

7437 HASKELL AVENUE

LAKE BALBOA (VAN NUYS), CALIFORNIA 91406

Marcus & Millichap
THE RAYMUNDO GROUP

FOR RENT
PROPERTY RESOURCES
1 Bed + 1 Bath
TEXT / CALL
www.jrrealealty.com

7437

\$2,550,000 | 10 MULTIFAMILY UNITS

CONSTRUCTED IN 1987 — NOT SUBJECT TO LOS ANGELES RENT CONTROL

FULL COPPER PLUMBING, CENTRAL AIR/HEAT, AND PRIVATE BALCONIES FOR ALL UNITS

SPACIOUS FLOORPLANS AVERAGING APPROXIMATELY 875 SQUARE FEET EACH | ATTRACTIVE 6.46% CAP RATE AND 9.99 GRM

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7437 HASKELL AVENUE, LAKE BALBOA (VAN NUYS), CA 91406



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INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Not Subject to Los Angeles Rent Control — Higher Allowable Rent Increases Due to Building's 1987 Construction
- Spacious Floorplans Averaging Approximately 875 Square Feet per Unit
- Attractively Priced at a Current 9.99 GRM and 6.46% CAP Rate
- Central Air/Heat, Copper Plumbing, Private Balconies, On-Grade Garage Parking for All Units
- Many Units Upgraded with Wood Flooring, Stainless Steel Appliances, Recessed Lighting, Stone Countertops, and New Ceiling Fans
- Desirable Location Within Lake Balboa Neighborhood
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- Additional Income Generated via On-Site Laundry Facilities



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 7437 Haskell Avenue, a 10-unit multifamily property located in the Lake Balboa neighborhood of Van Nuys, CA. Due to its construction in 1987, the property is not subject to Los Angeles rent control and instead allows for higher annual rent increases via AB 1482. Given its attractive 6.46% CAP Rate, the asset offers an investor both strong immediate cash flow as well as the opportunity to increase future income more rapidly without the restrictions of Los Angeles rent control.

With spacious one-bedroom floorplans averaging approximately 875 square feet each, the property can more easily attract higher-paying tenants. Its array of desirable amenities, including central air/heat, private balconies, and on-grade garage parking, allow the building to achieve more premium rents than competing apartments in the local area. Several of the units have already been thoroughly upgraded, saving an owner from future renovation costs while providing a clear blueprint for remodeling the remaining apartments. Interior upgrades in renovated units include wood flooring, stone countertops, stainless steel appliances, recessed lighting, and new ceiling fans. The building does not appear on the Los Angeles Department of Building & Safety's seismic retrofit list, saving an investor from an otherwise costly maintenance expense.

Located near the intersection of Sherman Way and Haskell Avenue, the property offers residents incredibly easy access to the 405 Freeway, connecting tenants to various job centers and retail destinations throughout the San Fernando Valley and Greater Los Angeles Metro area.



7437 HASKELL AVENUE

LAKE BALBOA (VAN NUYS), CA 91406

LISTING PRICE

\$2,550,000

PRICE/UNIT

\$255,000

PRICE/SF

\$289

CAP RATE - CURRENT

6.46%

GRM - CURRENT

9.99

CAP RATE - PRO FORMA

7.59%

GRM - PRO FORMA

8.91

THE OFFERING

Price	\$2,550,000
Down Payment	30% / \$765,000
Price/Unit	\$255,000
Price/SF	\$289
Number of Units	10
Rentable Square Feet	8,830 SF
Number of Buildings	1
Number of Stories	3
Year Built	1987
Lot Size	6,764 SF

VITAL DATA

CAP Rate - Current	6.46%
GRM - Current	9.99
Net Operating Income - Current	\$164,820
Net Cash Flow After Debt Service - Current	7.31% / \$55,935
CAP Rate - Pro Forma	7.59%
GRM - Pro Forma	8.91
Net Operating Income - Pro Forma	\$193,639
Net Cash Flow After Debt Service - Pro Forma	11.08% / \$84,754

PROPERTY DETAILS

THE OFFERING

Property Address:	7437 Haskell Avenue Lake Balboa (Van Nuys), CA 91406
Assessor's Parcel Number:	2206-027-030
Zoning:	LAR3

SITE DESCRIPTION

Number of Units:	10
Number of Buildings:	1
Number of Stories:	3
Year Built:	1987
Rentable Square Feet:	8,830 SF
Lot Size:	6,764 SF
Parking:	10 spaces
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Flat



OFFERING PRICE:
\$2,550,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

Financing

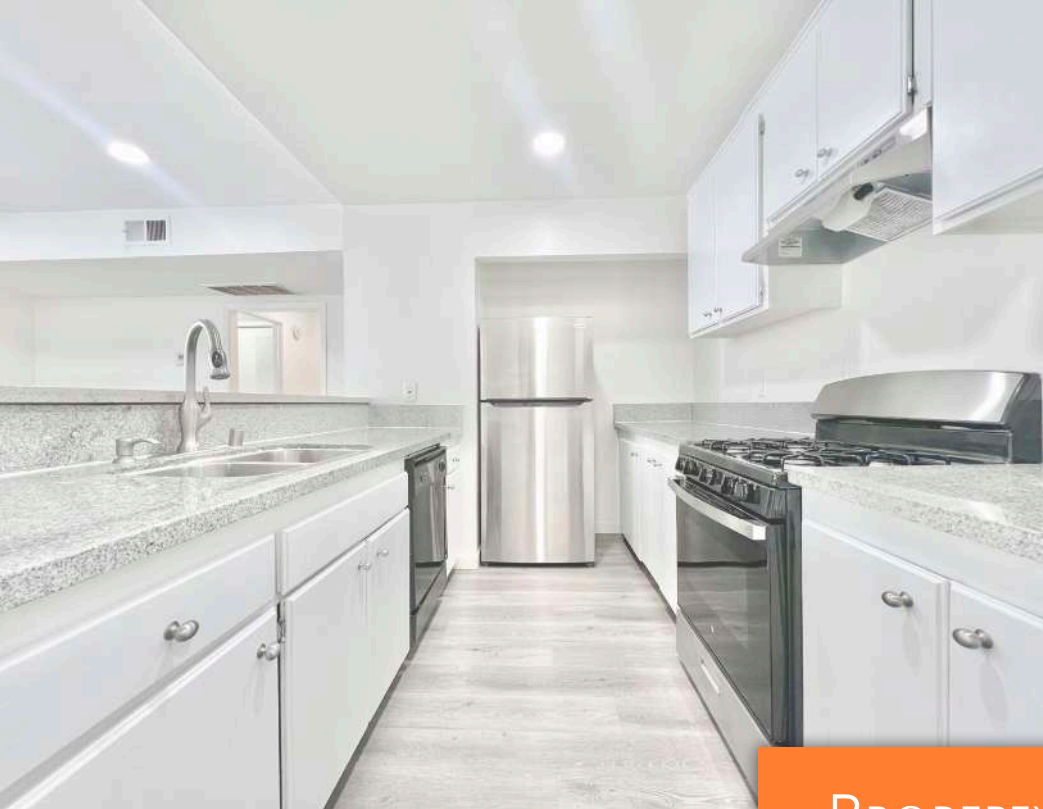
First Trust Deed

Loan Amount	\$1,785,000
Interest Rate	6.10%
Amortization	Interest Only
Monthly Payment	\$9,073.75

