

18356 NAPA STREET

NORTHRIDGE, CA 91325

INVESTMENT OVERVIEW

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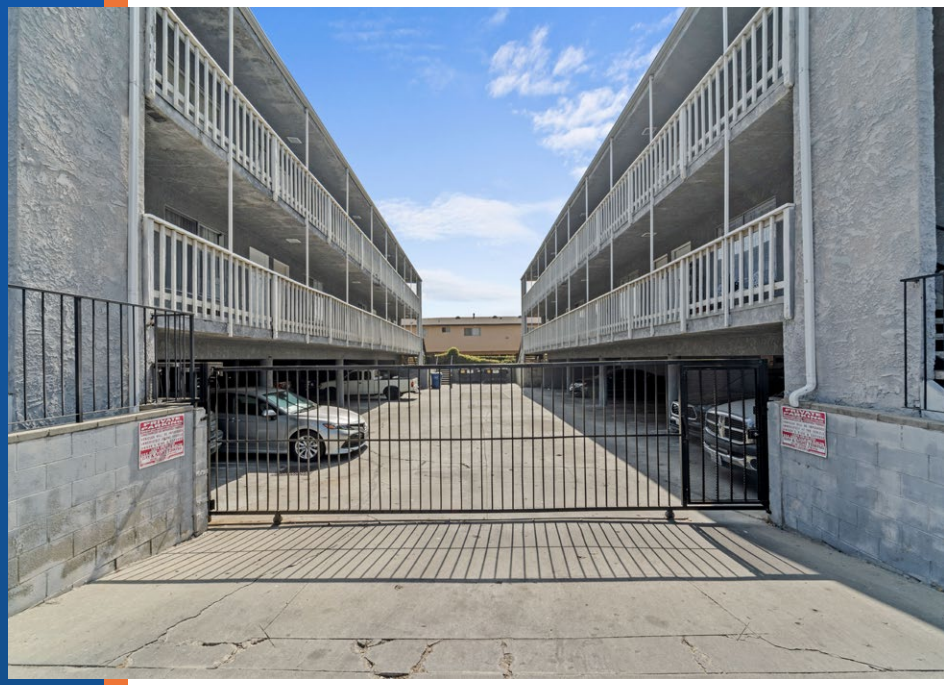
VALUE-ADD INVESTMENT OPPORTUNITY

