

12921 OXNARD ST

Marcus & Millichap



VAN NUYS, CA 91401

10 UNITS IN THE HEART OF THE SAN FERNANDO VALLEY

12921 OXNARD STREET VAN NUYS, CA 91401

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01 Property Summary





12921 OXNARD ST

- ✓ Unit mix consists of four (4) 2 Bed / 2 Bath units and six (6) 1 Bed / 1 Bath units
- ✓ Same ownership for approximately 16 years
- ✓ Well-maintained asset
- ✓ Earthquake Retrofit Completed
- ✓ Strong in-place rental income
- ✓ Attractive upside potential through future rent growth
- ✓ Located near Sherman Oaks and Studio City
- ✓ Convenient access to major freeways, employment centers, shopping, and dining amenities
- ✓ Desirable San Fernando Valley rental location with strong tenant demand
- ✓ Suitable for investors seeking stable cash flow with long-term appreciation potential

Property Summary

PRICING

OFFERING PRICE	\$2,200,000
PRICE/UNIT	\$220,000
PRICE/SF	\$270.30
CURRENT GRM	10.28
MARKET GRM	9.10
CURRENT CAP	5.44%
MARKET CAP	6.51%

THE ASSET

Units	10
Year Built	1957
Gross SF	8,139
Lot SF	9,297
APN	2331-020-006

BURBANK EMPIRE CENTER

NOHO WEST

NOHO ARTS DISTRICT

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John B. Monlux Elementary

12921 OXNARD ST

COLDWATER CANYON AVE

OXNARD STREET

PROPERTY OVERVIEW

12921 OXNARD STREET

12921 Oxnard Street presents an excellent opportunity to acquire a well-maintained 10-unit multifamily asset in the heart of Van Nuys, one of the San Fernando Valley's most established rental markets. Built in 1957, the property consists of an attractive unit mix of four (4) two-bedroom/two-bathroom units and six (6) one-bedroom/one-bathroom units, catering to a broad tenant base seeking quality housing in a central location.

The property has been under the same ownership for the past 16 years and has benefited from consistent maintenance and attentive management throughout its tenure. Investors will appreciate the strong in-place rental income coupled with the opportunity to further enhance cash flow through strategic rent growth and operational efficiencies over time.

Ideally situated near the highly desirable communities of Sherman Oaks and Studio City, the property offers tenants convenient access to major employment centers, retail amenities, dining destinations, and transportation corridors throughout the San Fernando Valley and Greater Los Angeles. With its desirable unit mix, and value-add potential, 12921 Oxnard Street represents a compelling investment opportunity for both private and institutional multifamily investors seeking long-term growth in a proven rental market.





Property Layout





02 Financial Analysis

Rent Roll

12921 OXNARD STREET | VAN NUYS, CA 91401

Unit #	Type	Current Rent	Market Rent	Notes
1	2+2	\$1,765	\$2,350	
2	2+2	\$1,816	\$2,350	
3	1+1	\$1,750	\$1,775	
4	1+1	\$1,775	\$1,775	Vacant
5	2+2	\$2,350	\$2,350	Vacant
6	2+2	\$2,350	\$2,350	
7	1+1	\$1,730	\$1,775	
8	1+1	\$1,248	\$1,775	
9	1+1	\$1,750	\$1,775	
10	1+1	\$1,199	\$1,775	
Totals:		\$17,733	\$20,050	

Financial Analysis

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
4	2+2	\$2,070	\$8,281	\$2,350	\$9,400
6	1+1	\$1,575	\$9,452	\$1,775	\$10,650
Total Scheduled Rent			\$17,733		\$20,050
Laundry Income			\$100		\$100
Monthly Scheduled Gross Income			\$17,833		\$20,150

ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$213,996	\$241,800
Less: Vacancy/Deductions	5% (\$10,700)	5% (\$12,090)
Effective Rental Income	\$203,296	\$229,710

