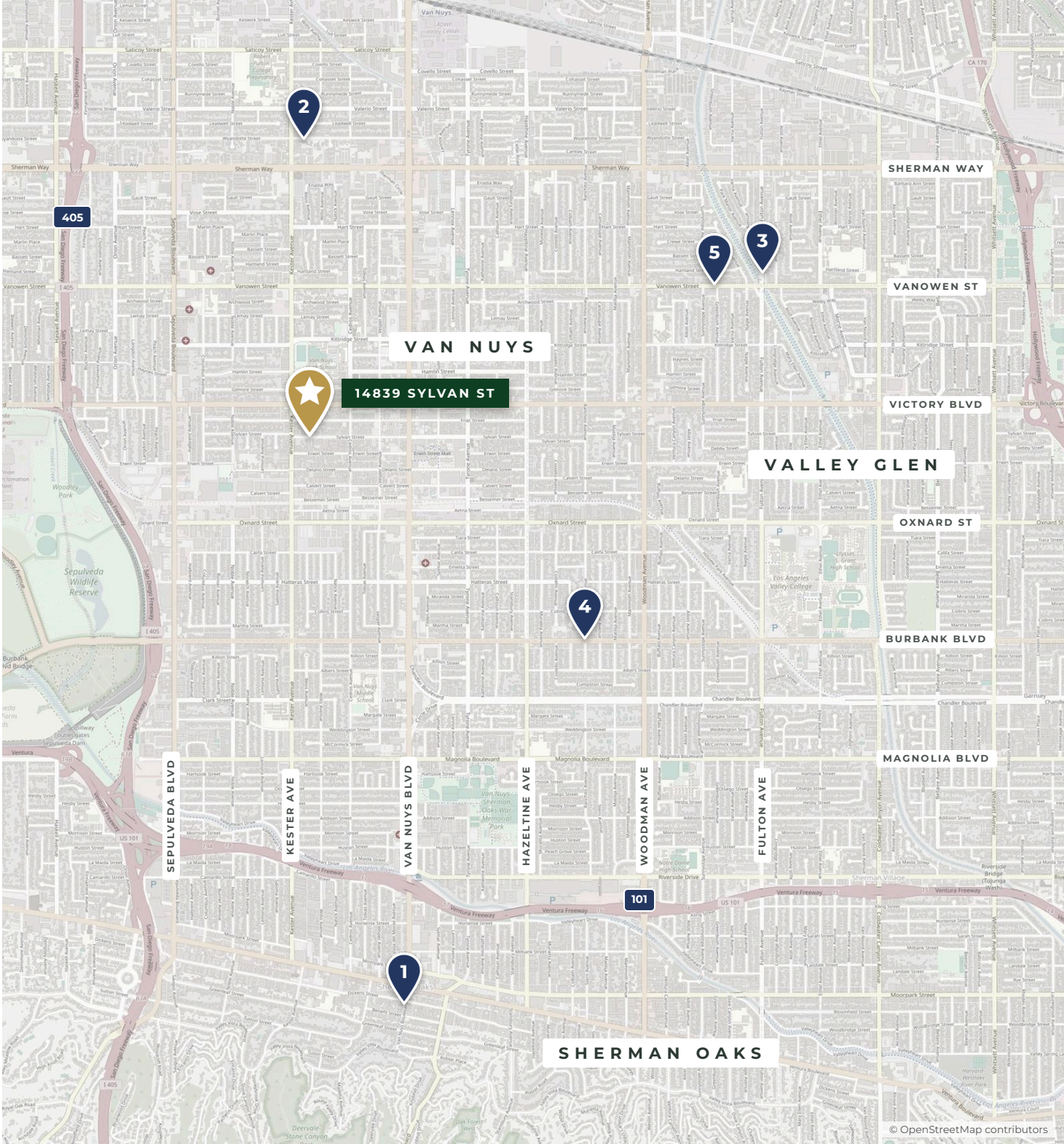
14854 Wyandotte St
Van Nuys • 9 Units • Sold 12/2025
- 3

6828 Fulton Ave
North Hollywood • 10 Units • Sold 12/2025
- 4

13901 Burbank Blvd
Van Nuys • 8 Units • Sold 02/2025
- 5

13445 Vanowen St
Van Nuys • 9 Units • Sold 10/2024

Five 8-10 unit apartment sales in Van Nuys and the surrounding San Fernando Valley submarkets, closed October 2024 through March 2026. Sales data: CoStar.



