

OFFERING MEMORANDUM

MULTIFAMILY ADVISORY GROUP

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Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401

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For more information, please contact
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MULTIFAMILY ADVISORS

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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EXECUTIVE SUMMARY

COMPETITIVE POSITIONING

The Valle Haven Apartments is a well-maintained rent-controlled property located in the City of Los Angeles. The building is a reposition opportunity as there is currently over 20% upside in rents. Additionally, it has an excellent unit mix featuring studio, one and two-bedroom apartments. It is centrally located in Van Nuys near the 405, 101 and 170 freeways.

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401

PROPERTY

Address	13313 Oxnard St., Van Nuys, CA 91401
# of Units	77
Year Built	1970
Lot Size	73,181 sq. ft.
Building Size	55,861 sq. ft.

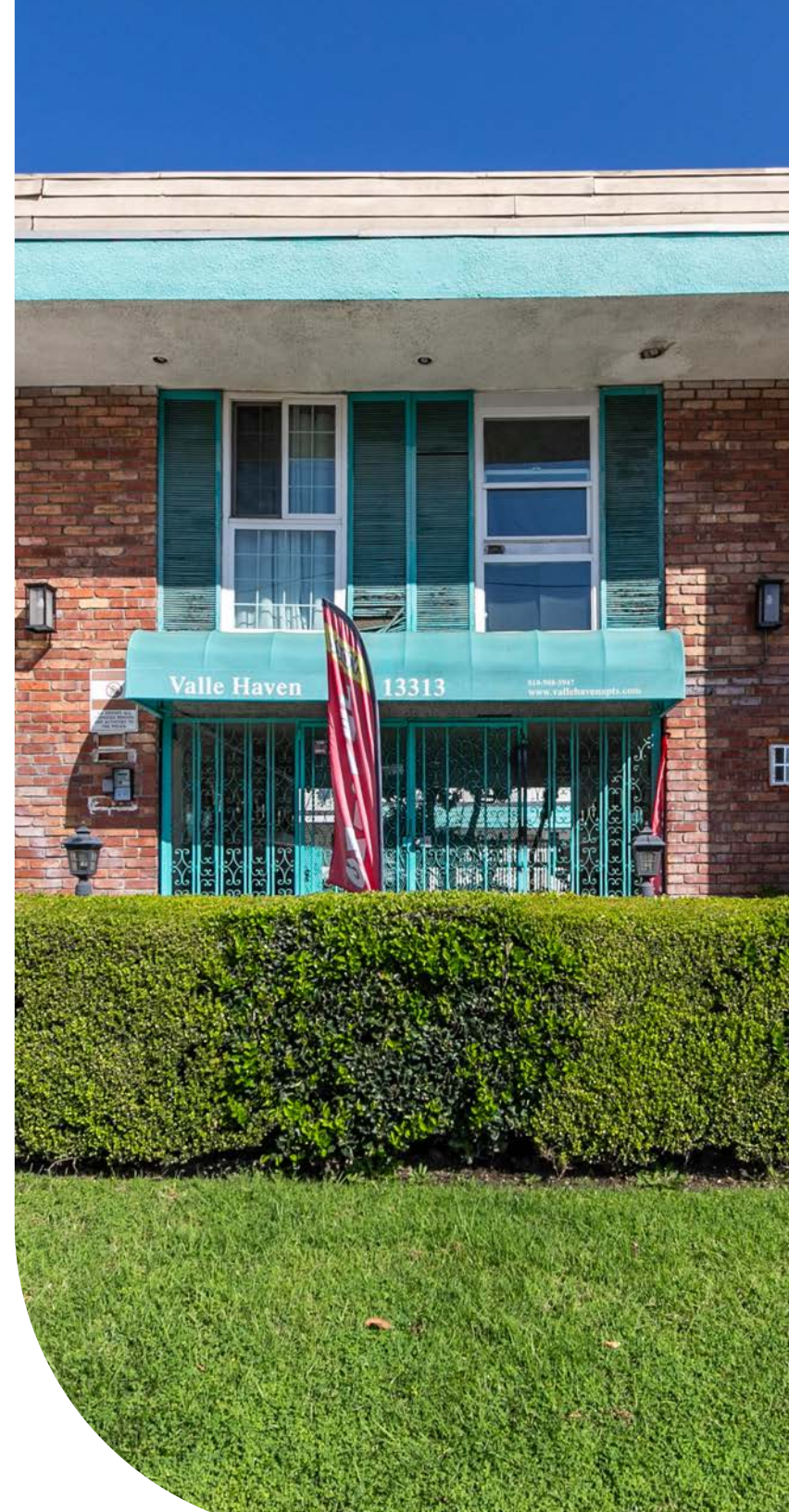
PRICING

Price	\$14,100,000
Cost Per Unit	\$183,117
Cost Per Sq. Ft.	\$252
Gross Rent Multiplier	9.45
Capitalization Rate	5.06%
Cash-on-Cash Return	2.15%
Zoning	R3-1
Parcel Site	2330-022-021

For more information, please contact:

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PHOTOS

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401



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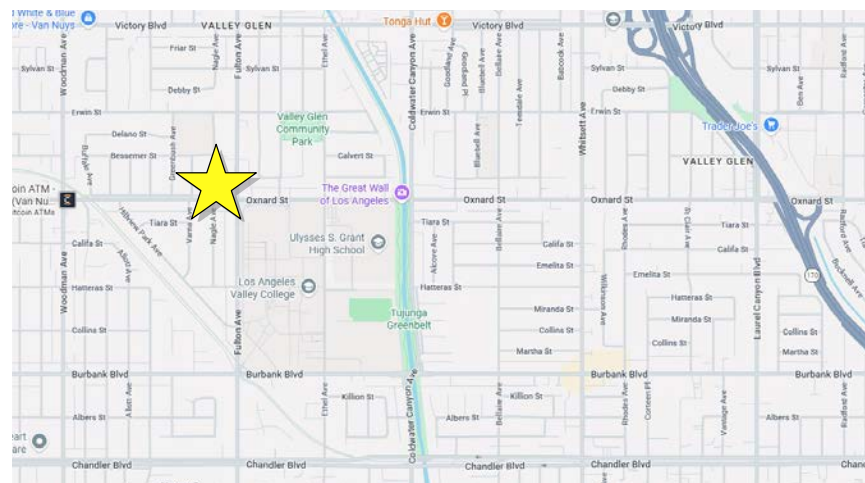
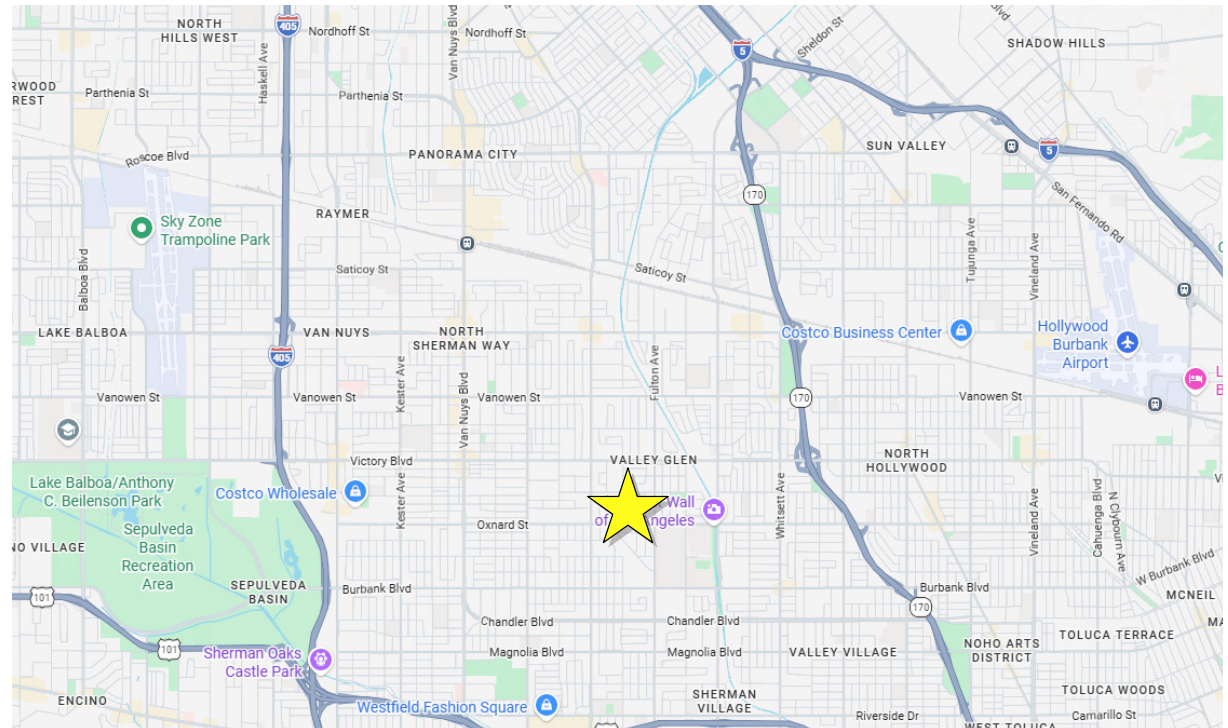
LOCATION INFORMATION

