

18547 SATICOY STREET

RESEDA, CALIFORNIA 91335

Marcus & Millichap
THE RAYMUNDO GROUP

\$3,100,000 | 13 MULTIFAMILY UNITS

**CONSTRUCTED IN 1987 — NOT SUBJECT TO LOS ANGELES RENT CONTROL
ALL LARGE TOWNHOUSE-STYLE UNITS | ATTRACTIVELY PRICED AT A 6.75% CAP AND 9.6 GRM
FULL COPPER PLUMBING, CENTRAL AIR/HEAT, AND PRIVATE PARKING GARAGES FOR ALL UNITS**

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A NATIONALLY RECOGNIZED INVESTMENT BROKERAGE & ADVISORY TEAM

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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Not Subject to Los Angeles Rent Control
— Higher Allowable Rent Increases Due to Building's 1987 Construction
- All Large Townhouse-Style Units Above Individual Two-Car Parking Garages
- Attractively Priced at a Current 9.68 GRM and 6.75% CAP Rate
- Spacious Floorplans Averaging Over 850 Square Feet per Unit
- Full Copper Plumbing, Central Air/Heat, Individual Water Heaters for All Units (Buyer to Verify)
- Private Garage Parking, Two Balconies, Two Fireplaces, Oversized Walk-in Closets for Each Apartment Unit
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- New Driveway Gate, Newly Welded Railings



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 18547 Saticoy Street, a 13-unit multifamily property located in Reseda, CA. Because the property was constructed in 1987, it is not subject to Los Angeles rent control and instead allows for higher annual rent increases via AB 1482. A new investor can capitalize on both the impressive immediate cash flow, as the building is being offered with an attractive 6.75% CAP Rate, and more rapid potential income growth without the restrictions of Los Angeles rent control

The building consists entirely of large one-bedroom townhouse-style units, each above its own private two-car parking garage. The 11,472 total rentable square feet are spread over the 13 units, resulting in spacious floorplans that feature desirable tenant amenities. Each unit includes central air/heat as well as two fireplaces, two balconies, ceiling fans, and large walk-in closets. Plumbing at the property consists of copper pipes, leading to more efficient utility usage with fewer maintenance and repair expenses. Also reducing an investor's maintenance expenses is the fact that the building does not appear on the Los Angeles Department of Building & Safety's seismic retrofit list, saving an owner from an otherwise substantial cost.

Situated near the intersection of Saticoy Street and Reseda Boulevard, the property is less than three miles south of California State University-Northridge and is a similar distance from shops and restaurants at the Northridge Fashion Center shopping mall. Numerous nearby retailers include Costco Wholesale, Target, Best Buy, Lowe's Home Improvement, and a new Porto's Bakery and Cafe. Tenants enjoy convenient access to the adjacent Granada Hills/Northridge area, as well as Encino, Woodland Hills, and Warner Center. The new Topanga Village shopping mall and the upcoming massive Promenade 2035 mixed-use development, to be constructed by Los Angeles Rams owner Stan Kroenke, are both mere miles from the property, allowing residents convenient access to several exciting new destinations.



18547 SATICOY STREET

RESEDA, CALIFORNIA 91335

LISTING PRICE

\$3,100,000

PRICE/UNIT

\$238,462

PRICE/SF

\$270

CAP RATE - CURRENT

6.75%

GRM - CURRENT

9.68

CAP RATE - PRO FORMA

7.76%

GRM - PRO FORMA

8.74

THE OFFERING

Price	\$3,100,000
Down Payment	35% / \$1,085,000
Price/Unit	\$238,462
Price/SF	\$270
Number of Units	13
Rentable Square Feet	11,472 SF
Number of Buildings	1
Number of Stories	2
Year Built	1987
Lot Size	16,019 SF

VITAL DATA

CAP Rate - Current	6.75%
GRM - Current	9.68
Net Operating Income - Current	\$209,118
Net Cash Flow After Debt Service - Current	8.22% / \$89,226
CAP Rate - Pro Forma	7.76%
GRM - Pro Forma	8.74
Net Operating Income - Pro Forma	\$240,633
Net Cash Flow After Debt Service - Pro Forma	11.13% / \$120,741

PROPERTY DETAILS

THE OFFERING

Property Address:	18547 Saticoy Street Reseda, CA 91335
Assessor's Parcel Number:	2103-026-202
Zoning:	LAR3

SITE DESCRIPTION

Number of Units:	13
Number of Buildings:	1
Number of Stories:	3
Year Built:	1987
Rentable Square Feet:	11,472 SF
Lot Size:	16,019 SF
Parking:	26 Parking Spaces
Type of Ownership:	Fee Simple

CONSTRUCTION

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



OFFERING PRICE:
\$3,100,000

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

FINANCING

First Trust Deed

Loan Amount	\$2,015,000
Interest Rate	5.95%
Amortization	30 Years
Monthly Payment	\$9,991.00

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
13	1 Bdr 1.5 Bath Towhouse	882
13	TOTAL	11,472

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LOCATION OVERVIEW

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RESEDA, CA

Shopping • Outdoors • Relaxing • Public Transportation • California

RESEDA IS SAN FERNANDO VALLEY'S RESTAURANT HUB

Occupying the heart of the West San Fernando Valley, Reseda has sat modestly as a pro-typical suburb of Los Angeles for over 100 years. Like most Valley neighborhoods, its growth stemmed from the post-World War II boom and the proliferation of the car, bringing a culture of shopping malls and wide boulevards.

Reseda Boulevard acts as the neighborhood's thoroughfare, running north to south. This urban community is brimming with local restaurants, close to Interstate 405. Locals enjoy the relaxing atmosphere at the Anthony C. Beilenson Park and its recreational facilities. In addition to access to the interstate, residents are in close proximity to the Northridge Metro Station.

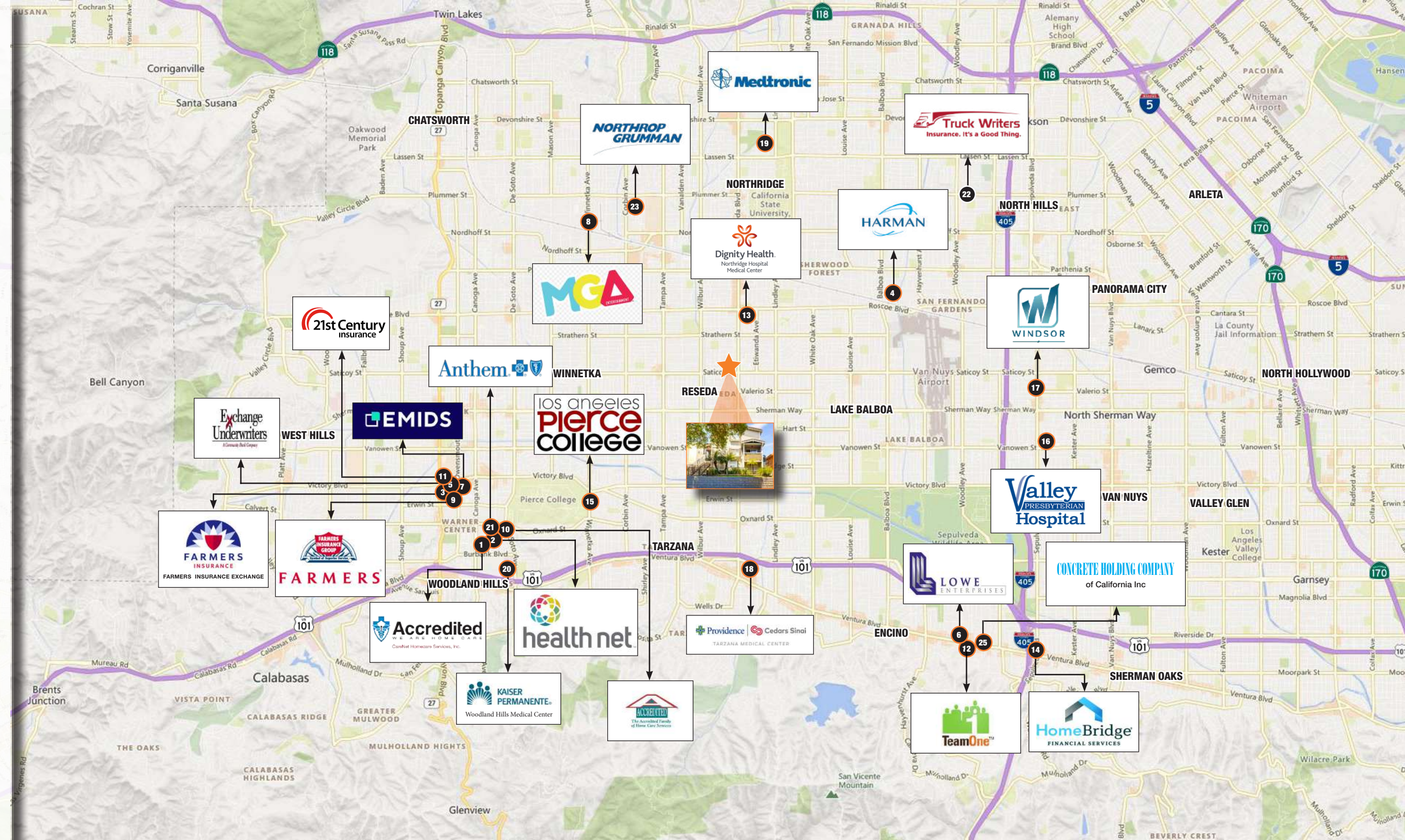
SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP



MAJOR EMPLOYERS

Employees

1	Berger Inc-Accredited Home Care	5,137
2	Health Net LLC	3,113
3	Farmers Insurance Exchange	3,000
4	Harman International Industrials Inc	2,591
5	Fire Insurance Exchange	2,300
6	Low Enterprises Realty Services Inc	2,184
7	Emids Tech Private Ltd Corp	2,157
8	MGA Entertainment Inc	2,100
9	Farmers Group Inc-Farmers Insurance	2,100
10	Barry & Taffy Inc-Accredited Home Care	1,993
11	21st Century Life Insurance Company	1,800
12	Team-One Staffing Services Inc	1,753
13	Dignity Health-Northridge Hospital Medical Center	1,750
14	Homebridge Financial Services Inc	1,700
15	Pierce College	1,600
16	Valley Presbyterian Hospital	1,600
17	Windsor El Camino Care Center LLC	1,344
18	Providence Tarzana Medical Center	1,300
19	Medtronic Minimed Inc	1,200
20	Kaiser Permanente-Woodland Hills Medical Center	1,200
21	Anthem Blue Cross	1,111
22	Truck Underwriters Association	1,078
23	Northrop Grumman Systems Corporation	1,000
24	Accredited Respite Services Inc	930
25	Concrete Holding Company of California Inc	919



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	37,556	244,651	612,329
2025 Estimate			
Total Population	36,861	241,017	603,028
2020 Census			
Total Population	37,909	246,295	615,064
2010 Census			
Total Population	36,663	236,047	584,878
Daytime Population			
2025 Estimate	28,042	229,992	617,895
HOUSEHOLDS			
2030 Projection			
Total Households	12,226	87,649	222,656
2025 Estimate			
Total Households	11,973	86,165	218,661
Average (Mean) Household Size	3.1	2.8	2.8
2020 Census			
Total Households	11,501	83,407	211,218
2010 Census			
Total Households	10,796	78,983	197,039
Growth 2025-2030	2.1%	1.7%	1.8%
HOUSING UNITS			
Occupied Units			
2030 Projection	12,617	91,287	232,097
2025 Estimate	12,357	89,746	227,902
Owner Occupied	5,317	42,173	100,098
Renter Occupied	6,593	43,922	118,419
Vacant	384	3,581	9,240
Persons in Units			
2025 Estimate Total Occupied Units	11,973	86,165	218,661
1 Person Units	19.8%	24.9%	25.6%
2 Person Units	23.7%	28.0%	28.0%
3 Person Units	18.2%	17.8%	17.9%
4 Person Units	19.6%	16.0%	15.3%
5 Person Units	9.8%	7.3%	7.3%
6+ Person Units	8.9%	6.0%	5.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	10.9%	14.2%	15.1%
\$150,000-\$199,999	8.5%	10.4%	10.1%
\$100,000-\$149,999	19.5%	18.9%	18.1%
\$75,000-\$99,999	13.7%	12.6%	12.2%
\$50,000-\$74,999	16.5%	14.1%	14.3%
\$35,000-\$49,999	9.7%	8.9%	8.9%
\$25,000-\$34,999	6.5%	5.9%	6.3%
\$15,000-\$24,999	7.4%	6.3%	6.2%
Under \$15,000	7.3%	8.8%	8.7%
Average Household Income	\$104,782	\$115,155	\$115,820
Median Household Income	\$82,713	\$90,936	\$93,484
Per Capita Income	\$33,857	\$41,167	\$42,334
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	36,861	241,017	603,028
Under 20	22.8%	21.3%	22.1%
20 to 34 Years	22.5%	21.9%	21.5%
35 to 39 Years	7.4%	7.3%	7.4%
40 to 49 Years	13.5%	13.4%	13.4%
50 to 64 Years	19.6%	19.5%	19.2%
Age 65+	14.2%	16.6%	16.3%
Median Age	39.0	40.0	40.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	26,088	173,330	431,329
Elementary (0-8)	14.4%	10.1%	10.4%
Some High School (9-11)	7.9%	7.2%	7.1%
High School Graduate (12)	22.9%	20.1%	20.0%
Some College (13-15)	18.7%	18.8%	18.4%
Associate Degree Only	7.2%	7.7%	7.7%
Bachelor's Degree Only	20.0%	24.1%	24.1%
Graduate Degree	8.9%	12.0%	12.4%
Population by Gender			
2025 Estimate Total Population	36,861	241,017	603,028
Male Population	49.9%	49.3%	49.5%
Female Population	50.1%	50.7%	50.5%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 603,028. The population has changed by 3.10 since 2010. It is estimated that the population in your area will be 612,329 five years from now, which represents a change of 1.5 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 7,677 people per square mile.



HOUSEHOLDS

There are currently 218,661 households in your selected geography. The number of households has changed by 10.97 since 2010. It is estimated that the number of households in your area will be 222,656 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2025, the median household income for your selected geography is \$93,484, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 62.15 since 2010. It is estimated that the median household income in your area will be \$110,245 five years from now, which represents a change of 17.9 percent from the current year.

The current year per capita income in your area is \$42,334, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$115,820, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 312,129 people in your selected area were employed. The 2010 Census revealed that 60.8 of employees are in white-collar occupations in this geography, and 19.8 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$822,410 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 97,981.00 owner-occupied housing units and 99,057.00 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. 35.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.7 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 13.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.0 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 24.8 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

NOTABLE LOCAL RETAILERS & RESTAURANTS



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



18547 SATICOY STREET, RESEDA, CA 91335

PRICING & FINANCIAL ANALYSIS

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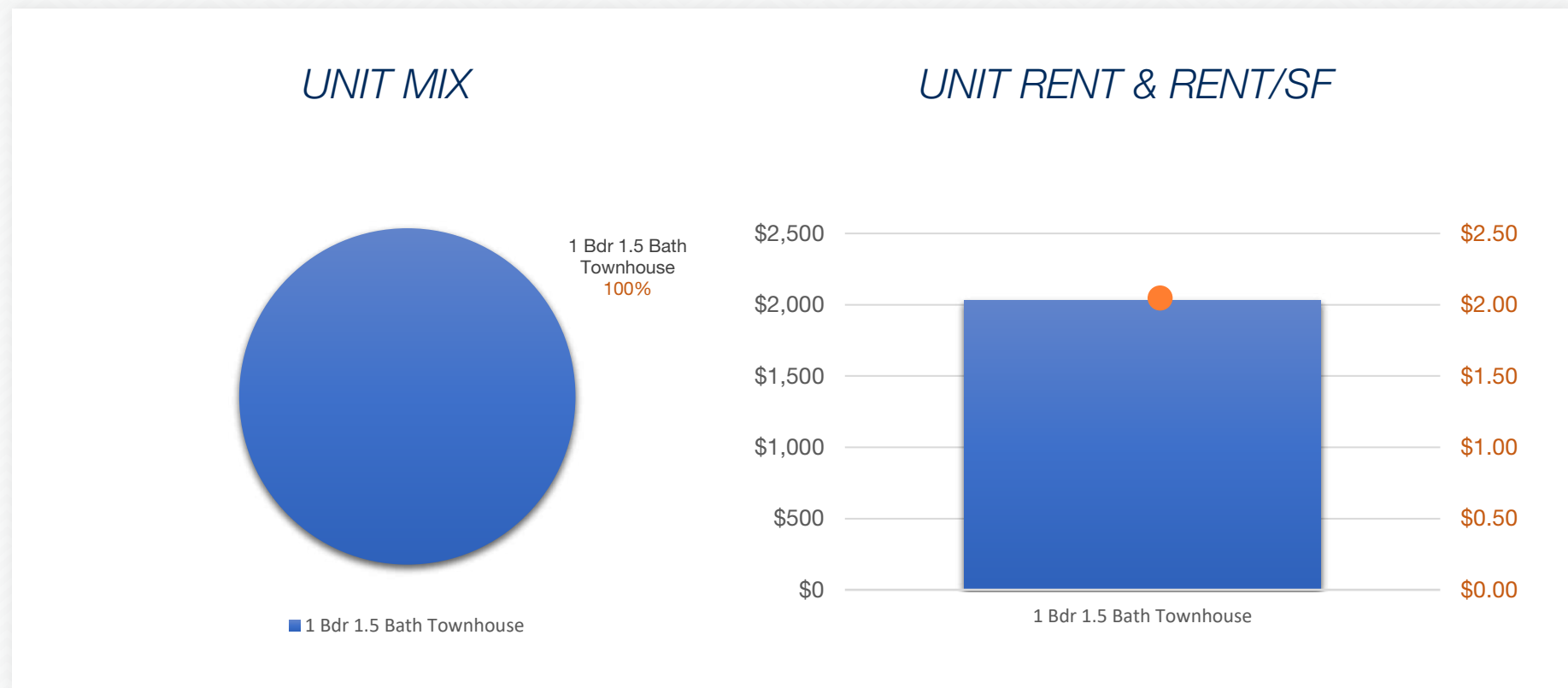
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
13	1 Bdr 1.5 Bath Townhouse	882	\$1,975-\$2,150	\$2.30	\$26,400	\$2,250	\$2.55	\$29,250
13	TOTAL	11,472			\$26,400			\$29,250



INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$316,800	\$24,369	\$351,000	\$27,000
SCEP Fees	\$416	\$32	\$416	\$32
Laundry Income	\$3,088	\$238	\$3,088	\$238
GROSS POTENTIAL INCOME	\$320,304	\$24,639	\$354,504	\$27,270
Vacancy/Collection Allowance (GPR)	3.0% / \$9,504	\$731	3.0% / \$10,530	\$810
EFFECTIVE GROSS INCOME	\$310,800	\$23,908	\$343,974	\$26,460

<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$36,809	\$2,831	\$36,809	\$2,831
Insurance	\$13,766	\$1,059	\$13,766	\$1,059
Utilities	\$10,990	\$845	\$10,990	\$845
Repairs & Maintenance	\$6,500	\$500	\$6,500	\$500
Trash	\$9,136	\$703	\$9,136	\$703
Management Fee	\$15,540	\$1,195	\$17,199	\$1,323
Reserves & Replacements	\$2,600	\$200	\$2,600	\$200
Landscaping	\$1,200	\$92	\$1,200	\$92
Pest Control	\$1,891	\$145	\$1,891	\$145
Unit Turnover	\$3,250	\$250	\$3,250	\$250
TOTAL EXPENSES	\$101,682	\$7,822	\$103,341	\$7,949
Expenses per SF	\$8.86		\$9.01	
% of EGI	32.7%		30.0%	
NET OPERATING INCOME	\$209,118	\$16,086	\$240,633	\$18,510

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
1	1 Bdr 1.5 Bath Townhouse	882	2,150.00	\$2.44
2	1 Bdr 1.5 Bath Townhouse	882	1,975.00	\$2.24
3	1 Bdr 1.5 Bath Townhouse	882	1,975.00	\$2.24
4	1 Bdr 1.5 Bath Townhouse	882	2,100.00	\$2.38
5	1 Bdr 1.5 Bath Townhouse	882	1,975.00	\$2.24
6	1 Bdr 1.5 Bath Townhouse	882	1,975.00	\$2.24
7	1 Bdr 1.5 Bath Townhouse	882	1,975.00	\$2.24
8	1 Bdr 1.5 Bath Townhouse	882	1,975.00	\$2.24
9	1 Bdr 1.5 Bath Townhouse	882	2,000.00	\$2.27
10	1 Bdr 1.5 Bath Townhouse Vacant	882	2,250.00	\$2.55
11	1 Bdr 1.5 Bath Townhouse	882	2,100.00	\$2.38
12	1 Bdr 1.5 Bath Townhouse	882	1,975.00	\$2.24
13	1 Bdr 1.5 Bath Townhouse	882	1,975.00	\$2.24
1	Total	Vacant	882	\$2,250
12	Total	Occupied	10,584	\$24,150
13	Total		11,466	\$26,400

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	18547 Saticoy Street Reseda, CA 91335
Price	\$3,100,000
Down Payment	35% / \$1,085,000
Number of Units	13
Price/Unit	\$238,462
Rentable Square Feet	11,472 SF
Price/SF	\$270
CAP Rate - Current	6.75%
CAP Rate - Pro Forma	7.76%
GRM - Current	9.68
GRM - Pro Forma	8.74
Year Built	1987
Lot Size	16,019 SF
Type of Ownership	Fee Simple

Financing

First Trust Deed	
Loan Amount	\$2,015,000
Interest Rate	5.95%
Amortization	30 Years
Monthly Payment	\$9,991.00

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$316,800	\$351,000
Other Income	\$3,504	\$3,504
Gross Potential Income	\$320,304	\$354,504
Less: Vacancy / Deductions (GPR)	3.0% / \$9,504	3.0% / \$10,530
Effective Gross Income	\$310,800	\$343,974
Less: Expenses	\$101,682	\$103,341
Net Operating Income	\$209,118	\$240,633
Net Cash Flow Before Debt Service	\$209,118	\$240,633
Debt Service	\$119,892	\$119,892
Debt Coverage Ratio	1.74	2.01
Net Cash Flow After Debt Service	8.22% / \$89,226	11.13% / \$120,741

Expenses

	Current	Pro Forma
Real Estate Taxes	\$36,809	\$36,809
Insurance	\$13,766	\$13,766
Utilities	\$10,990	\$10,990
Repairs & Maintenance	\$6,500	\$6,500
Trash	\$9,136	\$9,136
Management Fee	\$15,540	\$17,199
Reserves & Replacements	\$2,600	\$2,600
Landscaping	\$1,200	\$1,200
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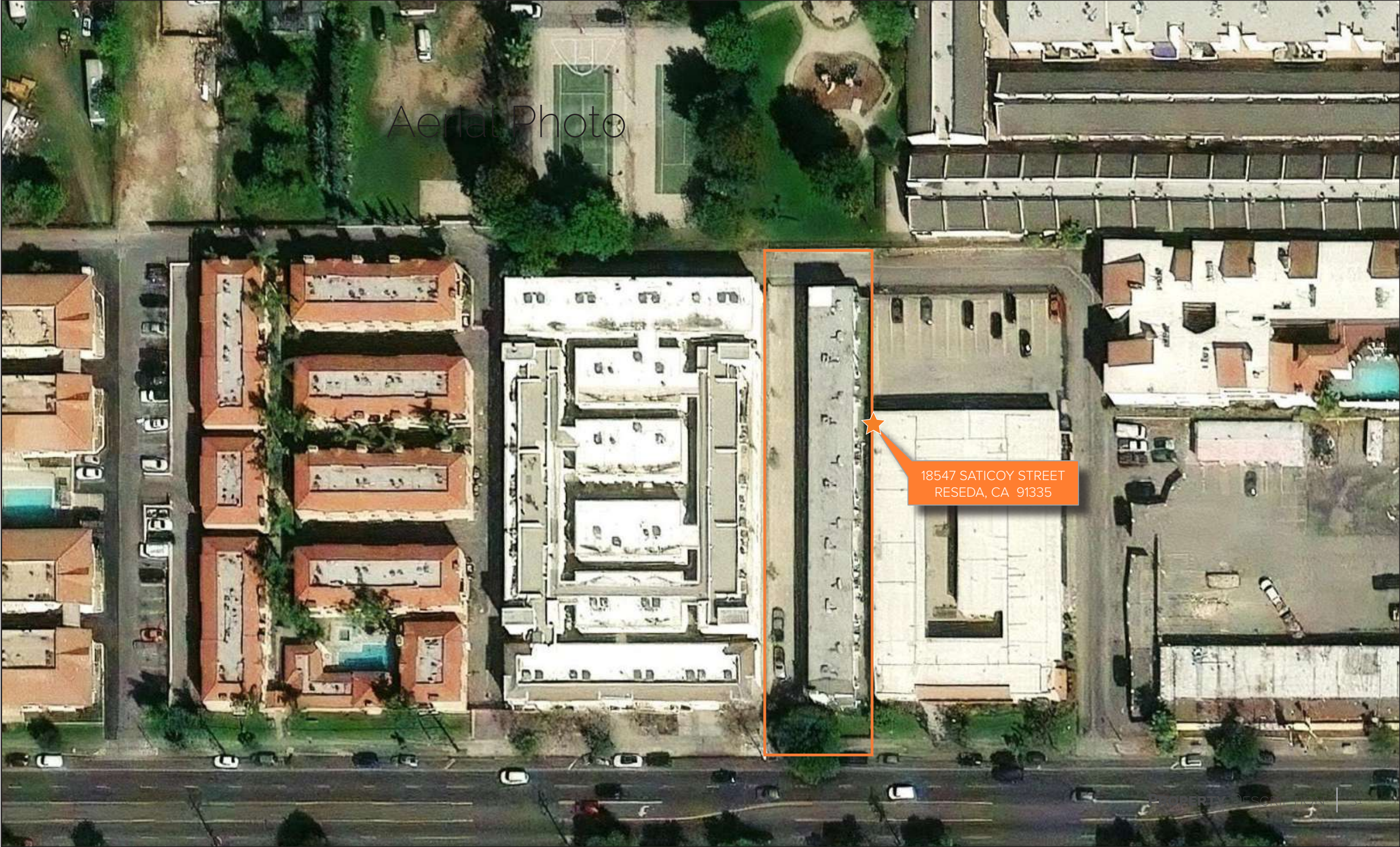
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Number of Buildings	1
Number of Stories	3
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Lot Size	16,019 SF
Parking	26 Parking Spaces
Type of Ownership	Fee Simple