SALE COMPS SUMMARY & PRICING

PROPERTY	SALE DATE	SALE PRICE	UNITS	PRICE / UNIT	BLDG SF	PRICE / SF	BUILT	LOT SF	CAP RATE
★ 14839 Sylvan St Van Nuys (Subject)	On Market	\$2,850,000	8	\$356,250	10,720	\$265.86	2004	8,756	5.73%
1 4323-4329 Van Nuys Blvd Sherman Oaks	03/03/2026	\$4,000,000	10	\$400,000	4,975	\$804.02	1933	12,000	—
2 14854 Wyandotte St Van Nuys	12/16/2025	\$1,862,500	9	\$206,944	10,550	\$176.54	1962	13,068	—
3 6828 Fulton Ave North Hollywood	12/05/2025	\$1,842,000	10	\$184,200	7,885	\$233.61	1964	9,372	7.12%
4 13901 Burbank Blvd Van Nuys	02/19/2025	\$1,870,000	8	\$233,750	6,105	\$306.31	1951	10,454	5.00%
5 13445 Vanowen St Van Nuys	10/09/2024	\$2,900,000	9	\$322,222	7,700	\$376.62	1972	10,454	8.78%
Comparable Averages*		\$2,494,900	9	\$269,423	7,443	\$379.42	1956	11,070	6.97%

PRICE PER SQUARE FOOT

AVG \$379

★ 14839 Sylvan St



\$265.86

1 · Van Nuys Blvd



\$804.02

2 · Wyandotte St



\$176.54

3 · Fulton Ave



\$233.61

4 · Burbank Blvd



\$306.31

5 · Vanowen St



\$376.62

PRICE PER UNIT

AVG \$269K

★ 14839 Sylvan St



\$356,250

1 · Van Nuys Blvd



\$400,000

2 · Wyandotte St



\$206,944

3 · Fulton Ave



\$184,200

4 · Burbank Blvd



\$233,750

5 · Vanowen St



\$322,222

The subject is offered at **\$265.86/SF** — **roughly 30% below the comparable average** — while delivering 2004 construction and ~1,340 SF per unit, versus a 1956 average vintage and ~800 SF per unit across the comp set.

*Averages exclude the subject; cap rate average reflects the comps with reported cap rates (3, 4 and 5). Source: CoStar, September 2026. Information deemed reliable but not guaranteed.

COMPARABLE SALES



4323-4329 VAN NUYS BLVD

SHERMAN OAKS, CA 91403

SALE PRICE	\$4,000,000
SALE DATE	03/03/2026
NO. OF UNITS	10
PRICE / UNIT	\$400,000
BUILDING SF	4,975
PRICE / SF	\$804.02
YEAR BUILT	1933
LOT SIZE	12,000 SF
CAP RATE	—

Sherman Oaks location; 20% vacant at sale. Zoned LARD1.5.

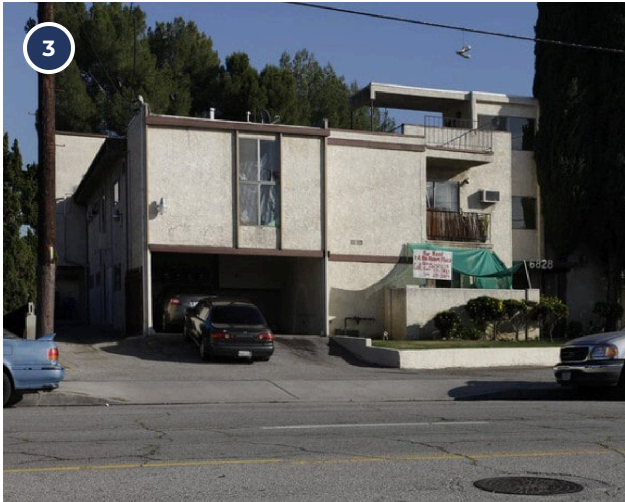


14854 WYANDOTTE ST

VAN NUYS, CA 91405

SALE PRICE	\$1,862,500
SALE DATE	12/16/2025
NO. OF UNITS	9
PRICE / UNIT	\$206,944
BUILDING SF	10,550
PRICE / SF	\$176.54
YEAR BUILT	1962
LOT SIZE	13,068 SF
CAP RATE	—

Van Nuys submarket; fully occupied at sale. Zoned RD1.5.



