



FOR SALE  
4909 COLDWATER CANYON AVE  
SHERMAN OAKS, CA

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# EXECUTIVE SUMMARY

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The Agency is proud to bring to market: 4909 Coldawter Canyone Avenue.

4909 Coldwater Canyon Avenue presents a premier investment opportunity to acquire a well-maintained 6-unit multifamily asset in the heart of Sherman Oaks, one of the San Fernando Valley's most resilient and high-demand rental submarkets. Comprising a strategic mix of four spacious one-bedroom/one-bathroom units and two large two-bedroom/one-bathroom units, the property offers a classic aesthetic paired with functional layouts that consistently outperform high-density modern developments in tenant retention.

Sherman Oaks continues to lead the San Fernando Valley in stability, characterized by tight inventory and a steady influx of high-income professionals. While the broader Los Angeles market has seen fluctuations, the 91423 zip code remains a "top choice" for families and commuters.



# PROPERTY SUMMARY

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## PROPERTY DATA

5,412 SF

BUILDING SIZE

11,562

SF LAND AREA

1952

YEAR BUILT

6

UNITS

## INVESTMENT DATA

\$1,700,000

ASKING PRICE

\$314.17

BUILDING PRICE / SF

\$147.03

LAND PRICE / SF

# CASH FLOW\*

RENT ROLL & INCOME				
UNIT	UNIT MIX	STATUS	CURRENT RENT	MARKET RENT
1	2BD 1BA	OCCUPIED - 2021	\$2,055	\$2,400
2	1BD 1BA	OCCUPIED - 2015	\$1,008	\$1,900
3	1BD 1 BA	OCCUPIED - 2021	\$1,816	\$1,900
4	2BD 1BA	OCCUPIED - 2015	\$1,214	\$2,400
5	1 BD 1BA	OCCUPIED - 2015	\$1,074	\$1,900
6	1 BD 1BA	VACANT	\$1,900	\$1,900
LAUNDRY			\$65/M	\$780/Y
<b>TOTAL MONTHLY</b>			<b>\$9,132</b>	<b>\$12,465</b>
<b>TOTAL ANNUALLY</b>			<b>\$109,584</b>	<b>\$149,580</b>

EXPENSES	MONTHLY	ANNUALLY
PROP. TAXES (1.19%)	\$1,685.83	\$20,230
INSURANCE	\$180.42	\$2,165
WATER, SEWER, POWER	\$315.42	\$3,785
TRASH	\$87	\$1,044
GAS	\$9.67	\$116
LANDSCAPING	\$80	\$960
OFF-SITE MGMT	\$316.83	\$3,802
MAINTENANCE	\$275	\$3,300
<b>TOTAL EXPENSES</b>	<b>\$2,950.17</b>	<b>\$35,402</b>