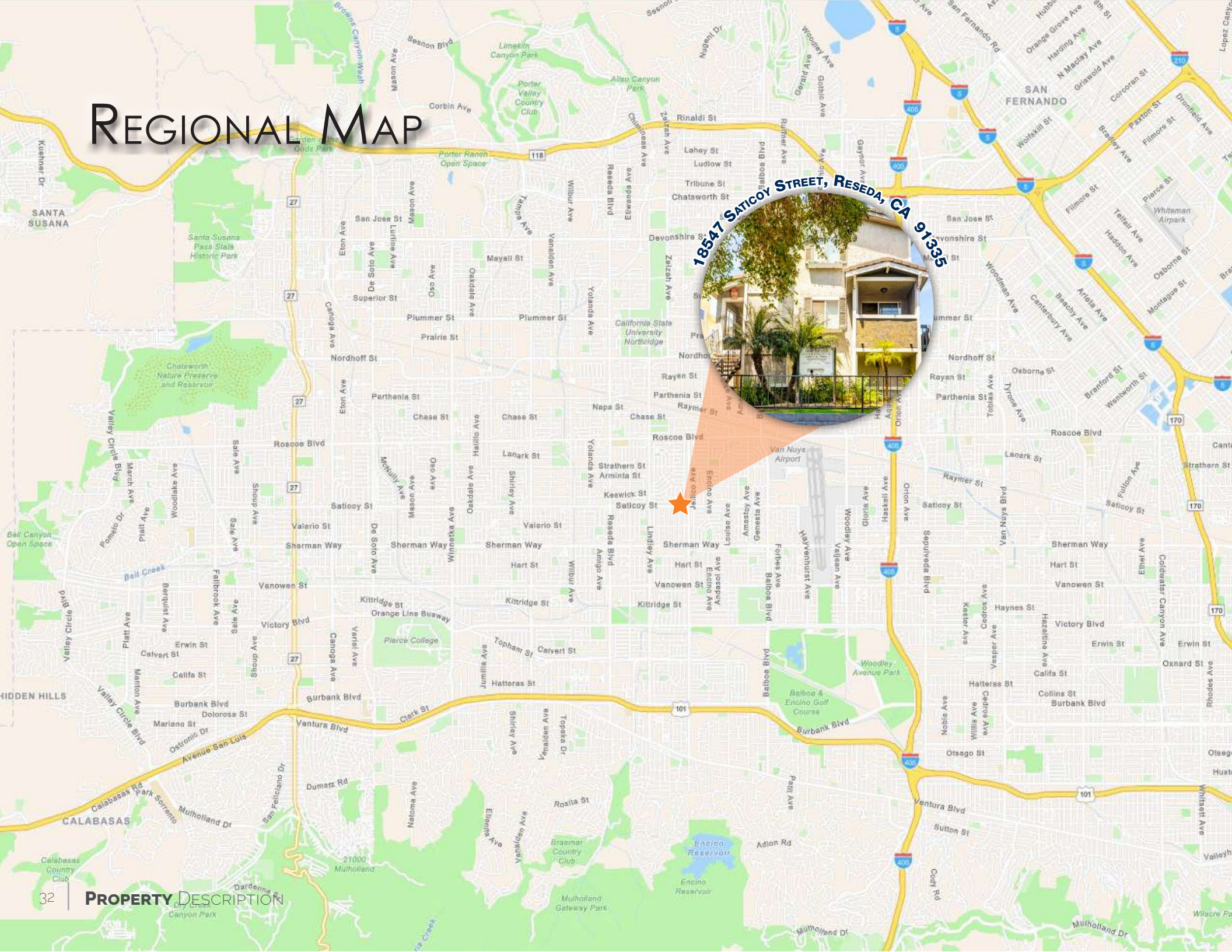
CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

