5117 *Woodman Avenue*
Sherman Oaks, CA



Prime Sherman Oaks Multifamily Investment

ValleyApartmentSales.com

10-Unit Apartment Community

5117 Woodman Avenue

10 Units in Sherman Oaks | Sherman Oaks, CA 91423

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01

Executive Summary

5117 Woodman Avenue

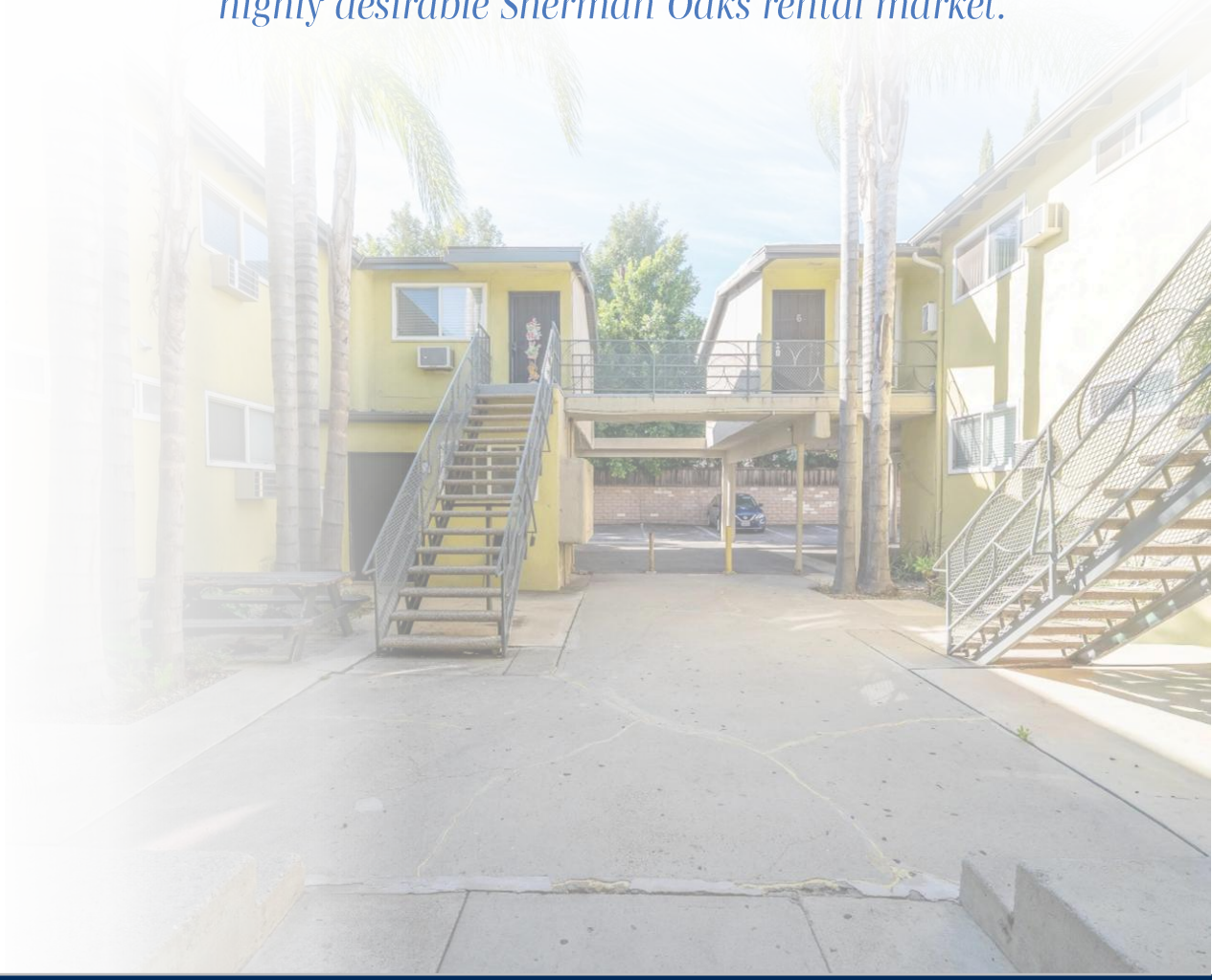
Property Summary

PRICING		
OFFERING PRICE		**$2,950,000**
PRICE/UNIT		$295,000
PRICE/SF		$300.68
GRM	10.02	**8.24**
CAP RATE	6.15%	**8.16%**
	Current	**Market**

THE ASSET	
Units	10
Year Built	1959
Gross SF	9,811
Lot SF	13,490
APN	2269-001-018
Floors	2

72	51	52
WALKSCORE	**TRANSIT SCORE**	**BIKE SCORE**

Equity Union Commercial is proud to present this 10-unit multifamily investment opportunity in the highly desirable Sherman Oaks rental market.