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401

Valle Haven Apartments reside in coveted Valley Glen neighborhood of Van Nuys along Oxnard Street, just south of Victory Boulevard and north of Burbank Boulevard.

- Easily accessible to surrounding Freeways (405, 101 and 170)
- 15 minutes from Bob Hope Airport and 45 minutes from LAX Airport
- Less than 10 minutes from Metrolink
- 5 parks within 6 miles, such as Lake Balboa and The Japanese Garden
- Blocks from Westfield Fashion Square
- Nearby to multiple schools, churches, restaurants, shops and hospitals



AERIAL MAP

ZOOM VIEW

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401



AERIAL MAP

FULL VIEW

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401



LOCAL AREA INFORMATION

VAN NUYS & VALLEY GLEN

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401



Located in the well-known San Fernando Valley, the Van Nuys and Valley Glen neighborhoods offer an urban meets suburban atmosphere. Nestled in the heart of the valley, the area is conveniently surrounded by major freeways and Metrolink access. With a multicultural economy and accessibility for multiple schools, hospitals, parks, and shopping centers, Van Nuys and Valley Glen appeal to business professionals and families alike.

The nearby Amtrak/Metro Station and Burbank Airport provide convenient access to travel, while the Westfield Fashion Square offers a local retail therapy experience. Surrounding parks such as The Japanese Garden and Lake Balboa provide ample green spaces for relaxation and recreation. With top-rated schools and a variety of restaurants, Van Nuys and Valley Glen embody comfort and excitement, making it the ideal spot in Los Angeles to call home.

AREA ATTRACTIONS & HIGHLIGHTS

- Close proximity to 405, 101, 170 freeways and Burbank Airport for easy commuting
- Less than 10 minutes from Amtrak/Metrolink Station
- Westfield Fashion Square offering diverse retail options
- Sepulveda Basin Recreation Area for nearby outdoor activities
- Top-rated schools and colleges in the San Fernando Valley



Amtrak/Metro Station

- Convenient access to Metro G Line (Orange Line)
- Connects directly to downtown LA, Santa Monica, and other major destinations
- Offers park-and-ride facilities for commuters seeking alternative transportation



Sepulveda Basin Recreation Area

- Features the peaceful Japanese Garden
- Dog-friendly park with designated off-leash areas for pets to roam and play
- Balboa Lake, Balboa Sports Center, and golf courses offer various activities for the whole family!