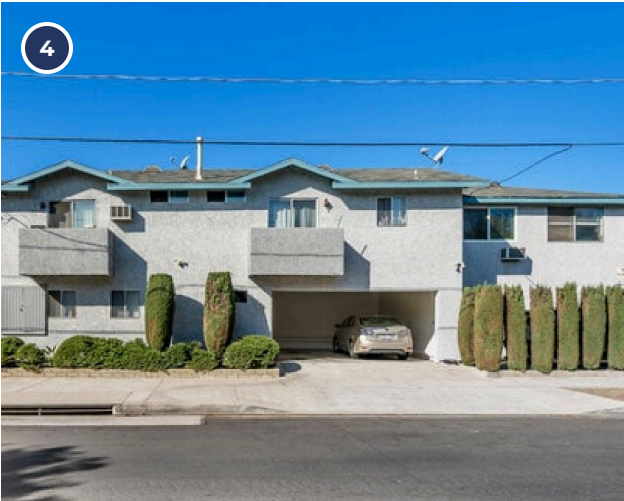
6828 FULTON AVE

NORTH HOLLYWOOD, CA 91605

SALE PRICE	\$1,842,000
SALE DATE	12/05/2025
NO. OF UNITS	10
PRICE / UNIT	\$184,200
BUILDING SF	7,885
PRICE / SF	\$233.61
YEAR BUILT	1964
LOT SIZE	9,372 SF
CAP RATE	7.12% (10.61 GRM)

On market 227 days; initial ask \$2,100,000.

COMPARABLE SALES (CONT.)

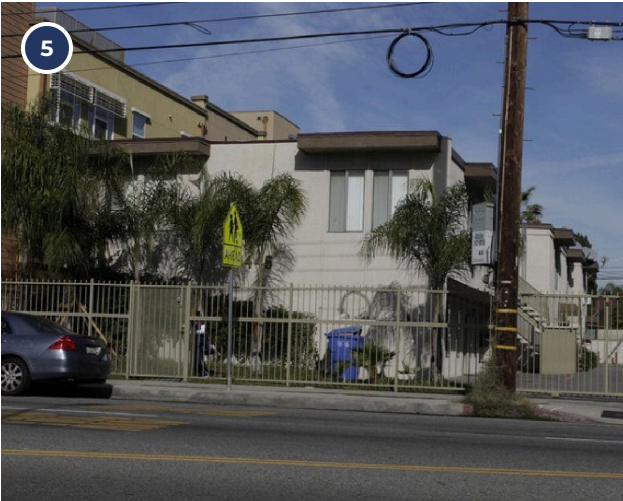


13901 BURBANK BLVD

VAN NUYS, CA 91401

SALE PRICE	\$1,870,000
SALE DATE	02/19/2025
NO. OF UNITS	8
PRICE / UNIT	\$233,750
BUILDING SF	6,105
PRICE / SF	\$306.31
YEAR BUILT	1951
LOT SIZE	10,454 SF
CAP RATE	5.00%

Sold with deferred maintenance (roof, electrical); initial ask \$2,050,000.



13445 VANOWEN ST

VAN NUYS, CA 91405

SALE PRICE	\$2,900,000
SALE DATE	10/09/2024
NO. OF UNITS	9
PRICE / UNIT	\$322,222
BUILDING SF	7,700
PRICE / SF	\$376.62
YEAR BUILT	1972
LOT SIZE	10,454 SF
CAP RATE	8.78%

One vacant unit at close; 76 days on market; initial ask \$2,895,000.

