



16751 Victory Blvd
Los Angeles, CA 91406

Ideal Owner User or Investment Opportunity Located In Van Nuys, Lake Balboa Neighborhood.
Consistent Cash Flow With Additional 11% Rental Upside

Located One Block From Birmingham Community High School With A Desirable Unit Mix Of Two Bedrooms And Three Bedrooms With Four Gated Tandem Parking Spaces, Soft Story Retrofit Work Has Been Completed

16751
VICTORY BLVD.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

EXCLUSIVELY LISTED BY:

NEEMA AHADIAN

Senior Managing Director of Investments

Tel: (310) 909-5444

neema@marcusmillichap.com

License: CA 01346750

SEAN NAMI

Senior Associate Investments

Tel: (310) 909-2393

sean.namigohar@marcusmillichap.com

License: CA 01949705

Marcus & Millichap
THE NEEMA GROUP



INVESTMENT HIGHLIGHTS

- The Neema Group of Marcus & Millichap is pleased to present 16751 Victory Blvd in the Lake Balboa neighborhood of Van Nuys, located on the main thoroughfare between Balboa Blvd and Hayvenhurst Ave, a central Valley location with easy access to both the 405 & 101 Freeways
- With soaring single-family residence prices in the immediate area, this is an ideal owner-user or investment opportunity totaling four units with strong in-place cash flow; the front of the building with Victory Blvd frontage is a three-bedroom two-bathroom unit with two two-bedrooms and one three-bedroom unit at the rear of the property
- Ample parking for the units with four tandem, gated spaces (8 parking spaces total); the soft-story retrofit work has been completed by the ownership
- The units are spacious (two-bedrooms approximately 950 SF and three-bedrooms approximately 1,100 SF) with in-unit laundry; additional 11% rental upside with further interior renovations
- The building is low maintenance for a user or investor as gas, electricity, and water are all separately metered
- The subject property has been well-maintained throughout the years with minimal deferred maintenance required
- 16751 Victory Blvd is directly across the street from the Balboa Orange Line Station, convenient for residents to utilize a commute from North Hollywood to Chatsworth and everywhere in between
- Located across the street from the Woodley Lakes Golf Course as well as the Sepulveda Basin Sports Complex; additionally, one block from both Birmingham Community High School and Mullholland Middle School

2

2 BR UNITS

2

3 BR UNITS

8

GATED PARKING
SPACES
(FOUR TANDEM)

