

THE SEVILLE APARTMENTS

14849 VANOWEN STREET, VAN NUYS, CALIFORNIA 91405

*The
Seville*

Marcus & Millichap
THE RAYMUNDO GROUP

14849

\$5,395,000 | 31 MULTIFAMILY UNITS

**ATTRACTIVELY PRICED AT \$174,032 PER UNIT AND AN 8.98 GRM | ALL SEISMIC RETROFIT COMPLETED
APPROXIMATELY 30% RENT UPSIDE | MULTIPLE INCOME STREAMS, INCLUDING RUBS COLLECTIONS**

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THE RAYMUNDO GROUP

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14849

The
Seville

INVESTMENT OVERVIEW

Marcus & Millichap

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INVESTMENT HIGHLIGHTS

- Available at an Attractive 8.98 GRM and Only \$174,032 per Unit
- Full Copper Plumbing, All Seismic Retrofit Repairs Completed (Buyer to Verify)
- Strong Immediate Cash Flow with Opportunity to Recapture Approximately 30% Rent Upside
- Ample On-Site Parking — Space for 46 Vehicles
- Impressive Amenities Package Includes a Fitness Center and Swimming Pool
- Deliverable at Only \$174,032 per Unit When Similar Properties Have Sold for an Average of \$239,322 per Unit
- Several Supplemental Revenue Streams, Including Laundry Income, RUBS Collections, Parking Fees, Pet Rent, and Renter's Insurance Payments
- Deemed "Very Walkable" with a Walk Score of 82



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase The Seville Apartments, a 31-unit multifamily property located at 14849 Vanowen Street in Van Nuys, CA. Having undergone several major upgrades, the property contains full copper plumbing, new vinyl windows, and completed seismic retrofit repairs (Buyer to verify), which all combine to lower both maintenance and utility expenses for a new owner. Despite the fact that the property offers strong immediate cash flow at an 8.98 GRM, the asset also allows an investor to potentially recapture the approximately 30% in rent upside via annual rent increases and natural turnover.

In addition to rent collections, the property offers multiple supplemental income streams, including RUBS collections, laundry income, parking income, pet rent, and renter's insurance collections. Potential residents are attracted to the numerous amenities available at the property, including a fitness center, a swimming pool, large quartz countertops, recessed lighting, stainless steel appliances, shaker cabinets, and wood flooring.

Located near the intersection of Vanowen Street and Kester Avenue, the property allows tenants convenient access to the Greater Los Angeles Metro Area via the nearby 405 and 101 Freeways. In addition to many local shops and eateries, several major shopping destinations are located nearby as well, including Costco Wholesale and two separate Targets, all within two miles of the property. The Sherman Oaks Galleria, The Plant Shopping Center, Westfield Fashion Square, and NoHo West are all nearby as well.



THE SEVILLE APARTMENTS

14849 VANOWEN STREET, VAN NUYS, CA 91405

LISTING PRICE

\$5,395,000

PRICE/UNIT

\$174,032

PRICE/SF

\$245

CAP RATE - CURRENT

5.80%

GRM - CURRENT

8.98

CAP RATE - PRO FORMA

8.80%

GRM - PRO FORMA

6.97

THE OFFERING

Price	\$5,395,000
Down Payment	33% / \$1,795,000
Price/Unit	\$174,032
Price/SF	\$245
Number of Units	31
Rentable Square Feet	22,010 SF
Number of Buildings	1
Number of Stories	2
Year Built	1972
Lot Size	30,651 SF

VITAL DATA

CAP Rate - Current	5.80%
GRM - Current	8.98
Net Operating Income - Current	\$312,933
Net Cash Flow After Debt Service - Current	5.50% / \$98,733
CAP Rate - Pro Forma	8.80%
GRM - Pro Forma	6.97
Net Operating Income - Pro Forma	\$474,549
Net Cash Flow After Debt Service - Pro Forma	14.50% / \$260,349

PROPERTY DETAILS

THE OFFERING

Property Address:	The Seville Apartments 14849 Vanowen Street Van Nuys, CA 91405
Assessor's Parcel Number:	2219-019-032
Zoning:	LAC1.5

SITE DESCRIPTION

Number of Units:	31
Number of Buildings:	1
Number of Stories:	2
Year Built:	1972
Rentable Square Feet:	22,010 SF
Lot Size:	30,651 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

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



OFFERING PRICE:
\$5,395,000

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

Down Payment	\$1,795,000
Loan Amount	\$3,600,000
Interest Rate	5.95%
Term	5-Year Fixed
Amortization	Interest-Only

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
5	Single 1 Bath	400
21	1 Bdr 1 Bath	700
5	2 Bdr 2 Bath	1,000
31	TOTAL	22,010

COMMUNITY AMENITIES

- Controlled Access
- Gated, Assigned Parking
- Fitness Center
- Laundry Facilities
- Swimming Pool
- Recycling
- High Speed Internet Ready

UNIT INTERIOR AMENITIES

- Google Home Smart Home Technology
- Recessed Lights with Dimmers
- Large Kitchen Countertops
- Gas Stove
- Microwave (In Select Units)
- Dishwasher
- Air Conditioning
- Quartz Countertops
- Shaker Cabinets
- Tiled Shower Enclosures
- Stainless Steel Appliances
- Plank Floors
- Refrigerator
- Dual-Pane Windows

** In Select Units*

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LOCATION OVERVIEW

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VAN NUYS

Suburb • Affordable • Commuter • Rail Service • Public Transportation

VIBRANT
PERSONALITY
DEFINES
THIS
NORTHWEST
LA
COMMUNITY.

Filling a large portion of the central San Fernando Valley, Van Nuys is a thriving community predominately occupied by renters. The area's rental houses and apartments tend to be quite affordable by LA standards, with quiet neighborhoods and attractive properties available to fit any budget.

What is it like to live in Van Nuys? Well, Van Nuys is home to a diverse array of businesses, schools, and community recreation centers – perhaps the city's most recognizable landmark is Van Nuys High School, which has served as a filming location for innumerable movies, television shows, and music videos over the years. While many residents find work in the local business sector, direct access to the 405 as well as Amtrak and Metrolink rail service make it easy to commute to downtown Los Angeles by car or train in under an hour.

