

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

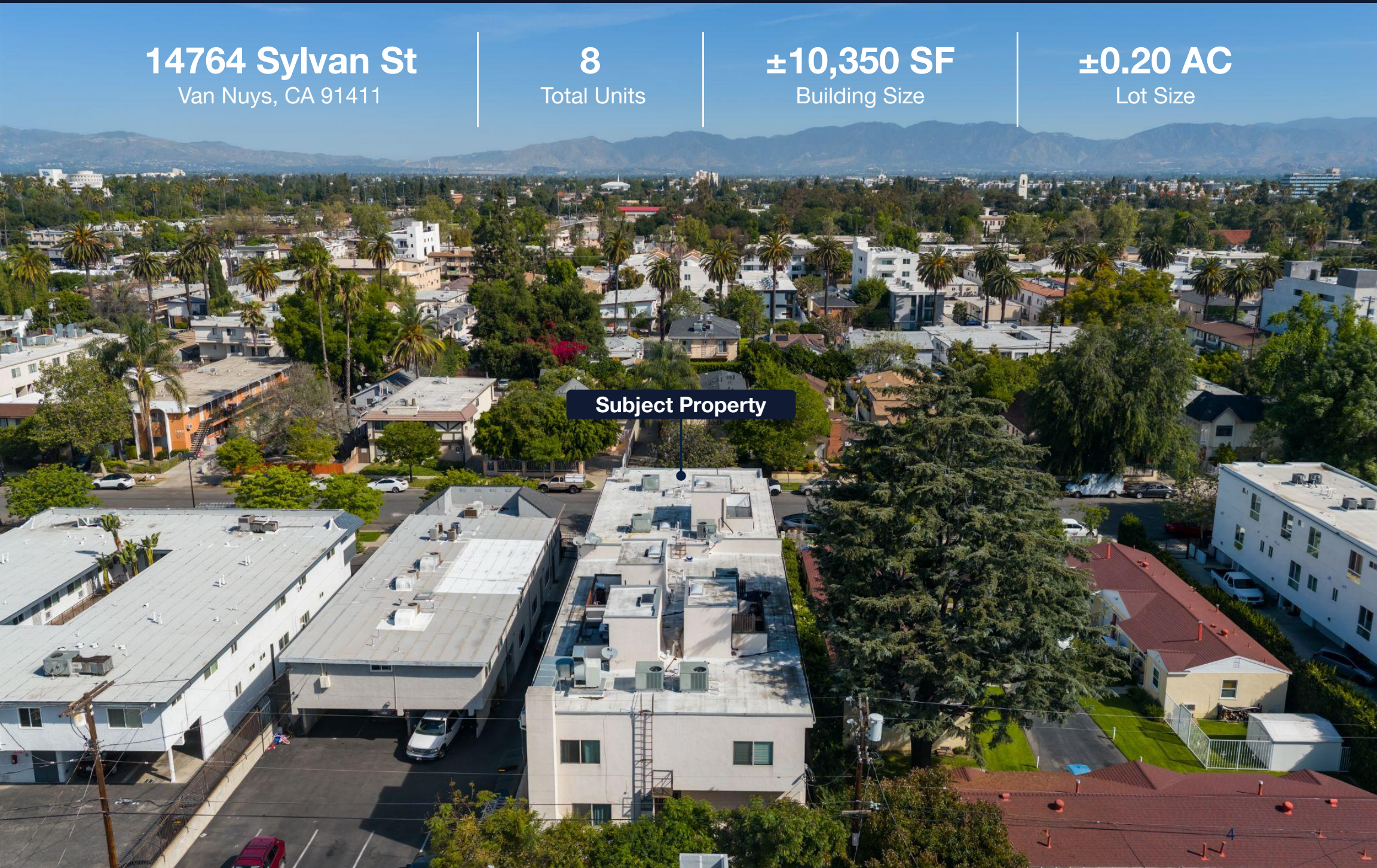
±10,350 SF

Building Size

±0.20 AC

Lot Size

Subject Property

An aerial photograph of a residential neighborhood in Van Nuys, California. The image shows a mix of single-story and multi-story buildings, many with flat roofs. Numerous palm trees and other greenery are scattered throughout the area. In the background, a range of mountains is visible under a clear blue sky. A dark blue rectangular callout with the text "Subject Property" is positioned in the center of the image, with a thin blue line pointing down to a specific building in the foreground. The building being pointed to is a multi-story structure with a flat roof and several air conditioning units. To its left is another similar building, and to its right is a large, mature tree. The overall scene depicts a typical urban residential environment.

