

# 14764 SYLVAN STREET

Van Nuys, CA 91411

**Multifamily  
Investment Opportunity**

Offering Memorandum



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# PROPERTY OVERVIEW

14764 Sylvan Street  
Van Nuys, CA 91411



# EXECUTIVE SUMMARY

**14764 Sylvan St**  
Van Nuys, CA 91411

**8**  
Total Units

**±10,350 SF**  
Building Size

**±0.20 AC**  
Lot Size

**Subject Property**

An aerial photograph of a residential neighborhood in Van Nuys, California. The scene shows a mix of multi-story apartment buildings and single-family homes, interspersed with numerous palm trees and other greenery. In the center of the image, a specific multi-story building is highlighted with a dark blue callout box labeled "Subject Property". The background features a clear blue sky and distant mountains under bright daylight.

# INVESTMENT HIGHLIGHTS

## The Opportunity

14764 Sylvan Street is a well-maintained, newer construction multifamily asset located in the heart of Van Nuys, one of the most densely populated and rental-driven submarkets in the San Fernando Valley. Built in 2007, the property consists of eight spacious two-bedroom, 2.5-bathroom townhome-style units averaging approximately 1,294 square feet, offering an attractive unit mix tailored to families and long-term renters. The building features a gated entry, secure subterranean parking, and a contemporary exterior design that enhances curb appeal while minimizing ongoing capital expenditures.

Positioned on a  $\pm 0.20$ -acre lot, the property benefits from strong in-place cash flow with additional upside through rental increases to market levels. Investors are presented with the opportunity to acquire a stabilized asset in a high-demand rental market with favorable demographics, consistent tenant demand, and proximity to major employment hubs throughout Los Angeles.

## Newer Construction (2007 Vintage)

Reduced deferred maintenance and capital expenditure requirements compared to older Valley inventory.

## Large Townhome-Style Units

Eight 2 Bed / 2.5 Bath Townhouse units averaging  $\pm 1,294$  SF, appealing to families and long-term tenants.

## Stabilized Asset with Immediate Cash Flow

In-place income with additional value-add through organic rent growth.

## Prime Van Nuys Location

Centrally located in the San Fernando Valley with strong renter demand and accessibility to major employment centers.

## Favorable Operating Metrics

With a pro forma rent of  $\sim \$285K$ , this has potential to grow to  $\sim \$310K$  at market rents.

## Condo Conversion Potential (Separate APNs):

Each unit has its own individual APN, offering a unique opportunity for future condominium conversion and potential value enhancement (buyer to verify).



**14764 Sylvan Street**  
Van Nuys, CA 91411

**8**

Number of Units

**2007**

Year Built

**±1,294 SF**

Average Unit Size

**40**

Density

2241-009-029

2241-009-030

2241-009-031

2241-009-032

2241-009-033

2241-009-034

2241-009-035

2241-009-036

APNs

**±0.2 AC**

Lot Size



# PROPERTY PHOTOS





The Plant Shopping Center

**ROSS** DRESS FOR LESS<sup>®</sup> **Burlington** **OLD NAVY**  
**five BELOW** **SALLY BEAUTY**  
**PET SMART** **BOOT BARN** **GAP** **ULTA BEAUTY**  
**REGENCY THEATRES** **IN-N-OUT BURGER** **GameStop** **CHARLEY'S**

Canyon Plaza

**Ralphs** **KOHL'S** **CHUCK E. CHEESE**  
**CVS pharmacy** **SUBWAY**  
**WaBa** **DOLLAR TREE** **AT&T**

**Van Nuys Airport**  
±2,500 Employees

One of the Busiest General Aviation Airports in the U.S.

±288,000 VPD

**Kaiser Permanente Medical Center**  
 Total Employees: ±3,506 | Physicians: ±606  
 ±78,000 Nurses System-Wide

**COSTCO BUSINESS CENTER**

**Valley Presbyterian Hospital**  
 Total Employees: ±1,935 | Beds: ±350

**Van Nuys High School**  
 ±2,398 Students

**TARGET**

**Hollywood Burbank Airport**  
±6.5M Annual Passengers  
±200 Employees

±258,000 VPD

**Woodley Lakes Golf Course**

**Subject Property**

**LAPD Van Nuys Division + City Services**  
 ±600 Employees

**TARGET**

**TRADER JOE'S**

**COSTCO WHOLESALE**  
 Top 10% of National Locations  
 Source: AlphaMap

**LAVC Los Angeles Valley College**  
 ±18,300 Students | ±866 Total Employees

**Burbank Empire Center**  
**LOWE'S** **west elm** **BEST BUY**  
**NORDSTROM** **TJ-maxx** **CAVA**  
**rack** **Marshalls** **Michael's**  
**STAPLES** **SEPHORA** **Olive Garden** **Starbucks** **ULTA BEAUTY** **REI COOP**