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



Van Nuys City Hall



Zev Yaroslavsky Family Support Center



Metro Station



The Plant



Los Angeles Valley College



Valley Presbyterian Hospital



Robert Fulton College

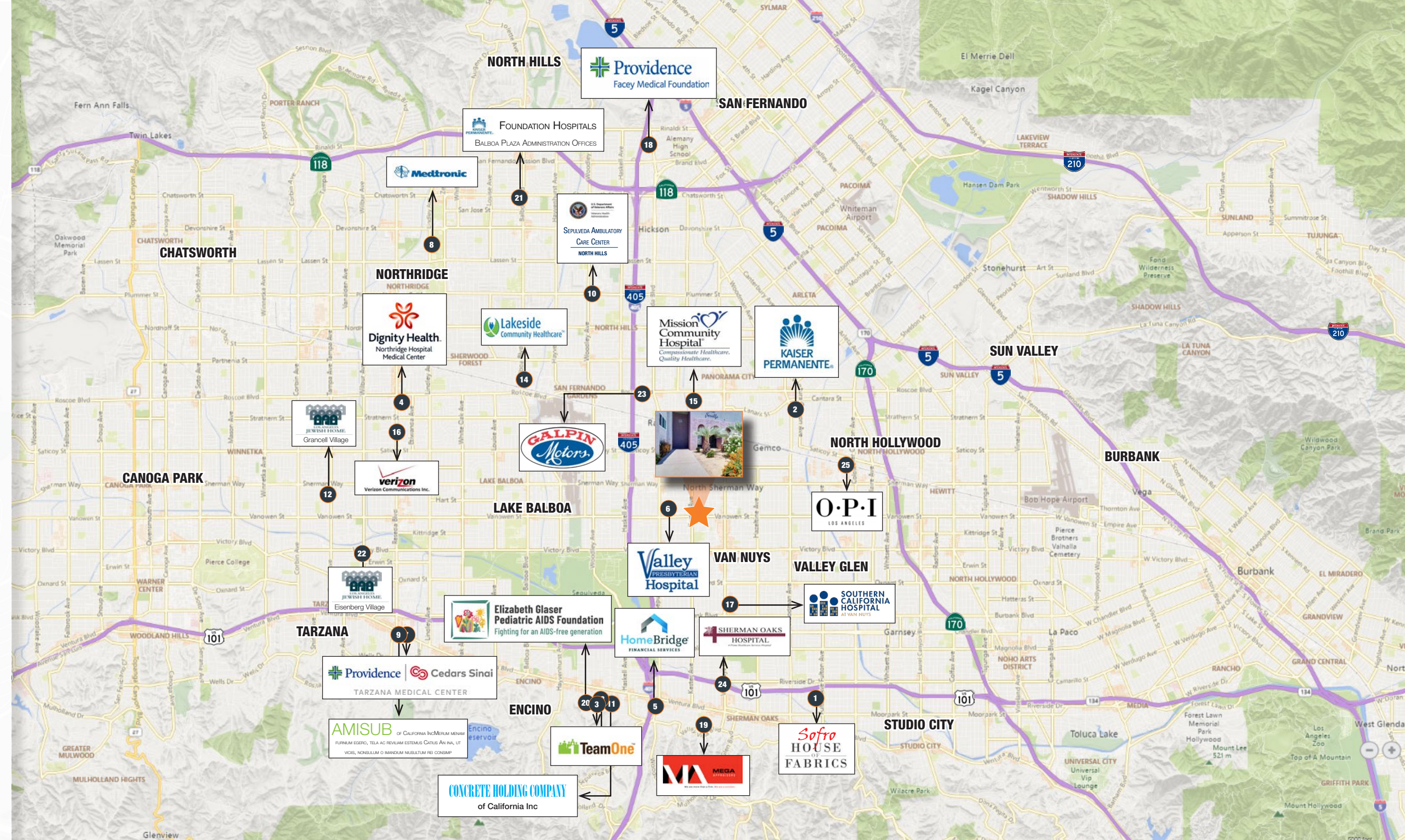


MAJOR EMPLOYERS

Employees

1	Sofro Fabrics Inc / House of Fabrics	3,810
2	Kaiser Permanente	2,700
3	Team-One Employment Specialists LLC	2,392
4	Dignity Health Northridge Hospital Medical Center	1,750
5	Homebridge Financial Services Inc	1,700
6	Valley Presbyterian Hospital - V P H	1,600
7	Providence Tarzana Medical Center	1,300
8	Medtronic Minimed Inc-Medtronic	1,200
9	Amisub of California Inc	900
10	Veterans Health Administration-Sepulveda Ambltory Care	810
11	Concrete Holding Co California Inc	790
12	Los Angles Jewish Home For Aging-Grancell Village	760
13	Team-One Staffing Services Inc-Teamone Employment	751
14	Lakeside Systems Inc-Lakeside Medical Systems	700
15	Mission Community Hospital	700
16	Verizon Communications Inc	670
17	Alta Hollywood Community Hospital Van Nuys	631
18	Facey Medical Foundation	627
19	Mega Appraisers Inc	600
20	Elizabeth Glaser Pedia	556
21	Kaiser Foundation Hospitals Balboa Plaza	534
22	Los Angles Jewish Home For Aging-Eisenberg Village	500
23	Galpin Motors Inc-Galpin Ford	500
24	Sherman Oaks Hospital	500
25	O P I Products Inc	500

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	55,775	310,390	723,173
2025 Estimate			
Total Population	54,891	306,358	713,596
2020 Census			
Total Population	55,854	315,249	734,905
2010 Census			
Total Population	53,260	306,961	718,368
Daytime Population			
2025 Estimate	42,337	259,326	575,378
HOUSEHOLDS			
2030 Projection			
Total Households	20,248	111,678	263,889
2025 Estimate			
Total Households	19,808	109,792	259,543
Average (Mean) Household Size	2.8	2.9	2.9
2020 Census			
Total Households	18,986	106,270	251,414
2010 Census			
Total Households	17,149	99,493	237,931
Growth 2025-2030	2.2%	1.7%	1.7%
HOUSING UNITS			
Occupied Units			
2030 Projection	21,049	115,807	274,003
2025 Estimate	20,590	113,844	269,466
Owner Occupied	4,223	35,261	105,962
Renter Occupied	15,572	74,567	153,547
Vacant	782	4,053	9,924
Persons in Units			
2025 Estimate Total Occupied Units	19,808	109,792	259,543
1 Person Units	27.8%	26.7%	27.1%
2 Person Units	25.0%	26.3%	27.5%
3 Person Units	18.1%	17.7%	16.9%
4 Person Units	15.2%	14.7%	14.3%
5 Person Units	7.9%	7.8%	7.4%
6+ Person Units	6.1%	6.8%	6.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	6.0%	9.7%	13.5%
\$150,000-\$199,999	6.7%	7.7%	9.3%
\$100,000-\$149,999	14.8%	16.5%	17.4%
\$75,000-\$99,999	12.0%	12.5%	12.6%
\$50,000-\$74,999	18.2%	16.7%	15.1%
\$35,000-\$49,999	12.2%	11.1%	9.6%
\$25,000-\$34,999	9.6%	7.7%	6.6%
\$15,000-\$24,999	8.8%	7.4%	6.7%
Under \$15,000	11.7%	10.7%	9.3%
Average Household Income	\$81,034	\$93,420	\$107,674
Median Household Income	\$60,900	\$72,246	\$85,704
Per Capita Income	\$29,910	\$34,645	\$40,168
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	54,891	306,358	713,596
Under 20	23.9%	23.7%	22.5%
20 to 34 Years	24.4%	23.2%	22.3%
35 to 39 Years	8.4%	8.1%	7.9%
40 to 49 Years	13.7%	13.9%	13.8%
50 to 64 Years	18.1%	18.1%	18.7%
Age 65+	11.4%	12.9%	14.8%
Median Age	37.0	38.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	38,216	214,443	510,471
Elementary (0-8)	18.2%	14.7%	12.5%
Some High School (9-11)	11.0%	9.1%	8.4%
High School Graduate (12)	23.1%	22.5%	20.5%
Some College (13-15)	18.0%	17.3%	17.9%
Associate Degree Only	5.7%	6.7%	6.9%
Bachelor's Degree Only	18.0%	20.9%	22.9%
Graduate Degree	5.9%	8.8%	11.0%
Population by Gender			
2025 Estimate Total Population	54,891	306,358	713,596
Male Population	50.9%	50.1%	49.8%
Female Population	49.1%	49.9%	50.2%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 713,596. The population has changed by -0.66 since 2010. It is estimated that the population in your area will be 723,173 five years from now, which represents a change of 1.3 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 9,084 people per square mile.



HOUSEHOLDS

There are currently 259,543 households in your selected geography. The number of households has changed by 9.08 since 2010. It is estimated that the number of households in your area will be 263,889 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2025, the median household income for your selected geography is \$85,704, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 64.41 since 2010. It is estimated that the median household income in your area will be \$101,494 five years from now, which represents a change of 18.4 percent from the current year.

The current year per capita income in your area is \$40,168, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$107,674, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 371,673 people in your selected area were employed. The 2010 Census revealed that 55 of employees are in white-collar occupations in this geography, and 23.2 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



HOUSING

The median housing value in your area was \$833,340 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 103,796.00 owner-occupied housing units and 134,140.00 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. 32.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.9 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 13.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.3 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 25.3 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



82 WALK SCORE

“VERY WALKABLE”
Most errands can be accomplished on foot.

ESSENTIAL RETAILERS



THE SEVILLE APARTMENTS | 14849 VANOWEN STREET, VAN NUYS, CA 91405

PRICING & FINANCIAL ANALYSIS

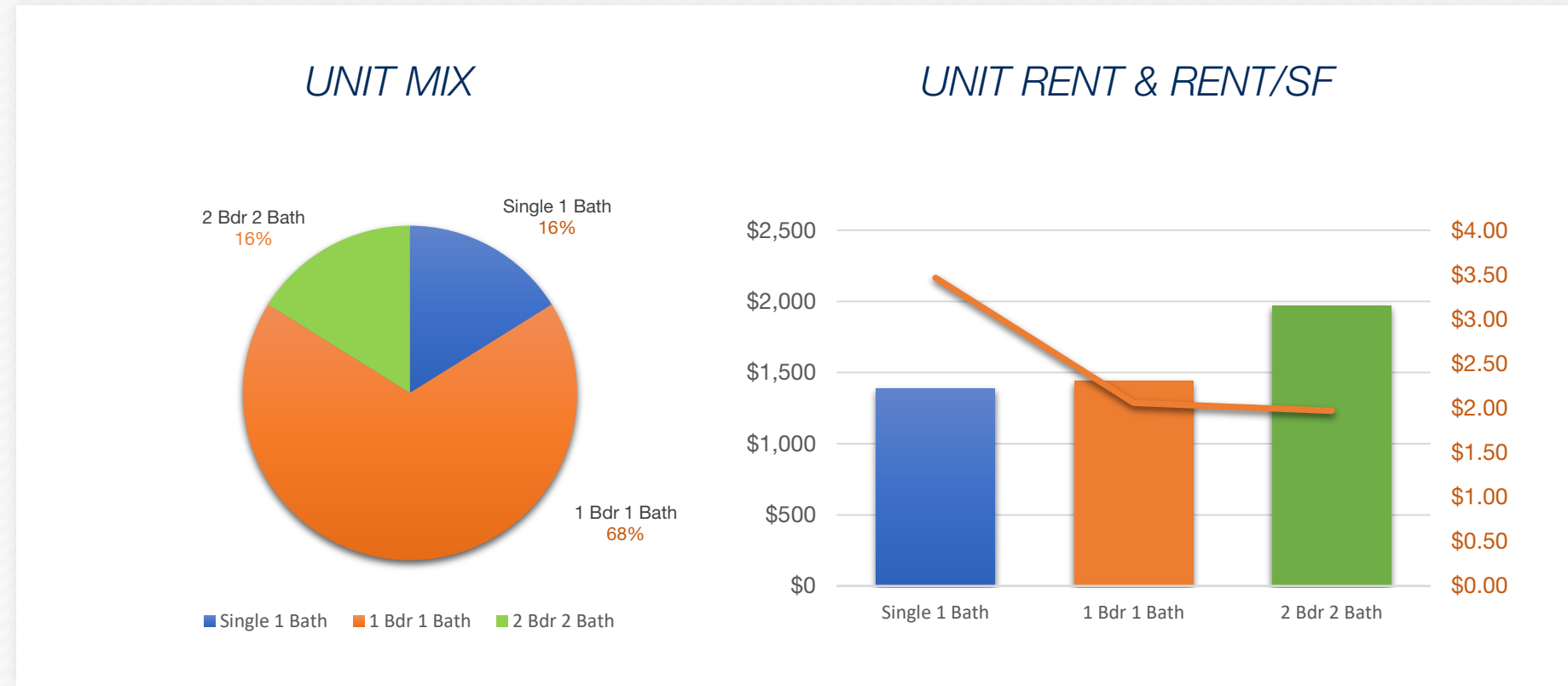
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
5	Single 1 Bath	400	\$1,037-\$1,666	\$3.47	\$6,930	\$1,495	\$3.74	\$7,475
21	1 Bdr 1 Bath	700	\$918-\$2,055	\$2.06	\$30,256	\$1,995	\$2.85	\$41,895
5	2 Bdr 2 Bath	1,000	\$1,319-\$2,350	\$1.97	\$9,846	\$2,425	\$2.43	\$12,125
31	TOTAL	22,010			\$47,032			\$61,495



INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$564,384	\$18,206	\$737,940	\$23,805
Laundry Income	\$5,062	\$163	\$5,062	\$163
Parking Fees	\$750	\$24	\$750	\$24
Pet Rent	\$600	\$19	\$600	\$19
Renter's Insurance	\$1,372	\$44	\$1,372	\$44
RSO/SCEP Fees	\$1,149	\$37	\$1,149	\$37
RUBS Collections	\$27,139	\$875	\$27,139	\$875
GROSS POTENTIAL INCOME	\$600,456	\$19,370	\$774,012	\$24,968
Vacancy/Collection Allowance (GPR)	3.0% / \$16,932	\$546	3.0% / \$22,138	\$714
EFFECTIVE GROSS INCOME	\$583,524	\$18,823	\$751,874	\$24,254
<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$64,059	\$2,066	\$64,059	\$2,066
Insurance	\$39,618	\$1,278	\$39,618	\$1,278
Utilities	\$64,492	\$2,080	\$64,492	\$2,080
Repairs & Maintenance	\$15,500	\$500	\$15,500	\$500
Trash	\$22,245	\$718	\$22,245	\$718
Management Fee	\$23,341	\$753	\$30,075	\$970
Reserves & Replacements	\$6,200	\$200	\$6,200	\$200
Landscaping & Pool	\$7,616	\$246	\$7,616	\$246
Pest Control	\$1,170	\$38	\$1,170	\$38
Unit Turnover	\$6,200	\$200	\$6,200	\$200
On-Site Payroll	\$20,150	\$650	\$20,150	\$650
TOTAL EXPENSES	\$270,591	\$8,729	\$277,325	\$8,946
Expenses per SF	\$12.29		\$12.60	
% of EGI	46.4%		36.9%	
NET OPERATING INCOME	\$312,933	\$10,095	\$474,549	\$15,308

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF	
101	1 Bdr 1 Bath	700	\$1,246	\$1.78	
102	1 Bdr 1 Bath	700	\$2,000	\$2.86	
103	1 Bdr 1 Bath	700	\$918	\$1.31	
104	1 Bdr 1 Bath	700	\$1,176	\$1.68	
105	1 Bdr 1 Bath	700	\$1,168	\$1.67	
106	1 Bdr 1 Bath	700	\$1,131	\$1.62	
107	2 Bdr 2 Bath	Vacant	1,000	\$2,425	\$2.43
112	Single 1 Bath	400	\$1,037	\$2.59	
113	Single 1 Bath	400	\$1,037	\$2.59	
114	1 Bdr 1 Bath	700	\$1,019	\$1.46	
115	1 Bdr 1 Bath	Vacant	700	\$1,995	\$2.85
116	1 Bdr 1 Bath	Vacant	700	\$1,995	\$2.85
117	1 Bdr 1 Bath	700	\$1,203	\$1.72	
201	1 Bdr 1 Bath	700	\$1,895	\$2.71	
202	1 Bdr 1 Bath	700	\$948	\$1.35	
203	1 Bdr 1 Bath	700	\$2,055	\$2.94	
204	1 Bdr 1 Bath	700	\$1,009	\$1.44	
205	1 Bdr 1 Bath	700	\$2,055	\$2.94	
206	1 Bdr 1 Bath	700	\$1,004	\$1.43	
207	2 Bdr 2 Bath	1,000	\$2,137	\$2.14	

Rent Roll (Continued)

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
208	2 Bdr 2 Bath	1,000	\$2,350	\$2.35
209	1 Bdr 1 Bath	700	\$1,134	\$1.62
210	2 Bdr 2 Bath	1,000	\$1,615	\$1.62
211	2 Bdr 2 Bath	1,000	\$1,319	\$1.32
212	Single 1 Bath	400	\$1,666	\$4.16
213	Single 1 Bath	400	\$1,595	\$3.99
214	1 Bdr 1 Bath	700	\$1,995	\$2.85
215	1 Bdr 1 Bath	700	\$1,203	\$1.72
216	1 Bdr 1 Bath	700	\$1,895	\$2.71
217	1 Bdr 1 Bath	700	\$1,212	\$1.73
218	Studio 1 Bath	400	\$1,595	\$3.99
3	Total	Vacant	2,400	\$5,457
28	Total	Occupied	19,300	\$41,574
31	Total		21,700	\$47,032

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	The Seville Apartments 14849 Vanowen Street Van Nuys, CA 91405
Price	\$5,395,000
Down Payment	33% / \$1,795,000
Number of Units	31
Price/Unit	\$174,032
Rentable Square Feet	22,010 SF
Price/SF	\$245
CAP Rate - Current	5.80%
CAP Rate - Pro Forma	8.80%
GRM - Current	8.98
GRM - Pro Forma	6.97
Year Built	1972
Lot Size	30,651 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
5	Single 1 Bath	400	\$1,037-\$1,666	\$6,930
21	1 Bdr 1 Bath	700	\$918-\$2,055	\$30,256
5	2 Bdr 2 Bath	1,000	\$1,319-\$2,350	\$9,846
31	TOTAL	22,010		\$47,032

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$564,384	\$737,940
Other Income	\$36,072	\$36,072
Gross Potential Income	\$600,456	\$774,012
Less: Vacancy / Deductions (GPR)	3.0% / \$16,932	3.0% / \$22,138
Effective Gross Income	\$583,524	\$751,874
Less: Expenses	\$270,591	\$277,325
Net Operating Income	\$312,933	\$474,549
Net Cash Flow Before Debt Service	\$312,933	\$474,549
Debt Service	\$214,200	\$214,200
Debt Coverage Ratio	1.46	2.22
Net Cash Flow After Debt Service	5.50% / \$98,733	14.50% / \$260,349

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$64,059	\$64,059
Insurance	\$39,618	\$39,618
Utilities	\$64,492	\$64,492
Repairs & Maintenance	\$15,500	\$15,500
Trash	\$22,245	\$22,245
Management Fee	\$29,176	\$37,594
Reserves & Replacements	\$7,750	\$7,750
Landscaping & Pool	\$7,616	\$7,616
Pest Control	\$1,170	\$1,170
Unit Turnover	\$7,750	\$7,750
On-Site Payroll	\$20,150	\$20,150
Total Expenses	\$279,526	\$287,944
Expenses / Unit	\$9,017	\$9,289
Expenses / SF	\$12.70	\$13.08
% of EGI	47.9%	38.3%



THE SEVILLE APARTMENTS | 14849 VANOWEN STREET, VAN NUYS, CA 91405

PROPERTY DESCRIPTION

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THE RAYMUNDO GROUP

PROPERTY SUMMARY

THE OFFERING

Property Address	The Seville Apartments 14849 Vanowen Street Van Nuys, CA 91405
Assessor's Parcel Number	2219-019-032
Zoning	LAC1.5

SITE DESCRIPTION

Number of Units	31
Number of Buildings	1
Number of Stories	2
Year Built	1972
Rentable Square Feet	22,010 SF
Lot Size	30,651 SF
Type of Ownership	Fee Simple