INVESTMENT HIGHLIGHTS

The Opportunity

14764 Sylvan Street presents the opportunity to acquire an eight-unit apartment building in Van Nuys featuring spacious two-bedroom, 2.5-bathroom townhome-style units with strong in-place income and additional rental upside. Built in 2007 with individual APNs for each unit, the property also offers the potential for future condominium conversion and individual unit sales, providing an additional path to value creation.

2007-Built Asset in Prime Van Nuys

Built in 2007, the property offers a significantly newer asset than much of the surrounding Van Nuys apartment inventory, reducing near-term capital needs typically associated with older multifamily properties. Located in the heart of the San Fernando Valley, the property provides convenient access to major employment centers, freeways, public transportation, shopping, dining, and surrounding Los Angeles communities.

100% Two-Bedroom Townhome-Style Units

All eight units feature spacious two-bedroom, 2.5-bathroom townhome-style floor plans ranging from approximately 1,240 to 1,410 square feet. With an average unit size of approximately 1,294 square feet, the property offers large residential-style layouts that provide greater space and functionality than traditional apartment units.

Strong In-Place Income with Additional Upside

The property provides immediate in-place cash flow with a clear opportunity to increase income as rents are brought toward market levels. Current monthly rents total approximately \$23,950, compared to \$25,870 at market, representing approximately \$1,920 in additional monthly rental income.

Potential Individual Unit Sell-Off Strategy

Each of the eight units has an individual APN, providing a unique opportunity for a future individual-unit sale strategy. While currently operated and offered as an apartment building, the property is physically configured in a manner that may support condominium conversion. A future owner could pursue the required documentation and approvals to potentially sell the units individually, creating an additional path to value beyond a traditional multifamily sale.



14764 Sylvan Street
Van Nuys, CA 91411

2007

Year Built

8

Number of Units

±10,350

Building SF

±1,294

Average Unit Size

2241-009-029

Master Parcel No.

±0.2 AC

Lot Size

R3-1

Zoning

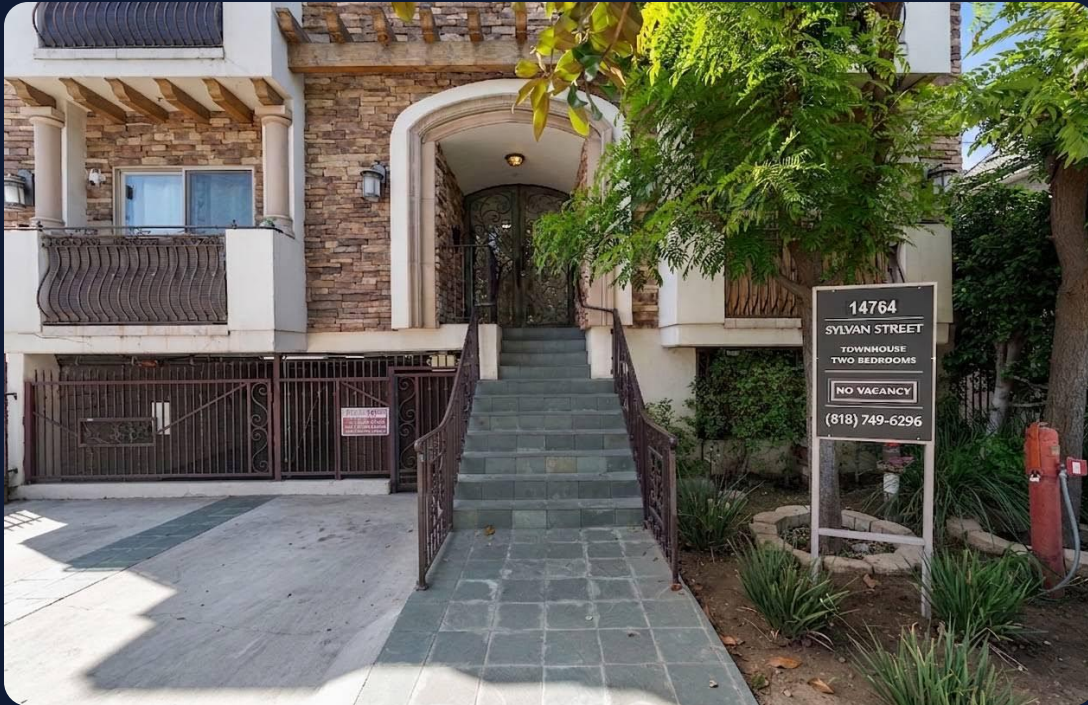


Subject Property

Individual APNs

1. 2241-009-029
2. 2241-009-030
3. 2241-009-031
4. 2241-009-032
5. 2241-009-033
6. 2241-009-034
7. 2241-009-035
8. 2241-009-036

