

For Sale 2 Property Portfolio

1. 6539-6545 Sepulveda Blvd., Van Nuys
8 units \$1,695,000

\$147,00	Gross Income
\$84,932	Net Operating Income
	(See setup)



2. 7242-7246 Sepulveda Blvd., Van Nuys
Commercial/retail, 4,095 sq. ft. \$1,150,000

\$108,408	Gross Income
\$66,256	Net Operating Income
	(See setup)



\$2,845,000

Combined income 5.3% cap

\$255,408	annual gross income
<u>-7,665</u>	vacancy
247,743	effective gross income
<u>-96,555</u>	expenses
\$151,188	net operating income

TIERRA
PROPERTIES, inc.



Commercial Real Estate Services

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Apartment property for sale

8 units	6539-6545 Sepulveda Blvd., Van Nuys, CA 91411
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Located 1 block of north of Victory Blvd.

APN: 2234-017-006

Price:	\$1,695,000	All cash
GRM current:	11.5	
Cap rate	5.1%	Description:
Price per unit:	\$211,875	100% occupied
Price per sq. ft.	\$420	All 1BR+1BA
Approx. bldg sq. ft.:	4,032	All units upgraded
Approx. lot sq. ft.:	13,948	New exterior paint, new carport roof.
Year built:	1953	Mature trees, great location
Parking spaces	8	Double lot, development potential
Zone	R3	

Annualized Operating Information

	<u>Current</u>	<u>Proforma</u>
Gross scheduled income:	\$147,000	\$162,660
Less vacancy:	-4,410	-4,880
Effective income	142,590	157,780
Less expenses:	-57,655	-58,800
Net operating income:	84,935	98,980

Scheduled income

	average	current
units	rents	income
8 1BR+1BA	\$1,528	\$12,220
laundry		30
Scheduled monthly income:		12,250
Scheduled annual income:		\$147,000

Estimated annual expenses

Taxes 1.2%	\$21,000
Insurance	9,245
Utilities	10,540
Pest Control	1,200
Gardening	2,700
Trash	5,620
Maintenance 5%	7,350
Total expenses:	57,655

Tenants pay for their own electricity and gas .

The above information is believed reliable, but is presented without assurances of accuracy or sufficiency. Buyer must make their own independent investigation of the property, title, tenants, rental agreements, income and expenses, zoning, city and county compliance, rent control, etc. The property is subject to change, prior sale, or removal from the market. All references to square feet are approximate.



Rent Roll

6539-6545 Sepulveda Blvd., Van Nuys, CA 91411

8 units

June 2026

Unit	Tenant	BR/BA	Current Rent	Market Rent	Deposit	Move-in	Lease To
39-1	Mokay	1+1	\$1,376.33	\$1,685.00	\$1,150.00	3/1/18	1/31/25
39-2	E Martinez	1+1	1,669.32	1,695.00	1,495.00	1/1/22	1/31/25
39-3	R Martinez	1+1	1,507.84	1,695.00	1,350.00	9/1/20	1/31/25
39-4	Hernandez	1+1	1,703.15	1,695.00	1,650.00	3/12/25	3/31/26
45-1	Alamillo	1+1	1,654.44	1,695.00	1,450.00	12/25/18	1/31/25
45-2	Vasquez	1+1	1,212.88	1,695.00	900.00	7/1/13	1/31/25
45-3	Alvarado	1+1	1,446.06	1,695.00	1,400.00	1/20/25	1/31/26
45-4		1+1	1,650.00	1,695.00	0.00		
	laundry		30.00				
	monthly		\$12,250.02	\$13,555.00	#####		
	yearly		\$147,000.24	\$162,660.00			

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Leased retail property for sale

commercial 7242-7246 Sepulveda Blvd., Van Nuys, CA 91405

Located 2 blocks north of Victory Blvd.

APN: 2221-018-016, 2221-018-017 (double lot)

Price:	\$1,150,000	All cash
Cap rate:	5.7%	<u>Description:</u>
Price per sq. ft.	\$245	100% occupied
Approx. bldg sq.ft.:	4,690	Street front retail/office
Approx. lot sq. ft.:	4,802	Great location
Zone:	C2	Well maintained, AC upgrades
Year built:	1953/1960	Good on-site parking
		Development potetial

Annualized Operating Information

	<u>Current</u>
Gross scheduled income:	\$108,408
Less vacancy:	-3,252
Effective income	105,156
Less est. expenses:	-38,900
Net operating income:	\$66,256

Scheduled income

units		average rents	current income
office/retail	7 tenants	\$1,130	\$9,034
see rent roll			
Scheduled monthly income:			\$9,034
Scheduled annual income:			\$108,408
Tenants pay for their own electricity and gas.			

Estimated annual expenses

Taxes 1.2%	\$15,340
Insurance	4,885
Utilities	2,905
Gardening	3,200
Trash	7,150
Maintenance 5%	5,420
Total expenses:	\$38,900

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7242-7246 Sepulveda Blvd., Van Nuys, CA 91405

July 2026

Rent Roll

office/retail, 2 buildings, 4,697 sq.ft. assessor

lot size 19,937 sq.ft. (double lot), zone C2-1

APN: 221-018-016, 221-018-017

unit	tenant	approx sq.ft.	current rent	rent per sq.ft.	move-in	lease expire
7242/1A	Satish Kumar	1,320	\$1,650	\$1.25	11/18/13	9/30/24
1B	Zohreh Safaee	250	500	2.00	2/9/26	2/28/27
1C	Lurdes Roque	250	1,000	4.00	1/25/10	11/30/24
2A-2B	ERC Insurance	535	935	1.75	6/7/10	9/30/24
2C-2D	Edwin Perez	450	1,502	3.34	12/5/19	12/31/24
2E-2F	AA	570	1,597	2.80	4/1/06	12/31/24
7244 store	Zohreh Safaee	720	1,850	2.57	7/1/24	6/30/26

monthly		\$9,034	\$2.53 average
yearly		\$108,408	
sq.ft.	4,095		