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

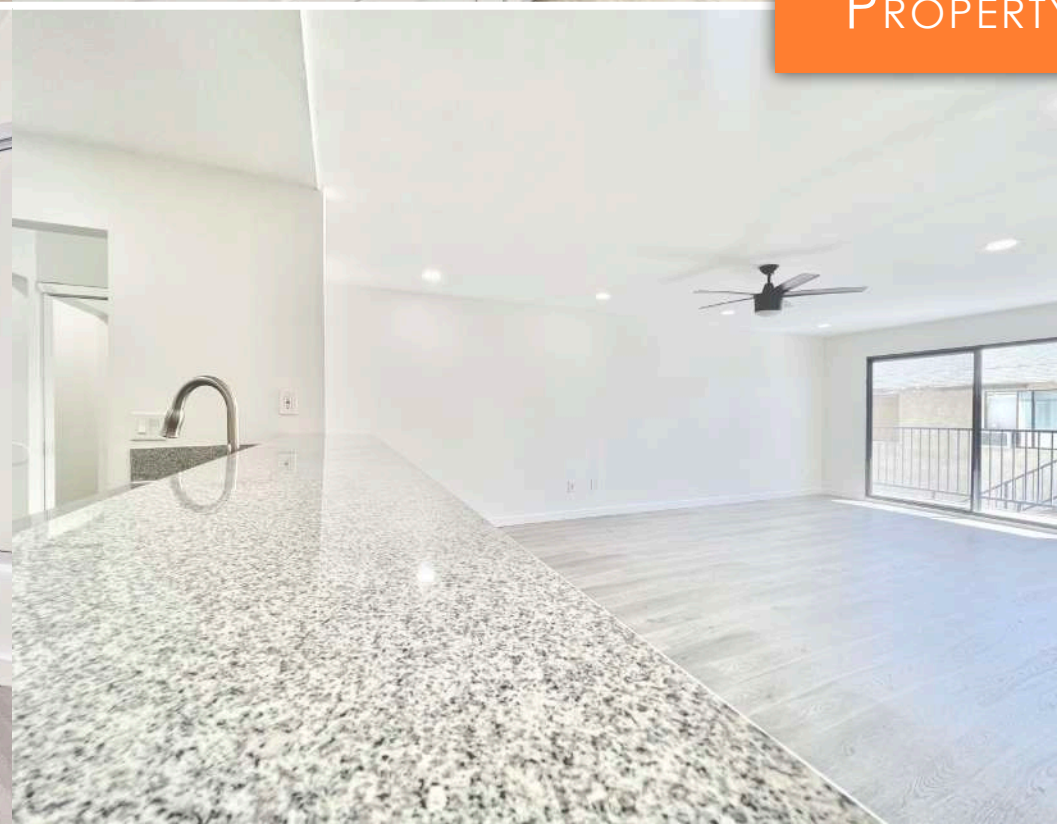
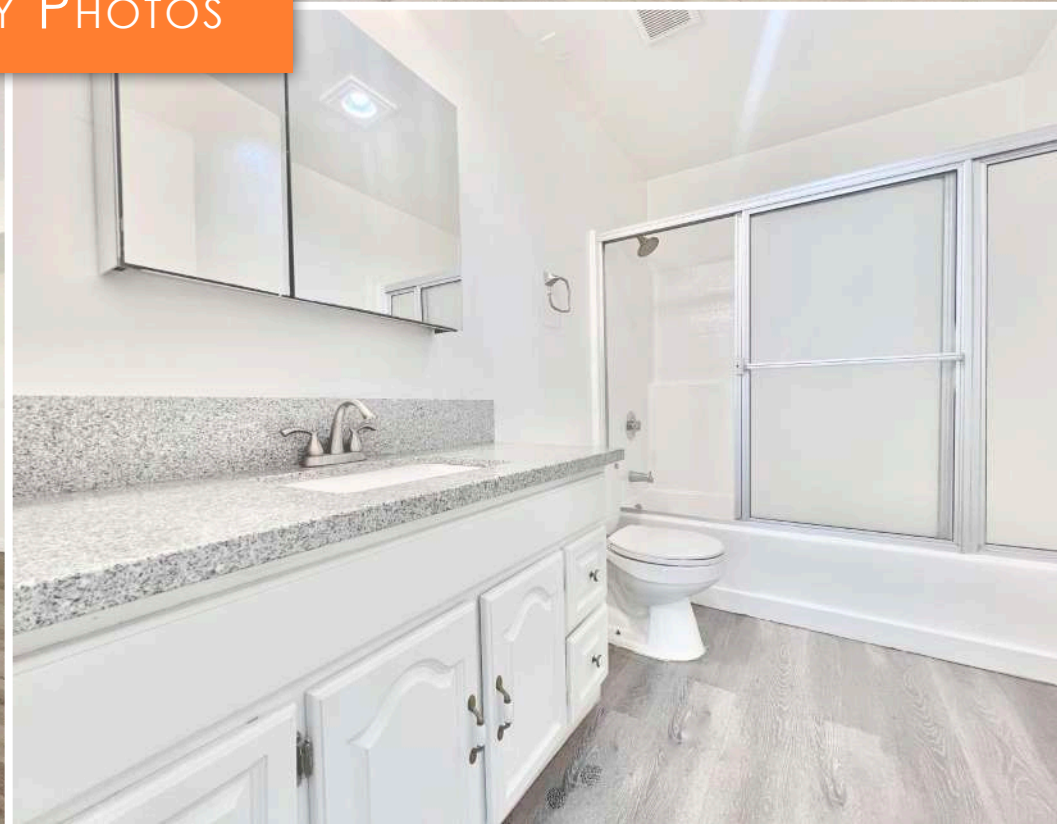
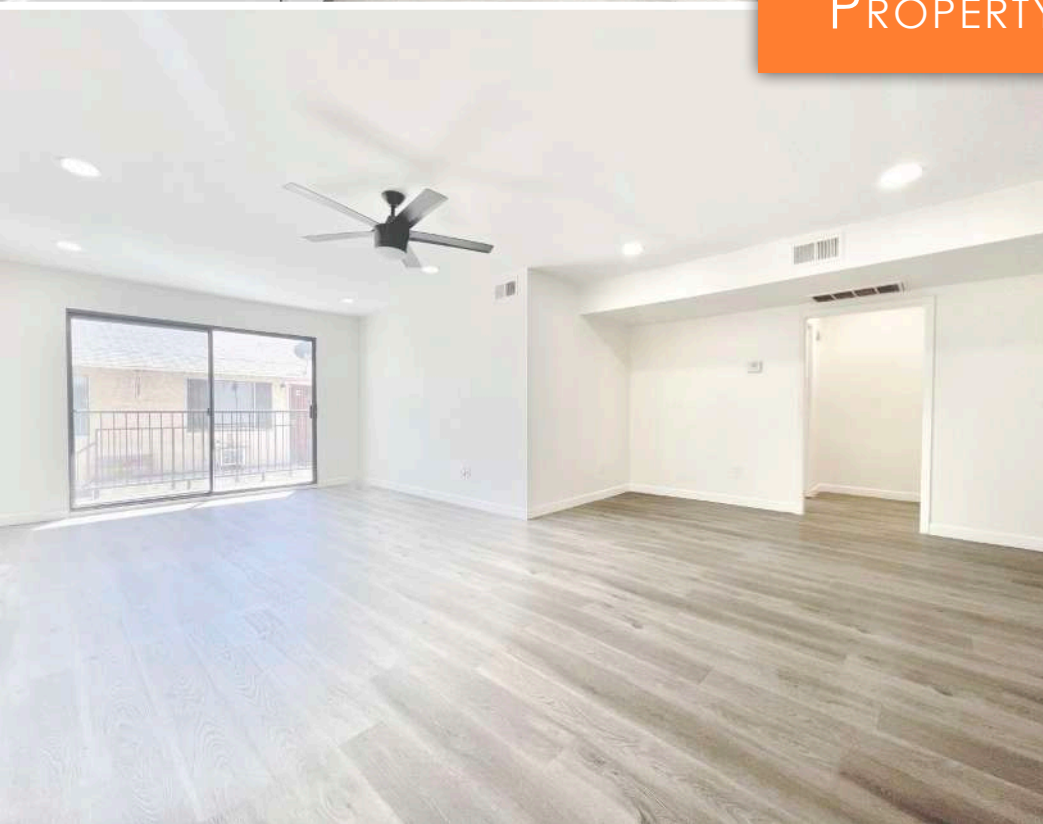
UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
10	1 Bdr 1 Bath	875
10	TOTAL	8,830



PROPERTY PHOTOS

PROPERTY PHOTOS







7437 HASKELL AVENUE



7437 HASKELL AVENUE

7437 HASKELL AVENUE, LAKE BALBOA (VAN NUYS), CA 91604

LOCATION OVERVIEW

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LAKE BALBOA (VAN NUYS)

Suburb • Affordable • Commuter • Rail Service • Public Transportation

VIBRANT
PERSONALITY
DEFINES
THIS
NORTHWEST
LA
COMMUNITY.

Filling a large portion of the central San Fernando Valley, Van Nuys is a thriving community predominately occupied by renters. The area's rental houses and apartments tend to be quite affordable by LA standards, with quiet neighborhoods and attractive properties available to fit any budget.

What is it like to live in Van Nuys? Well, Van Nuys is home to a diverse array of businesses, schools, and community recreation centers – perhaps the city's most recognizable landmark is Van Nuys High School, which has served as a filming location for innumerable movies, television shows, and music videos over the years. While many residents find work in the local business sector, direct access to the 405 as well as Amtrak and Metrolink rail service make it easy to commute to downtown Los Angeles by car or train in under an hour.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP



Japanese Garden



Zev Yaroslavsky Family Support Center



Metro Station



The Plant



Los Angeles Valley College



Valley Presbyterian Hospital



Robert Fulton College



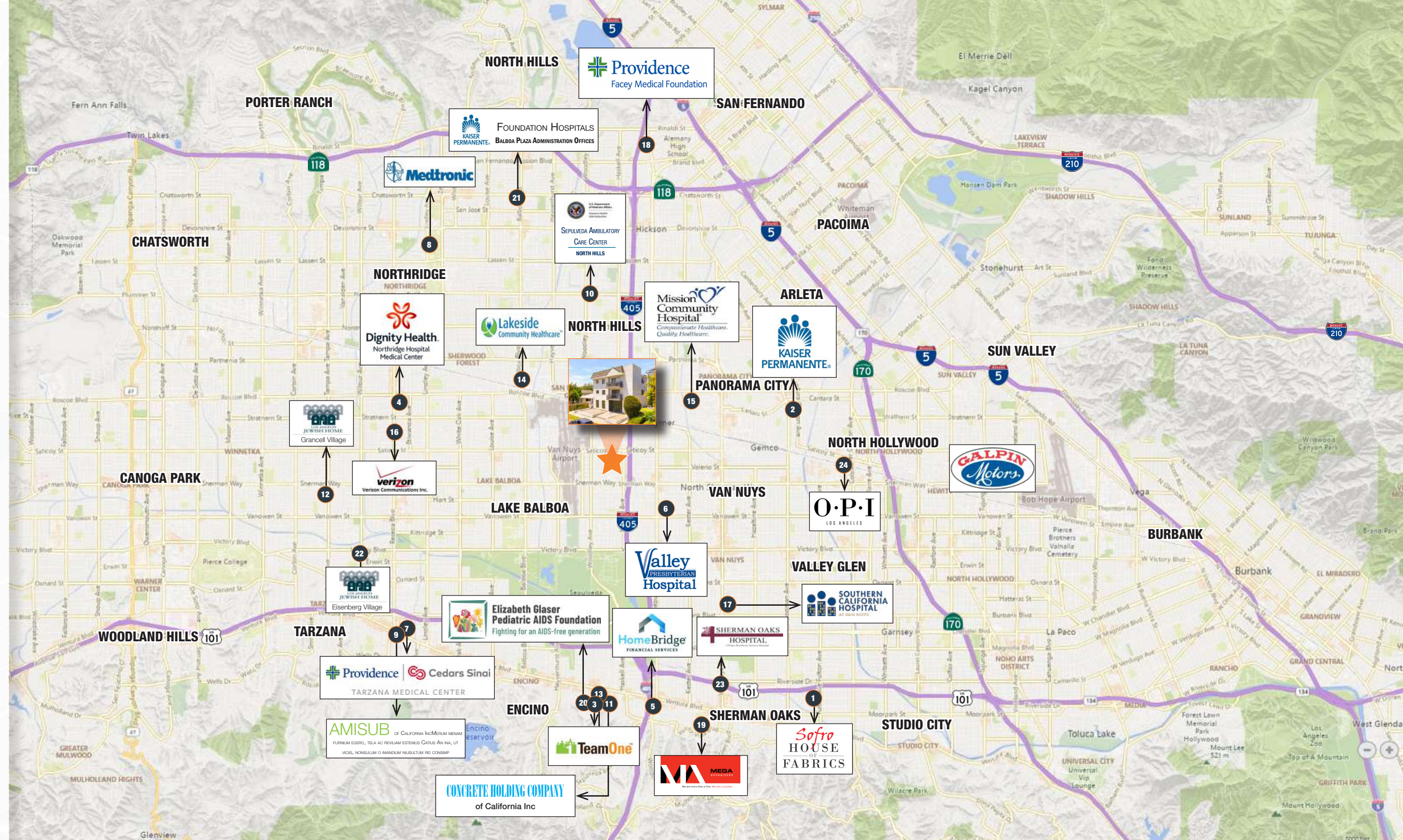
ANTHONY C. BEILEVSON PARK
WELCOMES YOU
CITY OF LOS ANGELES - RECREATION & PARKS DEPARTMENT
LAKE BALBOA
WELCOMES YOU
RECREATION AREA
U.S. Army Corps of Engineers
CITY OF LOS ANGELES RECREATION & PARKS DEPARTMENT

MAJOR EMPLOYERS

Employees

1	Sofro Fabrics Inc / House of Fabrics	3,810
2	Kaiser Permanente	2,700
3	Team-One Employment Specialists LLC	2,392
4	Dignity Health Northridge Hospital Medical Center	1,750
5	Homebridge Financial Services Inc	1,700
6	Valley Presbyterian Hospital - V P H	1,600
7	Providence Tarzana Medical Center	1,300
8	Medtronic Minimed Inc-Medtronic	1,200
9	Amisub of California Inc	900
10	Veterans Health Administration-Sepulveda Ambltory Care	810
11	Concrete Holding Co California Inc	790
12	Los Angles Jewish Home For Aging-Grancell Village	760
13	Team-One Staffing Services Inc-Teamone Employment	751
14	Lakeside Systems Inc-Lakeside Medical Systems	700
15	Mission Community Hospital	700
16	Verizon Communications Inc	670
17	Alta Hollywood Comunity Hospital Van Nuys	631
18	Facey Medical Foundation	627
19	Mega Appraisers Inc	600
20	Elizabeth Glaser Pedia	556
21	Kaiser Foundation Hospitals Balboa Plaza	534
22	Los Angles Jewish Home For Aging-Eisenberg Village	500
23	Sherman Oaks Hospital	500
24	O P I Products Inc	500

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	30,972	301,776	741,134
2025 Estimate			
Total Population	30,650	297,512	731,878
2020 Census			
Total Population	31,370	305,502	754,443
2010 Census			
Total Population	30,481	297,017	735,408
Daytime Population			
2025 Estimate	38,375	230,573	633,511
HOUSEHOLDS			
2030 Projection			
Total Households	11,605	103,710	264,092
2025 Estimate			
Total Households	11,416	101,787	260,037
Average (Mean) Household Size	2.7	3.0	2.9
2020 Census			
Total Households	11,066	98,180	252,492
2010 Census			
Total Households	10,338	91,432	239,149
Growth 2025-2030	1.7%	1.9%	1.6%
HOUSING UNITS			
Occupied Units			
2030 Projection	12,136	107,210	273,783
2025 Estimate	11,936	105,216	269,571
Owner Occupied	2,720	36,100	112,118
Renter Occupied	8,672	65,618	147,826
Vacant	521	3,430	9,534
Persons in Units			
2025 Estimate Total Occupied Units	11,416	101,787	260,037
1 Person Units	29.4%	23.9%	25.7%
2 Person Units	26.5%	25.5%	27.1%
3 Person Units	17.0%	17.9%	17.4%
4 Person Units	13.8%	15.9%	14.9%
5 Person Units	7.4%	8.9%	7.8%
6+ Person Units	5.8%	7.9%	7.0%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	6.1%	9.1%	13.0%
\$150,000-\$199,999	6.4%	8.2%	9.5%
\$100,000-\$149,999	15.7%	16.5%	18.0%
\$75,000-\$99,999	13.2%	12.5%	12.5%
\$50,000-\$74,999	17.9%	16.7%	15.2%
\$35,000-\$49,999	11.4%	11.2%	9.5%
\$25,000-\$34,999	9.5%	7.8%	6.5%
\$15,000-\$24,999	8.0%	7.3%	6.6%
Under \$15,000	11.9%	10.6%	9.3%
Average Household Income	\$81,781	\$93,880	\$108,033
Median Household Income	\$62,121	\$73,496	\$86,114
Per Capita Income	\$31,074	\$32,678	\$39,056
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	30,650	297,512	731,878
Under 20	23.1%	24.5%	22.6%
20 to 34 Years	24.4%	22.7%	22.3%
35 to 39 Years	8.4%	7.9%	7.6%
40 to 49 Years	14.2%	13.9%	13.6%
50 to 64 Years	18.1%	18.3%	18.8%
Age 65+	11.6%	12.7%	15.2%
Median Age	37.0	38.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	21,631	205,458	520,133
Elementary (0-8)	14.9%	15.6%	12.4%
Some High School (9-11)	9.1%	10.0%	8.3%
High School Graduate (12)	24.8%	23.2%	21.0%
Some College (13-15)	18.8%	17.7%	18.1%
Associate Degree Only	8.1%	6.7%	7.0%
Bachelor's Degree Only	17.5%	19.2%	22.3%
Graduate Degree	6.8%	7.6%	10.7%
Population by Gender			
2025 Estimate Total Population	30,650	297,512	731,878
Male Population	50.8%	50.3%	49.6%
Female Population	49.2%	49.7%	50.4%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2025, the population in your selected geography is 731,878. The population has changed by -0.48 since 2010. It is estimated that the population in your area will be 741,134 five years from now, which represents a change of 1.3 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 9,317 people per square mile.



HOUSEHOLDS

There are currently 260,037 households in your selected geography. The number of households has changed by 8.73 since 2010. It is estimated that the number of households in your area will be 264,092 five years from now, which represents a change of 1.6 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2025, the median household income for your selected geography is \$86,114, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 62.34 since 2010. It is estimated that the median household income in your area will be \$101,927 five years from now, which represents a change of 18.4 percent from the current year.

The current year per capita income in your area is \$39,056, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$108,033, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 378,634 people in your selected area were employed. The 2010 Census revealed that 55.7 of employees are in white-collar occupations in this geography, and 23.1 are in blue-collar occupations. In 2025, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$803,022 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 109,745.00 owner-occupied housing units and 129,409.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 31.9 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.0 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.3 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.9 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