The Opportunity

Property Overview

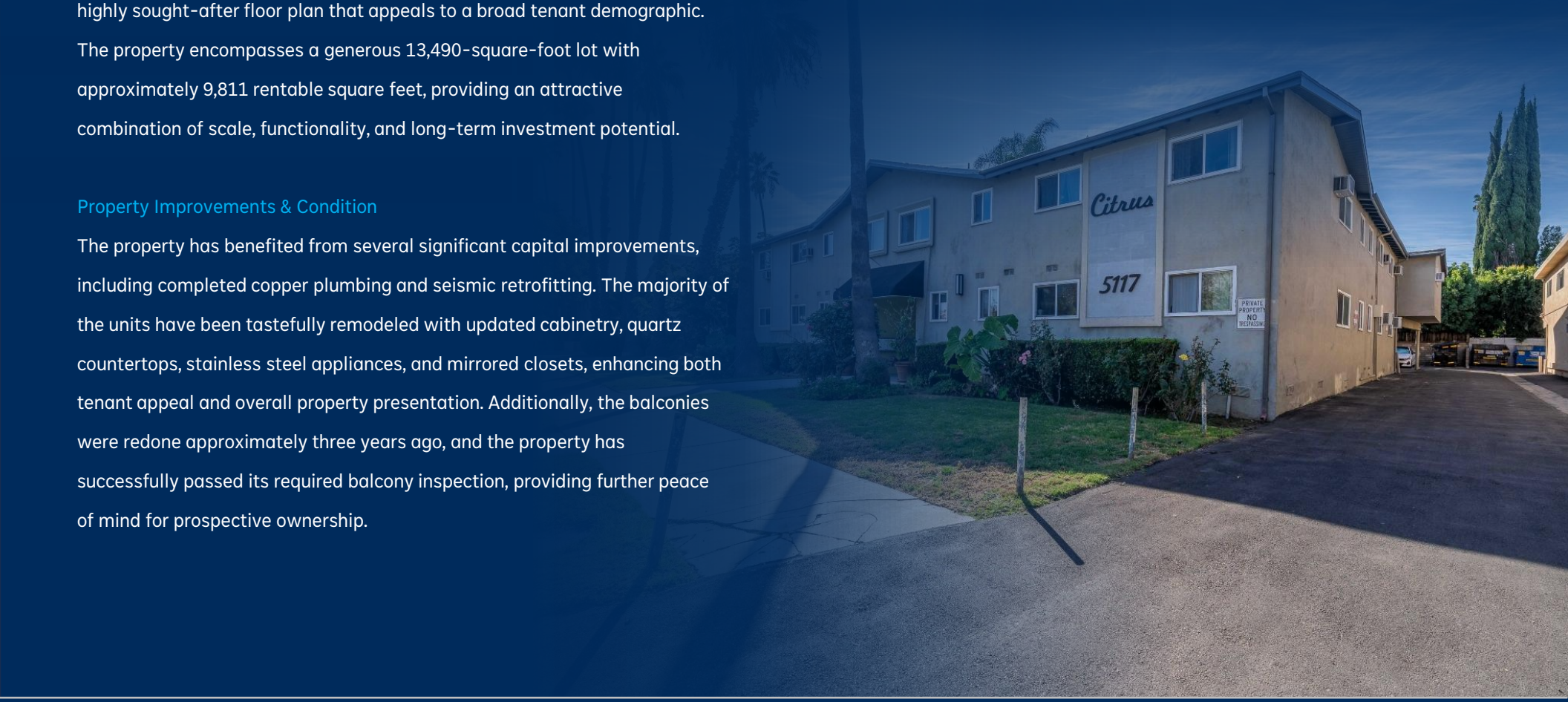
Equity Union Commercial is proud to present this 10-unit multifamily investment opportunity in the highly desirable Sherman Oaks rental market. Originally constructed in 1959, the property features an exceptional unit mix consisting entirely of (10) spacious 3-bedroom/2-bathroom units, offering a highly sought-after floor plan that appeals to a broad tenant demographic. The property encompasses a generous 13,490-square-foot lot with approximately 9,811 rentable square feet, providing an attractive combination of scale, functionality, and long-term investment potential.

