

14205 Burbank Boulevard

Sherman Oaks, CA 91401



**Prime Sherman Oaks
Multifamily Investment**



**7-Unit Apartment
Community**

14205 Burbank Boulevard

7 Units in Sherman Oaks | Sherman Oaks, CA 91401

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Executive Summary

14205 Burbank Boulevard

Property Summary

PRICING

OFFERING PRICE		\$1,750,000
PRICE/UNIT		\$250,000
PRICE/SF		\$270.15
GRM	10.52	9.29
CAP RATE	5.89%	7.04%
	Current	Market

THE ASSET

Units	7
Year Built	1964
Gross SF	6,478
Lot SF	6,513
APN	2245-022-0029
Floors	2

Prime Sherman Oaks location with an excellent unit mix of (2) 1+1, (4) 2+2, and (1) 3+2 apartments.



The Opportunity

Investment Opportunity

Equity Union Commercial is proud to represent this 7-unit property in Sherman Oaks.

The building was constructed in 1964. Its unit mix consists of (2) 1+1 units, (4) 2+2 units, and (1) 3+2 unit. With a lot size of 6,513 square feet, the property has a total of 6,478 rentable square feet.

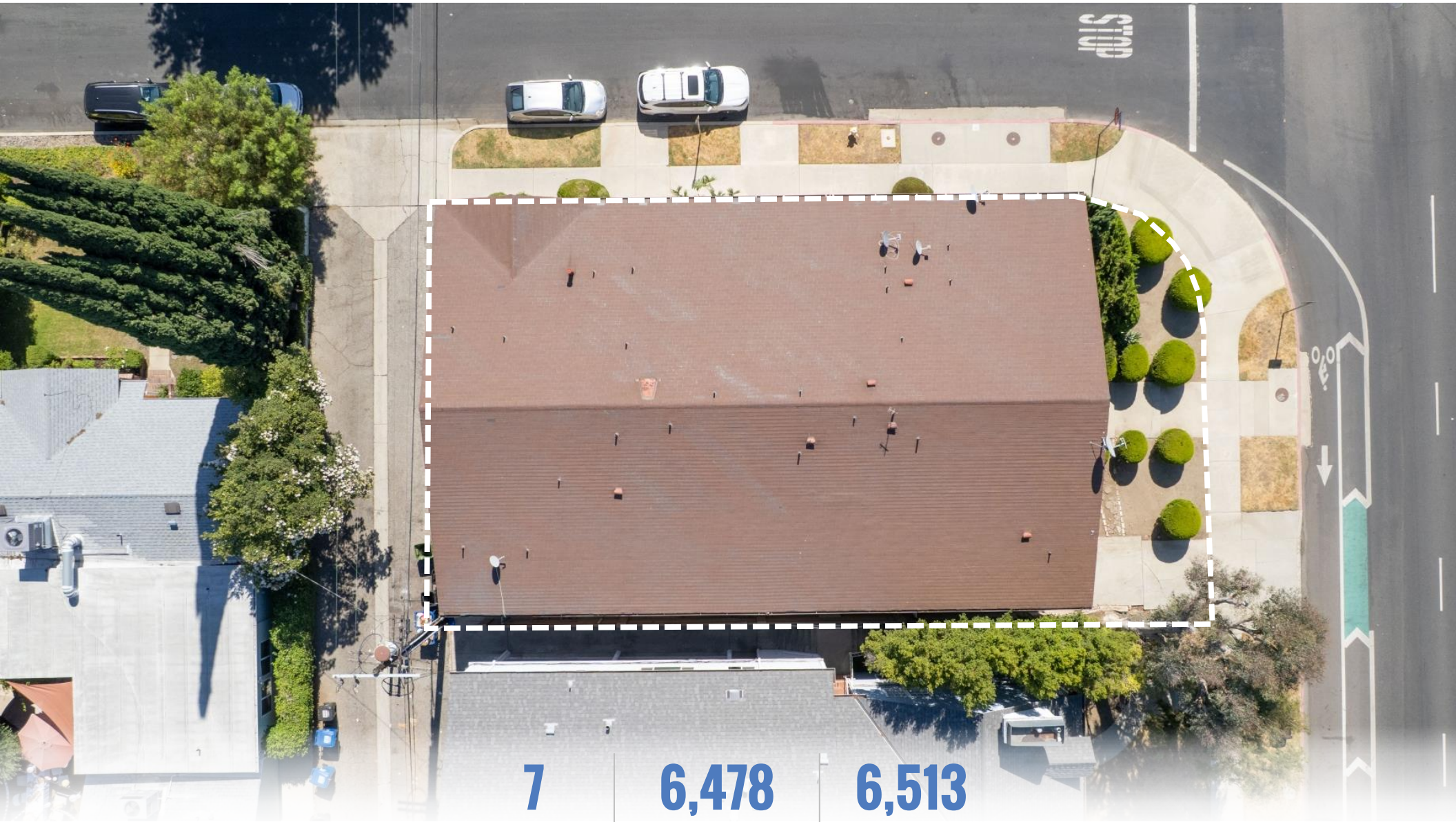
The property is situated in a prime Sherman Oaks area, which has a comfortable blend of urban and suburban amenities. Along with sunny, clean sidewalks, the city offers many hip cafes and shops—especially on Ventura Boulevard, which features the Sherman Oaks Galleria and many upscale restaurants. Residents also have easy access to the 405 and 101 freeways.