16-Unit Multifamily Property in the Heart of Northridge

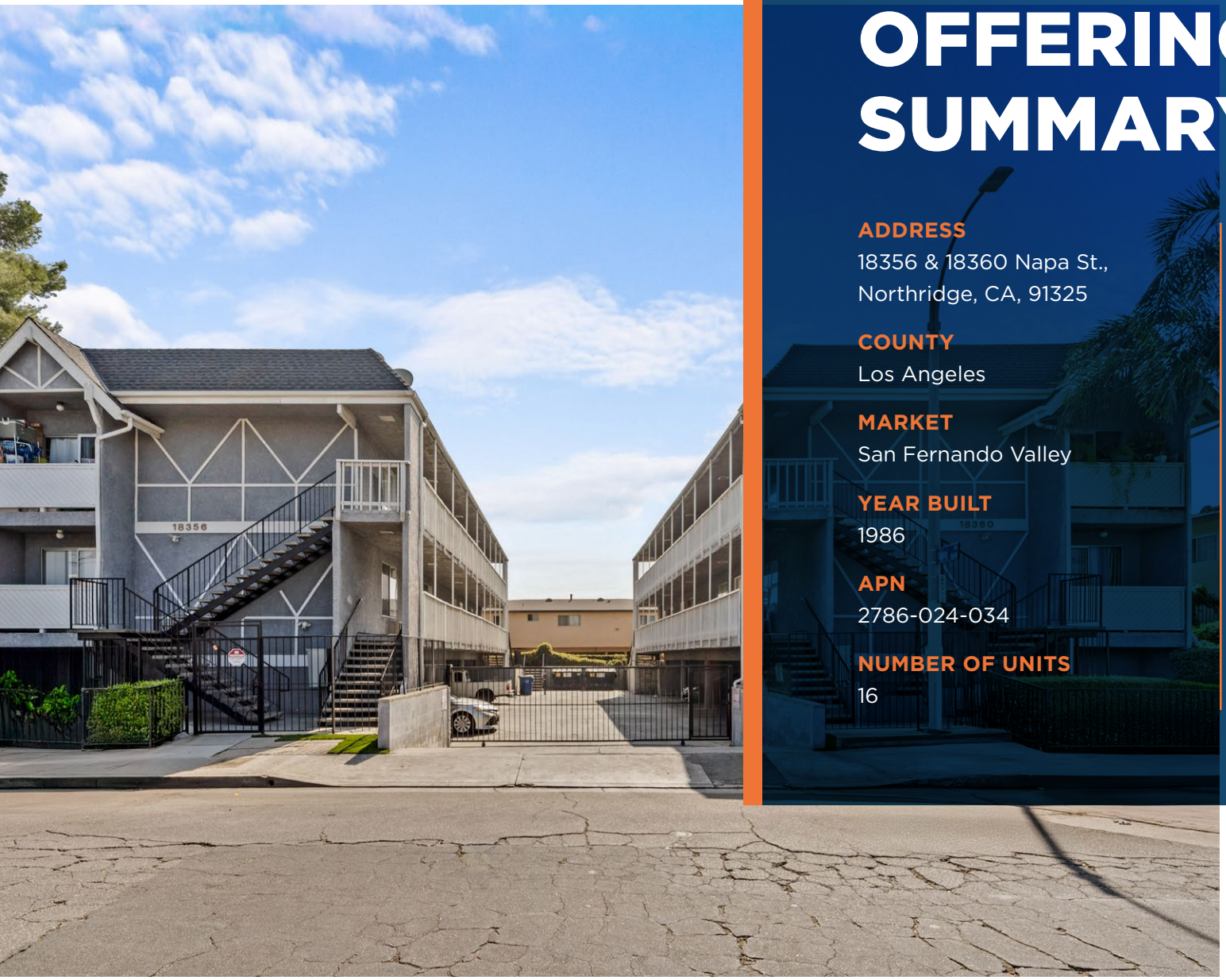
Rare chance to acquire a **16-unit multifamily property** in a prime Northridge location! This well-maintained asset comprises two buildings on separate lots, featuring twelve 1-bedroom, 1-bath units, and four 2-bedroom, 1-bath units. **Built in 1986 and free of rent control,** this property offers immediate upside potential for investors. Recent upgrades include **two newer water heaters, copper plumbing throughout,** including the mainline, and a **roof tune-up.** Each unit has been enhanced with **low-flow toilets,** optimizing water efficiency.

The property provides **24 parking spaces,** an attractive feature in this high-demand rental area. Additionally, there is **potential for an ADU** in the rear, creating an opportunity for further value-add and income generation. Located near shopping, dining, and transportation hubs, this property is perfectly positioned for long-term appreciation and stable cash flow.

With Northridge seeing **strong rental demand** and limited opportunities like this, don't miss your chance to own this high-potential multifamily investment!







OFFERING SUMMARY

ADDRESS
18356 & 18360 Napa St.,
Northridge, CA, 91325

COUNTY
Los Angeles

MARKET
San Fernando Valley

YEAR BUILT
1986

APN
2786-024-034

NUMBER OF UNITS
16

BUILDING SF
8,960 SF

LAND SF
14,425 SF

ZONING TYPE
LAR3

 # OF PARCELS
2

NUMBER OF STORIES
2

NUMBER OF PARKING SPOTS
24


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FINANCIAL ANALYSIS

PRICING & FINANCIAL SUMMARY

PRICE
$3,975,000

PRICE SF
$443.64

PRICE PER UNIT
$248,438

NOI (CURRENT)
$249,701.05

NOI (PRO FORMA)
$298,194.13

CAP RATE (CURRENT)
6.28%

CAP RATE (PRO FORMA)
7.50%

GRM (CURRENT)
11.53x

GRM (PRO FORMA)
10.11x

LAUNDRY AVG/YEAR
$2,092.13



Income basis: current rent roll plus annual laundry income. Pro forma uses the provided pro forma rent schedule plus the same laundry income and current operating expenses.