**Ayumi Hori Golf Course**

**Providence Saint Joseph Medical Center**  
 Total Employees: ±2,500 | ±446 Beds  
 Largest Hospital In The San Fernando Valley

Westfield Fashion Square

**ROSS** **LUSH** **macy's**  
 DRESS FOR LESS<sup>®</sup> FRESH HANDMADE COSMETICS  
**Orangetheory** **VICTORIA'S SECRET**  
**COACH** **Starbucks** **bloomingdale's** **SEPHORA**

**UNIVERSAL STUDIOS HOLLYWOOD**  
 ±9.66M Annual Visitors  
 ±50,000 Employees

±247,000 VPD

**24 FITNESS**

**WHOLE FOODS MARKET**

**THE GARLAND**  
 ±400 Employees

# FINANCIAL OVERVIEW

14764 Sylvan Street  
Van Nuys, CA 91411



# FINANCIAL SUMMARY

**\$3,950,000**

List Price

**\$493,750**

Price Per Unit

**\$381.64**

Price Per SF

**4.52%**

Cap Rate

**13.80**

GRM

## Unit Mix

Total Units	Unit Mix	Unit Mix %	Avg. SF	Current Avg. Rent PSF	Current Avg Rent	Market Avg Rent	Market Rent PSF	Total Current Monthly Rent	Market Monthly Rent	
8	2+2.5 Twnhse	100%	1,294	\$2.30	\$2,969	\$3,234	\$2.50	\$23,750	\$25,870	
								<b>Monthly Rent</b>	<b>\$23,750</b>	<b>\$25,870</b>
8	<b>Total</b>		<b>10,350</b>	-	<b>\$23,750</b>	<b>\$25,870</b>	-	<b>Yearly Rent</b>	<b>\$285,000</b>	<b>\$310,440</b>

# FINANCIAL SUMMARY

## Annual Operating Summary

	Pro Forma Estimates	Pro Forma	Per Unit	Market	Per Unit
Gross Potential Rent		\$285,000		\$310,440	9% Upside
Less Vacancy	-3.0%	-\$8,550	-3.0%	-\$9,313	-3.0%
Other Income	\$1,280 Total	\$1,280	\$160	\$1,280	\$160
<b>Gross Operating Income</b>		<b>\$277,730</b>		<b>\$302,407</b>	
Expenses		\$99,022	35.65%	\$99,022	32.74%
<b>Net Operating Income</b>		<b>\$178,708</b>	<b>\$22,338</b>	<b>\$203,385</b>	<b>\$25,423</b>
Pre-Tax Cash Flow		\$178,708	4.57%	\$203,385	5.20%
<b>Total Return Before Taxes</b>		<b>\$178,708</b>	<b>4.57%</b>	<b>\$203,385</b>	<b>5.20%</b>

## Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of SGI	Pro Forma	Per Unit	Market	Per Unit	% of SGI
RE/Property Taxes	1.18738% of Purchase Price	16.89%	\$46,902	\$5,863	\$46,902	\$5,863	15.5%
Management Fee	3.5% x GOI	3.50%	\$9,721	\$1,215	\$9,721	\$1,215	3.2%
Insurance	\$1.20 Per SF	4.47%	\$12,420	\$1,553	\$12,420	\$1,553	4.1%
Contract/Professional Services	\$225 Per Unit	0.65%	\$1,800	\$225	\$1,800	\$225	0.6%
Landscaping	\$263 Per Unit	0.76%	\$2,100	\$263	\$2,100	\$263	0.7%
Repairs and Maintenance	\$600 Per Unit	1.73%	\$4,800	\$600	\$4,800	\$600	1.6%
Electricity	\$364 Per Unit	1.05%	\$2,912	\$364	\$2,912	\$364	1.0%
Water and Sewer	\$1,246 Per Unit	3.59%	\$9,968	\$1,246	\$9,968	\$1,246	3.3%
Garbage and Recycling	\$850 Per Unit	2.45%	\$6,800	\$850	\$6,800	\$850	2.2%
Reserves	\$200 Per Unit	0.58%	\$1,600	\$200	\$1,600	\$200	0.5%
<b>Total Expenses</b>		<b>35.65%</b>	<b>\$99,022</b>	<b>\$12,378</b>	<b>\$99,022</b>	<b>\$12,378</b>	<b>32.74%</b>
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>		
Non-Controllable Expenses: Taxes, Ins., Reserves			\$60,922	\$7,615	21.4%		
Total Expense without Taxes & Reserves			\$50,521	\$6,315	17.73%		

