VANOWEN APARTMENT BUILDING FOR SALE

15455 & 15459 VANOWEN ST VAN NUYS, CA 91406

12 UNITS FOR SALE

PRESENTED BY MANVEL SOLAKIAN

kw REAL ESTATE SERVICES
KELLERWILLIAMS.

KW REAL ESTATE SERVICES
KELLERWILLIAMS.

Presented By:

MANVEL SOLAKIAN
COMMERICAL& INDUSTRIAL SPECILALIST

COMMERCIAL DIVISION

CELL: 818-381-7722
Manuelsolakian@msn.com
DRE: 01310512

889 AMERICANA WAY #408
GLENDALE, CA 91210

EXECUTIVE SUMMARY:

➤ PROPERTY DESCRIPTION

➤ Investor Opportunity – 12 Units, 2 Separate Buildings in one parcel Prime Van Nuys 100 % occupied
This well-maintained, low-maintenance property consists of 2 separate buildings.

➤ 4 - 2 bed /1 bath units

➤ 8 - 1 bed / 1 bath units,

for a total of 12 units.

➤ Situated on a corner with access from Vanowen St. and Orion Ave.

➤ Main Electrical service panels including meter panels just upgraded in 2026, for lower insurance premiums. The property offers strong supplemental income from **on-site laundry rooms in each building**. Located in a high-demand rental area of Van Nuys, this asset provides stable income with upside potential.

2234-025-019
Total Rentable Sqft: 8,328 Lot Size 15,012 SF lot
15455 Vanowen St & 15459 Vanowen St

➤ SITE DESCRIPTION

LOCATION : VAN NUYS

APN: 2234-025-019

TOTAL UNITS : ***12 UNITS***

BUILT: 1956

RENTABLE SF: 8,328

LOT SIZE SQFT: 15,012

PARKING: ***ON SITE , 12 parking covered spaces***

➤ PRICING ANALYSIS

PRICE: $ 2,750,000

PROPERTY HIGHLIGHTS: VANOWEN

➤ PRICE	➤ $2,750,000
➤ PRICE PER SQUARE FOOT,	➤ $330
➤ NET OPERATING INCOME	➤ $152,476
➤ CURRENT CAP RATE	➤ 5.54%
➤ ASSESSORS PARCEL NUMBER	➤ APN: 2234-025-019
➤ ZONING	➤ LAR3
➤ NUMBER OF UNITS	➤ 12 UNITS
➤ YEAR BUILT	➤ 1956
➤ RENTABLE SQUARE FOOT	➤ 8,328
➤ LOT SIZE SQUARE FOOT	➤ 15,012 SQFT


Immediately next parcel also available for sale. Could be purchased separate or together

SUBJECT PROPERTY PHOTOS: VANOWEN

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RENT ROLL

Total Rental Income $17,559

12 units

2 BUILDINGS , TOTAL: 12 UNITS

4 units that are 2BEDs 1 BATH units

8 units that are 1 BED 1 BATH units

RENT ROLL

Property		Moved In	Lease End		Deposit	Rent
Vanowen Investment Group, LLC, 13 - 15455 #1	*2 bed/ 1bath*	11/01/2009	04/30/2017		548.69	1,515.00
Vanowen Investment Group, LLC, 14 - 15455 #2	*1 bed/ 1bath*	12/01/2013	04/30/2017		595.82	1,200.00
Vanowen Investment Group, LLC, 15 - 15455 #3	*1 bed/ 1bath*					1875.00
Vanowen Investment Group, LLC, 16 - 15455 #4	*2 bed/ 1bath*	02/01/1974	04/30/2017		225.45	1,199.00
Vanowen Investment Group, LLC, 17 - 15455 #5	*1 bed/ 1bath*	09/03/2016	08/31/2017		782.29	1,382.00
Vanowen Investment Group, LLC, 18 - 15455 #6	*1 bed/ 1bath*	12/01/2009	04/30/2017		309.00	1,166.00
Vanowen Investment Group, LLC, 19 -	*2 bed/ 1bath*	01/01/2002	04/30/2025		167.63	1,498.00

RENT ROLL

Property		Moved In	Lease End		Deposit	Rent
Vanowen Investment Group, LLC, 20 - 15459 #2	*1 bed/ 1bath*	04/01/2006	04/30/2017		952.80	1,189.00
Vanowen Investment Group, LLC, 21 - 15459 #3	*1 bed/ 1bath*	08/01/2016	07/31/2017		1,096.03	1,270.00
Vanowen Investment Group, LLC, 22 - 15459 #4	*2 bed/ 1bath*	12/01/2004	04/30/2017		562.05	1,515.00
Vanowen Investment Group, LLC, 23 - 15459 #5	*1 bed/ 1bath*	01/07/2025	02/07/2026		2,000.00	1,875.00
Vanowen Investment Group, LLC, 24 - 15459 #6	*1 bed/ 1bath*	08/01/2025	- - -		1,875.00	1,875.00

$17,559

Total Units:	**12**
Total Rents:	210,708
Laundry:	2700
Total:	
Scheduled Gross Income:	213,408

FINANCIAL ANALYSIS : VANOWEN

Financial Overview	
Price	$2,750,000
Units	12
Year Built	1956
Building Rentable Sq.Ft	8,328
Lot Size	15,012
Actual GRM	12.9
Actual Cap Rate	5.54%
Cost Per Unit	$229,166
Cost Per SqFt	330
Average Monthly Rent	17,559
APN	2234-025-019

