

FOOTHILL VISTA

13266 FOOTHILL BOULEVARD, SYLMAR, CALIFORNIA 91342

Marcus & Millichap
THE RAYMUNDO GROUP

\$7,195,000 | 28 MULTIFAMILY UNITS

**NOT SUBJECT TO LOS ANGELES RENT CONTROL | CONSTRUCTED IN 1985 — HIGHER ALLOWABLE RENT INCREASES
MOSTLY SPACIOUS TWO-BEDROOM UNITS | ATTRACTIVE 6.69% CAP RATE AND 9.28 GRM**

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FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

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FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Not Subject to Los Angeles City Rent Control
- Constructed in 1985 — Higher Allowable Annual Rent Increases via AB 1482
- Attractive 6.69% CAP Rate and 9.28 GRM Based on Current Income
- Outstanding Unit Mix — Mostly Two-Bedroom Units
- Spacious Floorplans — 28,285 Square Feet Spread Over 28 Units
- Substantial Income Generated via Existing RUBS Collections
- Majority of Unit Interiors Already Upgraded
- Ample Parking — Garage Space for 48 Vehicles
- Large Corner Lot Totalling 23,925 Square Feet
- Not on LADBS Seismic Retrofit List (Buyer to Verify)



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 13266 Foothill Boulevard, a 28-unit multifamily property located in the San Fernando Valley community of Sylmar, CA. Because the property was constructed in 1985, it is not subject to restrictive Los Angeles rent control. Instead, an owner is allowed to implement higher annual rent increases under California AB 1482. This could allow the investment’s income to maintain pace with future rent growth, ensuring that the asset’s cash flow is maximized.

Available at an already attractive 6.69% current CAP Rate and 9.28 GRM, the property offers income growth through both rent upside and expansion of the existing RUBS collections. The building’s excellent unit mix, consisting primarily of two-bedroom apartments, coupled with amenities such as central air/heat, stainless steel appliances, and ample garage parking, makes it a desirable asset for tenants and landlords alike. The building is not on the Los Angeles Department of Building and Safety’s seismic retrofit list (Buyer to verify), allowing an investor to avoid an otherwise burdensome capital expense. The on-site garage parking area can accommodate 48 vehicles, while street parking is more readily available because the building is surrounded primarily by single-family residences.

Located on a large corner lot along one of the San Fernando Valley’s major streets, the property provides excellent visibility when attracting prospective tenants. Residents enjoy convenient access to the 210 Freeway, as well as numerous public transportation depots in the immediate area. The upcoming East San Fernando Valley Light Rail Transit Project is planned to start in Sylmar and extend the entire distance south to the Metro Orange Line, connecting the neighborhood to the majority of the Los Angeles metro area.



FOOTHILL VISTA

13266 FOOTHILL BOULEVARD, SYLMAR, CALIFORNIA 91342

LISTING PRICE		PRICE/UNIT		PRICE/SF			
\$7,195,000		\$256,964		\$254			
CAP RATE - CURRENT		GIM - CURRENT		CAP RATE - PRO FORMA		GIM - PRO FORMA	
6.69%		9.28		7.74%		8.41	

THE OFFERING

Price	\$7,195,000
Down Payment	100% / \$7,195,000
Price/Unit	\$256,964
Price/SF	\$254
Number of Units	28
Rentable Square Feet	28,285 SF
Number of Buildings	1
Number of Stories	2
Year Built	1985
Lot Size	23,925 SF

VITAL DATA

CAP Rate - Current	6.69%
GIM - Current	9.28
Net Operating Income - Current	\$481,318
CAP Rate - Pro Forma	7.74%
GIM - Pro Forma	8.41
Net Operating Income - Pro Forma	\$556,789

PROPERTY DETAILS

THE OFFERING

Property Address:	FOOTHILL VISTA 13266 Foothill Boulevard Sylmar, CA 91342
Assessor's Parcel Number:	2513-026-028

SITE DESCRIPTION

Number of Units:	28
Number of Buildings:	1
Number of Stories:	2
Year Built:	1985
Rentable Square Feet:	28,285 SF
Lot Size:	23,925 SF
Parking:	Garage for 48 Vehicles
Type of Ownership:	Fee Simple

CONSTRUCTION

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



OFFERING PRICE:
\$7,195,000

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.

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
6	1 Bdr 1 Bath	725
22	2 Bdr 2 Bath	1,085
28	TOTAL	28,285



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LOCATION OVERVIEW

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Sylmar, CA

Suburban • Diverse • Mountain Views • Active • Accessible

STUNNING
VIEWS
ABOUND
IN THE
NORTHERN
SAN
FERNANDO
VALLEY

Located about 25 miles northwest of Downtown Los Angeles, Sylmar is a charming neighborhood in the northern stretches of the San Fernando Valley. Sylmar is known for its rich diversity, breathtaking mountain views, and longstanding olive trees. Sylmar is also home to the Nethercutt Museum, which features an extensive collection of rare automobiles and various antiques, and Los Angeles Mission College.

Sylmar offers residents plenty of opportunities for outdoor recreation. Among the neighborhood's many scenic parks is the hilly Veterans Memorial Community Regional Park, spanning 97 lush acres. Sylmar is also just a short drive from nearby Hansen Dam Recreation Area, which includes an aquatic center, skate park, horse park, soccer fields, and more. Direct access to the 5, 210, and 405 freeways as well as Metrolink's Antelope Valley Line makes getting around from Sylmar easy.

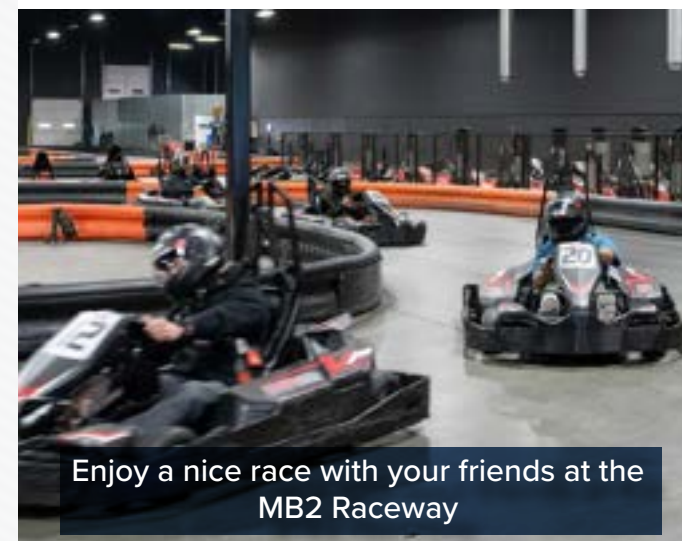
SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP



The Community of Sylmar is horse friendly.



Los Angeles Mission College



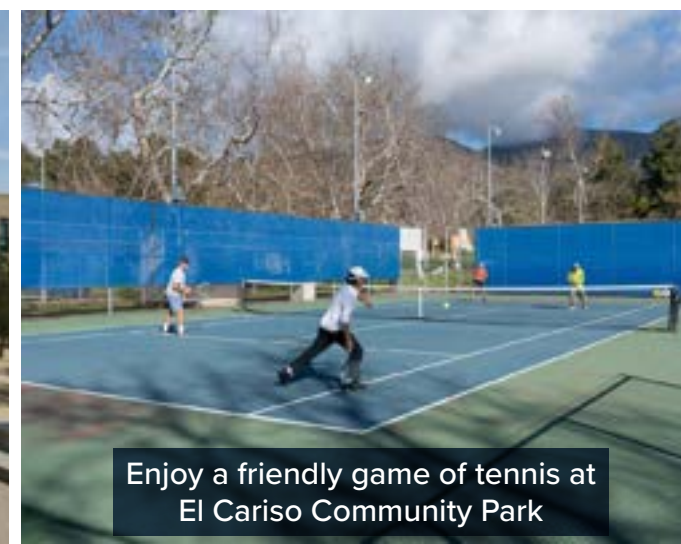
Enjoy a nice race with your friends at the MB2 Raceway



Sylmar residents enjoy views of the San Gabriel Mountains.



Sylmar Leadership Academy serves students grades K-8.



Enjoy a friendly game of tennis at El Cariso Community Park



The Sylmar Recreation Center offers organized sports teams for kids.