Property Highlights

- ▶ **Prime Sherman Oaks location** with an excellent unit mix of (2) 1+1, (4) 2+2, and (1) 3+2 apartments.
- ▶ **Strong current 5.9% Cap Rate** with nearly \$105,000 in annual NOI and immediate cash flow.
- ▶ **Significant rental upside** with current rents below market, offering substantial future income growth.
- ▶ **Well-maintained 7-unit building** featuring 6,478 rentable square feet on a 6,513 square foot lot.
- ▶ **Attractively priced** at just \$250,000 per unit and \$270 per square foot in one of the Valley's premier rental markets.
- ▶ Outstanding Sherman Oaks location just minutes from Ventura Boulevard, the Sherman Oaks Galleria, and the 101 & 405 Freeways.

Property Layout



7

TOTAL UNITS

6,478

BUILDING SF

6,513

LOT SF



14205 Burbank Boulevard



7 Units in Sherman Oaks



Prime Central Location

Facing South

WESTFIELD FASHION SQUARE		
		
		
		
		

TRADER JOE'S

GELSON'S
THE SUPER MARKET



NOTHING BUT
DUNKIN' DONUTS

aveanna
healthcare



Sherman Oaks Hospital

PAVILIONS



BURBANK BLVD

CALHOUN AVE



AMERICAN OAKS
galleria

TRCLIGHT
CINEMA

Sam's Club

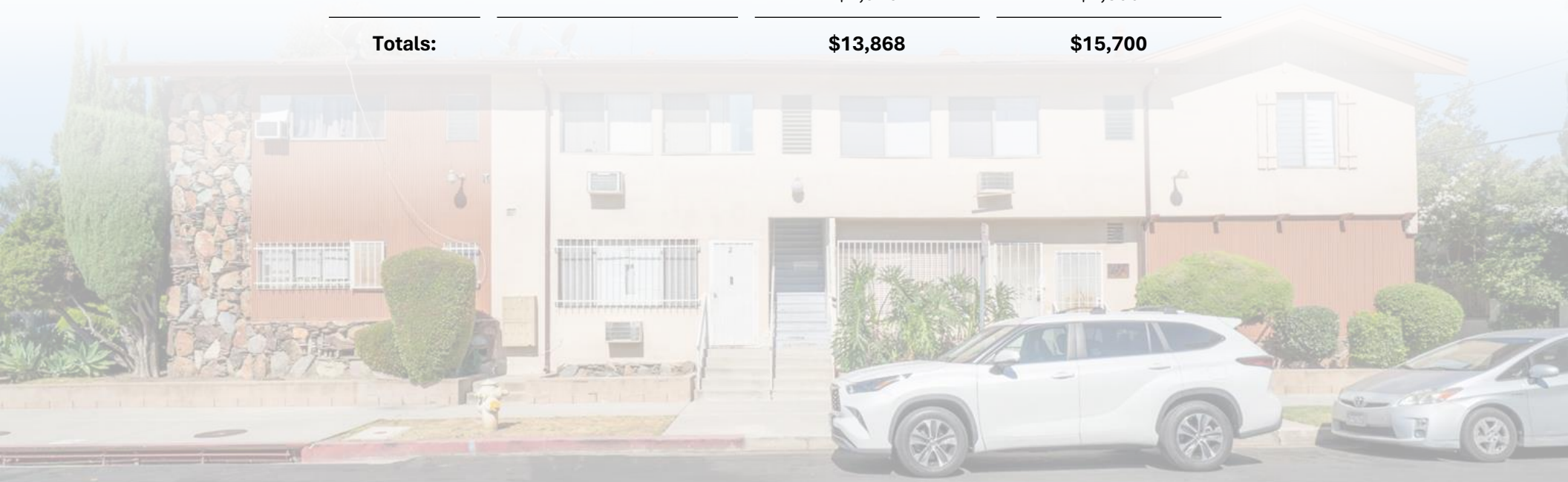
Comerica Bank

Financial Analysis

14205 Burbank Boulevard

Rent Roll

Unit #	Type	Current Rent	Market Rent
1	3+2	\$2,795	\$2,900
2	2+2	\$2,172	\$2,300
3	1+1	\$1,308	\$1,800
4	2+2	\$2,174	\$2,300
5	1+1	\$1,233	\$1,800
6	2+2	\$2,260	\$2,300
7	2+2	\$1,926	\$2,300
Totals:		\$13,868	\$15,700



Financial Analysis

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
2	1+1	\$1,271	\$2,541	\$1,800	\$3,600
4	2+2	\$2,133	\$8,532	\$2,300	\$9,200
1	3+2	\$2,795	\$2,795	\$2,900	\$2,900
Total Scheduled Rent			\$13,868		\$15,700

ANNUALIZED INCOME		Current	Market
Scheduled Gross Income		\$166,416	\$188,400
Less: Vacancy/Deductions	3%	(\$4,992)	3% (\$5,652)
Effective Rental Income		\$1,200	\$1,200
Effective Rental Income		\$162,624	\$183,948

ANNUALIZED EXPENSES		Current	Market
Property Management Fee		\$6,861	\$7,920
LADWP		\$7,430	\$7,430
Gas		\$1,761	\$1,761
Gardener		\$1,200	\$1,200
Pest Control		\$600	\$600
Insurance		\$14,486	\$14,486
Misc.		\$1,500	\$1,500
Maintenance		\$5,000	\$5,000
Property Taxes		\$20,779	\$20,779
ESTIMATED EXPENSES		\$59,617	\$60,676
Expenses/Unit		\$8,517	\$8,668
Expenses/SF		\$9.20	\$9.37
% of GOI		35.8%	32.2%

