Sun Valley Portfolio

28 COMBINED UNITS - EAST STAN FERNANDO VALLEY



11329 SHERMAN WAY

24 Units • Built 1956

7211 BAKMAN AVENUE

4 Units Built 1955





11329 SHERMAN WAY

24 UNITS • BUILT 1956

7211 BAKMAN AVENUE

4 UNITS BUILT 1955

SUN VALLEY, CA 91352

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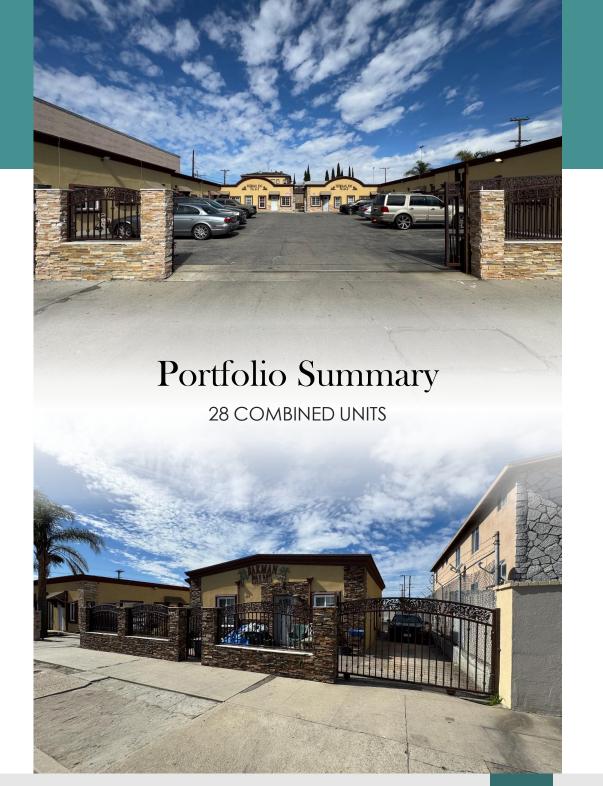
This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



EXECUTIVE SUMMARY



11329 SHERMAN WAY24 Units • Built 1956

7211 BAKMAN AVENUE4 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		

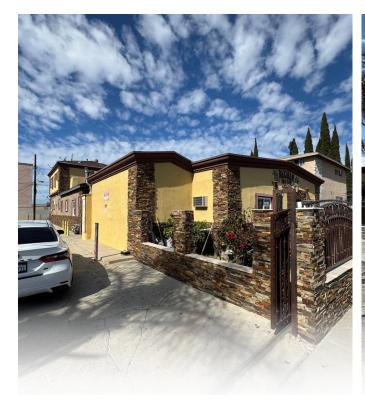
ASSET OVERVIEW		
NUMBER OF UNITS	28	
YEAR BUILT	1955, 1956, 1948	
GROSS SF	11,351	
LOTSF	25,280	
ZONING	LAR3-1	
TENANT RESPONSIBILITY	Electricity & Gas	
OWNER RESPONSIBILITY	Electricity, Gas, Water & Sewer/ Trash	
APN	2315-022-009 & 2315-022-010	

















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



FINANCIAL ANALYSIS

COMBINED PORTFOLIO

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

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

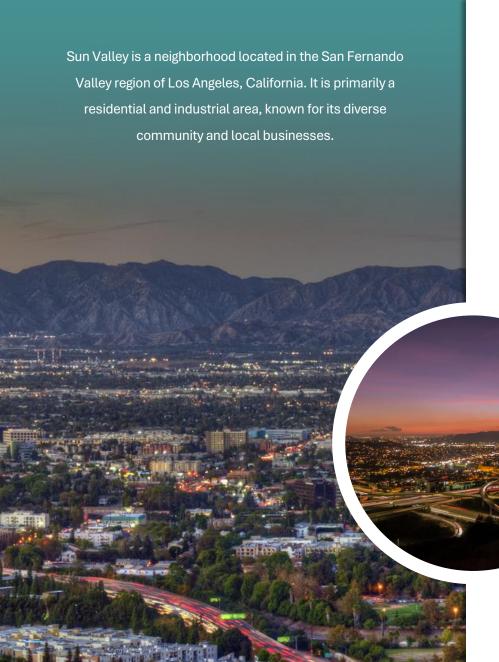
Annual Expenses	Assumption	Current	Assumption	Projected
Real Estate Taxes	1.250000%	(\$43,750.00)	1.250000%	(\$43,750.00)
Insurance	\$1.75 per SF	(\$19,976.00)	\$1.75 per SF	(\$19,976.00)
Utilities	2024 Actual	(\$47,353.00)	2024 Actual	(\$47,353.00)
Off-Site Management	4% of EGI	(\$14,132.51)	4% of EGI	(\$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
Subotal		\$29,737.38	\$42,600

LOCAPION OVERVIEW



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.





17,468

WORKFORCE



\$68,094 AVG HH INCOME

The neighborhood as 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 but 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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