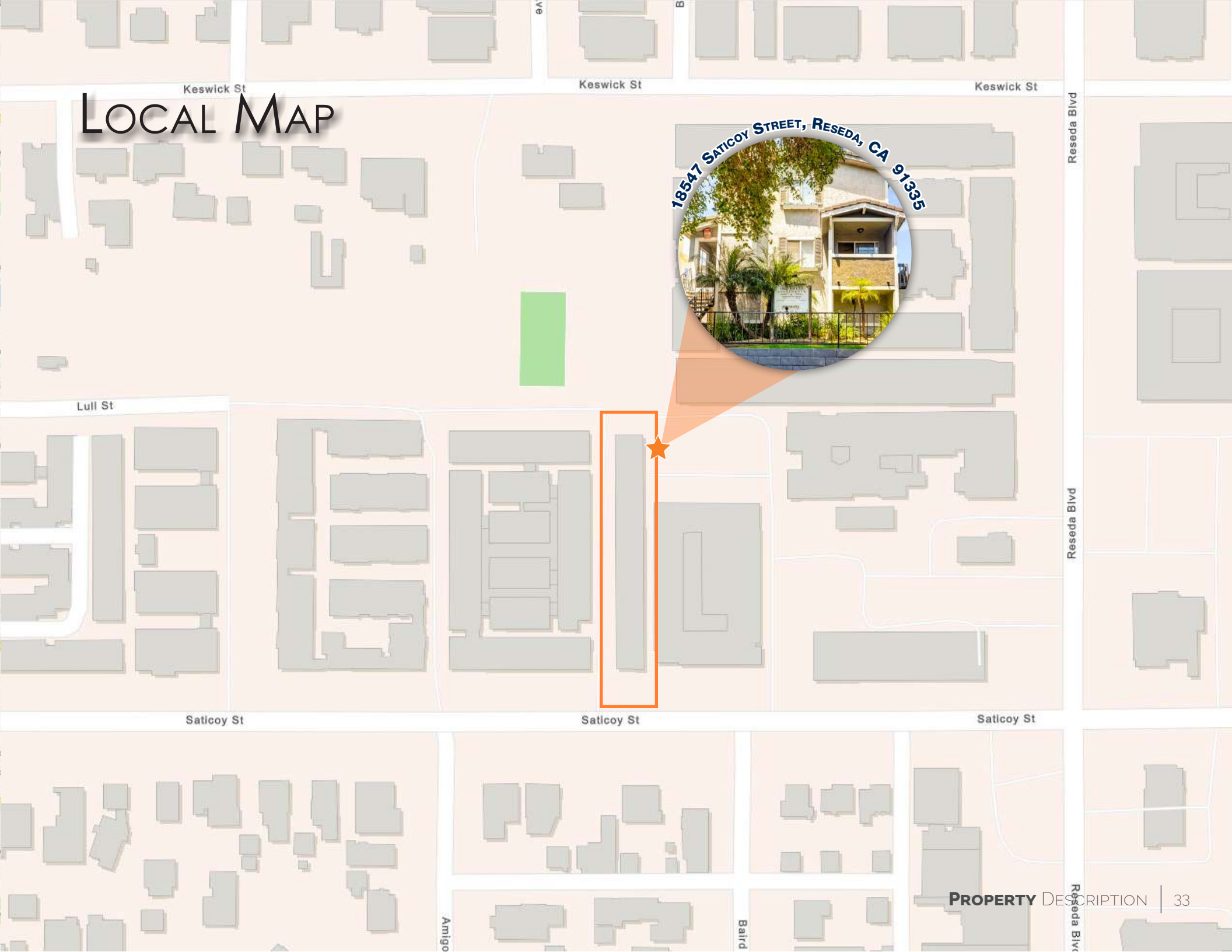
Aerial Photo



REGIONAL MAP



LOCAL MAP

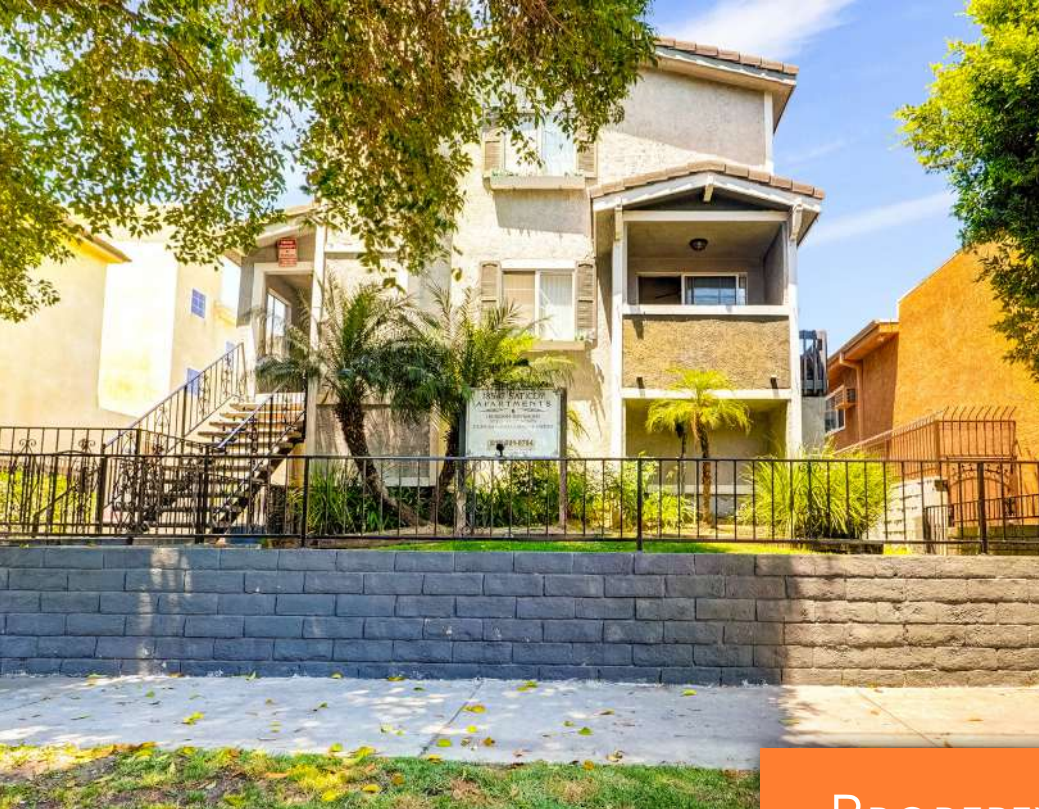




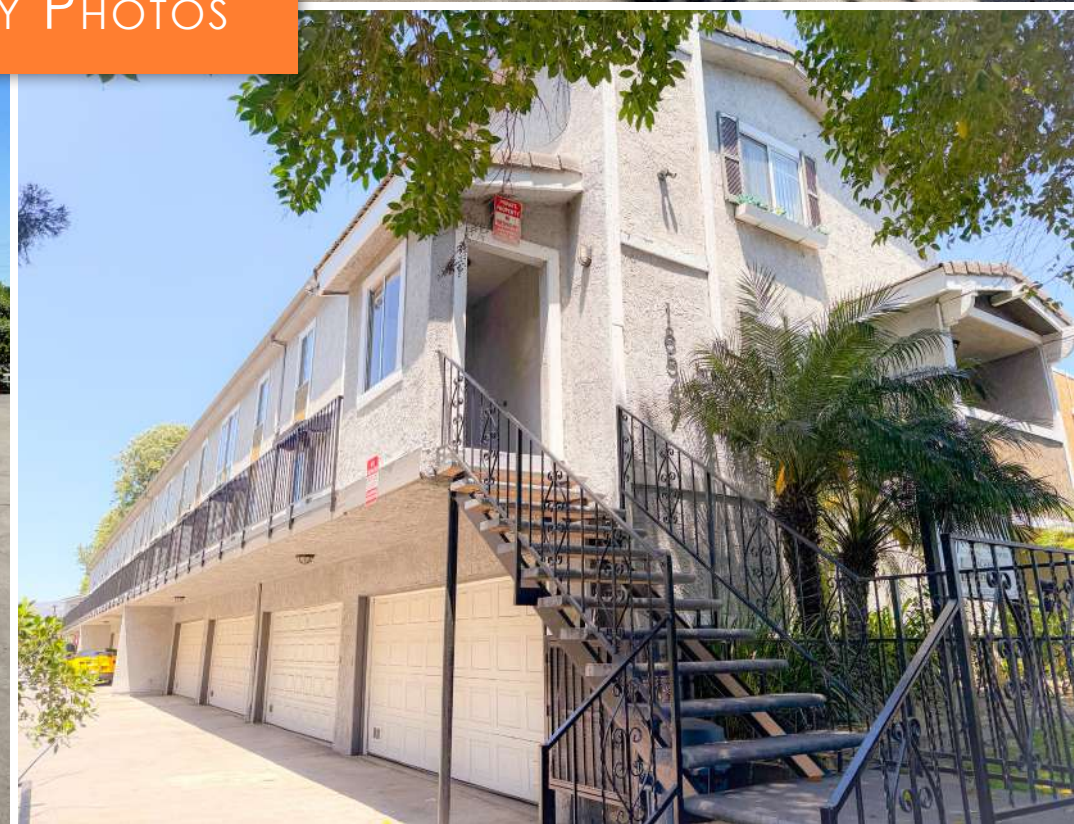
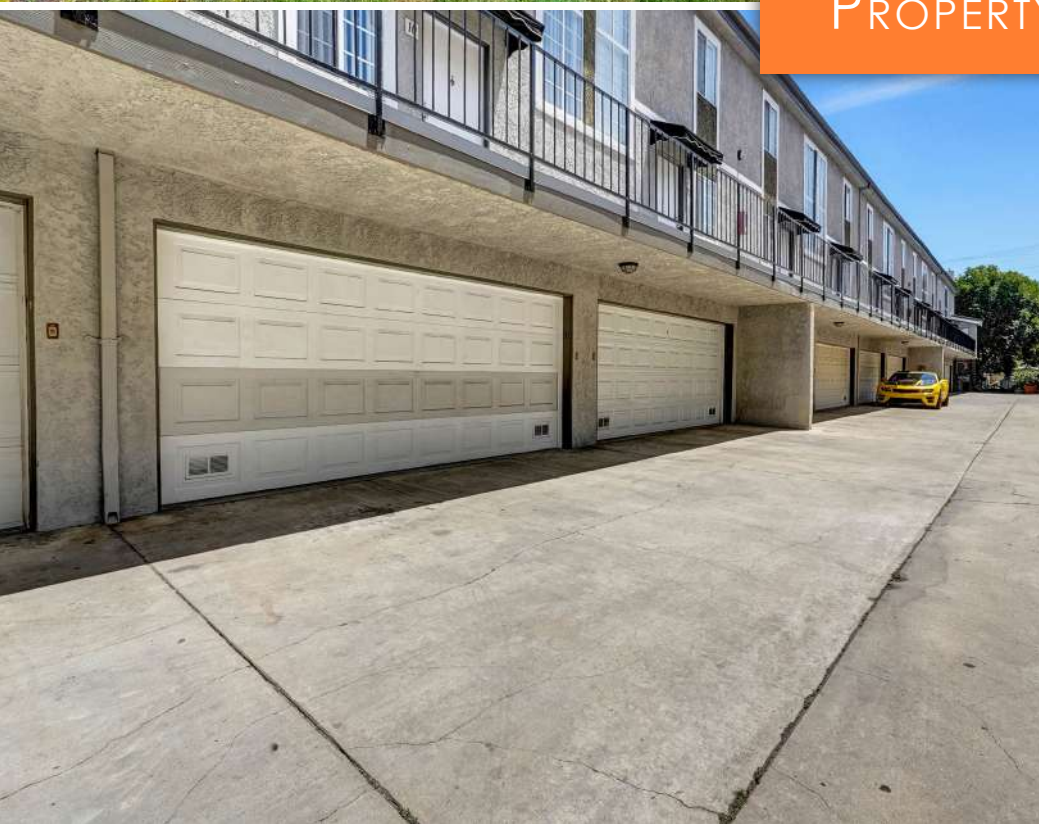
PROPERTY PHOTOS