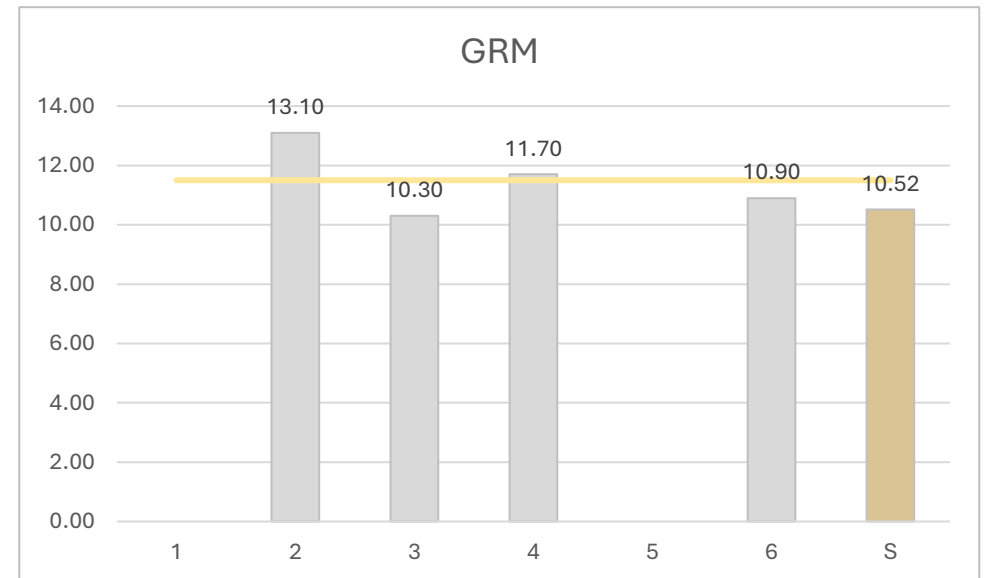
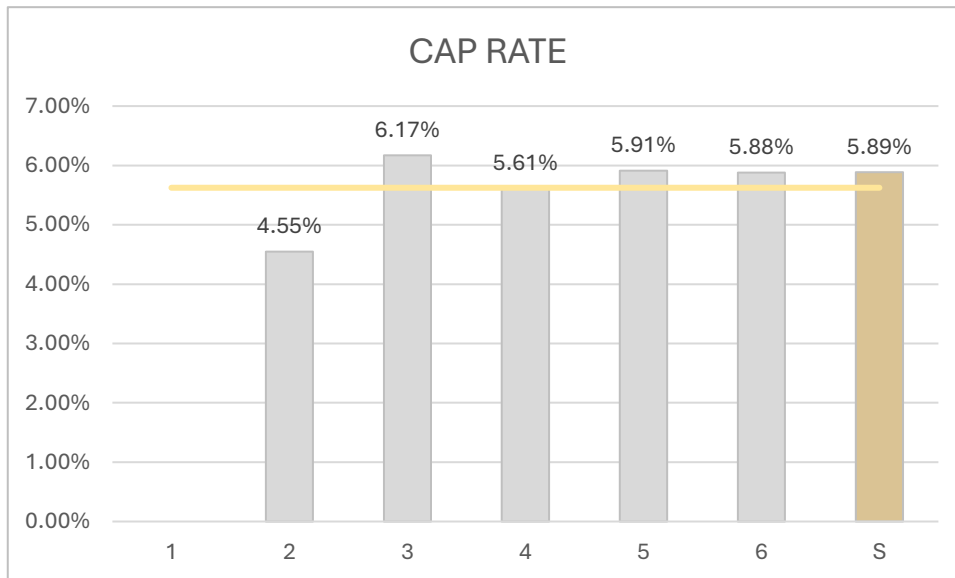