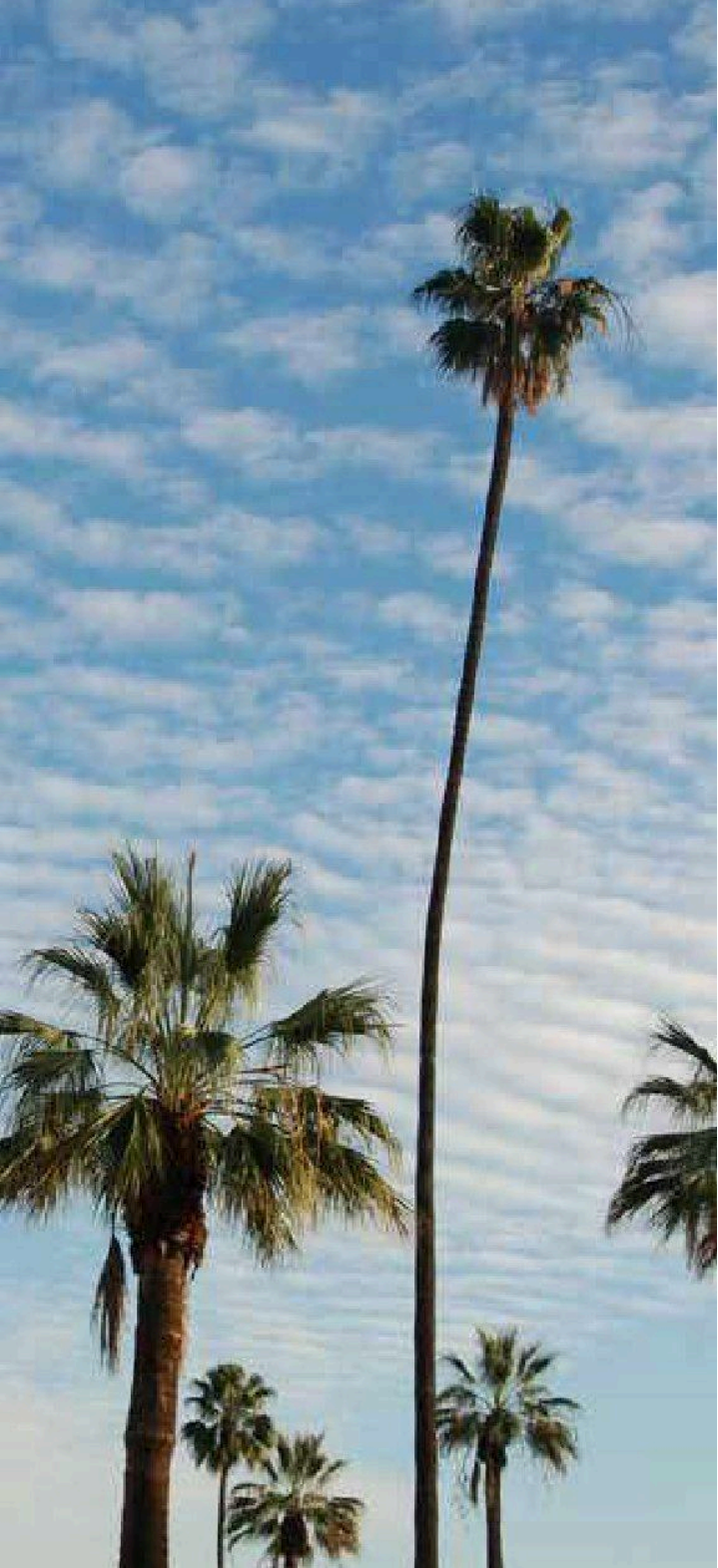


14839 SYLVAN ST

SUBJECT PROPERTY · VAN NUYS, CA 91411

OFFERING PRICE	\$2,850,000
STATUS	On Market
NO. OF UNITS	8
PRICE / UNIT	\$356,250
BUILDING SF	10,720
PRICE / SF	\$265.86
YEAR BUILT	2004
LOT SIZE	8,756 SF
CAP RATE	5.73% (T-12)

Newest construction in the set; eight 3 bed / 2.5 bath townhomes with in-unit laundry.



MARKET OVERVIEW

VAN NUYS, CALIFORNIA

Circumstances and geography placed Van Nuys at the social and political heart of the San Fernando Valley. The postwar boom made it a thriving middle-class community with plenty of manufacturing jobs, and Van Nuys Boulevard became the center of Los Angeles car culture. The art deco-moderne City Hall and surrounding civic complex gave residents access to city services without a trip downtown, creating an independent sense of identity for the neighborhood and the Valley.

“Van Nuys is geographically the center of the San Fernando Valley.”