# RENT ROLL







Unit Mix	Unit #	S.F	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
2+2.5 Twnhse	1	1,410	\$3,100	\$2.20	\$3,395	\$2.41
2+2.5 Twnhse	2	1,290	\$2,900	\$2.25	\$3,200	\$2.48
2+2.5 Twnhse	3	1,270	\$2,900	\$2.28	\$3,200	\$2.52
2+2.5 Twnhse	4	1,280	\$3,000	\$2.34	\$3,200	\$2.50
2+2.5 Twnhse	5	1,270	\$2,900	\$2.28	\$3,200	\$2.52
2+2.5 Twnhse	6	1,240	\$3,000	\$2.42	\$3,200	\$2.58
2+2.5 Twnhse	7	1,260	\$2,950	\$2.34	\$3,200	\$2.54
2+2.5 Twnhse	8	1,330	\$3,000	\$2.26	\$3,275	\$2.46
<b>Totals</b>		<b>10,350</b>	<b>\$23,750</b>	<b>-</b>	<b>\$25,870</b>	<b>-</b>
<b>Averages</b>		<b>1,294</b>	<b>\$2,969</b>	<b>\$2.30</b>	<b>\$3,234</b>	<b>\$2.50</b>

# Sales Comparables

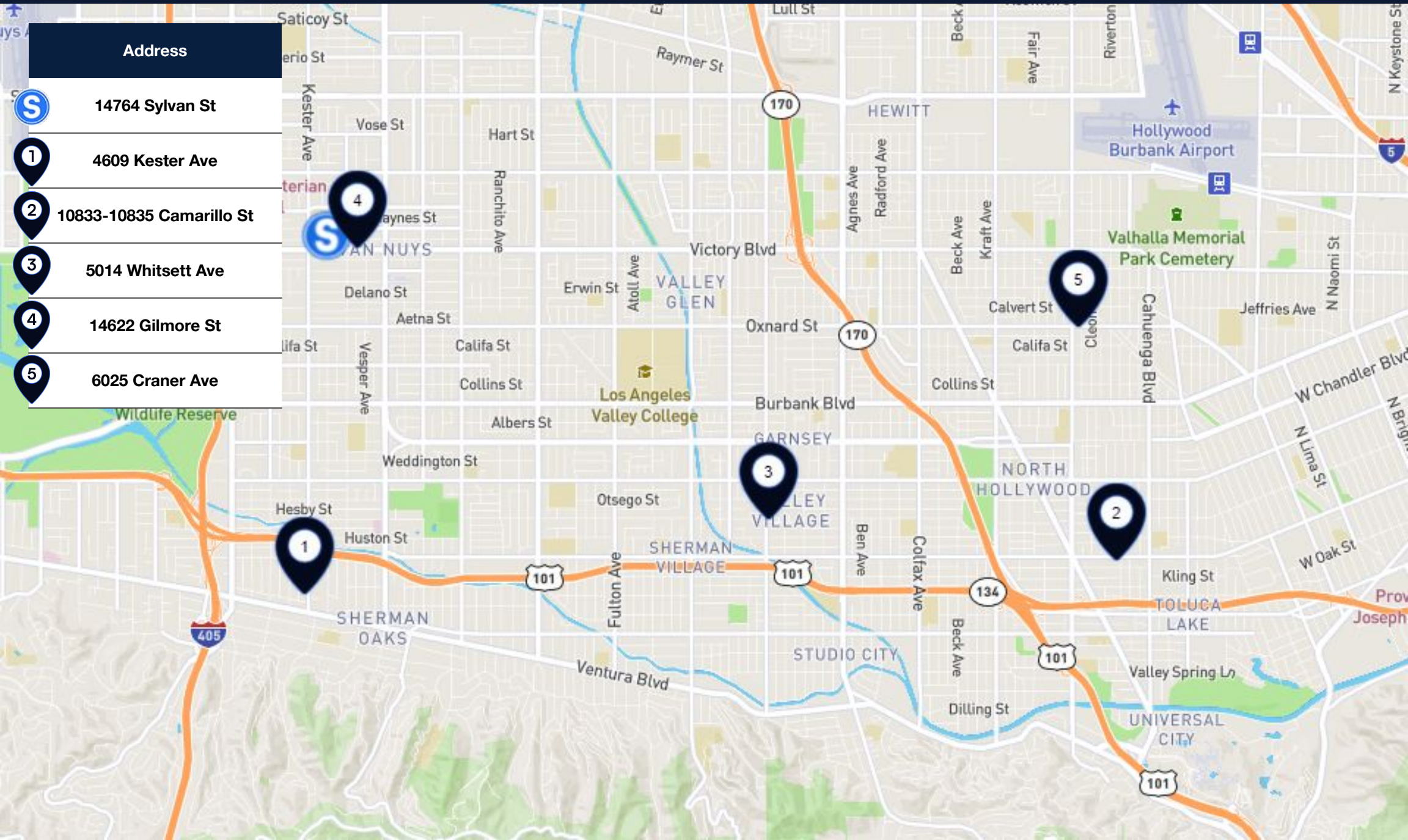
14764 Sylvan Street  
Van Nuys, CA 91411