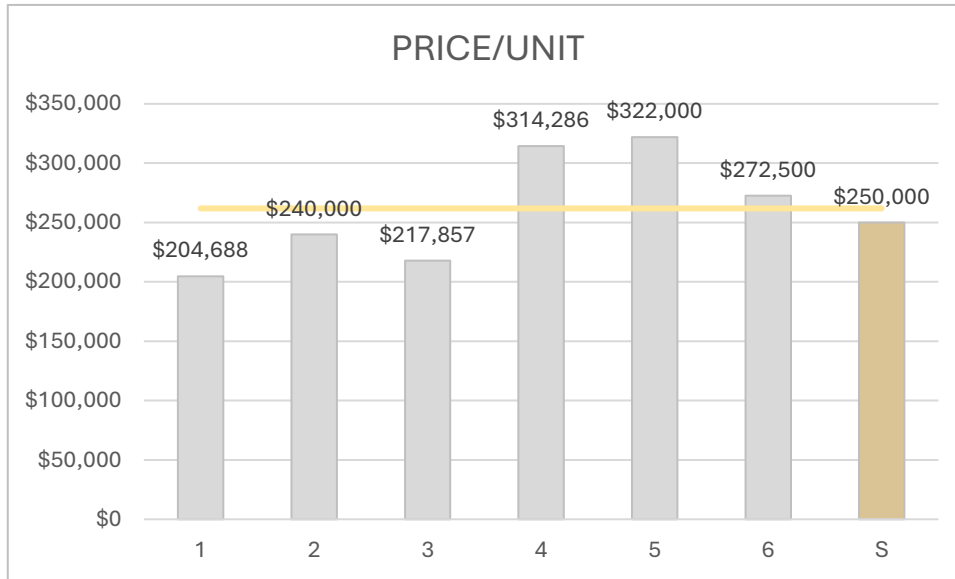
RETURN		Current	Market
NOI		\$103,007	\$123,272

