

OAKLEAF APARTMENTS

13535 MOORPARK STREET, SHERMAN OAKS, CALIFORNIA 91423

Marcus & Millichap
THE RAYMUNDO GROUP



\$6,500,000 | 20 MULTIFAMILY UNITS

**PRIME SHERMAN OAKS LOCATION — ONE BLOCK TO VENTURA BOULEVARD
ALL SEISMIC RETROFIT COMPLETED | UPGRADED ELECTRICAL PANELS AND PLUMBING
75% OF UNIT INTERIORS REMODELED**

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EXCLUSIVELY LISTED BY:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436

(213) 943-1855 DIRECT

(818) 219-6146 MOBILE

rick.raymundo@marcusmillichap.com



A NATIONALLY RECOGNIZED INVESTMENT BROKERAGE & ADVISORY TEAM

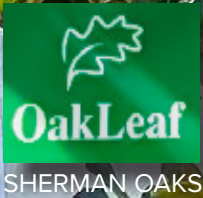
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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Outstanding Sherman Oaks Location — One Block from Ventura Boulevard
- Several Recent Improvements, Including Electrical Panel Replacement, Plumbing Upgrades, New Water Heaters, and New Landscaping
- All Seismic Retrofit Repairs Completed (Buyer to Verify)
- Heavily Upgraded Asset — 75% of Unit Interiors Remodeled in Recent Years
- Excellent Repositioning Opportunity — Potential to Recapture Approximately 21% in Rent Upside
- Large 17,026 Square Foot Corner Lot that Spans Block-to-Block
- Walking Distance from Westfield Fashion Square, One Mile from Erewhon, Half-Mile to Studio City
- Deemed “Very Walkable” with a Walk Score of 88



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase the Oakleaf Apartments, a 20-unit multifamily property located in the prime Sherman Oaks neighborhood of Los Angeles, CA. Located at 13535 Moorpark Street, the building occupies a large corner lot that spans block-to-block, with frontage on three different streets. Residents enjoy extremely convenient access to the high-end shopping and fine dining along renowned Ventura Boulevard, just one block away.

The property itself has been significantly upgraded in recent years, including the completion of all seismic retrofit repairs (Buyer to verify) as well as improvements to the electrical panels, plumbing system, and landscaping. New water heaters and a remodeled outdoor seating area have both been added to the property recently, while the laundry room has been updated as well. Apartment interiors have largely been refurbished, allowing a new investor to maintain improved cash flow without the need for major capital expenditures. In fact, 75% of all units have already been upgraded, yet there still remains approximately 21% in rent upside for a new owner to recapture.

Located near the intersection of Woodman Avenue and Ventura Boulevard, the property is situated on the corners of Moorpark Street, Allott Avenue, and Rye Street. In addition to being just one block from Ventura Boulevard, tenants are also walking distance from the Westfield Fashion Square. The new 93,000 square foot Shops at Sportsmen’s Lodge, including a large Erewhon location, are just one mile from the property, helping to attract higher-paying tenants to the building.



OAKLEAF APARTMENTS

13535 MOORPARK STREET, SHERMAN OAKS, CA 91423

LISTING PRICE

\$6,500,000

PRICE/UNIT

\$325,000

PRICE/SF

\$368

THE OFFERING

Price	\$6,500,000
Price/Unit	\$325,000
Price/SF	\$368
Number of Units	20
Rentable Square Feet	17,654
Number of Buildings	1
Number of Stories	2
Year Built	1957
Lot Size	17,026 SF

VITAL DATA

CAP Rate - Current	4.69%
GRM - Current	12.72
Total Return - Current	\$304,529
CAP Rate - Pro Forma	6.17%
GRM - Pro Forma	10.57
Net Operating Income - Pro Forma	\$401,177

PROPERTY DETAILS

THE OFFERING

Property Address:	Oakleaf Apartments 13535 Moorpark Street Sherman Oaks, CA 91423
Assessor's Parcel Number:	2360-004-016
Zoning:	LAR3

SITE DESCRIPTION

Number of Units:	20
Number of Buildings:	1
Number of Stories:	2
Year Built:	1957
Rentable Square Feet:	17,654 SF
Lot Size:	17,026 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Pitched



OFFERING PRICE:
\$6,500,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
12	1 Bdr 1 Bath	750-800
5	2 Bdr 1 Bath	1,050
1	2 Bdr 1.5 Bath	1,050
2	3 Bdr 2 Bath	1,175-1,200
20	TOTAL	17,654

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LOCATION OVERVIEW

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SHERMAN OAKS, CALIFORNIA

Affluent neighborhood
with unbeatable access
to LA's attractions

SUBURB • PEACEFUL • SCENIC • ACTIVE • DIVERSE • CONVENIENT



Sherman Oaks is a neighborhood in the San Fernando Valley region of Los Angeles, California. It's known for its suburban feel while still being within the city of L.A., making it a popular choice for families, professionals, and people in the entertainment industry.

Key Features of Sherman Oaks:

Residential Character: Sherman Oaks blends quiet, tree-lined residential streets with upscale homes, condos, and apartment complexes. It's considered more affluent and less densely populated than other parts of the Valley.

Commercial Hubs: The area features vibrant commercial corridors along Ventura Boulevard, packed with restaurants, cafes, boutique shops, and major retailers. The Sherman Oaks Galleria, a mixed-use shopping and entertainment complex, is a notable local landmark.

Lifestyle & Amenities:

Dining: From high-end eateries to casual local spots, the food scene is diverse.

Outdoor Spaces: While it's more urbanized than some nearby neighborhoods, it has parks like Van Nuys/Sherman Oaks Park, with sports fields, playgrounds, and recreation centers.

Fitness and Wellness: Yoga studios, fitness centers, and wellness businesses are common, reflecting the health-conscious lifestyle of many residents.

Schools and Education: It has a mix of public and private schools and is generally considered to have decent educational options within the LAUSD.

Transportation: Easy access to major freeways like the 405 and 101, and public transit options, though like most of L.A., having a car is typically necessary.

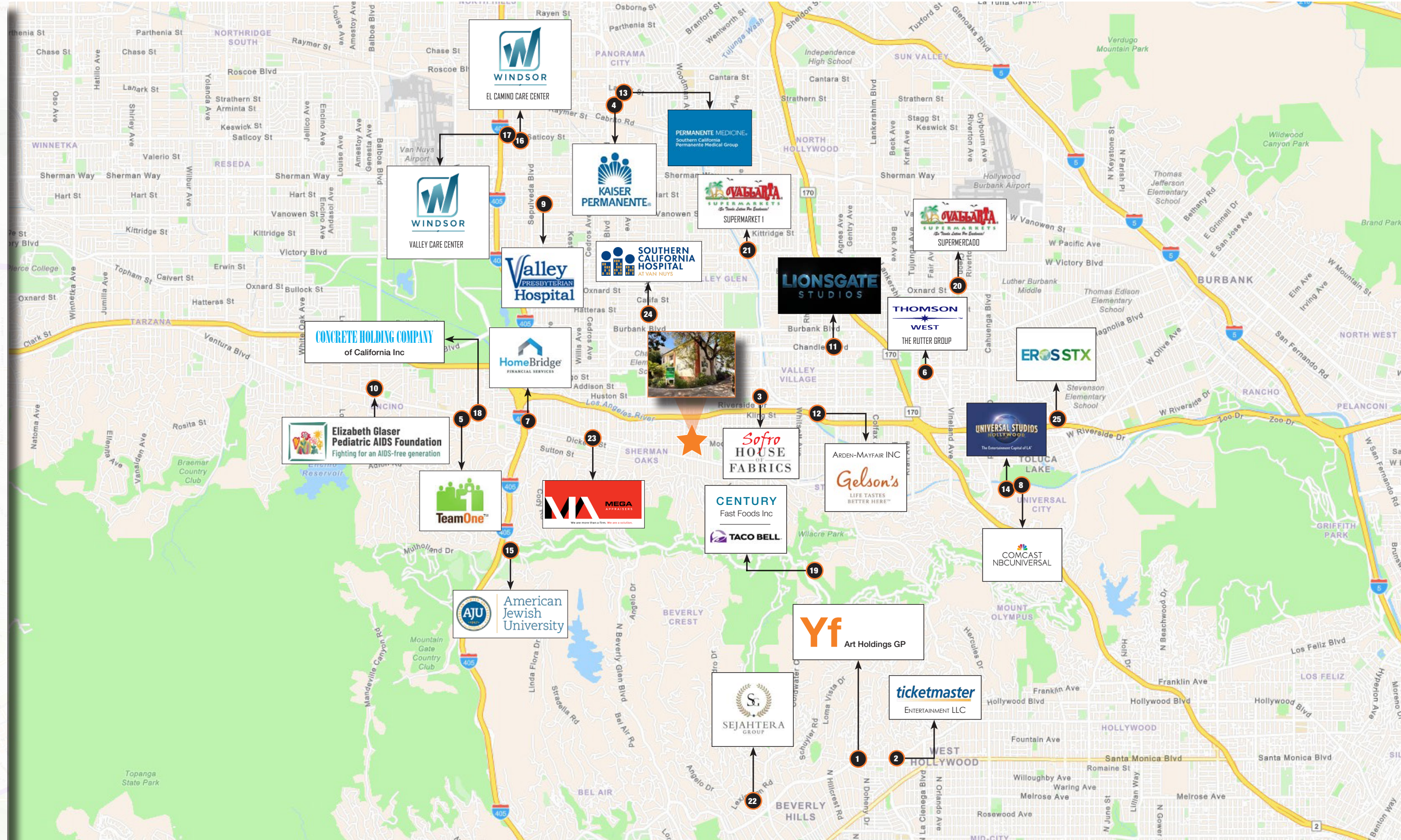
Demographics & Vibe: The population is diverse, including families, young professionals, and older residents. The vibe is laid-back but polished—somewhere between city life and suburban comfort