MAJOR EMPLOYERS

Employees

1	Providence Holy Cross Medical Center - Mission Hills	4,612
2	Kaiser Permanente Medical Center - Panorama City	2,380
3	ASC Group Inc	1,137
4	Desert Mechanical Inc-DMI	1,100
5	Los Angeles Department Water & Power	1,009
6	Los Angeles Mission College - LACC District	1,000
7	PMC Global Inc	1,000
8	California State Parole Services	903
9	Los Angeles County Metro Transportation Authority-Metro	888
10	Anthony Inc-Anthony International	850
11	Abbott Laboratories	725
12	Vallarta Food Enterprises Inc	613
13	Vallarta Food Enterprises Inc - Vallarta Training Center	613
14	Pacifica Hospital of the Valley	607
15	Sierracin/Sylmar Corporation-PPG Aerospace	600
16	Sierracin Corporation	550
17	Southern California Permanente Medical Group	468
18	Advanced Bionics LLC - AB	450
19	HealthCare Partners	439
20	Walmart Inc-Walmart	412
21	Spectrolab Inc	400
22	Athens Environmental Services	400
23	Contractors Warehouse	373
24	Bernards Builders Inc	330

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	25,738	167,426	310,907
2025 Estimate			
Total Population	25,149	165,965	307,692
2020 Census			
Total Population	25,586	175,169	323,613
2010 Census			
Total Population	24,372	171,163	318,558
Daytime Population			
2025 Estimate	18,199	119,447	221,314
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,970	45,823	88,514
2025 Estimate			
Total Households	6,803	45,235	87,299
Average (Mean) Household Size	3.7	3.7	3.6
2020 Census			
Total Households	6,488	44,167	85,072
2010 Census			
Total Households	5,834	40,851	79,781
Growth 2025-2030	2.5%	1.3%	1.4%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	7,156	46,914	90,576
2025 Estimate	6,985	46,321	89,344
Owner Occupied	4,640	27,284	55,032
Renter Occupied	2,195	17,981	32,205
Vacant	182	1,086	2,045
Persons in Units			
2025 Estimate Total Occupied Units	6,803	45,235	87,299
1 Person Units	11.0%	13.8%	14.7%
2 Person Units	20.3%	19.9%	21.7%
3 Person Units	18.9%	17.6%	17.9%
4 Person Units	19.4%	18.3%	17.9%
5 Person Units	14.6%	13.6%	12.7%
6+ Person Units	15.9%	16.9%	15.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	14.1%	9.9%	11.0%
\$150,000-\$199,999	13.8%	10.9%	11.4%
\$100,000-\$149,999	18.9%	18.7%	20.7%
\$75,000-\$99,999	12.9%	14.3%	14.0%
\$50,000-\$74,999	15.4%	15.6%	14.6%
\$35,000-\$49,999	8.5%	9.4%	9.0%
\$25,000-\$34,999	6.5%	7.1%	6.0%
\$15,000-\$24,999	5.9%	6.9%	6.0%
Under \$15,000	4.0%	7.1%	7.3%
Average Household Income	\$121,768	\$104,908	\$109,191
Median Household Income	\$96,851	\$84,302	\$89,387
Per Capita Income	\$33,212	\$28,916	\$31,374
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	25,149	165,965	307,692
Under 20	26.1%	26.9%	25.6%
20 to 34 Years	21.8%	21.6%	21.2%
35 to 39 Years	7.6%	7.1%	7.0%
40 to 49 Years	13.9%	13.4%	13.3%
50 to 64 Years	18.7%	18.3%	18.8%
Age 65+	11.9%	12.7%	14.0%
Median Age	37.0	37.0	38.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	16,879	110,046	208,433
Elementary (0-8)	16.3%	20.3%	18.1%
Some High School (9-11)	14.6%	13.4%	12.2%
High School Graduate (12)	27.3%	26.9%	26.1%
Some College (13-15)	18.9%	17.6%	18.2%
Associate Degree Only	5.8%	5.9%	6.4%
Bachelor's Degree Only	12.4%	11.9%	14.0%
Graduate Degree	4.6%	4.0%	4.9%
Population by Gender			
2025 Estimate Total Population	25,149	165,965	307,692
Male Population	50.5%	50.0%	50.0%
Female Population	49.5%	50.0%	50.0%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 307,692. The population has changed by -3.41 since 2010. It is estimated that the population in your area will be 310,907 five years from now, which represents a change of 1.0 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 3,917 people per square mile.



HOUSEHOLDS

There are currently 87,299 households in your selected geography. The number of households has changed by 9.42 since 2010. It is estimated that the number of households in your area will be 88,514 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 3.6 people.



INCOME

In 2025, the median household income for your selected geography is \$89,387, compared with the U.S. average, which is currently \$78,171.The median household income for your area has changed by 54.53 since 2010. It is estimated that the median household income in your area will be \$105,127 five years from now, which represents a change of 17.6 percent from the current year.

The current year per capita income in your area is \$31,374, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$109,191, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 147,505 people in your selected area were employed. The 2010 Census revealed that 47.3 of employees are in white-collar occupations in this geography, and 32.5 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$660,191 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 51,518.00 owner-occupied housing units and 28,265.00 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. 18.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 6.4 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 12.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 4.7 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 31.7 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

PRICING & FINANCIAL ANALYSIS

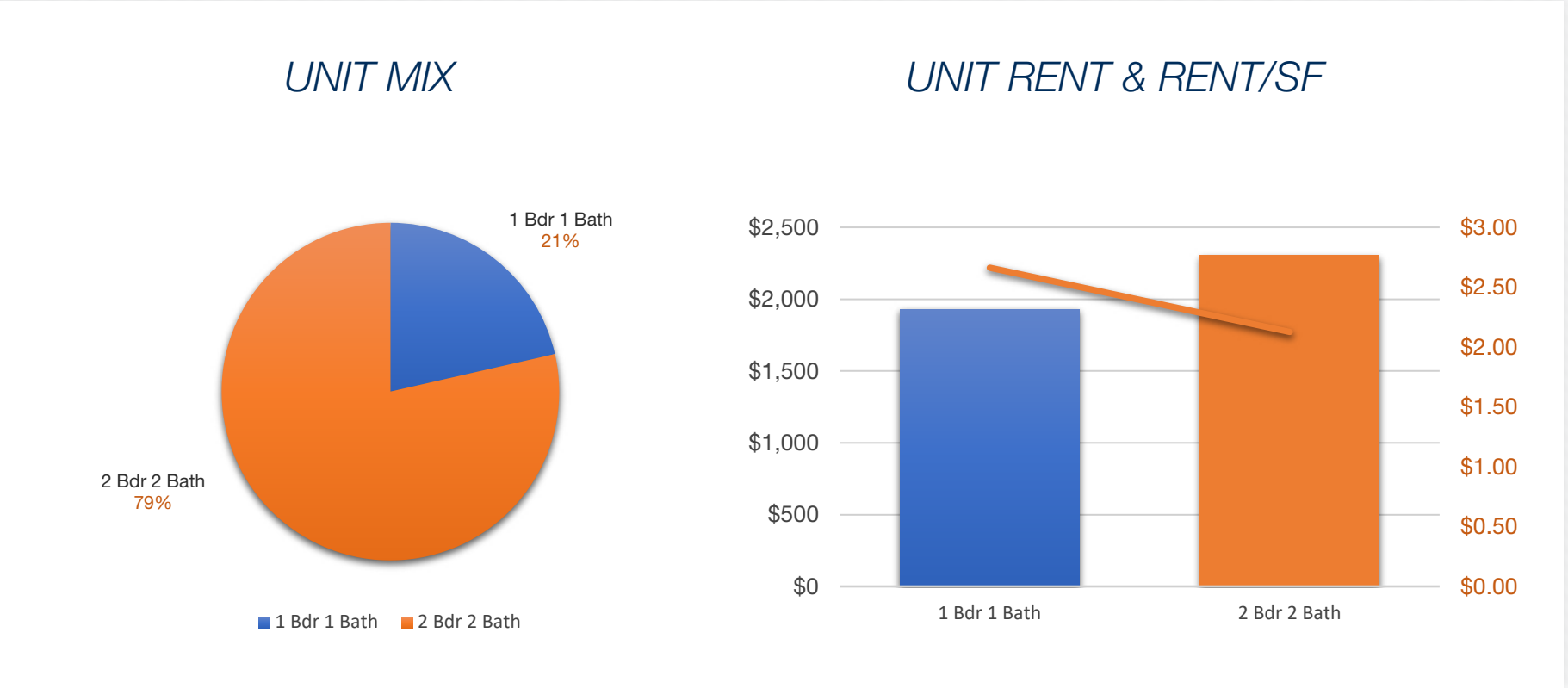
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
6	1 Bdr 1 Bath	725	\$1,795-2,010	\$2.66	\$11,584	\$2,000	\$2.76	\$12,000
22	2 Bdr 2 Bath	1,085	\$1,995-2,550	\$2.13	\$50,752	\$2,595	\$2.39	\$57,090
28	TOTAL	28,285			\$62,336			\$69,090



INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$748,032	\$26,715	\$829,080	\$29,610
Parking Fees	\$1,200	\$43	\$1,200	\$43
Laundry Income	\$8,398	\$300	\$8,398	\$300
RUBS Income	\$17,330	\$619	\$17,330	\$619
GROSS POTENTIAL INCOME	\$774,960	\$27,677	\$856,008	\$30,572
Vacancy/Collection Allowance (GPR)	3.0% / \$22,441	\$801	3.0% / \$24,872	\$888
EFFECTIVE GROSS INCOME	\$752,519	\$26,876	\$831,136	\$29,683
<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$85,432	\$3,051	\$85,432	\$3,051
Insurance	\$32,528	\$1,162	\$32,528	\$1,162
Utilities	\$51,617	\$1,843	\$51,617	\$1,843
Repairs & Maintenance	\$14,000	\$500	\$14,000	\$500
Trash	\$23,964	\$856	\$23,964	\$856
Management Fee	\$30,101	\$1,075	\$33,245	\$1,187
Reserves & Replacements	\$5,600	\$200	\$5,600	\$200
Landscaping	\$3,150	\$113	\$3,150	\$113
Pest Control	\$1,010	\$36	\$1,010	\$36
Unit Turnover	\$5,600	\$200	\$5,600	\$200
On-Site Payroll	\$18,200	\$650	\$18,200	\$650
TOTAL EXPENSES	\$271,202	\$9,686	\$274,346	\$9,798
Expenses per SF	\$9.59		\$9.70	
% of EGI	36.0%		33.0%	
NET OPERATING INCOME	\$481,318	\$17,190	\$556,789	\$19,885

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 001	2 Bdr 2 Bath	1,085	\$2,100	\$1.94
Unit 002	2 Bdr 2 Bath	1,085	\$2,245	\$2.07
Unit 101	2 Bdr 2 Bath	1,085	\$2,550	\$2.35
Unit 102	2 Bdr 2 Bath	1,085	\$2,420	\$2.23
Unit 103	2 Bdr 2 Bath	1,085	\$2,440	\$2.25
Unit 104	2 Bdr 2 Bath	1,085	\$2,015	\$1.86
Unit 105	1 Bdr 1 Bath	725	\$1,795	\$2.48
Unit 106	2 Bdr 2 Bath	1,085	\$2,350	\$2.17
Unit 107	1 Bdr 1 Bath	725	\$1,950	\$2.69
Unit 108	2 Bdr 2 Bath	1,085	\$2,348	\$2.16
Unit 109	2 Bdr 2 Bath	1,085	\$2,286	\$2.11
Unit 110	2 Bdr 2 Bath	1,085	\$2,368	\$2.18
Unit 111	2 Bdr 2 Bath	1,085	\$2,260	\$2.08
Unit 112	2 Bdr 2 Bath	1,085	\$2,168	\$2.00
Unit 113	1 Bdr 1 Bath	725	\$1,949	\$2.69
Unit 201	2 Bdr 2 Bath	1,085	\$2,327	\$2.14
Unit 202	2 Bdr 2 Bath	1,085	\$2,259	\$2.08
Unit 203	2 Bdr 2 Bath	1,085	\$2,500	\$2.30
Unit 204	2 Bdr 2 Bath	1,085	\$2,166	\$2.00
Unit 205	1 Bdr 1 Bath	725	\$2,049	\$2.83

RENT ROLL (CONTINUED)

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 206	2 Bdr 2 Bath	1,085	\$2,301	\$2.12
Unit 207	1 Bdr 1 Bath	725	\$2,010	\$2.77
Unit 208	2 Bdr 2 Bath	1,085	\$2,280	\$2.10
Unit 209	2 Bdr 2 Bath	1,085	\$2,337	\$2.15
Unit 210	2 Bdr 2 Bath	1,085	\$1,995	\$1.84
Unit 211	2 Bdr 2 Bath	Vacant	\$2,595	\$2.39
Unit 212	2 Bdr 2 Bath		\$2,327	\$2.14
Unit 213	1 Bdr 1 Bath	725	\$1,946	\$2.68
1	Total	Vacant	1,085	\$2,595
27	Total	Occupied	27,135	\$59,741
28	Total		28,220	\$62,336

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	FOOTHILL VISTA
	13266 Foothill Boulevard
	Sylmar, CA 91342
Price	\$7,195,000
Down Payment	100% / \$7,195,000
Number of Units	28
Price/Unit	\$256,964
Rentable Square Feet	28,285 SF
Price/SF	\$254
CAP Rate - Current	6.69%
CAP Rate - Pro Forma	7.74%
GRM - Current	9.28
GRM - Pro Forma	8.41
Year Built	1985
Lot Size	23,925 SF
Type of Ownership	Fee Simple

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$748,032	\$829,080
Other Income	\$26,928	\$26,928
Gross Potential Income	\$774,960	\$856,008
Less: Vacancy / Deductions (GPR)	\$22,441	\$24,872
Effective Gross Income	\$752,519	\$831,136
Less: Expenses	\$271,202	\$274,346
Net Operating Income	\$481,318	\$556,789

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$85,432	\$85,432
Insurance	\$32,528	\$32,528
Utilities	\$51,617	\$51,617
Repairs & Maintenance	\$14,000	\$14,000
Trash	\$23,964	\$23,964
Management Fee	\$30,101	\$33,245
Reserves & Replacements	\$5,600	\$5,600
Landscaping	\$3,150	\$3,150
Pest Control	\$1,010	\$1,010
Unit Turnover	\$5,600	\$5,600
On-Site Payroll	\$18,200	\$18,200
Total Expenses	\$271,202	\$274,346
Expenses / Unit	\$9,686	\$9,798
Expenses / SF	\$9.59	\$9.70
% of EGI	36.0%	33.0%



FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

PROPERTY DESCRIPTION

Marcus & Millichap

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PROPERTY SUMMARY

THE OFFERING

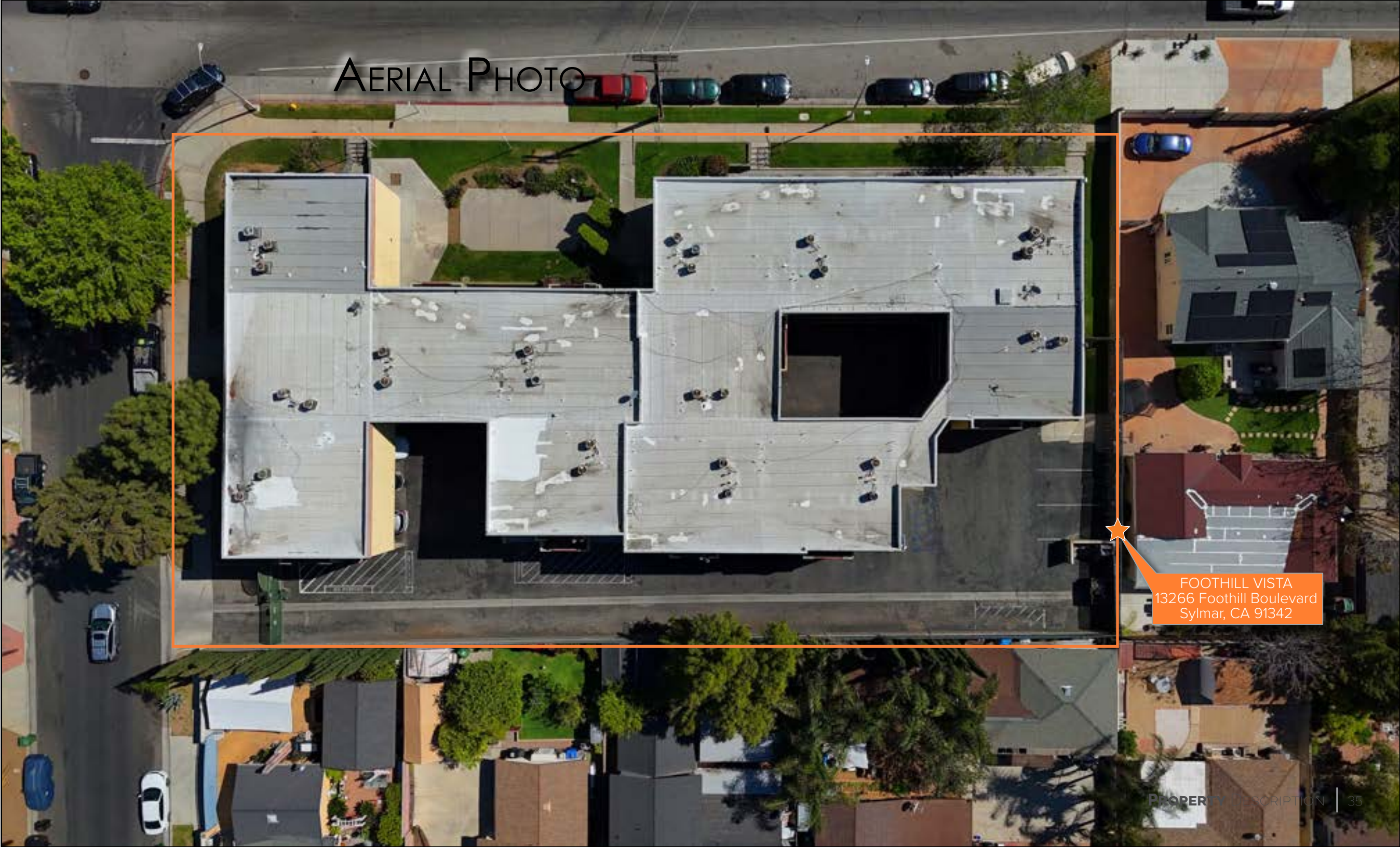
Property Address	FOOTHILL VISTA 13266 Foothill Boulevard Sylmar, CA 91342
Assessor's Parcel Number	2513-026-028

