

CONFIDENTIAL OFFERING MEMORANDUM

CBRE
Boyett Team

4
UNITS

1953
YEAR BUILT

3,720
GROSS SQ. FT.

▲
6504 WOODLEY AVE

VAN NUYS, CA 91406





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SECTION 1

Property Overview

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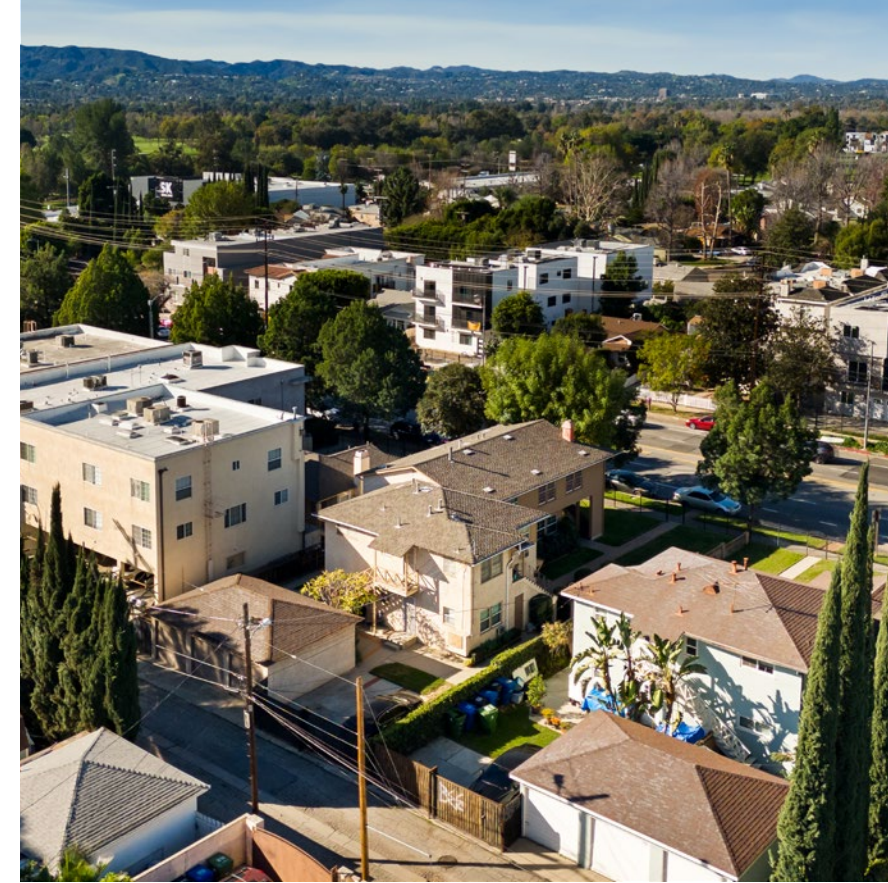
THE Offering

The Boyett Team at CBRE is pleased to present an exceptional opportunity to acquire 6504 Woodley Avenue, a well-maintained 4-unit apartment community located in the heart of Lake Balboa — one of the San Fernando Valley’s most sought-after and supply-constrained rental markets. Built in 1953 and coming to market for the first time in 63 years, the property has served as the seller’s primary residence and reflects true pride of ownership, with consistent upkeep resulting in a building that is in exceptional overall condition. With two vacant, move-in-ready units, the offering presents an excellent opportunity for immediate lease-up or an owner-user seeking flexible occupancy.

Situated on a 7,257 square foot lot, the property totals 3,720 square feet of gross building area. The asset features a favorable unit mix of two (2) two bedroom, one bath units, one (1) two bedroom, two bath unit, and one (1) two bedroom, two bath large unit averaging 1,200 square feet. Parking includes three (3) covered garage spaces and two (2) gated spaces. Current rents average \$1,984 for the two bedroom, one bath units, \$1,730 for the two bedroom, two bath unit, and \$2,850 for the large two bedroom, two bath unit, generating a scheduled monthly rent of \$8,547 and scheduled yearly rent of \$102,564.