ANNUALIZED EXPENSES

	Current	Market
Taxes	1.200% \$26,400	\$26,400
Insurance	\$12,500	\$12,500
Utilities	\$20,000	\$20,000
Main. & Repairs	\$7,500	\$9,000
Off-Site Management 5%)	\$10,165	\$11,486
Landscaping	\$1,200	\$1,200
Rubbish	\$3,800	\$3,800
Misc.+ Reserves	\$2,000	\$2,000
ESTIMATED EXPENSES	\$83,565	\$86,386
Expenses/Unit	\$8,356	\$8,639
Expenses/SF	\$10.27	\$10.61
% of GOI	39.0%	35.7%






RETURN

	Current	Market
NOI	\$119,731	\$143,325

03 Market Comparables



SALES COMPARABLES

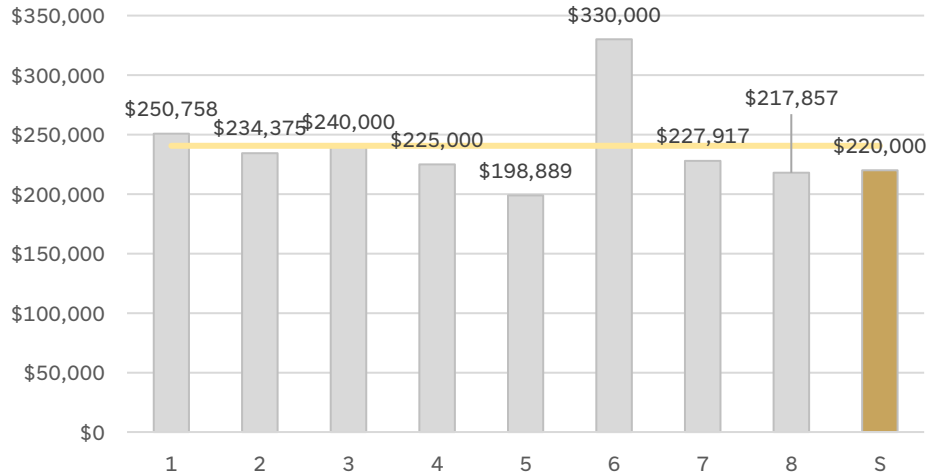
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 12325 Chandler Blvd Valley Village, CA 91607	33	1970	34,713	24 - 1+1 8 - 2+2 1 - 3+2	5/21/2026	\$8,275,000	\$250,758	\$238.38	5.90%	10.08
	2 5451 Whitsett Ave Valley Village, CA 91607	16	1952	13,560	12 - 1+1 4 - 2+2	3/23/2026	\$3,750,000	\$234,375	\$276.55	3.40%	15.96
	3 6045 Hazelhurst Pl North Hollywood, CA 91606	10	1972	8,868	10 - 1+1	2/19/2026	\$2,400,000	\$240,000	\$270.64	-	-
	4 11911 Weddington St Valley Village, CA 91607	31	1963	36,121	17 - 1+1 14 - 2+2	2/12/2026	\$6,975,000	\$225,000	\$193.10	5.22%	12.00
	5 14140 Delano St Van Nuys, CA 91401	18	1963	14,262	12 - 1+1 6 - 2+2	2/10/2026	\$3,580,000	\$198,889	\$375.86	5.17%	-

