

# Sun Valley Portfolio

28 COMBINED UNITS ■ EAST STAN FERNANDO VALLEY



**11329 SHERMAN WAY**

24 Units ■ Built 1956



**7211 BAKMAN AVENUE**

4 Units ■ Built 1955



AGGREGATE  
INVESTMENT  
PARTNERS

**KW** COMMERCIAL<sup>SM</sup>

**11329 SHERMAN WAY**

24 UNITS ■ BUILT 1956

**7211 BAKMAN AVENUE**

4 UNITS ■ BUILT 1955

**SUN VALLEY, CA 91352**

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## EXECUTIVE SUMMARY



# Portfolio Summary

28 COMBINED UNITS

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4 Units ■ Built 1955

## INVESTMENT SUMMARY

PRICE	\$3,500,000
PRICE PER UNIT	\$125,000
PRICE PER SF	\$308.34
CURRENT CAP RATE	5.37%
PROJECTED CAP RATE	9.37%
CURRENT GRM	9.81
PROJECTED GRM	6.85

## ASSET OVERVIEW

NUMBER OF UNITS	28
YEAR BUILT	1955, 1956, 1948
GROSS SF	11,351
LOT SF	25,280
ZONING	LAR3-1
TENANT RESPONSIBILITY	Electricity & Gas
OWNER RESPONSIBILITY	Electricity, Gas, Water & Sewer/ Trash
APN	2315-022-009 & 2315-022-010





11329 SHERMAN WAY







**7211 BAKMAN AVENUE**





# PROPERTY HIGHLIGHTS

Introducing a rare investment opportunity featuring two upgraded multifamily properties in the heart of Sun Valley. This portfolio consists of a 24-unit apartment complex at 11329 Sherman Way and a 4-unit property at 7211 Bakman Avenue, offering a total of 28 adjacent rental units with significant value-add potential and an approximate 50% rental upside.

## **Property Features & Upgrades:**

- Recently upgraded with new windows, stone siding, and fresh exterior paint
- Copper plumbing throughout both buildings
- Secure gated entry for enhanced tenant security
- On-site laundry facilities for tenant convenience

## **11329 Sherman Way – 24-Unit Apartment Complex**

### Unit Mix:

- (8) Bachelor Units
- (9) Studio / 1 Bath
- (7) 1 Bed / 1 Bath
- Utilities: 16 master-metered units for gas and electric
- Parking: 18 designated spaces

## **Prime Sun Valley Location - Strategically located near major retailers and community amenities, including:**

- Home Depot
- Planet Fitness
- Sun Valley Magnet School
- Camellia Avenue Elementary School
- North Hollywood Swap Meet

## **7211 Bakman Avenue – 4 Unit Apartment Complex**

### Unit Mix:

- (3) 1 Bed / 1 Bath
- (1) 3 Bed / 2 Bath Single-Family Residence
- Parking: 4 designated spaces



# VICINITY MAP





# 02

## FINANCIAL ANALYSIS



## COMBINED PORTFOLIO

### INVESTMENT SUMMARY

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Price per Unit	\$125,000
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Projected Cap Rate	9.37%
Current GRM	9.81
Projected GRM	6.85

### ASSET OVERVIEW

Number of Units	28
Year Built	1955, 1956, 1948
Gross SF	11,351
Lot SF	25,280
Zoning	LAR3-1
Tenant Responsibility	Electricity & Gas
Owner Responsibility	Electricity, Gas, Water & Sewer/ Trash
APN	2315-022-009 2315-022-010

## FINANCIAL ANALYSIS

Number of Units	Unit Type	Current Avg	Current Total	Projected Avg	Projected Total
9	Bachelor	\$825.06	\$7,425.54	\$1,150	\$10,350.00
8	Studio / 1 Bath	\$1,067.60	\$8,540.80	\$1,450	\$11,600.00
10	1 Bed / 1 Bath	\$1,173.87	\$11,738.70	\$1,800	\$18,000.00
1	2 Bed / 2 Bath	\$2,032.44	\$2,032.44	\$2,650	\$2,650.00
28			\$29,737.48		\$42,600.00

Annual Income	Assumption	Current	Assumption	Projected
Gross Potential Rental Income		\$356,849.76		\$511,200.00
Laundry Income	\$300 per Month	\$3,600.00	\$300 per Month	\$3,600.00
Economic Vacancy	2%	(\$7,137.00)	2%	(\$15,336.00)
Effective Gross Income		\$353,312.76		\$499,464.00