As a 1953 construction, the property is subject to the Los Angeles City Rent Stabilization Ordinance (RSO), which governs allowable annual rent increases and tenant protections. The two vacant units represent a near-term opportunity to reset rents to current market levels, providing a meaningful avenue for income growth within the RSO framework.

Lake Balboa’s enduring residential appeal further strengthens the investment profile of 6504 Woodley Avenue. The neighborhood is widely recognized for its tree-lined streets, well-kept single-family and multifamily stock, and strong community identity — offering a suburban sense of calm with convenient access to the broader Valley. The property is surrounded by respected local schools including Bassett Street Elementary, William Mulholland Middle School, and High Tech Los Angeles, and sits just moments from the open green spaces of Woodley Avenue Park and Woodley Park, adding to its long-term desirability for families and renters alike. Proximity to major employment corridors along Sepulveda Boulevard and the 405 and 101 freeway interchanges ensures consistent rental demand from commuters across the region.



With its prime Lake Balboa location, favorable unit mix, two vacant lease-up units, and strong in-place income, 6504 Woodley Avenue presents a compelling opportunity for investors and owner-users alike seeking a stable, pride-of-ownership asset in one of the San Fernando Valley’s most competitive and enduring residential submarkets.

Property Overview

6504 Woodley Ave | Van Nuys, CA 91406



Number of Units	4
Year Built	1953
APN	2233-024-028
Market	Lake Balboa
Gross SF	±3,720 SF
Average SF Per Unit	±930 SF
Number of Buildings	2
Lot Size	±7,257 SF
Acres	±0.17 AC
Density	24
Zoning	LARD1.5
Cross Streets	Victory Blvd & Woodley Ave

INVESTMENT SUMMARY

\$1,350,000

LIST PRICE

\$337,500

PRICE PER UNIT

\$362.90

PRICE PER SF

4.62%

CURRENT CAP

13.16

CURRENT GRM

5.80%

MARKET CAP

11.03

MARKET GRM

INVESTMENT
Highlights

6504 Woodley Ave
Van Nuys, CA 91406

- ▲ 4 Unit Investment Opportunity in Lake Balboa
- ▲ (2) 2BR/1BA & (2) 2BR/2BA
- ▲ Over 19% Upside in Rents
- ▲ Onsite Parking
- ▲ 2 Vacant Units – Move-In Ready Condition
- ▲ Owner-User Opportunity





SECTION 2

Financial Analysis

Property Photos

Prospectus

Rent Roll Summary

Prospectus

6504 Woodley Ave
Van Nuys, CA 91406

PROPERTY FACTS

6504 Woodley Ave Van Nuys, CA 91406	
Number of Units:	4
Year Built/Renovated:	1953
APN:	2233-024-028
Gross Sq. Ft.:	3,720
Average S.F. Per Unit:	930
No. of Buildings	2
Lot Size (Sq. Ft.)	7,257
Lot Size (Acres):	0.17
Density:	24
Zoning:	LARD1.5

PROSPECTUS NOTES

- (1) As a percent of Scheduled Gross Income
(2) As a percent of Down Payment

You are solely responsible for independently verifying the information in this Memorandum.
ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

INVESTMENT SUMMARY			Current		Next Increase		Market	
Asking Price	Price/Unit	Price/Foot	Cap Rate	GRM	Cap Rate	GRM	Cap Rate	GRM
\$1,350,000	\$337,500	\$362.90	4.62%	13.16	4.70%	13.01	5.80%	11.03

UNIT MIX & SCHEDULED INCOME				Current			Next Increase			Market		
Total Units	Unit Mix	Unit Mix%	Avg. S.F.	Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent	Avg. Rent	Avg. P.S.F.	Monthly Rent
2	2+1	50%		\$1,984		\$3,967	\$2,008		\$4,016	\$2,350		\$4,700
1	2+2	25%		\$1,730		\$1,730	\$1,782		\$1,782	\$2,650		\$2,650
1	2+2 L	25%	1,200	\$2,850	\$2.38	\$2,850	\$2,850	\$2.38	\$2,850	\$2,850	\$2.38	\$2,850
Scheduled Monthly Rent:						\$8,547	\$8,647			\$10,200		
Scheduled Yearly Rent:						\$102,564	\$103,769			\$122,400		