PROPERTY PHOTOS





Van Nuys Airport
±2,500 Employees

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



Woodley Lakes
Golf Course



Ayumi Hori
Golf Course

The Plant Shopping Center



Canyon Plaza



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



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



Van Nuys High School
±2,398 Students



Hollywood Burbank Airport
±6.5M Annual Passengers
±200 Employees



Subject Property



LAPD Van Nuys Division
+ City Services
±600 Employees



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

Burbank Empire Center



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

Westfield Fashion Square



±400 Employees



±9.66M Annual Visitors
±50,000 Employees

Google Earth

FINANCIAL OVERVIEW

14764 Sylvan Street
Van Nuys, CA 91411

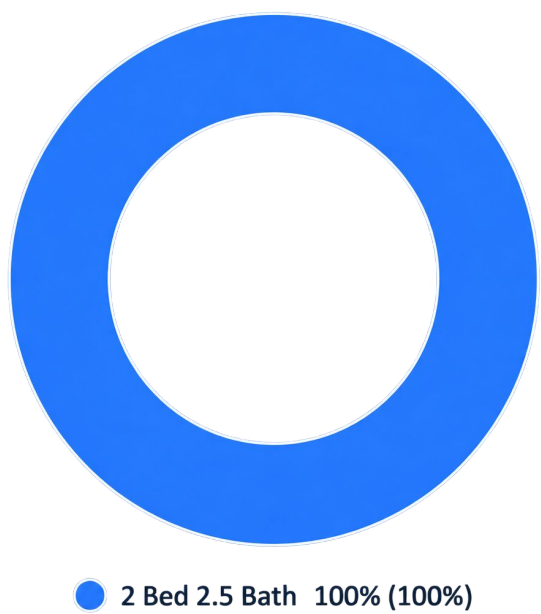


FINANCIAL SUMMARY

\$3,900,000 List Price	\$487,500 Price Per Unit	\$376.81 Price Per SF	4.63% Cap Rate	13.51 GRM
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Unit Mix

Total Units	Unit Mix	Unit Mix %	Current Avg. Rent	Market Avg. Rent	Current Monthly Rent	Market Monthly Rent
8	2+2.5	100%	\$2,994	\$3,234	\$23,950	\$25,870
8	Total		\$23,950	\$25,870	\$287,400	\$310,440



Annual Operating Summary

	Pro Forma Estimates	Pro Forma	Per Unit	Market	Per Unit
Gross Potential Rent		\$287,400		\$310,440	8% Upside
Less Vacancy	-3.0%	-\$8,622	-3.0%	-\$9,313	-3.0%
Other Income	\$1,280 Total	\$1,280	\$160	\$1,280	\$160
Gross Operating Income		\$280,058		\$302,407	
Expenses		\$99,574	35.55%	\$99,574	32.93%
Net Operating Income		\$180,484	\$22,561	\$202,833	\$25,354
Pre-Tax Cash Flow		\$180,484	4.63%	\$202,833	5.20%
Total Return Before Taxes		\$180,484	4.63%	\$202,833	5.20%

