

16647 Victory Blvd

16647 Victory Blvd, Van Nuys, CA 91406

OFFERING MEMORANDUM



Marcus & Millichap
LAAA TEAM

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Activity ID #ZAE0120254

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LAAA TEAM

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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap
LAAA TEAM

OFFERING SUMMARY



Listing Price
\$1,075,000



Buildable Units
4

FINANCIAL

Listing Price	\$1,075,000
Price/SF	\$172.33
Price/Unit	\$268,750

OPERATIONAL

Land SF	6,238 SF
Buildable Units	4
Lot Size	0.14 Acres



16647 VICTORY BLVD

16647 Victory Blvd, Van Nuys, CA 91406

INVESTMENT OVERVIEW

The LAAA Team and Matt Ziegler of Marcus & Millichap are pleased to present 16647 Victory Boulevard, a Ready to Issue “RTI”, development site to build 4 units that will allow the developer to start building as soon as they close escrow.

The property is ideally located on Victory Blvd and 2 blocks from Balboa Blvd in Van Nuys, CA. The project is well designed and consists of 3- 3 Bed / 2 Bath units and 1- 3 Bed / 2 Bath ADU which also include a recreation room and office. The building design is for 2 stories residential with the parking garage on the first floor. Plans call for 3 units on top floor and 1 unit plus rec room and office on the bottom floor. The project also provides 4 standard, 1 compact and 1 disabled car parking spots as well as 6 bicycle parking spaces.

The project is ideally located across the street from Lake Balboa Park and the Balboa Orange Line Station as well as close to the Van Nuys Airport and Van Nuys Golf Course.

Van Nuys is a neighborhood in the San Fernando Valley region of Los Angeles, California. The San Fernando Valley itself has a population of around 1.862 million people. The Van Nuys neighborhood is known for its residential areas, shopping centers, and the Van Nuys Airport, which is one of the busiest general aviation airports in the world. Some of the popular attractions in Van Nuys include the Japanese Garden, the Valley Municipal Building, and the Sepulveda Dam Recreation Area. The neighborhood is also home to several schools, including Van Nuys High School and Valley College. The neighborhood is easily accessible by car, with major highways like the 101 and 405 running through the area and is also served by the Van Nuys FlyAway bus service to LAX airport.

INVESTMENT HIGHLIGHTS

Ready to Issue Permits | Build 4 Units with Rec Room & Office

Parking On-Grade | No Subterranean Parking | 6 Parking Spaces + 6 Bicycle Parking Spaces

Great Mix of All 3 Bedroom / 2 Bathroom Units | Large Units - Average 1,407 Square Feet

Great Location Next to Lake Balboa Park, Balboa Orange Line Station, Van Nuys Airport & Van Nuys Golf Course

SECTION 2

Property Information

REGIONAL MAP

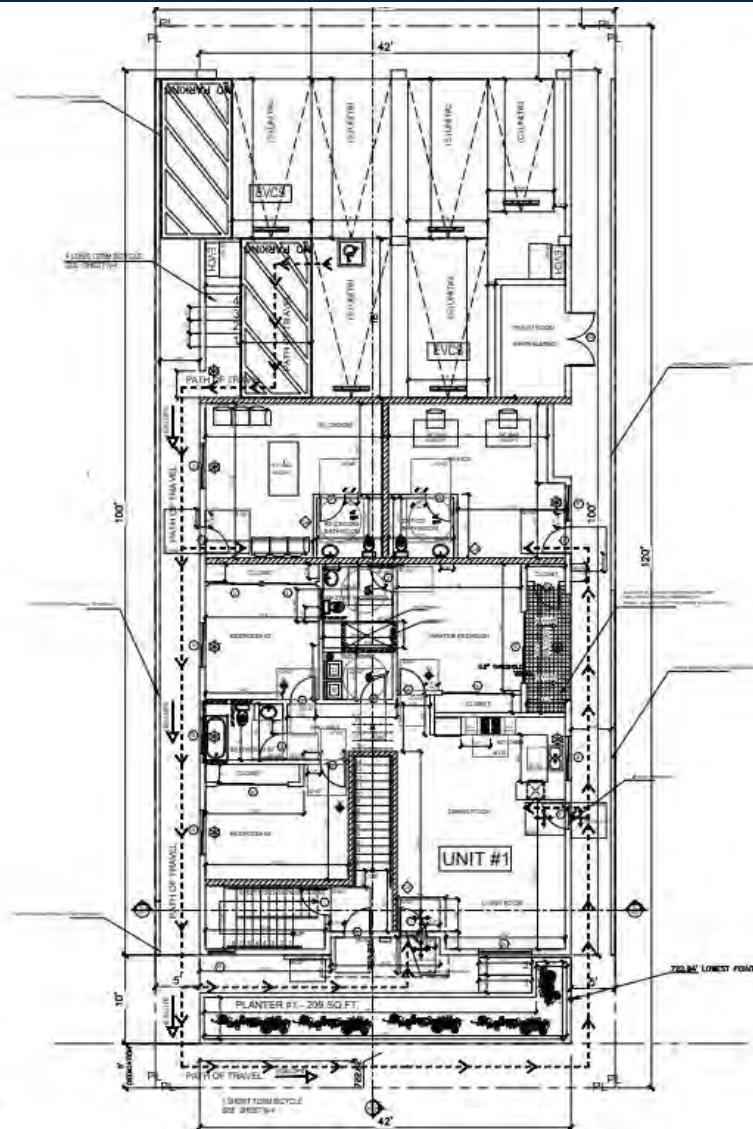
LOCAL MAP

AERIAL MAP

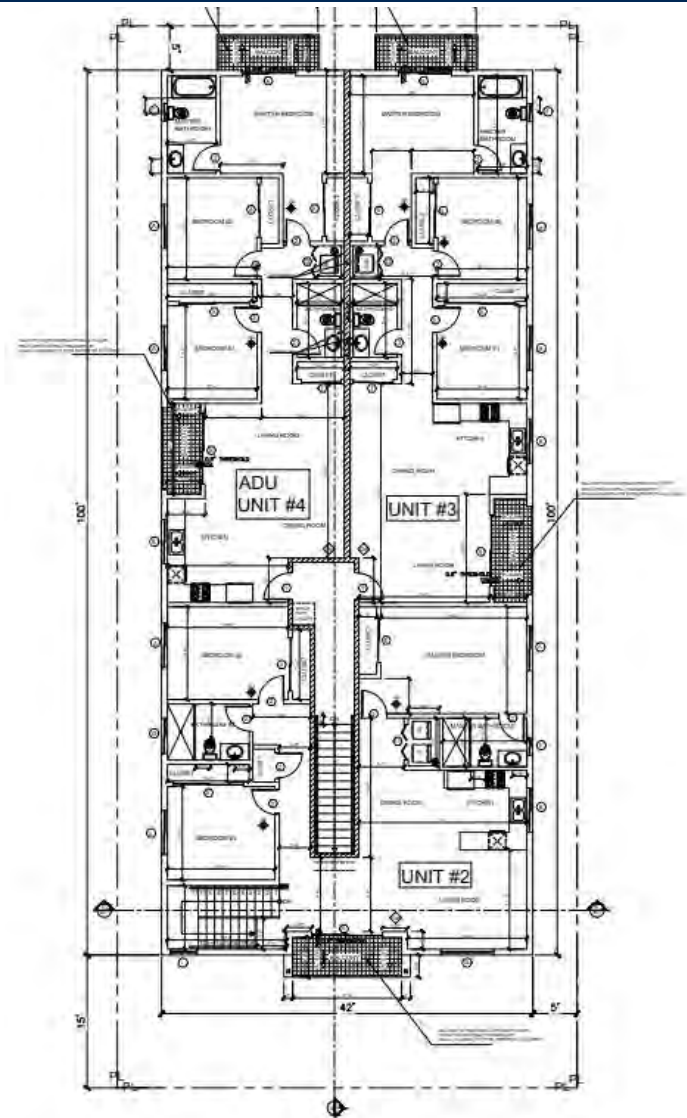
RETAILER MAP

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PLANS // 16647 Victory Blvd

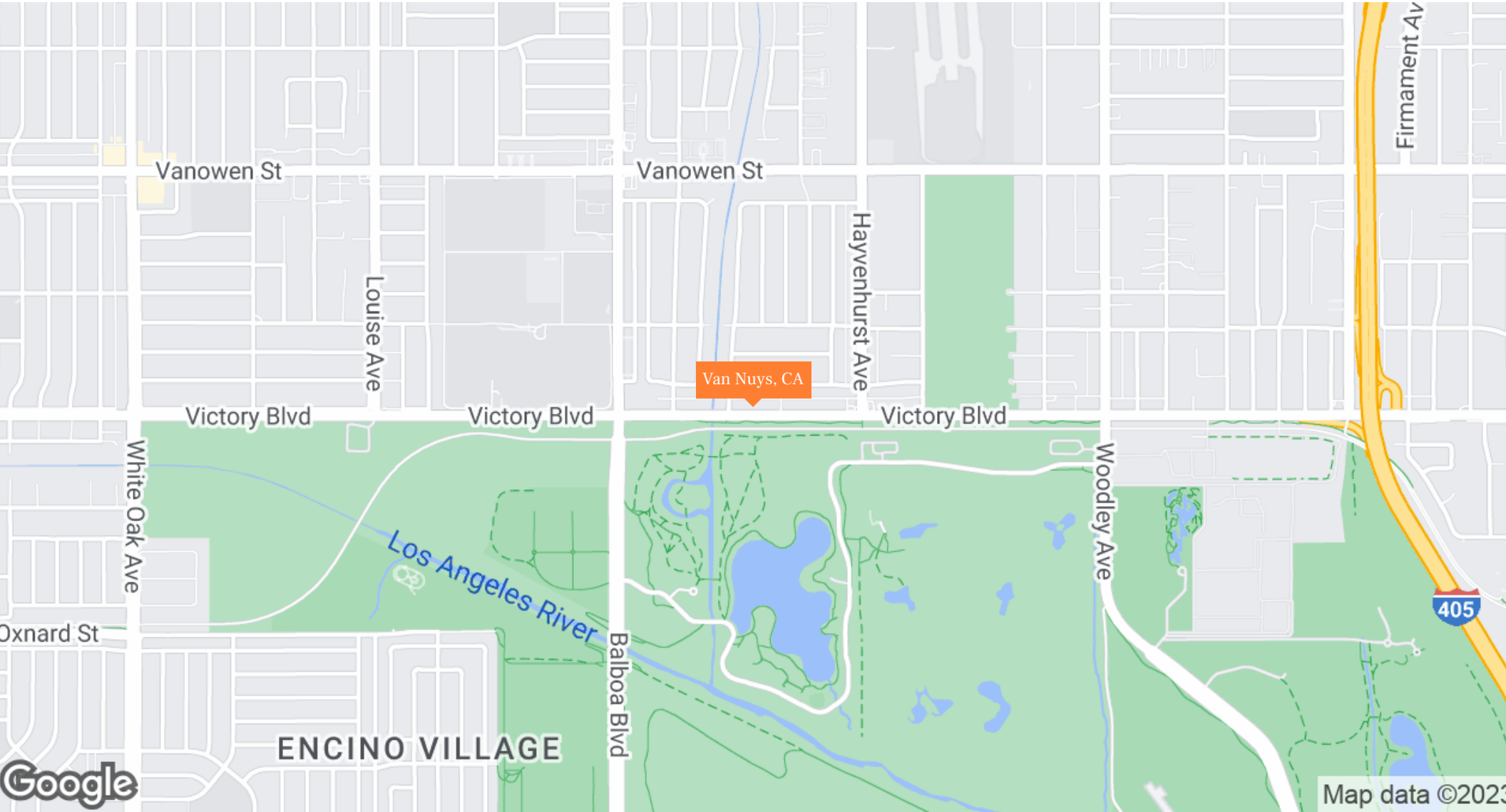


FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0"