ANNUAL OPERATING SUMMARY	Current		Next Increase		Market	
Scheduled Gross Income:	\$102,564		\$103,769	1.17% Upside	\$122,400	19% Upside
Less Vacancy Reserve:	\$3,077	3.0%	\$3,113	3.0%	\$6,120	5.0%
Gross Operating Income:	\$99,487		\$100,656		\$116,280	
Expenses:	\$37,125	36.2% ⁽¹⁾	\$37,183	35.83% ⁽¹⁾	\$37,964	31.02% ⁽¹⁾
Net Operating Income:	\$62,362		\$63,473		\$78,316	
Loan Payments:	\$62,360		\$62,360		\$62,360	
Pre-Tax Cash Flow:	\$2	0.00% ⁽²⁾	\$1,113	0.22% ⁽²⁾	\$15,956	3.15% ⁽²⁾
Plus Principal Reduction:	\$9,890		\$9,890		\$9,890	
Total Return Before Taxes:	\$9,892	1.96% ⁽²⁾	\$11,003	2.17% ⁽²⁾	\$25,846	5.11% ⁽²⁾

Prospectus

continued

6504 Woodley Ave
Van Nuys, CA 91406

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PROSPECTUS NOTES

*2025 Actual Expense

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PRO FORMA ANNUAL OPERATING EXPENSES

	Pro Forma Estimates		% of SGI	Current	Per Unit	Next Inc.	Per Unit	% of SGI	Market	Per Unit	% of SGI
Property Taxes	1.1874%	x Sale Price	16.11%	\$16,030	\$4,007	\$16,030	\$4,007	15.4%	\$16,030	\$4,007	13.1%
Off-Site Management	5.0%	x GOI	5.00%	\$4,974	\$1,244	\$5,033	\$1,258	4.9%	\$5,814	\$1,454	4.8%
Insurance	\$0.85	x GSF	3.18%	\$3,162	\$791	\$3,162	\$791	3.0%	\$3,162	\$791	2.6%
General & Administrative	\$150	x Months	1.81%	\$1,800	\$450	\$1,800	\$450	1.7%	\$1,800	\$450	1.5%
Repairs & Maintenance	\$800	x Units	3.22%	\$3,200	\$800	\$3,200	\$800	3.1%	\$3,200	\$800	2.6%
Turnover	\$350	x Units	1.41%	\$1,400	\$350	\$1,400	\$350	1.3%	\$1,400	\$350	1.1%
Landscaping	\$100	x Months	1.21%	\$1,200	\$300	\$1,200	\$300	1.2%	\$1,200	\$300	1.0%
Pest Control	\$50	x Units	0.20%	\$200	\$50	\$200	\$50	0.2%	\$200	\$50	0.2%
Utilities	\$4,159	Actual*	4.18%	\$4,159	\$1,040	\$4,159	\$1,040	4.0%	\$4,159	\$1,040	3.4%
Reserves	\$250	x Units	1.01%	\$1,000	\$250	\$1,000	\$250	1.0%	\$1,000	\$250	0.8%
Total Expenses			36.20%	\$37,125	\$9,281	\$37,183	\$9,296	35.8%	\$37,964	\$9,491	31.0%

	Current	Per Unit	% of SGI
Non-controllable expenses:	\$20,992	\$5,248	20.5%
Total Expense without Taxes:	\$21,095	\$5,274	20.57%

FINANCING

Loan Amount	\$844,000	Terms:	30	
Down Payment:	37%	\$506,000	Interest:	6.25%
Yearly Pmt:	\$62,360	Monthly Pmt:	\$5,197	
Debt Coverage:	1.00			



Rent Roll

6504 Woodley Ave
Van Nuys, CA 91406

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RENT ROLL NOTES

*Vacant Unit

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#	Unit	Mix	Rent	Next Increase	Market Rent	Loss to Lease
1	6504	2+2	\$1,730	\$1,782	\$2,650	-\$920
2	6506 *	2+1	\$2,350	\$2,350	\$2,350	\$0
3	6508	2+1	\$1,617	\$1,666	\$2,350	-\$733
4	6502 *	2+2 L	\$2,850	\$2,850	\$2,850	\$0
4 Units	Totals		\$8,547	\$8,647	\$10,200	-\$1,653
	Averages		\$2,137	\$2,162	\$2,550	-\$413