Property Improvements & Condition

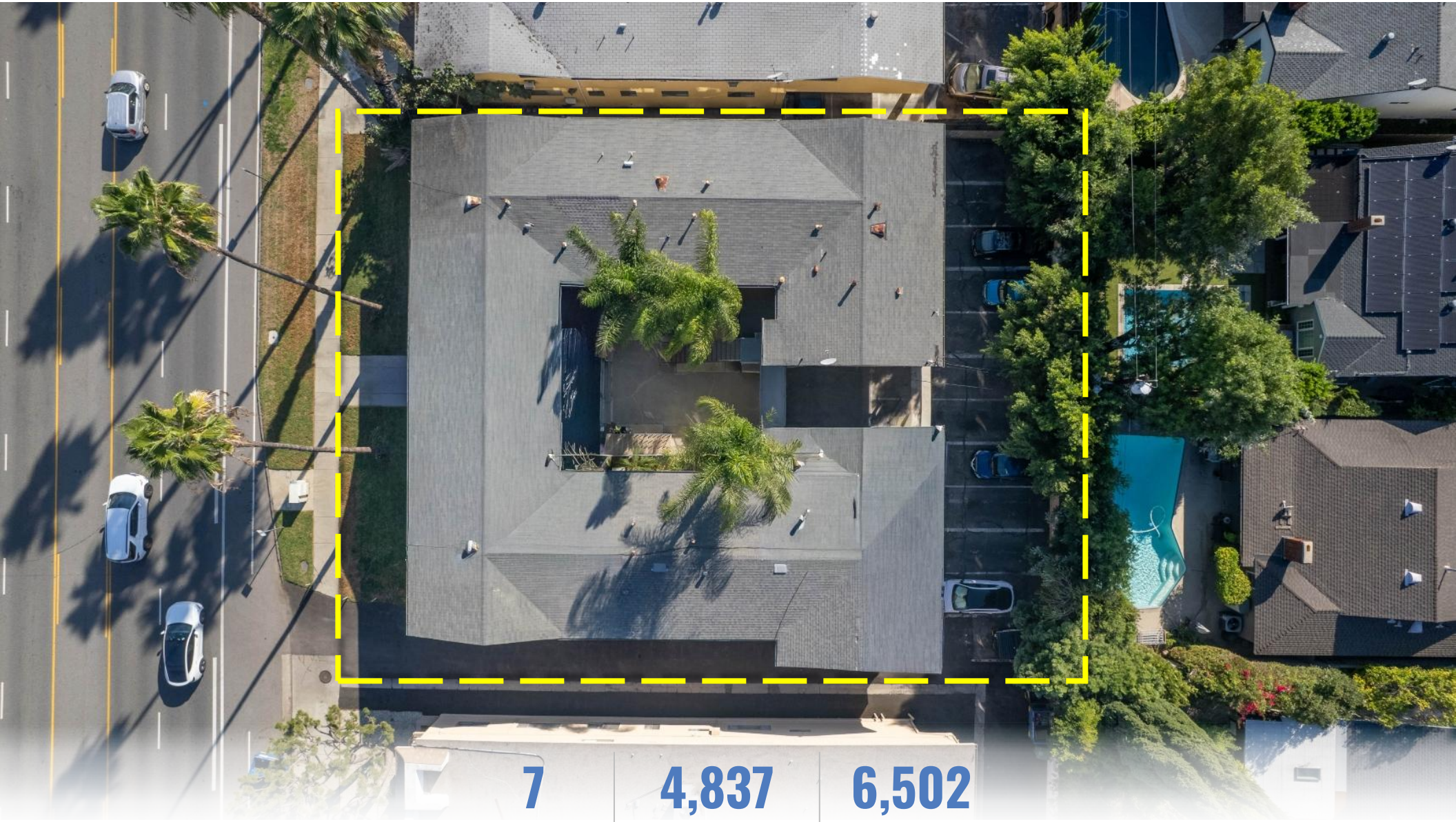
The property has benefited from several significant capital improvements, including completed copper plumbing and seismic retrofitting. The majority of the units have been tastefully remodeled with updated cabinetry, quartz countertops, stainless steel appliances, and mirrored closets, enhancing both tenant appeal and overall property presentation. Additionally, the balconies were redone approximately three years ago, and the property has successfully passed its required balcony inspection, providing further peace of mind for prospective ownership.

Rental Upside & Income Growth

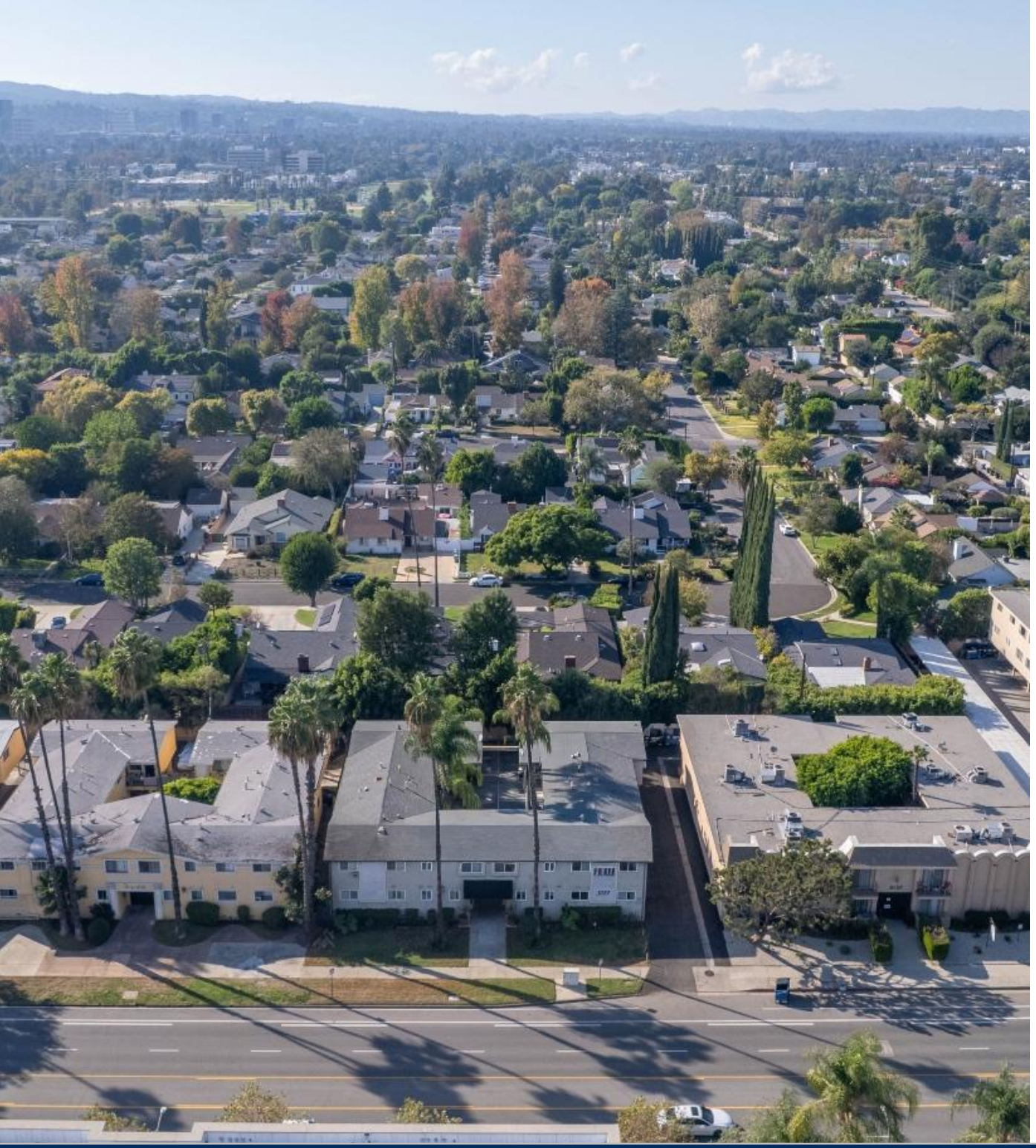
In addition to its desirable unit mix and substantial improvements, the property offers an opportunity to capitalize on existing rental upside. Current rents provide room for future income growth, while an additional $456.72 in monthly rent increases are scheduled to take effect in February 2027, offering a defined near-term boost to rental income. The combination of existing upside and scheduled increases creates an attractive opportunity for investors seeking both immediate and longer-term income growth.