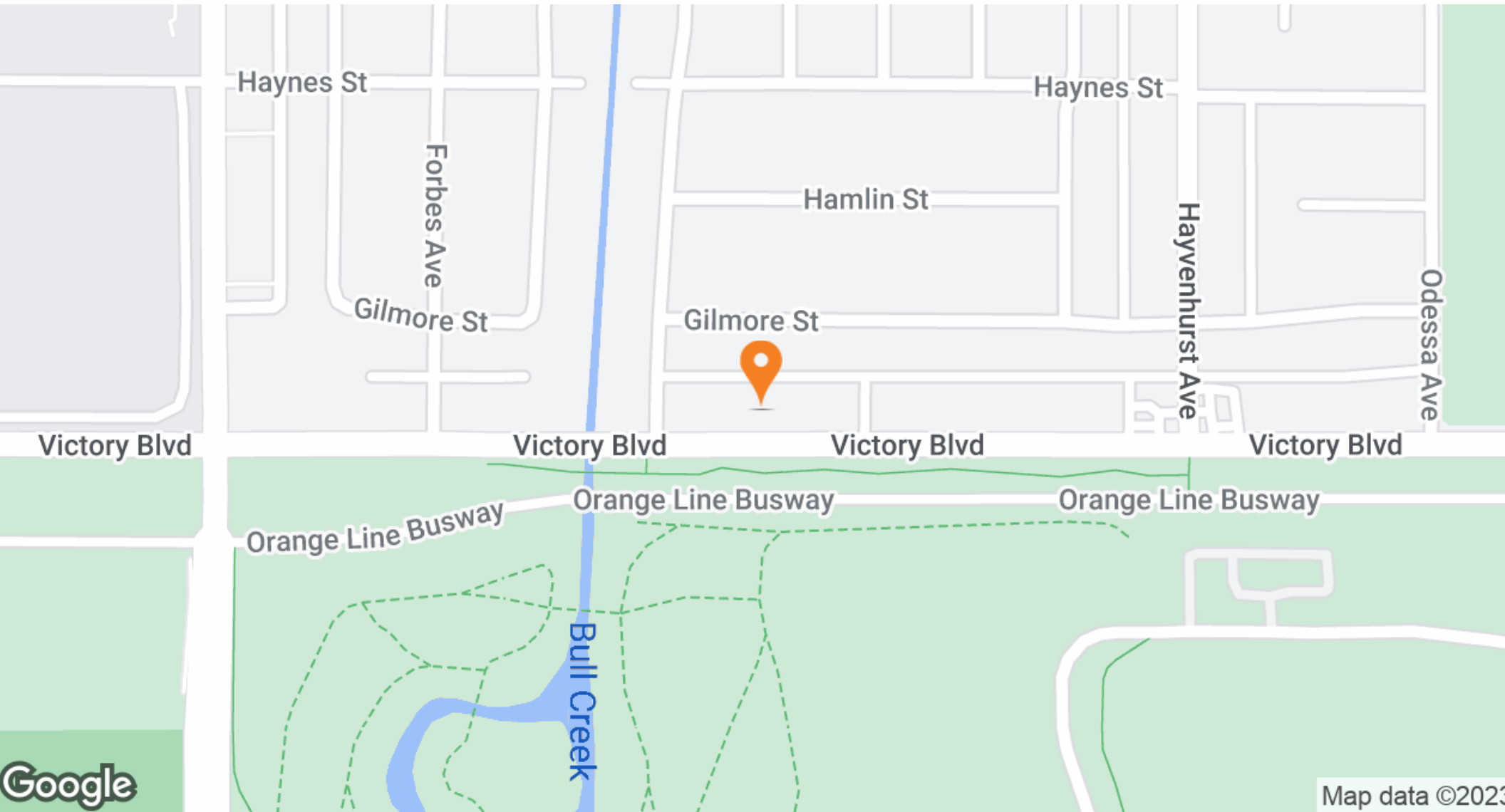


SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0"

REGIONAL MAP // 16647 Victory Blvd



16647 Victory Blvd // LOCAL MAP



16647 Victory Blvd // RETAILER MAP



SECTION 3

Financial Analysis

FINANCIAL DETAILS

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THE OFFERING	
Land Price	\$1,075,000
Land SF	6,238
Land Price/SF	\$172.33
Buildable Units	4
Price/Buildable	\$268,750
Land Acres	0.14

SECTION 4

Sale Comparables

Land

SALE COMPS MAP

SALE COMPS SUMMARY

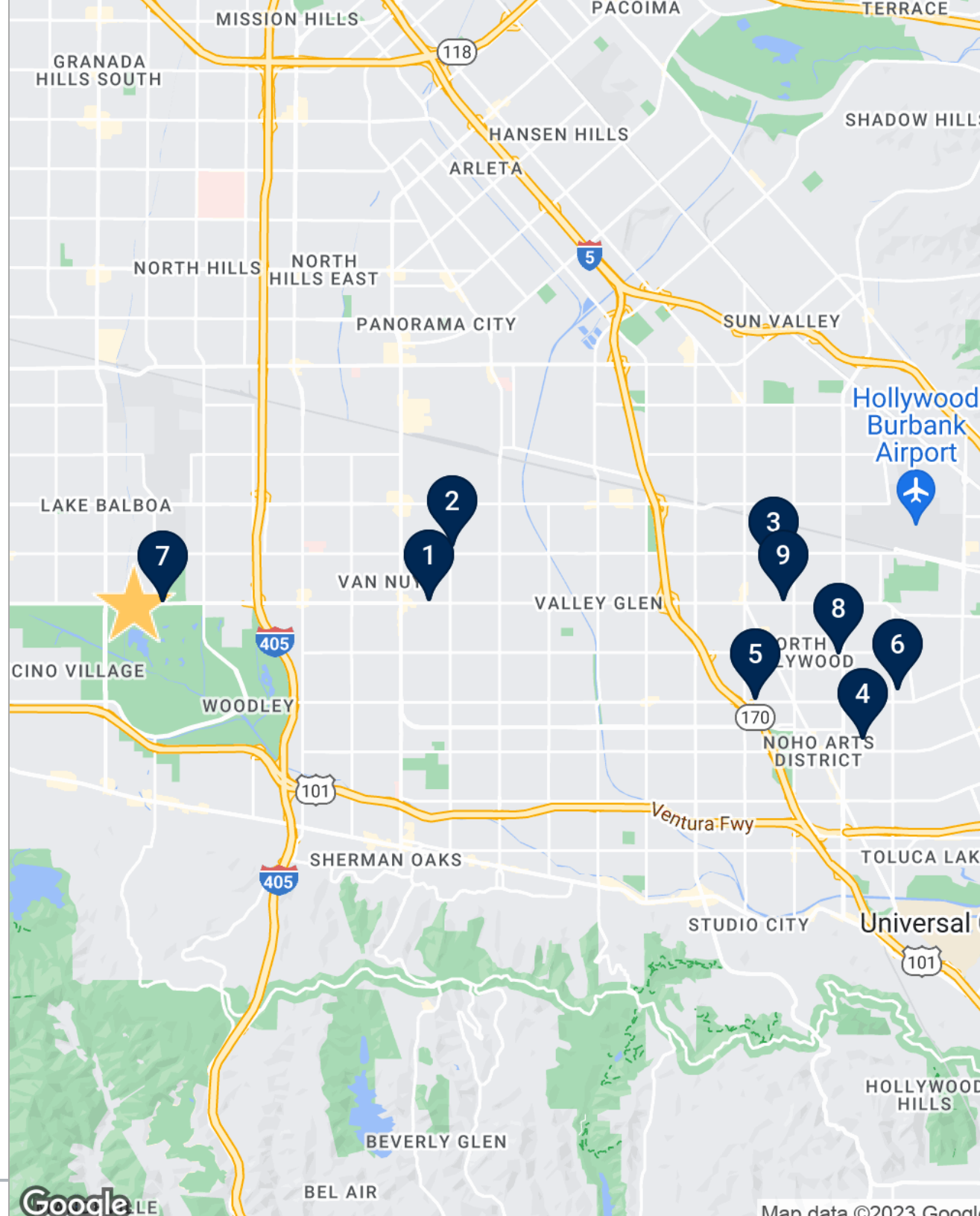
PRICE PER SF CHART

PRICE PER UNIT CHART




SALE COMPS

SALE COMPS MAP




-  16647 Victory Blvd
-  14243 Victory Blvd
-  6830 Hazeltine Ave
-  6651 Camellia Ave
-  5261 Harmony Ave
-  11639 Burbank Blvd
-  5659 Auckland Ave
-  16419 Victory Blvd
-  11026 Oxnard St
-  6400 Farmdale Ave



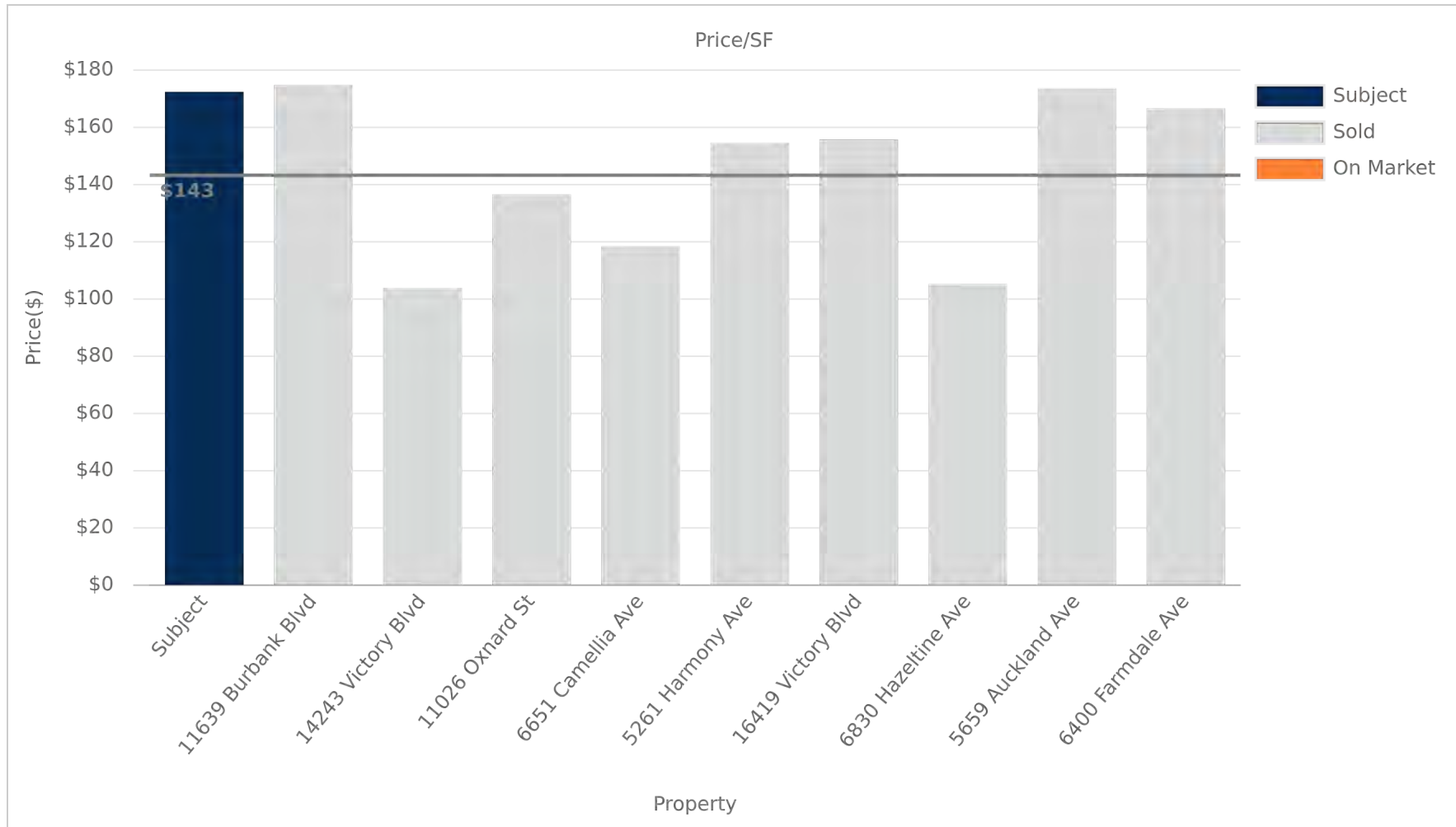
SALE COMPS SUMMARY // 16647 Victory Blvd