PROPERTY PHOTOS





PROPERTY PHOTOS



18547 SATICOY STREET, RESEDA, CA 91335

SALES COMPARABLES

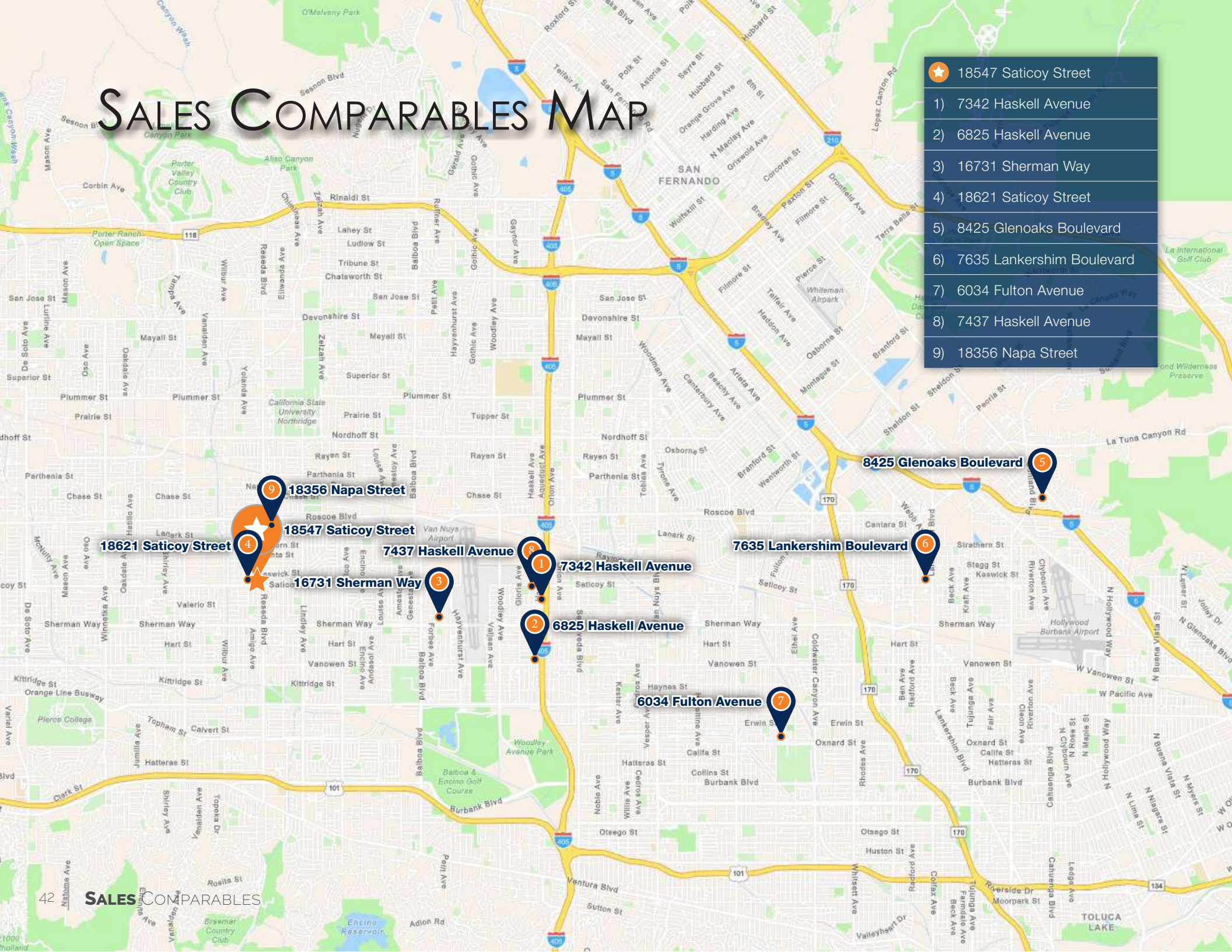
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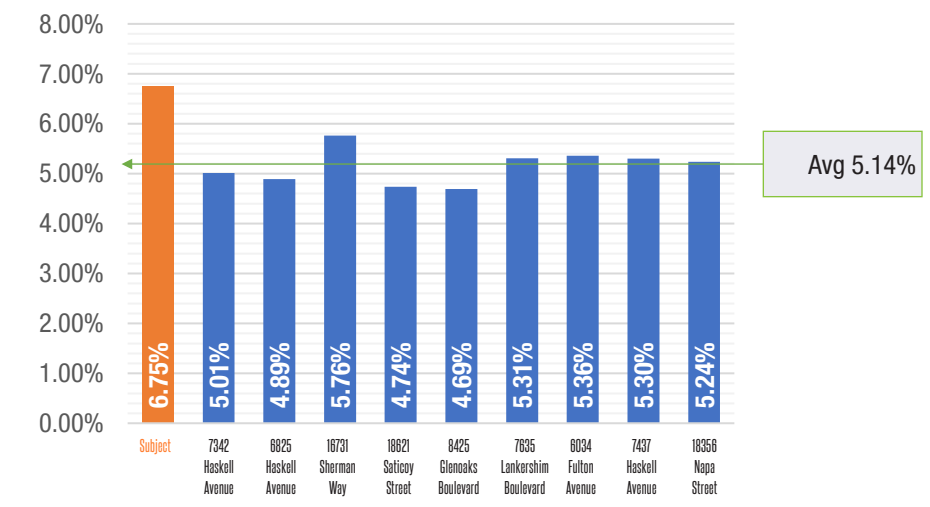
Marcus & Millichap
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SALES COMPARABLES MAP

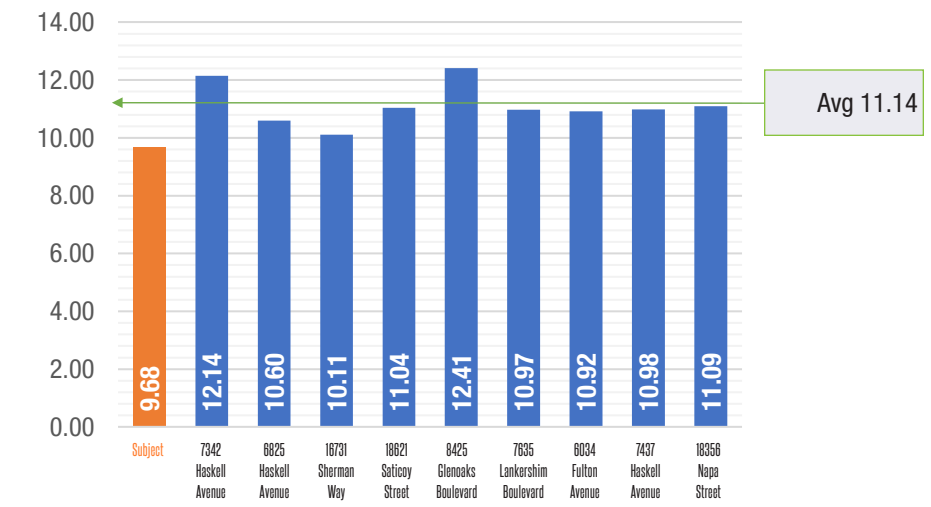


- ★ 18547 Saticoy Street
- 1) 7342 Haskell Avenue
- 2) 6825 Haskell Avenue
- 3) 16731 Sherman Way
- 4) 18621 Saticoy Street
- 5) 8425 Glenoaks Boulevard
- 6) 7635 Lankershim Boulevard
- 7) 6034 Fulton Avenue
- 8) 7437 Haskell Avenue
- 9) 18356 Napa Street

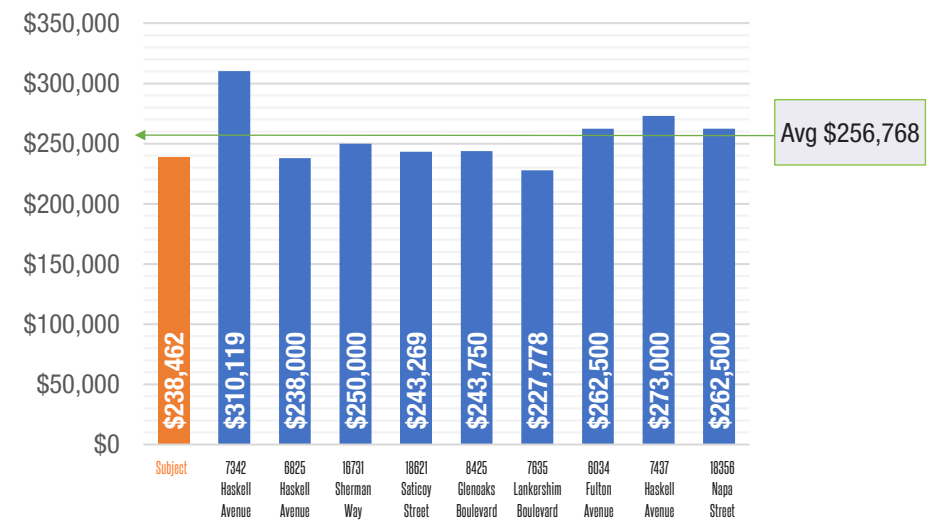
AVERAGE CAP RATE



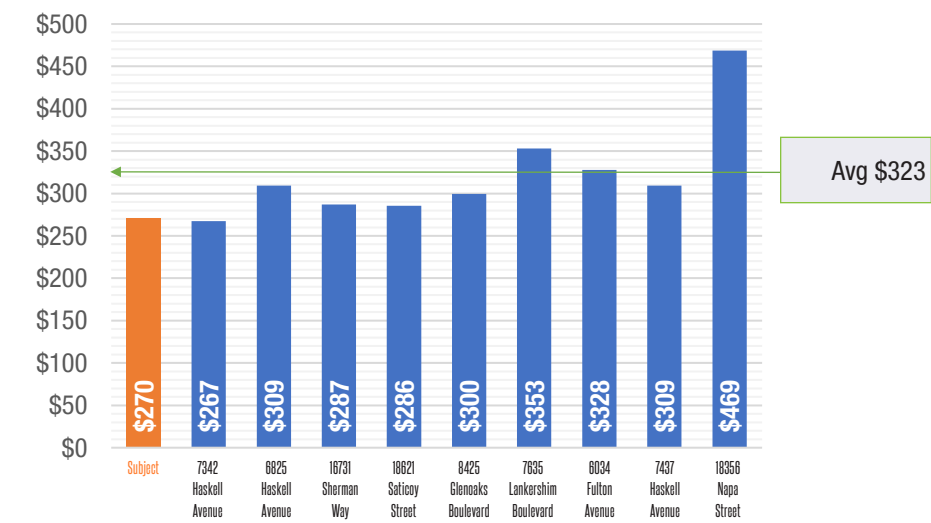
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**18547 Saticoy Street
Reseda, CA 91335**