# Sales Comparables

	Address	Sale Date	Year Built	Units	SF	Sale Price	Price/Unit	Price/SF	Cap Rate	GRM	1 Beds	2 Beds	3 Beds	Studios	Zoning
	14764 Sylvan St Van Nuys, CA	-	2007	8	±10,350	\$3,950,000	\$493,750	\$381.64	4.52%	13.80	0	8	0	0	LAR3
	4609 Kester Ave Sherman Oaks, CA	11/10/25	2004	8	±8,809	\$3,600,000	\$450,000	\$408.67	4.80%	-	1	5	2	0	LAR3
	10833-10835 Camarillo St North Hollywood, CA	9/26/25	2003	8	±6,396	\$2,900,000	\$362,500	\$453.41	5.93%	11.40	0	8	0	0	LAR3
	5014 Whitsett Ave Valley Village, CA	8/29/25	2002	6	±6,992	\$2,850,000	\$475,000	\$407.61	5.23%	-	0	6	0	0	RD1.5, Los Angeles
	14622 Gilmore St Van Nuys, CA	5/20/25	2009	6	±7,770	\$2,050,000	\$341,667	\$263.84	5.00%	-	0	6	0	0	LAR3
	6025 Craner Ave North Hollywood, CA	12/31/24	2019	6	±13,653	\$4,000,000	\$666,667	\$292.98	-	-	6	0	0	0	LARD1.5
<b>Averages</b>				<b>7</b>	<b>±8,724</b>		<b>\$459,167</b>	<b>\$365.30</b>	<b>5.24%</b>	<b>11.40</b>					