Market Comparables
14205 Burbank Boulevard

Sales Comparables

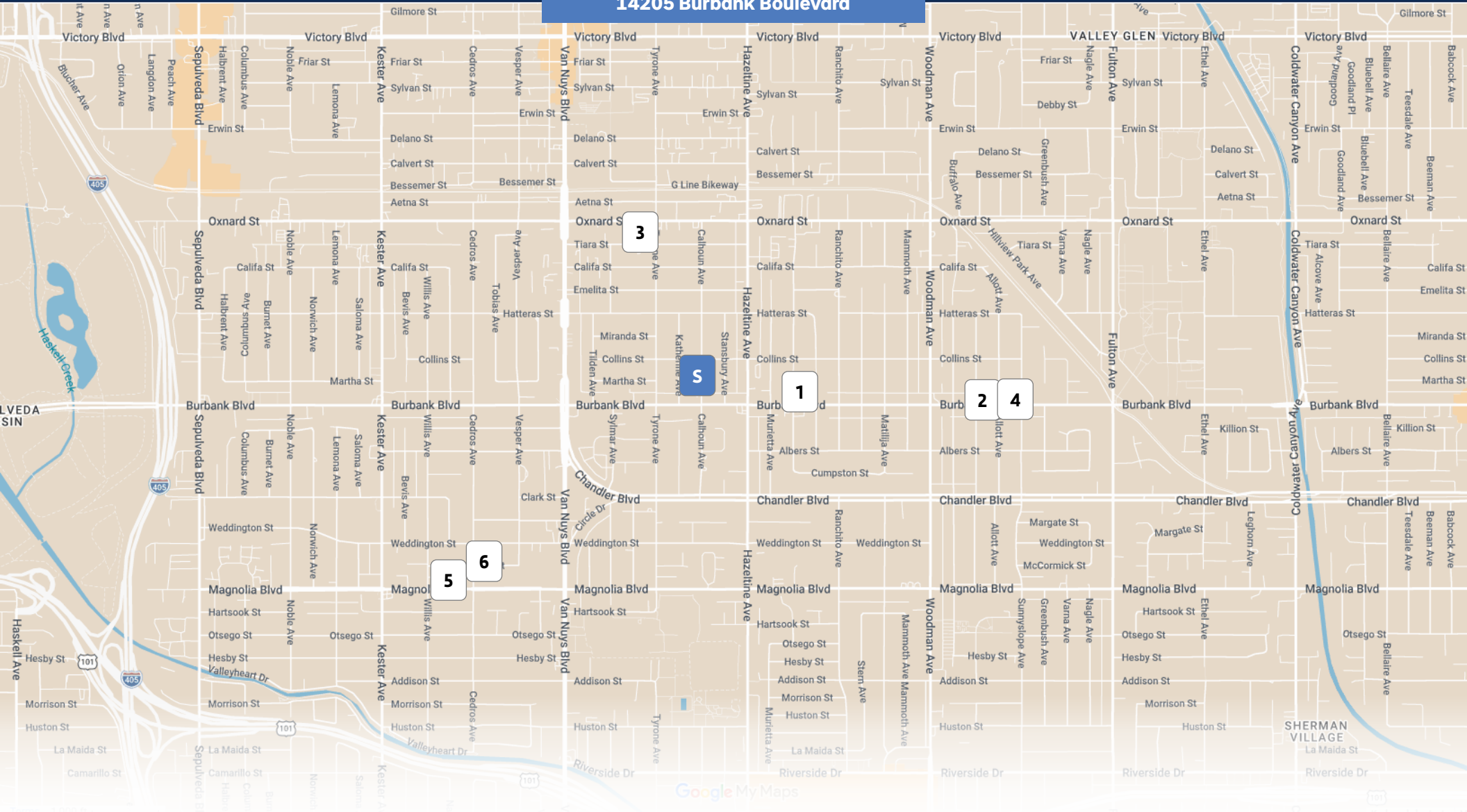
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 13960 Burbank Boulevard Sherman Oaks, CA 91401	16	1953	9,630	16 - 1+1	6/5/2026	\$3,275,000	\$204,688	\$340.10	-	-
	2 13548 Burbank Boulevard Sherman Oaks, CA 91401	5	1953	3,336	4 - 1+1 1 - 2+1	5/29/2026	\$1,200,000	\$240,000	\$359.71	4.55%	13.1
	3 14310 Tiara Street Sherman Oaks, CA 91401	7	1958	3,890	7 - 1+1	12/17/2025	\$1,525,000	\$217,857	\$392.03	6.17%	10.3
	4 13514 Burbank Boulevard Sherman Oaks, CA 91401	7	1983	6,280	3 - 1+1 4 - 2+2	On Market	\$2,200,000	\$314,286	\$350.32	5.61%	11.7
	5 14728 Magnolia Boulevard Sherman Oaks, CA 91403	5	1957	5,430	1 - 1+1 2 - 2+1 2 - 3+2	2/25/2026	\$1,610,000	\$322,000	\$296.50	5.91%	-
	6 14641 Magnolia Boulevard Sherman Oaks, CA 91403	10	1962	8,920	4 - 1+1 6 - 2+2	4/21/2026	\$2,725,000	\$272,500	\$305.49	5.88%	10.90
AVERAGES		8	1961	6,248				\$261,888	\$340.69	5.62%	11.5
	S Subject 14205 Burbank Boulevard Sherman Oaks, CA 91401	7	1964	6,478	2 - 1+1 4 - 2+2 1 - 3+2	On Market	\$1,750,000	\$250,000	\$270.15	5.89%	10.52