	SUBJECT PROPERTY	PRICE	LAND SF	PRICE/SF	PRICE/BUILDABLE	BUILDABLE	CLOSE
	16647 Victory Blvd 16647 Victory Blvd Van Nuys, CA 91406	\$1,075,000	6,238 SF	\$172.33	\$268,750	4	On Market
	SALE COMPARABLES	PRICE	LAND SF	PRICE/SF	PRICE/BUILDABLE	BUILDABLE	CLOSE
	14243 Victory Blvd 14243 Victory Blvd Van Nuys, CA 91401	\$675,000	6,499 SF	\$103.86	\$168,750	4	11/08/2019
	6830 Hazeltine Ave 6830 Hazeltine Ave Van Nuys, CA 91405	\$1,060,000	10,080 SF	\$105.16	\$176,666	6	01/12/2022
	6651 Camellia Ave 6651 Camellia Ave North Hollywood, CA 91606	\$799,000	6,750 SF	\$118.37	\$266,333	3	08/20/2020
	5261 Harmony Ave 5261 Harmony Ave North Hollywood, CA 91601	\$1,160,000	7,509 SF	\$154.48	\$290,000	4	02/19/2021
	11639 Burbank Blvd 11639 Burbank Blvd North Hollywood, CA 91601	\$1,100,000	6,297 SF	\$174.69	\$275,000	4	03/12/2019
	5659 Auckland Ave 5659 Auckland Ave North Hollywood, CA 91601	\$1,050,000	6,051 SF	\$173.53	\$262,500	4	08/19/2022

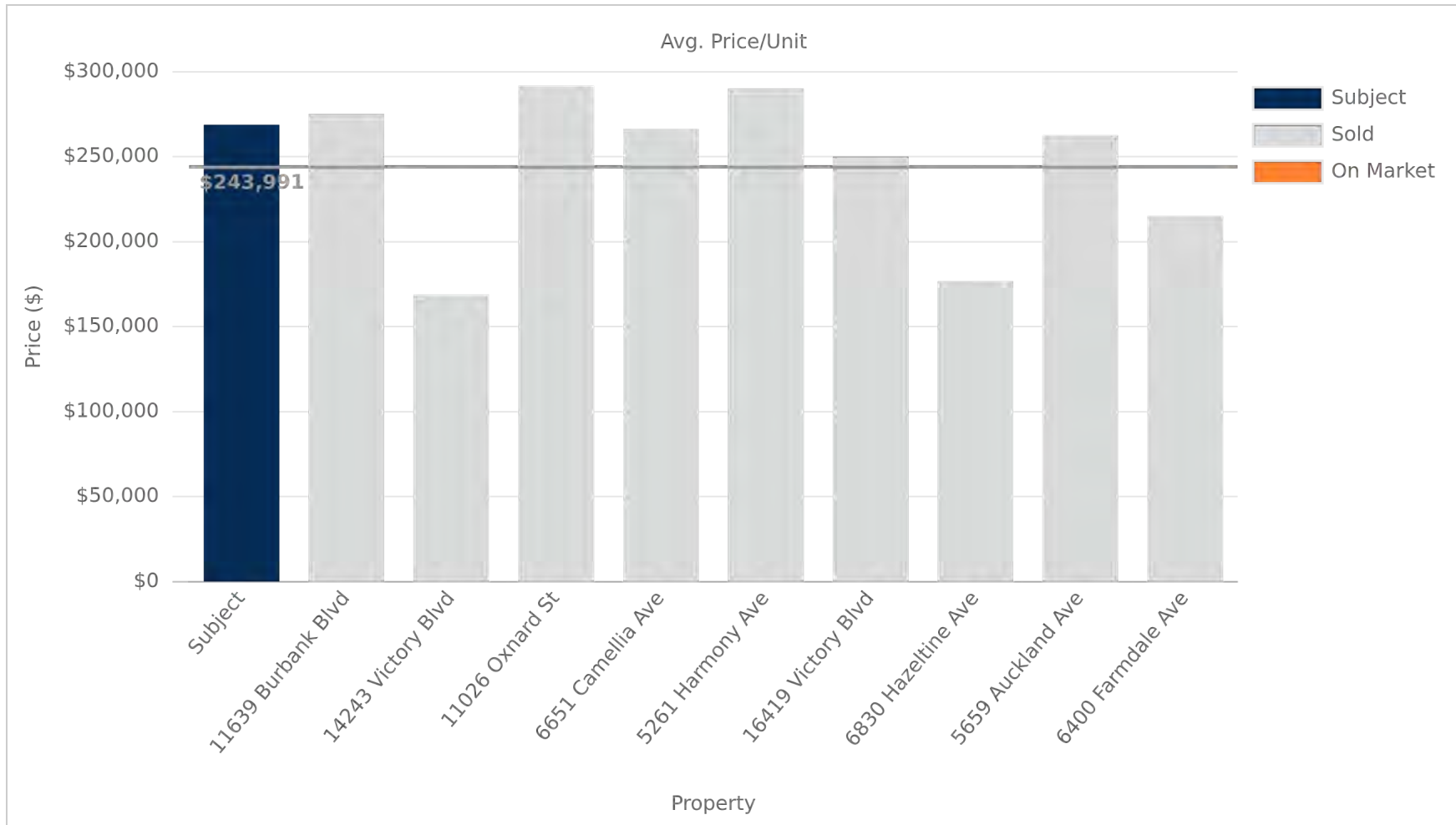
16647 Victory Blvd // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	LAND SF	PRICE/SF	PRICE/BUILDABLE	BUILDABLE	CLOSE
	16419 Victory Blvd 16419 Victory Blvd Van Nuys, CA 91406	\$1,000,000	6,426 SF	\$155.62	\$250,000	4	07/29/2021
	11026 Oxnard St 11026 Oxnard St North Hollywood, CA 91606	\$875,000	6,412 SF	\$136.46	\$291,666	3	04/29/2020
	6400 Farmdale Ave 6400 Farmdale Ave North Hollywood, CA 91606	\$1,290,000	7,743 SF	\$166.60	\$215,000	6	11/22/2022
	AVERAGES	\$1,001,000	7,085 SF	\$143.20	\$243,990	4	-

PRICE PER SF CHART // 16647 Victory Blvd



16647 Victory Blvd // PRICE PER UNIT CHART



SALE COMPS // 16647 Victory Blvd



16647 Victory Blvd

16647 Victory Blvd, Van Nuys, CA 91406

Listing Price:	\$1,075,000	Price/SF:	\$172.33
COE:	On Market	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$268,750
Lot SF:	6,238 SF		



14243 Victory Blvd

14243 Victory Blvd Van Nuys, CA 91401

Sale Price:	\$675,000	Price/SF:	\$103.86
COE:	11/08/2019	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$168,750
Total SF:	6,499 SF		

Permits paid for 4 units.



2 6830 Hazeltine Ave
6830 Hazeltine Ave Van Nuys, CA 91405

Sale Price:	\$1,060,000	Price/SF:	\$105.16
COE:	01/12/2022	Number Of Units:	6
Lot Size:	0.23 Acres	Price/Unit:	\$176,666
Total SF:	10,080 SF		

Plans submitted for 6 homes.



3 6651 Camellia Ave
6651 Camellia Ave North Hollywood, CA 91606

Sale Price:	\$799,000	Price/SF:	\$118.37
COE:	08/20/2020	Number Of Units:	3
Lot Size:	0.15 Acres	Price/Unit:	\$266,333
Total SF:	6,750 SF		

RTI for 3 units.

SALE COMPS // 16647 Victory Blvd



4 5261 Harmony Ave
5261 Harmony Ave North Hollywood, CA 91601

Sale Price:	\$1,160,000	Price/SF:	\$154.48
COE:	02/19/2021	Number Of Units:	4
Lot Size:	0.17 Acres	Price/Unit:	\$290,000
Total SF:	7,509 SF		

RTI for 4 units.



5 11639 Burbank Blvd
11639 Burbank Blvd North Hollywood, CA 91601

Sale Price:	\$1,100,000	Price/SF:	\$174.69
COE:	03/12/2019	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$275,000
Total SF:	6,297 SF		

RTI for 4 units.

16647 Victory Blvd // SALE COMPS



6 5659 Auckland Ave
5659 Auckland Ave North Hollywood, CA 91601

Sale Price:	\$1,050,000	Price/SF:	\$173.53
COE:	08/19/2022	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$262,500
Total SF:	6,051 SF		

RTI for 4 units.



7 16419 Victory Blvd
16419 Victory Blvd Van Nuys, CA 91406

Sale Price:	\$1,000,000	Price/SF:	\$155.62
COE:	07/29/2021	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$250,000
Total SF:	6,426 SF		

RTI for 4 units.

SALE COMPS // 16647 Victory Blvd



8 11026 Oxnard St
11026 Oxnard St North Hollywood, CA 91606

Sale Price:	\$875,000	Price/SF:	\$136.46
COE:	04/29/2020	Number Of Units:	3
Lot Size:	0.15 Acres	Price/Unit:	\$291,666
Total SF:	6,412 SF		

RTI for 3 units.



9 6400 Farmdale Ave
6400 Farmdale Ave North Hollywood, CA 91606

Sale Price:	\$1,290,000	Price/SF:	\$166.60
COE:	11/22/2022	Number Of Units:	6
Lot Size:	0.18 Acres	Price/Unit:	\$215,000
Total SF:	7,743 SF		

RTI for 6 units.

SECTION 5

Sale Comparables

New Construction

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

PRICE PER SF CHART

PRICE PER UNIT CHART

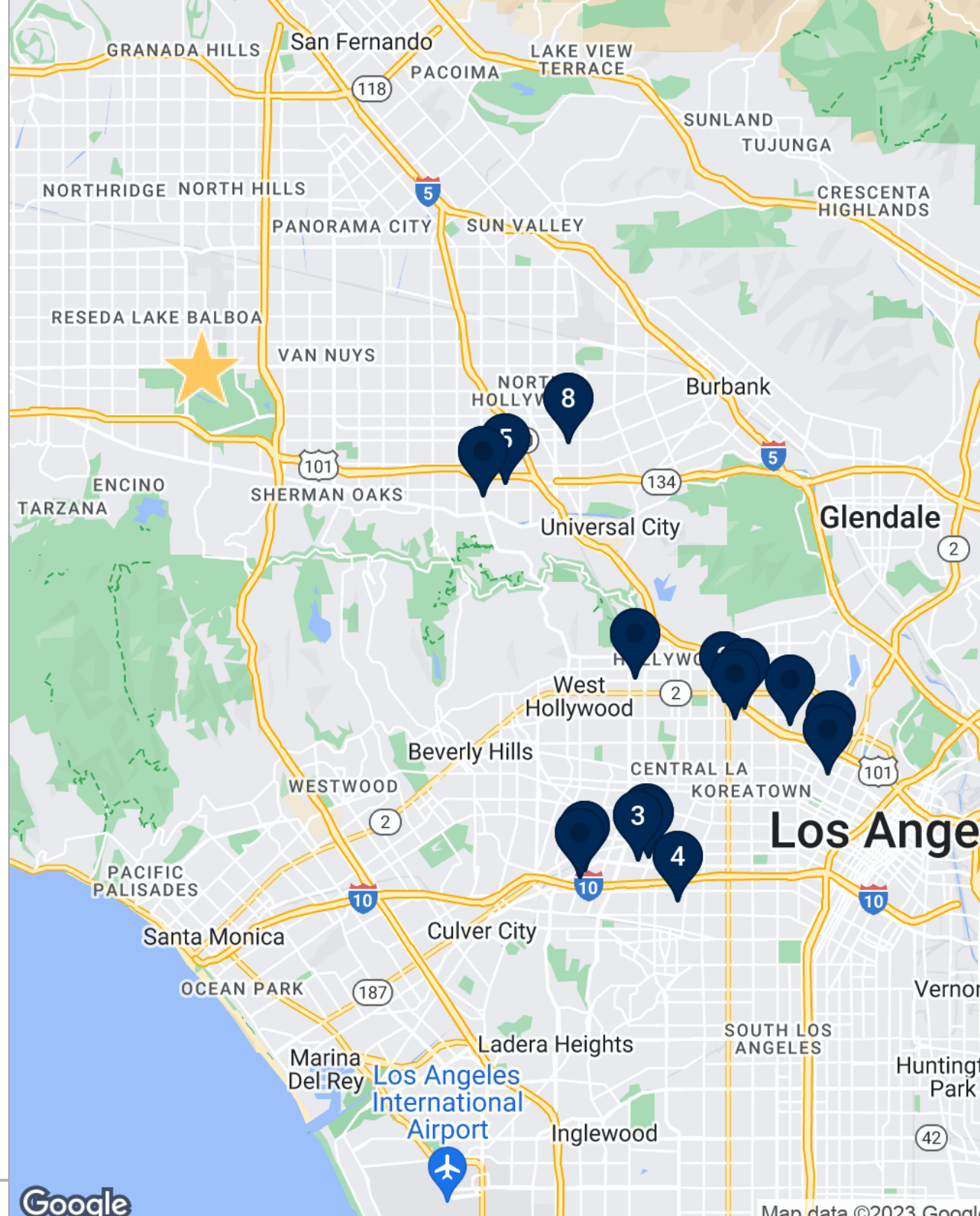
SALE COMPS

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SALE COMPS MAP

-  16647 Victory Blvd
-  1 2111 S Ridgeley Dr
-  2 5427 Barton Ave
-  3 4647 Pickford St
-  4 3820 Mont Clair St
-  5 4453 Colfax Ave
-  6 4523 St Elmo Dr
-  7 4553 Saturn St
-  8 5142 Riverton Ave
-  9 837 N Kingsley Dr
-  10 638 N Serrano Ave
-  11 543 N Virgil Ave
-  12 2301 Hauser Blvd
-  13 2318 W 2nd St
-  14 227 N Park View St
-  15 1307 N Orange Dr
-  16 4260 Laurel Canyon Blvd