LAKE BALBOA / ANTHONY C. BEILENSON PARK



7437 HASKELL AVENUE, LAKE BALBOA (VAN NUYS), CA 91406

PRICING & FINANCIAL ANALYSIS

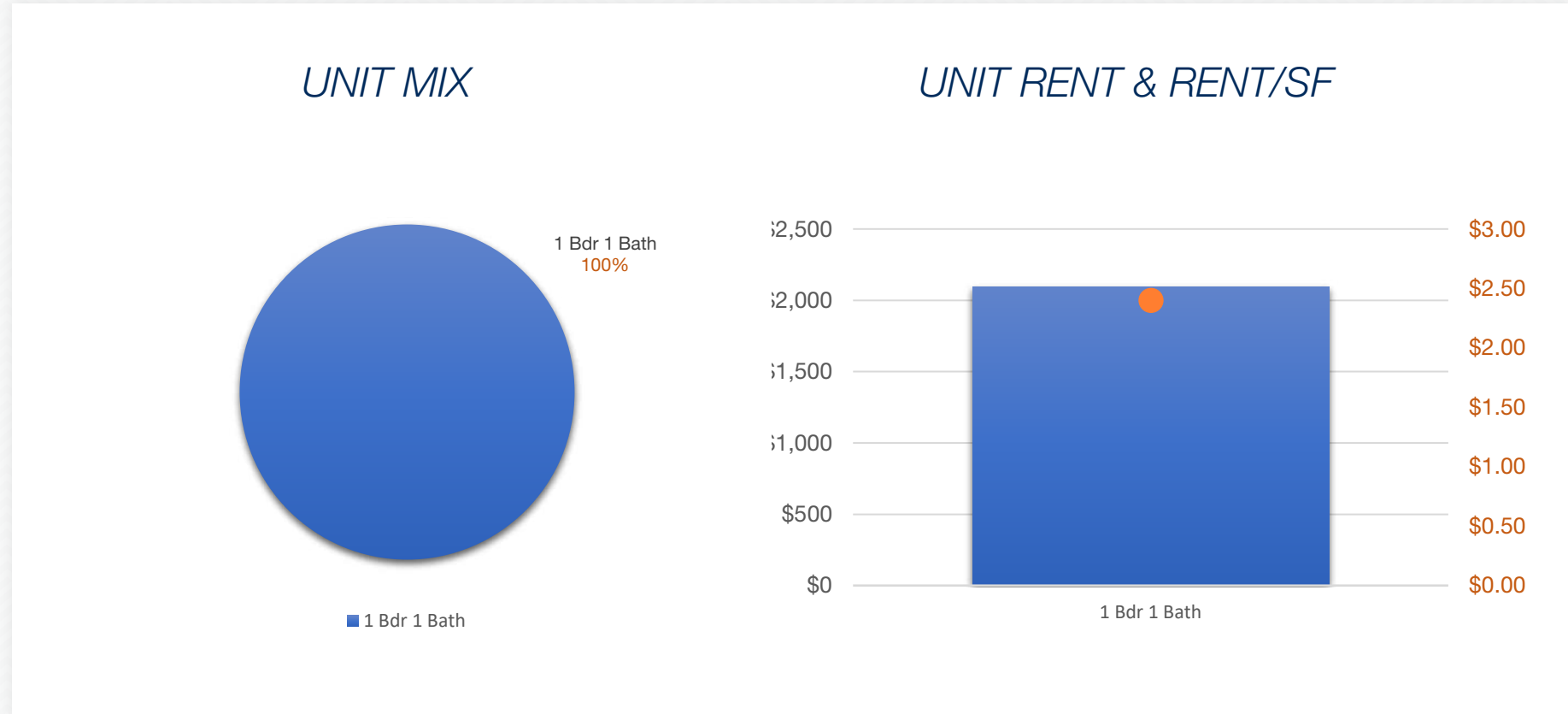
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
10	1 Bdr 1 Bath	875	\$1,795-\$2,402	\$2.39	\$20,921	\$2,350	\$2.69	\$23,500
10	TOTAL	8,830			\$20,921			\$23,500



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$251,052	\$25,105	\$282,000	\$28,200
Additional Income	\$2,400	\$240	\$2,400	\$240
GROSS POTENTIAL INCOME	\$255,192	\$25,519	\$286,140	\$28,614
Vacancy/Collection Allowance (GPR)	3.0% / \$7,532	\$753	3.0% / \$8,460	\$846
EFFECTIVE GROSS INCOME	\$247,660	\$24,766	\$277,680	\$27,768
EXPENSES				
Real Estate Taxes	\$30,278	\$3,028	\$30,278	\$3,028
Insurance	\$10,596	\$1,060	\$10,596	\$1,060
Utilities	\$15,912	\$1,591	\$15,912	\$1,591
Repairs & Maintenance	\$5,000	\$500	\$5,000	\$500
Trash	\$5,148	\$515	\$5,148	\$515
Management Fee	\$9,906	\$991	\$11,107	\$1,111
Reserves & Replacements	\$2,000	\$200	\$2,000	\$200
Landscaping	\$1,000	\$100	\$1,000	\$100
Pest Control	\$500	\$50	\$500	\$50
Unit Turnover	\$2,500	\$250	\$2,500	\$250
TOTAL EXPENSES	\$82,841	\$8,284	\$84,041	\$8,404
Expenses per SF	\$9.38		\$9.52	
% of EGI	33.4%		30.3%	
NET OPERATING INCOME	\$164,820	\$16,482	\$193,639	\$19,364

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath	875	\$2,161	\$2.47
Unit 2	1 Bdr 1 Bath	875	\$1,985	\$2.27
Unit 3	1 Bdr 1 Bath	875	\$2,090	\$2.39
Unit 4	1 Bdr 1 Bath	875	\$1,950	\$2.23
Unit 5	1 Bdr 1 Bath	Vacant	\$2,350	\$2.69
Unit 6	1 Bdr 1 Bath	875	\$1,985	\$2.27
Unit 7	1 Bdr 1 Bath	875	\$2,113	\$2.41
Unit 8	1 Bdr 1 Bath	875	\$1,795	\$2.05
Unit 9	1 Bdr 1 Bath	875	\$2,090	\$2.39
Unit 10	1 Bdr 1 Bath	875	\$2,402	\$2.75
1	Total	Vacant	875	\$2,350
9	Total	Occupied	7,875	\$18,571
10	Total		8,750	\$20,921

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	7437 Haskell Avenue Lake Balboa (Van Nuys), CA 91406
Price	\$2,550,000
Down Payment	100% / \$2,550,000
Number of Units	10
Price/Unit	\$255,000
Rentable Square Feet	8,830 SF
Price/SF	\$289
CAP Rate - Current	6.46%
CAP Rate - Pro Forma	7.59%
GRM - Current	9.99
GRM - Pro Forma	8.91
Year Built	1987
Lot Size	6,764 SF
Type of Ownership	Fee Simple

Financing

First Trust Deed

Loan Amount	\$1,785,000
Interest Rate	6.10%
Amortization	Interest Only
Monthly Payment	\$9,073.75

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$251,052	\$282,000
Other Income	\$4,140	\$4,140
Gross Potential Income	\$255,192	\$286,140
Less: Vacancy / Deductions (GPR)	3.0% / \$7,532	3.0% / \$8,460
Effective Gross Income	\$247,660	\$277,680
Less: Expenses	\$82,841	\$84,041
Net Operating Income	\$164,820	\$193,639
Net Cash Flow Before Debt Service	\$164,820	\$193,639
Debt Service	\$108,885	\$108,885
Debt Coverage Ratio	1.51	1.78
Net Cash Flow After Debt Service	7.31% / \$55,935	11.08% / \$84,754
<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$30,278	\$30,278
Insurance	\$10,596	\$10,596
Utilities	\$15,912	\$15,912
Repairs & Maintenance	\$5,000	\$5,000
Trash	\$5,148	\$5,148
Management Fee	\$9,906	\$11,107
Reserves & Replacements	\$2,000	\$2,000
Landscaping	\$1,000	\$1,000
Pest Control	\$500	\$500
Unit Turnover	\$2,500	\$2,500
Total Expenses	\$82,841	\$84,041
Expenses / Unit	\$8,284	\$8,404
Expenses / SF	\$9.38	\$9.52
% of EGI	33.4%	30.3%

7437 HASKELL AVENUE, LAKE BALBOA (VAN NUYS), CA 91406

PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

Property Address	7437 Haskell Avenue Lake Balboa (Van Nuys), CA 91406
Assessor's Parcel Number	2206-027-030
Zoning	LAR3

SITE DESCRIPTION

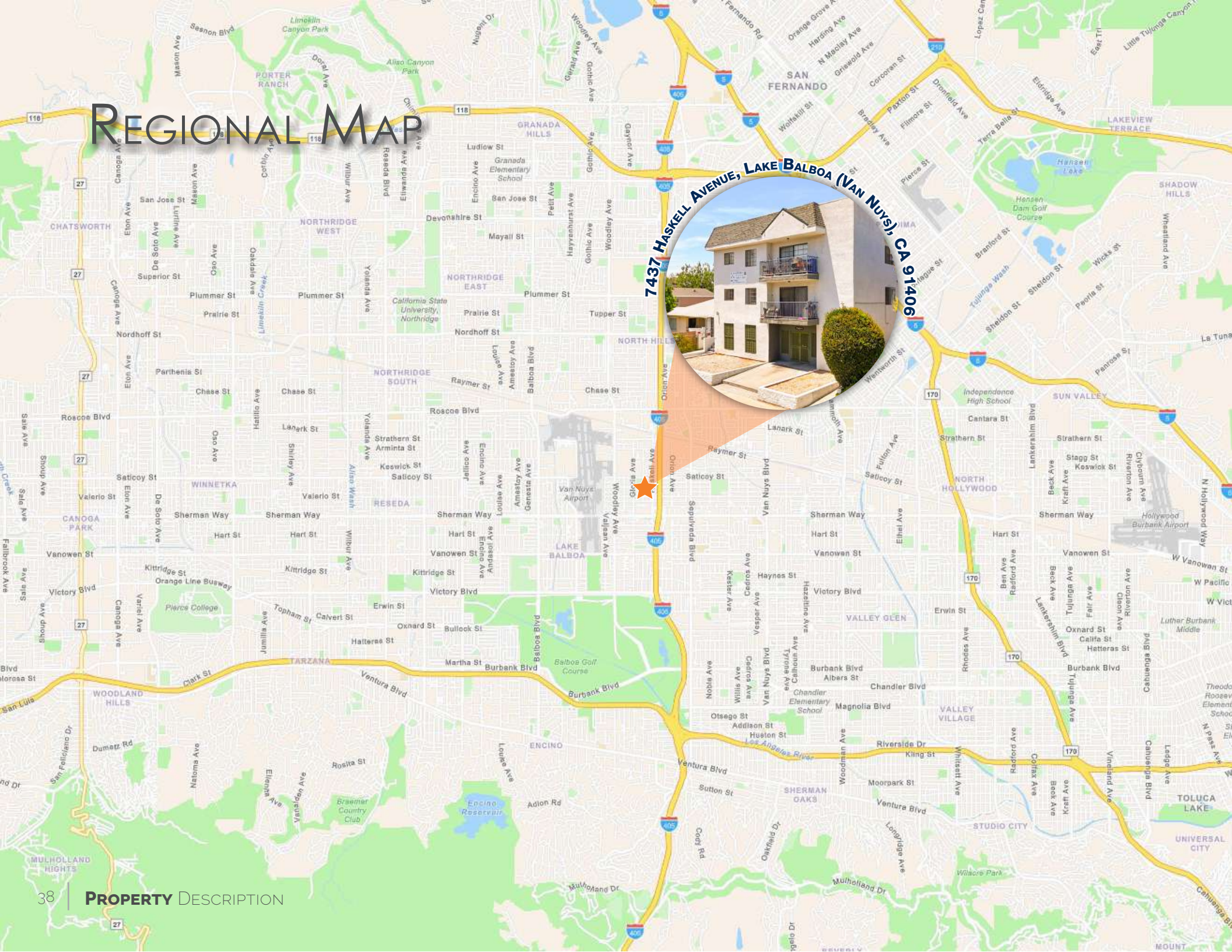
Number of Units	10
Number of Buildings	1
Number of Stories	3
Year Built	1987
Rentable Square Feet	8,830 SF
Lot Size	6,764 SF
Parking	10 spaces
Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