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



MAJOR EMPLOYERS

1	Yf Art Holdings Group	10,600
2	Ticketmaster Entertainment	4,390
3	Sofro Fabrics Inc	3,810
4	Kaiser Foundation Hospitals-Kaiser Permanente	3,724
5	Team-One Staffing Services Inc-Teamone Employment	2,629
6	West Publishing Corporation-The Rutter Group	1,827
7	Homebridge Financial Services Inc	1,700
8	NBCUniversal Media LLC - Comcast	1,611
9	Valley Presbyterian Hospital-V P H	1,600
10	Elizabeth Glaser Pediatric AIDS Foundation	1,449
11	Lionsgate Studios Corporation-Entertainment One	1,022
12	Arden-Mayfair Inc-Gelson Market	952
13	Southern California Permanente Medical Group	729
14	Universal Studios Company	704
15	American Jewish University	700
16	Windsor - El Camino Care Center	694
17	Windsor - Vallejo Care Center	694
18	Concrete Holding Compay of California Inc-	637
19	Century Fast Foods Inc-Taco Bell	619
20	Vallarta Food Enterprises Inc-Supermercado Vallarta	613
21	Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613
22	Sajahtera Inc-Beverly Hills Hotel	600
23	Mega Appraisers Inc	600
24	Alta Hollywood Community Hospital - Van Nuys	517
25	Eros Stx Global Corporation	502



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	29,736	203,173	525,127
2025 Estimate			
Total Population	29,296	200,400	517,186
2020 Census			
Total Population	30,008	205,330	528,617
2010 Census			
Total Population	27,619	194,273	511,126
Daytime Population			
2025 Estimate	27,505	172,846	488,699
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	14,811	91,858	221,701
2025 Estimate			
Total Households	14,629	90,581	217,723
Average (Mean) Household Size	2.0	2.2	2.5
2020 Census			
Total Households	14,285	88,189	210,248
2010 Census			
Total Households	13,427	83,889	198,980
Growth 2025-2030	1.2%	1.4%	1.8%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	15,541	96,359	233,788
2025 Estimate	15,347	94,998	229,539
Owner Occupied	5,572	35,233	82,220
Renter Occupied	9,039	55,404	135,421
Vacant	718	4,416	11,816
Persons in Units			
2025 Estimate Total Occupied Units	14,629	90,581	217,723
1 Person Units	40.7%	36.9%	33.9%
2 Person Units	34.4%	32.3%	31.0%
3 Person Units	13.1%	14.8%	15.4%
4 Person Units	9.1%	10.5%	11.5%
5 Person Units	1.9%	3.5%	4.9%
6+ Person Units	0.8%	2.0%	3.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	23.9%	20.7%	18.1%
\$150,000-\$199,999	12.2%	10.6%	9.3%
\$100,000-\$149,999	17.0%	17.6%	16.9%
\$75,000-\$99,999	11.3%	11.9%	11.8%
\$50,000-\$74,999	14.8%	13.3%	14.1%
\$35,000-\$49,999	6.4%	7.7%	8.8%
\$25,000-\$34,999	4.6%	5.3%	5.9%
\$15,000-\$24,999	4.5%	5.6%	6.2%
Under \$15,000	5.4%	7.3%	8.9%
Average Household Income	\$146,974	\$132,140	\$119,573
Median Household Income	\$117,430	\$106,940	\$97,152
Per Capita Income	\$72,015	\$60,272	\$51,675
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	29,296	200,400	517,186
Under 20	16.8%	18.8%	19.8%
20 to 34 Years	22.8%	22.4%	23.3%
35 to 39 Years	9.7%	8.9%	8.5%
40 to 49 Years	15.6%	14.6%	14.2%
50 to 64 Years	18.8%	18.9%	18.8%
Age 65+	16.3%	16.4%	15.4%
Median Age	41.0	41.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	23,190	153,185	386,495
Elementary (0-8)	1.4%	5.2%	8.0%
Some High School (9-11)	1.3%	3.8%	6.1%
High School Graduate (12)	9.3%	13.3%	16.4%
Some College (13-15)	18.5%	17.6%	17.5%
Associate Degree Only	6.8%	6.9%	7.2%
Bachelor's Degree Only	40.2%	34.3%	29.4%
Graduate Degree	22.4%	19.0%	15.4%
Population by Gender			
2025 Estimate Total Population	29,296	200,400	517,186
Male Population	48.1%	49.3%	50.1%
Female Population	51.9%	50.7%	49.9%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 517,186. The population has changed by 1.19 since 2010. It is estimated that the population in your area will be 525,127 five years from now, which represents a change of 1.5 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,584 people per square mile.



HOUSEHOLDS

There are currently 217,723 households in your selected geography. The number of households has changed by 9.42 since 2010. It is estimated that the number of households in your area will be 221,701 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$97,152, compared with the U.S. average, which is currently \$78,171.The median household income for your area has changed by 70.52 since 2010. It is estimated that the median household income in your area will be \$115,283 five years from now, which represents a change of 18.7 percent from the current year.

The current year per capita income in your area is \$51,675, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$119,573, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 281,874 people in your selected area were employed. The 2010 Census revealed that 63.6 of employees are in white-collar occupations in this geography, and 16.6 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 81,683.00 owner-occupied housing units and 117,298.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 43.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

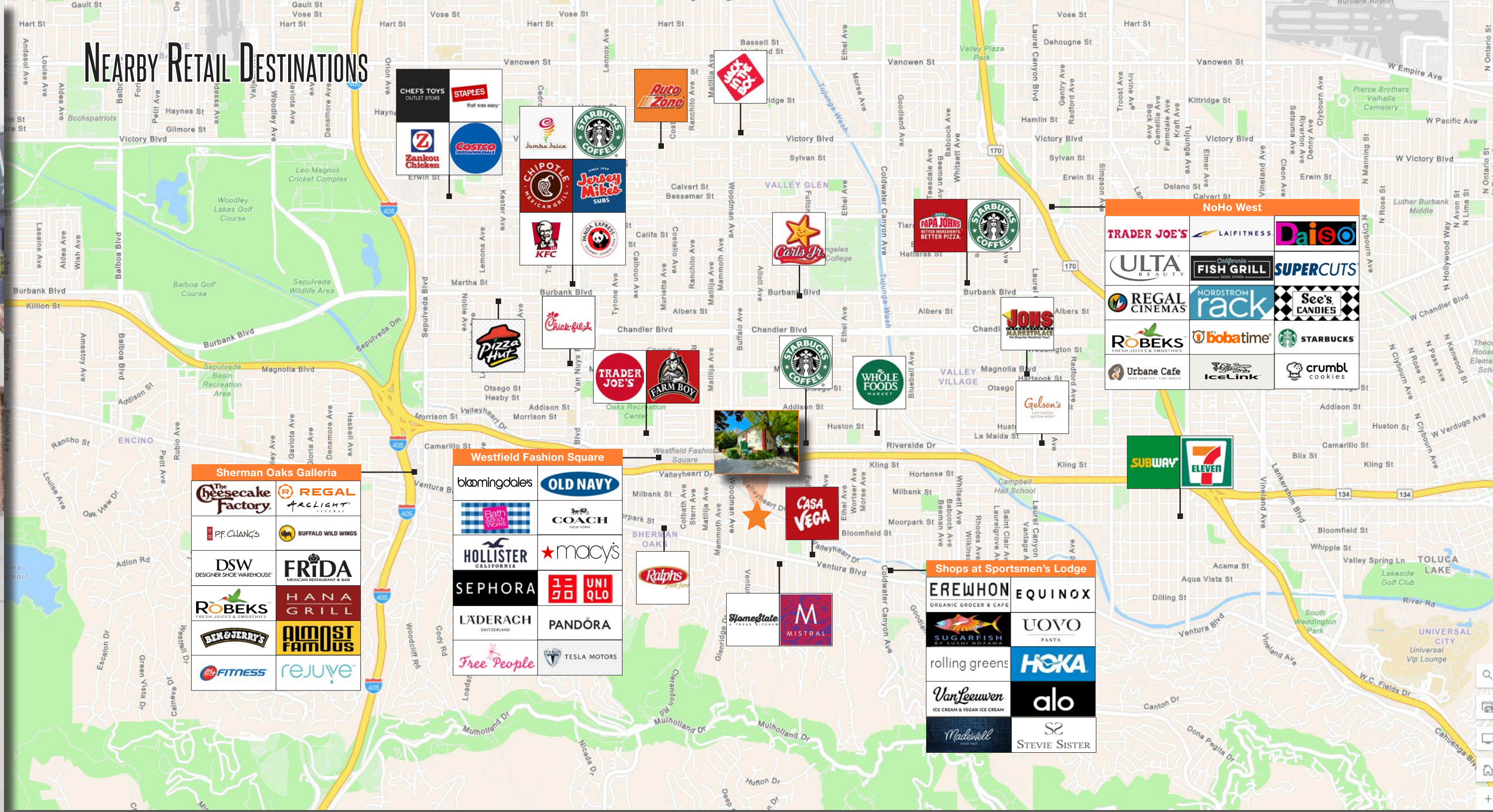
The number of area residents with an associate degree was higher than the nation's at 12.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 21.2 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT




88 WALK SCORE
"VERY WALKABLE"
Most errands can be accomplished on foot.



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PRICING & FINANCIAL ANALYSIS

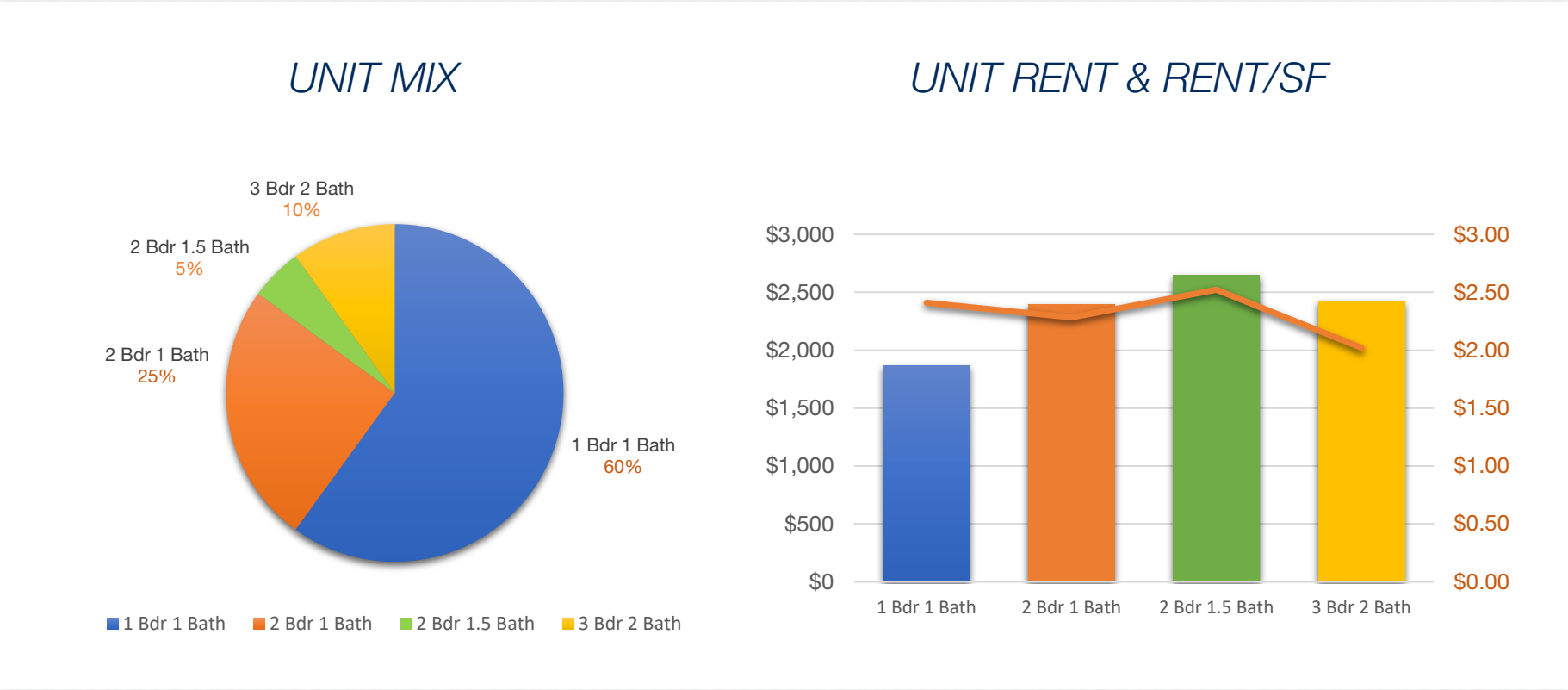
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
12	1 Bdr 1 Bath	750-800	\$1,075-\$2,236	\$2.45	\$22,770	\$2,345	\$3.03	\$28,140
5	2 Bdr 1 Bath	1,050	\$1,636-\$2,860	\$2.28	\$11,991	\$2,695	\$2.57	\$13,475
1	2 Bdr 1.5 Bath	1,050	\$2,650	\$2.52	\$2,650	\$2,795	\$2.66	\$2,795
2	3 Bdr 2 Bath	1,175-1,200	\$1,600	\$2.02	\$4,850	\$3,250	\$2.71	\$6,500
20	TOTAL	17,654			\$42,261			\$50,910



INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$507,132	\$25,357	\$610,920	\$30,546
Pet Rent	\$2,148	\$107	\$2,148	\$107
Storage	\$1,500	\$75	\$1,500	\$75
RUBS	\$420	\$21	\$420	\$21
GROSS POTENTIAL INCOME	\$511,200	\$25,560	\$614,988	\$30,749
Vacancy/Collection Allowance (GPR)	3.0% / \$15,214	\$761	3.0% / \$18,328	\$916
EFFECTIVE GROSS INCOME	\$495,986	\$24,799	\$596,660	\$29,833
<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$77,180	\$3,859	\$77,180	\$3,859
Insurance	\$24,716	\$1,236	\$24,716	\$1,236
Utilities	\$26,926	\$1,346	\$26,926	\$1,346
Repairs & Maintenance	\$10,000	\$500	\$10,000	\$500
Trash	\$7,346	\$367	\$7,346	\$367
Management Fee	\$19,839	\$992	\$23,866	\$1,193
Reserves & Replacements	\$4,000	\$200	\$4,000	\$200
Landscaping	\$2,450	\$123	\$2,450	\$123
Pest Control	\$1,000	\$50	\$1,000	\$50
Unit Turnover	\$5,000	\$250	\$5,000	\$250
On-Site Payroll	\$13,000	\$650	\$13,000	\$650
TOTAL EXPENSES	\$191,457	\$9,573	\$195,484	\$9,774
Expenses per SF	\$10.84		\$11.07	
% of EGI	38.6%		32.8%	
NET OPERATING INCOME	\$304,529	\$15,226	\$401,177	\$20,059

RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF
Unit 1	2 Bdr 1.5 Bath		1,050	\$2,650	\$2.52
Unit 2	1 Bdr 1 Bath		750	\$2,075	\$2.77
Unit 3	2 Bdr 1 Bath		1,050	\$1,636	\$1.56
Unit 4	1 Bdr 1 Bath		750	\$1,075	\$1.43
Unit 5	2 Bdr 1 Bath		1,050	\$2,450	\$2.33
Unit 6	1 Bdr 1 Bath		750	\$1,971	\$2.63
Unit 7	1 Bdr 1 Bath	Vacant	750	\$2,345	\$3.13
Unit 8	1 Bdr 1 Bath		750	\$1,995	\$2.66
Unit 9	3 Bdr 2 Bath		1,175	\$1,600	\$1.36
Unit 10	1 Bdr 1 Bath		750	\$2,236	\$2.98
Unit 11	2 Bdr 1 Bath		1,050	\$2,450	\$2.33
Unit 12	1 Bdr 1 Bath		750	\$2,075	\$2.77
Unit 13	2 Bdr 1 Bath		1,050	\$2,860	\$2.72
Unit 14	1 Bdr 1 Bath		750	\$2,150	\$2.87
Unit 15	2 Bdr 1 Bath		1,050	\$2,595	\$2.47
Unit 16	1 Bdr 1 Bath		750	\$2,150	\$2.87
Unit 17	1 Bdr 1 Bath		750	\$1,233	\$1.64
Unit 18	1 Bdr 1 Bath		750	\$1,390	\$1.85
Unit 19	3 Bdr 2 Bath	Vacant	1,175	\$3,250	\$2.77
Unit 20	1 Bdr 1 Bath		750	\$2,075	\$2.77
2	Total	Vacant	1,925	\$5,595	
18	Total	Occupied	15,725	\$36,666	
20	Total		17,650	\$42,261	

FINANCIAL OVERVIEW

Property Details	
Location	Oakleaf Apartments 13535 Moorpark Street Sherman Oaks, CA 91423
Price	\$6,500,000
Down Payment	100% / \$6,500,000
Number of Units	20
Price/Unit	\$325,000
Rentable Square Feet	17,654 SF
Price/SF	\$368
CAP Rate - Current	4.69%
CAP Rate - Pro Forma	6.17%
GRM - Current	12.72
GRM - Pro Forma	10.57
Year Built	1957
Lot Size	17,026 SF
Type of Ownership	Fee Simple

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$507,132	\$610,920
Other Income	\$4,068	\$4,068
Gross Potential Income	\$511,200	\$614,988
Less: Vacancy / Deductions (GPR)	\$15,214	\$18,328
Effective Gross Income	\$495,986	\$596,660
Less: Expenses	\$191,457	\$195,484
Net Operating Income	\$304,529	\$401,177

Expenses	Current	Pro Forma
Real Estate Taxes	\$77,180	\$77,180
Insurance	\$24,716	\$24,716
Utilities	\$26,926	\$26,926
Repairs & Maintenance	\$10,000	\$10,000
Trash	\$7,346	\$7,346
Management Fee	\$19,839	\$23,866
Reserves & Replacements	\$4,000	\$4,000
Landscaping	\$2,450	\$2,450
Pest Control	\$1,000	\$1,000
Unit Turnover	\$5,000	\$5,000
On-Site Payroll	\$13,000	\$13,000
Total Expenses	\$191,457	\$195,484
Expenses / Unit	\$9,573	\$9,774
Expenses / SF	\$10.84	\$11.07
% of EGI	38.6%	32.8%

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PROPERTY DESCRIPTION



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PROPERTY SUMMARY

THE OFFERING

Property Address	Oakleaf Apartments 13535 Moorpark Street Sherman Oaks, CA 91423
Assessor's Parcel Number	2360-004-016
Zoning	LAR3