MONTHLY RENT BREAKDOWN

Type	#	Average	Income	Inc. Avg	Inc. Income	Market	%
2+1	2	\$1,984	\$3,967	\$2,008	\$4,016	\$2,350	46%
2+2	1	\$1,730	\$1,730	\$1,782	\$1,782	\$2,650	20%
2+2 L	1	\$2,850	\$2,850	\$2,850	\$2,850	\$2,850	33%
Totals	4	\$2,137	\$8,547	\$2,162	\$8,647	\$10,200	100%



SECTION 3

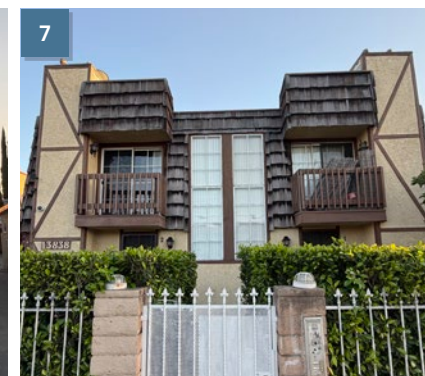
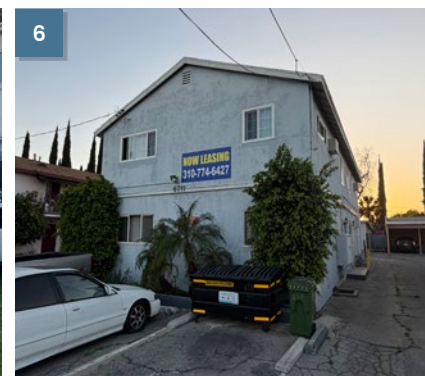
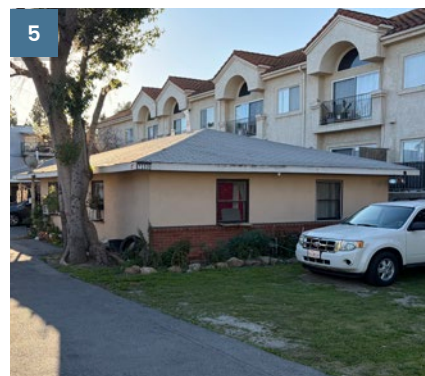
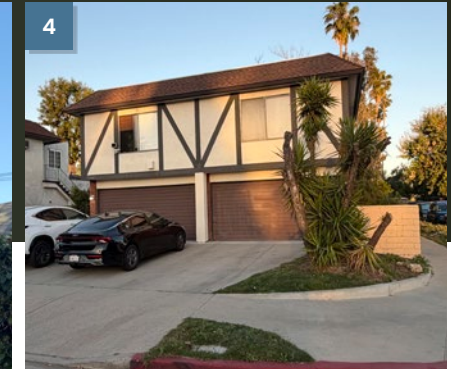
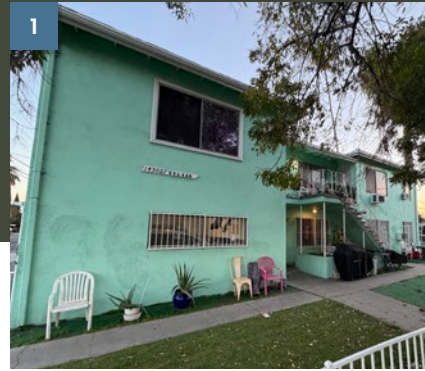
Comparable Set