CONSTRUCTION

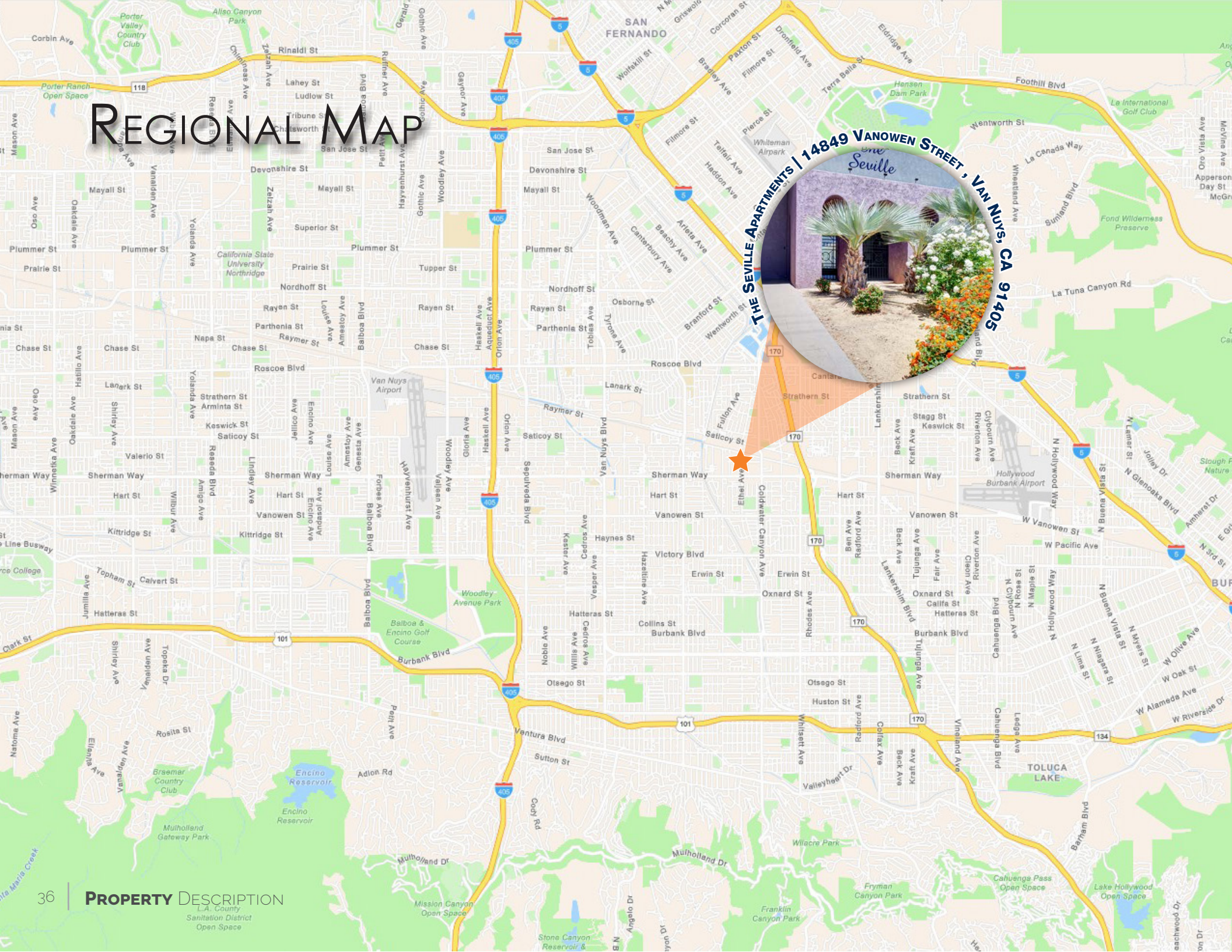
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

AERIAL PHOTO

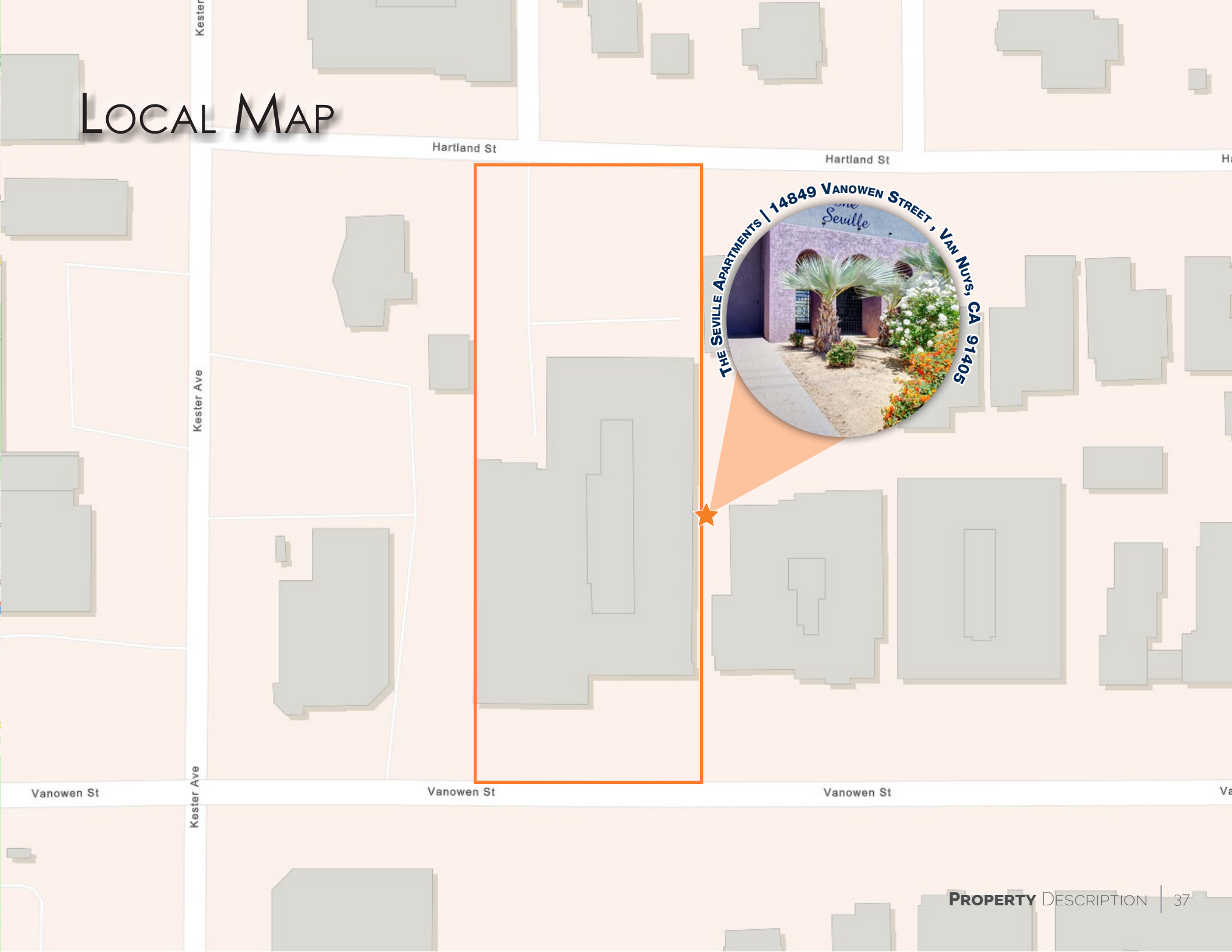


THE SEVILLE APARTMENTS
14849 VANOWEN STREET
VAN NUYS, CA 91405

REGIONAL MAP



LOCAL MAP



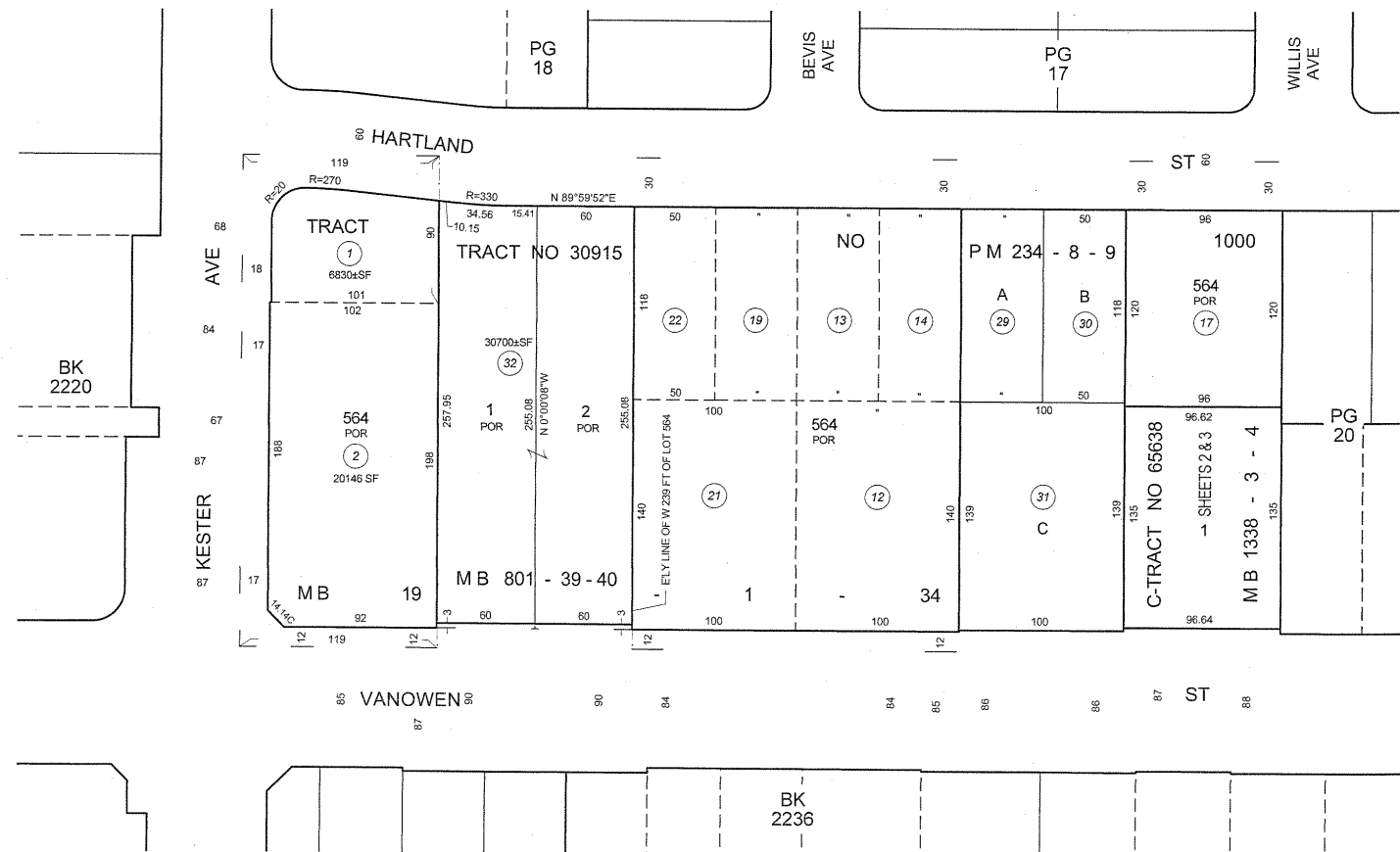
PARCEL MAP

2219	19	P. A. 905-16	TRA 13	REVISED 95090704001001-03 2007100104003001-03	200710100003001-03	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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2008