SITE DESCRIPTION

Number of Units	28
Number of Buildings	1
Number of Stories	2
Year Built	1985
Rentable Square Feet	28,285 SF
Lot Size	23,925 SF
Parking	Garage for 48 Vehicles
Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

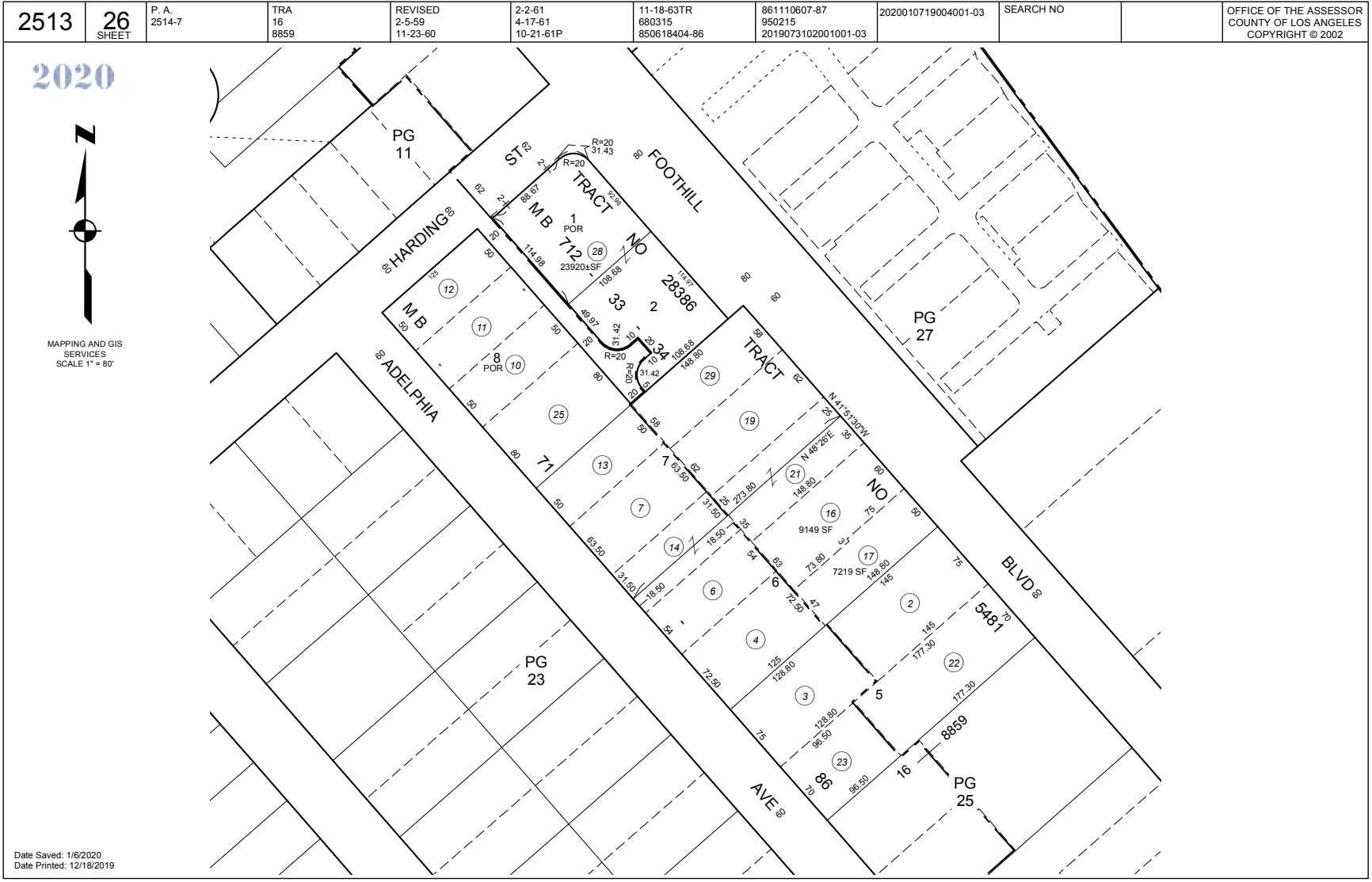


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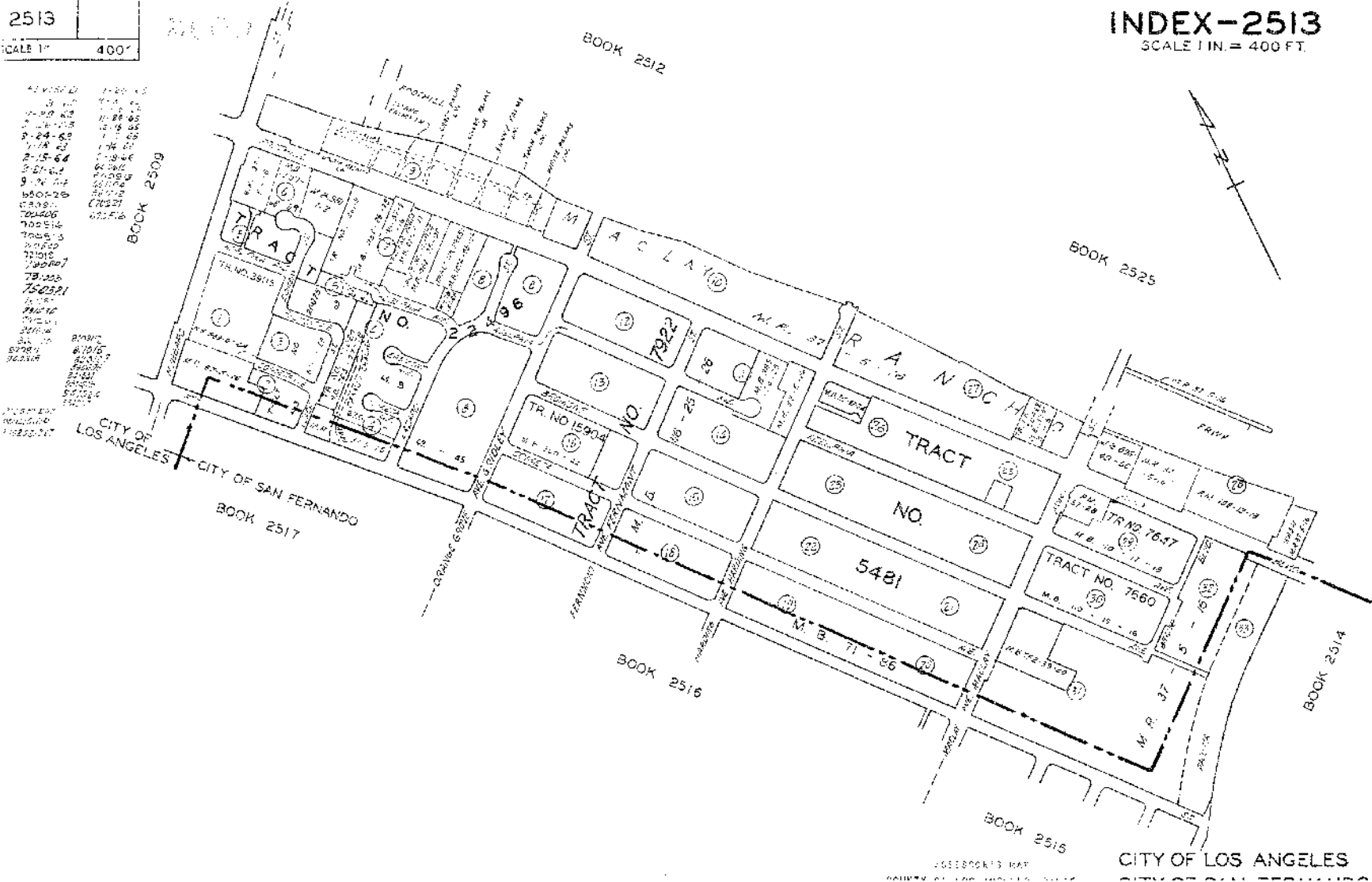
An aerial map of a residential area in Sylmar, California. The map shows a grid of streets including Foothill Blvd, Adelphi Ave, Harding St, Watt Ln, Klein Ct, and Shaw Ln. A circular inset photo shows a multi-story apartment building with a sign that reads "FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342". An orange star marks the location of the property on Foothill Blvd. The text "LOCAL MAP" is in the top left, and "PROPERTY DESCRIPTION | 37" is in the bottom right.