LOCAL AREA AMENITIES MAP

LOS ANGELES

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401



SITE PLAN

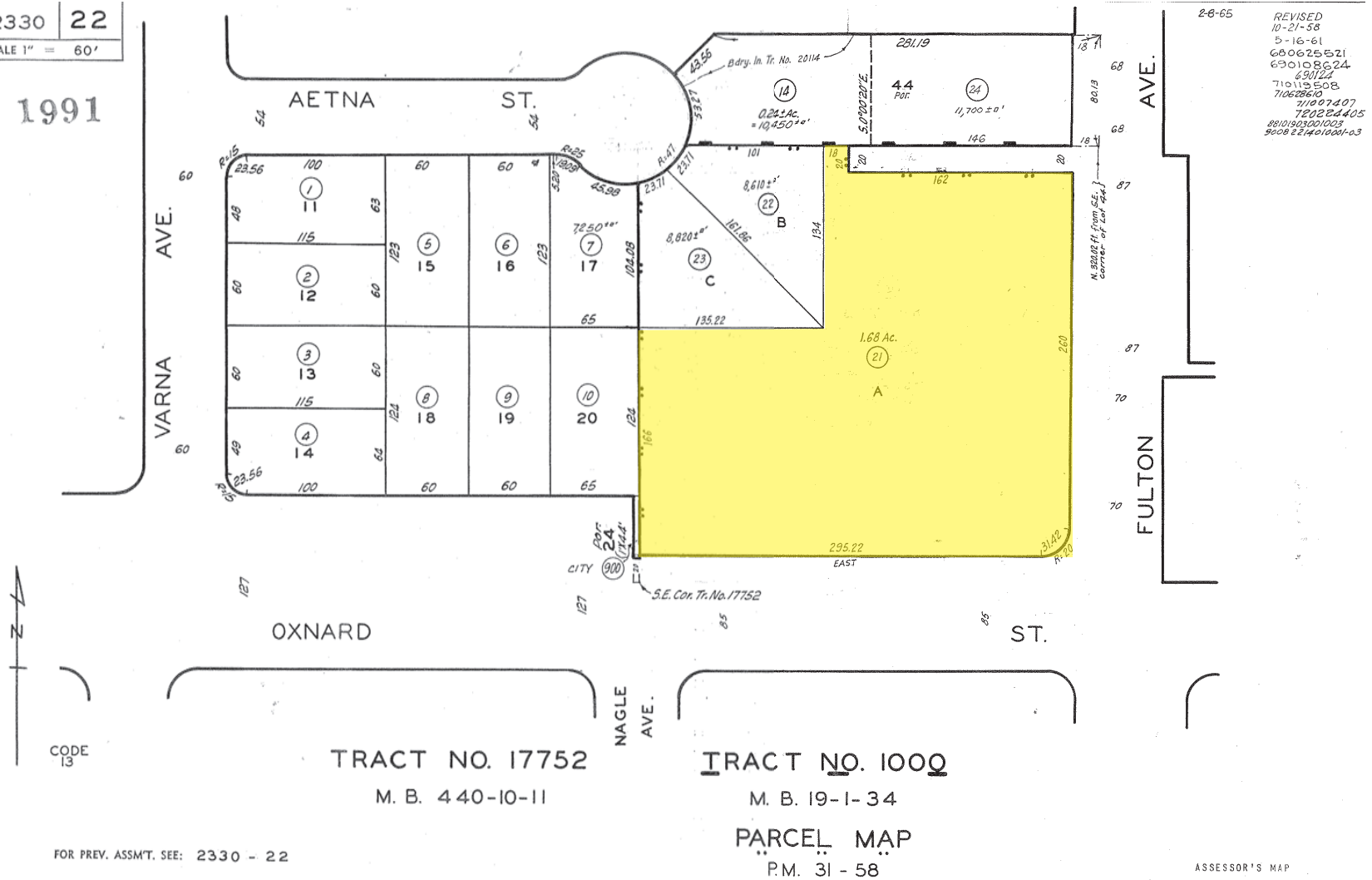
PARCEL MAP

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401

2330 22
SCALE 1" = 60'

