

OFFERING MEMORANDUM

6535 FULTON AVE.
VAN NUYS, CA 91401

STRONG VALUE-ADD OPPORTUNITY:

- 16-Unit Apartment Community in Prime Valley Glen
- Excellent Unit Mix with Spacious 2 & 3 Bedroom Floor Plans
- Strong Value-Add Opportunity Through Rental Upside
- Minutes to the 101, 170 & 405 Freeways

0.36 ACRES

ZONING: LARD1.5

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PROPERTY SUMMARY

6535 FULTON AVE.
VAN NUYS, CA 91401

6535 FULTON AVENUE

Van Nuys, California 91401 (Los Angeles County) - Valley Glen Submarket

Units	16
Built	1963
Stories	2
Market Segment	All
Vacancy %	6.3
Commercial Asking Rent	Withheld
Parking Spaces	1.00/Unit; 13 Covered Spaced; 3 Surface Spaces

PROPERTY DETAILS

Land Area	0.36 AC (15,682 SF)
Building FAR	0.95
Number of Buildings	1
Units Per Area	44/AC
Construction Type	Masonry
Zoning	LARD1.5
Parcel	2329-025-023

AMENITIES

Unit Amenities

- Heating
- Oven
- Range

Site Amenities

- Laundry Facilities

UNIT MIX

Models			Counts	
Beds	Baths	Average SF	Units	Mix %
2	1	-	11	68.8%
2	2	-	2	12.5%
3	2	-	3	18.8%

Totals	Average SF	Units	Mix %
All 2 Beds	-	13	81.3%
All 3 Beds	-	3	18.8%
Totals	-	16	100%

TRANSPORTATION

Commuter Rail	Van Nuys	8 min walk
	Burbank-Bobe Hope Airport	10 min walk
Airport	Bobe Hope	9 min drive
	Los Angeles International	32 min drive
	Long Beach (Daugherty Field)	51 min drive
Pedestrian Friendly	70 - Moderately friendly	
Cycling Friendly	50 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	40 - Fairly friendly	





MULTI-RESIDENTIAL INVESTMENT INFORMATION

UNITS	ADDRESS	CITY	STATE	ZIP	
16	6535 Fulton Ave	Van Nuys	CA	91401	
PRICE	COST/UNIT	CURRENT CAP	Current GRM	GROSS SQ. FT.	YEAR BUILT
\$3,988,000	\$249,250	5.70%	11.33%	14,891	1963
DOWN PAYMENT	PERCENT	PRO FORMA	Pro Forma GRM	PRICE PER SQ. FT.	Parking
\$1,000,000	25%	8.92%	8.24	\$267.81	16
LOAN AMOUNT					
\$2,988,000		Cash to New Loan @ 6.25%			

ESTIMATED ANNUALIZED OPERATING DATA:		ACTUAL		PRO FORMA
Scheduled Gross Income:		\$351,848		\$484,140
Less Vacancy:	3%	(\$10,555)	3%	(\$14,524)
Gross Operating Income:		\$341,293		\$469,616
Less Expenses:	32.4%	(\$113,899)		(\$113,899)
Net Operating Income:		\$227,394		\$355,717
Less Loan Payments:		(\$220,772)		(\$220,772)
Pre-Tax Cash Flow:		\$6,623		\$134,945
Cash on Cash:		0.7%		13.49%

SCHEDULED INCOME					CURRENT	MARKET	
# Units	Type	Status	Estimated Sq. Ft.	Avg. Rent	Income	Market Rent	Income
10	2+1	Occupied		\$1,659	\$16,593	\$2,295	\$22,950
2	2+2	Occupied		\$2,175	\$4,350	\$2,750	\$5,500
3	3+2	Occupied		\$2,028	\$6,083	\$3,200	\$9,600
1	2+2	Vacant		\$2,295	\$2,295	\$2,295	\$2,295
Total Monthly Income:					\$29,321	\$40,345	

ESTIMATED ANNUALIZED EXPENSES:	DESCRIPTION
Taxes:	\$43,868
Insurance:	\$5,212
Maintenance & Repairs:	\$12,800
Gas:	\$5,600
Electricity:	\$4,467
Gardening:	\$4,800
Trash:	\$5,600
Water/Sewer:	\$14,400
Management:	\$13,652
Misc/Reserves:	\$3,500
TOTAL EXPENSES:	\$113,899
	\$7.65 /SF
	\$7,119 /UNIT

RENT ROLL

6535 FULTON AVE.
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RENT ROLL WITH UNIT INFORMATION

A list of all vacant and occupied units with attached lease information.