Income	Current	Pro Forma
Scheduled Income	210,708	$312,000
Vacancy Rate Reverse		
Gross Operating Income	213,408	$318,200
Laundry Income	2700	6,200
Total Gross Income	213,408	318,200
Less Expenses	60,932	62,427
Net Operating Income	152,476	255,773
Return Before Income Taxes	152,476	255,773

Expenses	Current	Pro Forma
Real Estate Taxes	$29,255	$30,750
Insurance	$10,500	$10,500
LADWP	$15,303	$15,303
Gas	$588	$588
Gardener	$270	$270
Trash	$5016	$5016
Total Expenses	$60,932	$62,427


MARKET OVERVIEW
15459
VANOWEN ST

NEIGHBORHOOD : VANOWEN ST

TRANSIT/SUBWAY

North Hollywood Station	11 min drive	6.5 mi
Universal City/Studio City	13 min drive	9.9 mi
Hollywood/Highland Station	18 min drive	12.8 mi

COMMUTER RAIL

METROLINK.

METROLINK.

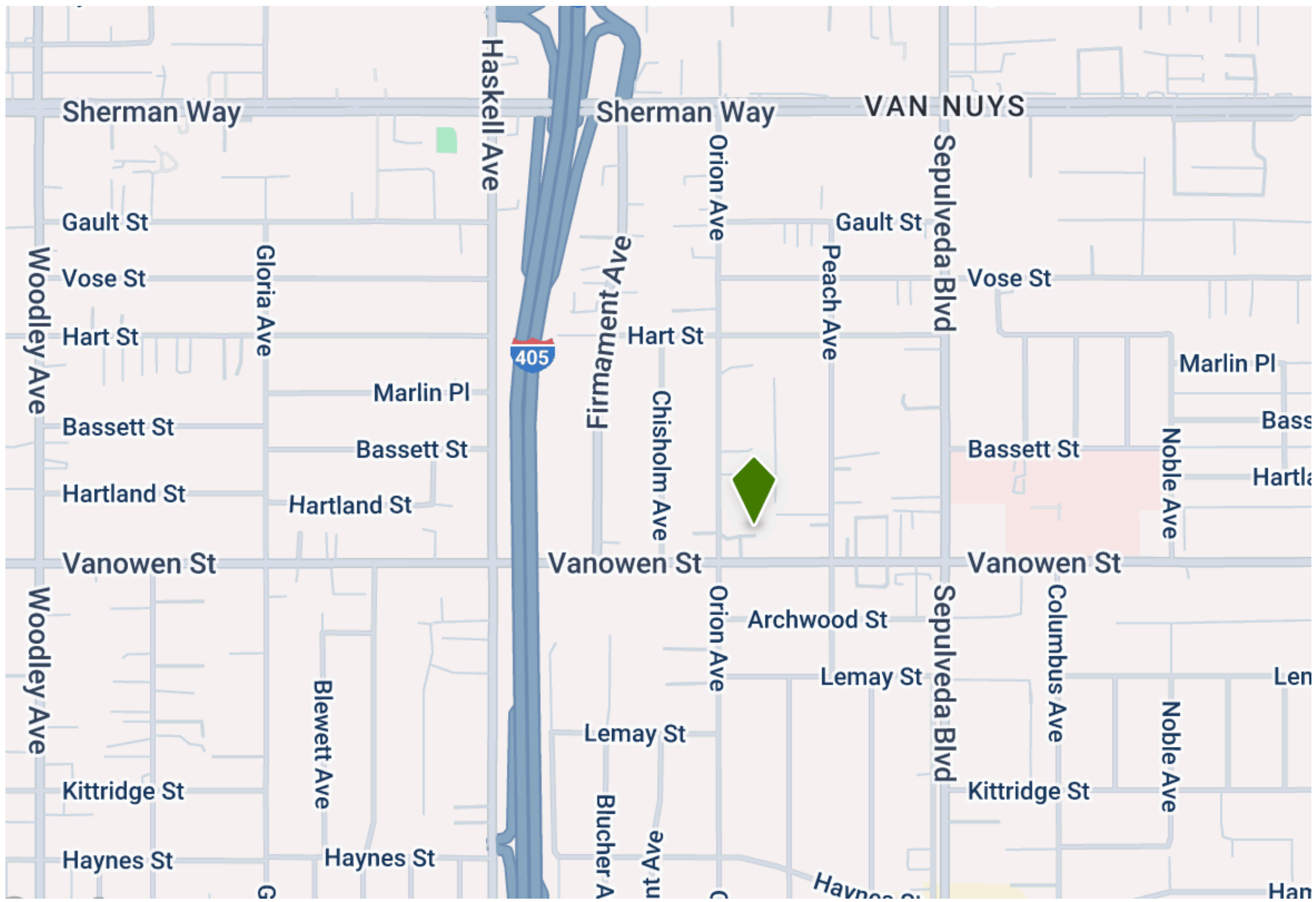
AMTRAK
Enjoy the journey.

Van Nuys	6 min drive	2.8 mi
Northridge	13 min drive	6.8 mi
Northridge	14 min drive	6.8 mi
Burbank-Bob Hope Airport	14 min drive	6.8 mi
Sun Valley	14 min drive	7.8 mi

AIRPORT

BOB HOPE AIRPORT	13 MIN	6.9 MI
LOS ANGELES AIRPORT	28 MIN	20.4 MI

NEIGHBORHOOD INFORMATION : VANOWEN ST



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