RENT ROLL

UNIT#	UNIT TYPE	CURRENT RENT	PRO FORMA	RENT INCREASE / STATUS
18356 - 101	1Bd + 1Ba	$1,750.00	$1,950	AVAILABLE TO BE RAISED NOW
18356 - 102	1Bd + 1Ba	$1,755.00	$1,900	AVAILABLE TO BE RAISED 2/1/2027
18356 - 103	1Bd + 1Ba	$1,760.00	$1,900	CAN BE RAISED NOW
18356 - 104	2Bd + 1Ba	$2,263.50	$2,400	AVAILABLE TO BE RAISED 12/1/2027
18356 - 201	1Bd + 1Ba	$1,900.00	$1,950	AVAILABLE TO BE RAISED 12/1/2026
18356 - 202	1Bd + 1Ba	$1,700.00	$1,900	AVAILABLE TO BE RAISED 2/1/2027
18356 - 203	1Bd + 1Ba	$1,700.00	$1,900	AVAILABLE TO BE RAISED 2/1/2027
18356 - 204	2Bd + 1Ba	$2,335.00	$2,400	AVAILABLE TO BE RAISED NOW / MONTH TO MONTH
18360 - 101	1Bd + 1Ba	$1,950.00	$1,950	REMODELING / VACANT
18360 - 102	1Bd + 1Ba	$1,952.96	$1,900	CAN RAISE SEPT 2027
18360 - 103	1Bd + 1Ba	$1,773.44	$1,900	AVAILABLE TO BE RAISED NOV 1 2026
18360 - 104	2Bd + 1Ba	$2,374.60	$2,400	AVAILABLE TO BE RAISED NOW
18360 - 201	1Bd + 1Ba	$1,704.59	$1,950	AVAILABLE TO BE RAISED FEB 1 2027
18360 - 202	1Bd + 1Ba	$1,835.44	$1,900	CAN RAISE 9/1/2027
18360 - 203	1Bd + 1Ba	$1,693.71	$1,900	CAN RAISE 9/1/2027
18360 - 204	2Bd + 1Ba	$2,060.67	$2,400	CAN RAISE 9/1/2027
TOTAL	**16 Units**	**$28,558.91**	**$32,600.00**	
	Gross Scheduled Monthly Rental Income	**$28,558.91**	**$32,600.00**	
	Gross Scheduled Annual Rent Income	**$342,706.92**	**$391,200.00**	
	Annual Laundry Income (Avg.)	**$2,092.13**	**$2,092.13**	
	Total Yearly Average Income	**$344,799.05**	**$393,292.13**	

Current rent roll reflects the latest figures supplied. Unit 18360-101 is identified as remodeling/vacant; its $1,950 figure is retained in the rent-roll table, while the provided current monthly total of $28,558.91 is used for the financial summary.

CALENDAR YEAR EXPENSES

EXPENSE	
GROSS REVENUE	**CURRENT**
Gross Scheduled Rent	$342,706.92
Laundry	$2,092.13
Gross Potential Income	**$344,799.05**
Less Economic Vacancy	—
Effective Gross income	**$344,799.05**
OPERATING EXPENSES	**ANNUAL**
Real Estate Taxes	$35,627.00
Insurance	$7,877.00
Maintenance	$9,500.00
Internet/Camera	$735.00
Gardening	$1,200.00
Trash	$30,079.00
Utilities	$10,080.00
Total Operating Expenses	**$95,098.00**
Net Operating Income	**$249,701.05**

Note: This updated sheet uses only the operating-expense categories from the current expense information supplied.