28 | SALE COMPARABLES



16647 Victory Blvd // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	16647 Victory Blvd 16647 Victory Blvd Van Nuys, CA 91406	\$3,450,000	6,468 SF	\$533.40	0.14 AC	\$862,500	4.64%	4	-
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	2111 S Ridgeley Dr 2111 S Ridgeley Dr Los Angeles, CA 90016	\$3,200,000	7,425 SF	\$430.98	0.15 AC	\$800,000	5.46%	4	02/28/2023
	5427 Barton Ave 5427 Barton Ave Los Angeles, CA 90038	\$3,100,000	6,105 SF	\$507.78	0.15 AC	\$775,000	5.39%	4	03/30/2023
	4647 Pickford St 4647 Pickford St Los Angeles, CA 90019	\$3,350,000	7,007 SF	\$478.09	0.16 AC	\$837,500	5.68%	4	02/16/2023
	3820 Mont Clair St 3820 Mont Clair St Los Angeles, CA 90018	\$3,400,000	7,352 SF	\$462.46	0.14 AC	\$850,000	5.67%	4	11/04/2022
	4453 Colfax Ave 4453 Colfax Ave Studio City, CA 91602	\$3,665,000	6,014 SF	\$609.41	0.14 AC	\$916,250	5.72%	4	09/22/2022
	4523 St Elmo Dr 4523 St Elmo Dr Los Angeles, CA 90019	\$3,290,000	5,703 SF	\$576.89	0.16 AC	\$822,500	5.60%	4	09/16/2022

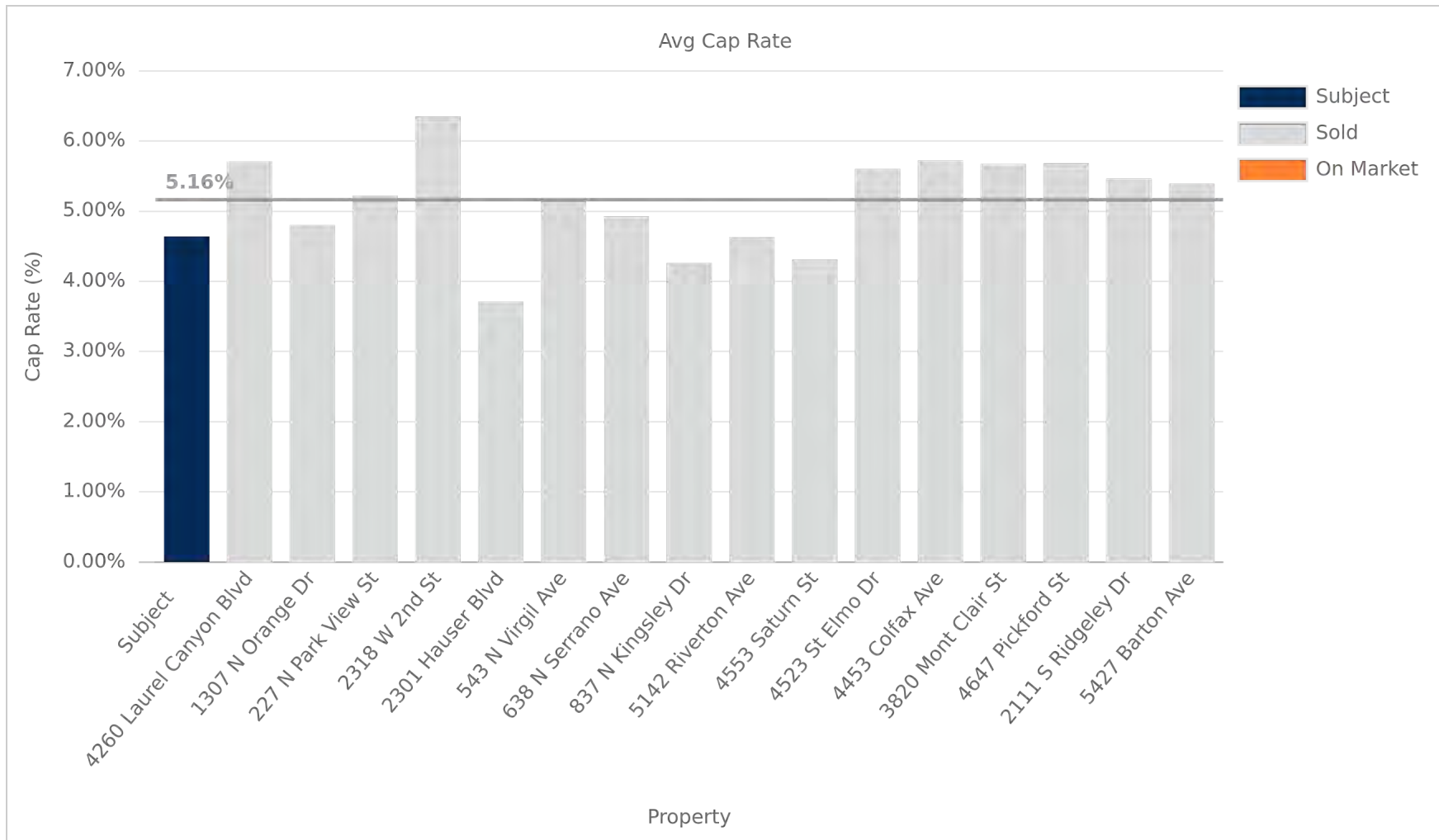
SALE COMPS SUMMARY // 16647 Victory Blvd

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
7	4553 Saturn St 4553 Saturn St Los Angeles, CA 90019	\$3,378,000	5,440 SF	\$620.96	0.16 AC	\$844,500	4.31%	4	06/23/2022
8	5142 Riverton Ave 5142 Riverton Ave North Hollywood, CA 91601	\$3,450,000	5,684 SF	\$606.97	0.15 AC	\$862,500	4.63%	4	06/09/2022
9	837 N Kingsley Dr 837 N Kingsley Dr Los Angeles, CA 90029	\$3,400,000	6,848 SF	\$496.50	0.16 AC	\$850,000	4.26%	4	05/11/2022
10	638 N Serrano Ave 638 N Serrano Ave Los Angeles, CA 90004	\$3,450,000	6,472 SF	\$533.07	0.13 AC	\$862,500	4.92%	4	04/15/2022
11	543 N Virgil Ave 543 N Virgil Ave Los Angeles, CA 90004	\$2,900,000	4,888 SF	\$593.29	0.16 AC	\$725,000	5.19%	4	03/23/2022
12	2301 Hauser Blvd 2301 Hauser Blvd Los Angeles, CA 90016	\$3,325,000	6,694 SF	\$496.71	0.14 AC	\$831,250	3.71%	4	01/07/2022
13	2318 W 2nd St 2318 W 2nd St Los Angeles, CA 90057	\$3,125,000	6,473 SF	\$482.77	0.14 AC	\$781,250	6.35%	4	10/20/2021
14	227 N Park View St 227 N Park View St Los Angeles, CA 90026	\$3,526,000	8,200 SF	\$430.00	0.17 AC	\$881,500	5.22%	4	09/29/2021

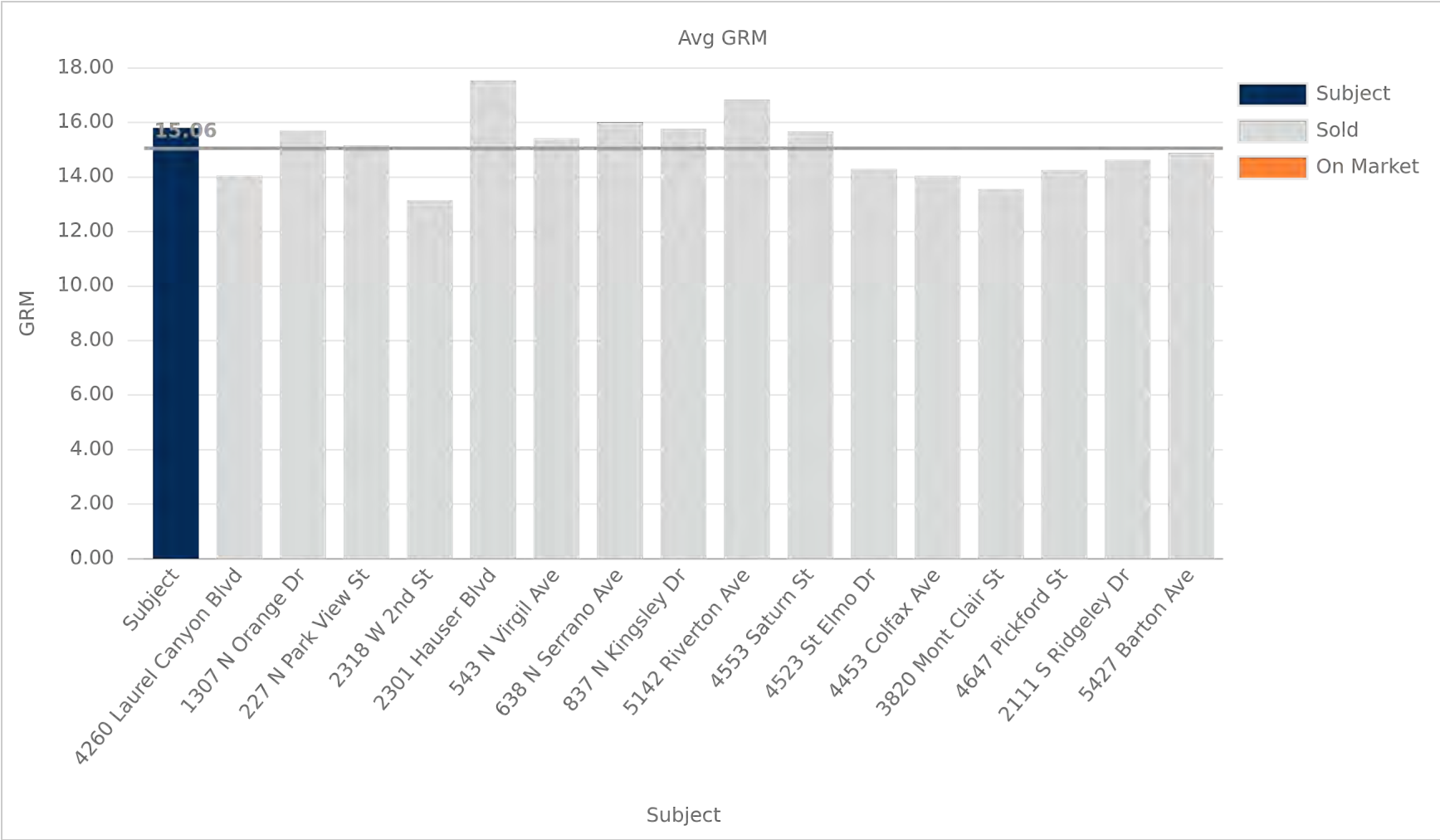
16647 Victory Blvd // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
15	1307 N Orange Dr 1307 N Orange Dr Los Angeles, CA 90028	\$3,295,000	5,430 SF	\$606.81	0.12 AC	\$823,750	4.80%	4	08/27/2021
16	4260 Laurel Canyon Blvd 4260 Laurel Canyon Blvd Studio City, CA 91604	\$3,140,000	6,013 SF	\$522.20	0.11 AC	\$785,000	5.71%	4	06/18/2021
	AVERAGES	\$3,312,125	6,359 SF	\$528.43	0.15 AC	\$828,031	5.16%	4	-