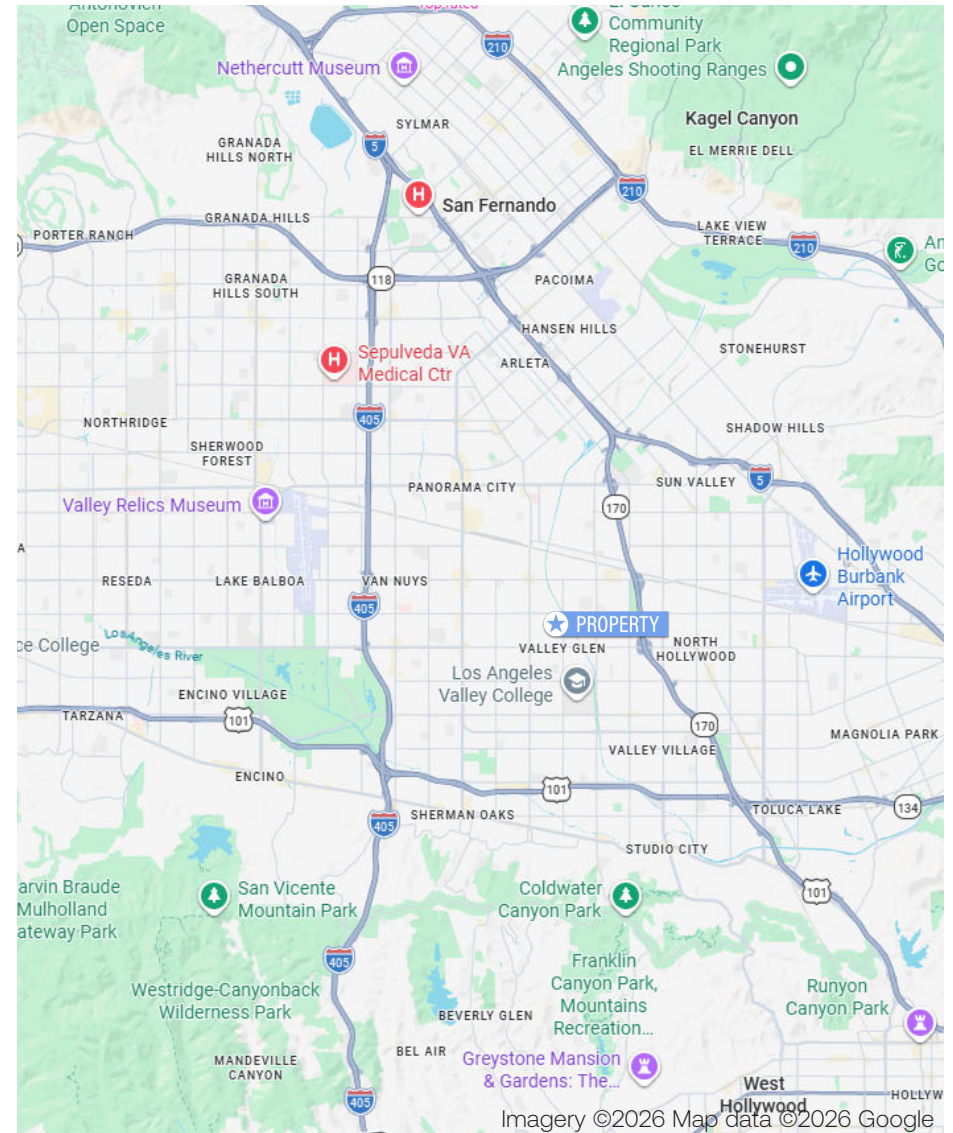
Bulding Name	Unit Name	Base Rent	Total Recurring Charges	Status	Lease Status	Bedrooms	Bathrooms	Square Footage
6535 Fulton Ave	101	\$1,498.84	\$1,534.40	Occupied	Active	2	1.0	1,050
6535 Fulton Ave	102	\$1,455.82	\$1,491.38	Occupied	Active	2	1.0	TBD
6535 Fulton Ave	103	\$2,111.12	\$2,115.56	Occupied	Active	2	1.0	1,000
6535 Fulton Ave	104	\$1,766.94	\$1,802.50	Occupied	Active	3	2.0	1,250
6535 Fulton Ave	105-RM	\$1,283.61	\$1,117.56	Occupied	Active	2	1.0	TBD
6535 Fulton Ave	106	\$2,550.00	\$2,550.00	Occupied	Active	3	2.0	1,500
6535 Fulton Ave	201	\$1,471.91	\$1,507.47	Occupied	Active	2	1.0	TBD
6535 Fulton Ave	202	\$2,000.00	\$2,000.00	Occupied	Active	2	2.0	1,000
6535 Fulton Ave	203	\$2,350.00	\$2,350.00	Occupied	Active	2	2.0	1,100
6535 Fulton Ave	204	\$2,398.40	\$2,402.84	Occupied	Active	2	1.0	1,100
6535 Fulton Ave	205	\$2,295.00		Vacant	Active	2	1.0	1,100
6535 Fulton Ave	206	\$1,442.29	\$1,477.85	Occupied	Active	2	1.0	TBD
6535 Fulton Ave	207	\$1,838.18	\$1,873.74	Occupied	Active	2	1.0	1,100
6535 Fulton Ave	208	\$1,341.49	\$1,377.05	Occupied	Active	2	1.0	TBD
6535 Fulton Ave	209	\$1,751.56	\$1,787.12	Occupied	Active	2	1.0	1,100
6535 Fulton Ave	210	\$1,765.55	\$1,801.11	Occupied	Active	3	2.0	TBD
Totals		\$29,320.71	\$27,188.58					