NORTHRIDGE AREA OVERVIEW

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Population

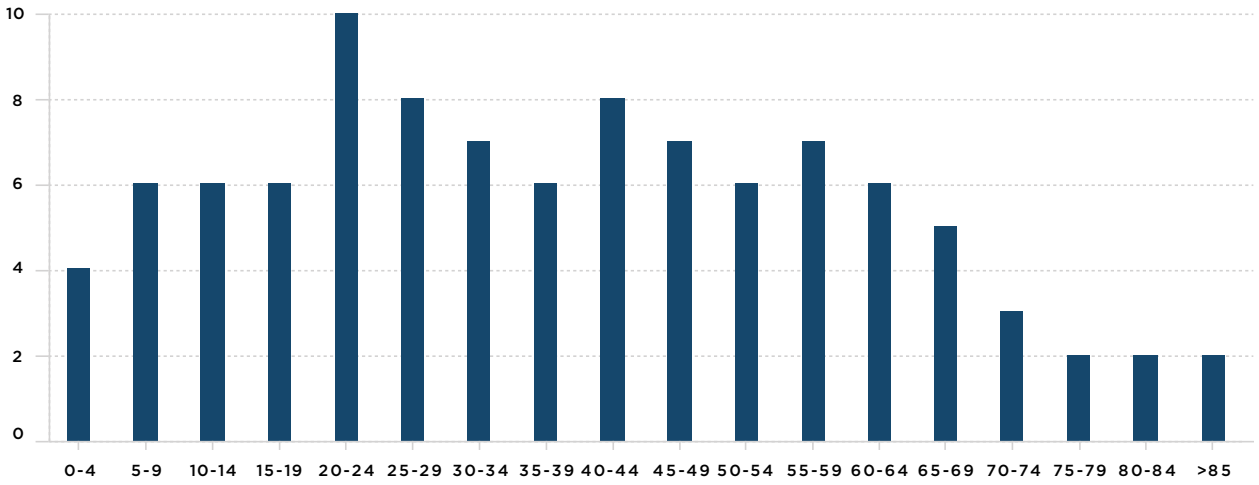
SUMMARY

Estimated Population	35,355
Population Growth (since 2010)	1%
Population Density (ppl/mile)	7,335
Median Age	37.9