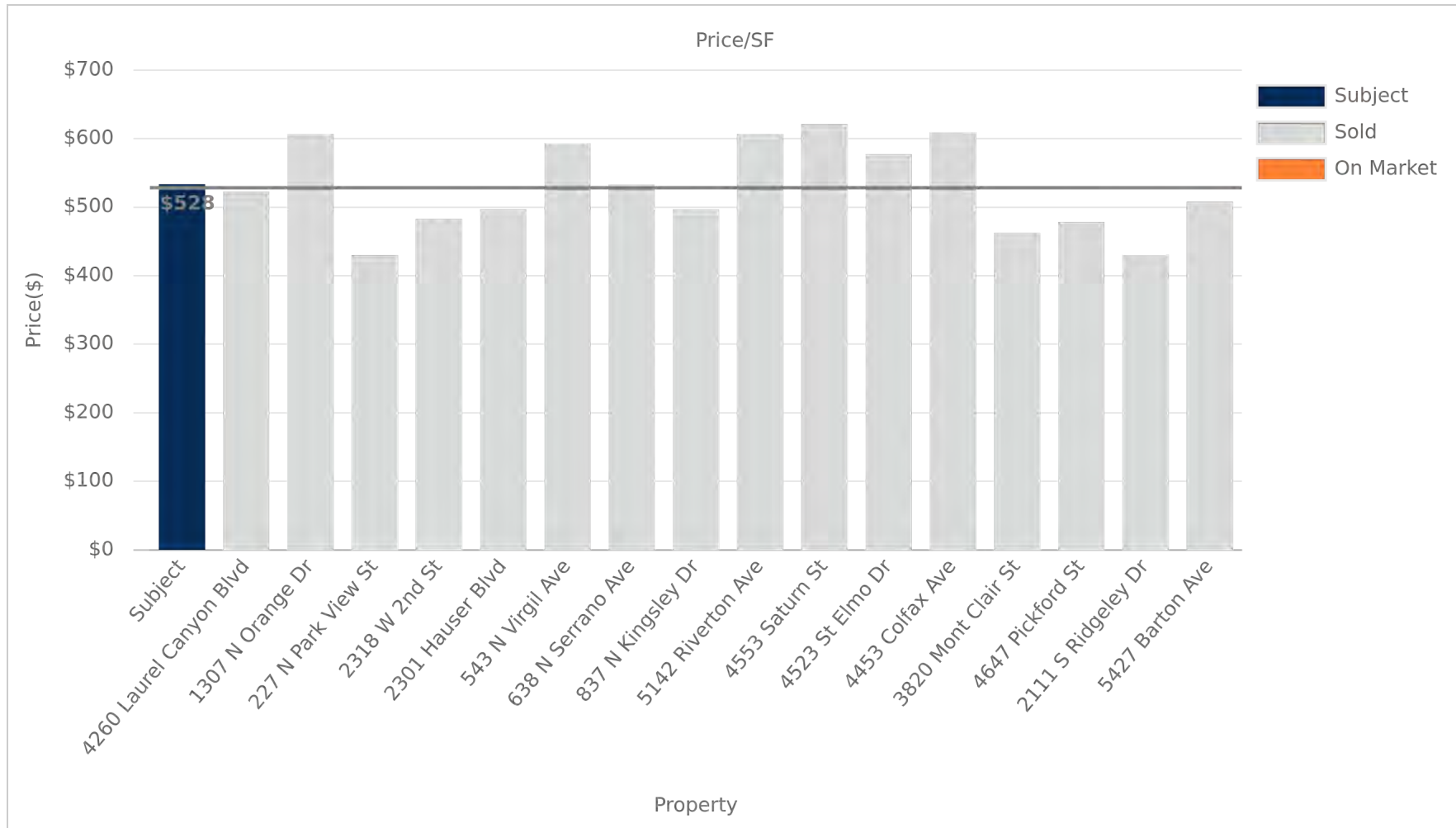
CAP RATE CHART // 16647 Victory Blvd



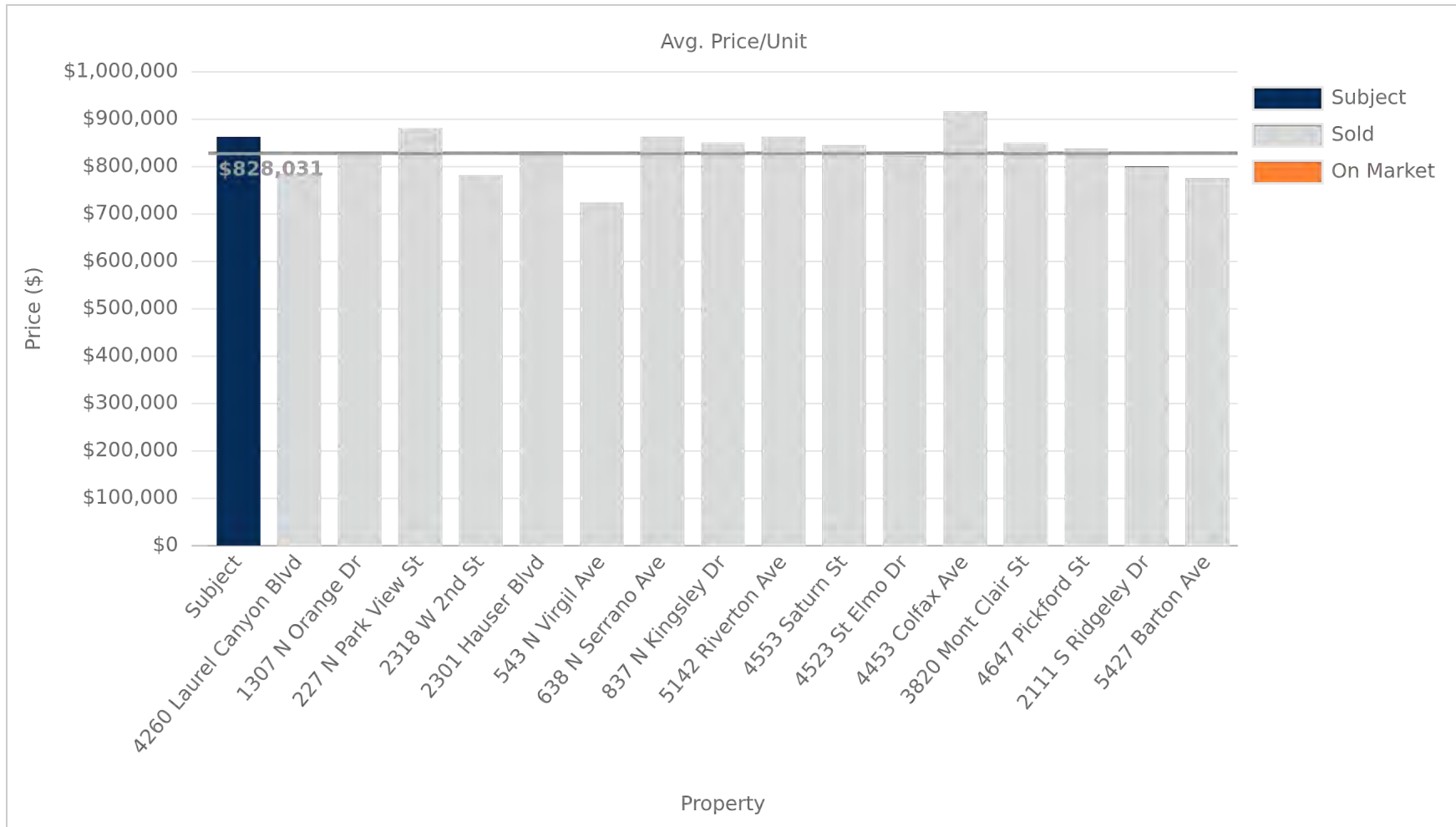
16647 Victory Blvd // GRM CHART



PRICE PER SF CHART // 16647 Victory Blvd



16647 Victory Blvd // PRICE PER UNIT CHART



SALE COMPS // 16647 Victory Blvd



★ 16647 Victory Blvd
16647 Victory Blvd, Van Nuys, CA 91406

Listing Price:	\$3,450,000	Price/SF:	\$533.40
Property Type:	Multifamily	GRM:	15.8
NOI:	\$160,134	Cap Rate:	4.64%
Occupancy:	-	Year Built:	2024
COE:	-	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$862,500
Total SF:	6,468 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	25.0	1,264	\$4,400	\$3.48
3 Bed / 2 Bath	1	25.0	1,517	\$4,700	\$3.10
3 Bed / 2 Bath	1	25.0	1,610	\$4,700	\$2.92
3 Bed / 2 Bath ADU	1	25.0	1,237	\$4,400	\$3.56
TOTAL/AVG	4	100%	1,407	\$4,550	\$3.23



1 2111 S Ridgeley Dr
2111 S Ridgeley Dr Los Angeles, CA 90016

Sale Price:	\$3,200,000	Price/SF:	\$430.98
Property Type:	Multifamily	GRM:	14.62
NOI:	\$174,707	Cap Rate:	5.46%
Occupancy:	-	Year Built:	2023
COE:	02/28/2023	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$800,000
Total SF:	7,425 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 4 Bath	2	50			
4 Bed / 5 Bath	2	50			
TOTAL/AVG	4	100%	0	\$0	

16647 Victory Blvd // SALE COMPS



2 5427 Barton Ave
5427 Barton Ave Los Angeles, CA 90038

Sale Price:	\$3,100,000	Price/SF:	\$507.78
Property Type:	Multifamily	GRM:	14.87
NOI:	\$167,139	Cap Rate:	5.39%
Occupancy:	-	Year Built:	2023
COE:	03/30/2023	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$775,000
Total SF:	6,105 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 3 Bath	2	50			
4 Bed / 4 Bath	2	50			
TOTAL/AVG	4	100%	0	\$0	



3 4647 Pickford St
4647 Pickford St Los Angeles, CA 90019

Sale Price:	\$3,350,000	Price/SF:	\$478.09
Property Type:	Multifamily	GRM:	14.25
NOI:	\$190,360	Cap Rate:	5.68%
Occupancy:	-	Year Built:	2022
COE:	02/16/2023	Number Of Units:	4
Lot Size:	0.16 Acres	Price/Unit:	\$837,500
Total SF:	7,007 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4 Bed / 4 Bath	4	100			
TOTAL/AVG	4	100%	0	\$0	

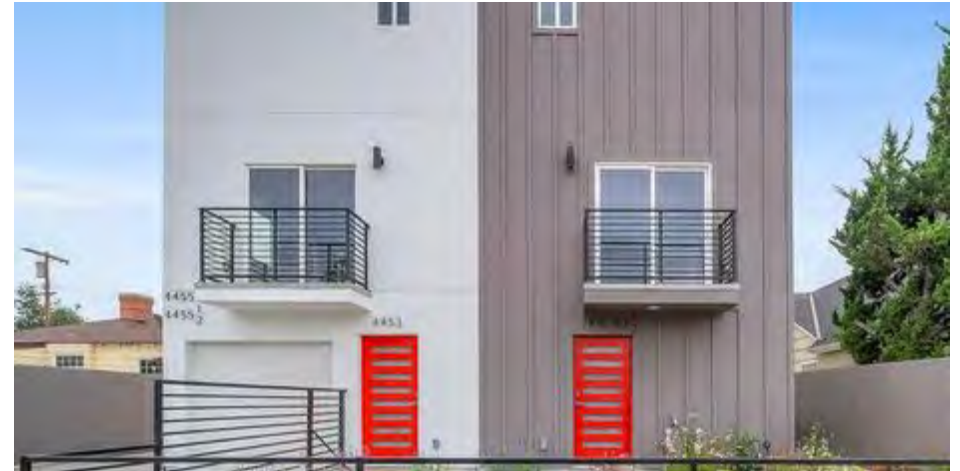
SALE COMPS // 16647 Victory Blvd



4 3820 Mont Clair St
3820 Mont Clair St Los Angeles, CA 90018

Sale Price:	\$3,400,000	Price/SF:	\$462.46
Property Type:	Multifamily	GRM:	13.56
NOI:	\$192,888	Cap Rate:	5.67%
Occupancy:	-	Year Built:	2022
COE:	11/04/2022	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$850,000
Total SF:	7,352 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4 Bed / 4 Bath	2	50			
5 Bed / 4 bath	1	25			
6 Bed / 4 Bath	1	25			
TOTAL/AVG	4	100%	0	\$0	



5 4453 Colfax Ave
4453 Colfax Ave Studio City, CA 91602

Sale Price:	\$3,665,000	Price/SF:	\$609.41
Property Type:	Multifamily	GRM:	14.04
NOI:	\$209,600	Cap Rate:	5.72%
Occupancy:	-	Year Built:	2022
COE:	09/22/2022	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$916,250
Total SF:	6,014 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4 Bed / 4 Bath	4	100			
TOTAL/AVG	4	100%	0	\$0	