1991



DEMOGRAPHICS

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401

	1 mile(s)	3 mile(s)	5 mile(s)
2025 Demographics:			
Q4 2025 Employees	5,397	107,466	243,238
Q4 2025 Establishments*	1,564	19,774	41,059
Total Population	34,554	326,166	666,421
Total Households	13,627	133,831	255,202
Female Population	17,417	163,830	333,003
% Female	50.4%	50.2%	50.0%
Male Population	17,137	162,336	333,417
% Male	49.6%	49.8%	50.0%
Population Density (per Sq. Mi.)	10,996.85	11,533.72	8,483.63
Employed Civilian Population 16+			
Total	18,307	177,816	354,133
White Collar	63.3%	63.0%	60.5%
Blue Collar	36.7%	37.0%	39.5%
Seasonal Population by Quarter:			
Q4 2022	200	1,993	4,180
Q1 2023	167	1,370	2,852
Q2 2023	167	1,379	2,885
Q3 2023	166	1,366	2,855
Q4 2023	179	1,423	2,971
Q1 2024	192	1,438	2,915
Q2 2024	192	1,446	2,927
Q3 2024	197	1,475	2,977
Q4 2024	197	1,473	2,980
Age:			
Age 0 - 4	5.1%	5.0%	5.1%
Age 5 - 14	10.8%	10.5%	11.2%
Age 15 - 19	5.3%	5.0%	5.6%
Age 20 - 24	5.5%	5.7%	6.0%
Age 25 - 34	15.9%	18.6%	17.5%
Age 35 - 44	14.6%	16.2%	15.6%
Age 45 - 54	13.5%	13.1%	13.2%
Age 55 - 64	13.0%	11.8%	11.8%
Age 65 - 74	10.0%	8.4%	8.4%
Age 75 - 84	4.6%	4.0%	4.1%

	1 mile(s)	3 mile(s)	5 mile(s)
Age 85 +	1.8%	1.5%	1.6%
Median Age	40.0	38.0	38.0
Housing Units			
Total Housing Units	14,130	139,608	266,317
Occupied Housing Units	96.4%	95.9%	95.8%
Vacant Housing Units	3.6%	4.1%	4.2%
Housing Units by Tenure			
Total Households in Tenure	13,627	133,831	255,202
Owner Occupied Housing Units	5,360	42,252	94,101
Owner Occupied free and clear	22.9%	22.5%	22.6%
Owner Occupied with a mortgage or loan	77.1%	77.5%	77.4%
Renter Occupied Housing Units	8,268	91,579	161,101
Race and Ethnicity			
American Indian, Eskimo, Aleut	1.1%	1.4%	1.5%
Asian	5.8%	7.9%	9.0%
Black	3.9%	5.0%	4.3%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	53.7%	45.4%	40.6%
Other	23.2%	27.0%	30.6%
Multi-Race	12.2%	13.2%	13.9%
Hispanic Ethnicity			
Hispanic Ethnicity	37.7%	43.4%	48.9%
Not of Hispanic Ethnicity	62.3%	56.6%	51.1%
Race of Hispanics			
Hispanics	13,023	141,465	326,032
American Indian	2.5%	2.9%	2.9%
Asian	0.5%	0.4%	0.4%
Black	0.8%	0.7%	0.6%
Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
White	12.9%	12.9%	13.1%
Other	59.6%	60.7%	61.2%
Multi-Race	23.7%	22.2%	21.9%
Race of Non Hispanics			
Non Hispanics	21,531	184,701	340,389
American Indian	0.2%	0.2%	0.3%
Asian	9.0%	13.7%	17.2%
Black	5.8%	8.3%	7.8%
Hawaiian/Pacific Islander	0.2%	0.2%	0.2%

DEMOGRAPHICS

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401

	1 mile(s)	3 mile(s)	5 mile(s)
White	78.4%	70.2%	67.0%
Other	1.2%	1.2%	1.3%
Multi-Race	5.2%	6.2%	6.2%

Marital Status:

Age 15 + Population	29,058	275,561	558,133
Divorced	9.2%	9.6%	9.0%
Never Married	40.0%	43.8%	43.7%
Now Married	46.1%	42.3%	43.0%
Now Married - Separated	2.5%	2.8%	2.8%
Widowed	4.7%	4.3%	4.4%

Educational Attainment:

Total Population Age 25+	25,318	240,434	481,298
Grade K - 8	5.5%	5.9%	7.3%
Grade 9 - 11	3.5%	4.2%	5.0%
High School Graduate	20.1%	18.2%	19.1%
Associates Degree	7.8%	7.3%	7.1%
Bachelor's Degree	27.5%	27.2%	25.0%
Graduate Degree	12.0%	12.0%	11.5%
Some College, No Degree	15.9%	18.5%	17.8%
No Schooling Completed	4.2%	3.9%	4.3%

Household Income:

Income \$ 0 - \$9,999	5.9%	5.3%	5.4%
Income \$ 10,000 - \$14,999	4.6%	4.1%	4.1%
Income \$ 15,000 - \$24,999	7.4%	7.1%	6.5%
Income \$ 25,000 - \$34,999	6.9%	6.8%	6.5%
Income \$ 35,000 - \$49,999	9.3%	10.0%	9.7%
Income \$ 50,000 - \$74,999	15.2%	15.7%	15.0%
Income \$ 75,000 - \$99,999	12.9%	12.4%	12.4%
Income \$100,000 - \$124,999	9.2%	10.1%	10.3%
Income \$125,000 - \$149,999	6.4%	6.8%	6.9%
Income \$150,000+	22.3%	21.8%	23.1%
Average Household Income	\$106,420	\$104,256	\$107,783
Median Household Income	\$78,370	\$80,865	\$86,121
Per Capita Income	\$42,153	\$44,074	\$42,763

Poverty: Status of Families by Family Type/Presence of Children 18 Yrs and Under

Total Families (Family Households)	8,641	75,938	154,036
Husband-Wife Family, Own Children, Below Poverty	275	2,334	4,550
Husband-Wife Family, No Own Children, Below Poverty	193	1,656	3,007
Male Householder, Own Children, Below Poverty	24	499	1,109

Male Householder, No Own Children, Below Poverty	55	650	1,200
Female Householder, Own Children, Below Poverty	327	2,468	4,991
Female Householder, No Own Children, Below Poverty	224	1,019	1,883
Husband-Wife Family, Own Children, At/Above Poverty	1,946	17,416	36,443
Husband-Wife Family, No Own Children, At/Above Poverty	3,257	26,775	54,451
Male Householder, Own Children, At/Above Poverty	283	2,583	5,533
Male Householder, No Own Children, At/Above Poverty	665	5,573	11,160
Female Householder, Own Children, At/Above Poverty	459	5,138	10,006
Female Householder, No Own Children, At/Above Poverty	932	9,827	19,703

Poverty: Popn, Ratio of Income to Poverty Level

Total Population for whom poverty status is determined	34,378	322,104	658,730
Less Than .50	2,976	21,256	43,997
.50 - .99	3,094	28,384	57,026
1.00 - 1.24	2,050	16,089	31,735
1.25 - 1.49	1,254	12,756	28,184
1.50 - 1.84	2,193	22,654	45,502
1.85 - 1.99	1,444	10,036	18,902
2.00+	21,368	210,929	433,384

Poverty: Popn by Race

By Race

White, Below Poverty Level	2,870	17,687	30,756
White, Above Poverty Level	15,577	128,574	236,988
Black, Below Poverty Level	305	2,811	5,073
Black, Above Poverty Level	1,049	13,254	22,991
AI/Alaskan Native, Below Poverty Level	81	1,072	2,293
AI/Alaskan Native, Above Poverty Level	298	3,418	7,859
Asian, Below Poverty Level	348	2,857	5,731
Asian, Above Poverty Level	1,633	22,695	53,568
NH/PI, Below Poverty Level	16	134	242
NH/PI, Above Poverty Level	32	332	653
Some Other Race, Below Poverty Level	1,799	18,076	41,701
Some Other Race, Above Poverty Level	6,178	68,762	159,384
2+ Races, Below Poverty Level	650	7,004	15,227
2+ Races, Above Poverty Level	3,543	35,428	76,265