Property Layout



7	4,837	6,502
TOTAL UNITS	BUILDING SF	LOT SF




Citrus
5117


Citrus
5117



















Prime Central Location





02

Financial Analysis

5117 Woodman Avenue

Rent Roll

Unit #	Type	Current Rent	Market Rent	Notes
1	3+2	$2,933	$2,995	
2	3+2	$1,259	$2,995	
3	3+2	$2,995	$2,995	
4	3+2	$1,936	$2,955	
5	3+2	$2,833	$2,955	
6	3+2	$2,955	$2,955	Vacant
7	3+2	$2,178	$2,955	
8	3+2	$2,533	$2,955	
9	3+2	$2,019	$2,955	
10	3+2	$2,733	$2,955	
Totals:		**$24,374**	**$29,670**	

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
10	3+2	$2,437	$24,374	$2,967	$29,670
Total Scheduled Rent			**$24,374**		**$29,670**

ANNUALIZED INCOME		Current		Market
Scheduled Gross Income		**$292,488**		**$356,040**
Less: Vacancy/Deductions	3%	($8,775)	3%	($10,681)
Plus: Misc. Income		$1,908		$1,908
Effective Gross Income		**$285,621**		**$347,267**

ANNUALIZED EXPENSES	Current	Market
Property Management Fee	$11,776	$14,242
Maintenance	$16,850	$16,850
Pest Control	$1,422	$1,422
Insurance	$12,848	$12,848
Trash	$4,406	$4,406
Electricity	$1,588	$1,588
Gas	$3,573	$3,573
Sewer	$7,600	$7,600
Water	$9,055	$9,055
Property Taxes	$34,981	$34,981
ESTIMATED EXPENSES	**$104,099**	**$106,565**
Expenses/Unit	$10,410	$10,656
Expenses/SF	$10.61	$10.86
% of GOI	36.4%	30.7%

RETURN	Current	Market
NOI	**$181,523**	**$240,702**



03

Market Comparables

5117 Woodman Avenue

Sales Comparables

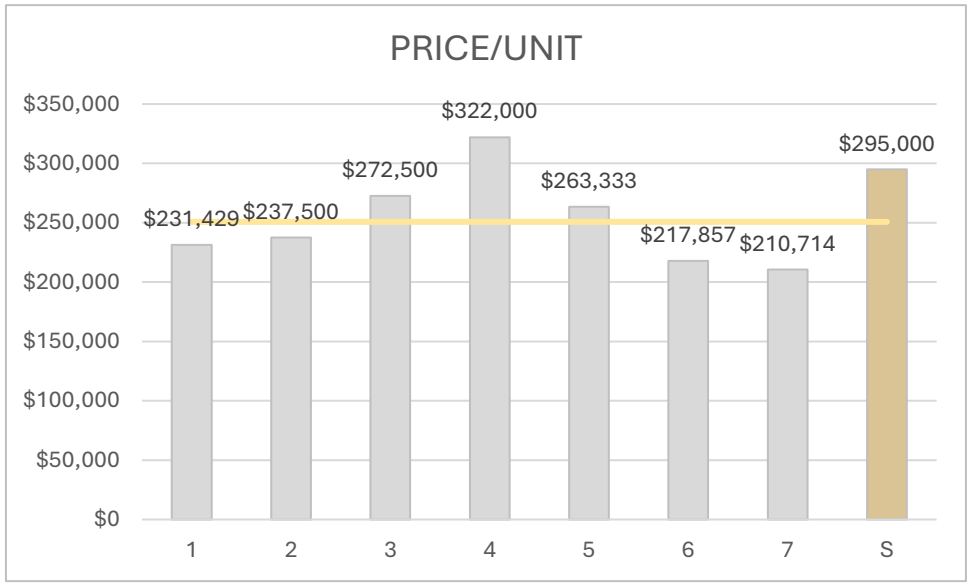
PHOTO		ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1	**14205 Burbank Boulevard** Sherman Oaks, CA 91401	7	1964	6,478	2 - 1+1 4 - 2+2 1 - 3+2	9/18/2026	**$1,620,000**	$231,429	$250.08	6.46%	9.66
	2	**4345 Ventura Canyon Avenue** Sherman Oaks, CA 91423	12	1957	9,410	5 - Studio 5 - 1+1 2 - 2+2	6/24/2026	**$2,850,000**	$237,500	$302.87	5.70%	11.40
	3	**14641 Magnolia Boulevard** Sherman Oaks, CA 91423	10	1962	8,920	4 - 1+1 6 - 2+2	4/21/2026	**$2,725,000**	$272,500	$305.49	5.88%	10.90
	4	**14728 Magnolia Boulevard** Sherman Oaks, CA 91423	5	1957	5,430	1 - 1+1 2 - 2+1 2 - 3+2	2/25/2026	**$1,610,000**	$322,000	$296.50	5.91%	-
	5	**13459 Moorpark Street** Sherman Oaks, CA 91423	12	1956	10,960	10 - 1+1 2 - 3+2	12/24/2025	**$3,160,000**	$263,333	$288.32	5.90%	11.40

