



OFFERING  
MEMORANDUM

**13514 Burbank Blvd.  
Sherman Oaks, CA 91401**

*Listing Agent:*

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## Disclaimer

This Brochure (Offering Memorandum) has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, MJ Real Estate Investors, Inc. has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however MJ Real Estate Investors, Inc. has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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## Multi-Residential Investment

13514 Burbank Blvd.  
Sherman Oaks, CA 91401

## Property Highlights

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- \* 7-units located in the heart of Sherman Oaks
- \* Built in 1983 and not subject to LA rent control
- \* Unit mix of (4) 1-bdrm. / (2) 2-bdrm. / (1) 3-bdrm.
- \* One minute drive to 101 Ventura FWY on-ramp
- \* Below market rents / huge upside
- \* Secured access and parking

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**Property Address:** 13514 Burbank Blvd  
Sherman Oaks, CA 91401

Summary	Current Rents	Market Rents	Proposed Financing
<b>Price:</b>	\$ 2,200,000		First Loan Amount: \$1,100,000      New
Down Payment: 50%	\$ 1,100,000		Terms: 6.00%
Number of Units:	7		* Secured access & parking. * Non-rent control
Cost per Unit:	\$ 314,286		
Current GRM:	11.65	10.69	<b>Contact: Jeff McGuire</b> Exclusive Listing Agent <b>(818) 335-4332</b>
Current CAP:	5.6%	6.4%	
Year Built / Age:	<b>1983</b>		
Approx. Lot Size:	5,500		
Approx. Net RSF:	6,280		
Cost per Net RSF:	\$350		

**Annualized Operating Data**

	Current Rents		Market Rents	
<b>Scheduled Gross Income:</b>	<b>\$188,778</b>		<b>\$205,878</b>	
Vacancy Rate Reserve:	(\$5,663)	3%	-\$6,176	3%
Gross Operating Income:	\$183,115		\$199,702	
Expenses:	\$59,662	31.6%	\$59,662	29%
<b>Net Operating Income:</b>	<b>\$123,453</b>		<b>\$140,040</b>	
Loan Payments:	(\$79,141)		-\$79,141	
<b>Pre-Tax Cash Flow:</b>	<b>\$44,313</b>	<b>4.0%</b>	<b>\$60,900</b>	<b>5.5%</b>
Principal Reduction :				
<b>Total Return:</b>	<b>\$44,313</b>	<b>4.0%</b>	<b>\$60,900</b>	<b>5.5%</b>

<sup>1</sup> As a percent of Scheduled Gross Income  
<sup>2</sup> As a percent of Down Payment.

Scheduled Income			M A R K E T R E N T S				Estimated Expenses <sup>3</sup>	
No. of Units	Bdrms/ Baths	Approx Sq. Ftg.	Monthly Rent/Unit (\$)	Monthly Income (\$)	Monthly Rent/Unit	Monthly Income (\$)		
4	1+1		1,997	7,989	2,200	8,800	Taxes - New	\$27,500
2	2+2		2,307	4,613	2,500	5,000	Insurance	\$7,348
1	3+2.5		3,068	3,068	3,295	3,295	Utilities	\$8,668
* three bedroom unit is vacant							Contracted Service	\$3,556
							On-Site Mgr.	\$0
							Maint./Repairs	\$9,439
							Off-Site Mgr.	\$0
							Misc/Reserve	\$3,150
								\$59,662
<b>Total Scheduled Rent:</b>			<b>\$15,670</b>		<b>\$17,095</b>		<b>Total Expenses:</b>	<b>\$59,662</b>
Laundry:			\$62		\$62		Per Net Sq. Ft.:	\$9.50
Storage & Parking Income:			\$0		\$0		Per Unit:	<b>\$8,523.10</b>
<b>Monthly Scheduled Gross Income:</b>			<b>\$15,732</b>		<b>\$17,157</b>			
<b>Annualized Scheduled Gross Income:</b>			<b>\$188,778</b>		<b>\$205,878</b>			
<b>Utilities Paid by Tenant: Gas &amp; Electricity</b>								