Poverty: Popn by Ethnicity

Hispanic/Latino

Hispanic/Latino, Below Poverty Level	2,782	27,924	63,959
Hispanic/Latino, Above Poverty Level	10,183	111,583	257,904
Non-Hispanic/Latino, Below Poverty Level	3,287	21,716	37,064
Non-Hispanic/Latino, Above Poverty Level	18,125	160,881	299,803

Non-Hispanic/Latino by Race

White, Below Poverty Level	2,536	14,352	23,029
White, Above Poverty Level	14,234	113,910	202,705
Other than White, Below Poverty Level	3,534	35,288	77,994
Other than White, Above Poverty Level	14,074	158,554	355,001

Vehicles Available

0 Vehicles Available	10.1%	8.1%	7.8%
1 Vehicle Available	38.4%	42.3%	39.5%
2+ Vehicles Available	51.5%	49.6%	52.8%
Average Vehicles Per Household	0.08	0.01	0.00
Total Vehicles Available	1,100	1,223	1,193

FINANCIAL OVERVIEW

The background image shows a two-story brick building with a prominent central archway. The archway contains a set of double doors with decorative glass. Above the doors, a sign reads "Valle Haven" and "13313". To the right of the archway, there is a small window. In front of the building is a well-manicured green hedge. The entire image is overlaid with a semi-transparent red filter and a large, stylized geometric shape that resembles a stylized 'V' or a large arch, matching the building's architecture.

FINANCIAL ANALYSIS

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401

MULTIFAMILY INVESTMENT INFORMATION SHEET

Lee Associates - LA North/Ventura, Inc.

Warren Berzack 818.933.0350

wberzack@lee-re.com Lic. #01329015

15250 Ventura Boulevard, Suite 100 | Sherman Oaks, CA 91403



PROPERTY NAME	Valley Haven Apartments	NUMBER OF UNITS	77
ADDRESS	13313 Oxnard St.	BUILDING SIZE (SQ. FT.)	55,861
CITY, STATE, ZIP	Van Nuys, CA 91401	LOT SIZE (SQ. FT.)	73,181
PRICE	\$14,100,000	COST PER UNIT	\$183,117
YEAR BUILT	1970	COST PER SQFT	\$252.41



INVESTMENT HIGHLIGHTS

☒ Over 20% Rental Upside

☐ Reposition Opportunity

☐ Central SFV Location

RENTAL INFORMATION			Current Income		Market Income	
NO. UNITS	BDRMS	BATHS	AVG. RENT	Monthly Income	RENT	Monthly Income
13	0	1	\$1,393	\$18,114	\$1,595	\$20,735
45	1	1	\$1,529	\$68,787	\$1,895	\$85,275
19	2	2	\$1,930	\$36,672	\$2,295	\$43,605
Scheduled Monthly Income:				\$123,573		\$149,615