# Sales Comparables Map









# Rent Comparables

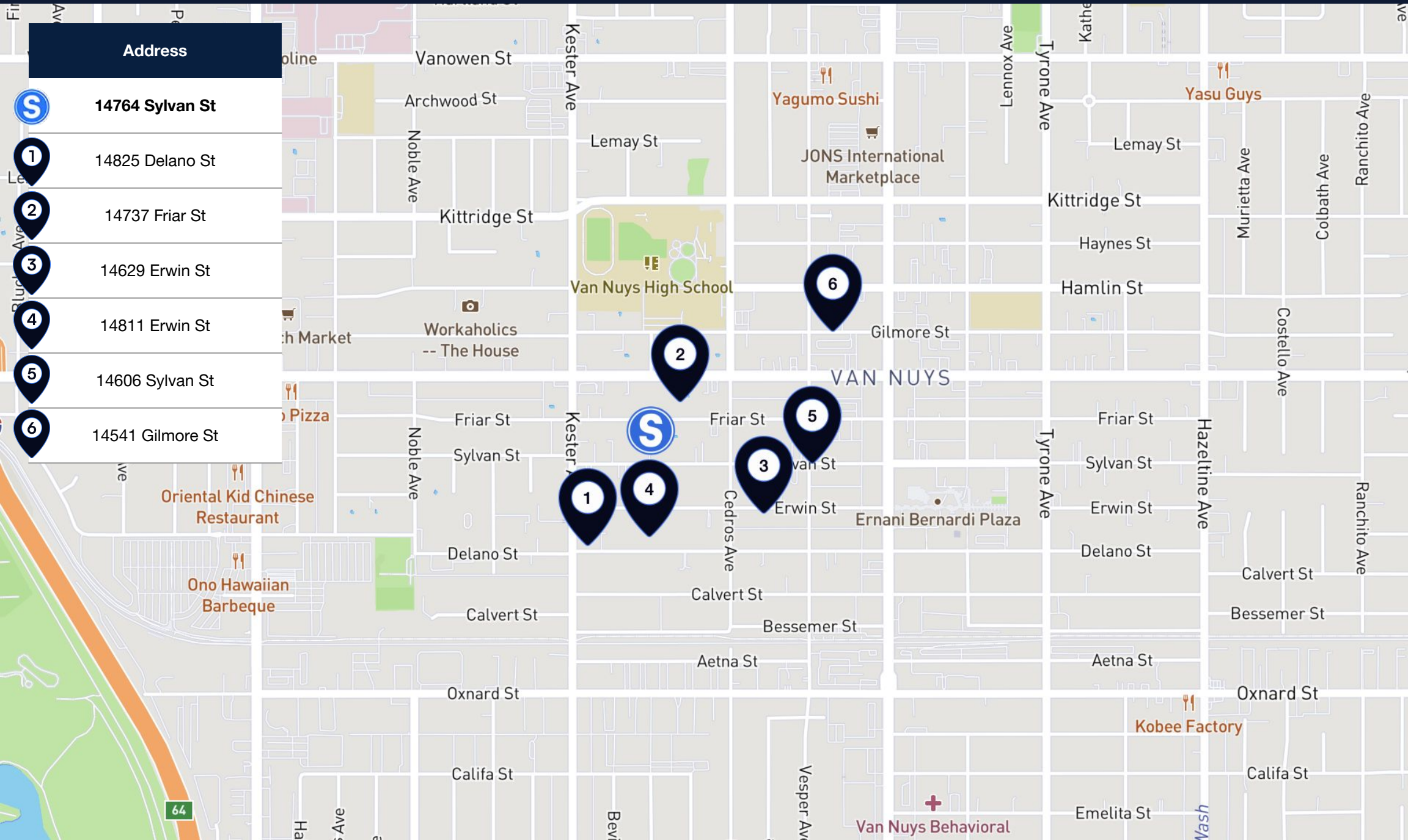
14764 Sylvan Street  
Van Nuys, CA 91411



# Rent Comparables

	Address	City	Zip Code	Year Built	# of Units	Floor Plan	Avg Unit Size	Avg Rent Per Unit	Rent PSF
	14764 Sylvan St	Van Nuys, CA	91411	2007	8	2+2.5 Twnhse	1,294	\$2,969	\$2.30
	14825 Delano St	Van Nuys, CA	91411	2022	42	2+2	1,030	\$3,000	\$2.91
	14737 Friar St	Van Nuys, CA	91411	2014	14	2+2	1,300	\$2,990	\$2.30
	14629 Erwin St	Van Nuys, CA	91411	2024	22	2+2	1,038	\$3,200	\$3.08
	14811 Erwin St	Van Nuys, CA	91411	2025	38	2+2	1,170	\$3,100	\$2.65
	14606 Sylvan St	Van Nuys, CA	91411	2026	40	2+2	920	\$2,999	\$3.26
	14541 Gilmore St	Van Nuys, CA	91411	2023	31	2+2	1,260	\$3,000	\$2.38
<b>Total/Average</b>				<b>2022</b>	<b>187</b>		<b>1,120</b>	<b>\$3,048</b>	<b>\$2.76</b>

# Rent Comparables Map



# Market Overview

14764 Sylvan Street  
Van Nuys, CA 91411



# Van Nuys, CA

## Neighborhood Overview

Positioned within Van Nuys, a neighborhood within the City of Los Angeles, and adjacent to Sherman Oaks and Lake Balboa, the Van Nuys neighborhood surrounding 14764 Sylvan Street is one of the city's most established and densely developed residential corridors. The area is characterized by a strong renter base driven by proximity to Kaiser Permanente Medical Center, the broader San Fernando Valley employment hub, and major job centers throughout Los Angeles. Tree-lined streets, garden-style apartment communities, mid-rise multifamily developments, and neighborhood-serving retail corridors along Van Nuys Boulevard and Sepulveda Boulevard define the area's appeal. Continued reinvestment and infill development have reinforced Van Nuys's reputation as a practical residential location for working professionals and healthcare employees.