16647 Victory Blvd // SALE COMPS



6 4523 St Elmo Dr
4523 St Elmo Dr Los Angeles, CA 90019

Sale Price:	\$3,290,000	Price/SF:	\$576.89
Property Type:	Multifamily	GRM:	14.29
NOI:	\$184,095	Cap Rate:	5.60%
Occupancy:	-	Year Built:	2022
COE:	09/16/2022	Number Of Units:	4
Lot Size:	0.16 Acres	Price/Unit:	\$822,500
Total SF:	5,703 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4 Bed / 4 Bath	4	100			
TOTAL/AVG	4	100%	0	\$0	



7 4553 Saturn St
4553 Saturn St Los Angeles, CA 90019

Sale Price:	\$3,378,000	Price/SF:	\$620.96
Property Type:	Multifamily	GRM:	15.66
NOI:	\$145,537	Cap Rate:	4.31%
Occupancy:	-	Year Built:	2021
COE:	06/23/2022	Number Of Units:	4
Lot Size:	0.16 Acres	Price/Unit:	\$844,500
Total SF:	5,440 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4 Bed / 3 Bath	4	100			
TOTAL/AVG	4	100%	0	\$0	

SALE COMPS // 16647 Victory Blvd



8 5142 Riverton Ave
5142 Riverton Ave North Hollywood, CA 91601

Sale Price:	\$3,450,000	Price/SF:	\$606.97
Property Type:	Multifamily	GRM:	16.82
NOI:	\$159,738	Cap Rate:	4.63%
Occupancy:	-	Year Built:	2022
COE:	06/09/2022	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$862,500
Total SF:	5,684 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 3 Bath	2	50			
4 Bed / 3 Bath	2	50			
TOTAL/AVG	4	100%	0	\$0	



9 837 N Kingsley Dr
837 N Kingsley Dr Los Angeles, CA 90029

Sale Price:	\$3,400,000	Price/SF:	\$496.50
Property Type:	Multifamily	GRM:	15.76
NOI:	\$144,686	Cap Rate:	4.26%
Occupancy:	-	Year Built:	2021
COE:	05/11/2022	Number Of Units:	4
Lot Size:	0.16 Acres	Price/Unit:	\$850,000
Total SF:	6,848 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4 Bed / 4 Bath	4	100			
TOTAL/AVG	4	100%	0	\$0	

16647 Victory Blvd // SALE COMPS



10 638 N Serrano Ave
638 N Serrano Ave Los Angeles, CA 90004

Sale Price:	\$3,450,000	Price/SF:	\$533.07
Property Type:	Multifamily	GRM:	16.01
NOI:	\$169,890	Cap Rate:	4.92%
Occupancy:	-	Year Built:	2022
COE:	04/15/2022	Number Of Units:	4
Lot Size:	0.13 Acres	Price/Unit:	\$862,500
Total SF:	6,472 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 4 Bath	2	50			
4 Bed / 4 Bath	2	50			
TOTAL/AVG	4	100%	0	\$0	



11 543 N Virgil Ave
543 N Virgil Ave Los Angeles, CA 90004

Sale Price:	\$2,900,000	Price/SF:	\$593.29
Property Type:	Multifamily	GRM:	15.41
NOI:	\$150,499	Cap Rate:	5.19%
Occupancy:	-	Year Built:	2021
COE:	03/23/2022	Number Of Units:	4
Lot Size:	0.16 Acres	Price/Unit:	\$725,000
Total SF:	4,888 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	25			
3 Bed / 2 Bath	1	25			
3 Bed / 3 Bath	2	50			
TOTAL/AVG	4	100%	0	\$0	

SALE COMPS // 16647 Victory Blvd



12 2301 Hauser Blvd
2301 Hauser Blvd Los Angeles, CA 90016

Sale Price:	\$3,325,000	Price/SF:	\$496.71
Property Type:	Multifamily	GRM:	17.54
NOI:	\$123,240	Cap Rate:	3.71%
Occupancy:	-	Year Built:	2021
COE:	01/07/2022	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$831,250
Total SF:	6,694 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 3 Bath	1	25			
3 Bed / 3.5 Bath	3	75			
TOTAL/AVG	4	100%	0	\$0	



13 2318 W 2nd St
2318 W 2nd St Los Angeles, CA 90057

Sale Price:	\$3,125,000	Price/SF:	\$482.77
Property Type:	Multifamily	GRM:	13.15
NOI:	\$198,578	Cap Rate:	6.35%
Occupancy:	-	Year Built:	2021
COE:	10/20/2021	Number Of Units:	4
Lot Size:	0.14 Acres	Price/Unit:	\$781,250
Total SF:	6,473 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4 Bed / 4 Bath	2	50			
5 Bed / 4 Bath	2	50			
TOTAL/AVG	4	100%	0	\$0	

16647 Victory Blvd // SALE COMPS



14 227 N Park View St
227 N Park View St Los Angeles, CA 90026

Sale Price:	\$3,526,000	Price/SF:	\$430.00
Property Type:	Multifamily	GRM:	15.15
NOI:	\$184,000	Cap Rate:	5.22%
Occupancy:	-	Year Built:	2021
COE:	09/29/2021	Number Of Units:	4
Lot Size:	0.17 Acres	Price/Unit:	\$881,500
Total SF:	8,200 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
4 Bed / 3.5 Bath	2	50			
4 Bed / 4 Bath	2	50			
TOTAL/AVG	4	100%	0	\$0	



15 1307 N Orange Dr
1307 N Orange Dr Los Angeles, CA 90028

Sale Price:	\$3,295,000	Price/SF:	\$606.81
Property Type:	Multifamily	GRM:	15.71
NOI:	\$158,229	Cap Rate:	4.80%
Occupancy:	-	Year Built:	2021
COE:	08/27/2021	Number Of Units:	4
Lot Size:	0.12 Acres	Price/Unit:	\$823,750
Total SF:	5,430 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	25			
3 Bed / 3.5 Bath	2	50			
4 Bed / 4 Bath	1	25			
TOTAL/AVG	4	100%	0	\$0	

SALE COMPS // 16647 Victory Blvd



16 **4260 Laurel Canyon Blvd**
4260 Laurel Canyon Blvd Studio City, CA 91604

Sale Price:	\$3,140,000	Price/SF:	\$522.20
Property Type:	Multifamily	GRM:	14.05
NOI:	\$179,304	Cap Rate:	5.71%
Occupancy:	-	Year Built:	2021
COE:	06/18/2021	Number Of Units:	4
Lot Size:	0.11 Acres	Price/Unit:	\$785,000
Total SF:	6,013 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 3 Bath	4	100			
TOTAL/AVG	4	100%	0	\$0	

SECTION 6

Lease Comparables

RENT COMPS MAP

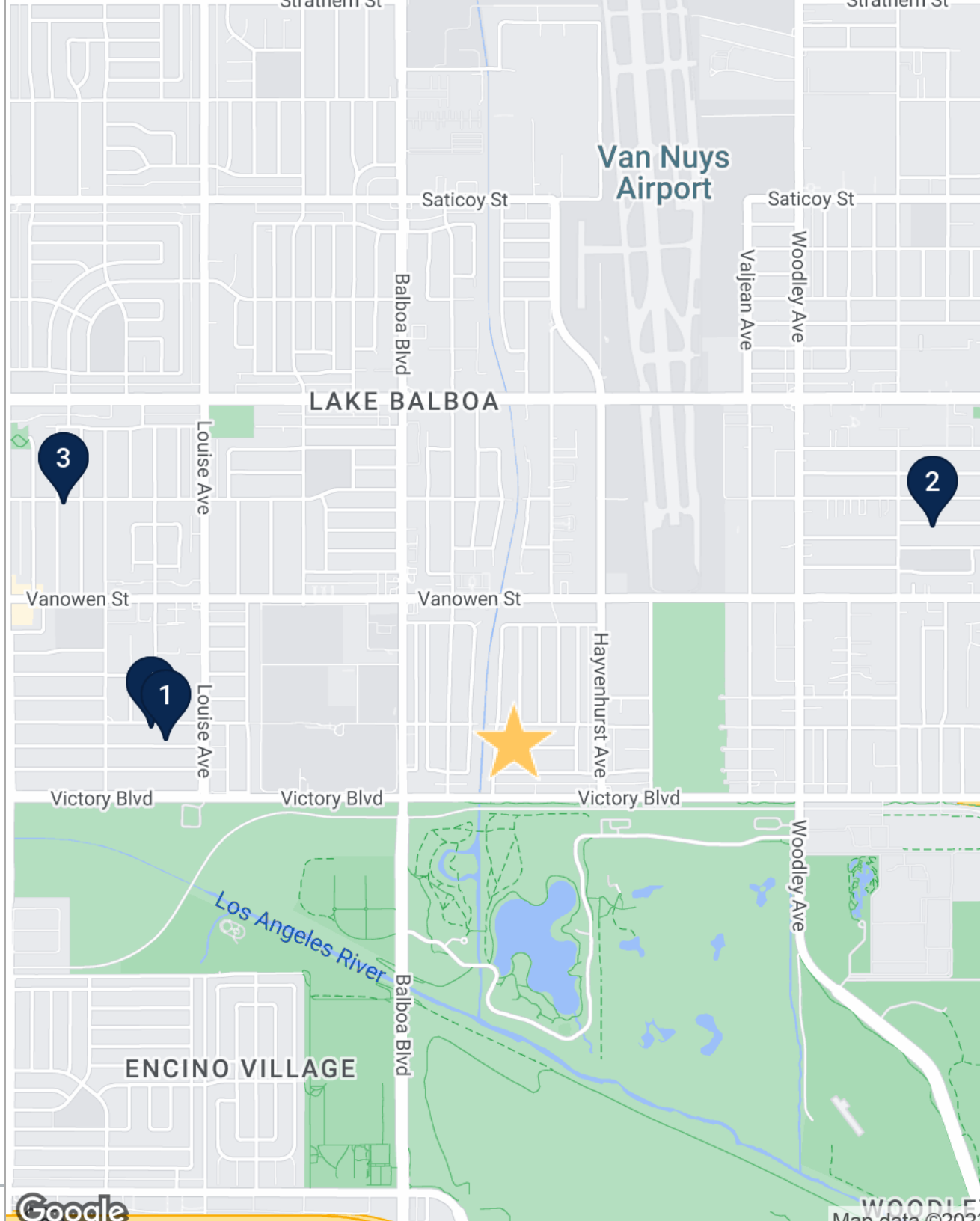
RENT COMPS SUMMARY

RENT BY BED CHART






RENT COMPS

RENT COMPS MAP

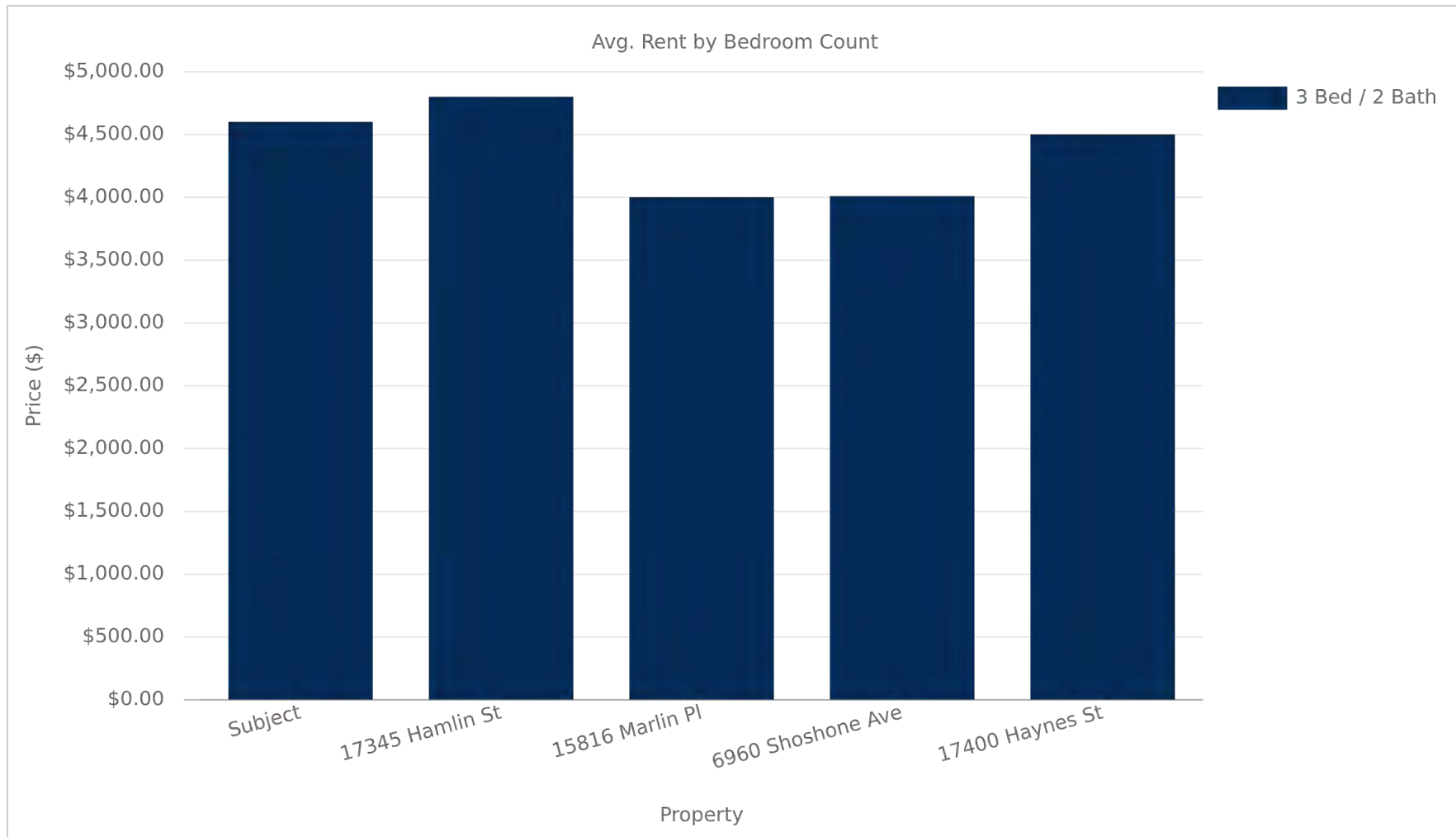
-  16647 Victory Blvd
-  17345 Hamlin St
-  15816 Marlin Pl
-  6960 Shoshone Ave
-  17400 Haynes St