3.80%

CURRENT CAP RATE

PROPERTY SUMMARY

PROPERTY INFORMATION

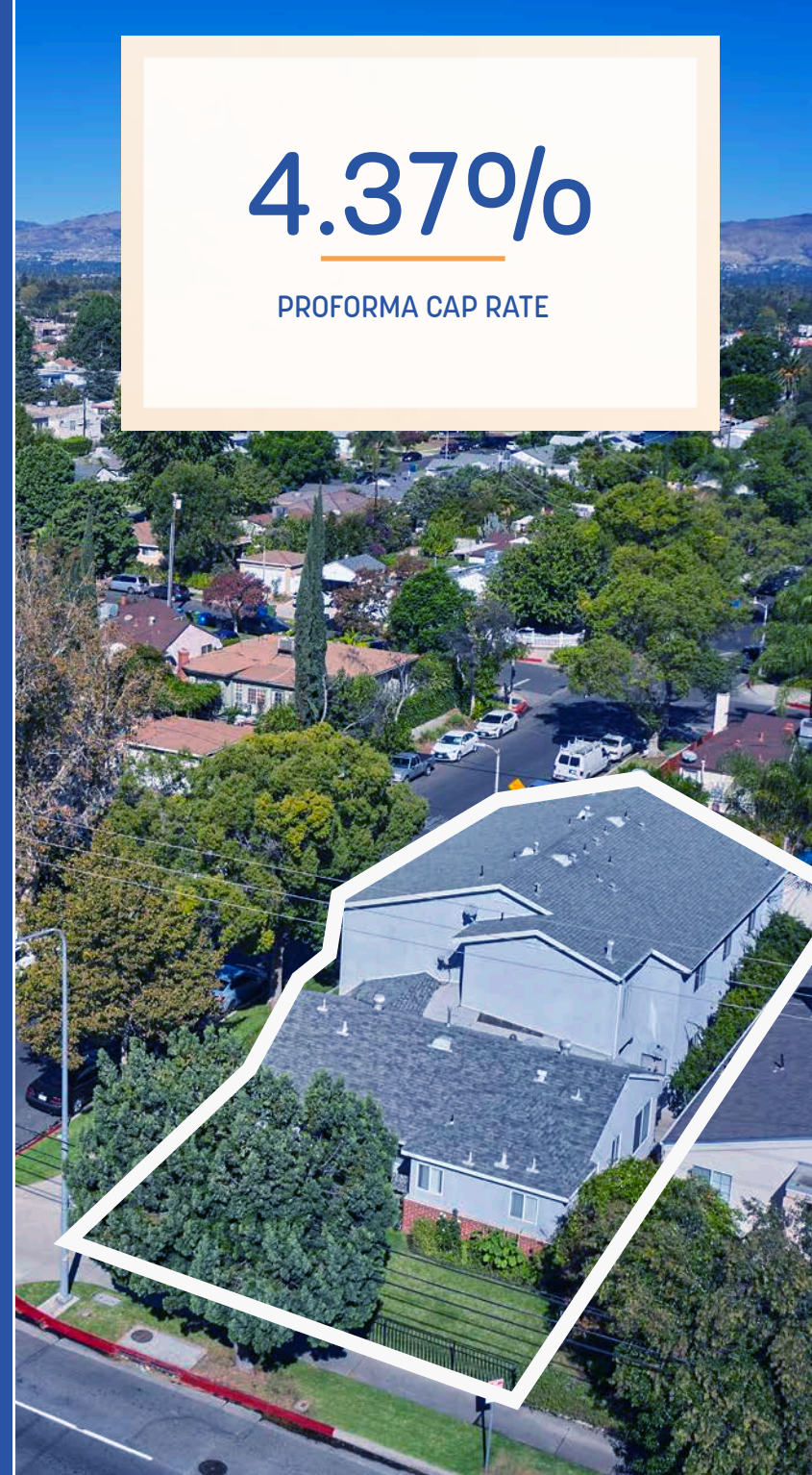
Address	16751 Victory Blvd Los Angeles, CA 91406
Number of Units	4 apartment units
Approx. Gross SF	4,752 SF
Approx. Lot Size	6,420 SF
Year Built	1953
APN	2231-001-034
Zoning	RD2-1-RIO

PRICING INFORMATION

Sales Price	\$1,895,000
Cost per Legal Unit	\$473,750
Cost per Bldg SF	\$399
Current CAP Rate	3.80%
Market CAP Rate	4.37%
Current GRM	17.45
Market GRM	15.79