Sales Comparables



SALES COMPARABLES

14205 Burbank Boulevard



A nighttime photograph of a city street scene. In the foreground, several cars are parked or moving along the road. The middle ground features a large, modern building with a glass facade and palm trees. To the left, a building with 'galleria' and 'ARCLIGHT' signage is visible. To the right, a tall building with 'CREDITA Bank' signage is prominent. A large, semi-transparent '04' is overlaid in the center of the image.

Location Overview

14205 Burbank Boulevard

Sherman Oaks

Strategic Location

Located in the heart of the San Fernando Valley, Sherman Oaks is one of Los Angeles' most established and desirable residential communities, offering a compelling blend of suburban livability and urban convenience. Known for its tree-lined streets, affluent neighborhoods, and vibrant commercial corridors, Sherman Oaks continues to attract a diverse tenant base ranging from young professionals and families to executives seeking convenient access to major employment centers.

The neighborhood benefits from exceptional connectivity via the US-101 (Ventura Freeway) and I-405 (San Diego Freeway), providing direct access to West Los Angeles, Century City, Beverly Hills, Burbank, Universal City, and Downtown Los Angeles. This central location has made Sherman Oaks a preferred residential choice for commuters working throughout the region.





Area Amenities

The affluent community of Sherman Oaks is situated at the southern edge of the San Fernando Valley in Los Angeles County. Situated between the San Diego (405) and Ventura (101) Freeways, it is often considered “the gateway to the Valley.” Spanning 8 square miles, the city ranks as one of the most desirable places to live in the Valley with a strong economy, well-kept residential neighborhoods, excellent schools and endless recreational possibilities.