Household incomes in the surrounding trade area trend near the metro average, supported by employment in healthcare, retail, logistics, professional services, and entertainment. The neighborhood benefits from immediate access to US-101, I-405, and the Metro G (Orange) Line, enhancing both commuter connectivity and convenience. Consistent renter demand, constrained new supply in infill locations, and steady population density across the San Fernando Valley have contributed to stable multifamily fundamentals within Van Nuys, positioning the submarket as a competitive and supply-conscious rental environment in Los Angeles.

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	42,207	289,967	696,651
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2020 Census	42,008	288,927	696,091
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Growth 2020-Current Year	0.47%	0.36%	0.08%
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Households	1-Mile	3-Mile	5-Mile
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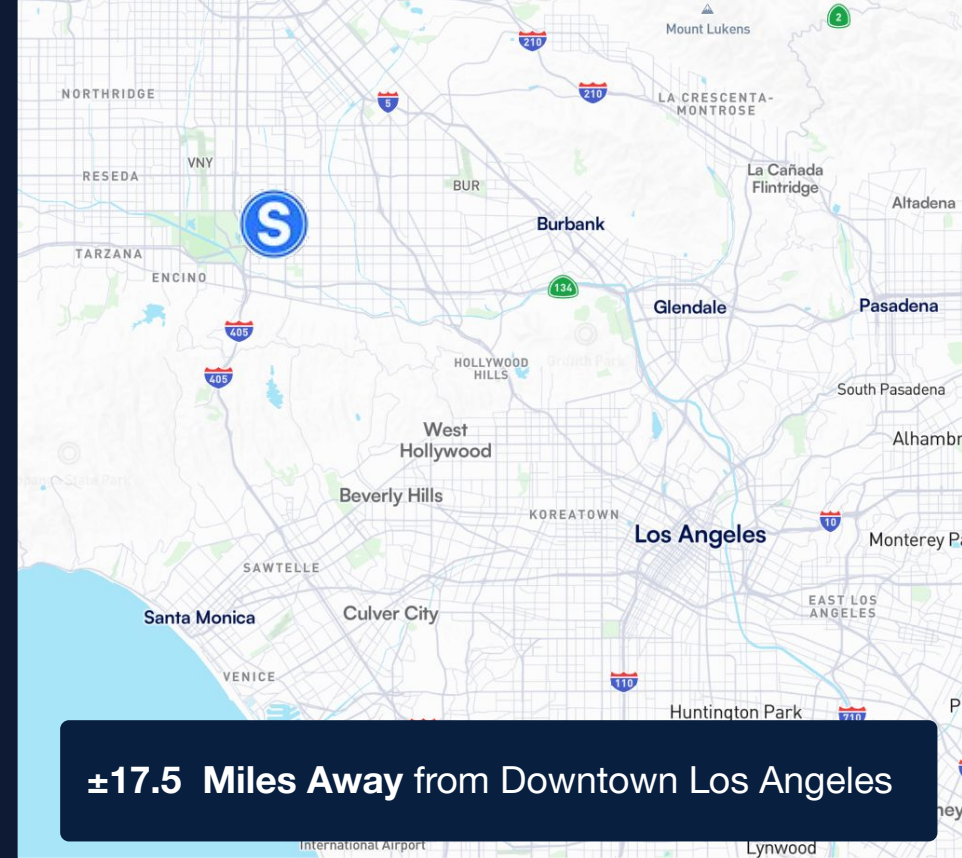
Current Year Estimate	14,555	107,374	250,353
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2020 Census	13,996	106,257	246,359
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Growth 2020-Current Year	3.99%	1.05%	1.62%
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$101,863	\$122,164	\$133,666
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# SAN FERNANDO VALLEY, CA

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San Fernando Valley is a vast and influential suburban—urban region located in the northwest portion of Los Angeles County. Home to a diverse mix of neighborhoods and cities, the Valley spans from Hollywood-adjacent communities such as North Hollywood, Studio City, and Sherman Oaks to more suburban and hillside areas including Encino, Woodland Hills, and the City of San Fernando. This geographic diversity supports a wide range of lifestyles, from dense, transit-oriented districts to family-oriented residential enclaves.