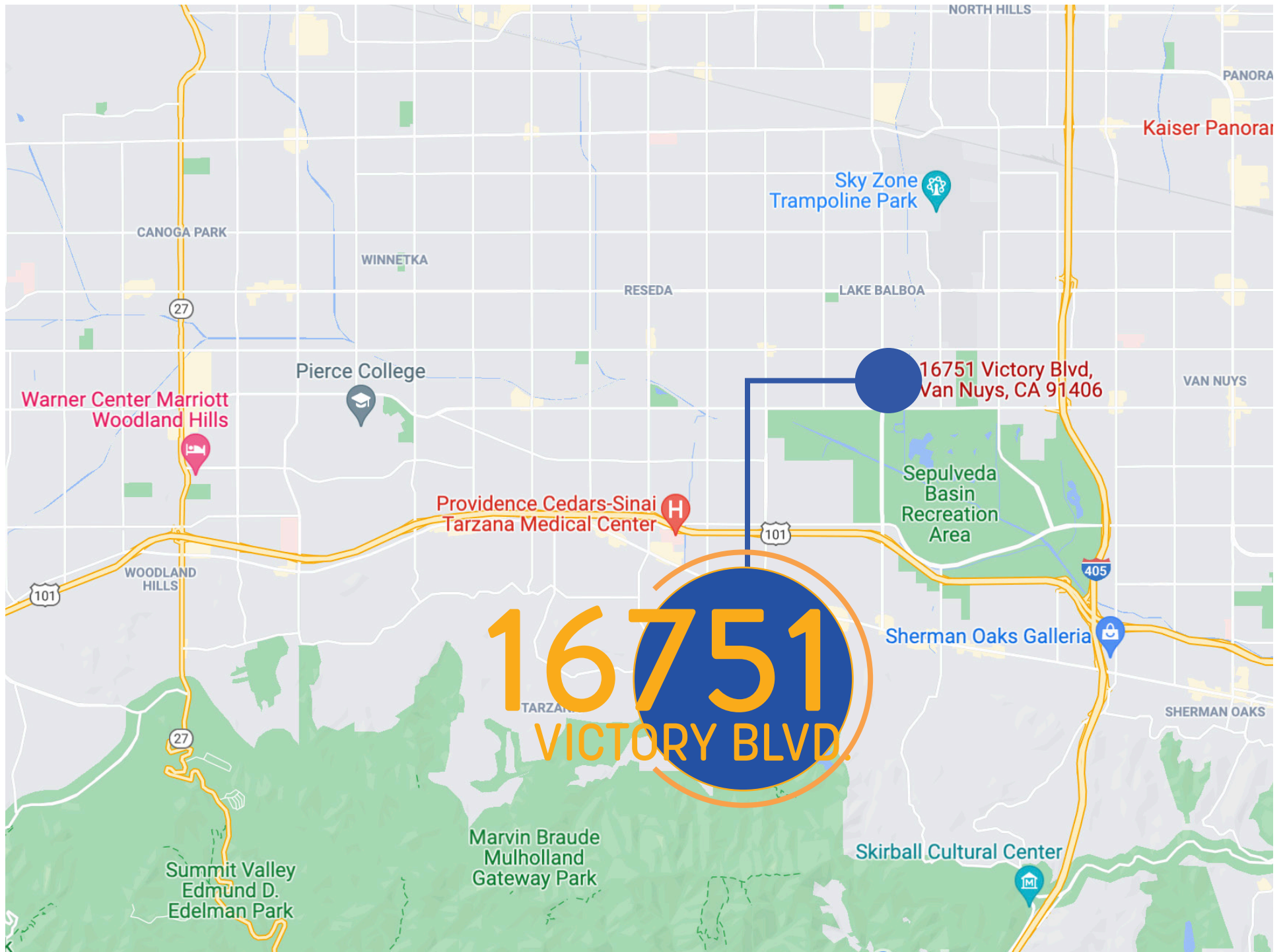
4.37%

PROFORMA CAP RATE











RESEDA

BIRMINGHAM
COMMUNITY HIGH
SCHOOL

MULHOLLAND
MIDDLE SCHOOL

BALBOA BLVD

SUBJECT

FORBES AVE

VICTORY BLVD



ORANGE LINE



NO PARKING
8AM - 11AM
WEEKDAY
STREET CLOSURE

RENT ROLL

UNIT NO.	UNIT TYPE	APPROX SQ.FT.	ACTUAL RENTS	PRO FORMA RENTS
A	3+2	1100	\$2,550	\$2,800
B	2+2	950	\$2,050	\$2,200
C	3+2	1100	\$2,400	\$2,800
D	2+2	950	\$2,050	\$2,200
Total			\$9,050	\$10,000

FINANCIALS

ANNUALIZED OPERATING DATA	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	\$108,600		\$120,000	
Less Vacancy Rate Reserve:	\$5,430	5.0%	\$6,000	5.0%
Gross Operating Income:	\$103,170		\$114,000	
Less Expenses:	\$31,101	28.6%	\$31,101	25.9%
Net Operating Income:	\$72,069		\$82,899	
Reserves:	\$800		\$800	
Total Return Before Taxes:	\$71,269	3.8%	\$82,099	4.3%