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## Sales Comparable Summary

### 13514 Burbank Blvd., Sherman Oaks, CA 91401

	Address	# of Units	Year Built	Sales Price	Square Feet	Price Per Unit	Price Per SF	COE	CAP Rate	GRM
1	11205 Peachgrove St. Valley Village, CA	6	1987	\$ 1,800,000	5,548	\$300,000	\$324	03/18/26		11.89
2	4108 Whitsett Ave. Studio City	7	1986	\$ 2,625,000	6,574	\$375,000	\$399	01/29/26	5.32%	12.99
3	13042 Riverside Dr. Sherman Oaks	11	1986	\$ 3,332,000	10,442	\$302,909	\$319	12/12/25	5.30%	12.35
4	13718 Moorpark St. Sherman Oaks	12	1990	\$ 3,300,000	14,704	\$275,000	\$224	04/16/25	5.12%	12.58
5	4248 Whitsett Ave. Studio City	7	1984	\$ 2,549,000	6,600	\$364,143	\$386	09/10/25	4.70%	14.63
6	4741 Radford Ave. Valley Village	9	1988	\$ 3,926,000	11,303	\$436,222	\$347	07/21/25	5.50%	11.54
7	14931 Magnolia Blvd. Sherman Oaks	9	1981	\$ 2,850,000	8,763	\$316,667	\$325	04/23/25	5.21%	12.55
<b>AVERAGES</b>		<b>10</b>	<b>1986</b>	<b>\$ 3,191,400</b>	<b>10,362</b>	<b>\$338,988</b>	<b>\$320</b>		<b>5.17%</b>	<b>12.73</b>
<b>SUBJECT</b>		<b>7</b>	<b>1983</b>	<b>\$2,200,000</b>	<b>12,560</b>	<b>\$314,286</b>	<b>\$330</b>		<b>5.44%</b>	<b>11.65</b>



## LEASE COMPARABLES - SUMMARY

PROPERTY ADDRESS	UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/PSF	NOTES
<b>Subject Property:</b>				<i>Avg. Rent</i>			
13514 Burbank Blvd. Sherman Oaks	1+1	7	1983	\$ 1,997			Needs upgrades
1 13518 Burbank Blvd. Sherman Oaks	1+1	7	1986	\$ 2,223	604	\$ 3.68	Remodeled Units, Sec. Access, Balcony
2 14640 Burbank Blvd. Sherman Oaks	1+1	36	1981	\$ 2,350	900	\$ 2.61	Remodeled Units, Sec. Access, Balcony
3 14320 Addison St. Sherman Oaks	1+1						
<b>AVG.</b>				<b>\$ 2,286</b>			

PROPERTY ADDRESS	UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/PSF	NOTES
<b>Subject Property:</b>				<i>Avg. Rent</i>			
13514 Burbank Blvd. Sherman Oaks	2+2	7	1983	\$ 2,307			Needs upgrades
1 13518 Burbank Blvd. Sherman Oaks	2+2	7	1986	\$ 2,545			Remodeled Units, Sec. Access, Balcony
2 5049-5117 Buffalo Ave Sherman Oaks	2+2	6	1961	\$ 2,750	993	\$ 2.77	Remodeled Units, Sec. Access
3 5637 Hazeltine Ave. Sherman Oaks	2+1	40	1986	\$ 2,395	885	\$ 2.71	
<b>AVG.</b>				<b>\$ 2,573</b>		<b>\$ 2.74</b>	

PROPERTY ADDRESS	UNIT TYPE	NO. OF UNITS	YEAR BUILT	ASKING RENT	UNIT SIZE (SF)	RENT/PSF	NOTES
<b>Subject Property:</b>				<i>Avg. Rent</i>			
13514 Burbank Blvd. Sherman Oaks	3+2	7	1983	\$ 3,295			Needs upgrades
1 13518 Burbank Blvd. Sherman Oaks	3+2	7	1986	\$ 3,295			Remodeled Units, Sec. Access, Balcony
2 5049-5117 Buffalo Ave Sherman Oaks	3+2	6	1961	\$ 2,995	1035	\$ 2.89	Remodeled Units, Sec. Access
3 13719 Oxnard St. Valley Glen	3+3	37	1989	\$ 3,300			Remodeled Units, Sec. Access
				<b>AVG. \$ 3,197</b>		<b>\$ 2.89</b>	

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## SUBJECT PROPERTY

**13514 Burbank Blvd., Sherman Oaks, CA 91401**

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