The Valley serves as a critical economic engine for Greater Los Angeles, blending residential communities with major employment centers across entertainment, media production, healthcare, education, retail, and professional services. Long recognized as a cornerstone of the film and television industry, the region continues to attract creative talent and production activity while also supporting a growing base of technology, medical, and business services. Outdoor recreation plays a major role in the Valley’s appeal, with access to the Santa Monica Mountains, Griffith Park, and extensive trail systems, offering a balance between urban convenience and natural open space.

**Total Population**  
**2 Million**

**Annual Visitors**  
**15 Million**

**Tourism Economic Impact**  
**\$25 Billion**

**GDP**  
**\$200 Billion**



# TRANSPORTATION

14764 Sylvan Street benefits from convenient access to the Metro G Line (Orange Line) via the Van Nuys Station, accessible by a short bus connection. As one of the San Fernando Valley's primary east-west transit corridors, the G Line provides dedicated bus rapid transit service across the Valley, connecting key destinations including North Hollywood, Sherman Oaks, Reseda, and Chatsworth. At North Hollywood, riders can transfer to the Metro B Line for rail service to Downtown Los Angeles, Hollywood, Koreatown, and Universal City. With frequent service and a dedicated right-of-way, the G Line offers a reliable and efficient alternative to freeway travel, supporting connectivity to major employment centers and regional transit networks.



Annual Ridership  
**311 Million**



Airport Economic Impact  
**\$126.6 Billion**



Transportation & Warehousing  
**241,700 Employees**



Port Cargo Volume  
**10.3 Million TEUs\***  
\*Twenty-Foot Equivalent Units

Beyond transit access, the property benefits from its central location within Van Nuys, a well-established neighborhood with a mix of residential, commercial, and light industrial uses. The surrounding area offers convenient access to local dining, retail, and everyday services, while nearby transit connections link the site to broader regional bus routes. The property is also well positioned near major freeway corridors, including the 101, 405, and 170 freeways, supporting efficient travel throughout the San Fernando Valley and Greater Los Angeles. This combination of local convenience, transit accessibility, and regional connectivity positions the property as a highly accessible and well-connected location within Van Nuys.

# SPORTS & ENTERTAINMENT

Los Angeles MSA offers one of the most vibrant and globally recognized entertainment ecosystems in the world, blending film, music, art, cuisine, and nightlife. The city welcomed over 49 million visitors in 2025. Los Angeles'

vast entertainment scene supports its massive tourism sector and attracts a young, experience-driven population, fueling long-term rental demand and urban development in cultural hotspots.



NFL | Rams & Chargers  
SoFi Stadium



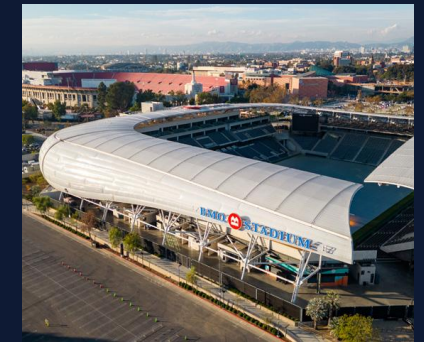
NBA | Lakers & Clippers  
Crypto.com Arena



NHL | Kings  
Crypto.com Arena



MLB | Dodgers  
Largest Stadium in MLB



MLS | LAFC & LA Galaxy  
BMO Stadium & Dignity Health Sports Park



UCLA & USC  
Top Programs in the Big 10



Studios  
Warner Bros., Paramount, Disney, & Universal



Performing Arts  
Hollywood Bowl, Walt Disney Concert Hall, & Pantages Theatre



Museums  
The Getty Center, LACMA, & The Broad



Amusement Parks  
Universal Studios, Disneyland, & Knott's Berry Farm

# SEASONAL TOURISM & CULTURAL EVENTS



Rose Bowl Game  
1 Million Visitors Annually



Oscars & Emmys  
\$225 Million Economic Impact



Music Festivals  
420,000+ Attendees in 2025



Beaches  
50 Million Visitors Annually



LA County Fair  
1 Million Visitors Annually



Holiday Events  
CicLAvia, Nisei Week, &  
Griffith Park Holiday Lights

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**David Harrington** | Broker of Record | Broker License No. 01320460 (CA) | Firm License No. 02168060 (CA)

## 14764 Sylvan Street | Van Nuys, CA 91411

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 14764 Sylvan Street, Van Nuys, CA 91411 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, owner's agent, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.