The Neighborhood

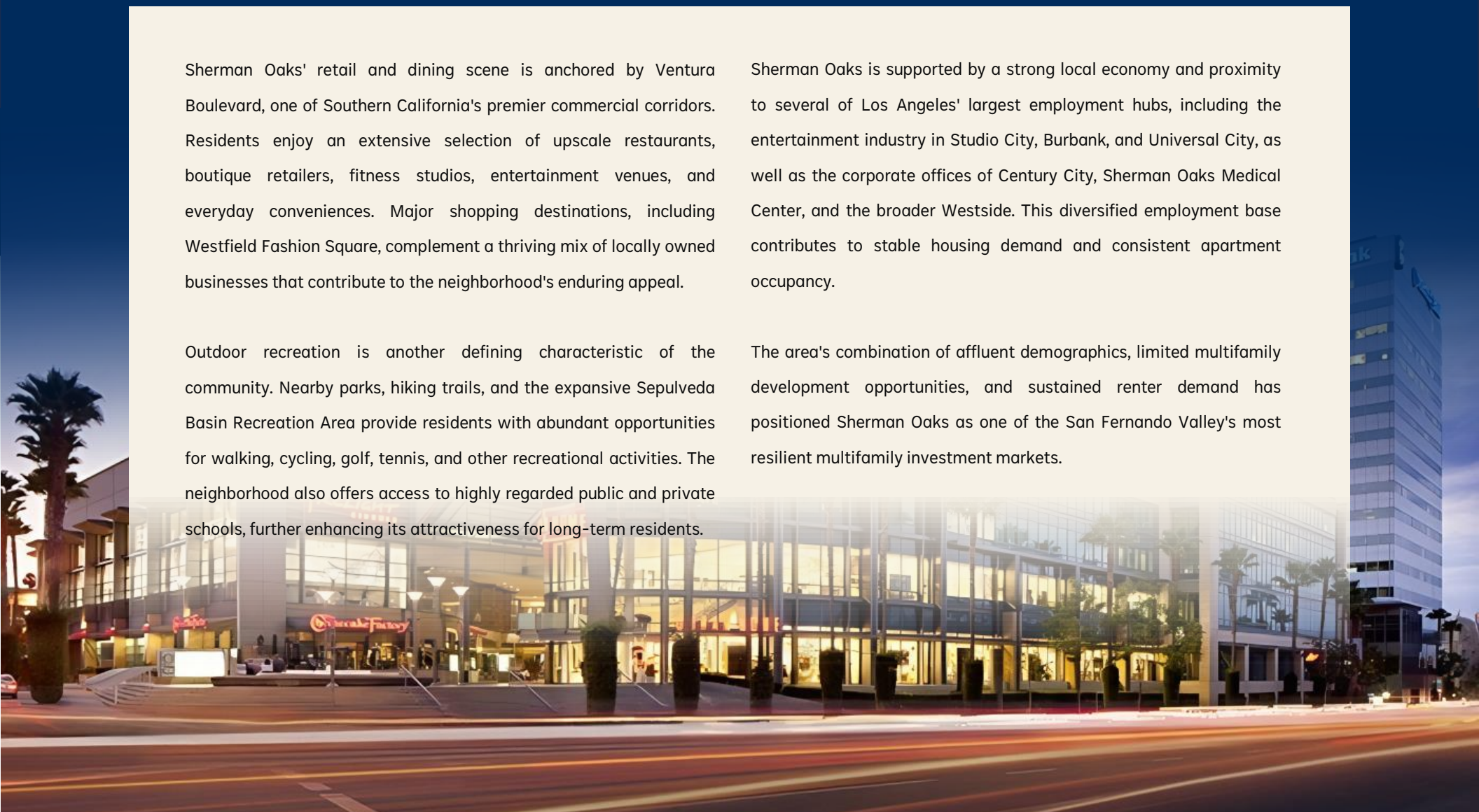
Strategic Location

Sherman Oaks' retail and dining scene is anchored by Ventura Boulevard, one of Southern California's premier commercial corridors. Residents enjoy an extensive selection of upscale restaurants, boutique retailers, fitness studios, entertainment venues, and everyday conveniences. Major shopping destinations, including Westfield Fashion Square, complement a thriving mix of locally owned businesses that contribute to the neighborhood's enduring appeal.

Outdoor recreation is another defining characteristic of the community. Nearby parks, hiking trails, and the expansive Sepulveda Basin Recreation Area provide residents with abundant opportunities for walking, cycling, golf, tennis, and other recreational activities. The neighborhood also offers access to highly regarded public and private schools, further enhancing its attractiveness for long-term residents.

Sherman Oaks is supported by a strong local economy and proximity to several of Los Angeles' largest employment hubs, including the entertainment industry in Studio City, Burbank, and Universal City, as well as the corporate offices of Century City, Sherman Oaks Medical Center, and the broader Westside. This diversified employment base contributes to stable housing demand and consistent apartment occupancy.

The area's combination of affluent demographics, limited multifamily development opportunities, and sustained renter demand has positioned Sherman Oaks as one of the San Fernando Valley's most resilient multifamily investment markets.



San Fernando Valley

Connectivity



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