With improved transit access and its proximity to the 405 Freeway and the Westside, Van Nuys has become an appealing destination for residents seeking relative affordability. Housing developers have returned to the area with small-lot subdivisions along Sherman Way and other corridors, and proximity to transit and jobs remains a key draw.

Van Nuys offers easy access to the 405 and 101 freeways and is served by Metro's G Line (formerly the Orange Line) busway and the Metrolink Ventura County Line to downtown Los Angeles. The Valley's largest recreation area — the Sepulveda Basin, with Lake Balboa, Woodley Park, the Japanese Garden and three golf courses — sits just across the 405.

283,962 POPULATION • 3 MI	\$100,384 AVG HH INCOME • 3 MI	75.7% RENTER-OCCUPIED • 1 MI	267,213 DAYTIME POP. • 3 MI
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LOCAL ATTRACTIONS



The Japanese Garden

A 6½-acre oasis in the midst of the busy San Fernando Valley, the garden — designed by Dr. Koichi Kawana — combines three gardens in one: a dry Zen meditation garden, a chisen-style pond garden, and a wisteria arbor along a winding path past Tortoise Island.



Sepulveda Basin & Bike Path

The Valley's largest recreation area includes Lake Balboa, Woodley Park, sports fields and three golf courses. The G Line bike path runs alongside the basin's northern edge, with landscaped sections, public art and benches between Balboa and Sepulveda.



Van Nuys Airport

One of the busiest general aviation airports in the world, with two parallel runways and more than 200 businesses on site. The Van Nuys FlyAway provides nonstop bus service to LAX, and the LAFD Air Operations Unit is based at the airport.

< 1 Mile

TO I-405 FREEWAY

Minutes

TO US-101 FREEWAY

G Line

METRO BUSWAY & BIKE PATH

Metrolink

VENTURA COUNTY LINE TO DTLA

VAN NUYS CIVIC CENTER

Located along Sylvan Street, the civic center houses Van Nuys City Hall and city, county and federal offices and courthouses — a steady daytime employment base.

HEALTHCARE

Valley Presbyterian Hospital, Kaiser Permanente and other major medical employers in the Valley anchor a large healthcare workforce.

SHOPPING & DINING

Neighborhood retail along Van Nuys Boulevard and Victory Boulevard, with Sherman Oaks' Ventura Boulevard dining and shopping a short drive south.

RECREATION

Lake Balboa, Woodley Park, the Balboa Sports Center and multiple golf courses in the Sepulveda Basin sit just west across the 405.

VAN NUYS AIRPORT

AN ECONOMIC ENGINE FOR THE VALLEY



Located in the heart of the San Fernando Valley, Van Nuys Airport (VNY) plays a crucial role in the Southern California airport system, serving private, corporate and government aviation. Dedicated to non-commercial air travel, VNY enhances safety and efficiency at the region's commercial airports. The main runway is 8,000 feet long, the training runway is 4,000 feet, and the airport has a full instrument landing system and FAA tower.

More than 200 businesses operate on the 730-acre airfield, including fixed-base operators such as Clay Lacy Aviation, Signature Aviation and Castle & Cooke Aviation, along with aircraft maintenance, avionics, charter, flight instruction and other aviation-support companies.

VNY continues to reinvest in the Valley. Its economic impact study estimates that every \$1 million spent on capital improvements generates \$583,000 in labor income; in 2022 the airport invested \$63.9 million in capital projects, supporting 670 jobs, \$37.2 million in labor income and \$107.5 million in business revenues. VNY is on track for carbon neutrality by 2045.