# OF UNITS	UNIT TYPE	AVG. MO. RENT/UNIT	MONTHLY INCOME	MARKET MONTH- LY RENT/UNIT	MONTHLY INCOME
2	2+2	\$2,050	\$4,100	\$2,200	\$4,400
2	3+2	\$2,475	\$4,950	\$2,800	\$5,600
Total Scheduled Rent:			\$9,050		\$10,000

Monthly Scheduled Gross Income:	\$9,050	\$10,000
Annual Scheduled Gross Income:	\$108,600	\$120,000

FINANCIALS

EXPENSES	%	CURRENT	PROFORMA	PRICING	
Taxes: Rate	1.18%	\$22,361	\$22,361	Price:	\$1,895,000
Insurance		\$2,354	\$2,354	Number of Units:	4
Utilities		\$1,200	\$1,200	Cost per Legal Unit:	\$473,750
Repairs & Maintenance		\$2,000	\$2,000	Current GRM:	17.45
Landscaping		\$1,800	\$1,800	Market GRM:	15.79
Pest Control		\$420	\$420	Current CAP:	3.80%
License & Fees		\$200	\$200	Market CAP:	4.37%
Direct Assessment		\$766	\$766	Approx. Age:	1953
Total Expenses:		\$31,101	\$31,101	Approx. Lot Size:	6,420
Per Net Sq. Ft.:		\$6.54	\$6.54	Approx. Gross SF:	4,752
Per Unit:		\$7,775.25	\$7,775.25	Cost per Net GSF:	\$399

SALES COMPARABLES



SUBJECT PROPERTY

ADDRESS	16751 Victory Blvd Los Angeles, CA 91406	PRICE/UNIT	\$473,750
SALES PRICE	\$1,895,000	DATE SOLD	On Market
BLDG SF	4,752 SF	YEAR BUILT	1953
LOT SIZE	6,420 SF	NO. OF UNITS	4
PRICE/SF	\$399	CAP RATE	3.80%

1



ADDRESS	16744 Saticoy St Van Nuys CA 91406
SALES PRICE	\$1,715,000
BLDG SF	5,073
LOT SIZE	6,538
PRICE/SF	\$338
PRICE/UNIT	\$428,750
YEAR BUILT	1949
NO. OF UNITS	4
DATE SOLD	8/20/21

2



ADDRESS	4533 Kester Ave Sherman Oaks CA 91403
SALES PRICE	\$1,350,000
BLDG SF	2,860
LOT SIZE	4,920
PRICE/SF	\$472
PRICE/UNIT	\$337,500
YEAR BUILT	1951
NO. OF UNITS	4
DATE SOLD	8/13/21

3



ADDRESS	4517 Hazeltine Ave Sherman Oaks CA 91423
SALES PRICE	\$1,650,000
BLDG SF	3,339
LOT SIZE	6,036
PRICE/SF	\$494
PRICE/UNIT	\$412,500
YEAR BUILT	1954
NO. OF UNITS	4
DATE SOLD	4/9/21

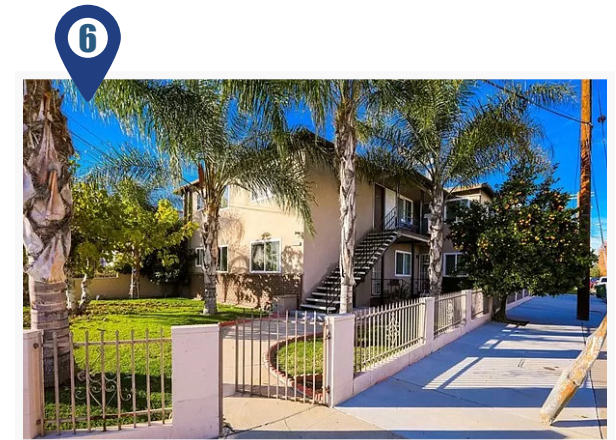
SALES COMPARABLES



ADDRESS	5080 Avenida Oriente Tarzana CA 91356
SALES PRICE	\$1,405,000
BLDG SF	4,529
LOT SIZE	7,591
PRICE/SF	\$310
PRICE/UNIT	\$351,250
YEAR BUILT	1950
NO. OF UNITS	4
DATE SOLD	11/10/20