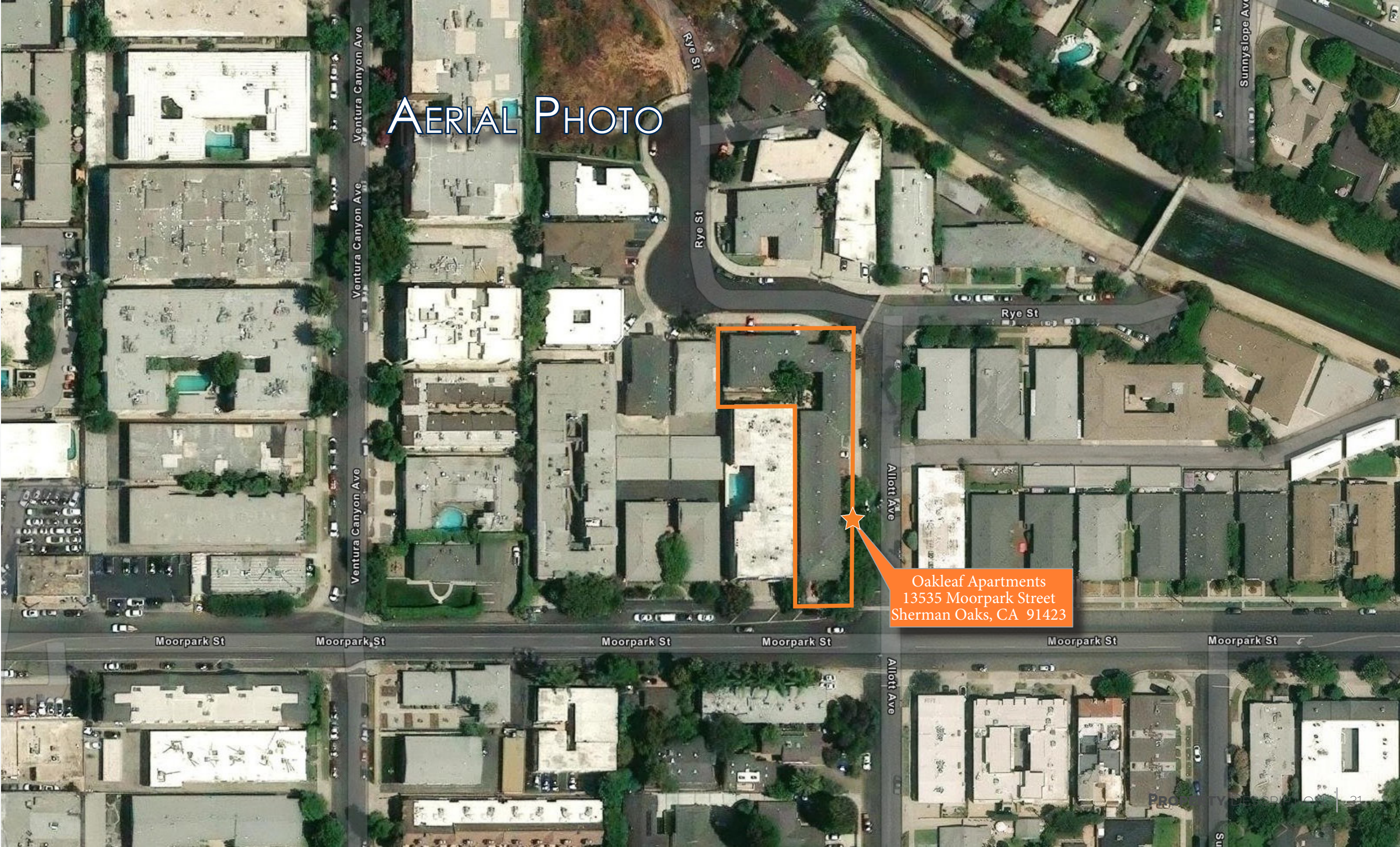
SITE DESCRIPTION

Number of Units	20
Number of Buildings	1
Number of Stories	2
Year Built	1957
Rentable Square Feet	17,654 SF
Lot Size	17,026 SF
Type of Ownership	Fee Simple

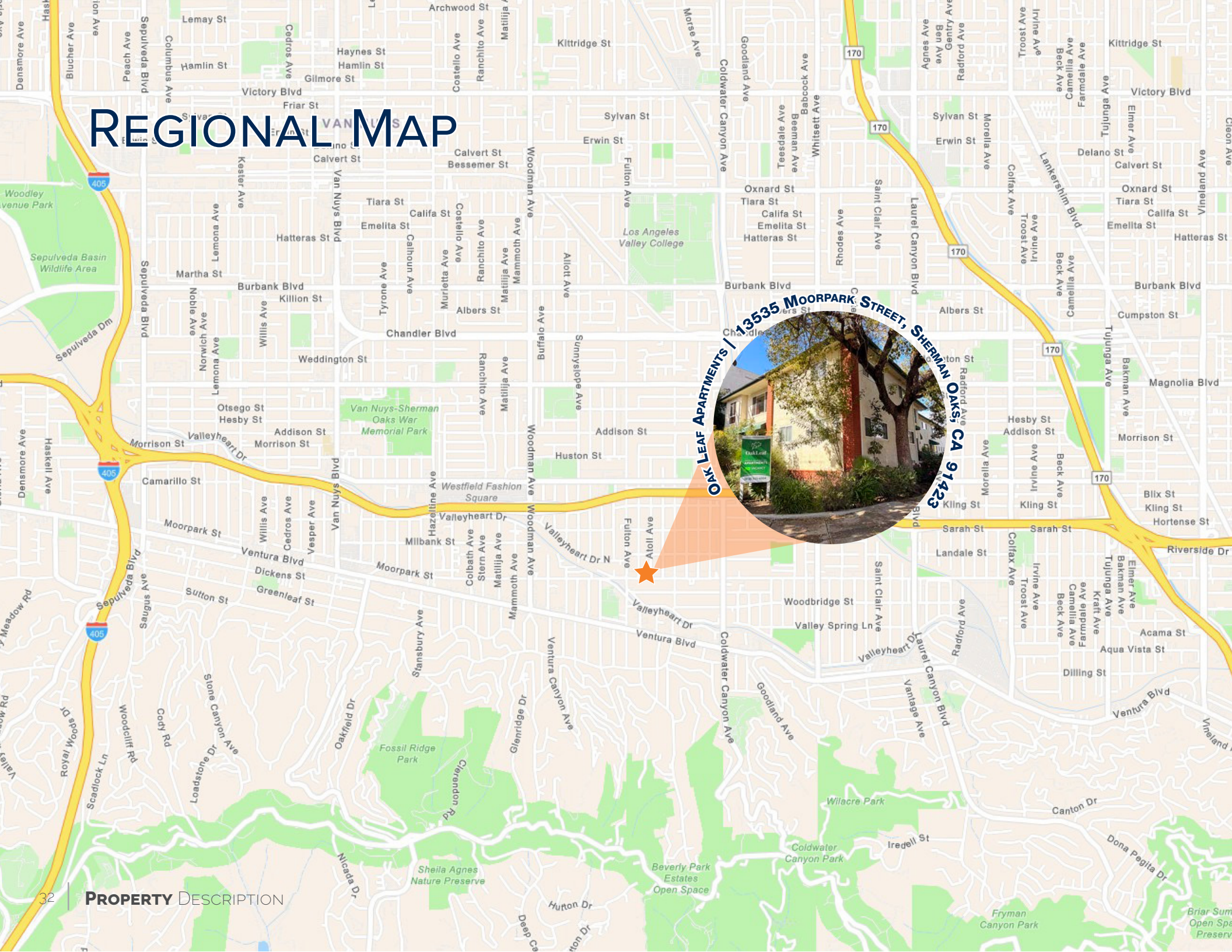
CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched

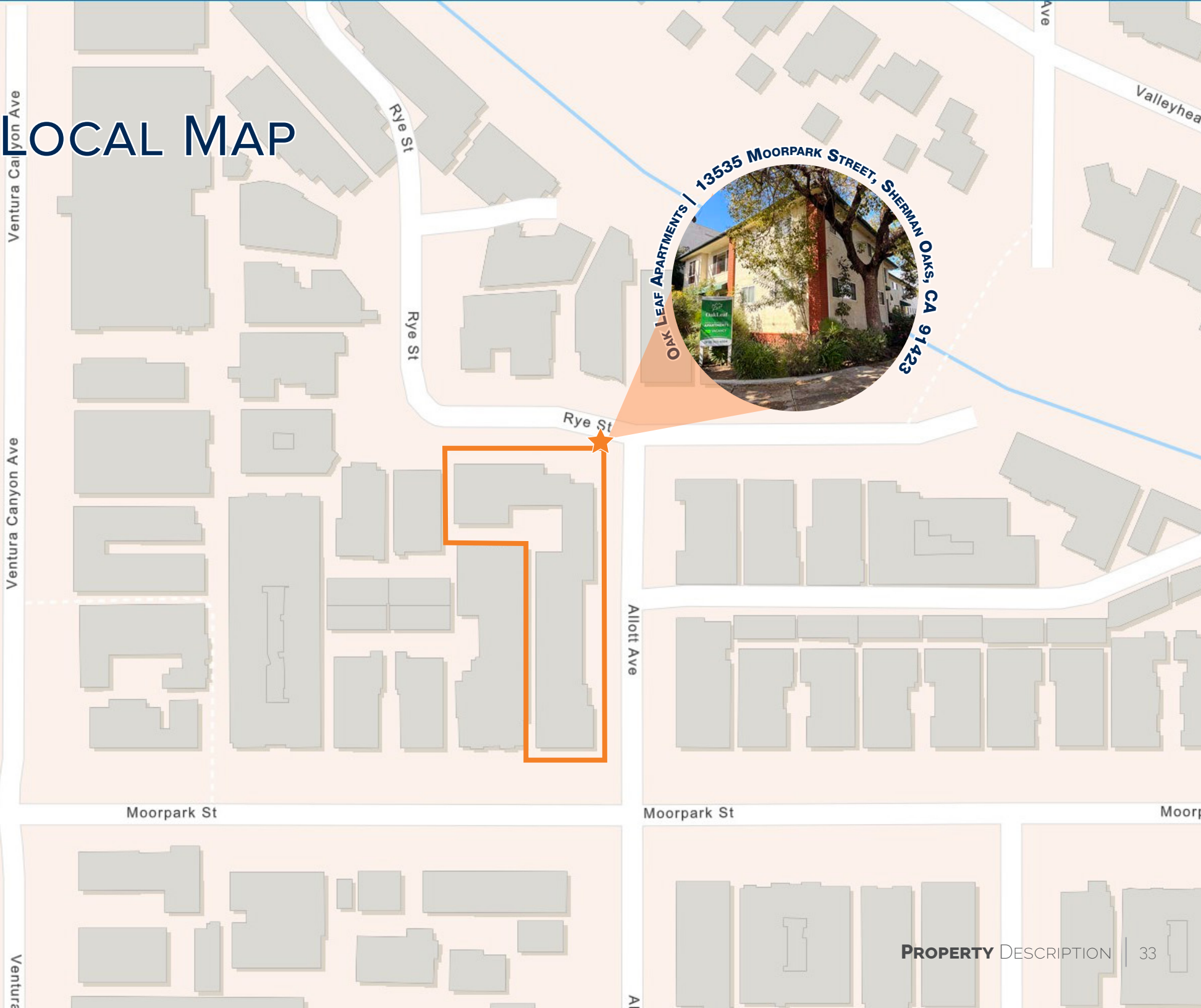
AERIAL PHOTO



REGIONAL MAP



LOCAL MAP

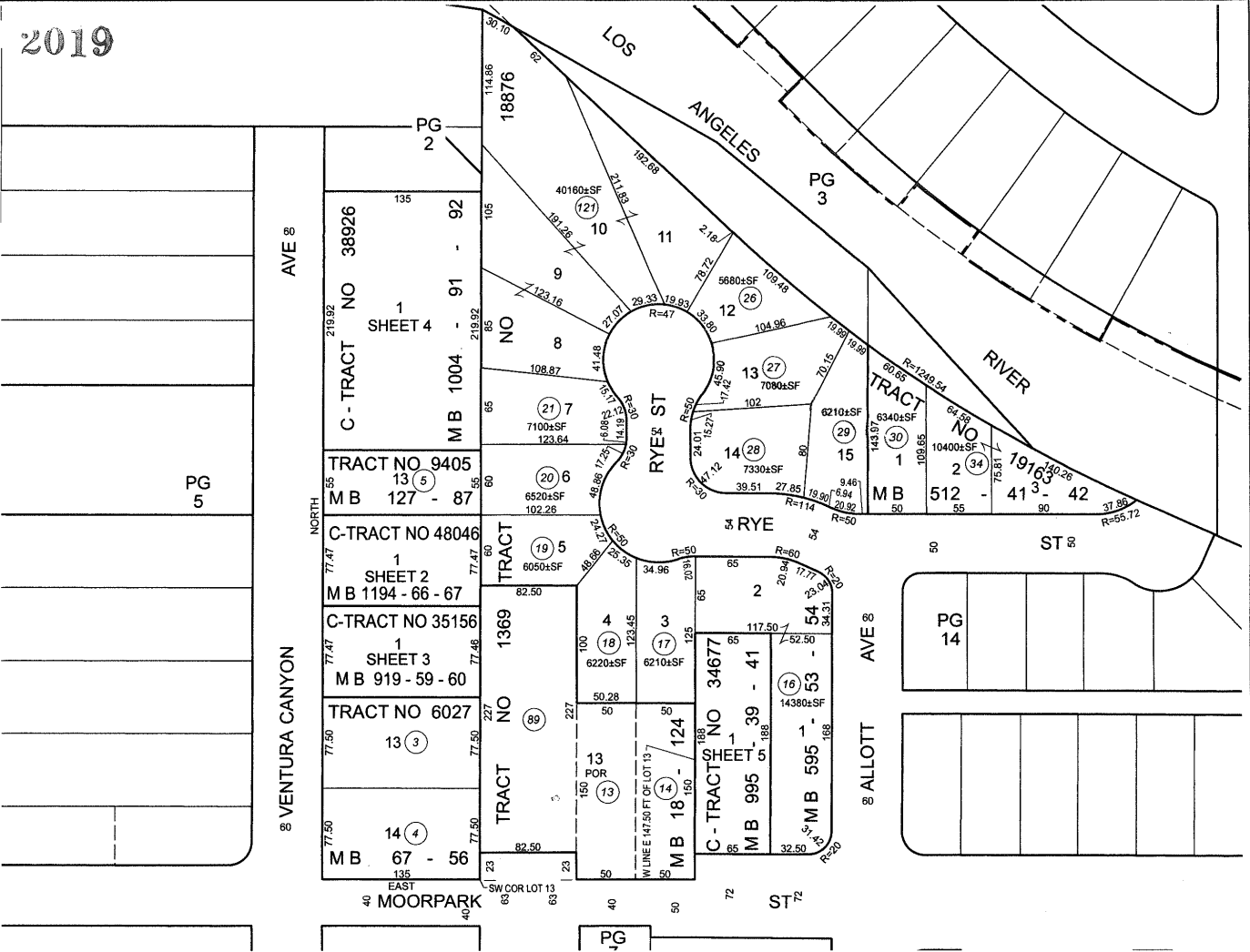


PARCEL MAP

2360	4 SHEET 1	P. A. 934-16, 29, 46 & 47	TRA 8849	REVISED: 820107504 820622101	830523101-84 850311102-85 860501602-87	860929807-87 93030894002001-03 950209	960409 97110507017001-03 2019012202005001-03	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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MAPPING AND GIS
SERVICES
SCALE 1" = 80'



DATE PRINTED: 1/18/2019 2:58:33 PM

INDEX MAP

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2008



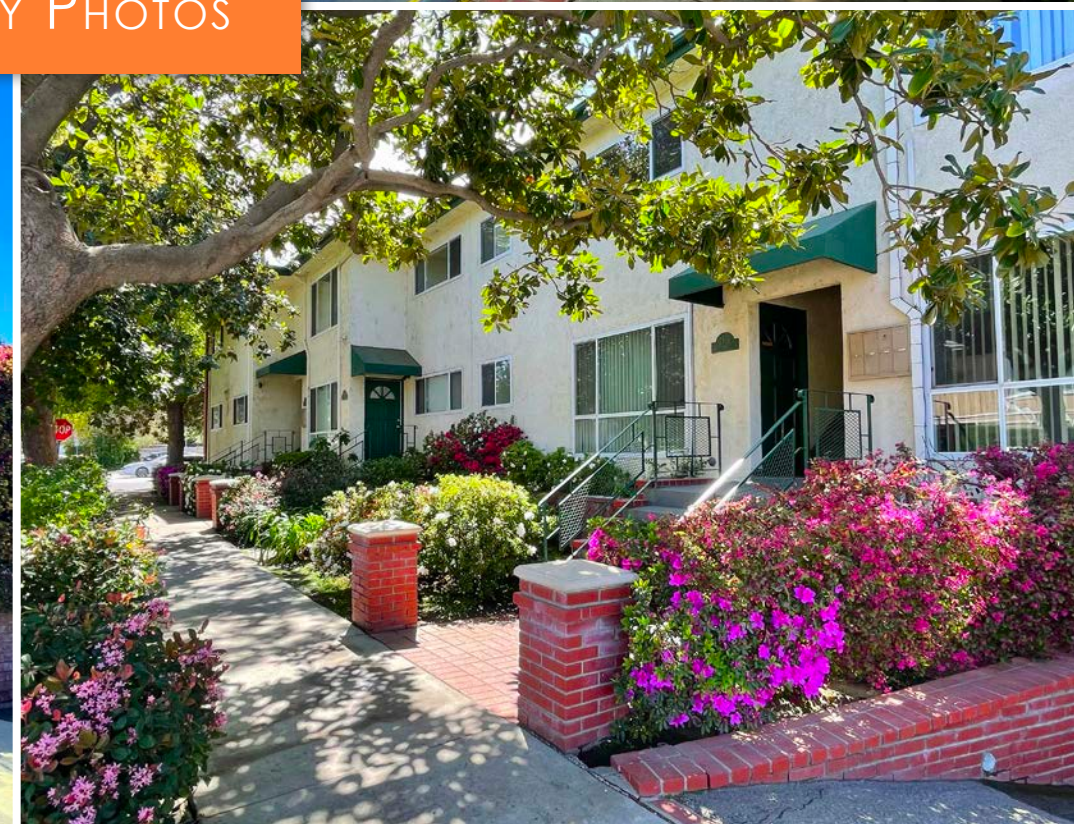
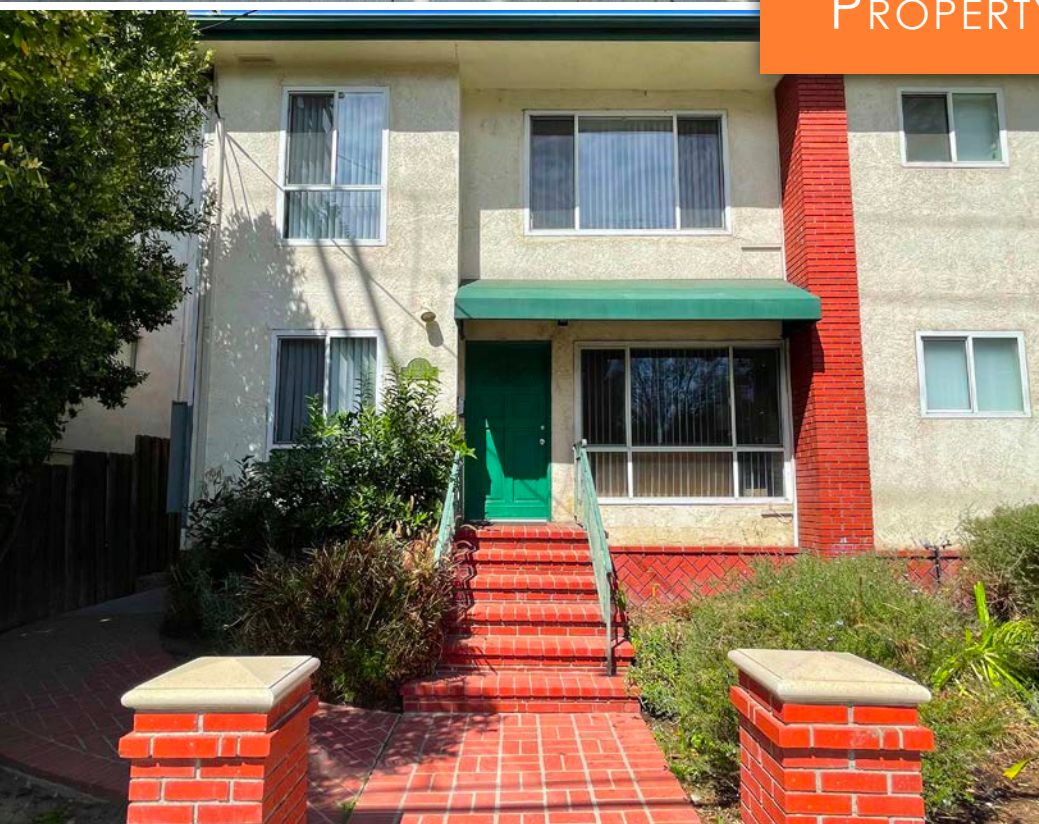
MAPPING AND GIS
SERVICES
SCALE 1" = 400'