10,000+

JOBS AFFILIATED WITH VNY

5,000+

JOBS ON THE AIRFIELD

\$674.6M

ANNUAL LABOR INCOME

\$2B+

ANNUAL BUSINESS ACTIVITY

\$295M+

LOCAL, STATE & FEDERAL TAXES

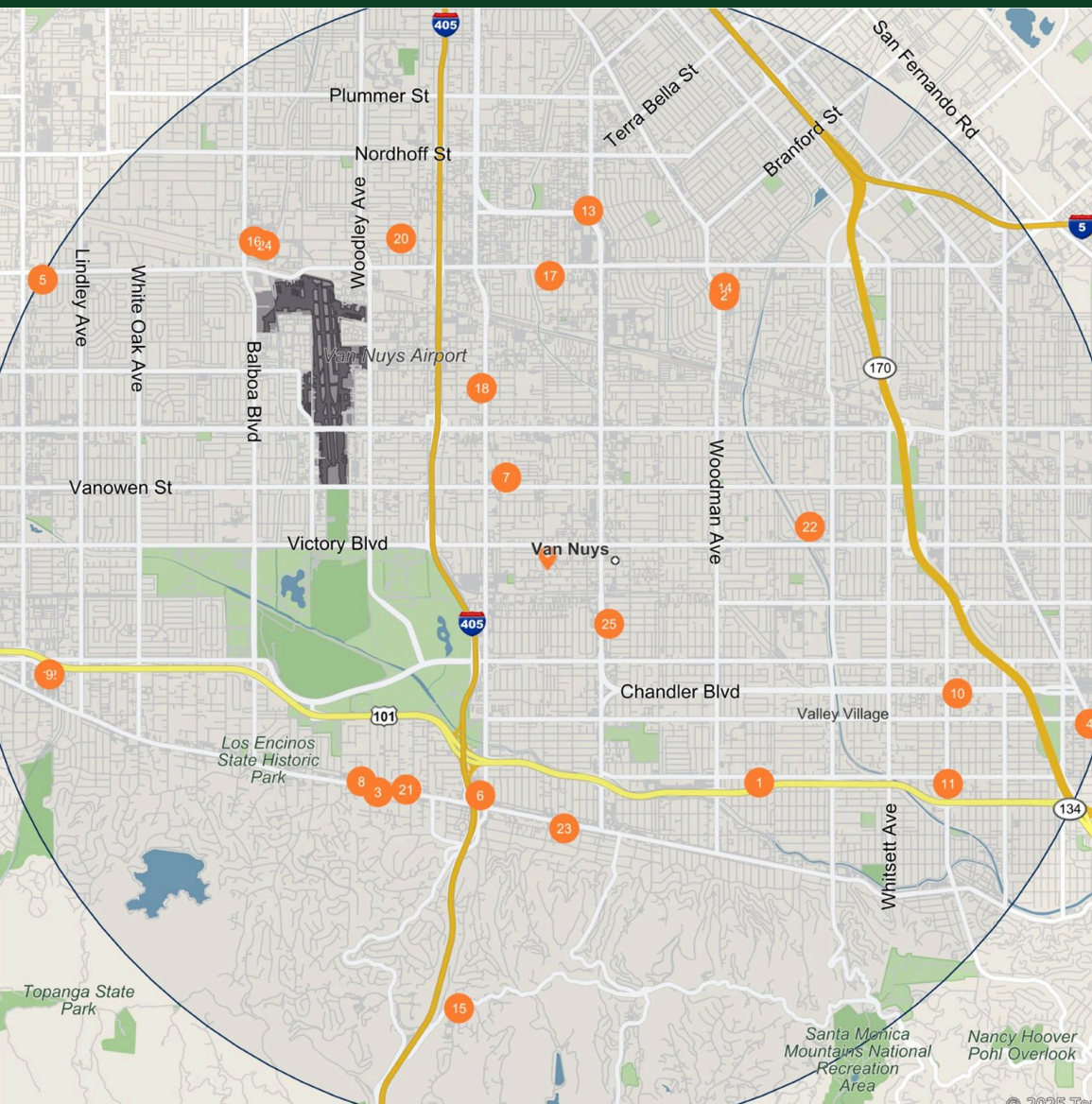
730 Acres

AIRPORT CAMPUS

The FlyAway shuttle provides nonstop service between LAX and a bus terminal at Van Nuys Airport. Source: Van Nuys Airport / Los Angeles World Airports.