Subject Property

Total No. of Units: 13
 Year Built: 1987
 Rentable SF: 11,472 SF
 Lot Size: 16,019 SF
Listing Price: \$3,100,000
 Price/Unit: \$238,462
 Price/SF: \$270
 CAP Rate: 6.75%
 GRM: 9.68

No. of Units	Unit Type
13	1 Bdr 1.5 Bath Townhouse



**7342 Haskell Avenue
Van Nuys, CA 91406**

Close of Escrow: 12/30/25
 Total No. of Units: 21
 Year Built: 1986
 Rentable SF: 24,349 SF
 Lot Size: 16,988 SF
Sales Price: \$6,512,500
 Price/Unit: \$310,119
 Price/SF: \$267
 CAP Rate: 5.01%
 GRM: 12.14

No. of Units	Unit Type
11	1 Bdr 1 Bath
10	2 Bdr 2 Bath



**6825 Haskell Avenue
Van Nuys, CA 91406**

Close of Escrow: 11/21/25
 Total No. of Units: 28
 Year Built: 1985
 Rentable SF: 21,540 SF
 Lot Size: 21,344 SF
Sales Price: \$6,664,000
 Price/Unit: \$238,000
 Price/SF: \$309
 CAP Rate: 4.89%
 GRM: 10.60

No. of Units	Unit Type
24	1 Bdr 1 Bath
4	2 Bdr 1 Bath



**16731 Sherman Way
Van Nuys, CA 91406**

Close of Escrow: 09/12/25
 Total No. of Units: 13
 Year Built: 1986
 Rentable SF: 11,326 SF
 Lot Size: 10,642 SF
Sales Price: \$3,250,000
 Price/Unit: \$250,000
 Price/SF: \$287
 CAP Rate: 5.76%
 GRM: 10.11

No. of Units	Unit Type
4	1 Bdr 1 Bath
7	2 Bdr 1 Bath
1	2 Bdr 2 Bath
1	3 Bdr 1 Bath

4



**18621 Saticoy Street
Reseda, CA 91335**

Close of Escrow: 08/29/25
Total No. of Units: 26
Year Built: 1990
Rentable SF: 22,154 SF
Lot Size: 25,700 SF
Sales Price: \$6,325,000
Price/Unit: \$243,269
Price/SF: \$286
CAP Rate: 4.74%
GRM: 11.04

No. of Units	Unit Type
2	1 Bdr 1 Bath
16	2 Bdr 2 Bath
8	3 Bdr 2 Bath

5



**8425 Glenoaks Boulevard
Sun Valley, CA 91352**

Close of Escrow: 08/05/25
Total No. of Units: 8
Year Built: 2003
Rentable SF: 6,508 SF
Lot Size: 13,068 SF
Sales Price: \$1,950,000
Price/Unit: \$243,750
Price/SF: \$300
CAP Rate: 4.69%
GRM: 12.41

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

6



**7635 Lankershim Boulevard
North Hollywood, CA 91605**

Close of Escrow: On Market
Total No. of Units: 36
Year Built: 1986
Rentable SF: 23,236 SF
Lot Size: 26,136 SF
Sales Price: \$8,200,000
Price/Unit: \$227,778
Price/SF: \$353
CAP Rate: 5.31%
GRM: 10.97

No. of Units	Unit Type
36	1 Bdr 1 Bath

7



**6034 Fulton Avenue
Van Nuys, CA 91401**

Close of Escrow: On Market
Total No. of Units: 12
Year Built: 1990
Rentable SF: 9,614 SF
Lot Size: 8,712 SF
Sales Price: \$3,150,000
Price/Unit: \$262,500
Price/SF: \$328
CAP Rate: 5.36%
GRM: 10.92

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

8



**7437 Haskell Avenue
Van Nuys, CA 91406**

Close of Escrow: On Market
 Total No. of Units: 10
 Year Built: 1987
 Rentable SF: 8,830 SF
 Lot Size: 6,969 SF
Sales Price: \$2,730,000
 Price/Unit: \$273,000
 Price/SF: \$309
 CAP Rate: 5.30%
 GRM: 10.98

No. of Units	Unit Type
10	1 Bdr 1 Bath

9



**18356 Napa Street
Northridge, CA 91325**

Close of Escrow: On Market
 Total No. of Units: 16
 Year Built: 1986
 Rentable SF: 8,960 SF
 Lot Size: 14,374 SF
Sales Price: \$4,200,000
 Price/Unit: \$262,500
 Price/SF: \$469
 CAP Rate: 5.24%
 GRM: 11.09

No. of Units	Unit Type
12	1 Bdr 1 Bath
4	2 Bdr 1 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	7342 Haskell Avenue Van Nuys, CA 91406	12/30/2025	21	1986	\$6,512,500	\$310,119	\$267	5.01%	12.14
2	6825 Haskell Avenue Van Nuys, CA 91406	11/21/2025	28	1985	\$6,664,000	\$238,000	\$309	4.89%	10.60
3	16731 Sherman Way Van Nuys, CA 91406	9/12/2025	13	1986	\$3,250,000	\$250,000	\$287	5.76%	10.11
4	18621 Saticoy Street Reseda, CA 91335	8/29/2025	26	1990	\$6,325,000	\$243,269	\$286	4.74%	11.04
5	8425 Glenoaks Boulevard Sun Valley, CA 91352	8/5/2025	8	2003	\$1,950,000	\$243,750	\$300	4.69%	12.41
6	7635 Lankershim Boulevard North Hollywood, CA 91605	On Market	36	1986	\$8,200,000	\$227,778	\$353	5.31%	10.97
7	6034 Fulton Avenue Van Nuys, CA 91401	On Market	12	1990	\$3,150,000	\$262,500	\$328	5.36%	10.92
8	7437 Haskell Avenue Van Nuys, CA 91406	On Market	10	1987	\$2,730,000	\$273,000	\$309	5.30%	10.98
9	18356 Napa Street Northridge, CA 91325	On Market	16	1986	\$4,200,000	\$262,500	\$469	5.24%	11.09
A V E R A G E S						\$256,768	\$323	5.14%	11.14
★	18547 Saticoy Street Reseda, CA 91335	<i>Subject Property</i>	13	1987	\$3,100,000	\$238,462	\$270	6.75%	9.68