Sales Comparables

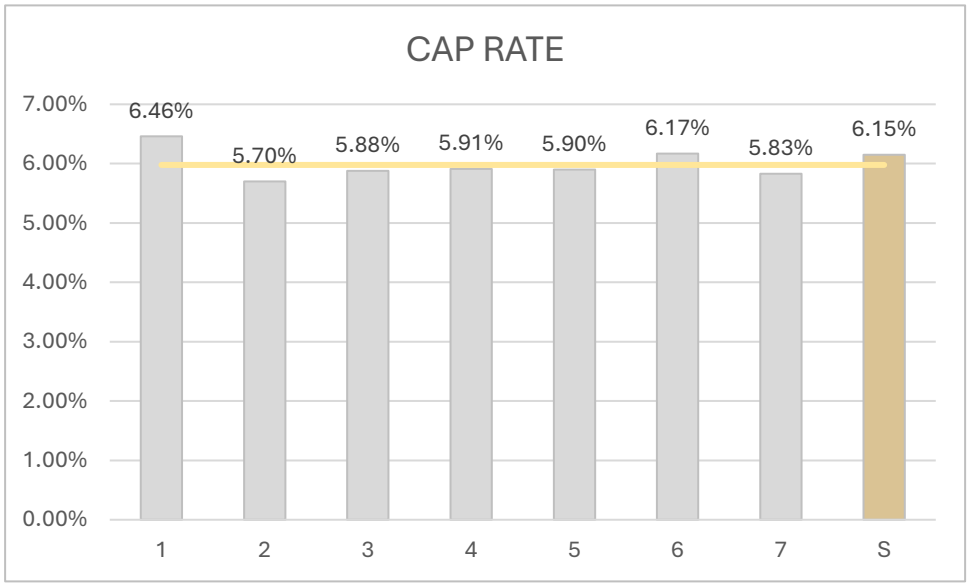
PHOTO		ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	6	**14310 Tiara Street** Sherman Oaks, CA 91401	7	1958	3,890	7 - 1+1	12/17/2025	**$1,525,000**	$217,857	$392.03	6.17%	10.30
	7	**5117 Woodman Avenue** Sherman Oaks, CA 91423	7	1964	4,837	1 - Studio 4 - 1+1 2 - 2+1	In Escrow*	**$1,475,000**	$210,714	$304.94	5.83%	11.20
		AVERAGES	**9**	**1960**	**7,132**			**$2,137,857**	**$250,762**	**$305.75**	**5.98%**	**10.81**
	S	Subject **5117 Woodman Avenue** Sherman Oaks, CA 91423	10	1959	9,811	10 - 3+2	On Market	**$2,950,000**	$295,000	$300.68	6.15%	10.02

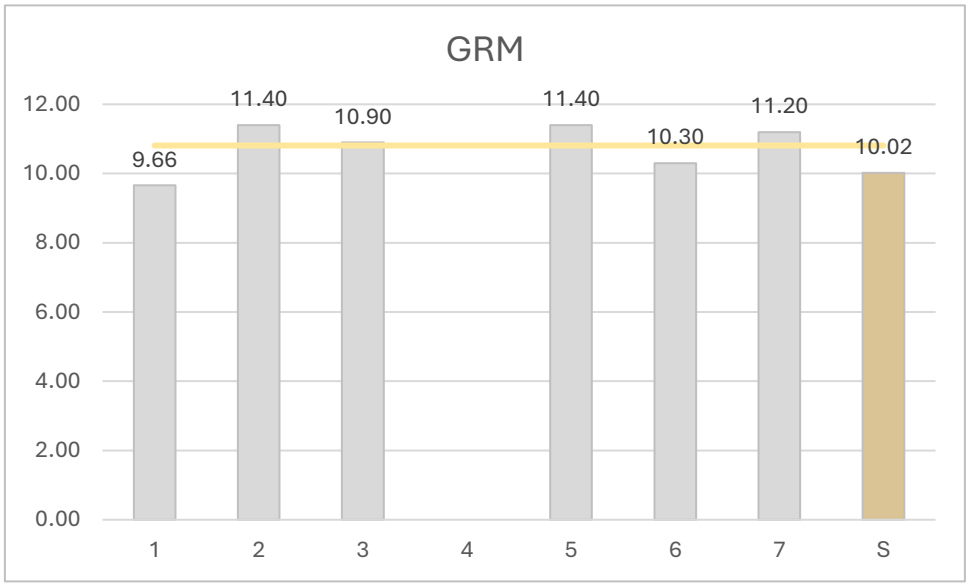
**Comp 7 is in escrow; figures reflect asking price. GRM average excludes Comp 4 (not reported).*