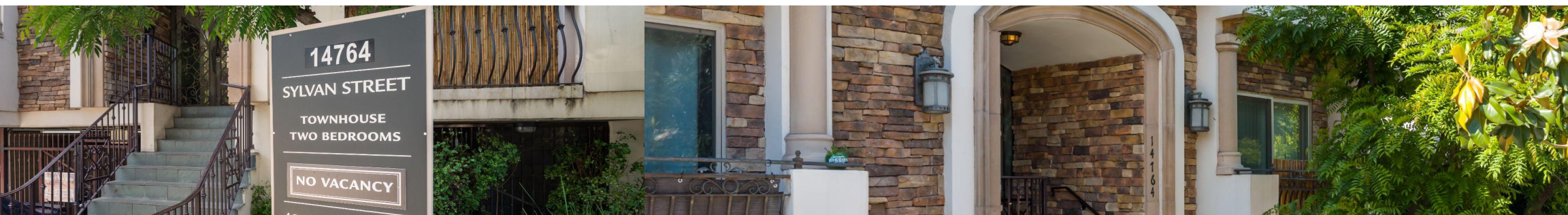
Pro Forma Annual Operating Summary

	Pro Forma Estimates	% of SGI	Pro Forma	Per Unit	Market	Per Unit	% of SGI
RE/Property Taxes	1.19% of Purchase Price	16.54%	\$46,308	\$5,788	\$46,308	\$5,788	15.3%
Management Fee	3.5% x GOI	3.50%	\$9,802	\$1,225	\$9,802	\$1,225	3.2%
Insurance	\$1.20 Per SF	4.43%	\$12,420	\$1,553	\$12,420	\$1,553	4.1%
Contract/Professional Services	\$225 Per Unit	0.64%	\$1,800	\$225	\$1,800	\$225	0.6%
Landscaping	\$263 Per Unit	0.75%	\$2,100	\$263	\$2,100	\$263	0.7%
Repairs and Maintenance	\$600 Per Unit	1.71%	\$4,800	\$600	\$4,800	\$600	1.6%
Electricity	\$378 Per Unit	1.08%	\$3,024	\$378	\$3,024	\$378	1.0%
Water and Sewer	\$1,347 Per Unit	3.85%	\$10,776	\$1,347	\$10,776	\$1,347	3.6%
Garbage and Recycling	\$868 Per Unit	2.48%	\$6,944	\$868	\$6,944	\$868	2.3%
Reserves	\$200 Per Unit	0.57%	\$1,600	\$200	\$1,600	\$200	0.5%
Total Expenses		35.55%	\$99,574	\$12,447	\$99,574	\$12,447	32.93%
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>		
Non-Controllable Expenses: Taxes, Ins., Reserves			\$60,328	\$7,541	21.0%		
Total Expense without Taxes & Reserves			\$51,666	\$6,458	17.98%		

Rent Roll

Unit #	Unit Mix	S.F	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF	APN
1	2+2.5	1,410	\$3,100	\$2.20	\$3,395	\$2.41	2241-009-029
2	2+2.5	1,290	\$2,900	\$2.25	\$3,200	\$2.48	2241-009-030
3	2+2.5	1,270	\$2,950	\$2.32	\$3,200	\$2.52	2241-009-031
4	2+2.5	1,280	\$3,050	\$2.38	\$3,200	\$2.50	2241-009-032
5	2+2.5	1,270	\$2,900	\$2.28	\$3,200	\$2.52	2241-009-033
6	2+2.5	1,240	\$3,000	\$2.42	\$3,200	\$2.58	2241-009-034
7	2+2.5	1,260	\$3,000	\$2.38	\$3,200	\$2.54	2241-009-035
8	2+2.5	1,330	\$3,050	\$2.29	\$3,275	\$2.46	2241-009-036
Totals		10,350	\$23,950	-	\$25,870	-	
Averages		1,294	\$2,994	\$2.32	\$3,234	\$2.50	

* Rents are effective 11/01/26



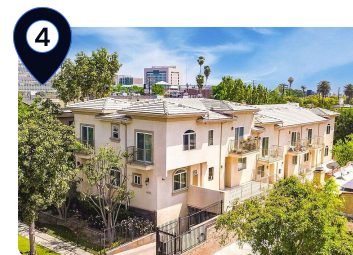
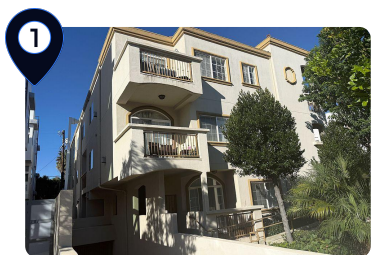
SALES COMPARABLES