PARCEL MAP



INDEX MAP

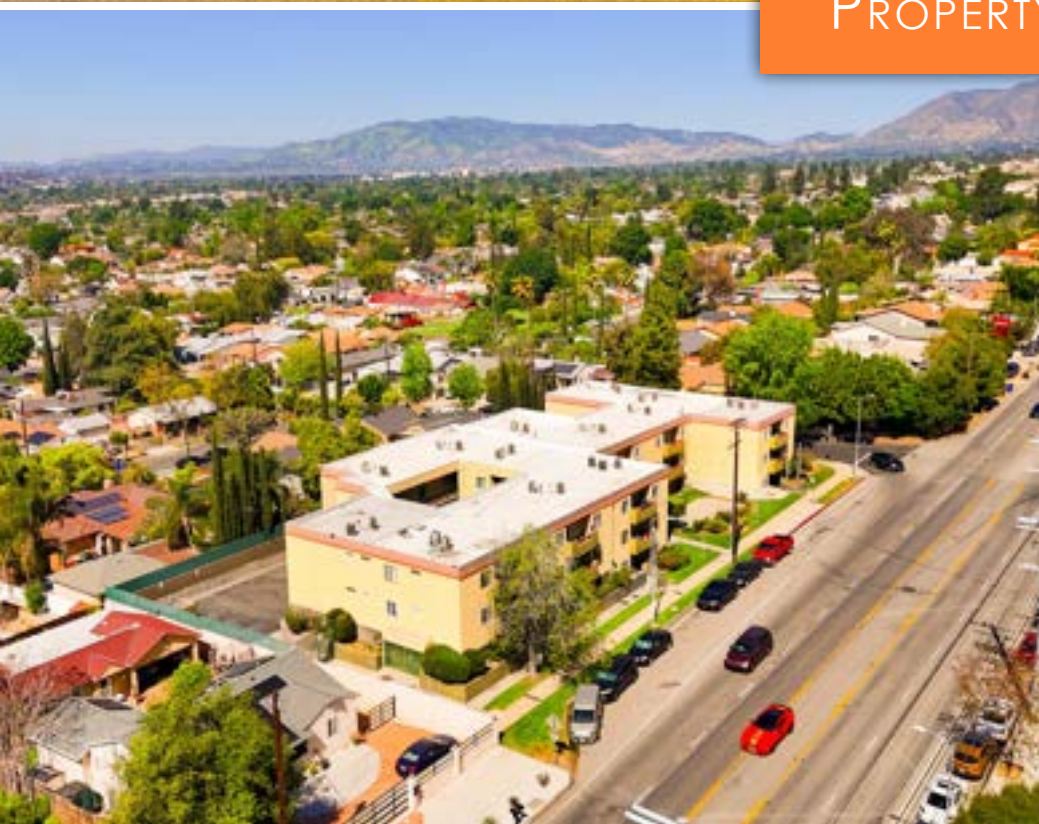




PROPERTY PHOTOS



PROPERTY PHOTOS



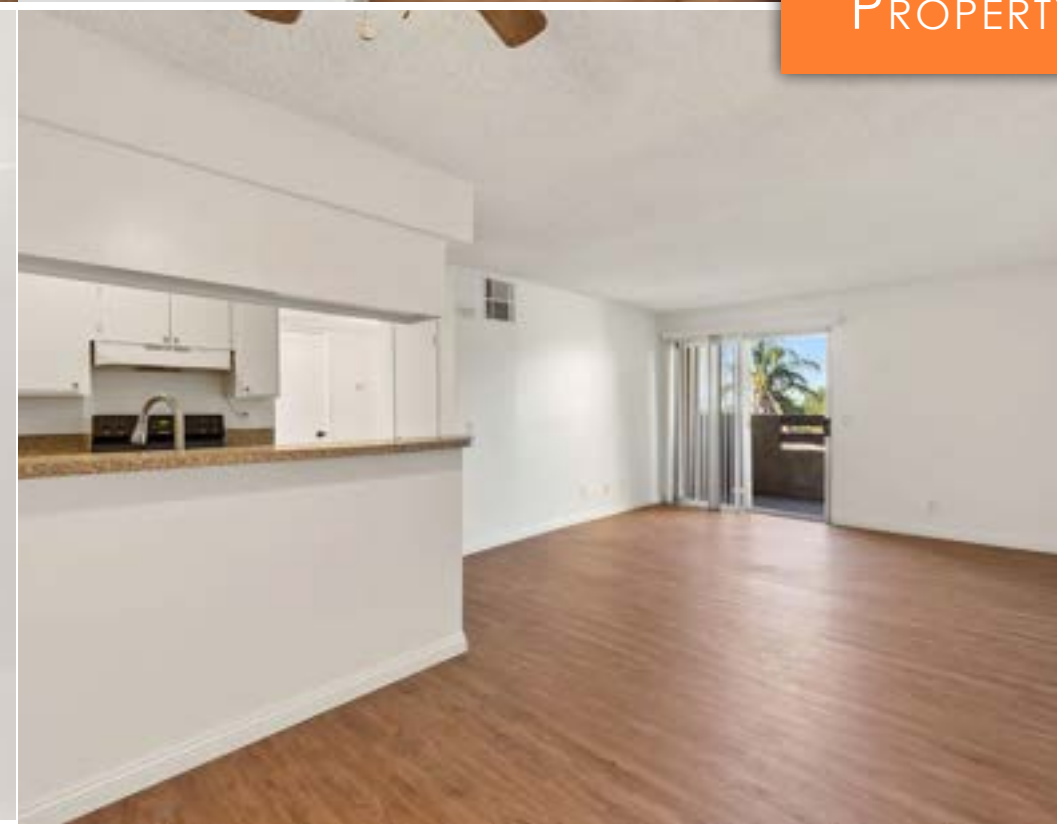
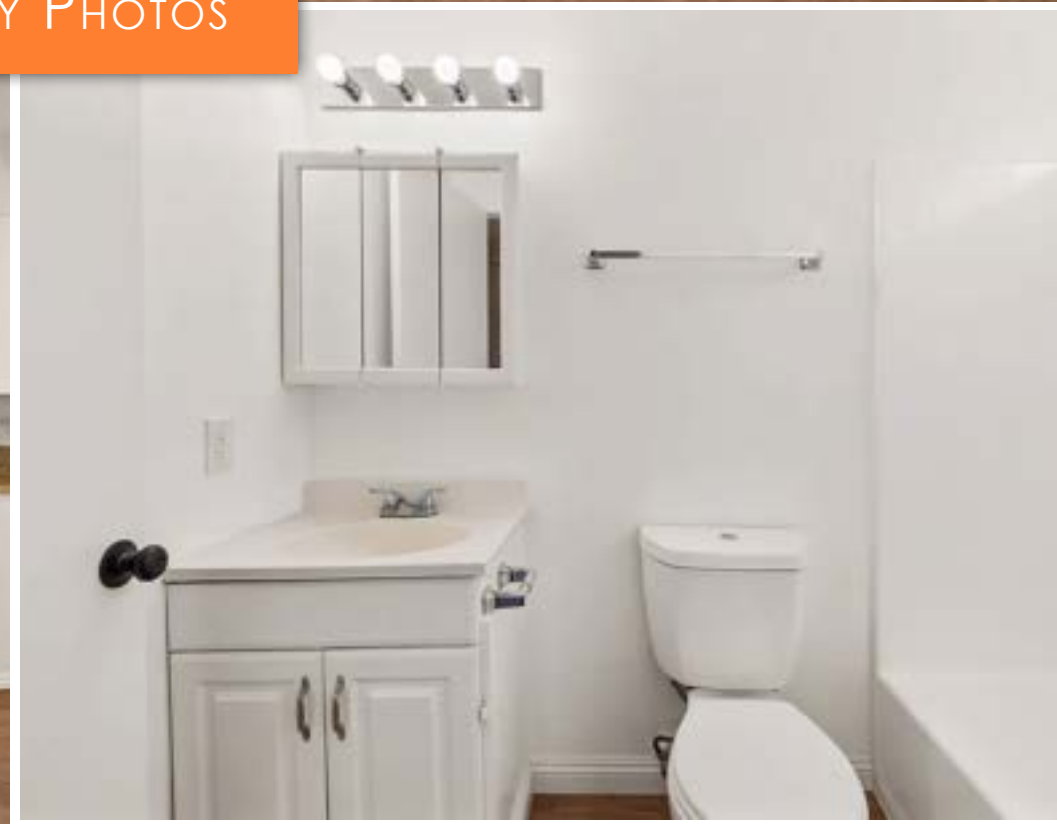
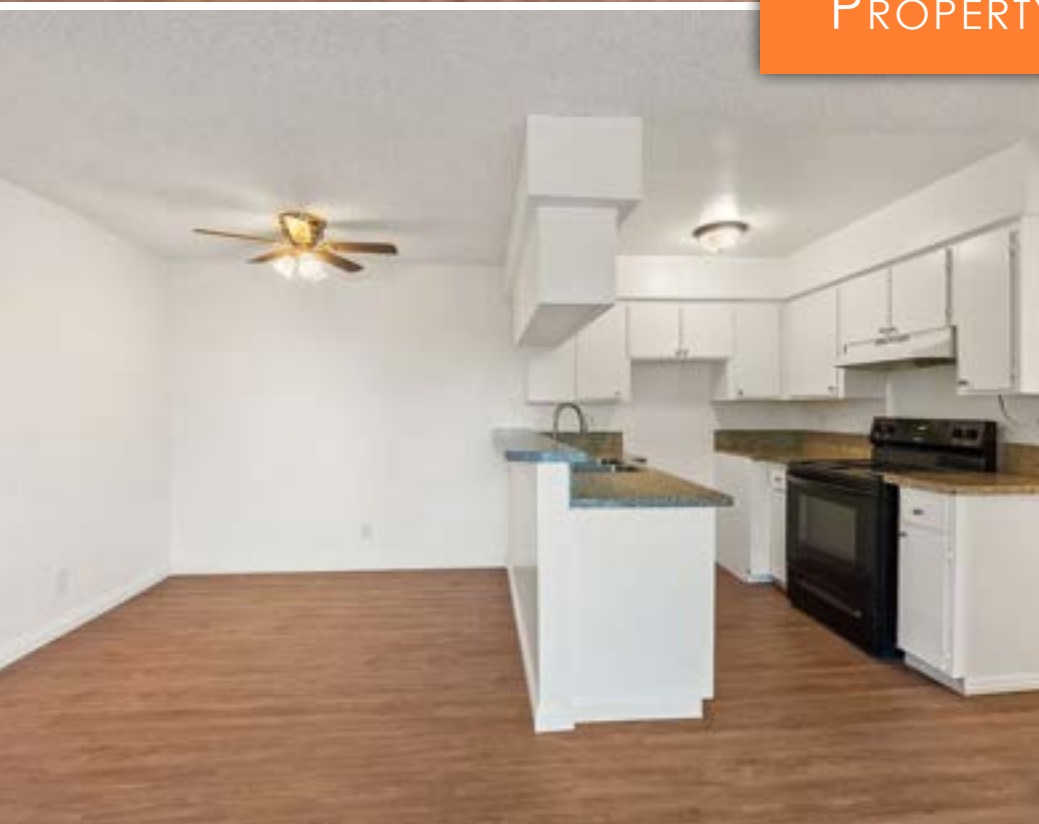