MAPPING AND GIS SERVICES
SCALE 1" = 60'



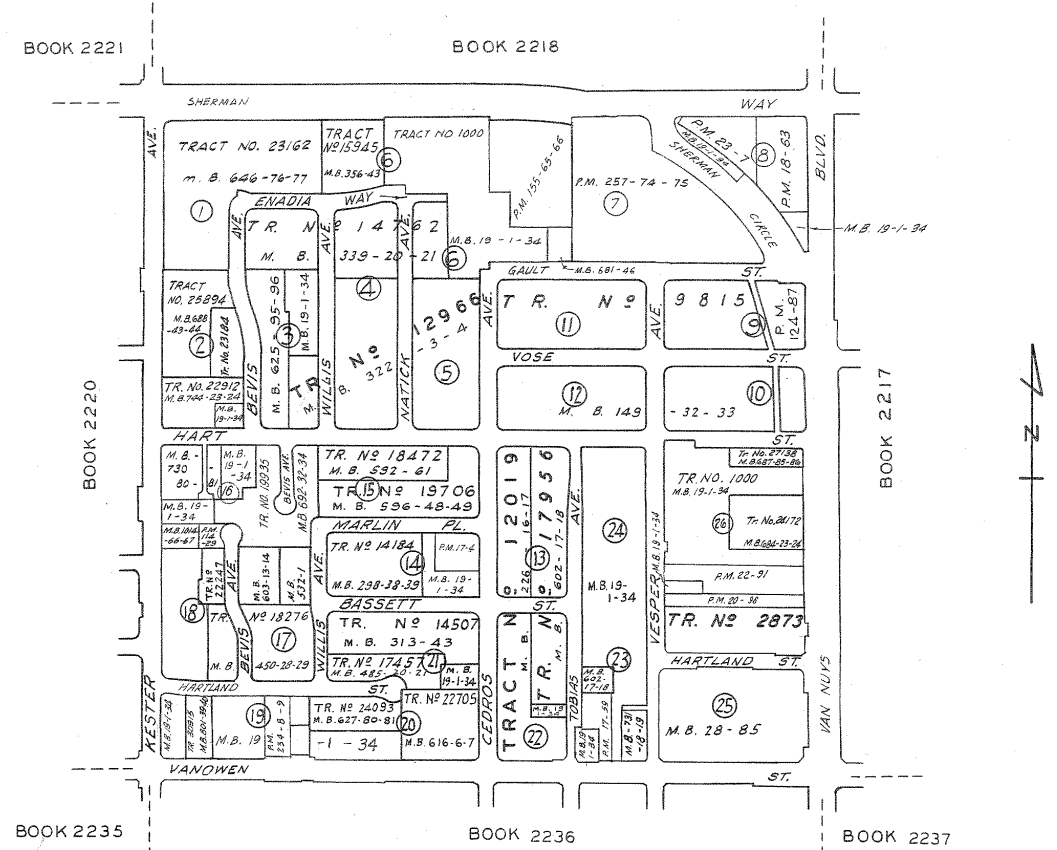
INDEX MAP

2219
SCALE 1" = 400'

2008

- Revised:
- 12-5-64
 - 11-21-59
 - 11-28-59
 - 4-11-61
 - 8-9-61
 - 11-10-61
 - 1-2-62
 - 2-5-62
 - 2-15-62
 - 3-1-62
 - 4-27-62
 - 7-6-62
 - 8-14-62
 - 11-20-62
 - 10-15-63
 - 1-19-64
 - 2-19-64
 - 10-1-64
 - 680528
 - 681112
 - 690626
 - 690904
 - 700119
 - 700311
 - 700829
 - 724227
 - 771011
 - 790227
 - 801016
 - 900919
 - 930907
 - 2007100104
- 810804
821025
830315
831219
851115
860514

INDEX-2219
SCALE 1IN.=400FT.