SALES COMPARABLES

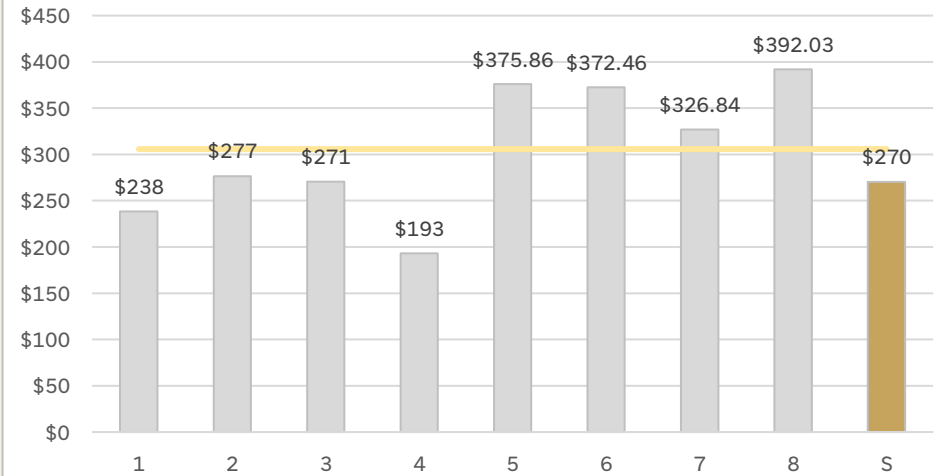
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	6 12256 Riverside Dr Valley Village, CA 91607	5	1961	4,430	1 - 1+1 2 - 2+2 2 - 3+2	1/8/2026	\$1,650,000	\$330,000	\$372.46	5.07%	12.30
	7 14410 Magnolia Blvd Sherman Oaks, CA 91423	12	1955	8,368	8 - 1+1 4 - 2+2	12/26/2025	\$2,735,000	\$227,917	\$326.84	5.23%	11.93
	8 14310 Tiara St Sherman Oaks, CA 91401	7	1958	3,890	7 - 1+1	12/17/2025	\$1,525,000	\$217,857	\$392.03	-	10.34
AVERAGES		17	1962	15,527				\$240,599	\$305.73	5.00%	12.10
	S Subject 12921 Oxnard Street Van Nuys, CA, 91401	10	1957	8,139	4 - 2+2 6 - 1+1	On Market	\$2,200,000	\$220,000	\$270.30	5.44%	10.28