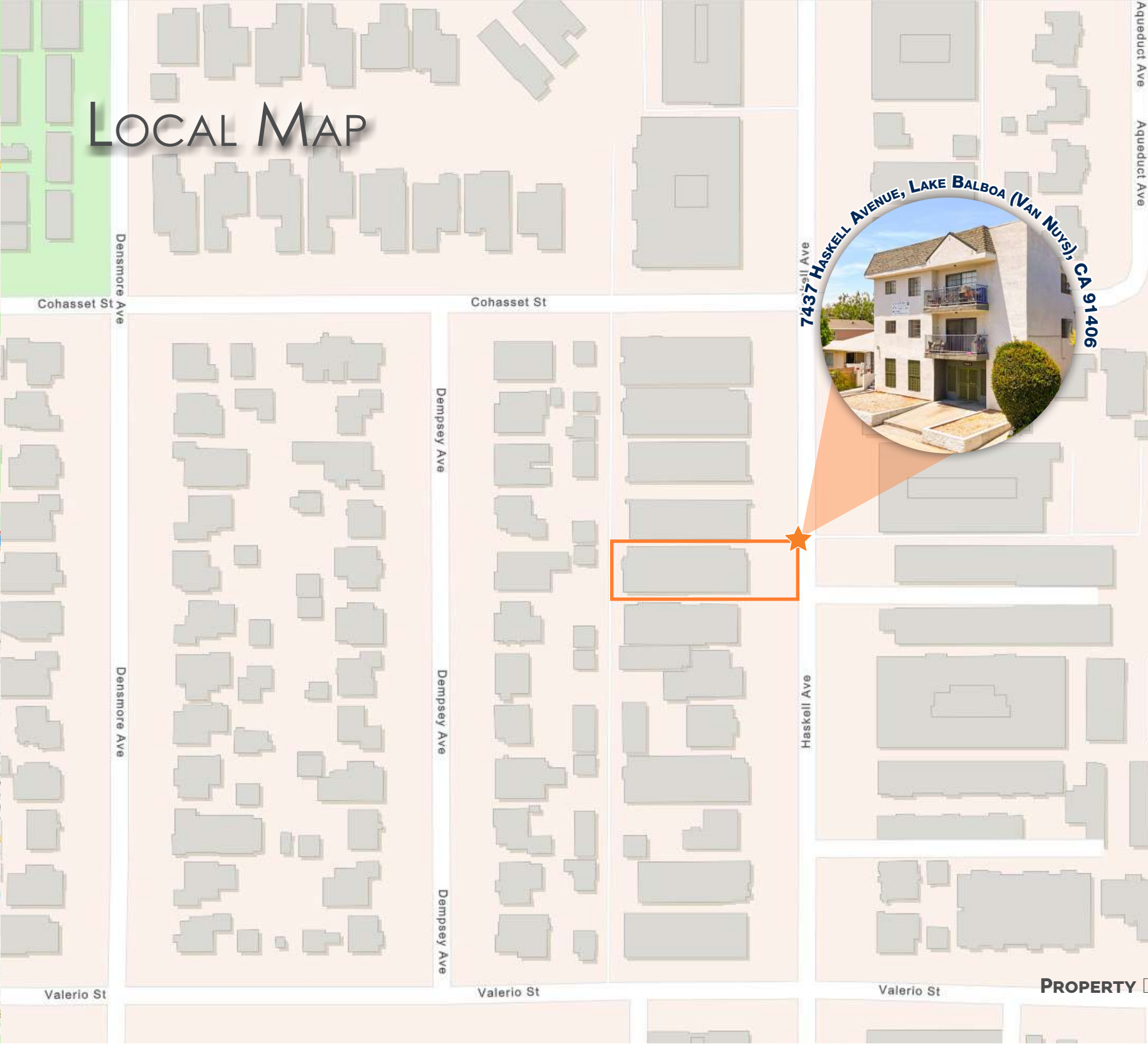


REGIONAL MAP



7437 HASKELL AVENUE, LAKE BALBOA (VAN NUYS), CA 91406

LOCAL MAP



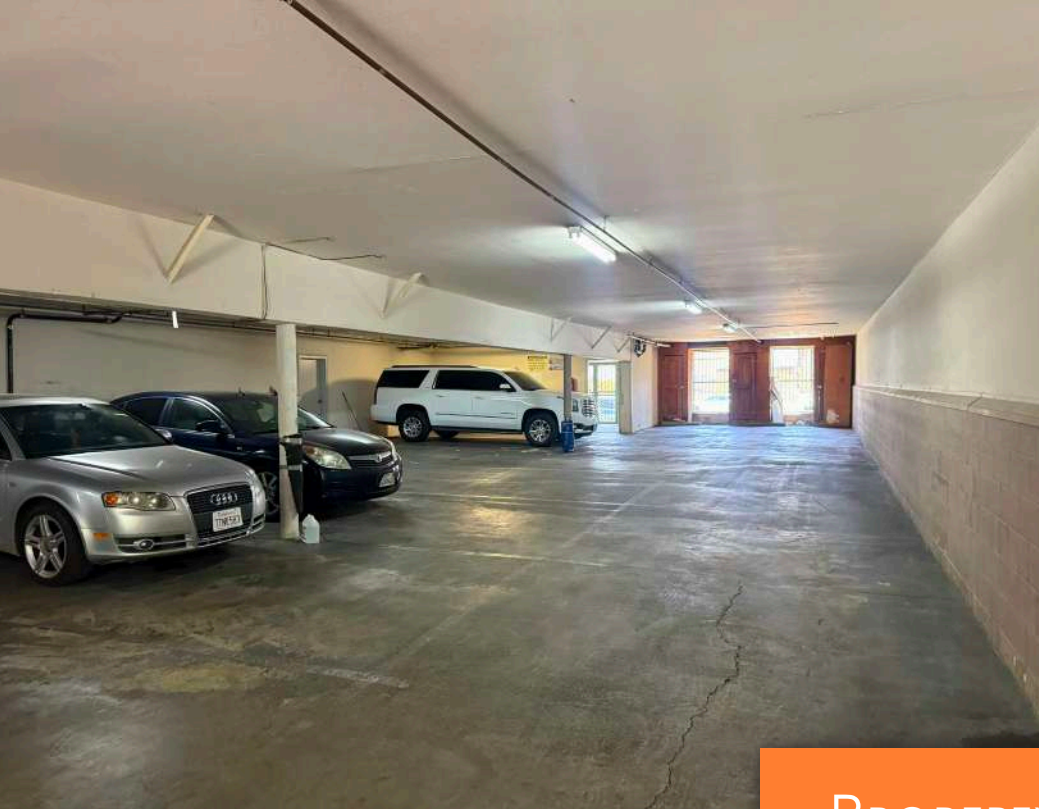
7437 HASKELL AVENUE, LAKE BALBOA (VAN NUYS), CA 91406