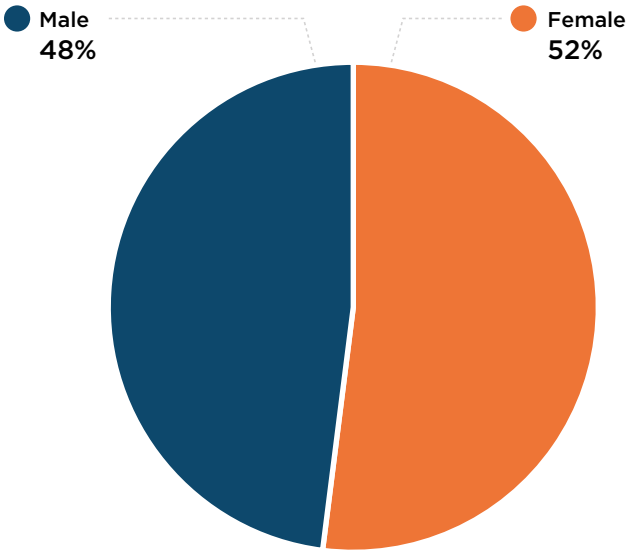
HOUSEHOLD

Number of Households	12,590
Household Size (ppl)	3
Households w/ Children	6,540

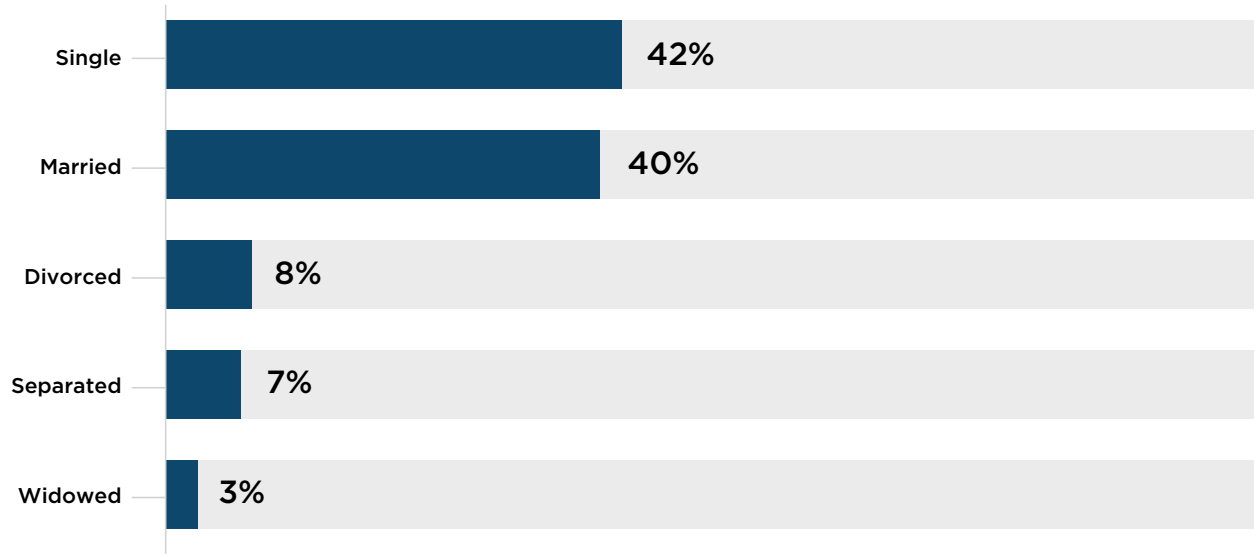
AGE



GENDER



MARITAL STATUS



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Housing

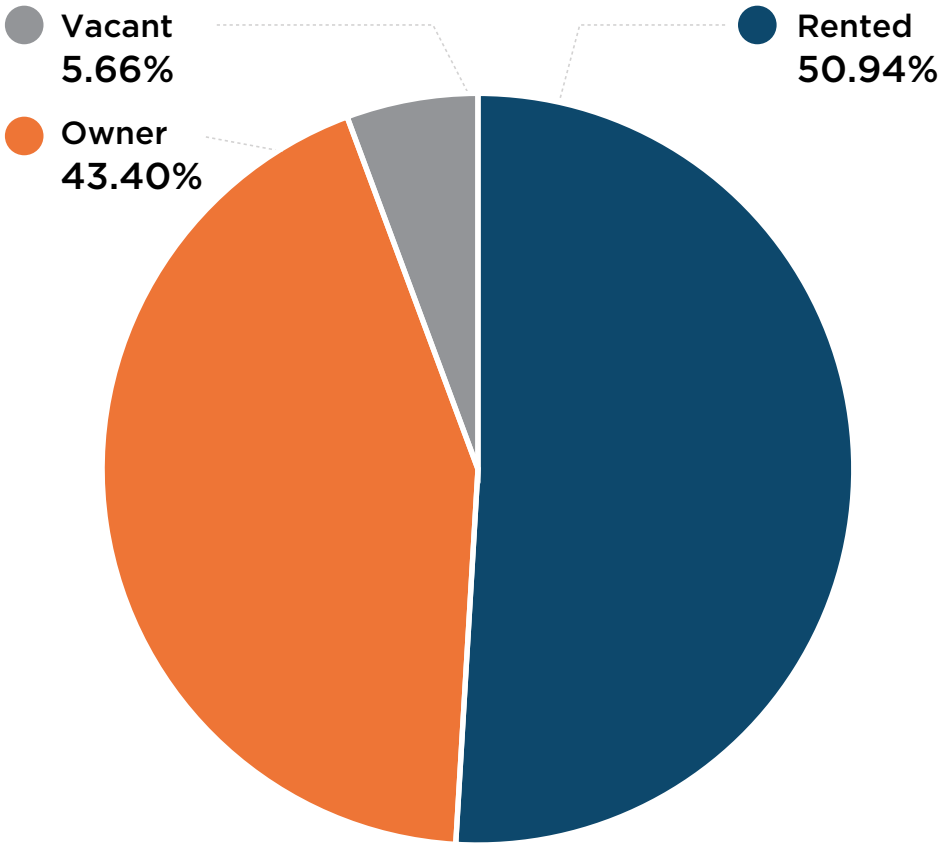
SUMMARY