16647 Victory Blvd // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	16647 Victory Blvd 16647 Victory Blvd Van Nuys, CA 91406	\$2.81	6,468 SF	0.14 AC	4
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	17345 Hamlin St 17345 Hamlin St Van Nuys, CA 91406	\$3.15	1,526 SF	0.15 AC	1
	15816 Marlin Pl 15816 Marlin Pl Van Nuys, CA 91406	\$3.41	1,174 SF	0.23 AC	1
	6960 Shoshone Ave 6960 Shoshone Ave Van Nuys, CA 91406	\$3.01	1,333 SF	0.2 AC	1
	17400 Haynes St 17400 Haynes St Van Nuys, CA 91406	\$2.45	1,834 SF	0.15 AC	1
	AVERAGES	\$3.01	1,467 SF	0.18 AC	1

RENT BY BED CHART // 16647 Victory Blvd



16647 Victory Blvd // RENT COMPS

★ 16647 Victory Blvd
 16647 Victory Blvd, Van Nuys, CA 91406

 4 Units |  Year Built 2024



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	25.0	1,264	\$4,400	\$3.48
3 Bed / 2 Bath	1	25.0	1,517	\$4,700	\$3.10
3 Bed / 2 Bath	1	25.0	1,610	\$4,700	\$2.92
3 Bed / 2 Bath ADU	1	25.0	1,237	\$4,400	\$3.56
TOTAL/AVG	4	100%	1,407	\$4,550	\$3.23

1 17345 Hamlin St
 17345 Hamlin St, Van Nuys, CA 91406

 1 Units |  Year Built 1950



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,526	\$4,800	\$3.15
TOTAL/AVG	1	100%	1,526	\$4,800	\$3.15

RENT COMPS // 16647 Victory Blvd

2 15816 Marlin Pl
15816 Marlin Pl, Van Nuys, CA 91406

 1 Units |  Year Built 1926



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,174	\$4,000	\$3.41
TOTAL/AVG	1	100%	1,174	\$4,000	\$3.41

3 6960 Shoshone Ave
6960 Shoshone Ave, Van Nuys, CA 91406

 1 Units |  Year Built 1949



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,333	\$4,009	\$3.01
TOTAL/AVG	1	100%	1,333	\$4,009	\$3.01

16647 Victory Blvd // RENT COMPS

4 17400 Haynes St
17400 Haynes St, Van Nuys, CA 91406

🏠 1 Units | 🕒 Year Built 1950



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,834	\$4,500	\$2.45
TOTAL/AVG	1	100%	1,834	\$4,500	\$2.45

SECTION 7

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap
LAAA TEAM

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to roughly 10.2 million residents. The city of Los Angeles accounts for nearly 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world as well as a leading international trade and manufacturing center.



VAST INFRASTRUCTURE NETWORK

The region has well-established and interconnected transportation systems by road, rail and waterways, allowing access to most of the world's markets.



JOB AND POPULATION GROWTH

A desirable climate and proximity to the ocean and recreational opportunities lure companies and residents to the metro.



TRANSPORTATION

- The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation.
- Various interstate routes make the area accessible nationwide, including 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light-rail network provides increased access to in-town travel.
- LAX is one of the busiest U.S. airports. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- The 20-mile railroad express line Alameda Corridor facilitates nearby port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN
17

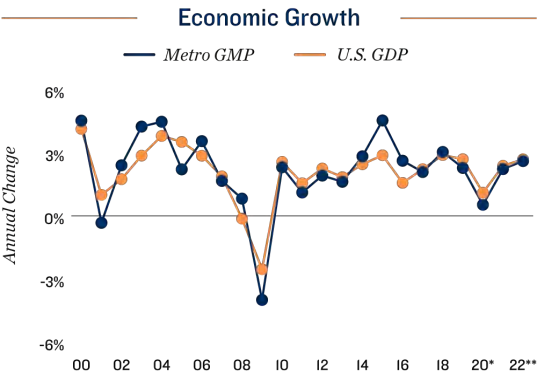
MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.



ECONOMY

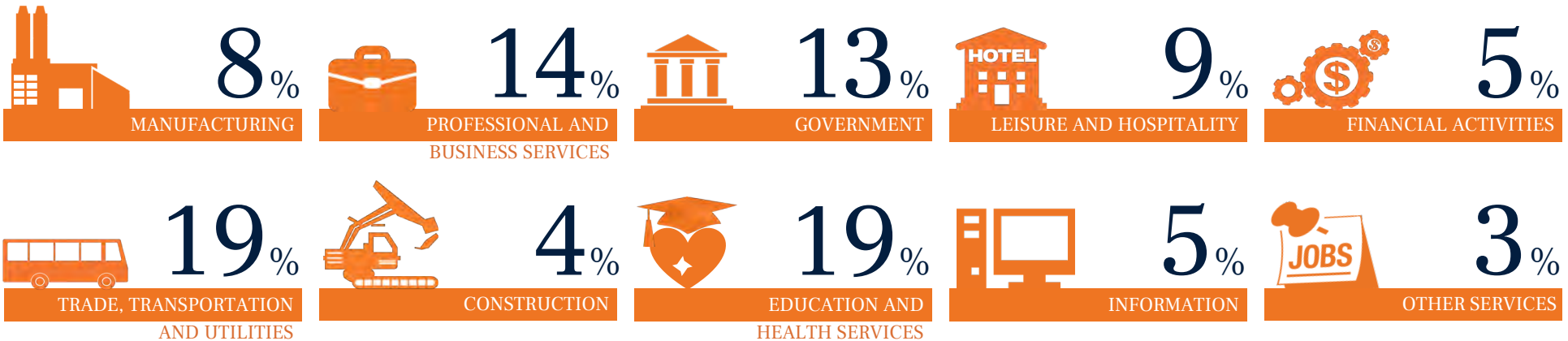
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The GMP (Gross Metropolitan Product) is expected to grow at a slower pace than the U.S. rate in this year.
- Eleven Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers in a variety of industries provide approximately 4.2 million jobs in the county.
- The two ports make the area a major player in transportation and the global shipping trade.

MAJOR AREA EMPLOYERS
Kaiser Permanente
Northrop Grumman Corp.
The Boeing Co.
Kroger Co.
Cedars-Sinai Medical Center
University of Southern California
Target Corp.
Amazon
The Home Depot
Providence Health & Services



* Estimate, ** Forecast

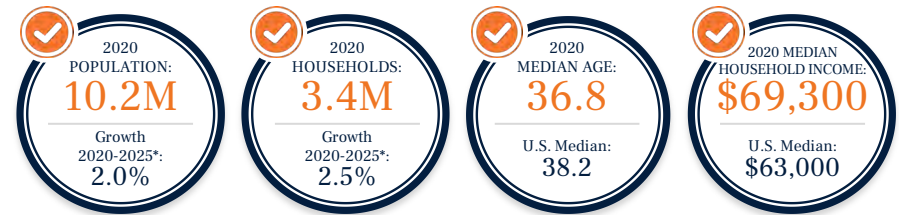
SHARE OF 2020 TOTAL EMPLOYMENT



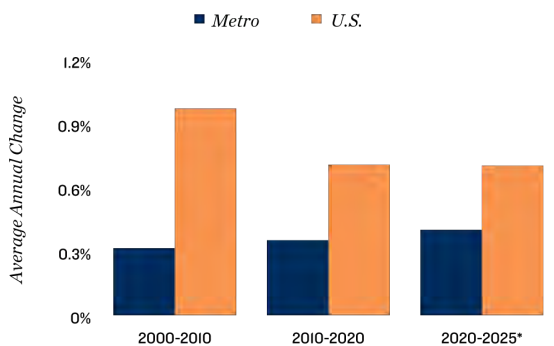
DEMOGRAPHICS

- The population of roughly 10.2 million people makes Los Angeles the most populous metropolitan area in the U.S.
- More than 200,000 new residents are expected through 2025; these gains will translate into nearly 85,000 households formed during the same five-year period.
- A median home price that is twice that of the nation has resulted in a homeownership rate of 46 percent in 2020; this is well below the national level of 64 percent.
- Nearly 31 percent of residents age 25 and older have attained at least a bachelor's degree. Roughly 11 percent also hold a graduate or professional degree.

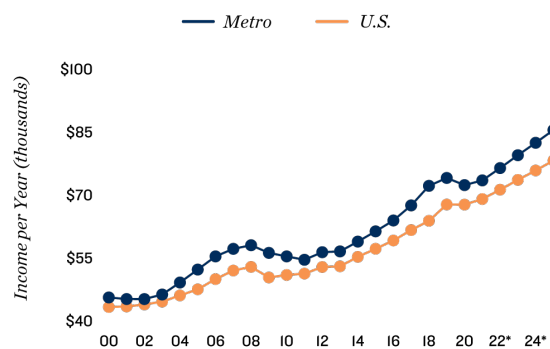
QUICK FACTS



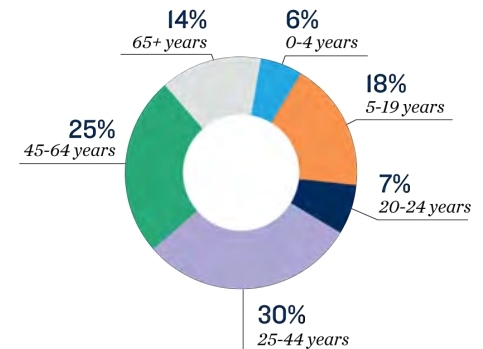
Population Growth



Median Household Income



2020 Population by Age



* Forecast

QUALITY OF LIFE

The Los Angeles region enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is minimal. It is possible to swim in the ocean and ski on the mountains on the same day.

There are almost 60 institutes of higher learning in the county, including three campuses of the University of California and seven campuses of California State University. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

Several professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.