ADDRESS	14535 Weddington Street Sherman Oaks CA 91411
SALES PRICE	\$1,165,000
BLDG SF	2,556
LOT SIZE	6,887
PRICE/SF	\$456
PRICE/UNIT	\$291,250
YEAR BUILT	1,955
NO. OF UNITS	4
DATE SOLD	9/15/20



ADDRESS	13805 Victory Blvd. Van Nuys CA 91401
SALES PRICE	\$1,120,000
BLDG SF	3,600
LOT SIZE	7,144
PRICE/SF	\$311
PRICE/UNIT	\$280,000
YEAR BUILT	1956
NO. OF UNITS	4
DATE SOLD	5/27/20



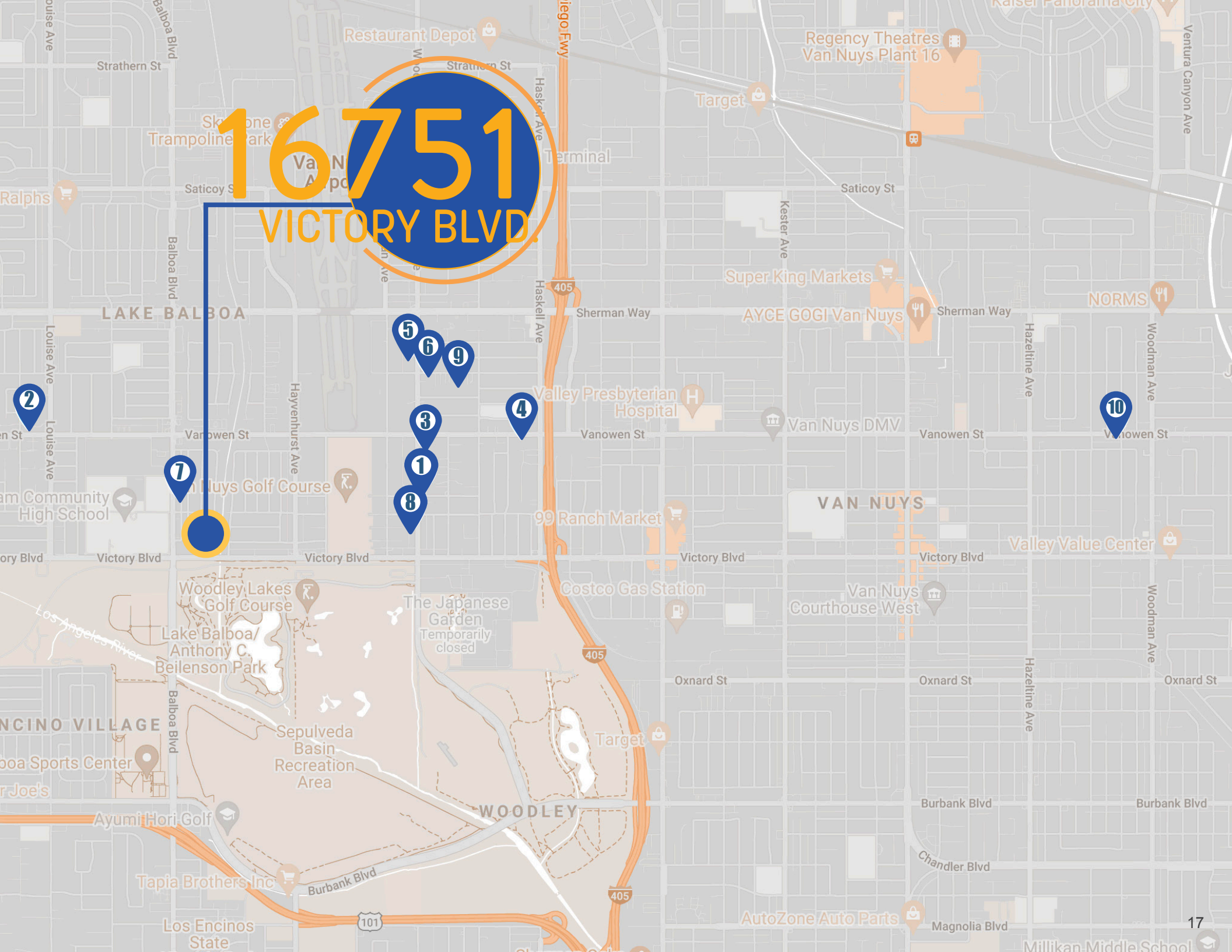
16751
VICTORY BLVD.