PROPERTY PHOTOS

PROPERTY PHOTOS



OAKLEAF APARTMENTS | 13535 MOORPARK STREET, SHERMAN OAKS, CA 91423



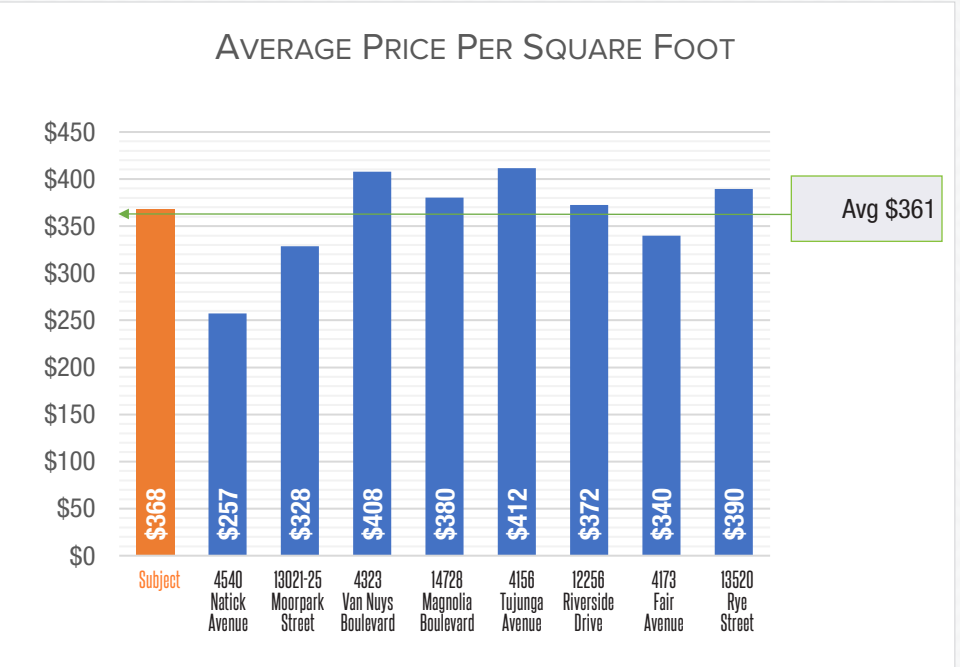
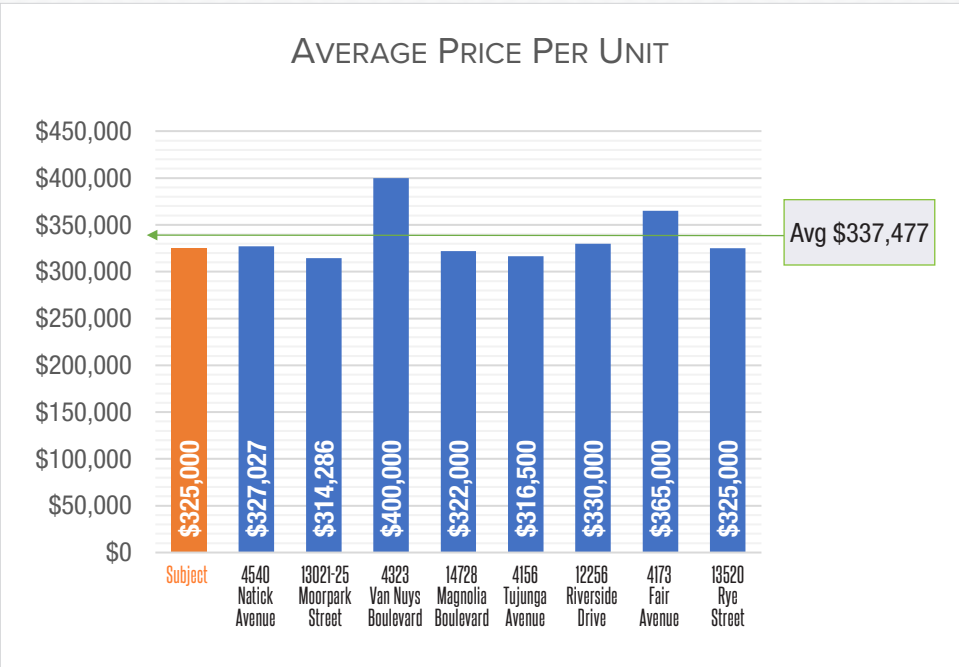
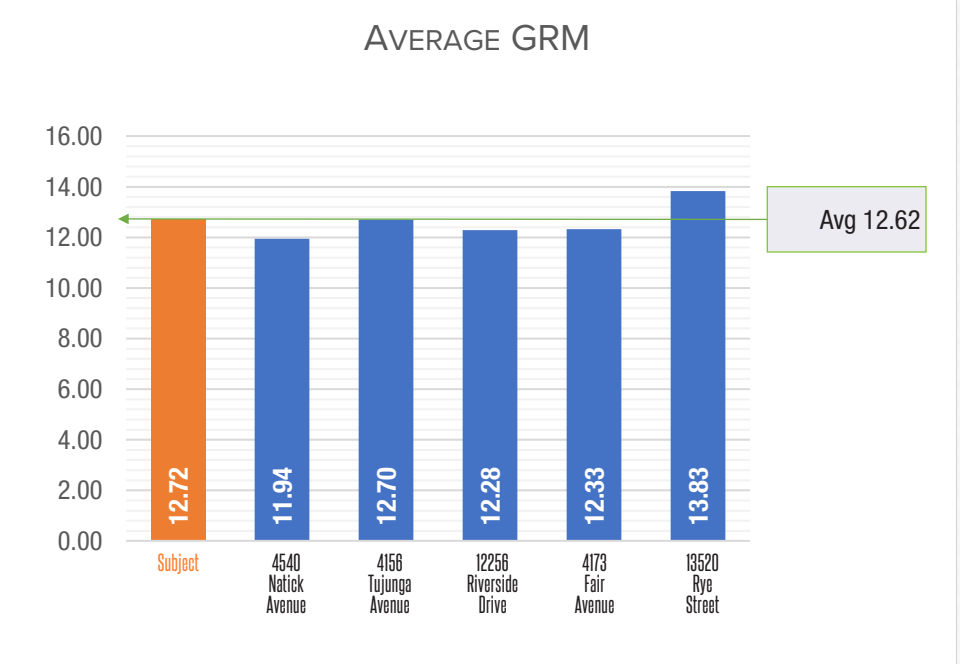
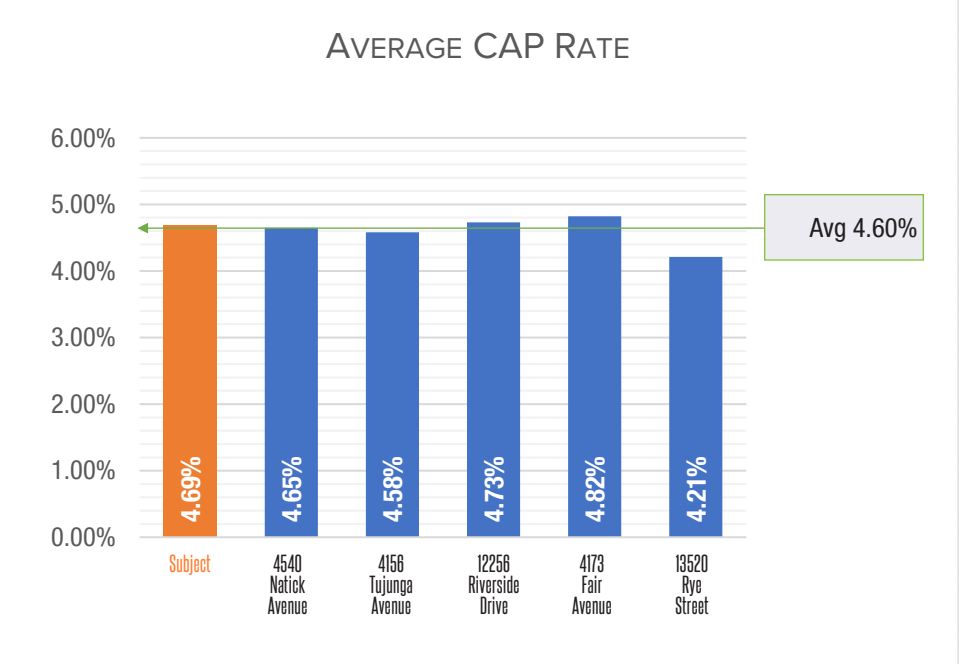
SALES COMPARABLES