Median Home Sale Price	$720,900
Median Year Built	1969

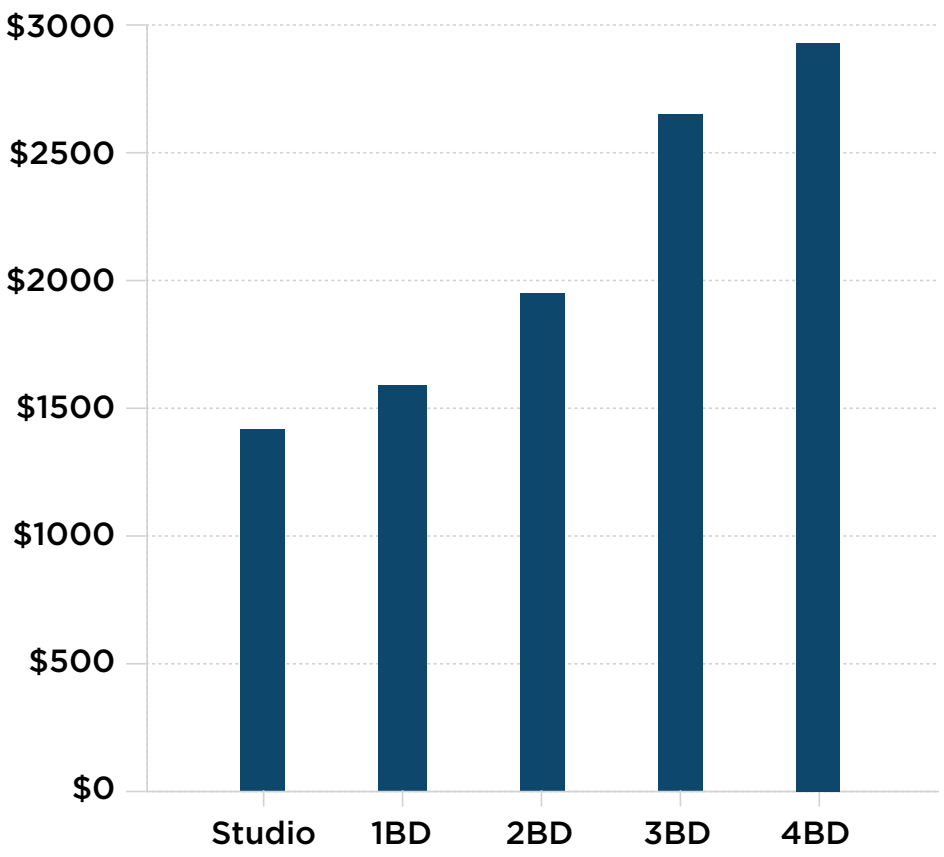
STABILITY

Annual Residential Turnover	8.57%

OCCUPANCY



FAIR MARKET RENTS (COUNTY)



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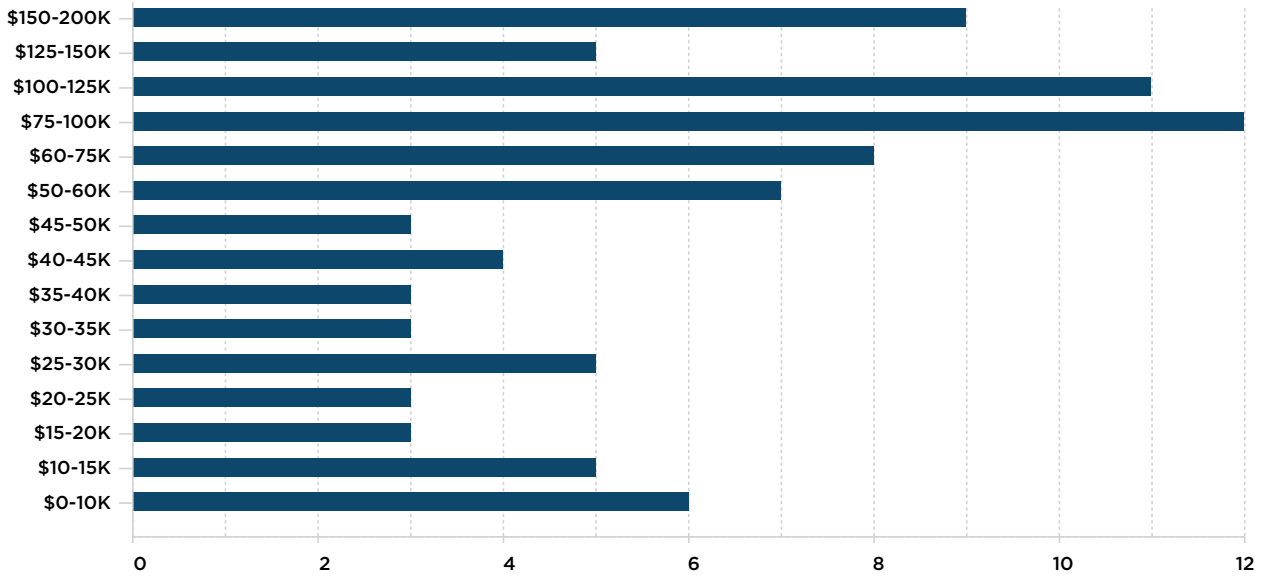
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Quality of Life

WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	50
Construction	1,032
Manufacturing	1,455
Transportation and Communications	939
Wholesale Trade	539
Retail Trade	2,255
Finance, Insurance and Real Estate	1,401
Services	7,510
Public Administration	443

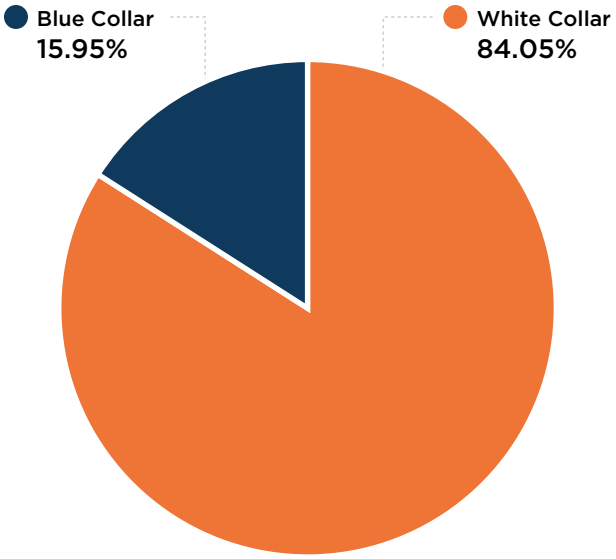
HOUSEHOLD INCOME



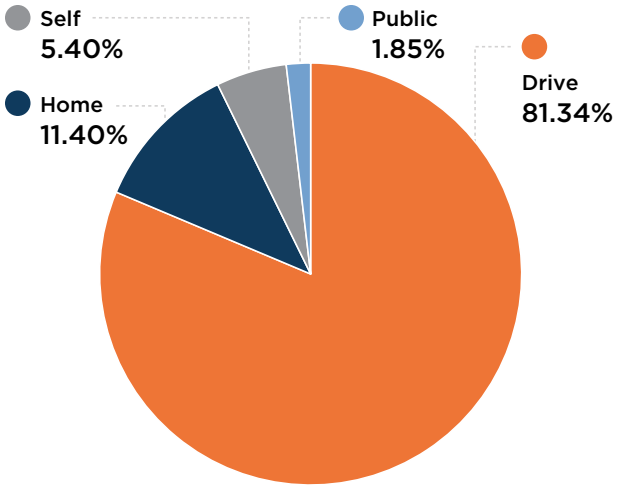
Average Household Income	$73,119

Average Per Capita Income	$37,984

WORKFORCE



COMMUTE METHOD



Median Travel Time	28 min

WEATHER

January High Temp (Avg. °F) 66.5	50
January Low Temp (Avg. °F) 45.6	1,032
July High Temp (Avg. °F) 89.6	1,455
July Low Temp (Avg. °F) 63.4	939
Annual Precipitation (Inches) 14.66	539

Schools

Radius: 1 Mile(s)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Cantara Street Elementary	0.19	K-5th	375	18	6/10
Magnolia Science Academy 7	0.58	K-5th	263	22	4/10
Lorne Street Elementary	0.68 K-5th 358 20 8/10				

	Community Rating (2)
Cantara Street Elementary	
Magnolia Science Academy 7	
Lorne Street Elementary	3

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Northridge Middle	0.18	6th-8th	690	15	4/10
James Jordan Middle	0.88	6th-8th	449	24	8/10

	Community Rating (2)
Northridge Middle	
James Jordan Middle	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
As You Are Preschool	0.6	Pre-K-K	6		
St. Mary Coptic Orthodox School	0.62	K-5th	32		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.
(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.
(3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

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