Annual Expenses	Assumption	Current	Assumption	Projected
Real Estate Taxes	1.250000%	(\$43,750.00)	1.250000%	(\$43,750.00)
Insurance	\$1.75 per SF	(\$19,976.00)	\$1.75 per SF	(\$19,976.00)
Utilities	2024 Actual	(\$47,353.00)	2024 Actual	(\$47,353.00)
Off-Site Management	4% of EGI	(\$14,132.51)	4% of EGI	(\$19,978.56)
On-Site Management	\$500 per Unit	(\$12,000.00)	\$500 per Unit	(\$12,000.00)
Trash Removal	2024 Actual	(\$11,292.00)	2024 Actual	(\$11,292.00)
Groundskeeper	\$150 per Month	(\$1,800.00)	\$150 per Month	(\$1,800.00)
Pest Control	\$100 per Month	(\$1,200.00)	\$100 per Month	(\$1,200.00)
General Repairs & Maintenance	\$500 per Unit	(\$14,000.00)	\$500 per Unit	(\$14,000.00)
Total Expenses		(\$165,503.51)		(\$171,349.56)
Expenses per Unit		\$5,910.84		\$6,119.63
Expenses/SF		\$14.58		\$15.10
% of EGI		46.84%		34.31%

Annual Return	Current	Projected
Net Operating Income	\$187,809.25	\$328,114.44



# RENT ROLL

Unit #	Unit Type	Current	Projected Rent
7209	1 Bed / 1 Bath	\$1,175.86	\$1,800
7211	1 Bed / 1 Bath	\$901.40	\$1,800
7213	1 Bed / 1 Bath	\$1,033.01	\$1,800
7215	2 Bed / 2 Bath	\$2,032.44	\$2,650
11329	Studio / 1 Bath	\$1,128.04	\$1,450
11331	Studio / 1 Bath	\$1,128.04	\$1,450
11331 1/2	Studio / 1 Bath	\$1,128.04	\$1,450
11333	1 Bed / 1 Bath	\$1,074.63	\$1,800
11335	1 Bed / 1 Bath	\$1,800.00	\$1,800
11335 1/2	Studio / 1 Bath	\$839.47	\$1,450
11337	Bachelor	\$540.52	\$1,150
11337 1/2	1 Bed / 1 Bath	\$1,626.84	\$1,800
11339	1 Bed / 1 Bath	\$832.78	\$1,800
11339 1/2	1 Bed / 1 Bath	\$1,302.36	\$1,800
11339 3/4	Bachelor	\$800.00	\$1,150
11341	1 Bed / 1 Bath	\$850.78	\$1,800
11341 1/2	1 Bed / 1 Bath	\$1,140.99	\$1,800
11341 3/4	Studio / 1 Bath	\$1,000.00	\$1,450
11343	Studio / 1 Bath	\$1,024.23	\$1,450
11345	Studio / 1 Bath	\$1,052.55	\$1,450
11347	Studio / 1 Bath	\$1,240.40	\$1,450
11347 1/2	Bachelor	\$540.52	\$1,150
11349	Bachelor	\$770.58	\$1,150
11349 1/2	Bachelor	\$630.18	\$1,150
11345 3/4	Bachelor	\$1,015.68	\$1,150
7201	Bachelor	\$1,128.04	\$1,150
7205	Bachelor	\$1,000.00	\$1,150
7207	Bachelor	\$1,000.00	\$1,150
Subtotal		\$29,737.38	\$42,600



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## LOCATION OVERVIEW



Sun Valley is a neighborhood located in the San Fernando Valley region of Los Angeles, California. It is primarily a residential and industrial area, known for its diverse community and local businesses.

# SUN VALLEY

Situated at the base of the Verdugo Mountains, Sun Valley is a neighborhood in the San Fernando Valley region of Los Angeles. The neighborhood is known for its overall youthful population. There are three recreation centers in Sun Valley, one of which is a historic site. The neighborhood has thirteen public schools—including John H. Francis Polytechnic High School and Valley Oaks Center for Enriched Studies (VOCES)—and four private schools.



**25,338**  
POPULATION



**17,468**  
WORKFORCE



**\$68,094**  
AVG HH INCOME

The neighborhood is bordered on the northeast by Shadow Hills, on the southeast by Burbank, on the south by North Hollywood and Valley Glen, on the west by Panorama City, and on the northwest by Pacoima, Hansen Dam, and Lake View Terrace, providing ample employment, shopping and dining opportunities for residents. Served by Metrolink's Antelope Valley Line from Los Angeles Union Station to Lancaster, the Sun Valley Metrolink Station is a Metrolink rail station in the community of Sun Valley.







## Home of Innovation



## San Fernando Valley

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021.

### AFFLUENT SYNERGY

Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.





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