Sales Comps

Rent Comps

Sales Comps

6504 Woodley Ave | Van Nuys, CA



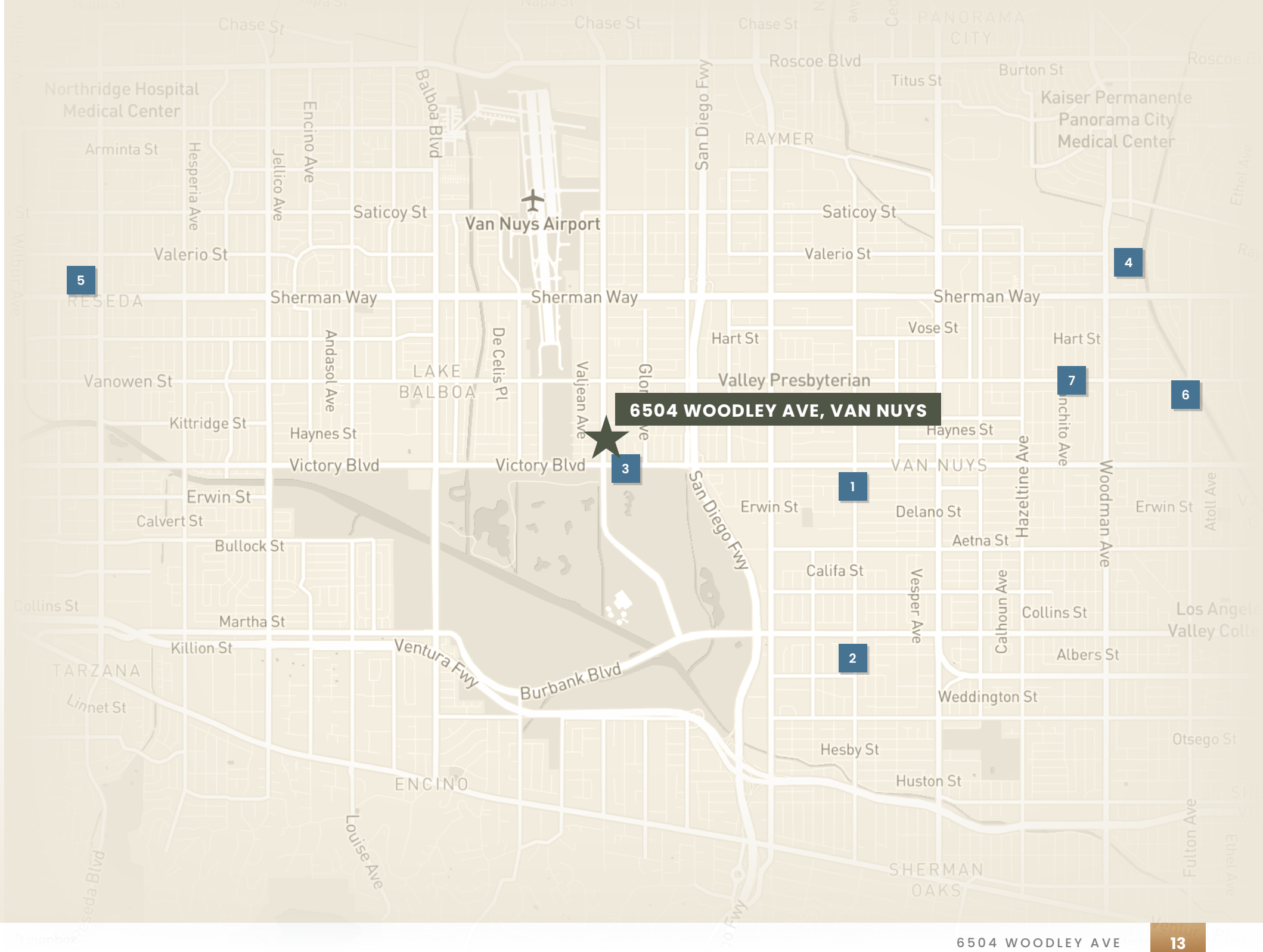
4+ UNITS

	Property Address	City	Zip Code	Year Built	# Of Units	Sale Price	Price Per Unit	Price Per SF	Cap Rate	GRM	Sale Date	Studios	1 Beds	2 Beds	3 Beds	
★	6504 Woodley Ave	Van Nuys	91406	1953	4	\$1,350,000	\$337,500	\$362.90	4.62%	13.16	TBD	0	0	4	0	
1	14902 Sylvan St	Van Nuys	91411	1957	4	\$950,000	\$237,500	\$240.38	5.89%	12.22	1/28/2025	0	1	2	1	
2	5453 Kester Ave	Sherman Oaks	91411	1961	4	\$1,300,000	\$325,000	\$374.21	4.10%	-	3/7/2025	0	3	1	0	
3	16011 Victory Blvd	Van Nuys	91406	1953	4	\$1,395,000	\$348,750	\$345.64	4.34%	14.70	4/17/2025	0	2	2	0	
4	7340 Ventura Canyon Ave	Van Nuys	91405	1962	4	\$899,950	\$224,988	\$326.42	-	11.03	5/9/2025	0	3	1	0	
5	7250 Amigo Ave	Reseda	91335	1955	4	\$1,330,000	\$332,500	\$370.47	-	13.24	7/16/2025	0	1	2	1	
6	6711 Fulton Ave	Van Nuys	91401	1953	4	\$925,000	\$231,250	\$311.45	4.48%	12.58	7/21/2025	0	0	4	0	
7	13838 Vanowen St	Van Nuys	91405	1989	4	\$1,450,000	\$362,500	\$381.98	5.59%	15.12	9/4/2025	0	2	2	0	
	Averages						\$294,641	\$335.79	4.88%	13.15						

Sales Comps

6504 Woodley Ave
Van Nuys, CA 91406

Sales Comps 5+ Units	
★	6504 Woodley Ave
1	14902 Sylvan St
2	5453 Kester Ave
3	16011 Victory Blvd
4	7340 Ventura Canyon Ave
5	7250 Amigo Ave
6	6711 Fulton Ave
7	13838 Vanowen St