RENT COMPARABLES

	ADDRESS	UNIT TYPE	SQ. FT.	RENT	\$/SF
	1 6600 Woodley Ave, Van Nuys, CA 91406	2+2	1000	\$2,355	\$2.36
	2 17351 Vanowen St, Van Nuys, CA 91406	2+2	N/A	\$2,395	N/A
	3 6736 Woodley Ave, Los Angeles, CA 91406	2+2	1000	\$2,195	\$2.20
	4 15736 Vanowen St, Lake Balboa, CA 91406	2+2	910	\$2,116	\$2.33
	5 7025 Woodley Ave, Van Nuys, CA 91406	2+2	1110	\$2,465	\$2.22
	6 16050 Hart St, Van Nuys, CA 91406	2+2	800	\$2,300	\$2.88
	7 6544 Balboa Blvd, Van Nuys, CA 91406	3+2	1500	\$2,795	\$1.86
	8 6451 Woodley Ave, Van Nuys, CA 91406	3+2	1200	\$2,850	\$2.38
	9 15940 Hart St, Van Nuys, CA 91406	3+2	1125	\$2,795	\$2.48
	10 13806 Vanowen St, Van Nuys, CA 91405	3+2	1200	\$2,795	\$2.33

16751 VICTORY BLVD.



AREA OVERVIEW

VAN NUYS

Van Nuys is a neighborhood in the central San Fernando Valley region of Los Angeles, California. Home to Van Nuys Airport and the Valley Municipal Building, it is the most populous neighborhood in the San Fernando Valley.

Van Nuys is bordered on the north by North Hills, on the northeast by Panorama City, on the east by Valley Glen, on the south by Sherman Oaks, on the southwest by the Sepulveda Basin, on the west by Lake Balboa, and on the northwest by Northridge. Its street and other boundaries are Roscoe Boulevard on the north, Sepulveda Boulevard, the Tujunga Wash, Woodman Avenue and Hazeltine Avenue on the east, Oxnard Street on the south, the Sepulveda Basin on the southwest and Odessa and Hayvenhurst avenues and Balboa Boulevard on the west.

Van Nuys Boulevard has a long and diverse commercial district along it, as do other major streets crossing through Van Nuys. There are two Target stores in Van Nuys, one on Sepulveda and Hatteras and another on Raymer and Kester. Van Nuys has two Asian supermarkets, one on Sherman Way and White Oak, and one on Sepulveda and Victory.

In 1999, The Plant shopping center opened on the former factory site, anchored by a Home Depot, OfficeMax & 16-screen Mann movie theater multiplex. Through the following years there were additions to The Plant shopping center the following additions were: In-N-Out Burgers, 7-Eleven, Gap Outlet, Ono Hawaiian BBQ, Starbucks, Party City, and Old Navy.







16751
VICTORY BLVD.

EXCLUSIVELY LISTED BY:

NEEMA AHADIAN

Senior Managing Director of Investments

Tel: (310) 909-5444

neema@marcusmillichap.com

License: CA 01346750

SEAN NAMI

Senior Associate Investments

Tel: (310) 909-2393

sean.namigohar@marcusmillichap.com

License: CA 01949705

Marcus & Millichap
THE NEEMA GROUP