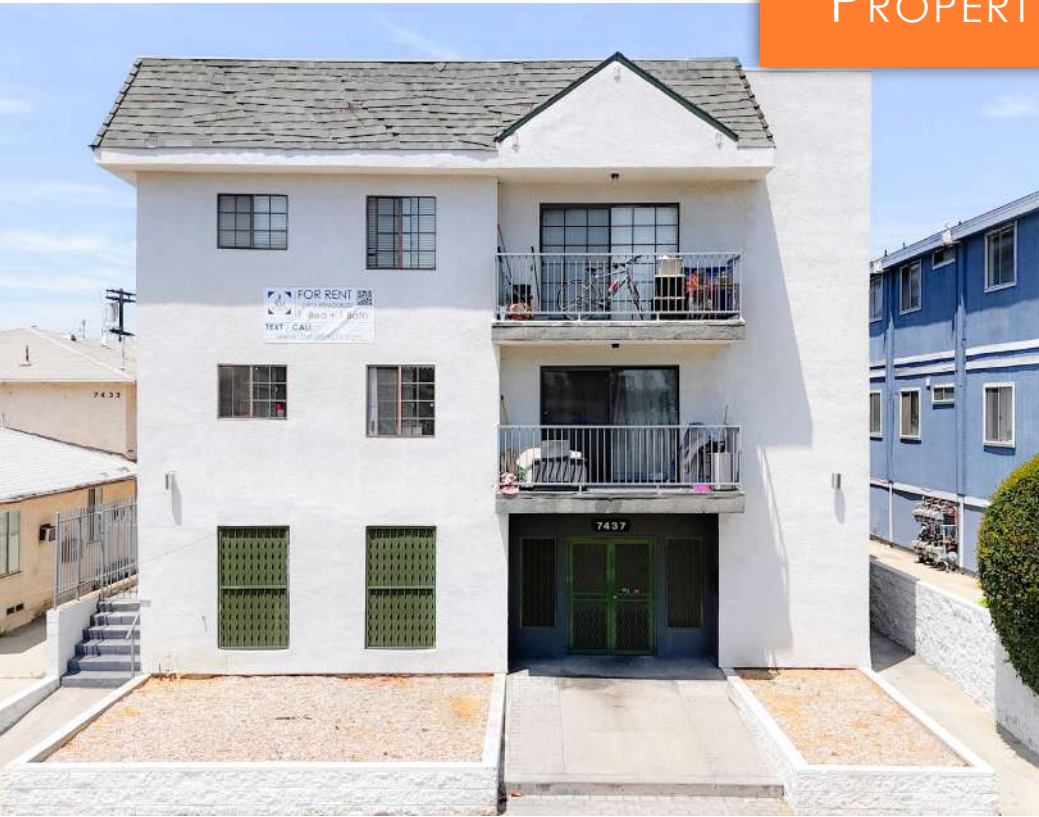
7437 HASKELL AVENUE



7437 HASKELL AVENUE



PROPERTY PHOTOS



7437 HASKELL AVENUE, LAKE BALBOA (VAN NUYS), CA 91406

SALES COMPARABLES

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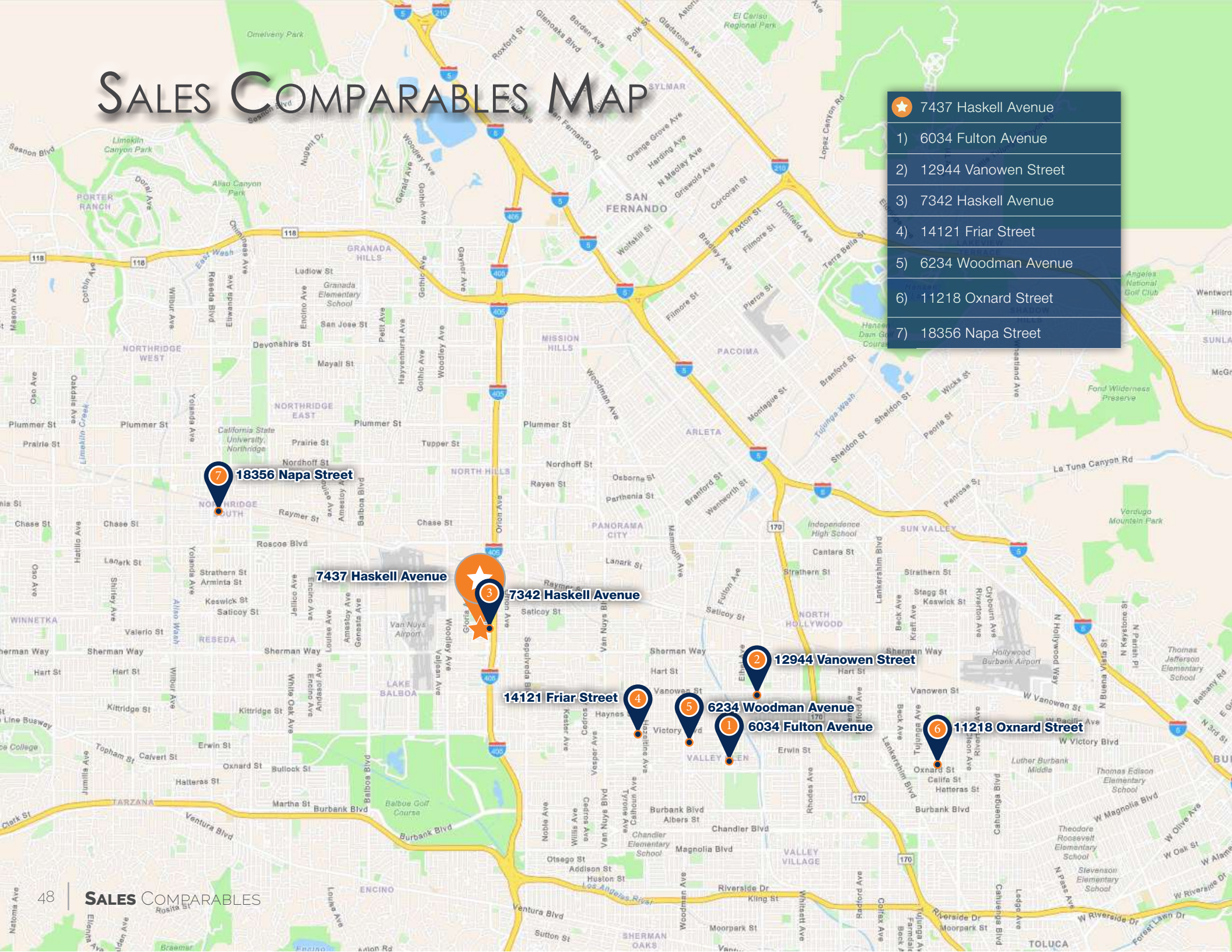
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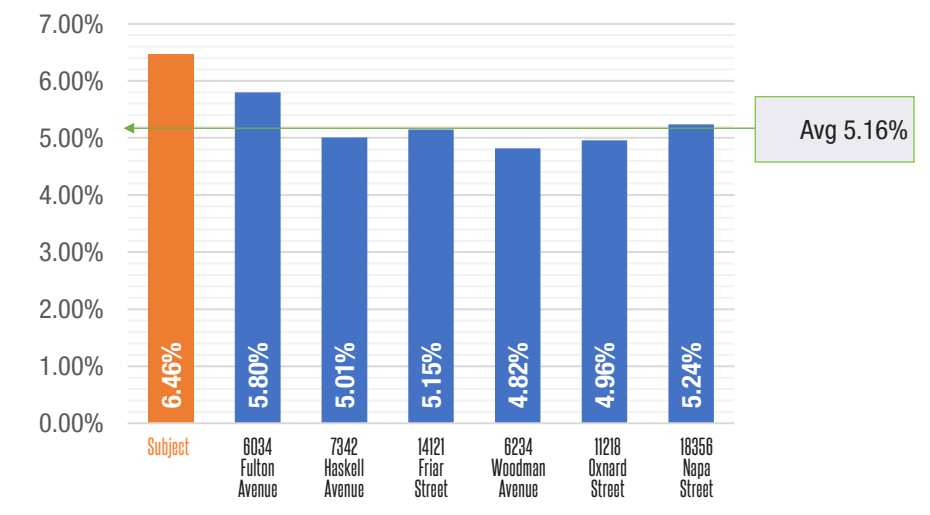
7437

SALES COMPARABLES MAP

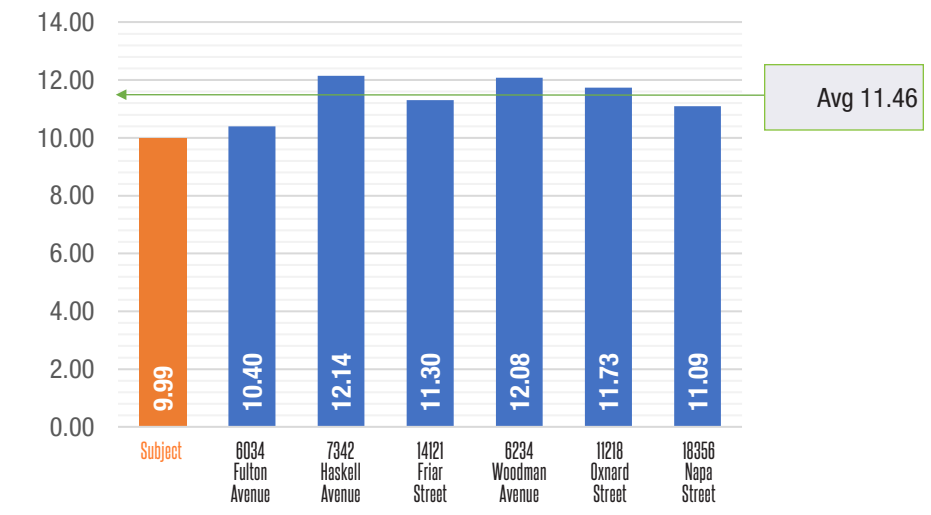


- ★ 7437 Haskell Avenue
- 1) 6034 Fulton Avenue
- 2) 12944 Vanowen Street
- 3) 7342 Haskell Avenue
- 4) 14121 Friar Street
- 5) 6234 Woodman Avenue
- 6) 11218 Oxnard Street
- 7) 18356 Napa Street