14764 Sylvan Street
Van Nuys, CA 91411

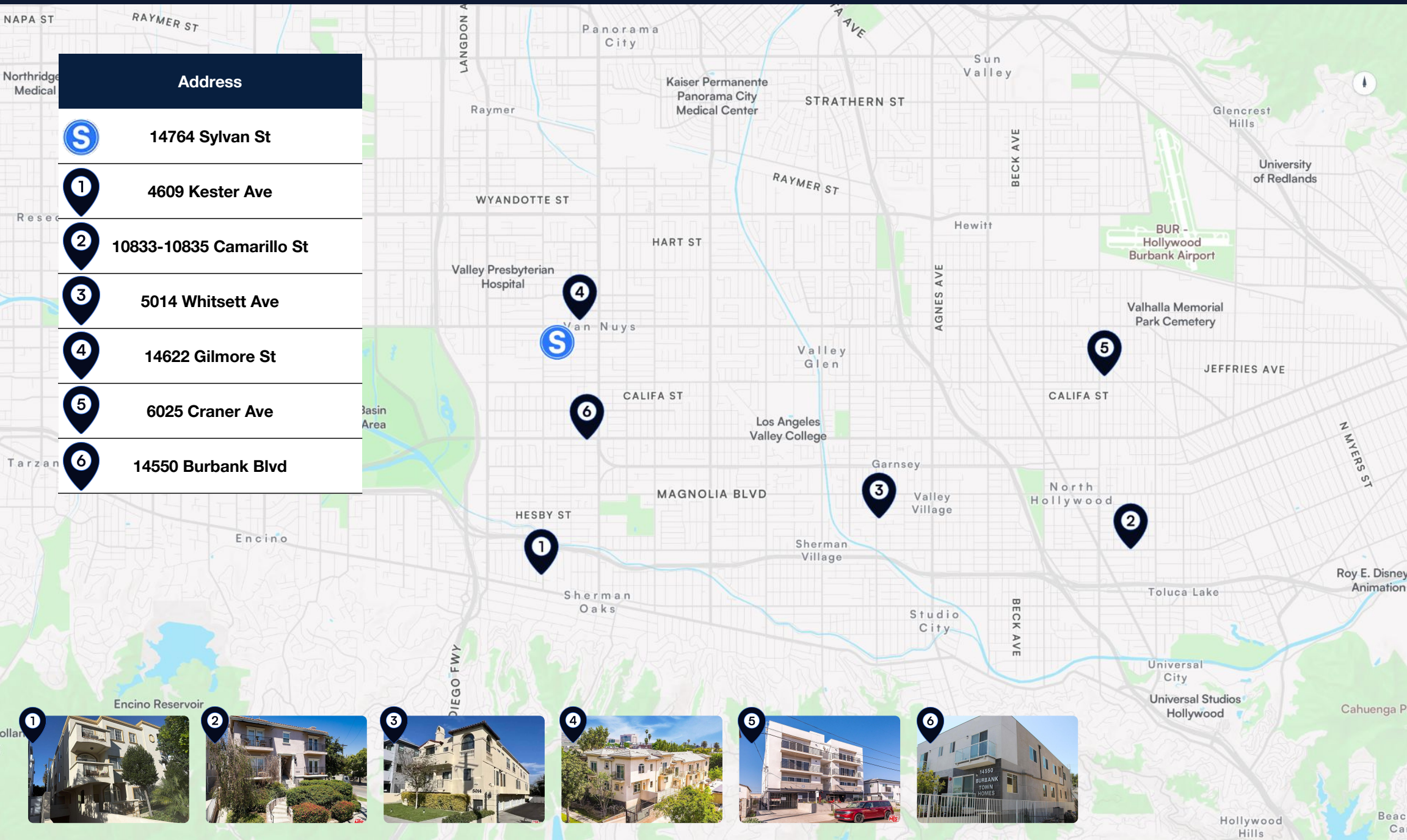


Sales Comparables

	Address	Sale Date	Year Built	Units	SF	Sale Price	Price/Unit	Price/SF	Cap Rate	GRM	1 Beds	2 Beds	3 Beds	Studios	Zoning
S	14764 Sylvan St Van Nuys, CA	-	2007	8	±10,350	\$3,900,000	\$487,500	\$376.81	4.63%	13.51	0	8	0	0	LAR3
1	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
2	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
3	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
4	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
5	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
6	14550 Burbank Blvd Sherman Oaks, CA	6/12/26	2022	6	±6,545	\$2,300,000	\$383,333	\$351.41	-	-	2	2	2	0	LAR3
Averages				7	±8,361		\$446,528	\$362.99	5.24%	11.40					