SALES COMPARABLES

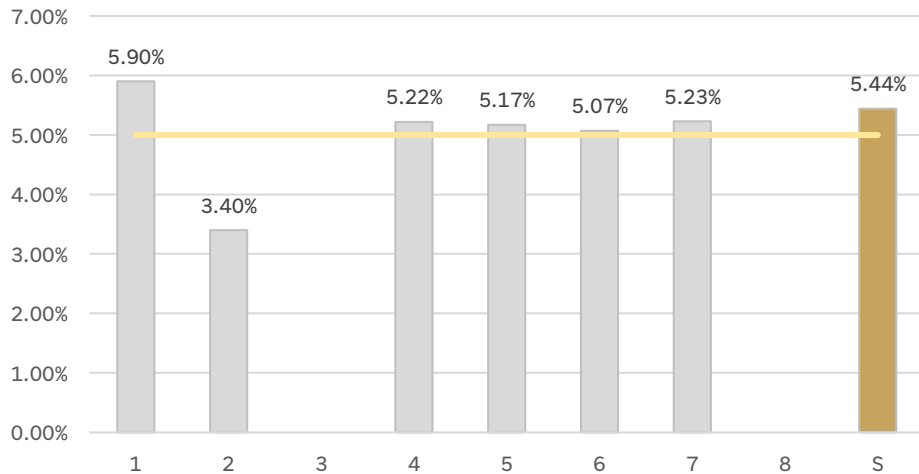
PRICE/UNIT



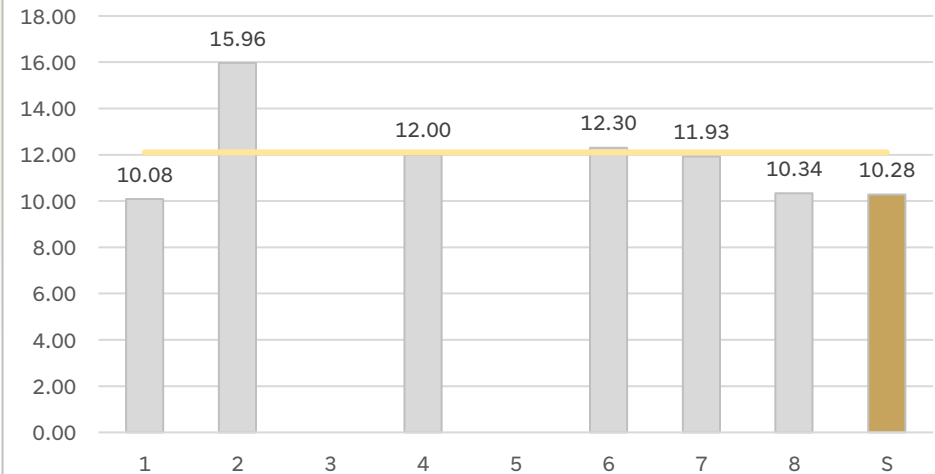
PRICE/SF



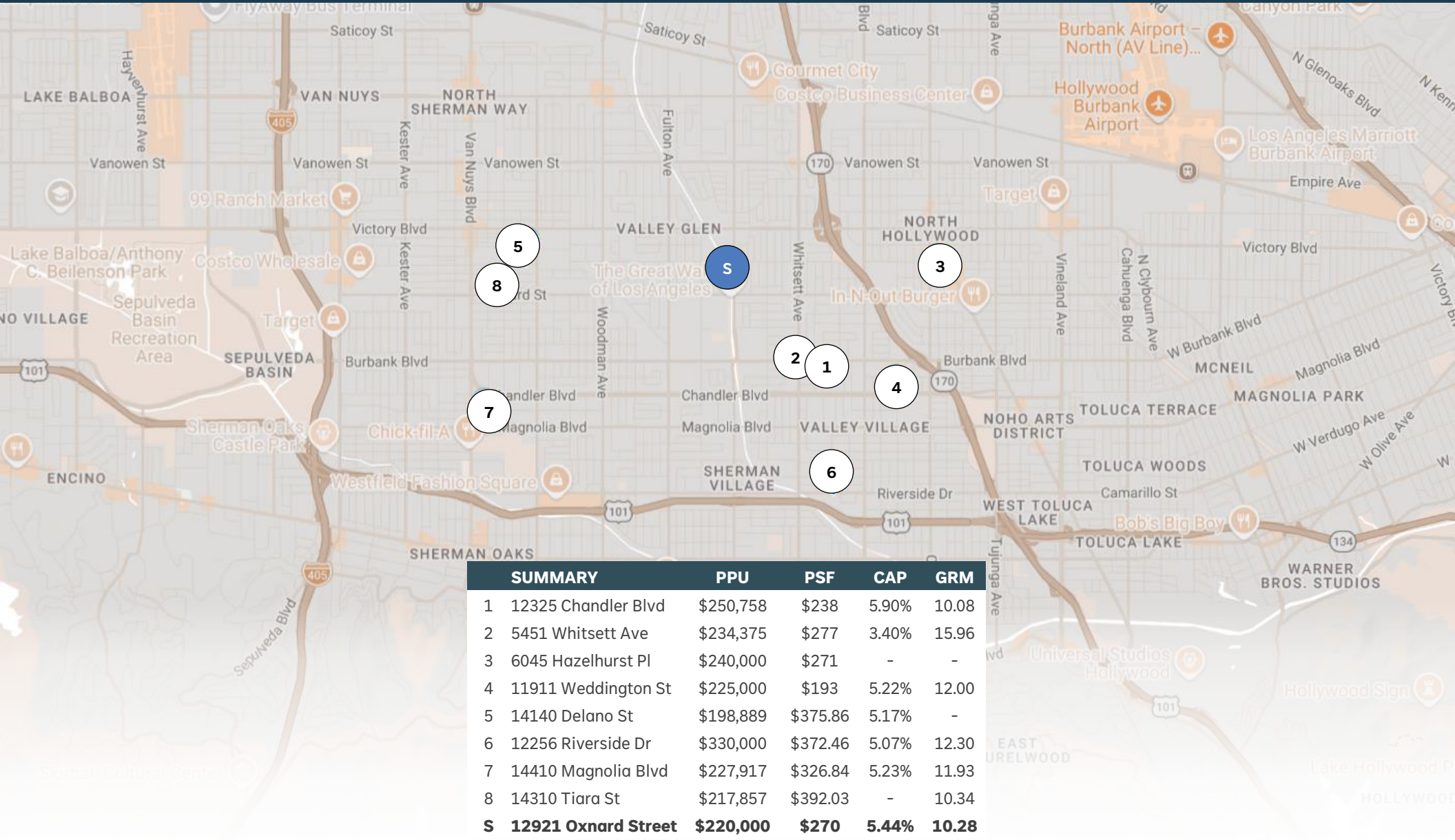
CAP RATE








GRM



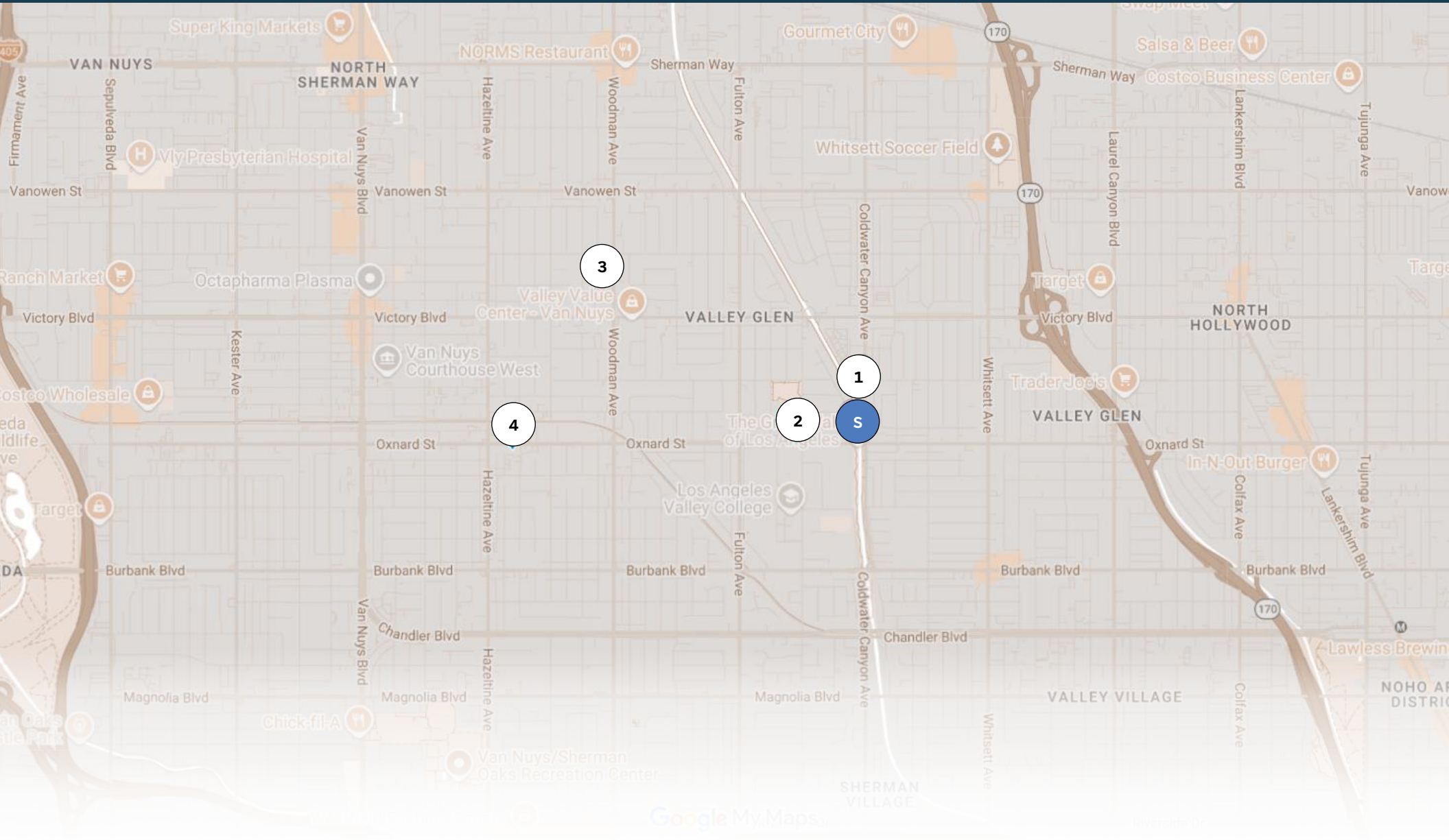
SALES COMPARABLES



RENT COMPARABLES

	ADDRESS	BUILT	UNITS	TWO BED				ONE BED			
				TYPE	UNIT SF	RENT	RENT/SF	TYPE	UNIT SF	RENT	RENT/SF
1	 6131 Coldwater Canyon North Hollywood, CA 91606	1961	32	2 Bed		\$2,475					
2	 13115 Oxnard St Van Nuys, CA 91401	1959	20	2 Bed		\$2,395					
3	 6460 Mammoth Ave Van Nuys, CA 91401	1976	19					1 Bed		\$1,849	
4	 14024 Oxnard St Van Nuys, CA 91401	1964	44					1 Bed		\$1,795	
AVERAGES		1965	29			\$2,435				\$1,822	
S	 Subject 12921 Oxnard Street Van Nuys, CA, 91401	1957	8,139	2+2	910	\$2,070	\$2.28	1+1	750	\$1,575	\$2.10

SALES COMPARABLES



04

The Location



Van Nuys California

Van Nuys is a neighborhood located in the central San Fernando Valley region of Los Angeles, California, United States. It is bordered by North Hills to the north, Panorama City to the northeast, Valley Glen to the east, Sherman Oaks to the south, Lake Balboa to the west, and Reseda to the northwest. Van Nuys is a densely populated neighborhood, with a mix of residential, commercial, and industrial areas. It is home to Van Nuys Airport, which is one of the busiest general aviation airports in the world. The neighborhood is also known for its Van Nuys Boulevard, which is a popular cruising destination for car enthusiasts.