## Current

NET OPERATING INCOME	\$74,193.90
CAP RATE	4.3%

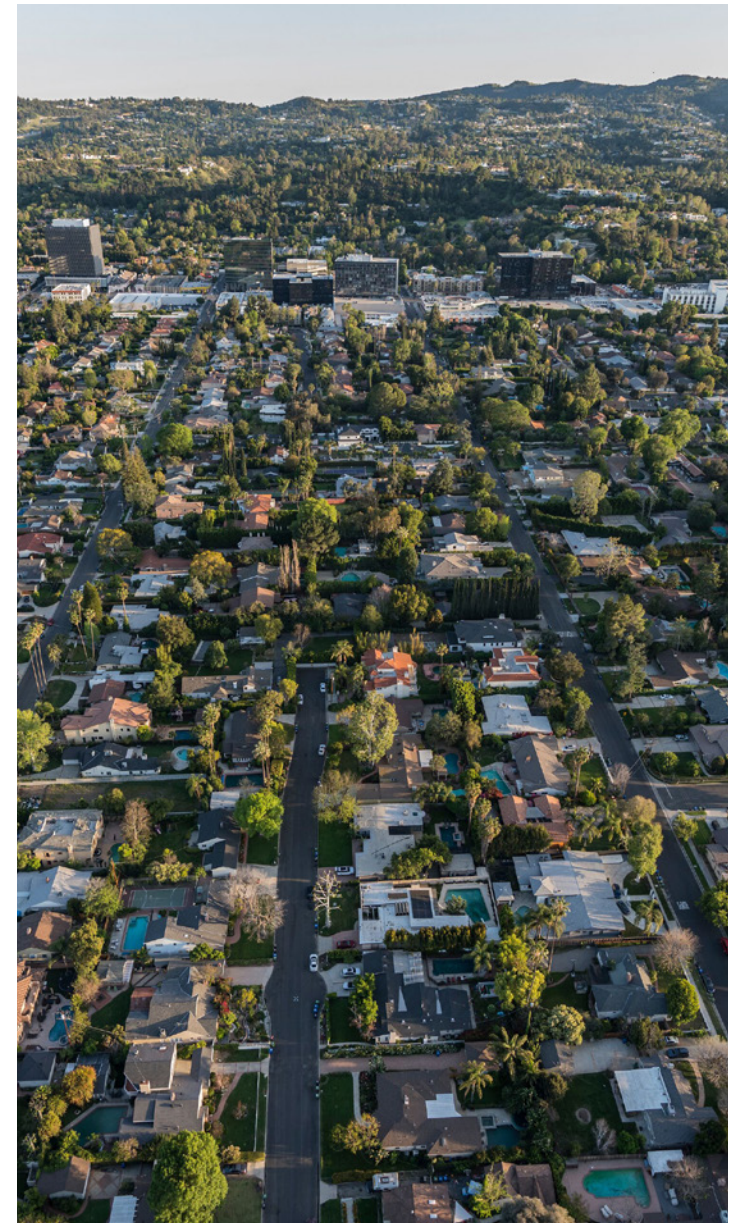
## Projected

NET OPERATING INCOME	\$114,190
CAP RATE	6.7%

\*Rates are Subject to Change Based on Contracted Service Provider. Projected rates shown are Market Rates as of 6/1/26

# DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
2020 POPULATION	32,850	118,890	280,482
2024 POPULATION	32,559	117,336	278,397
2029 POPULATION PROJECTION	31,714	114,189	271,242
ANNUAL GROWTH 2020-2024	-0.2%	-0.3%	-0.2%
ANNUAL GROWTH 2024-2029	-0.5%	-0.5%	-0.5%
<b>HOUSEHOLDS</b>			
2020 HOUSEHOLDS	14,751	53,021	118,606
2024 HOUSEHOLDS	14,465	51,785	116,921
2029 HOUSEHOLD PROJECTION	14,050	50,258	113,693
ANNUAL GROWTH 2020-2024	0.9%	0.8%	1.0%
ANNUAL GROWTH 2024-2029	-0.6%	-0.6%	-0.6%
OWNER OCCUPIED HOUSEHOLDS	5,707	19,218	36,249
RENTER OCCUPIED HOUSEHOLDS	8,343	31,039	77,446
<b>HOUSING INCOME</b>			
AVG. HOUSEHOLD INCOME	\$130,215	\$122,144	\$108,201
MEDIAN HOUSEHOLD INCOME	\$102,837	\$91,785	\$79,013
\$25,000 - \$50,000	1,751	7,148	18,198
\$75,000 - \$100,000	1,660	6,650	14,965
\$125,000 - \$150,000	1,393	4,239	8,212
\$200,000+	2,932	9,550	16,937
<b>PLACE OF WORK</b>			
2023 BUSINESSES	1,746	7,407	18,047
2023 EMPLOYEES	9,924	50,523	115,244





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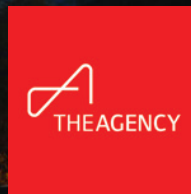
FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT

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