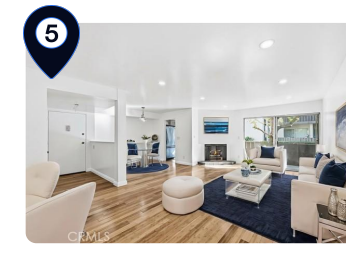


Sales Comparables Map

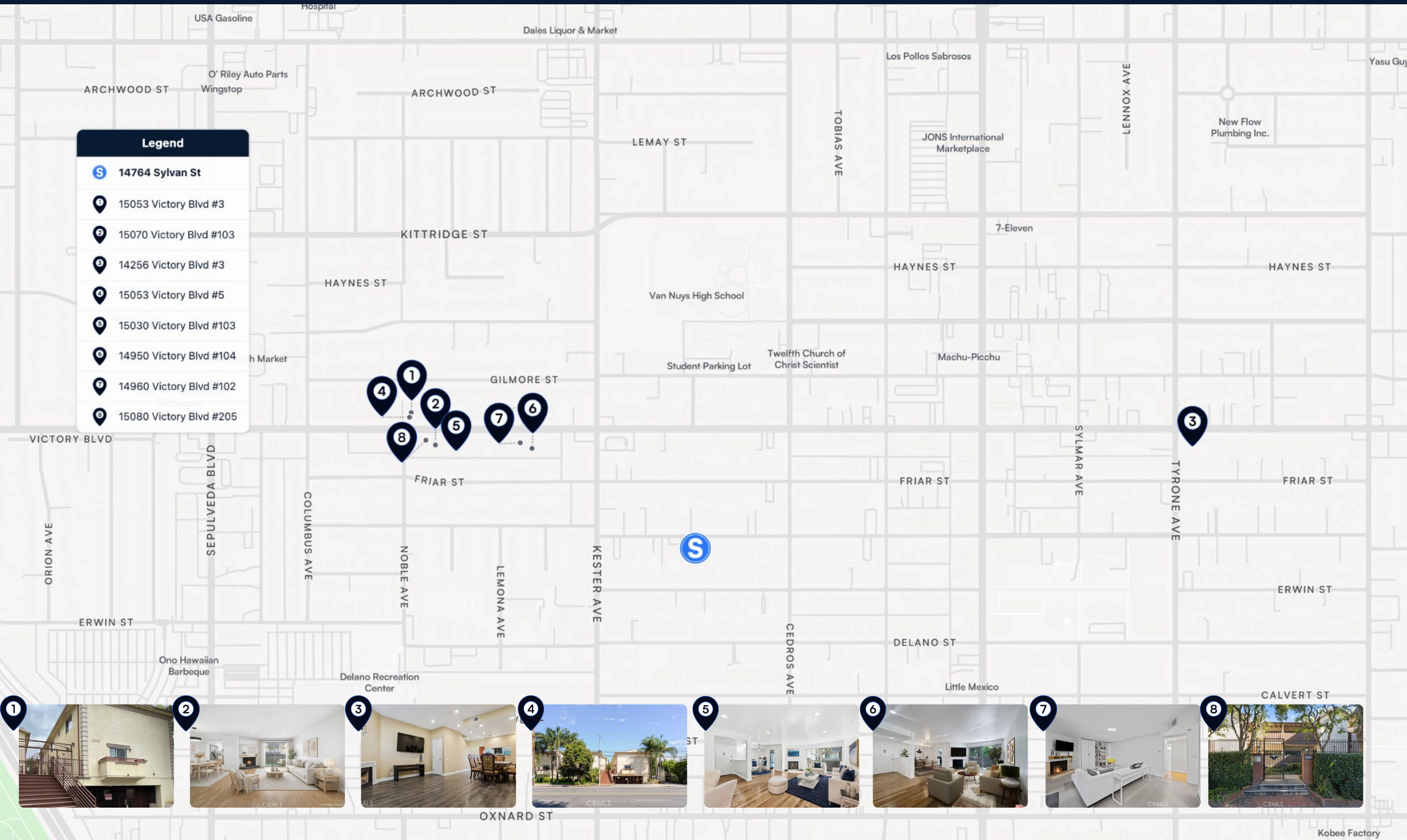


Condo Sales Comparables

	Address	Sale Date	Year Built	SF	Floor Plan	Sale Price	Price/SF
S	14764 Sylvan St Van Nuys, CA	-	2007	1,294	2+2.5	\$487,500	\$376.81
1	15053 Victory Blvd #3	4/27/2026	2006	1,120	2+3	\$510,000	\$455.36
2	15070 Victory Blvd #103	2/27/2026	1977	1,137	2+2	\$455,000	\$400.18
3	14256 Victory Blvd #3	8/5/2026	1993	973	2+2	\$490,000	\$503.60
4	15053 Victory Blvd #5	3/13/2026	2006	1,120	2+2	\$490,000	\$437.50
5	15030 Victory Blvd #103	3/24/2026	1977	1,137	2+2	\$485,000	\$426.56
6	14950 Victory Blvd #104	6/18/2026	1976	1,136	2+2	\$500,000	\$440.14
7	14960 Victory Blvd #102	2/11/2026	1976	1,148	2+2	\$508,000	\$442.51
8	15080 Victory Blvd #205	5/28/2026	1977	1,227	2+2	\$545,500	\$444.58
Averages				1,125		\$497,938	\$443.80