ANNUAL PROPERTY OPERATING DATA

CURRENT INCOME/YEAR			MARKET INCOME/YEAR		ESTIMATED ANNUAL EXPENSES		
		AS % GOI		AS % GOI			AS % GOI
Scheduled Gross Income	\$1,482,876	99.40%	\$1,795,380	99.50%	Taxes (Est. 1.2%)	\$169,200	11.34%
Other	\$783	0.05%	\$783	0.04%	Insurance	\$43,571	2.92%
Laundry	\$8,159	0.55%	\$8,159	0.45%	Utilities	\$191,448	12.83%
Gross Operating Income	\$1,491,818		\$1,804,322		Repairs/Maintenance (\$1.50/ft)	\$83,792	5.62%
Vacancy Reserve	\$44,755	3.00%	\$54,130	3.00%	Off-Site Management	\$59,673	4.00%
Effective Gross Income	\$1,447,064		\$1,750,192		Landscaping	\$14,400	0.97%
Expenses	\$733,682	49.18%	\$733,682	40.66%	Pest Control	\$8,561	0.57%
Net Operating Income	\$713,381	47.82%	\$1,016,510	56.34%	Janitorial	\$6,987	0.47%
Debt Service	\$592,200		\$592,200		Pool	\$4,800	0.32%
Pre-Tax Cash Flow	\$121,181		\$424,310		Trash	\$61,337	4.11%
Principal Reduction	\$0		\$0		Telephone/Internet	\$1,295	0.09%
Return on Equity	\$121,181		\$424,310		On-Site Management	\$64,680	4.34%
					LAHD Fees	\$8,215	0.55%
					Miscellaneous(\$100/un)	\$7,700	0.52%
					Advertising	\$8,024	0.54%
					TOTAL EXPENSES	\$733,682	49.18%

MORTGAGE FINANCING INFORMATION

Loan Amount	\$8,460,000	Monthly Loan Payment	\$49,350
Down Payment	\$5,640,000 40%	Annual Loan Payment	\$592,200
3-Year Fixed Rate	7.00%	Year 1 Interest Amount (approx.)	\$592,200
Amortization Period (Yrs)	30	Year 1 Principal Paydown (approx.)	\$0
		Expense / NRSF	\$13.13
		Expense / Unit	\$9,528

The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties about it.

RENT ROLL

Valle Haven Apartments

13313 Oxnard Street, Van Nuys, CA 91401

Unit	Type	Rent
100	2+2	\$2,200
101	2+2	\$2,266
102	1+1	\$1,875
103	1+1	\$1,700
104	1+1	\$1,287
105	2+2	\$1,657
106	1+1	\$1,893
107	1+1	\$1,303
108	1+1	\$1,825
109	1+1	\$1,032
110	1+1	\$1,596
112	1+1	\$1,825
113	1+1	\$1,825
114	1+1	\$1,825
115	1+1	\$1,699
116	1+1	\$1,472
117	2+2	\$2,125
122	1+1	\$1,625
124	1+1	\$1,670
126	2+2	\$1,656
128	2+2	\$2,142
134	0+1	\$1,030
135	0+1	\$1,625
136	0+1	\$1,448
137	0+1	\$1,392
138	2+2	\$1,976
139	1+1	\$1,282
140	1+1	\$1,430
141	1+1	\$1,900
142	2+2	\$1,429
201	1+1	\$1,802
202	1+1	\$1,670
203	1+1	\$1,549
204	1+1	\$1,092
205	2+2	\$1,730
206	1+1	\$1,751
207	1+1	\$1,262
208	1+1	\$1,044
209	1+1	\$1,560
210	1+1	\$1,606
211	1+1	\$1,074

Unit	Type	Rent
212	1+1	\$1,287
213	1+1	\$1,273
214	1+1	\$1,503
215	1+1	\$1,726
216	1+1	\$1,205
217	2+2	\$2,004
218	0+1	\$1,137
219	0+1	\$1,595
220	0+1	\$1,442
221	2+2	\$2,004
222	1+1	\$1,825
223	2+2	\$2,200
224	1+1	\$1,205
225	1+1	\$1,224
226	2+2	\$1,648
227	0+1	\$1,036
228	2+2	\$1,730
229	2+2	\$2,300
230	1+1	\$1,448
231	2+2	\$1,692
232	2+2	\$1,949
233	2+2	\$2,300
234	0+1	\$1,600
235	0+1	\$987
236	0+1	\$1,638
237	0+1	\$1,625
238	2+2	\$1,664
239	1+1	\$1,875
240	1+1	\$1,802
241	1+1	\$1,750
242	1+1	\$1,267
243	1+1	\$1,298
244	1+1	\$1,803
245	1+1	\$1,298
246	1+1	\$1,524
247	0+1	\$1,559
Total:		\$123,573
Annual Rent:		\$1,482,876



For more information, please contact:

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