18547 SATICOY STREET, RESEDA, CA 91335

RENT COMPARABLES

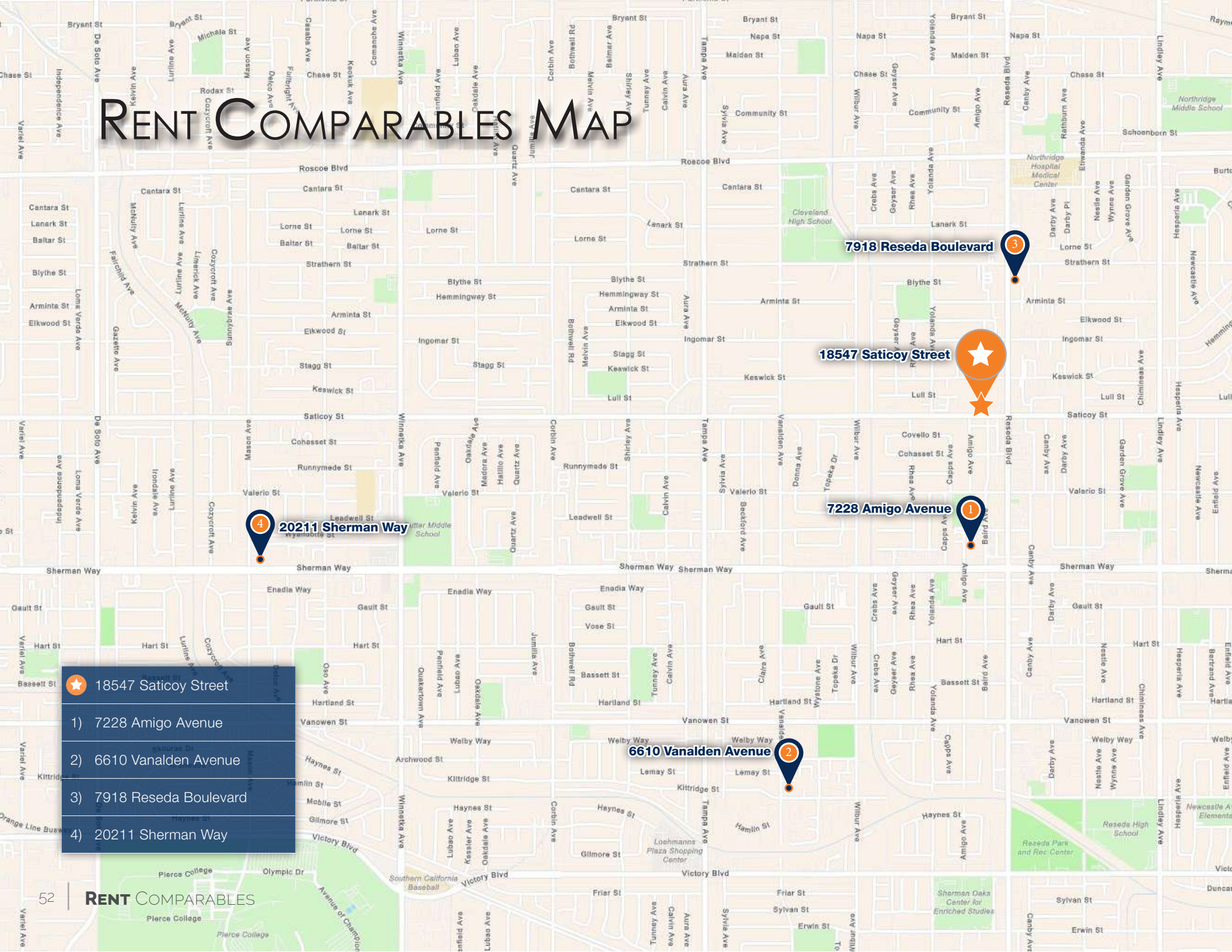
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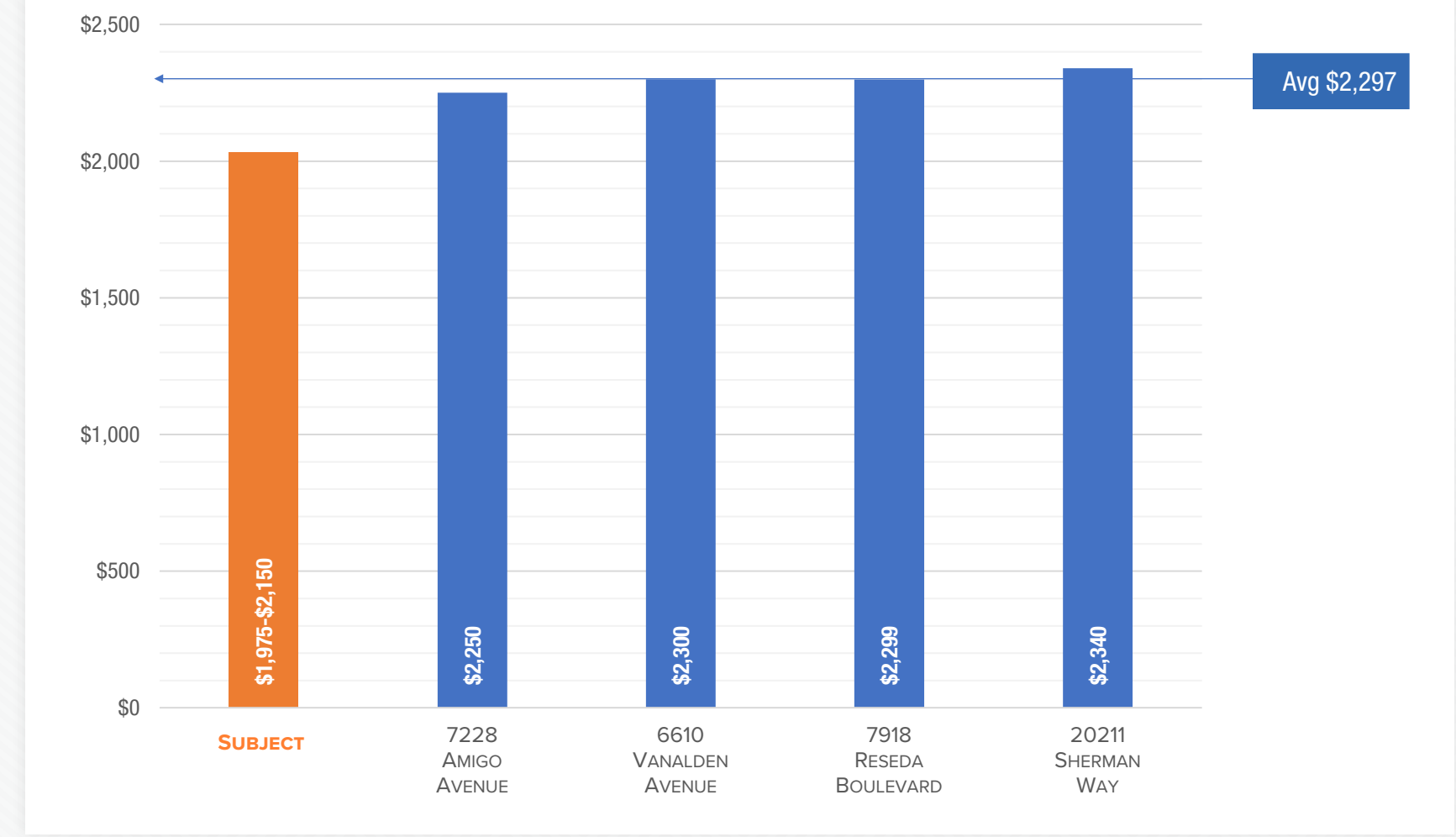
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RENT COMPARABLES MAP



- ★ 18547 Saticoy Street
- 1) 7228 Amigo Avenue
- 2) 6610 Vanalden Avenue
- 3) 7918 Reseda Boulevard
- 4) 20211 Sherman Way

AVERAGE RENTS - 1 BEDROOM UNITS





**18547 Saticoy Street
Reseda, CA 91335**

Total No. of Units 13
Year Built 1987

Unit Type	SF	Rent	Rent/SF
1 Bdr 1.5 Bath Townhouse	882	\$1,975-\$2,150	\$2.28



**7228 Amigo Avenue
Reseda, CA 91335**

Total No. of Units 22
Year Built 2016

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	730	\$2,250	\$3.08

Amenities

Property features wood flooring, stainless steel appliances, recessed lighting, central air/heat, walk-in closets, and in-unit washer/dryers.



**6610 Vanalden Avenue
Reseda, CA 91335**

Total No. of Units 144
Year Built 1969

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	810	\$2,300	\$2.84

Amenities

Property features wood and carpet flooring, white appliances, wall AC units, a fitness center, and on-site laundry.



**7918 Reseda Boulevard
Reseda, CA 91335**

Total No. of Units 42
Year Built 1987

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	763	\$2,299	\$3.01

Amenities

Property features wood and carpet flooring, stainless steel appliances, quartz countertops, central air/heat, a swimming pool, and in-unit washer/dryers.

4



**2021 Sherman Way
Canoga Park, CA 91306**

Total No. of Units 204
Year Built 1976

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	812	\$2,340	\$2.88

Amenities

Property features wood and carpet flooring, wall AC units, white appliances, fireplaces, a swimming pool, and on-site laundry.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	7228 Amigo Avenue Reseda, CA 91335	22	2016	1 Bdr 1 Bath	730	\$2,250	\$3.08
2	6610 Vanalden Avenue Reseda, CA 91335	144	1969	1 Bdr 1 Bath	810	\$2,300	\$2.84
3	7918 Reseda Boulevard Reseda, CA 91335	42	1987	1 Bdr 1 Bath	763	\$2,299	\$3.01
4	20211 Sherman Way Canoga Park, CA 91306	204	1976	1 Bdr 1 Bath	812	\$2,340	\$2.88
A V E R A G E S				1 Bedroom	779	\$2,297	\$2.95
★	18547 Saticoy Street Reseda, CA 91335	13	1987	1 Bdr 1.5 Bath Townhouse	882	\$1,975-\$2,150	\$2.28



18547 SATICOY STREET, RESEDA, CA 91335

Exclusively Listed By:

RICK E. RAYMUNDO

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

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(213) 943-1855 DIRECT
(818) 219-6146 MOBILE
RICK.RAYMUNDO@MARCUSMILLICHAP.COM



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