CITY OF LOS ANGELES

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



PROPERTY PHOTOS



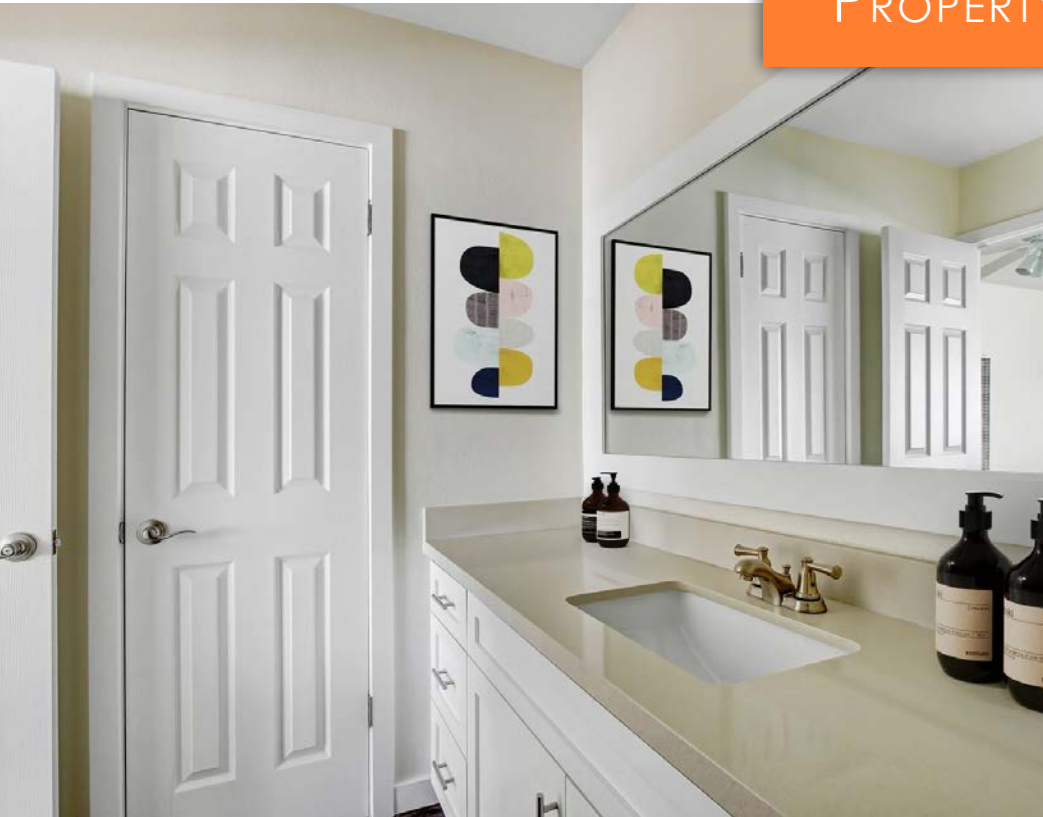
PROPERTY PHOTOS

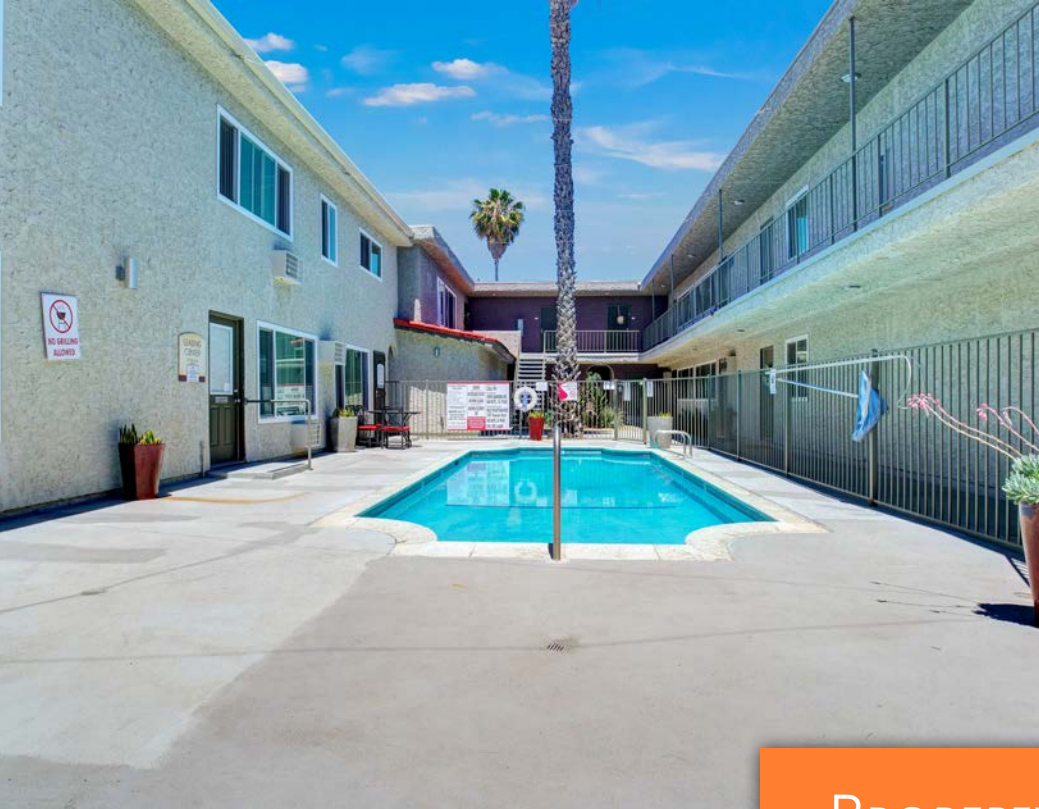




PROPERTY PHOTOS

PROPERTY PHOTOS





PROPERTY PHOTOS





THE SEVILLE
1 Bedroom, 1 Bath

**actual floor plan may vary*



THE SEVILLE
1 Bedroom, 1 Bath B

**actual floor plan may vary*



THE SEVILLE
2 Bedroom, 2 Bath

**actual floor plan may vary*



THE SEVILLE
Studio

**actual floor plan may vary*

THE SEVILLE APARTMENTS | 14849 VANOWEN STREET, VAN NUYS, CA 91405

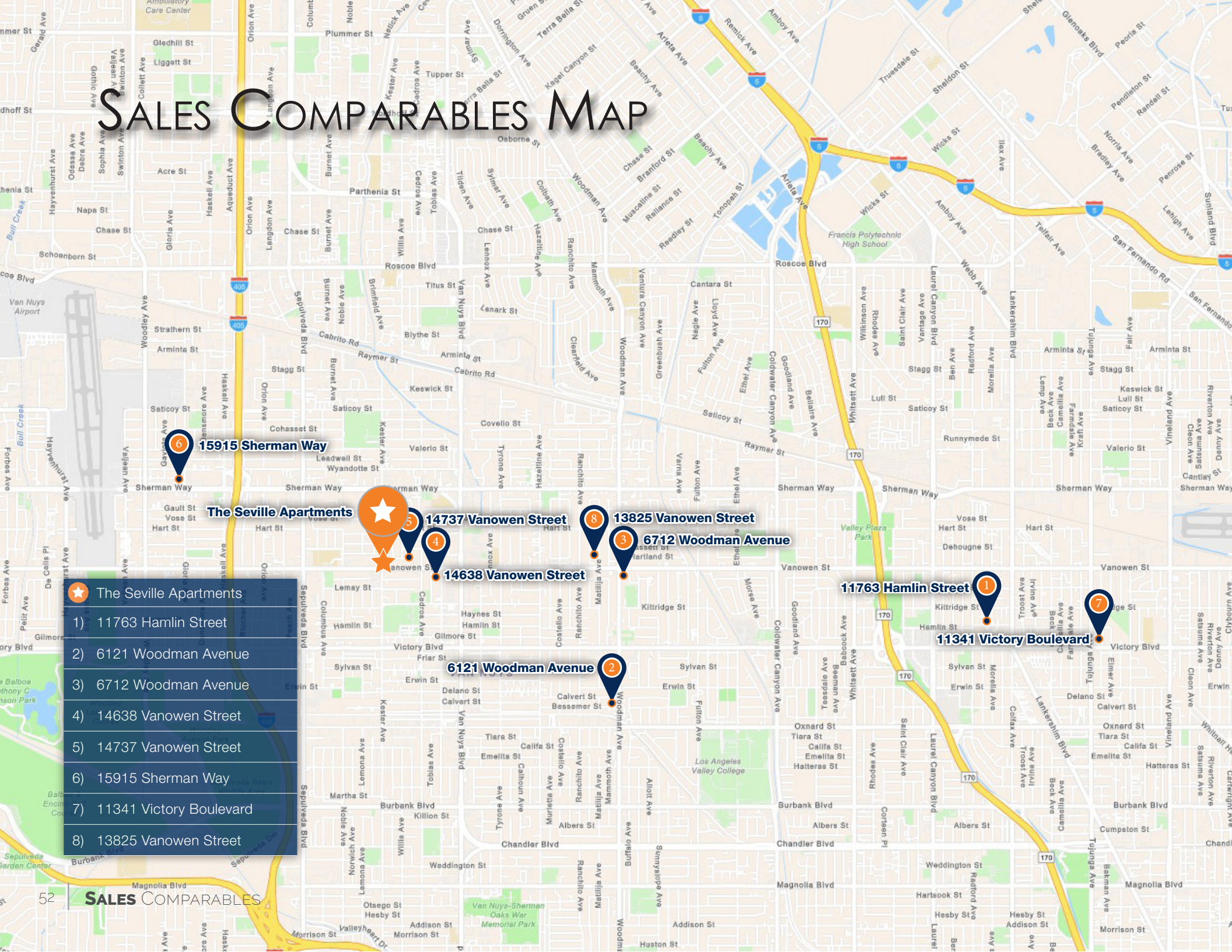
SALES COMPARABLES

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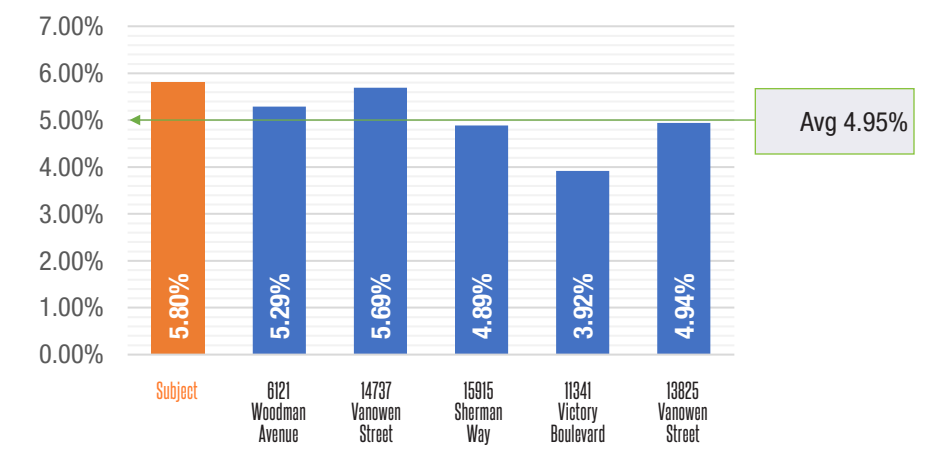
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SALES COMPARABLES MAP

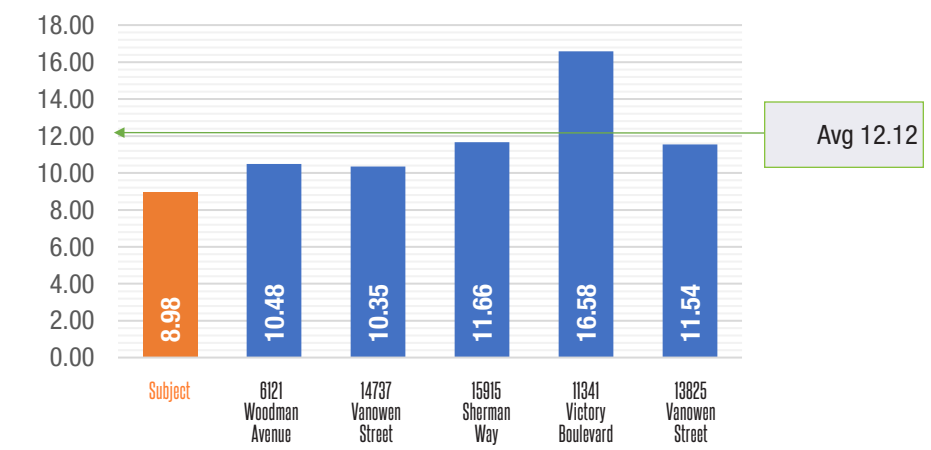


- ★ The Seville Apartments
- 1) 11763 Hamlin Street
- 2) 6121 Woodman Avenue
- 3) 6712 Woodman Avenue
- 4) 14638 Vanowen Street
- 5) 14737 Vanowen Street
- 6) 15915 Sherman Way
- 7) 11341 Victory Boulevard
- 8) 13825 Vanowen Street