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Oakleaf Apartments
13535 Moorpark Street
Sherman Oaks, CA 91423

Subject Property

Total No. of Units: 20
Year Built: 1957
Rentable SF: 17,654 SF
Lot Size: 17,026 SF
Listing Price: \$6,500,000
Price/Unit: \$325,000
Price/SF: \$368
CAP Rate: 4.69%
GRM: 12.72

No. of Units	Unit Type
12	1 Bdr 1 Bath
5	2 Bdr 1 Bath
1	2 Bdr 1.5 Bath
2	3 Bdr 2 Bath



1

4540 Natick Avenue
Sherman Oaks, CA 91403

Close of Escrow: 05/18/26
Total No. of Units: 37
Year Built: 1969
Rentable SF: 47,060 SF
Lot Size: 28,749 SF
Sales Price: \$12,100,000
Price/Unit: \$327,027
Price/SF: \$257
CAP Rate: 4.65%
GRM: 11.94

No. of Units	Unit Type
33	1 Bdr 1 Bath
4	2 Bdr 2 Bath



2

13021-25 Moorpark Street
Studio City, CA 91604

Close of Escrow: 04/17/26
Total No. of Units: 14
Year Built: 1978
Rentable SF: 13,396 SF
Lot Size: 13,068 SF
Sales Price: \$4,400,000
Price/Unit: \$314,286
Price/SF: \$328

No. of Units	Unit Type
8	1 Bdr 1 Bath
4	2 Bdr 2 Bath
2	3 Bdr 2.5 Bath



3

4323 Van Nuys Boulevard
Sherman Oaks, CA 91403

Close of Escrow: 03/03/26
Total No. of Units: 10
Year Built: 1933
Rentable SF: 9,805 SF
Lot Size: 6,079 SF
Sales Price: \$4,000,000
Price/Unit: \$400,000
Price/SF: \$408

No. of Units	Unit Type
3	1 Bdr 1 Bath
6	2 Bdr 2 Bath
1	3 Bdr 2 Bath

4



14728 Magnolia Boulevard
Sherman Oaks, CA 91403

Close of Escrow: 02/25/26
Total No. of Units: 5
Year Built: 1957
Rentable SF: 4,233 SF
Lot Size: 6,098 SF

Sales Price: \$1,610,000

Price/Unit: \$322,000
Price/SF: \$380

No. of Units	Unit Type
3	1 Bdr 1 Bath
2	2 Bdr 1 Bath

5



4156 Tujunga Avenue
Studio City, CA 91604

Close of Escrow: 02/18/26
Total No. of Units: 6
Year Built: 1971
Rentable SF: 4,614 SF
Lot Size: 6,347 SF

Sales Price: \$1,899,000

Price/Unit: \$316,500
Price/SF: \$412
CAP Rate: 4.58%
GRM: 12.70

No. of Units	Unit Type
5	1 Bdr 1 Bath
1	2 Bdr 1 Bath

6



12256 Riverside Drive
Valley Village, CA 91607

Close of Escrow: 01/08/26
Total No. of Units: 5
Year Built: 1961
Rentable SF: 4,430 SF
Lot Size: 7,160 SF

Sales Price: \$1,650,000

Price/Unit: \$330,000
Price/SF: \$372
CAP Rate: 4.73%
GRM: 12.28

No. of Units	Unit Type
1	1 Bdr 1 Bath
2	2 Bdr 1 Bath
2	3 Bdr 2 Bath

7



4173 Fair Avenue
Studio City. CA 91602

Close of Escrow: Under Contract
Total No. of Units: 5
Year Built: 1975
Rentable SF: 5,371 SF
Lot Size: 6,340 SF

Sales Price: \$1,825,000

Price/Unit: \$365,000
Price/SF: \$340
CAP Rate: 4.82%
GRM: 12.33

No. of Units	Unit Type
4	1 Bdr 1 Bath
1	2 Bdr 2 Bath



13520 Rye Street
Sherman Oaks, CA 91423

Close of Escrow: On Market
Total No. of Units: 6
Year Built: 1956
Rentable SF: 5,006 SF
Lot Size: 4,998 SF
Sales Price: \$1,950,000
Price/Unit: \$325,000
Price/SF: \$390
CAP Rate: 4.21%
GRM: 13.83

No. of Units	Unit Type
5	1 Bdr 1 Bath
1	3 Bdr 2 Bath

SALES COMPARABLES SUMMARY

		Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1		4540 Natick Avenue Sherman Oaks, CA 91403	5/18/2026	37	1969	\$12,100,000	\$327,027	\$257	4.65%	11.94
2		-13021-25 Moorpark Street Studio City, CA 91604	4/17/2026	14	1978	\$4,400,000	\$314,286	\$328	N/A	N/A
3		4323 Van Nuys Boulevard Sherman Oaks, CA 91403	3/3/2026	10	1933	\$4,000,000	\$400,000	\$408	N/A	N/A
4		14728 Magnolia Boulevard Sherman Oaks, CA 91403	2/25/2026	5	1957	\$1,610,000	\$322,000	\$380	N/A	N/A
5		4156 Tujunga Avenue Studio City, CA 91604	2/18/2026	6	1971	\$1,899,000	\$316,500	\$412	4.58%	12.70
6		12256 Riverside Drive Valley Village, CA 91607	1/8/2026	5	1961	\$1,650,000	\$330,000	\$372	4.73%	12.28
7		4173 Fair Avenue Studio City, CA 91602	Under Contract	5	1975	\$1,825,000	\$365,000	\$340	4.82%	12.33
8		13520 Rye Street Sherman Oaks, CA 91423	On Market	6	1956	\$1,950,000	\$325,000	\$390	4.21%	13.83
A V E R A G E S							\$337,477	\$361	4.60%	12.62
★		Oakleaf Apartments 13535 Moorpark Street Sherman Oaks, CA 91423	Subject Property	20	1957	\$6,500,000	\$325,000	\$368	4.69%	12.72