Sales Comparables

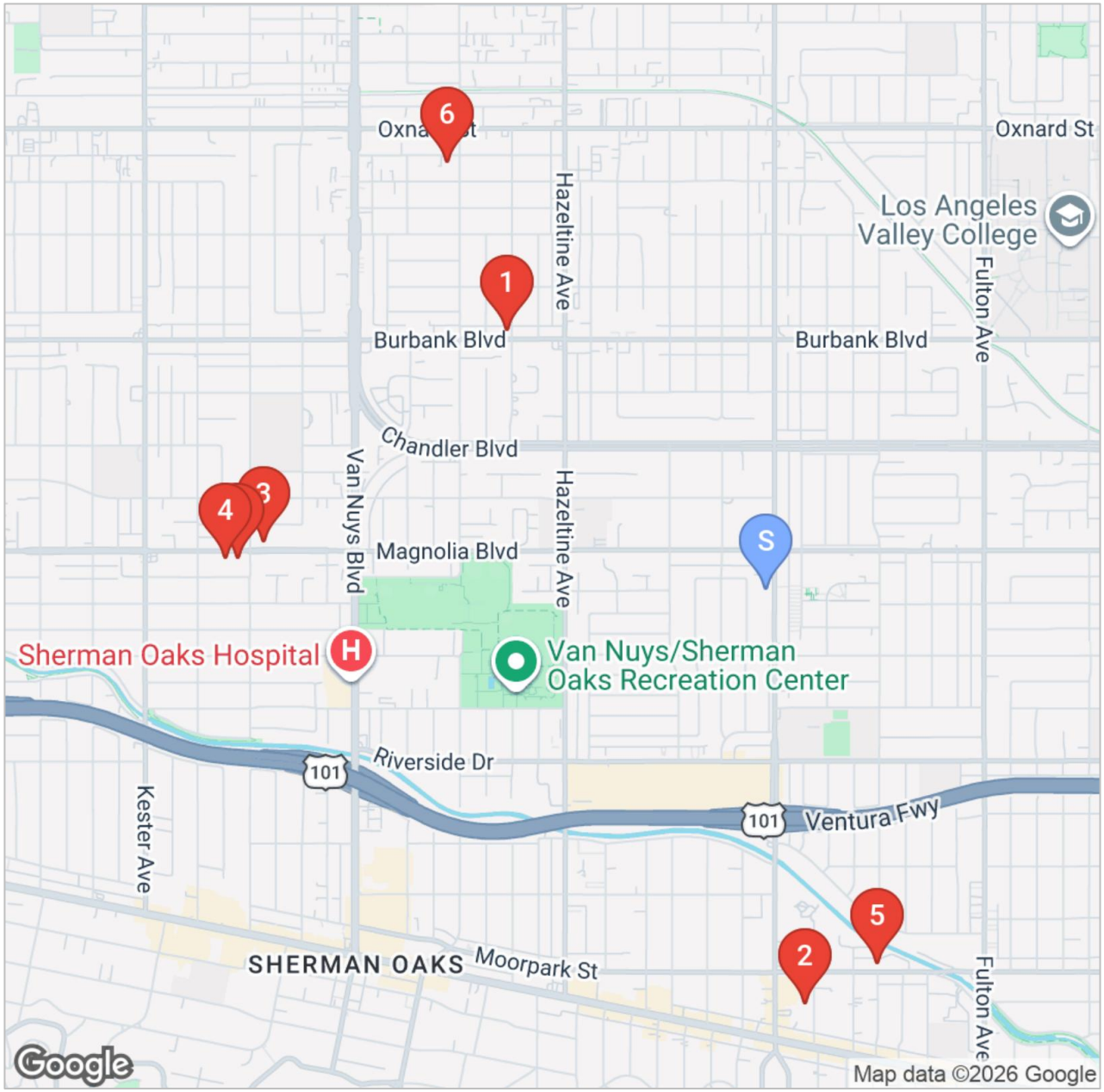








SALES COMPARABLES



5117 Woodman Avenue

S **5117 Woodman Avenue**
Sherman Oaks, CA 91423
$2,950,000 (Subject)

1 **14205 Burbank Boulevard**
Sherman Oaks, CA 91401
$1,620,000

2 **4345 Ventura Canyon Avenue**
Sherman Oaks, CA 91423
$2,850,000

3 **14641 Magnolia Boulevard**
Sherman Oaks, CA 91423
$2,725,000

4 **14728 Magnolia Boulevard**
Sherman Oaks, CA 91423
$1,610,000

5 **13459 Moorpark Street**
Sherman Oaks, CA 91423
$3,160,000

6 **14310 Tiara Street**
Sherman Oaks, CA 91401
$1,525,000

7 **5117 Woodman Avenue**
Sherman Oaks, CA 91423
$1,475,000 (asking; in escrow)

Comp 7 is not pinned; it sits on Magnolia Blvd between Comps 3 and 4.