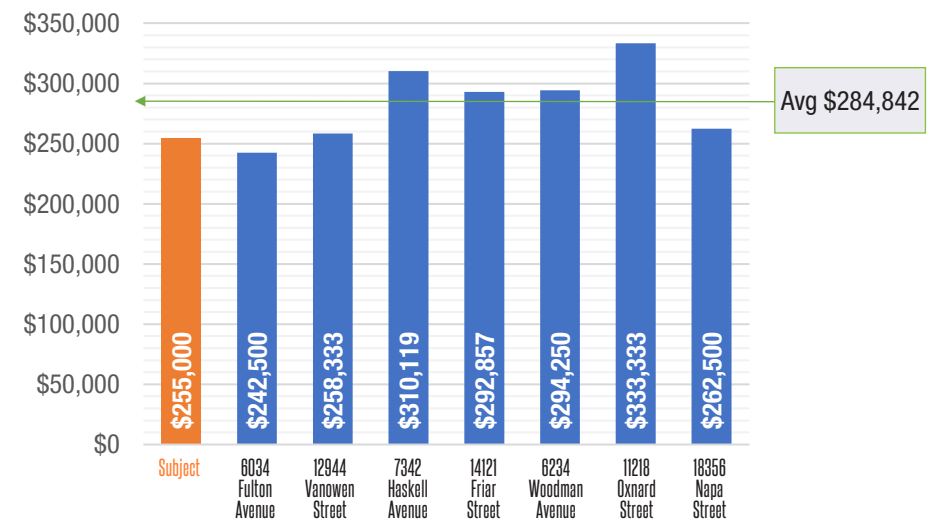
AVERAGE CAP RATE



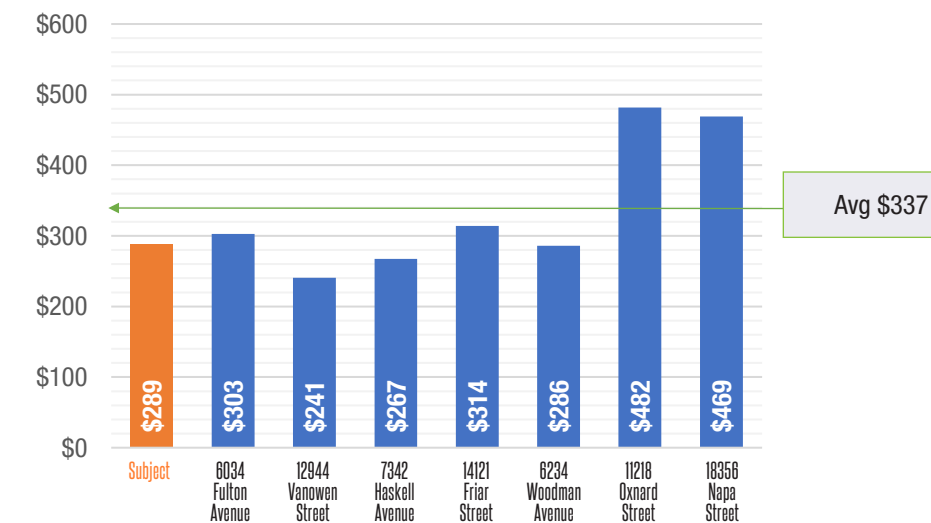
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**7437 Haskell Avenue
Lake Balboa (Van Nuys), CA 91406**

Subject Property

Total No. of Units: 10
 Year Built: 1987
 Rentable SF: 8,830 SF
 Lot Size: 6,764 SF
Listing Price: \$2,550,000
 Price/Unit: \$255,000
 Price/SF: \$289
 CAP Rate: 6.46%
 GRM: 9.99

No. of Units	Unit Type
10	1 Bdr 1 Bath



**6034 Fulton Avenue
Van Nuys, CA 91401**

Close of Escrow: 05/28/26
 Total No. of Units: 12
 Year Built: 1990
 Rentable SF: 9,614 SF
 Lot Size: 6,540 SF
Sales Price: \$2,910,000
 Price/Unit: \$242,500
 Price/SF: \$303
 CAP Rate: 5.80%
 GRM: 10.40

No. of Units	Unit Type
8	1 Bdr 1 Bath
4	2 Bdr 2 Bath



**12944 Vanowen Street
Van Nuys, CA 91605**

Close of Escrow: 05/26/26
 Total No. of Units: 6
 Year Built: 1978
 Rentable SF: 6,440 SF
 Lot Size: 6,438 SF
Sales Price: \$1,550,000
 Price/Unit: \$258,333
 Price/SF: \$241

No. of Units	Unit Type
1	1 Bdr 1 Bath
5	2 Bdr 2 Bath



**7342 Haskell Avenue
Van Nuys, CA 91406**

Close of Escrow: 12/30/25
 Total No. of Units: 21
 Year Built: 1986
 Rentable SF: 24,349 SF
 Lot Size: 16,836 SF
Sales Price: \$6,512,500
 Price/Unit: \$310,119
 Price/SF: \$267
 CAP Rate: 5.01%
 GRM: 12.14

No. of Units	Unit Type
11	1 Bdr 1 Bath
10	2 Bdr 2 Bath

4



**14121 Friar Street
Van Nuys, CA 91401**

Close of Escrow: 12/29/25
Total No. of Units: 7
Year Built: 1998
Rentable SF: 6,526 SF
Lot Size: 7,501 SF
Sales Price: \$2,050,000
Price/Unit: \$292,857
Price/SF: \$314
CAP Rate: 5.15%
GRM: 11.30

No. of Units	Unit Type
6	2 Bdr 2 Bath
1	2 Bdr 2.5 Bath

5



**6234 Woodman Avenue
Van Nuys, CA 91401**

Close of Escrow: 10/29/25
Total No. of Units: 9
Year Built: 1987
Rentable SF: 9,265 SF
Lot Size: 6,136 SF
Sales Price: \$2,648,250
Price/Unit: \$294,250
Price/SF: \$286
CAP Rate: 4.82%
GRM: 12.08

No. of Units	Unit Type
1	1 Bdr 1 Bath
8	2 Bdr 2 Bath

6



**11218 Oxnard Street
North Hollywood, CA 91606**

Close of Escrow: 09/10/25
Total No. of Units: 6
Year Built: 1985
Rentable SF: 4,152 SF
Lot Size: 6,164 SF
Sales Price: \$2,000,000
Price/Unit: \$333,333
Price/SF: \$482
CAP Rate: 4.96%
GRM: 11.73

No. of Units	Unit Type
1	1 Bdr 1 Bath
5	1 Bdr 1.5 Bath

7



**18356 Napa Street
Northridge, CA 91325**

Close of Escrow: On Market
Total No. of Units: 16
Year Built: 1986
Rentable SF: 8,960 SF
Lot Size: 14,400 SF
Sales Price: \$4,200,000
Price/Unit: \$262,500
Price/SF: \$469
CAP Rate: 5.24%
GRM: 11.09

No. of Units	Unit Type
12	1 Bdr 1 Bath
4	2 Bdr 1 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	6034 Fulton Avenue Van Nuys, CA 91401	5/28/2026	12	1990	\$2,910,000	\$242,500	\$303	5.80%	10.40
2	12944 Vanowen Street Van Nuys, CA 91605	5/26/2026	6	1978	\$1,550,000	\$258,333	\$241	N/A	N/A
3	7342 Haskell Avenue Van Nuys, CA 91406	12/30/2025	21	1986	\$6,512,500	\$310,119	\$267	5.01%	12.14
4	14121 Friar Street Van Nuys, CA 91401	12/29/2025	7	1998	\$2,050,000	\$292,857	\$314	5.15%	11.30
5	6234 Woodman Avenue Van Nuys, CA 91401	10/29/2025	9	1987	\$2,648,250	\$294,250	\$286	4.82%	12.08
6	11218 Oxnard Street North Hollywood, CA 91606	9/10/2025	6	1985	\$2,000,000	\$333,333	\$482	4.96%	11.73
7	18356 Napa Street Northridge, CA 91325	ON MARKET	16	1986	\$4,200,000	\$262,500	\$469	5.24%	11.09
AVERAGES						\$284,842	\$337	5.16%	11.46
★	7437 Haskell Avenue Lake Balboa (Van Nuys), CA 91406	<i>Subject Property</i>	10	1987	\$2,550,000	\$255,000	\$289	6.46%	9.99