\$700,000

MEDIAN HOME PRICE



100+

MUSEUMS



81

MILES OF SHORELINE



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



DEMOGRAPHICS // 16647 Victory Blvd

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	17,234	247,964	660,342
2022 Estimate			
Total Population	16,752	241,530	646,284
2010 Census			
Total Population	16,063	230,715	624,058
2000 Census			
Total Population	15,263	222,074	598,694
Daytime Population			
2022 Estimate	26,110	248,911	614,771
HOUSEHOLDS			
2027 Projection			
Total Households	5,854	89,240	225,450
2022 Estimate			
Total Households	5,696	86,880	220,267
Average (Mean) Household Size	2.9	2.7	2.9
2010 Census			
Total Households	5,396	82,352	210,556
2000 Census			
Total Households	5,423	81,337	207,308
Growth 2022-2027	2.8%	2.7%	2.4%
HOUSING UNITS			
Occupied Units			
2027 Projection	6,212	95,742	241,127
2022 Estimate	6,028	92,928	234,895
Owner Occupied	2,288	34,219	94,445
Renter Occupied	3,408	52,661	125,821
Vacant	332	6,048	14,628
Persons in Units			
2022 Estimate Total Occupied Units	5,696	86,880	220,267
1 Person Units	22.5%	27.7%	24.9%
2 Person Units	26.2%	27.4%	27.2%
3 Person Units	18.2%	16.3%	16.5%
4 Person Units	16.5%	14.2%	14.8%
5 Person Units	8.4%	7.3%	8.2%
6+ Person Units	8.1%	7.1%	8.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$200,000 or More	7.1%	9.0%	10.5%
\$150,000-\$199,999	8.0%	7.4%	8.0%
\$100,000-\$149,999	16.7%	16.7%	17.3%
\$75,000-\$99,999	13.7%	12.5%	12.8%
\$50,000-\$74,999	17.9%	16.3%	15.6%
\$35,000-\$49,999	12.0%	11.2%	10.8%
\$25,000-\$34,999	8.1%	8.1%	7.7%
\$15,000-\$24,999	8.5%	8.7%	8.1%
Under \$15,000	8.0%	10.0%	9.3%
Average Household Income	\$93,303	\$101,388	\$108,941
Median Household Income	\$67,618	\$67,721	\$72,702
Per Capita Income	\$31,749	\$36,670	\$37,315
POPULATION PROFILE			
Population By Age			
2022 Estimate Total Population	16,752	241,530	646,284
Under 20	24.5%	21.9%	22.8%
20 to 34 Years	24.0%	22.8%	23.1%
35 to 39 Years	8.4%	7.8%	7.5%
40 to 49 Years	14.8%	13.9%	13.4%
50 to 64 Years	17.9%	18.6%	18.6%
Age 65+	10.3%	15.0%	14.7%
Median Age	35.8	38.3	37.7
Population 25+ by Education Level			
2022 Estimate Population Age 25+	11,582	174,870	459,164
Elementary (0-8)	12.5%	11.2%	11.5%
Some High School (9-11)	7.6%	7.6%	7.6%
High School Graduate (12)	23.0%	20.3%	20.1%
Some College (13-15)	20.8%	19.8%	19.3%
Associate Degree Only	8.1%	7.2%	7.3%
Bachelor's Degree Only	18.8%	22.5%	23.1%
Graduate Degree	9.1%	11.5%	11.0%
Population by Gender			
2022 Estimate Total Population	16,752	241,530	646,284
Male Population	50.2%	49.5%	49.4%
Female Population	49.8%	50.5%	50.6%



POPULATION

In 2022, the population in your selected geography is 646,284. The population has changed by 7.9 percent since 2000. It is estimated that the population in your area will be 660,342 five years from now, which represents a change of 2.2 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 37.7, compared with the U.S. average, which is 38.6. The population density in your area is 8,227 people per square mile.



HOUSEHOLDS

There are currently 220,267 households in your selected geography. The number of households has changed by 6.3 percent since 2000. It is estimated that the number of households in your area will be 225,450 five years from now, which represents a change of 2.4 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2022, the median household income for your selected geography is \$72,702, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 73.4 percent since 2000. It is estimated that the median household income in your area will be \$86,053 five years from now, which represents a change of 18.4 percent from the current year.

The current year per capita income in your area is \$37,315, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$108,941, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 325,045 people in your selected area were employed. The 2000 Census revealed that 65.3 percent of employees are in white-collar occupations in this geography, and 34.7 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 28.1 minutes.



HOUSING

The median housing value in your area was \$657,422 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 96,114 owner-occupied housing units and 111,194 renter-occupied housing units in your area. The median rent at the time was \$647.



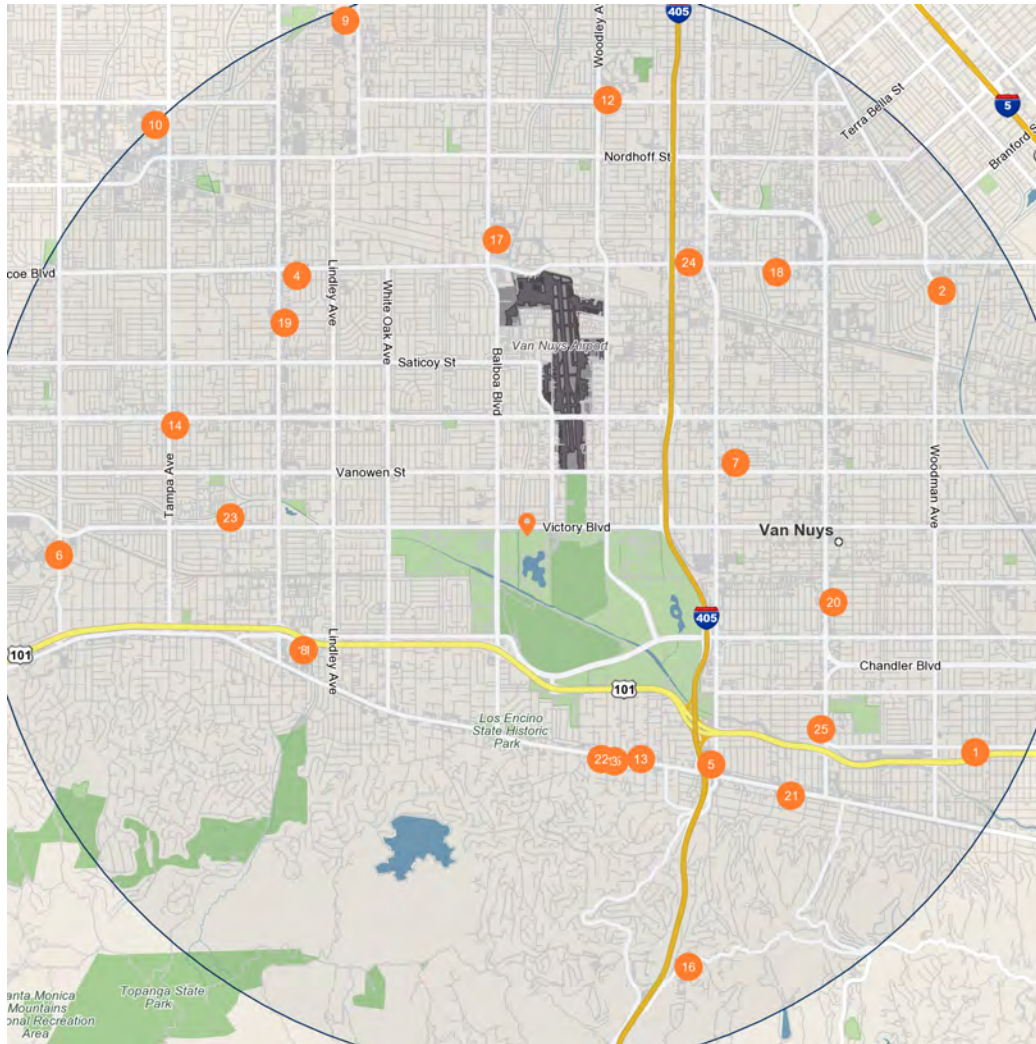
EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 11.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 23.1 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.3 percent vs. 8.4 percent, respectively.

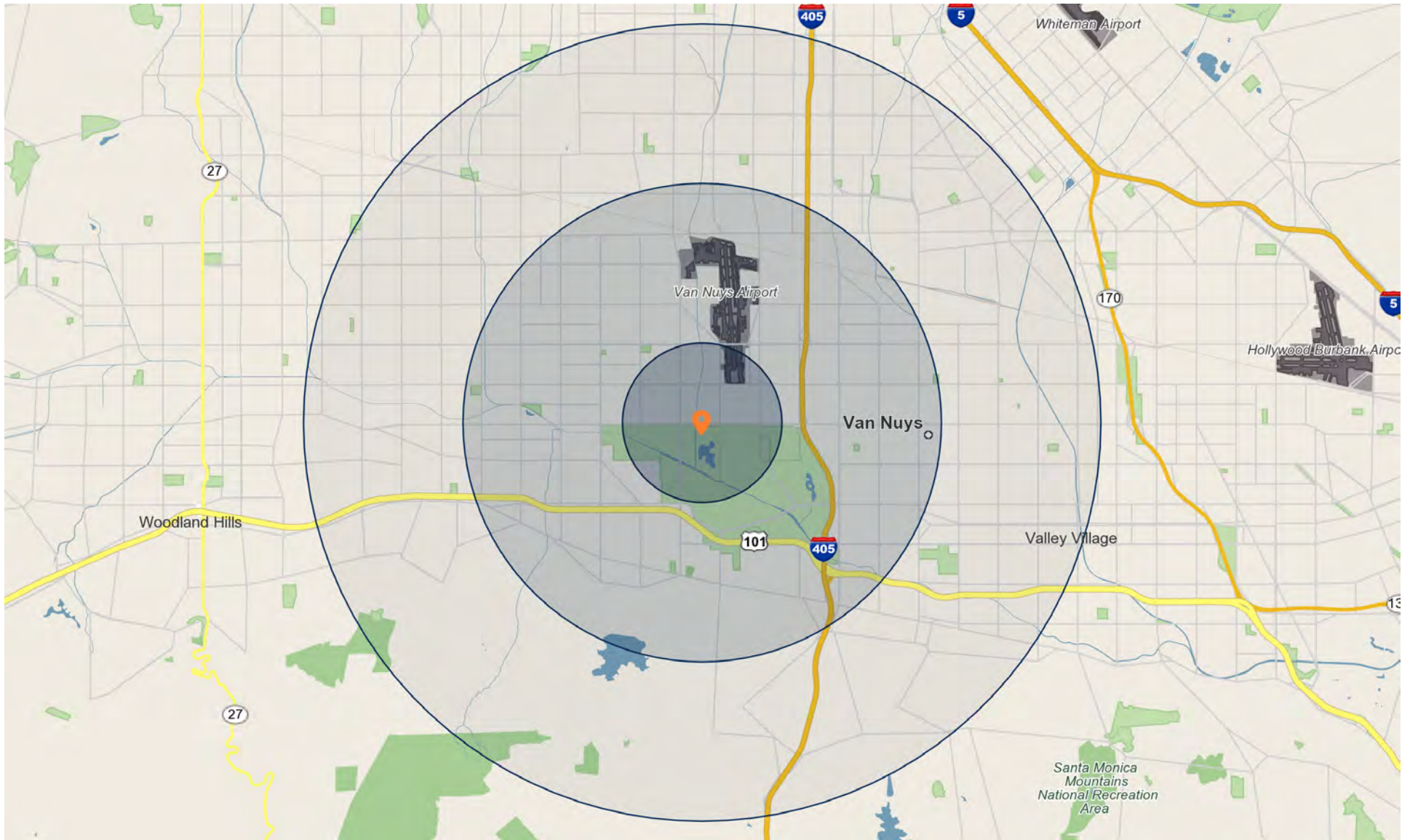
The area had fewer high-school graduates, 20.1 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.3 percent in the selected area compared with the 20.4 percent in the U.S.

DEMOGRAPHICS // 16647 Victory Blvd



Major Employers		Employees
1	Sofro Fabrics Inc	3,810
2	Kaiser Foundation Hospitals-Kaiser Permanente	2,700
3	Team-One Emplment Spclsts LLC-Team One	2,392
4	Dignity Health-Northridge Hospital Med Ctr	1,750
5	Homebridge Financial Svcs Inc	1,700
6	Los Angeles Cmnty College Dst-Los Angeles Pierce College	1,600
7	Valley Presbyterian Hospital-V P H	1,600
8	Providence Tarzana Medical Ctr	1,300
9	Medtronic Minimed Inc-Medtronic	1,200
10	Chevys Inc-Chevys	953
11	Amisub of California Inc-Amisub	900
12	Veterans Health Administration-Sepulveda Ambltory Care Ctr Cl	810
13	Concrete Holding Co Cal Inc	790
14	Los Angles Jewish HM For Aging-Grancell Village	760
15	Team-One Staffing Services Inc-Teamone Employment	751
16	American Jewish University	700
17	Lakeside Systems Inc-Lakeside Medical Systems	700
18	Deanco Healthcare LLC-Mission Community Hospital	700
19	Verizon Communications Inc-Verizon	670
20	Alta Hillywood Cmnty Hosp Van N	631
21	Mega Appraisers Inc	600
22	Elizabeth Glaser Pedia	556
23	Los Angles Jewish HM For Aging-Eisenberg Village	500
24	Galpin Motors Inc-Galpin Ford	500
25	Prime Hlthcare Svcs - Shрман O-Sherman Oaks Hospital	500

16647 Victory Blvd // DEMOGRAPHICS





EXCLUSIVELY LISTED BY

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