PROPERTY PHOTOS



PROPERTY PHOTOS



FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

SALES COMPARABLES

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SALES COMPARABLES MAP

- ★ FOOTHILL VISTA
- 1) 7342 Haskell Avenue

2) 14121 Friar Street

3) 6643 Haskell Avenue

4) 6234 Woodman Avenue

5) 11218 Oxnard Street

6) 6451 Kester Avenue

7) 15240 Nordhoff Street

8) 7437 Haskell Avenue

9) 6248 Vineland Avenue

★ FOOTHILL VISTA -13266 Foothill Boulevard

7 15240 Nordhoff Street

1 7437 Haskell Avenue

3 6643 Haskell Avenue

6 6451 Kester Avenue

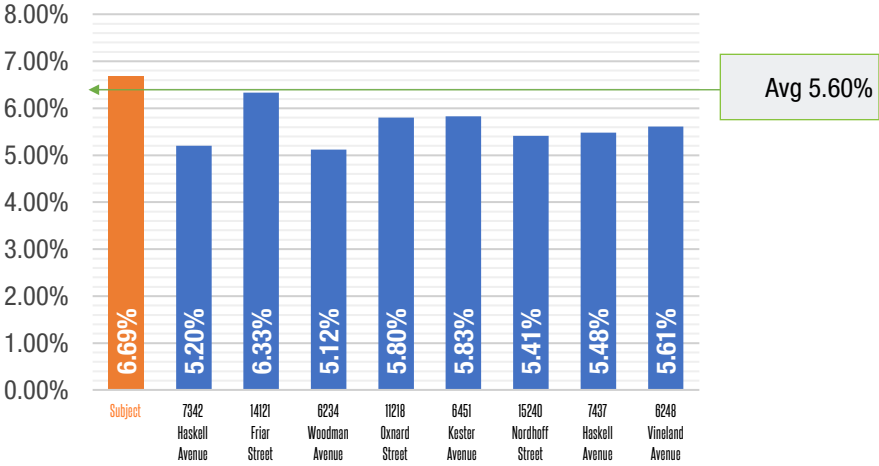
2 14121 Friar Street

4 6234 Woodman Avenue

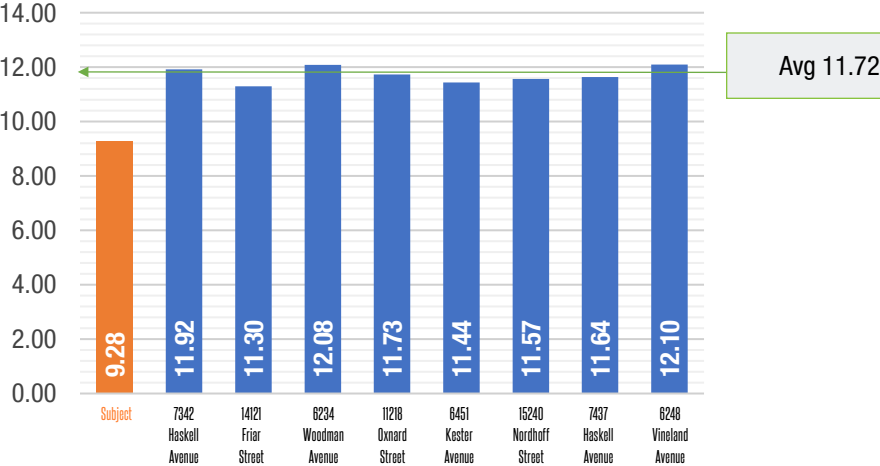
5 11218 Oxnard Street

9 6248 Vineland Avenue

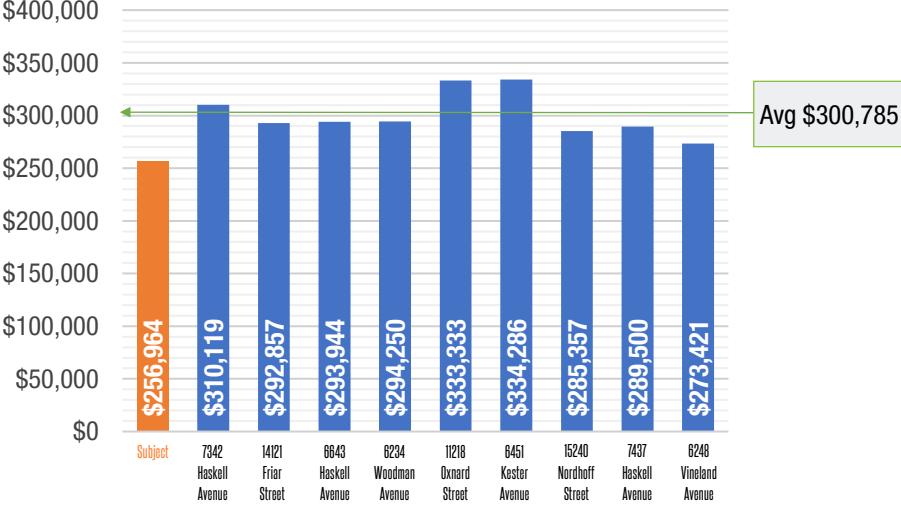
AVERAGE CAP RATE



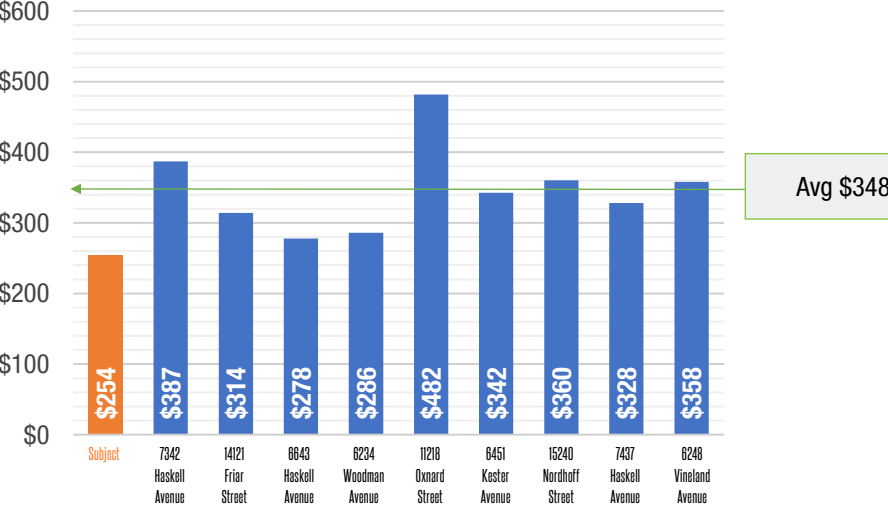
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