7437 HASKELL AVENUE, LAKE BALBOA (VAN NUYS), CA 91406

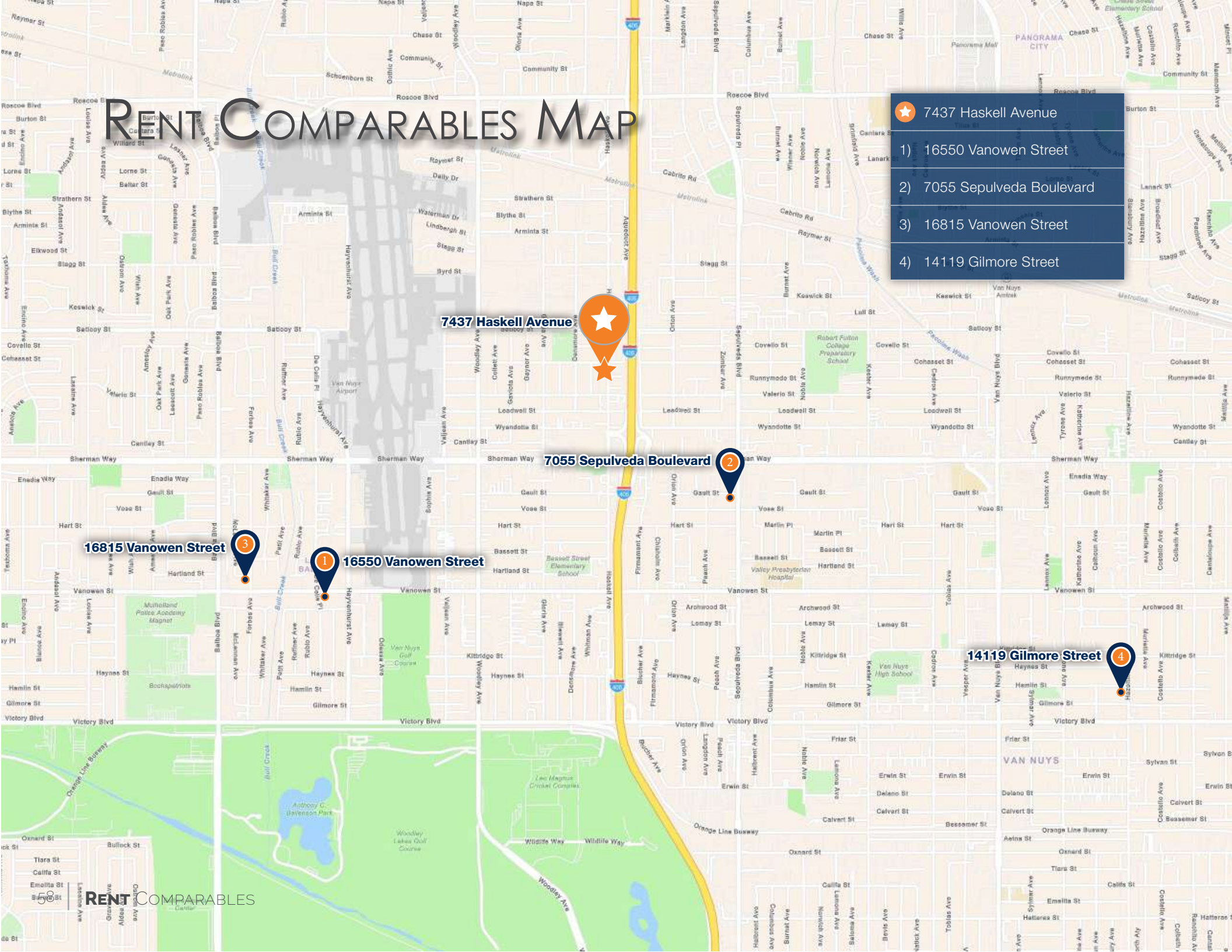
RENT COMPARABLES

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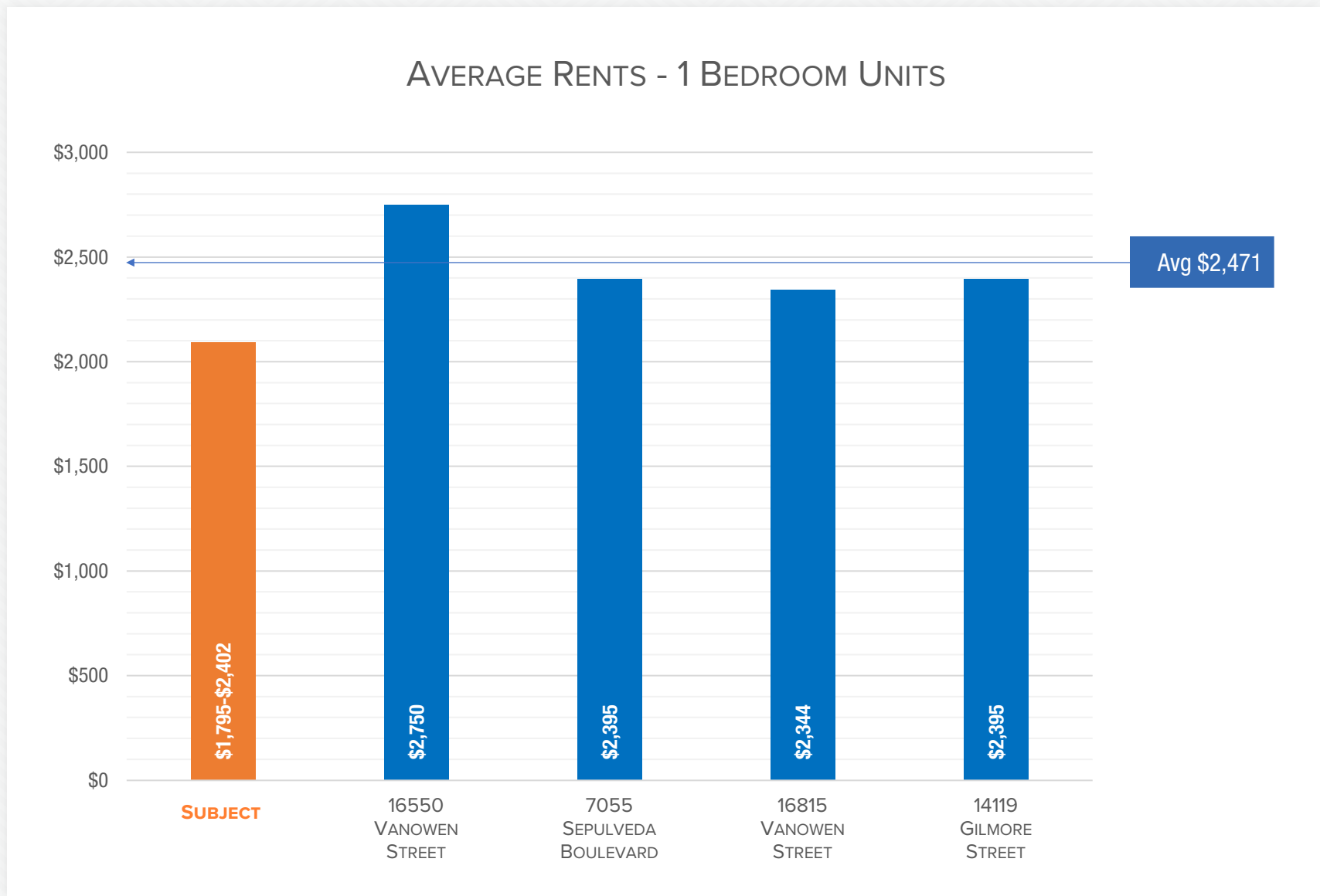
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RENT COMPARABLES MAP



- ★ 7437 Haskell Avenue
- 1) 16550 Vanowen Street
- 2) 7055 Sepulveda Boulevard
- 3) 16815 Vanowen Street
- 4) 14119 Gilmore Street

AVERAGE RENTS - 1 BEDROOM UNITS





**7437 Haskell Avenue
Lake Balboa (Van Nuys), CA 91406**

Total No. of Units 10
Year Built 1987

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	875	\$1,795-\$2,402	\$2.39



**16550 Vanowen Street
Van Nuys, CA 91406**

Total No. of Units 48
Year Built 1988

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	690	\$2,750	\$3.99

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, central air/heat, recessed lighting, in-unit washer/dryers, and a swimming pool.



**7055 Sepulveda Boulevard
Van Nuys, CA 91405**

Total No. of Units 24
Year Built 1957

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	1,000	\$2,395	\$2.40

Amenities

Property features wood flooring, stainless steel appliances, quartz countertops, wall AC units, a swimming pool, and on-site laundry.



**16815 Vanowen Street
Van Nuys, CA 91406**

Total No. of Units 53
Year Built 1986

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	750	\$2,344	\$3.13

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, balconies, a fitness center, a swimming pool, and on-site laundry.

4



**14119 Gilmore Street
Van Nuys, CA 91401**

Total No. of Units 6
Year Built 1954

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$2,395	\$3.42

Amenities

Property features wood flooring, wall AC units, stainless steel appliances, quartz countertops, and in-unit washer/dryers.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	16550 Vanowen Street Van Nuys, CA 91406	48	1988	1 Bdr 1 Bath	690	\$2,750	\$3.99
2	16550 Vanowen Street Van Nuys, CA 91406	24	1957	1 Bdr 1 Bath	1,000	\$2,395	\$2.40
3	16815 Vanowen Street Van Nuys, CA 91406	53	1986	1 Bdr 1 Bath	750	\$2,344	\$3.13
4	14119 Gilmore Street Van Nuys, CA 91401	6	1954	1 Bdr 1 Bath	700	\$2,395	\$3.42
A V E R A G E S							
★	7437 Haskell Avenue Lake Balboa (Van Nuys), CA 91406	10	1987	1 Bdr 1 Bath	875	\$1,795-\$2,402	\$2.39

7437 HASKELL AVENUE, LAKE BALBOA (VAN NUYS), CA 91406

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BEN.SAVOY@MARCUSMILLICHAP.COM



RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

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