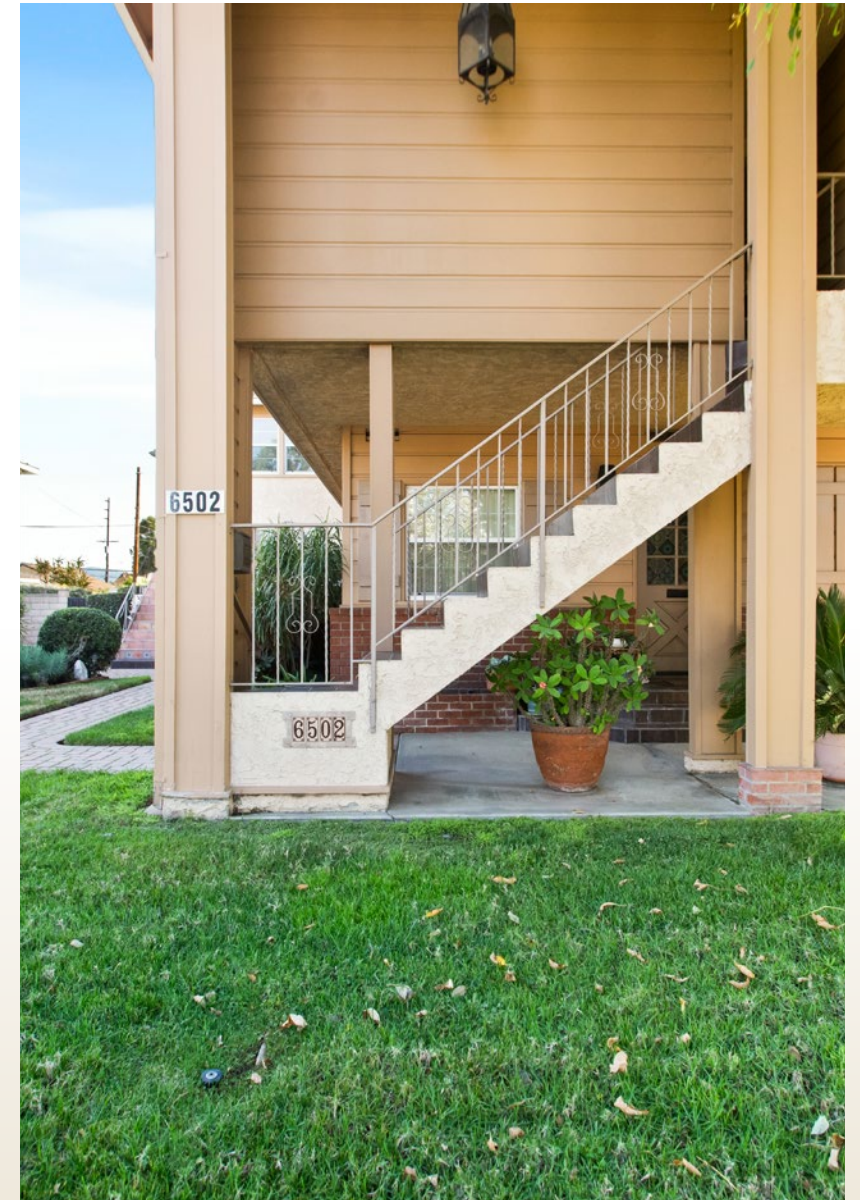


Rent Comps

6504 Woodley Ave | Van Nuys, CA

2BR UNITS

	Address	# Units	Year Built	Floor Plan	Asking Rent	Avg SF	Rent PSF
★	6504 Woodley Ave, Van Nuys, CA 91406	4	1953	2+2	-	-	-
1	15812 Sherman Way, Van Nuys, CA 91406	4	1957	2+1	\$1,950	-	-
2	7110 Haskell Ave, Van Nuys, CA 91406	4	1956	2+1	\$2,500	750	\$3.33
3	6611 Woodley Ave, Van Nuys, CA 91406	28	1964	2+2	\$2,500	1,200	\$2.08
4	15749 Vanowen St, Van Nuys, CA 91406	15	1963	2+1.5	\$2,195	1,300	\$1.69
5	6736 Woodley Ave, Van Nuys, CA 91406	24	1979	2+2	\$2,249	900	\$2.50
6	16040 Cantlay St, Van Nuys, CA 91406	7	1963	2+1	\$2,200	700	\$3.14
				Averages	\$2,266	970	\$2.55
				High	\$2,500	1,300	\$3.33
				Low	\$1,950	700	\$1.69



Rent Comps

6504 Woodley Ave
Van Nuys, CA 91406

Rent Comps 2 BR	
★	6504 Woodley Ave
1	15812 Sherman Way
2	7110 Haskell Ave
3	6611 Woodley Ave
4	15749 Vanowen St
5	6736 Woodley Ave
6	16040 Cantlay St





SECTION 4

Location Overview

City Overview

Aerial

Demographics

Lake Balboa



Van Nuys and Lake Balboa, both established neighborhoods within the City of Los Angeles, form one of the San Fernando Valley's most enduring and strategically positioned residential communities. Van Nuys serves as the commercial and civic backbone of the central Valley, while Lake Balboa — its quieter, more residential neighbor to the west — has emerged as one of the area's most desirable places to call home. Together, they represent a submarket defined by long-term stability, diverse housing stock, and consistent tenant demand across economic cycles.

Van Nuys carries with it a rich urban legacy, functioning as a regional hub for commerce, transit, and community services. Van Nuys Boulevard, the area's primary commercial corridor, is lined with local businesses, restaurants, and retail serving a broad and diverse population. The neighborhood's proximity to major employment centers — including the Van Nuys Government Center, Kaiser Permanente, and numerous corridors along the 405 and 101 freeways — drives consistent demand from working professionals and families alike. Lake Balboa, by contrast, offers a more tranquil residential character centered around the 80-acre Lake Balboa Park, which provides residents with walking trails, open green space, and recreational amenities rarely found at this scale within Los Angeles. Respected local schools including Bassett Street Elementary, William Mulholland Middle School, and High Tech Los Angeles further strengthen its appeal to families and long-term tenants.

The broader submarket benefits from exceptional regional connectivity, with direct access to the 405, 101, and 118 freeways, Metro Rapid bus lines along Van Nuys Boulevard, and proximity to Westfield Topanga, Ventura Boulevard, and the Santa Monica Mountains. In many ways, Van Nuys and Lake Balboa represent the San Fernando Valley at its most authentic — working neighborhoods with deep roots, strong community identity, and the kind of sustained rental demand that makes multifamily assets here a reliable long-term hold for investors.