Condo Sales Comparables Map



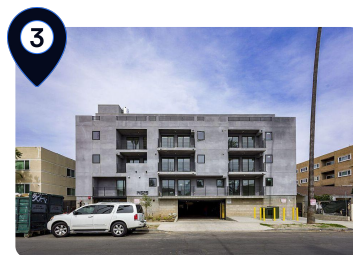
RENT COMPARABLES

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
S	14764 Sylvan St	Van Nuys, CA	91411	2007	8	2+2.5	1,294	\$2,994	\$2.32
1	14825 Delano St	Van Nuys, CA	91411	2022	42	2+2	1,030	\$3,000	\$2.91
2	14737 Friar St	Van Nuys, CA	91411	2014	14	2+2	1,300	\$2,990	\$2.30
3	14629 Erwin St	Van Nuys, CA	91411	2024	22	2+2	1,038	\$3,200	\$3.08
4	14811 Erwin St	Van Nuys, CA	91411	2025	38	2+2	1,170	\$3,100	\$2.65
5	14606 Sylvan St	Van Nuys, CA	91411	2026	40	2+2	920	\$2,999	\$3.26
6	14541 Gilmore St	Van Nuys, CA	91411	2023	31	2+2	1,260	\$3,000	\$2.38
Total/Average				2022	187		1,120	\$3,048	\$2.76



Rent Comparables Map

Address

14764 Sylvan St

14825 Delano St

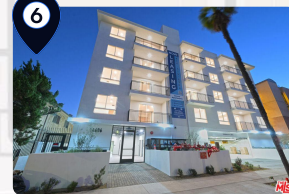
14737 Friar St

14629 Erwin St

14811 Erwin St

14606 Sylvan St

14541 Gilmore St



MARKET OVERVIEW

14764 Sylvan Street
Van Nuys, CA 91411



SAN FERNANDO VALLEY, CA

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



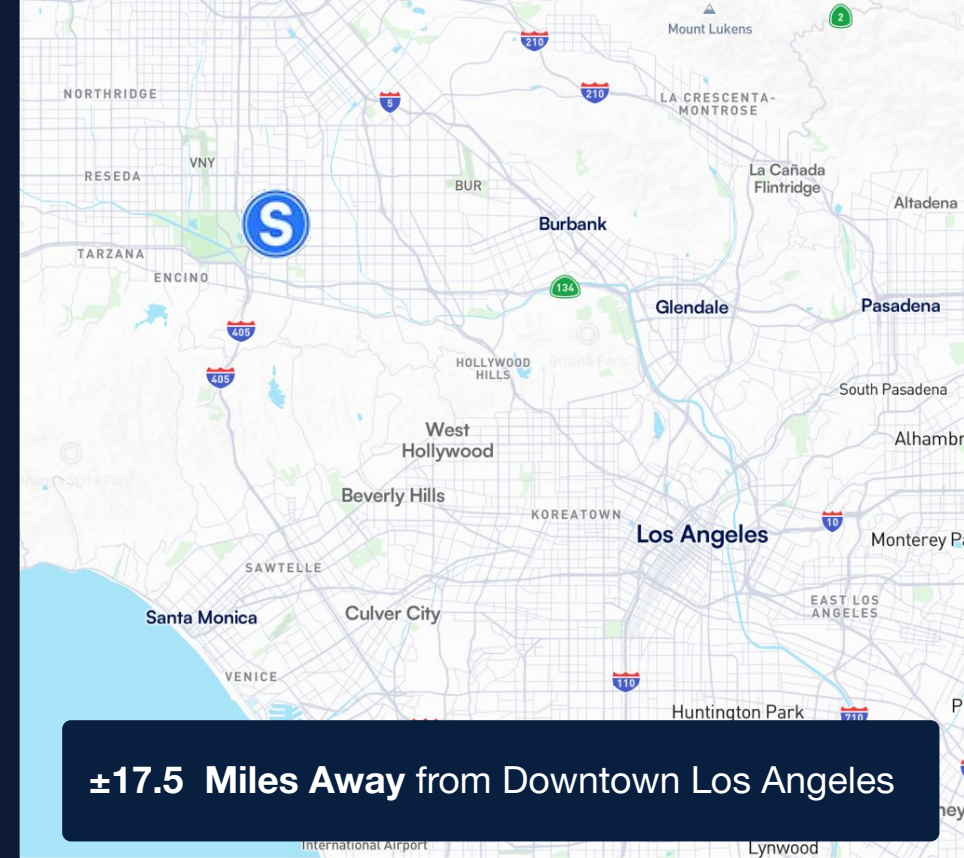
Van Nuys, CA

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



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



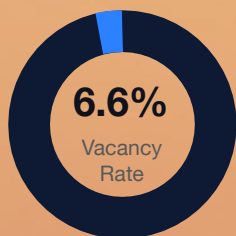
Transportation & Warehousing
241,700 Employees



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.