LOCATION OVERVIEW

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Prime Valley Glen Location

- Central San Fernando Valley location
- Easy access to the 101, 170 & 405 Freeways
- Minutes to North Hollywood Arts District
- Close to major hospitals and employment centers
- Near Los Angeles Valley College
- Convenient shopping, dining & entertainment
- Easy access to Lake Balboa & Sepulveda Basin Recreation Area





14912 Wyandotte St - 14912 Wyandotte St Apartments

Van Nuys, CA 91405 (Los Angeles County) - Van Nuys Submarket

Address	Units	Land Area AC	Land Area SF	Year Built	Price/SF	Sold Date	Sale Price
14912 Wyandotte St	10	0.27	11,761	2021	\$345.37	May 2026	\$4,650,000



6451 Kester Ave

Van Nuys, CA 91411 (Los Angeles County) - Van Nuys Submarket

Address	Units	Land Area AC	Land Area SF	Year Built	Price/SF	Sold Date	Sale Price
6451 Kester Ave	14	0.34	14,747	1988	\$342.41	July 2025	\$4,680,000



15115-15125 Victory Blvd - Wedgewood Gardens

Van Nuys, CA 91411 (Los Angeles County) - Van Nuys Submarket

Address	Units	Land Area AC	Land Area SF	Year Built	Price/SF	Sold Date	Sale Price
15115-15125 Victory Blvd	32	0.52	22,845	1961	\$312.02	Sep 2025	\$4,250,000



2931 Coldwater Canyon Ave

Van Nuys, CA 91423 (Los Angeles County) - Sherman Oaks Submarket

Address	Units	Land Area AC	Land Area SF	Year Built	Price/SF	Sold Date	Sale Price
2931 Coldwater Canyon Ave	12	0.31	13,311	1971	\$281.67	June 2026	\$3,700,000

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EXCLUSIVELY MARKETED BY:

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Drive by only, please schedule a tour with Justin Chu.

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