04

Location Overview

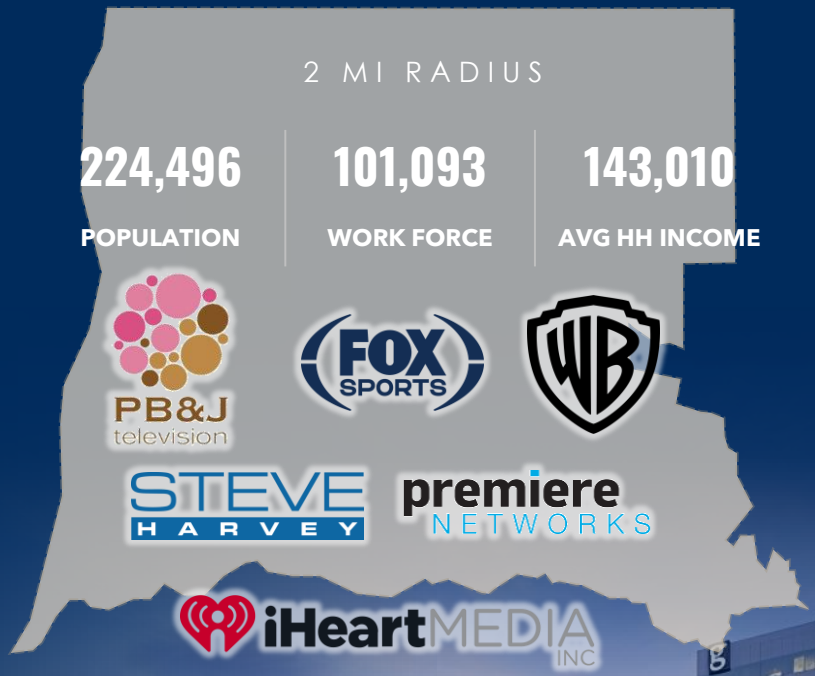
5117 Woodman Avenue

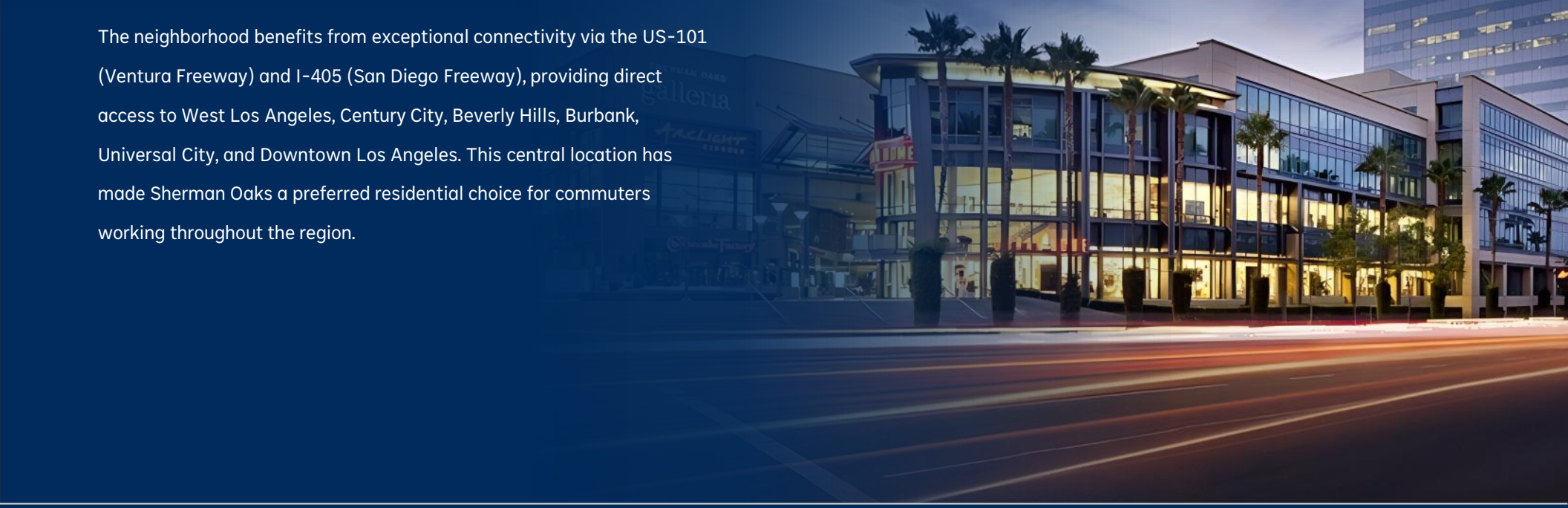
Sherman Oaks

Strategic Location

Located in the heart of the San Fernando Valley, Sherman Oaks is one of Los Angeles' most established and desirable residential communities, offering a compelling blend of suburban livability and urban convenience. Known for its tree-lined streets, affluent neighborhoods, and vibrant commercial corridors, Sherman Oaks continues to attract a diverse tenant base ranging from young professionals and families to executives seeking convenient access to major employment centers.