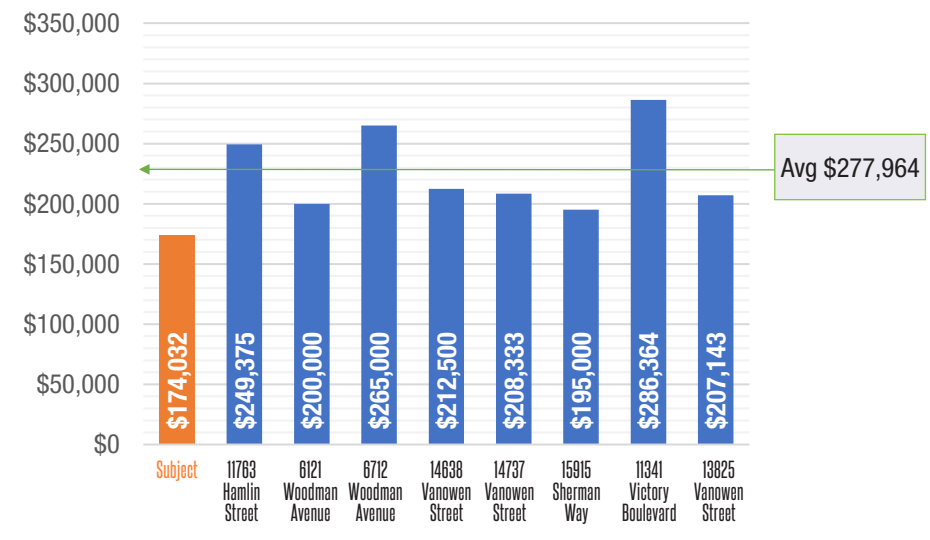
AVERAGE CAP RATE



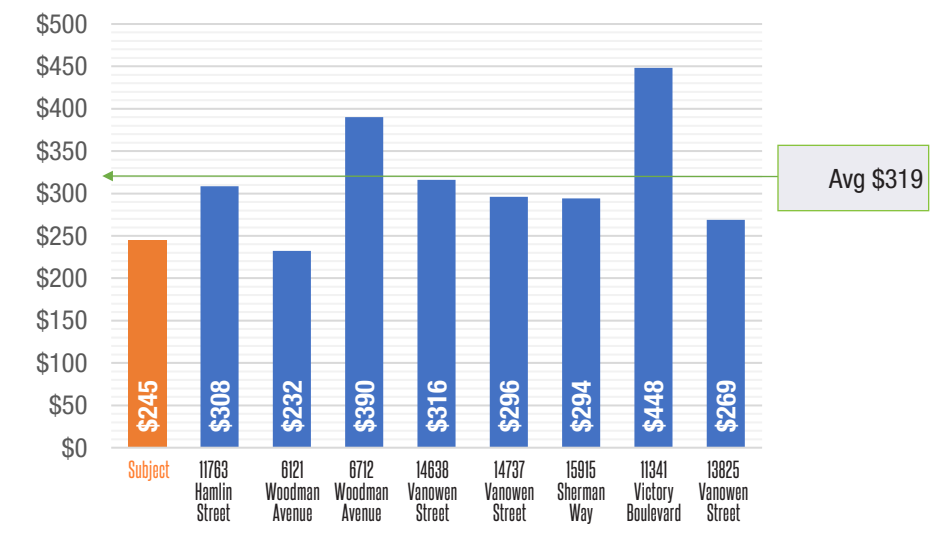
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





The Seville Apartments
14849 Vanowen Street, Van Nuys, CA 91405

Subject Property

Total No. of Units: 31
 Year Built: 1972
 Rentable SF: 22,010 SF
 Lot Size: 30,651 SF
Listing Price: \$5,395,000
 Price/Unit: \$174,032
 Price/SF: \$245
 CAP Rate: 5.80%
 GRM: 8.98

No. of Units	Unit Type
5	Single 1 Bath
21	1 Bdr 1 Bath
5	2 Bdr 2 Bath



11763 Hamlin Street
North Hollywood, CA 91606

Close of Escrow: 03/27/26
 Total No. of Units: 8
 Year Built: 1963
 Rentable SF: 6,467 SF
 Lot Size: 7,944 SF
Sales Price: \$1,995,000
 Price/Unit: \$249,375
 Price/SF: \$308

No. of Units	Unit Type
6	1 Bdr 1 Bath
2	2 Bdr 2 Bath



6121 Woodman Avenue
Van Nuys, CA 91401

Close of Escrow: 03/20/26
 Total No. of Units: 45
 Year Built: 1970
 Rentable SF: 38,766 SF
 Lot Size: 37,026 SF
Sales Price: \$9,000,000
 Price/Unit: \$200,000
 Price/SF: \$232
 CAP Rate: 5.29%
 GRM: 10.48

No. of Units	Unit Type
13	Single 1 Bath
16	1 Bdr 1 Bath
16	2 Bdr 1 Bath



6712 Woodman Avenue
Van Nuys, CA 91401

Close of Escrow: 12/26/25
 Total No. of Units: 100
 Year Built: 1976
 Rentable SF: 67,948 SF
 Lot Size: 82,249 SF
Sales Price: \$26,500,000
 Price/Unit: \$265,000
 Price/SF: \$390

No. of Units	Unit Type
100	1 Bdr 1 Bath

4



**14638 Vanowen Street
Van Nuys, CA 91405**

Close of Escrow: 10/10/25
Total No. of Units: 6
Year Built: 1950
Rentable SF: 4,032 SF
Lot Size: 11,326 SF
Sales Price: \$1,275,000
Price/Unit: \$212,500
Price/SF: \$316

No. of Units	Unit Type
6	1 Bdr 1 Bath

5



**14737 Vanowen Street
Van Nuys, CA 91405**

Close of Escrow: 08/13/25
Total No. of Units: 6
Year Built: 1957
Rentable SF: 4,223 SF
Lot Size: 6,543 SF
Sales Price: \$1,250,000
Price/Unit: \$208,333
Price/SF: \$296
CAP Rate: 5.69%
GRM: 10.35

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

6



**15915 Sherman Way
Van Nuys, CA 91406**

Close of Escrow: 06/02/25
Total No. of Units: 12
Year Built: 1956
Rentable SF: 7,950 SF
Lot Size: 12,632 SF
Sales Price: \$2,340,000
Price/Unit: \$195,000
Price/SF: \$294
CAP Rate: 4.89%
GRM: 11.66

No. of Units	Unit Type
12	1 Bdr 1 Bath

7



**11341 Victory Boulevard
North Hollywood, CA 91606**

Close of Escrow: On Market
Total No. of Units: 11
Year Built: 1977
Rentable SF: 7,030 SF
Lot Size: 12,196 SF
Sales Price: \$3,150,000
Price/Unit: \$286,364
Price/SF: \$448
CAP Rate: 3.92%
GRM: 16.58

No. of Units	Unit Type
11	1 Bdr 1 Bath



**13825 Vanowen Street
Van Nuys, CA 91405**

Close of Escrow: On Market
 Total No. of Units: 14
 Year Built: 1977
 Rentable SF: 10,793 SF
 Lot Size: 14,374 SF
Sales Price: \$2,900,000
 Price/Unit: \$207,143
 Price/SF: \$269
 CAP Rate: 4.94%
 GRM: 11.54

No. of Units	Unit Type
4	Single 1 Bath
8	1 Bdr 1 Bath
2	2 Bdr 2 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	11763 Hamlin Street North Hollywood, CA 91606	3/27/2026	8	1963	\$1,995,000	\$249,375	\$308	N/A	N/A
2	6121 Woodman Avenue Van Nuys, CA 91401	3/20/2026	45	1970	\$9,000,000	\$200,000	\$232	5.29%	10.48
3	6712 Woodman Avenue Van Nuys, CA 91401	12/26/2025	100	1976	\$26,500,000	\$265,000	\$390	N/A	N/A
4	14638 Vanowen Street Van Nuys, CA 91405	10/10/2025	6	1950	\$1,275,000	\$212,500	\$316	N/A	N/A
5	14737 Vanowen Street Van Nuys, CA 91405	8/13/2025	6	1957	\$1,250,000	\$208,333	\$296	5.69%	10.35
6	15915 Sherman Way Van Nuys, CA 91406	6/2/2025	12	1956	\$2,340,000	\$195,000	\$294	4.89%	11.66
7	11341 Victory Boulevard North Hollywood, CA 91606	On Market	11	1977	\$3,150,000	\$286,364	\$448	3.92%	16.58
8	13825 Vanowen Street Van Nuys, CA 91405	On Market	14	1977	\$2,900,000	\$207,143	\$269	4.94%	11.54
A V E R A G E S						\$227,964	\$319	4.95%	12.12
★	The Seville Apartments 14849 Vanowen Street Van Nuys, CA 91405	<i>Subject Property</i>	31	1972	\$5,395,000	\$174,032	\$245	5.80%	8.98