FOOTHILL VISTA
13266 Foothill Boulevard, Sylmar, CA 91342

Subject Property

Total No. of Units: 28
Year Built: 1985
Rentable SF: 28,285 SF
Lot Size: 23,925 SF
Listing Price: \$7,195,000
Price/Unit: \$256,964
Price/SF: \$254
CAP Rate: 6.69%
GRM: 9.28

No. of Units	Unit Type
6	1 Bdr 1 Bath
22	2 Bdr 2 Bath



1

7342 Haskell Avenue
Van Nuys, CA 91406

Close of Escrow: 12/30/25
Total No. of Units: 21
Year Built: 1986
Rentable SF: 16,831 SF
Lot Size: 16,989 SF
Sales Price: \$6,512,500
Price/Unit: \$310,119
Price/SF: \$387
CAP Rate: 5.20%
GRM: 11.92

No. of Units	Unit Type
6	1 Bdr 1 Bath
15	2 Bdr 2 Bath



2

14121 Friar Street
Van Nuys, CA 91401

Close of Escrow: 12/30/25
Total No. of Units: 7
Year Built: 1998
Rentable SF: 6,526 SF
Lot Size: 7,480 SF
Sales Price: \$2,050,000
Price/Unit: \$292,857
Price/SF: \$314
CAP Rate: 6.33%
GRM: 11.30

No. of Units	Unit Type
6	2 Bdr 2 Bath
1	2 Bdr 2.5 Bath



3

6643 Haskell Avenue
Van Nuys, CA 91406

Close of Escrow: 12/02/25
Total No. of Units: 18
Year Built: 1987
Rentable SF: 19,033 SF
Lot Size: 19,800 SF
Sales Price: \$5,291,000
Price/Unit: \$293,944
Price/SF: \$278

No. of Units	Unit Type
18	2 Bdr 2 Bath



4

6234 Woodman Avenue
Van Nuys, CA 91401

Close of Escrow: 10/29/25
Total No. of Units: 9
Year Built: 1987
Rentable SF: 9,265 SF
Lot Size: 8,276 SF
Sales Price: \$2,648,250
Price/Unit: \$294,250
Price/SF: \$286
CAP Rate: 5.12%
GRM: 12.08

No. of Units	Unit Type
1	1 Bdr 1.5 Bath
8	2 Bdr 2 Bath



5

11218 Oxnard Street
North Hollywood, CA 91606

Close of Escrow: 09/09/25
Total No. of Units: 6
Year Built: 1985
Rentable SF: 4,152 SF
Lot Size: 6,164 SF
Sales Price: \$2,000,000
Price/Unit: \$333,333
Price/SF: \$482
CAP Rate: 5.80%
GRM: 11.73

No. of Units	Unit Type
1	1 Bdr 1 Bath
5	1 Bdr 1.5 Bath



6

6451 Kester Avenue
Van Nuys, CA 91411

Close of Escrow: 07/15/25
Total No. of Units: 14
Year Built: 1988
Rentable SF: 13,668 SF
Lot Size: 14,810 SF
Sales Price: \$4,680,000
Price/Unit: \$334,286
Price/SF: \$342
CAP Rate: 5.83%
GRM: 11.44

No. of Units	Unit Type
3	2 Bdr 1.5 Bath
2	2 Bdr 2 Bath
9	2 Bdr 2.5 Bath



7

15240 Nordhoff Street
North Hills, CA 91343

Close of Escrow: On Market
Total No. of Units: 14
Year Built: 1983
Rentable SF: 11,092 SF
Lot Size: 10, 715 SF
Sales Price: \$3,995,000
Price/Unit: \$285,357
Price/SF: \$360
CAP Rate: 5.41%
GRM: 11.57

No. of Units	Unit Type
2	1 Bdr 1 Bath
12	2 Bdr 2 Bath



8

7437 Haskell Avenue
Van Nuys, CA 91406

Close of Escrow: On Market
Total No. of Units: 10
Year Built: 1987
Rentable SF: 8,830 SF
Lot Size: 6,767 SF
Sales Price: \$2,895,000
Price/Unit: \$289,500
Price/SF: \$328
CAP Rate: 5.48%
GRM: 11.64

No. of Units	Unit Type
10	1 Bdr 1 Bath



9

6248 Vineland Avenue
North Hollywood, CA 91606

Close of Escrow: On Market
Total No. of Units: 19
Year Built: 1989
Rentable SF: 14,507 SF
Lot Size: 6,970 SF
Sales Price: \$5,195,000
Price/Unit: \$273,421
Price/SF: \$358
CAP Rate: 5.61%
GRM: 12.10

No. of Units	Unit Type
2	Single
14	1 Bdr 1 Bath
3	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	7342 Haskell Avenue Van Nuys, CA 91406	12/30/2025	21	1986	\$6,512,500	\$310,119	\$387	5.20%	11.92
2	14121 Friar Street Van Nuys, CA 91401	12/30/2025	7	1998	\$2,050,000	\$292,857	\$314	6.33%	11.30
3	6643 Haskell Avenue Van Nuys, CA 91406	12/2/2025	18	1987	\$5,291,000	\$293,944	\$278	N/A	N/A
4	6234 Woodman Avenue Van Nuys, CA 91401	10/29/2025	9	1987	\$2,648,250	\$294,250	\$286	5.12%	12.08
5	11218 Oxnard Street North Hollywood, CA 91606	9/9/2025	6	1985	\$2,000,000	\$333,333	\$482	5.80%	11.73
6	6451 Kester Avenue Van Nuys, CA 91411	7/15/2025	14	1988	\$4,680,000	\$334,286	\$342	5.83%	11.44
7	15240 Nordhoff Street North Hills, CA 91343	On Market	14	1983	\$3,995,000	\$285,357	\$360	5.41%	11.57
8	7437 Haskell Avenue Van Nuys, CA 91406	On Market	10	1987	\$2,895,000	\$289,500	\$328	5.48%	11.64
9	6248 Vineland Avenue North Hollywood, CA 91606	On Market	19	1989	\$5,195,000	\$273,421	\$358	5.61%	12.10
A V E R A G E S						\$300,785	\$348	5.60%	11.72
★	FOOTHILL VISTA 13266 Foothill Boulevard Sylmar, CA 91342	Subject Property	28	1985	\$7,195,000	\$256,964	\$254	6.69%	9.28