The neighborhood benefits from exceptional connectivity via the US-101 (Ventura Freeway) and I-405 (San Diego Freeway), providing direct access to West Los Angeles, Century City, Beverly Hills, Burbank, Universal City, and Downtown Los Angeles. This central location has made Sherman Oaks a preferred residential choice for commuters working throughout the region.







Area Amenities

The affluent community of Sherman Oaks is situated at the southern edge of the San Fernando Valley in Los Angeles County. Situated between the San Diego (405) and Ventura (101) Freeways, it is often considered “the gateway to the Valley.” Spanning 8 square miles, the city ranks as one of the most desirable places to live in the Valley with a strong economy, well-kept residential neighborhoods, excellent schools and endless recreational possibilities.

The Neighborhood

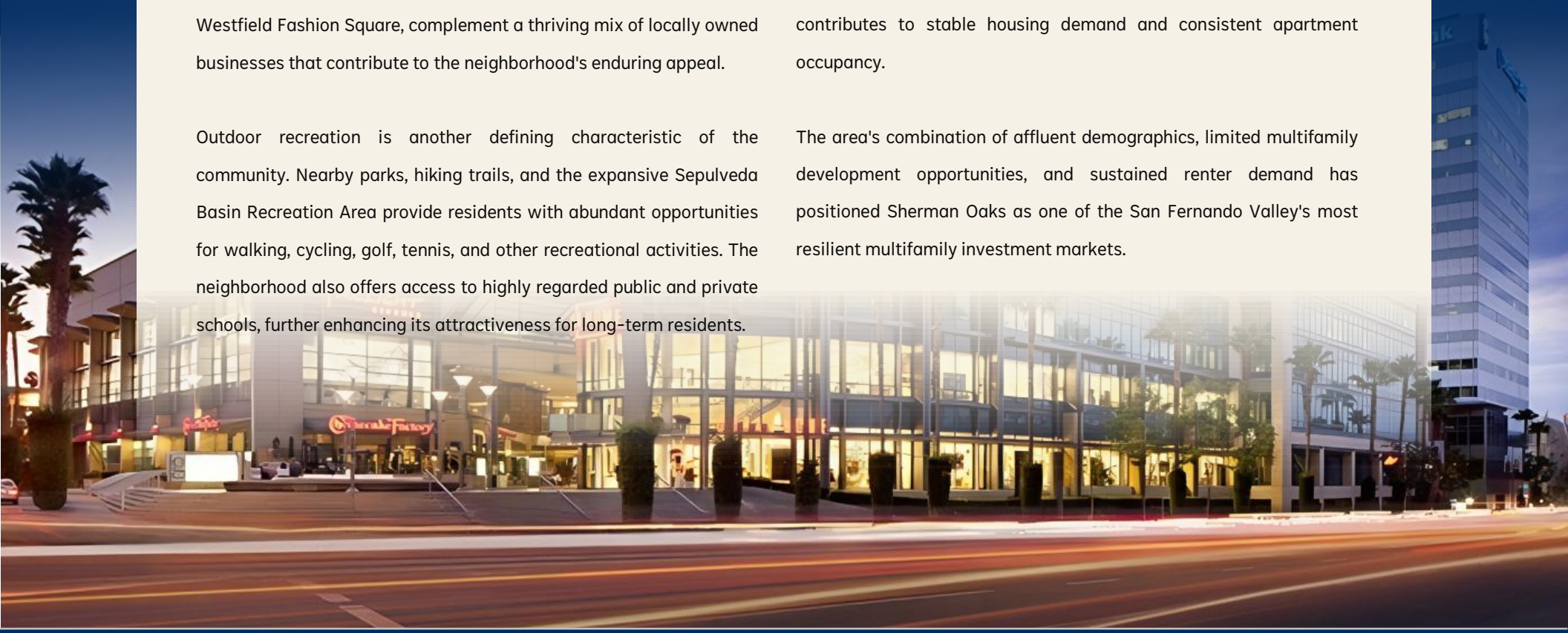
Strategic Location

Sherman Oaks' retail and dining scene is anchored by Ventura Boulevard, one of Southern California's premier commercial corridors. Residents enjoy an extensive selection of upscale restaurants, boutique retailers, fitness studios, entertainment venues, and everyday conveniences. Major shopping destinations, including Westfield Fashion Square, complement a thriving mix of locally owned businesses that contribute to the neighborhood's enduring appeal.

Outdoor recreation is another defining characteristic of the community. Nearby parks, hiking trails, and the expansive Sepulveda Basin Recreation Area provide residents with abundant opportunities for walking, cycling, golf, tennis, and other recreational activities. The neighborhood also offers access to highly regarded public and private schools, further enhancing its attractiveness for long-term residents.

Sherman Oaks is supported by a strong local economy and proximity to several of Los Angeles' largest employment hubs, including the entertainment industry in Studio City, Burbank, and Universal City, as well as the corporate offices of Century City, Sherman Oaks Medical Center, and the broader Westside. This diversified employment base contributes to stable housing demand and consistent apartment occupancy.

The area's combination of affluent demographics, limited multifamily development opportunities, and sustained renter demand has positioned Sherman Oaks as one of the San Fernando Valley's most resilient multifamily investment markets.



San Fernando Valley

Connectivity



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