THE SEVILLE APARTMENTS | 14849 VANOWEN STREET | VAN NUYS, CA 91405

RENT
COMPARABLES

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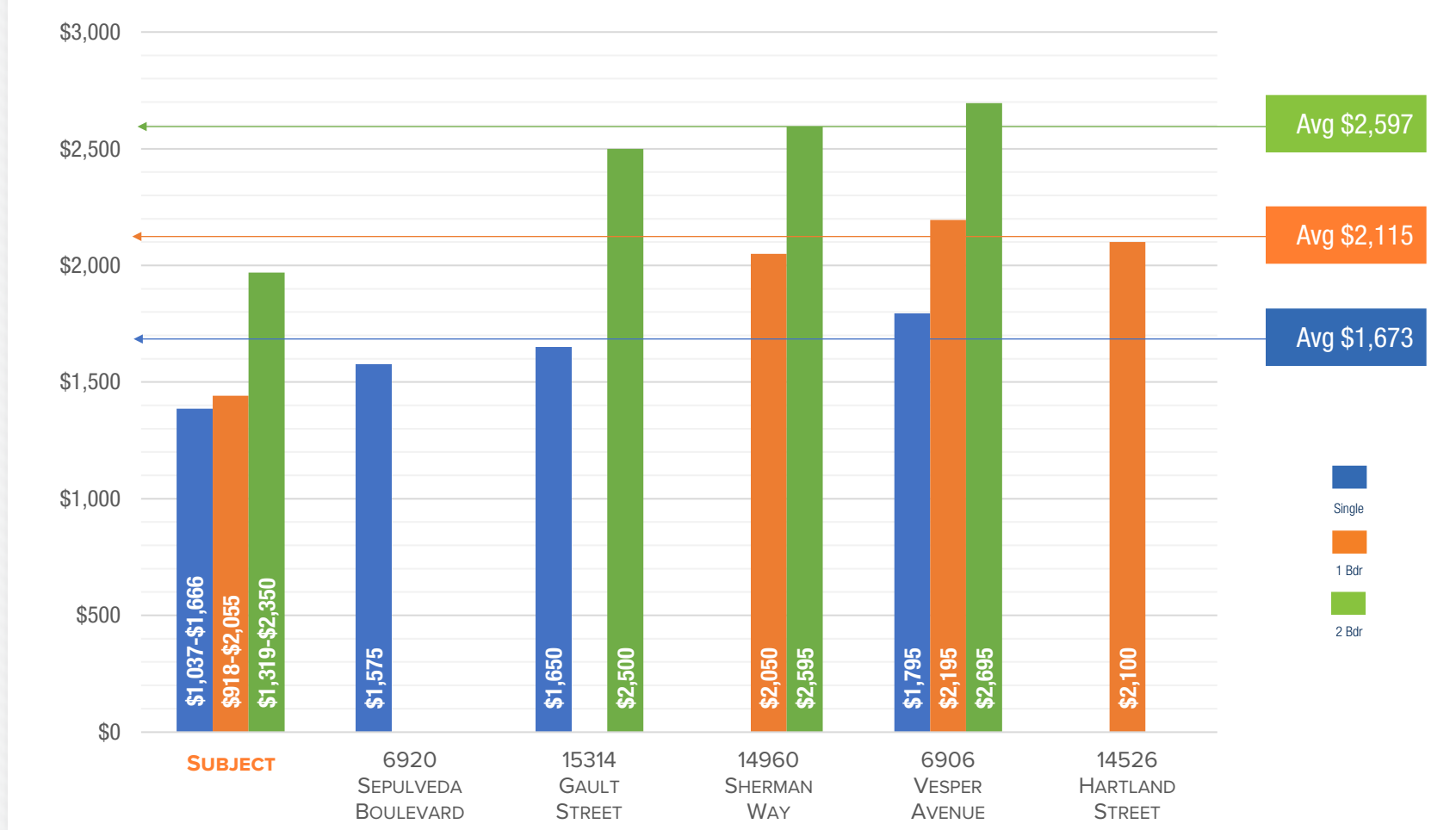
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RENT COMPARABLES MAP



- ★ The Seville Apartments
- 1) 6920 Sepulveda Boulevard
- 2) 15314 Gault Street
- 3) 14960 Sherman Way
- 4) 6906 Vesper Avenue
- 5) 14526 Hartland Street

AVERAGE RENTS - SINGLE, 1 & 2 BEDROOM UNITS

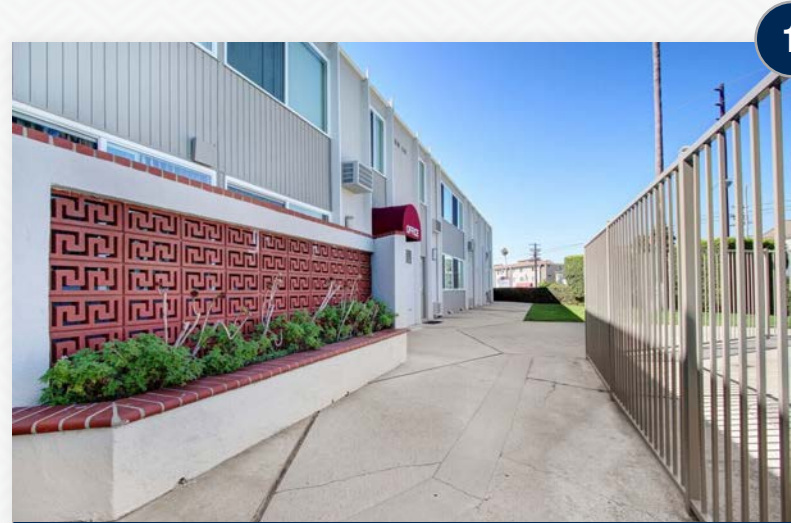




The Seville Apartments
14849 Vanowen Street, Van Nuys, CA 91405

Total No. of Units	31
Year Built	1972

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	400	\$1,037-\$1,666	\$3.47
1 Bdr 1 Bath	700	\$918-\$2,055	\$2.06
2 Bdr 2 Bath	1,000	\$1,319-\$2,350	\$1.97



6920 Sepulveda Boulevard
Van Nuys, CA 91405

Total No. of Units	91
Year Built	1961

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	425	\$1,575	\$3.71

Amenities

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



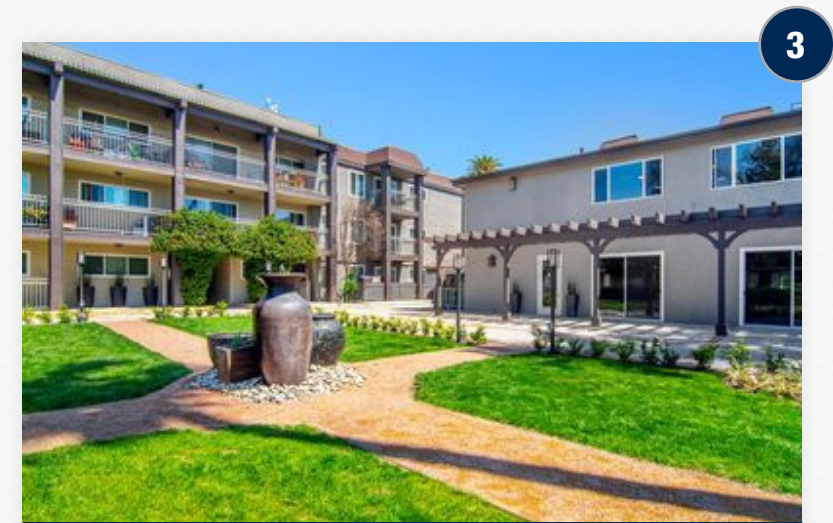
15314 Gault Street
Van Nuys, CA 91406

Total No. of Units	45
Year Built	1979

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	550	\$1,650	\$3.00
2 Bdr 2 Bath	1,050	\$2,500	\$2.38

Amenities

Property features wood flooring, wall AC units, quartz countertops, black appliances, a swimming pool, a fitness center, and on-site laundry.



14960 Sherman Way
Van Nuys, CA 91405

Total No. of Units	154
Year Built	1971

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$2,050	\$2.93
2 Bdr 2 Bath	1,047	\$2,595	\$2.48

Amenities

Property features wood flooring, quartz countertops, stainless steel appliances, ceiling fans, a swimming pool, a fitness center, and on-site laundry.



4

**6906 Vesper Avenue
Van Nuys, CA 91405**

Total No. of Units 49
Year Built 2016

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	450	\$1,795	\$3.99
1 Bdr 1 Bath	685	\$2,195	\$3.20
2 Bdr 2 Bath	1,000	\$2,695	\$2.70

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, central air/heat, balconies, and washer/dryer hookups.



5

**14526 Hartland Street
Van Nuys, CA 91405**

Total No. of Units 22
Year Built 2023

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	929	\$2,100	\$2.26

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, central air/heat, 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	6920 Sepulveda Boulevard Van Nuys, CA 91405	91	1961	Single 1 Bath	425	\$1,575	\$3.71	
2	15314 Gault Street Van Nuys, CA 91406	45	1979	Single 1 Bath 2 Bdr 2 Bath	Single 1 Bath 2 Bdr 2 Bath	\$1,650 \$2,500	\$3.00 \$2.38	
3	14960 Sherman Way Van Nuys, CA 91405	154	1970	1 Bdr 1 Bath 2 Bdr 2 Bath	700 1,047	\$2,050 \$2,595	\$2.93 \$2.48	
4	6906 Vesper Avenue Van Nuys, CA 91405	49	2016	Single 1 Bath 1 Bdr 1 Bath 2 Bdr 2 Bath	450 685 1,000	\$1,795 \$2,195 \$2,695	\$3.99 \$3.20 \$2.70	
5	14526 Hartland Street Van Nuys, CA 91405	22	2023	1 Bdr 1 Bath	929	\$2,100	\$2.26	
				A V E R A G E S	Single 1 Bedroom 2 Bedroom	475 771 1,032	\$1,673 \$2,115 \$2,597	\$3.52 \$2.74 \$2.52
★	The Seville Apartments 14849 Vanowen Street Van Nuys, CA 91405	31	1972	Single 1 Bath 1 Bdr 1 Bath 2 Bdr 2 Bath	400 700 1,000	\$1,037-\$1,666 \$918-\$2,055 \$1,319-\$2,350	\$3.47 \$2.06 \$1.97	

THE SEVILLE APARTMENTS | 14849 VANOWEN STREET, VAN NUYS, CA 91405

Exclusively Listed By:

RICK E. RAYMUNDO

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

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