FOOTHILL VISTA - 13266 FOOTHILL BOULEVARD, SYLMAR, CA 91342

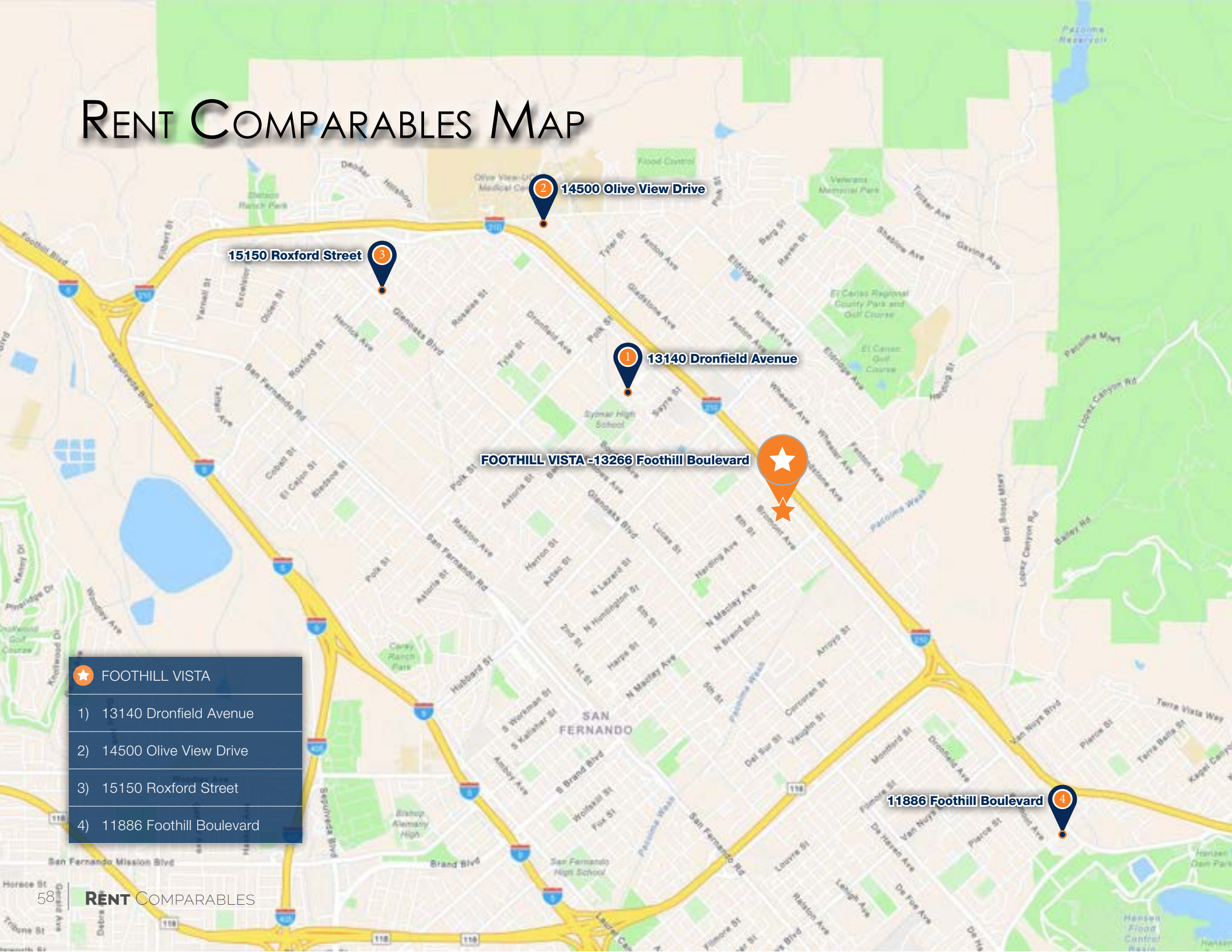
RENT COMPARABLES

Marcus & Millichap

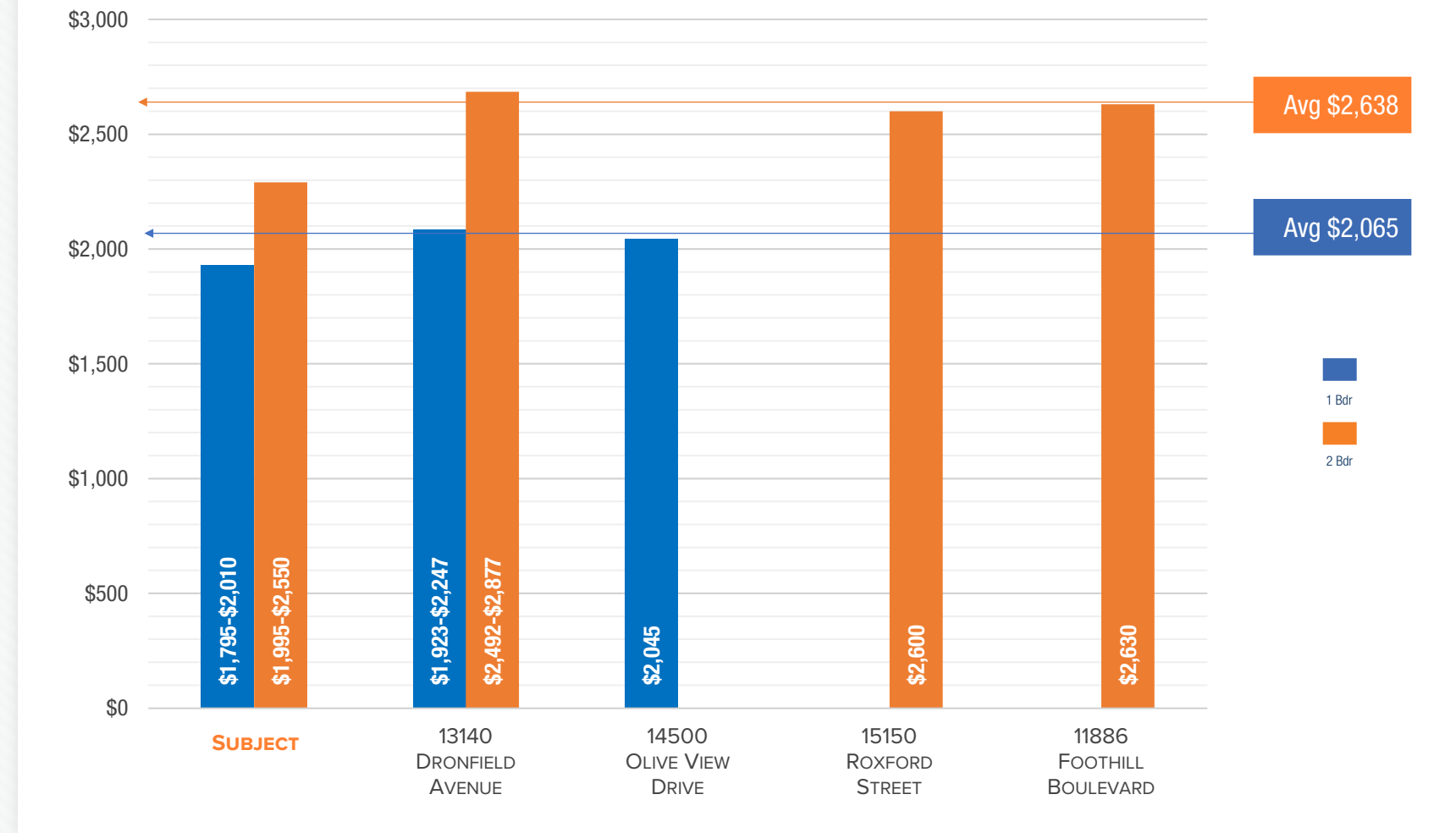
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RENT COMPARABLES MAP



AVERAGE RENTS - 1 & 2 BEDROOM UNITS





FOOTHILL VISTA
13266 Foothill Boulevard, Sylmar, CA 91342

Total No. of Units	28
Year Built	1985

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	725	\$1,795-1,990	\$2.66
2 Bdr 2 Bath	1,085	\$1,940-2,499	\$2.10



1

13140 Dronfield Avenue
Sylmar, CA 91342

Total No. of Units	135
Year Built	2007

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	683	\$1,923-\$2,247	\$3.05
2 Bdr 1 Bath	957	\$2,492-\$2,877	\$2.81

Amenities
Property features carpet flooring, black appliances, granite countertops, central air/heat, balconies, a swimming pool, a fitness center, and on-site laundry.



2

14500 Olive View Drive
Sylmar, CA 91342

Total No. of Units	98
Year Built	1971

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	716	\$2,045	\$2.86

Amenities
Property features wood flooring, wall AC units, stainless steel appliances, quartz countertops, walk-in closets, balconies, a swimming pool, and on-site laundry.



3

15150 Roxford Street
Sylmar, CA 91342

Total No. of Units	33
Year Built	2016

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	1,012	\$2,600	\$2.57

Amenities
Property features wood flooring, stainless steel appliances, central air/heat, balconies, recessed lighting, and on-site laundry.

4



11886 Foothill Boulevard
Sylmar, CA 91342

Total No. of Units80

Year Built1980

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	810	\$2,630	\$3.25

Amenities
Property features wood flooring, granite countertops, stainless steel appliances, central air/heat, a swimming pool, 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	13140 Dronfield Avenue Sylmar, CA 91342	135	2007	1 Bdr 1 Bath 2 Bdr 1 Bath	683 957	\$1,923-\$2,247 \$2,492-\$2,877	\$3.05 \$2.81
2	14500 Olive View Drive Sylmar, CA 91342	98	1971	1 Bdr 1 Bath	716	\$2,045	\$2.86
3	15150 Roxford Street Sylmar, CA 91342	33	2016	2 Bdr 2 Bath	1,012	\$2,600	\$2.57
4	11886 Foothill Boulevard Sylmar, CA 91342	80	1980	2 Bdr 2 Bath	810	\$2,630	\$3.25
A V E R A G E S				1 Bedroom 2 Bedroom	700 926	\$2,065 \$2,638	\$2.95 \$2.85
★	FOOTHILL VISTA 13266 Foothill Boulevard Sylmar, CA 91342	28	1985	1 Bdr 1 Bath 2 Bdr 2 Bath	725 1,085	\$1,795-1,990 \$1,940-2,499	\$2.66 \$2.10

62 | RENT COMPARABLES

RENT COMPARABLES | 63

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FOOTHILL VISTA
13266 FOOTHILL BOULEVARD
SYLMAR, CA 91342

Exclusively Listed By:

BEN SAVOY

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NATIONAL MULTI HOUSING GROUP

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