OAKLEAF APARTMENTS | 13535 MOORPARK STREET, SHERMAN OAKS, CA 91423



RENT COMPARABLES

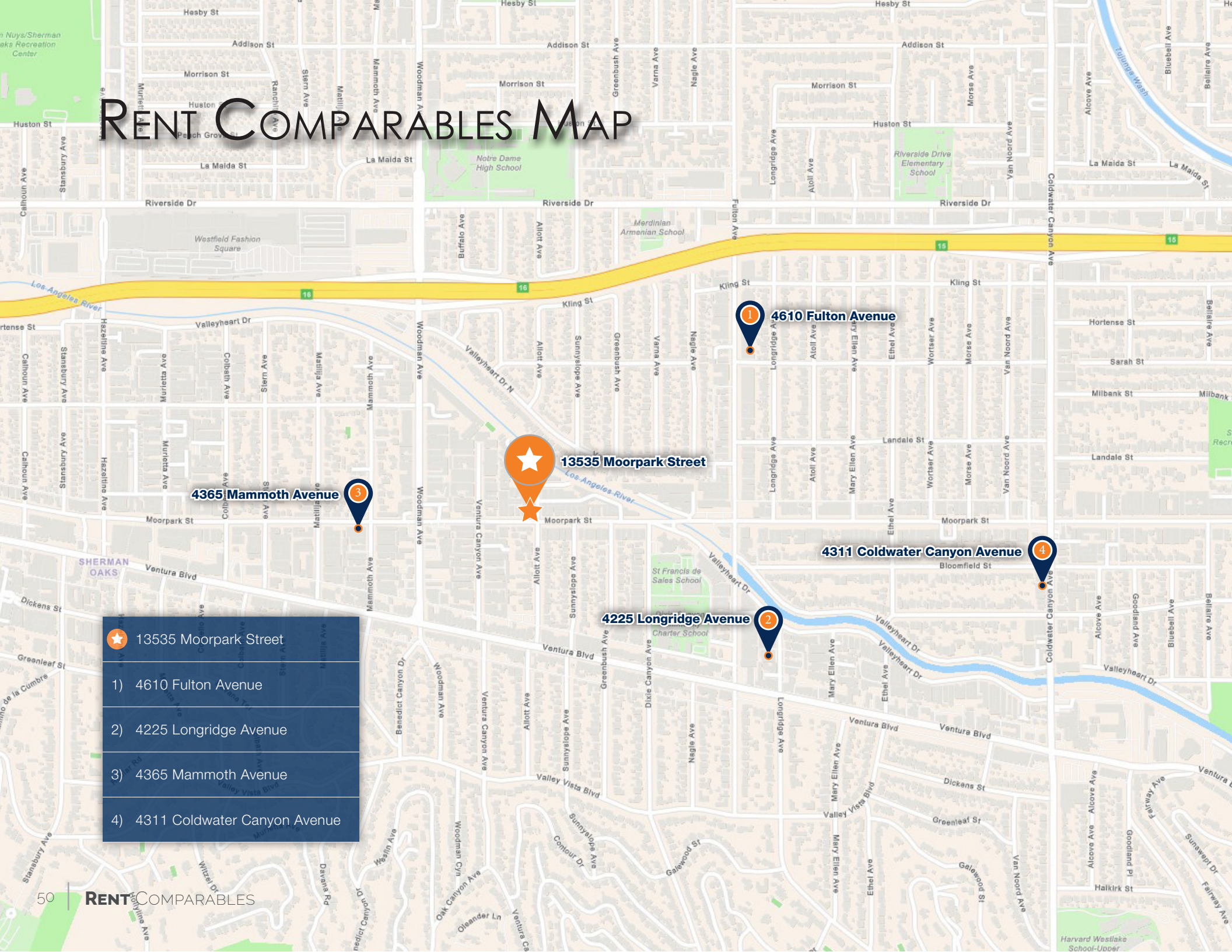


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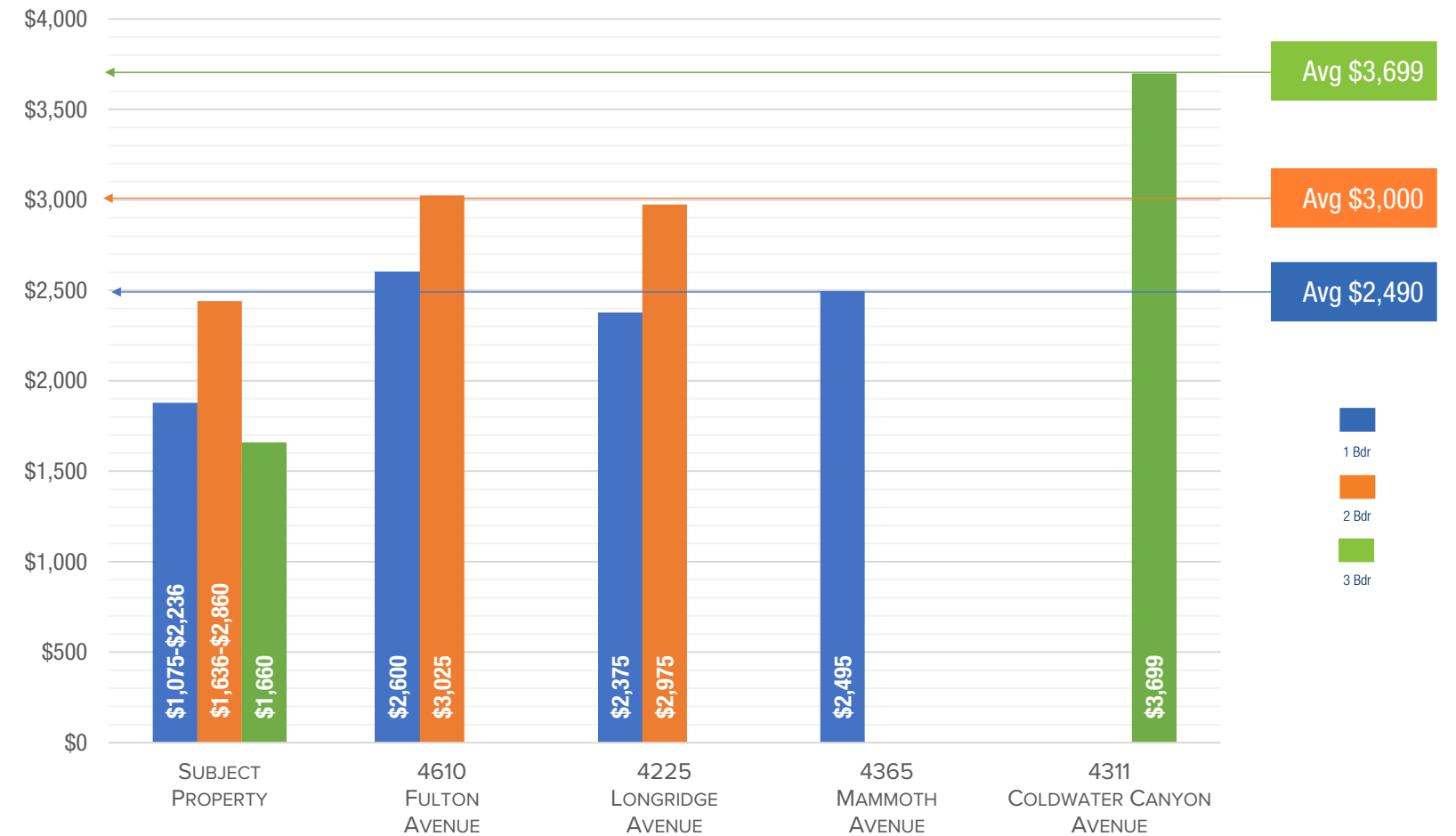
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RENT COMPARABLES MAP



AVERAGE RENTS - 1, 2 & 3 BEDROOM UNITS





Oakleaf Apartments
13535 Moorpark Street
Sherman Oaks, CA 91423

Total No. of Units 20
Year Built 1957

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	750-800	\$1,075-\$2,236	\$2.41
2 Bdr 1 Bath	1,050	\$1,636-\$2,860	\$2.28
2 Bdr 1.5 Bath	1,050	\$2,650	\$2.52
3 Bdr 2 Bath	1,175-1,200	\$1,600	\$2.02



4610 Fulton Avenue
Sherman Oaks, CA 91423

Total No. of Units 32
Year Built 1990

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	735	\$2,600	\$3.54
2 Bdr 1 Bath	1,050	\$3,025	\$2.88

Amenities
Property features wood flooring, black appliances, fireplaces, granite countertops, central air/heat, a swimming pool, a fitness center, ceiling fans, and in-unit washer/dryers.



4225 Longridge Avenue
Studio City, CA 91604

Total No. of Units 29
Year Built 1964

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	710	\$2,375	\$3.35
2 Bdr 1 Bath	1,030	\$2,975	\$2.89

Amenities
Property features wood flooring, quartz countertops, stainless steel appliances, balconies, central air/heat, a swimming pool, and on-site laundry.



4365 Mammoth Avenue
Sherman Oaks, CA 91423

Total No. of Units 24
Year Built 1964

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	1,056	\$2,495	\$2.36

Amenities
Property features wood flooring, quartz countertops, stainless steel appliances, central air/heat, a swimming pool, and on-site laundry.

4



4311 Coldwater Canyon Avenue
Studio City, CA 91604

Total No. of Units4

Year Built1965

Unit Type	SF	Rent	Rent/SF
3 Bdr 2 Bath	1,400	\$3,699	\$2.64

Amenities
Property features wood flooring, granite countertops, stainless steel appliances, walk-in closets, recessed lighting, and in-unit washer/dryers.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot	
1		4610 Fulton Avenue Sherman Oaks, CA 91423	32	1990	1 Bdr 1 Bath 2 Bdr 1 Bath	735 1,050	\$2,600 \$3,025	\$3.54 \$2.88
2		4225 Longridge Avenue Studio City, CA 91604	29	1964	1 Bdr 1 Bath 2 Bdr 1 Bath	710 1,030	\$2,375 \$2,975	\$3.35 \$2.89
3		4365 Mammoth Avenue Sherman Oaks, CA 91423	24	1964	1 Bdr 1 Bath	1,056	\$2,495	\$2.36
4		4311 Coldwater Canyon Avenue Studio City, CA 91604	4	1965	3 Bdr 2 Bath	1,400	\$3,699	\$2.64
A V E R A G E S					1 Bedroom 2 Bedroom 3 Bedroom	834 1,040 1,400	\$2,490 \$3,000 \$3,699	\$2.99 \$2.88 \$2.64
★		Oakleaf Apartments 13535 Moorpark Street Sherman Oaks, CA 91423	20	1957	1 Bdr 1 Bath 2 Bdr 1 Bath 2 Bdr 1.5 Bath 3 Bdr 2 Bath	750-800 1,050 1,050 1,175-1,200	\$1,075-\$2,236 \$1,636-\$2,860 \$2,650 \$1,600	\$2.41 \$2.28 \$2.52 \$2.02

54 | RENT COMPARABLES

RENT COMPARABLES | 55

OAKLEAF APARTMENTS | 13535 MOORPARK STREET, SHERMAN OAKS, CA 91423



Exclusively Listed By:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1855 DIRECT
(818) 219-6146 MOBILE
RICK.RAYMUNDO@MARCUSMILLICHAP.COM



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16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436

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