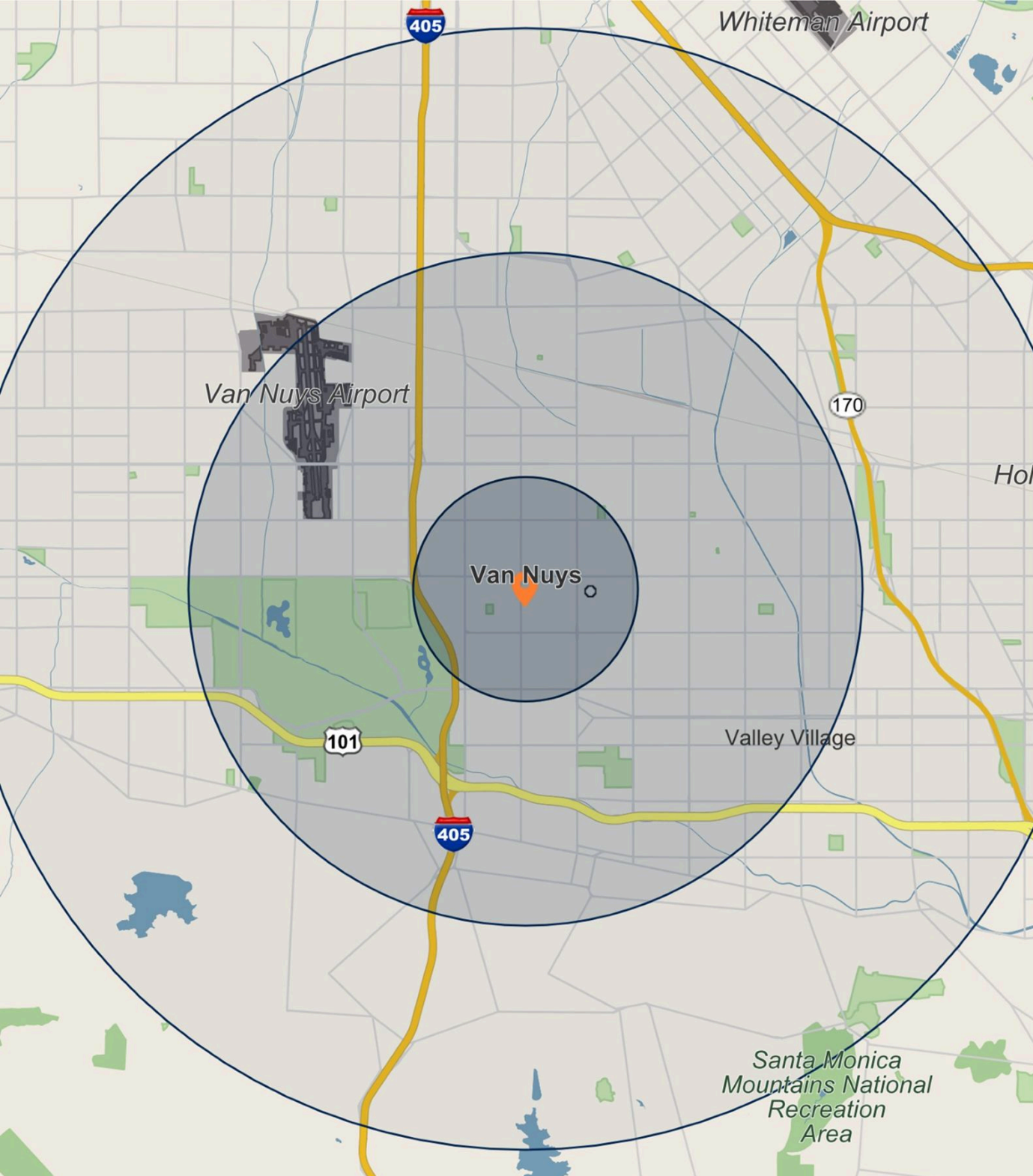
MAJOR AREA EMPLOYERS

The subject sits at the center of a diverse employment base spanning healthcare, finance, entertainment, retail and manufacturing — with 359,703 employed residents living within five miles.



