



VANOWEN APARTMENT BUILDING FOR SALE

15455 & 15459 VANOWEN ST VAN NUYS, CA 91406

12 UNITS FOR SALE

PRESENTED BY MANVEL SOLAKIAN

KW REAL ESTATE
SERVICES
KELLERWILLIAMS

Presented By:

MANVEL SOLAKIAN
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889 AMERICANA WAY #408
GLENDALE, CA 91210



EXECUTIVE SUMMARY:

► PROPERTY DESCRIPTION

► Investor Opportunity – 12 Units, 2 Separate Buildings in one parcel
Prime Van Nuys 100 % occupied

This well-maintained, low-maintenance property consists of 2 separate buildings.

► 4 - 2 bed /1 bath units

► 8 - 1 bed / 1 bath units,

for a total of 12 units.

► Situated on a corner with access from Vanowen St. and Orion Ave.

► Main Electrical service panels including meter panels just upgraded in 2026, for lower insurance premiums. The property offers strong supplemental income from **on-site laundry rooms in each building**. Located in a high-demand rental area of Van Nuys, this asset provides stable income with upside potential.

2234-025-019

Total Rentable Sqft: 8,328 Lot Size 15,012 SF lot
15455 Vanowen St & 15459 Vanowen St

► SITE DESCRIPTION

LOCATION: VAN NUYS

APN: 2234-025-019

TOTAL UNITS : 12 UNITS

BUILT: 1956

RENTABLE SF: 8,328

LOT SIZE SQFT: 15,012

PARKING: ON SITE , 12 parking covered spaces

► PRICING ANALYSIS

PRICE: \$ 2,750,000

PROPERTY HIGHLIGHTS: VANOWEN

- PRICE ➤ \$2,750,000
- PRICE PER SQUARE FOOT, ➤ \$330
- NET OPERATING INCOME ➤ \$150,198
- CURRENT CAP RATE ➤ 5.46%
- ASSESSORS PARCEL NUMBER ➤ APN: 2234-025-019
- ZONING ➤ LAR3
- NUMBER OF UNITS ➤ 12 UNITS
- YEAR BUILT ➤ 1956
- RENTABLE SQUARE FOOT ➤ 8,328
- LOT SIZE SQUARE FOOT ➤ 15012 sqft



Immediately next parcel also available for sale. Could be purchased separate or together

SUBJECT PROPERTY PHOTOS: VANOWEN



SUBJECT PROPERTY PHOTOS: VANOWEN



SUBJECT PROPERTY PHOTOS: VANOWEN



RENT ROLL

Total Rental Income \$17,559

12 units

2 BUILDINGS , TOTAL: 12 UNITS

4 units that are 2BEDs 1 BATH units

8 units that are 1 BED 1 BATH units

RENT ROLL

Property ^		Moved In	Lease End		Deposit	Rent
Vanowen Investment Group, LLC, 13 - 15455 #1	2 bed/ 1bath	11/01/2009	04/30/2017		548.69	1,515.00
Vanowen Investment Group, LLC, 14 - 15455 #2	1 bed/ 1bath	12/01/2013	04/30/2017		595.82	1,200.00
Vanowen Investment Group, LLC, 15 - 15455 #3	1 bed/ 1bath					1875.00
Vanowen Investment Group, LLC, 16 - 15455 #4	2 bed/ 1bath	02/01/1974	04/30/2017		225.45	1,199.00
Vanowen Investment Group, LLC, 17 - 15455 #5	1 bed/ 1bath	09/03/2016	08/31/2017		782.29	1,382.00
Vanowen Investment Group, LLC, 18 - 15455 #6	1 bed/ 1bath	12/01/2009	04/30/2017		309.00	1,166.00
Vanowen Investment Group, LLC, 19 -	2 bed/ 1bath	01/01/2002	04/30/2025		167.63	1,498.00

RENT ROLL

Property ^		Moved In	Lease End		Deposit	Rent
Vanowen Investment Group, LLC, 20 - 15459 #2	1 bed/ 1bath	04/01/2006	04/30/2017		952.80	1,189.00
Vanowen Investment Group, LLC, 21 - 15459 #3	1 bed/ 1bath	08/01/2016	07/31/2017		1,096.03	1,270.00
Vanowen Investment Group, LLC, 22 - 15459 #4	2 bed/ 1bath	12/01/2004	04/30/2017		562.05	1,515.00
Vanowen Investment Group, LLC, 23 - 15459 #5	1 bed/ 1bath	01/07/2025	02/07/2026		2,000.00	1,875.00
Vanowen Investment Group, LLC, 24 - 15459 #6	1 bed/ 1bath	08/01/2025	---		1,875.00	1,875.00

\$17,559

Total Units:

12

Total Rents:

210,708

Laundry:

1900

Total:

Scheduled Gross Income:

212,608

FINANCIAL ANALYSIS : VANOWEN

Financial Overview	
Price	\$2,750,000
Down Payment	
First Deed of Trust	
Interest Rate	
Amorriization	
Due In	
Units	12
Year Built	1956
Building Rentable Sq.Ft	8,328
Lot Size	15,012
Actual GRM	12.9
Actual Cap Rate	5.19
Market GRM	13
Market Cap Rate	5.05%
Cost Per Unit	\$229,166
Cost Per SqFt	330
Average Monthly Rent	17,559
APN	2234-025-019

Income	Current	Market
Scheduled Income	210,708	\$324,000
Vacancy Rate Reverse		
Gross Operating Income	212,608	\$324,000
Laundry Income	1,900	3,400
Total Gross Income	212,608	327,400
Less Expenses	70,020	71,515
Net Operating Income	142,588	255,885
Less Loan Payments		
Net Cash Flow After Loan Payments		
Plus Principal Reduction		
Return Before Income Taxes	142,588	

Expenses	Current	Market
Real Estate Taxes	\$29,255	\$30,750
Insurance	\$10,500	\$10,500
Utilities	\$24,140	\$24,140
Maintenance	\$3,600	\$3,600
Landscaping	\$925	\$925
RSO	\$1,200	\$1,200
Franchise Tax	\$400	\$400
\$0.00		
Total Expenses	\$70,020	71,515
Expenses Per SqFt		
Expenses Per Unit	\$70,020	

MARKET OVERVIEW



VANOWEN ST

NEIGHBORHOOD : VANOWEN ST



TRANSIT/SUBWAY

North Hollywood Station

11 min drive 6.5 mi

Universal City/Studio City

13 min drive 9.9 mi

Hollywood/Highland Station

18 min drive 12.8 mi

COMMUTER RAIL



Van Nuys

6 min drive 2.8 mi

Northridge

13 min drive 6.8 mi

Northridge

14 min drive 6.8 mi

Burbank-Bob Hope Airport

14 min drive 6.8 mi

Sun Valley

14 min drive 7.8 mi

AIRPORT 

BOB HOPE AIRPORT 13 MIN 6.9 MI
 LOS ANGELES AIRPORT 28 MIN 20.4 MI

NEIGHBORHOOD INFORMATION : VANOWEN ST



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