NEIGHBORHOOD
Aerial

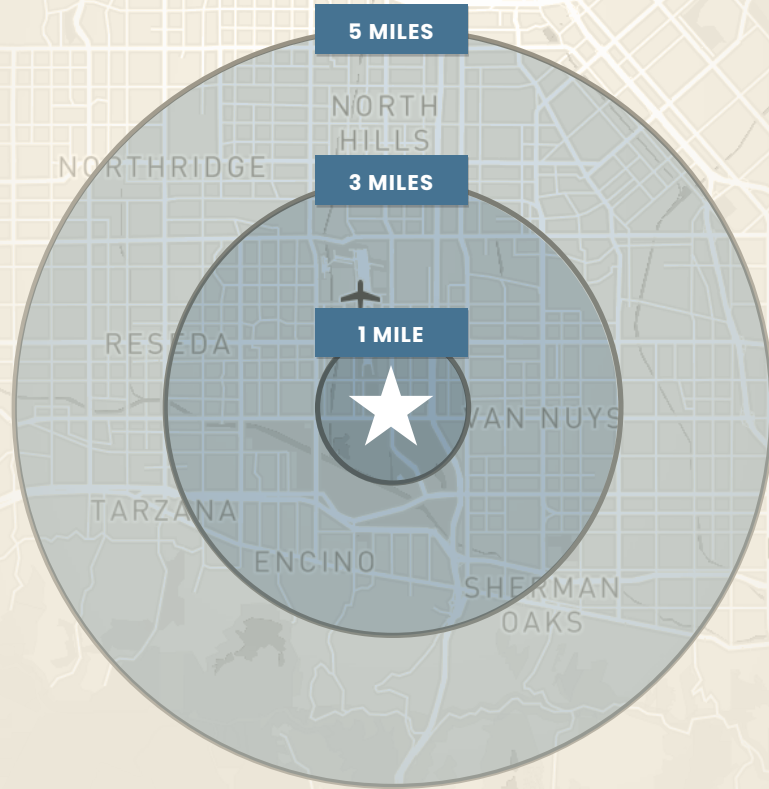
LAKE BALBOA

6504 WOODLEY AVE

Demographics

LAKE BALBOA

6504 Woodley Ave
Van Nuys, CA 91406



	1 Mile	3 Miles	5 Miles			
Population						
2025 Population - Current Year Estimate	23,749	263,261	651,774			
2030 Population - Five Year Projection	23,391	261,273	643,167			
2020 Population - Census	24,286	269,133	669,429			
2010 Population - Census	23,549	258,332	649,084			
2020-2025 Annual Population Growth Rate	-0.42%	-0.42%	-0.51%			
2025-2030 Annual Population Growth Rate	-0.30%	-0.15%	-0.27%			
Households						
2025 Households - Current Year Estimate	8,486	98,232	233,150			
2030 Households - Five Year Projection	8,537	99,720	235,291			
2020 Households - Census	8,392	97,057	231,322			
2010 Households - Census	7,932	91,059	219,295			
2020-2025 Compound Annual Household Growth Rate	0.21%	0.23%	0.15%			
2025-2030 Annual Household Growth Rate	0.12%	0.30%	0.18%			
2025 Average Household Size	2.76	2.64	2.75			
Household Income						
2025 Average Household Income	\$98,254	\$121,055	\$131,722			
2030 Average Household Income	\$112,391	\$136,687	\$148,588			
2025 Median Household Income	\$71,159	\$81,209	\$86,917			
2030 Median Household Income	\$82,358	\$92,483	\$100,784			
2025 Per Capita Income	\$35,050	\$45,187	\$47,216			
2030 Per Capita Income	\$40,933	\$52,179	\$54,458			
Housing Units						
2025 Housing Units	8,800	102,467	242,721			
2025 Vacant Housing Units	314	3.6%	4,235	4.1%	9,571	3.9%
2025 Occupied Housing Units	8,486	96.4%	98,232	95.9%	233,150	96.1%
2025 Owner Occupied Housing Units	2,461	28.0%	35,441	34.6%	100,194	41.3%
2025 Renter Occupied Housing Units	6,025	68.5%	62,791	61.3%	132,956	54.8%
Education						
2025 Population 25 and Over	16,749	188,307	468,636			
HS and Associates Degrees	8,080	48.2%	81,573	43.3%	203,959	43.5%
Bachelor's Degree or Higher	5,364	32.0%	73,897	39.2%	186,334	39.8%
Place of Work						
2025 Businesses	1,139	17,247	32,964			
2025 Employees	8,530	121,343	235,014			

Affiliated Business Disclosure

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

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6504 WOODLEY AVE

VAN NUYS, CA 91406

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