\$72,148

Median Household Income



168,441

Population



\$780,000

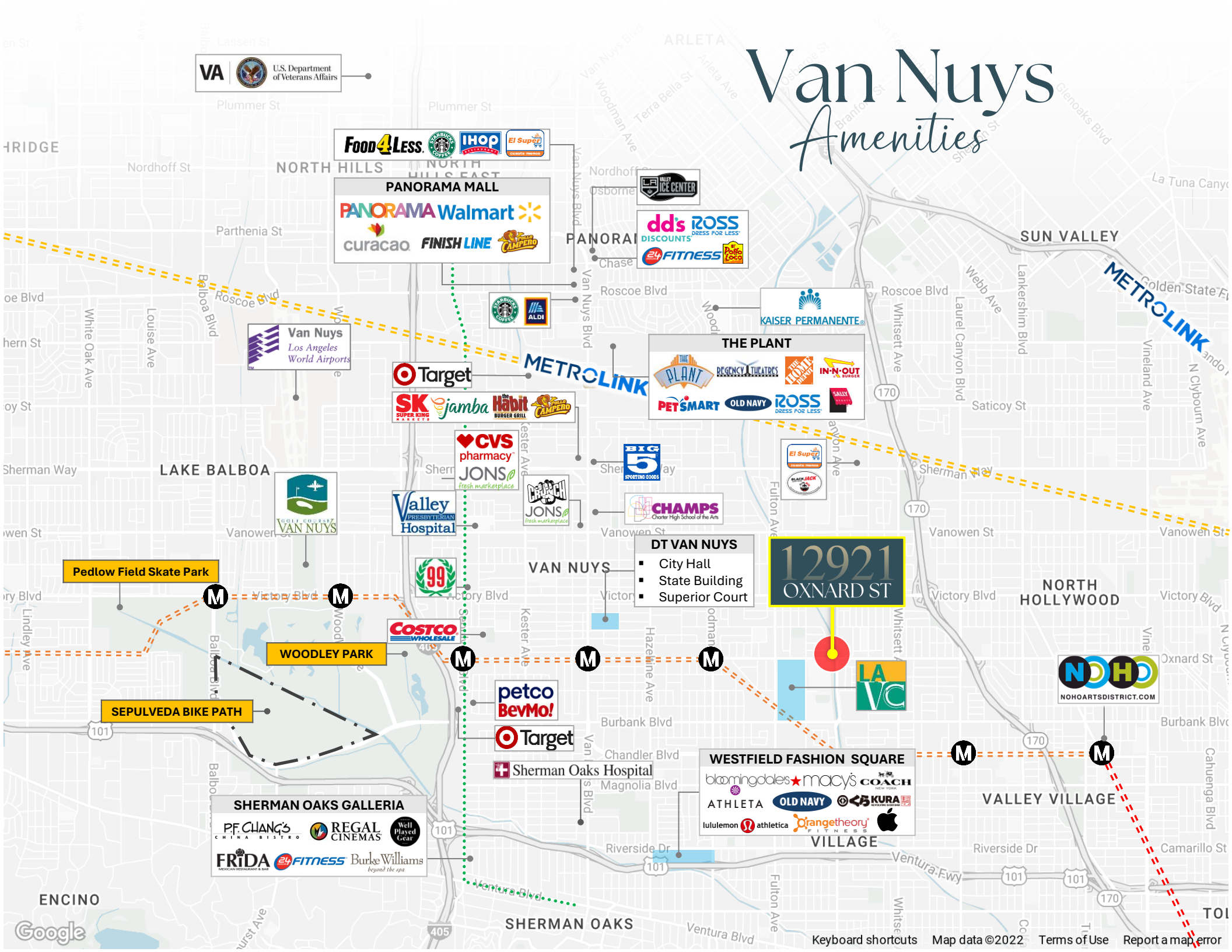
Median Home Value

Multifamily Fundamentals

The multifamily market in Valley Village benefits from favorable supply-demand dynamics. While the neighborhood has seen some new development, the pace of new construction remains modest relative to demand growth. This constrained supply environment supports rent growth and occupancy levels, creating favorable conditions for new projects entering the market.



Van Nuys Amenities



- DT VAN NUYS**
- City Hall
 - State Building
 - Superior Court

12921 OXNARD ST

Pedlow Field Skate Park

WOODLEY PARK

SEPULVEDA BIKE PATH



HIGH

BARRIER-TO-ENTRY - MARKET

VAN NUYS: SINGLE FAMILY MARKET

Demand for single-family homes in the Van Nuys submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Van Nuys has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Van Nuys tends to be competitive, with properties often selling quickly at or above asking prices.



\$72,148

Median Household Income



42 Days

Median Days On Market



\$780,000

Median Home Sale Price

Opening in 2031

Feds provide \$893M grant for Van Nuys Boulevard light rail line

The East San Fernando Valley line will travel 6.7 miles within the median of Van Nuys Boulevard, spanning from Van Nuys to Pacoima. Its 11 stations will include connections to the G Line Busway, Metrolink's Ventura County Line, Amtrak's Pacific Surfliner.

Full construction is expected to commence before the end of 2024, and completion of the \$3.6-billion light rail line is expected in 2031. That schedule is years behind what was originally hoped for by Metro, which had once intended to begin serving passengers on Van Nuys Boulevard as early as 2028.



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