#	EMPLOYER	EMPLOYEES
1	Sofro Fabrics Inc.	3,810
2	Kaiser Foundation Hospitals – Kaiser Permanente	3,724
3	Team-One Staffing Services Inc.	2,629
4	West Publishing Corp. – The Rutter Group	1,827
5	Dignity Health – Northridge Hospital Medical Ctr.	1,750
6	Homebridge Financial Services Inc.	1,700
7	Valley Presbyterian Hospital	1,600
8	Lowe Enterprises – Encino Financial Center	1,449
9	Providence Tarzana Medical Center	1,300
10	Lionsgate Studios – Entertainment One	1,022
11	Arden-Mayfair Inc. – Gelson's Market	952
12	Amisub of California Inc. – Tenet	900
13	Juvenile Justice Division – CA Parole Services	897
14	Southern California Permanente Medical Group	729
15	American Jewish University	700
16	Lakeside Systems Inc. – Lakeside Medical Systems	700
17	Deanco Healthcare – Mission Community Hospital	700
18	Windsor El Camino Care Center	694
19	Windsor Vallejo Care Center	694
20	New Horizons Worldwide LLC	677
21	Concrete Holding Co. of California	637
22	Vallarta Food Enterprises – Vallarta Supermarket	613
23	Mega Appraisers Inc.	600
24	Harman International – Los Angeles Sales Office	594
25	Alta Hollywood Community Hospital – Van Nuys	517

Employers within a 5-mile radius of the subject. Map numbers correspond to the table.



MARKET OVERVIEW

DEMOGRAPHIC HIGHLIGHTS

283,962

POPULATION WITHIN 3 MILES

\$100,384

AVG. HOUSEHOLD INCOME • 3 MILES

109,678

HOUSEHOLDS WITHIN 3 MILES

75.7%

RENTER-OCCUPIED HOUSING • 1 MILE

686,158

POPULATION WITHIN 5 MILES

MARKET OVERVIEW

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	41,787	287,439	696,003
2025 Estimate	41,119	283,962	686,158
2020 Census	41,777	291,732	703,901
2010 Census	40,514	280,795	685,828
Daytime Population (2025)	34,811	267,213	564,657
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projection	15,026	111,404	260,825
2025 Estimate	14,665	109,678	256,241
Avg. Household Size	2.8	2.7	2.8
2010 Census	12,910	99,605	233,645
Growth 2025–2030	2.5%	1.6%	1.8%
HOUSING UNITS (2025)	1 MILE	3 MILES	5 MILES
Total Housing Units	15,190	114,024	266,522
Owner-Occupied	3,192	35,249	102,061
Renter-Occupied	11,501	74,355	153,977
Vacant	524	4,346	10,281

HOUSEHOLD INCOME (2025)	1 MILE	3 MILES	5 MILES
\$200,000 or More	7.0%	12.2%	14.1%
\$150,000 – \$199,999	6.5%	8.3%	9.2%
\$100,000 – \$149,999	16.3%	16.4%	17.2%
\$75,000 – \$99,999	13.5%	12.5%	12.4%
\$50,000 – \$74,999	18.8%	16.3%	15.0%
\$35,000 – \$49,999	11.5%	10.2%	9.6%
Under \$35,000	26.5%	24.1%	22.4%
Average Household Income	\$84,848	\$100,384	\$108,990
Median Household Income	\$67,018	\$77,787	\$86,802
POPULATION PROFILE (2025)	1 MILE	3 MILES	5 MILES
Under 20	24.3%	22.3%	22.1%
20 to 34 Years	25.0%	23.1%	22.5%
35 to 49 Years	22.5%	22.5%	21.8%
50 to 64 Years	17.8%	18.3%	18.7%
Age 65+	10.5%	13.9%	14.9%
Median Age	36.0	39.0	39.0
Bachelor's Degree or Higher (25+)	26.6%	35.7%	35.7%

POPULATION
Approximately 686,158 people live within five miles, with a density of roughly 8,735 people per square mile; 2030 projections call for further growth.

EMPLOYMENT
In 2025, 359,703 people in the five-mile area were employed. The 2010 Census showed 56.2% of employees in white-collar occupations.

HOUSING
Median owner-occupied home value is \$857,591 vs. a \$333,538 U.S. median — keeping homeownership out of reach and renter demand deep.

INCOME
Five-mile median household income of \$86,802 exceeds the U.S. median of \$78,171 and is projected to reach \$102,756 within five years.

Source: demographic report provided for 14839 Sylvan St (2025 estimates). "Under \$35,000" combines the \$25,000–\$34,999, \$15,000–\$24,999 and under-\$15,000 brackets; "35 to 49" combines the 35–39 and 40–49 brackets.

OFFERING MEMORANDUM

14839 SYLVAN ST

VAN NUYS, CALIFORNIA 91411

EXCLUSIVELY LISTED BY



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