LA Multifamily Performance



\$8,000,000,000

Sales Volume

1.7M+

Total Units in Inventory

18,992

Units Under Construction



\$356K

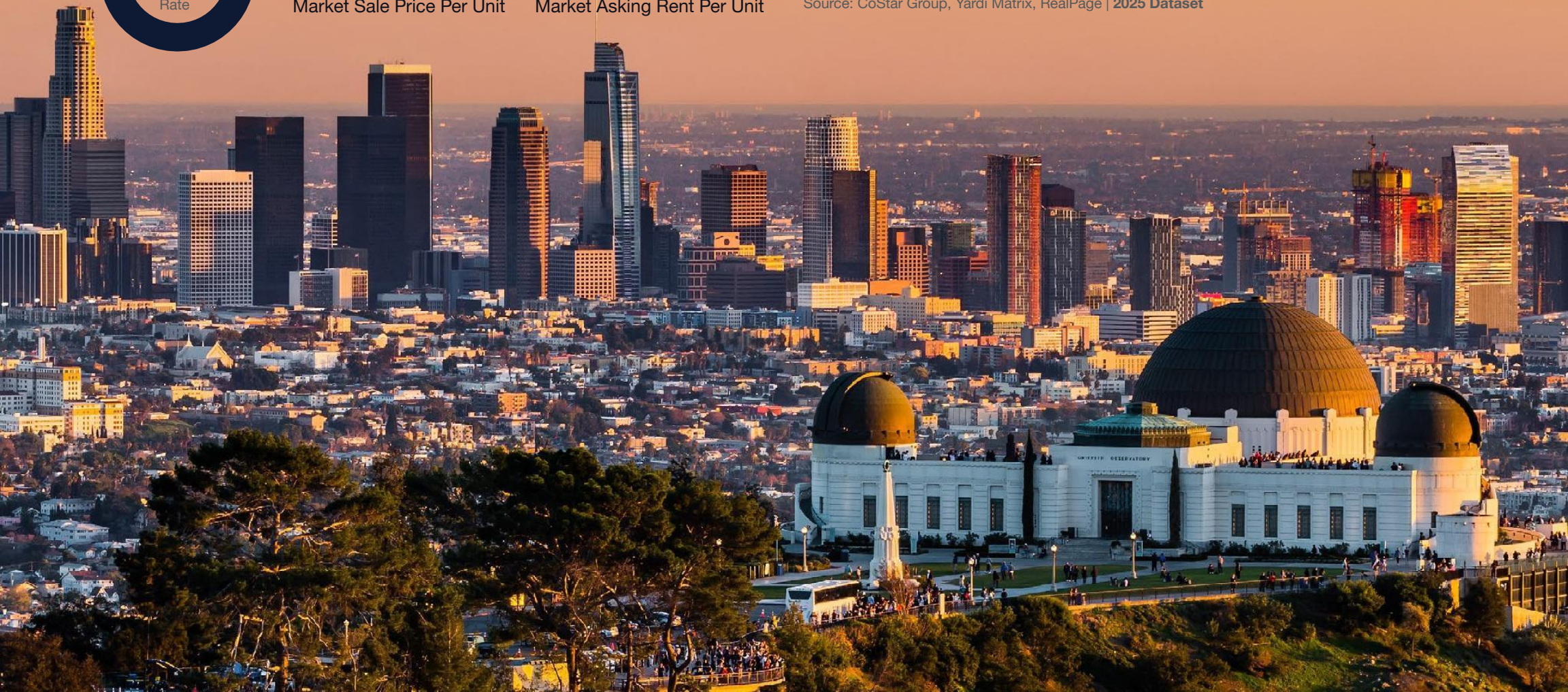
Market Sale Price Per Unit

\$2,346

Market Asking Rent Per Unit

Los Angeles ranks as the #2 multifamily market in the U.S. by total inventory, driven by its scale, high barriers to entry, and deep renter base. Market conditions are expected to improve as new supply is absorbed, vacancy stabilizes, and rent growth accelerates. Long-term supply constraints driven by zoning, land scarcity, and construction costs continue to support rent stability and asset performance. As a result, investor confidence is strengthening, with capital targeting stabilized assets poised for future rent growth and durable cash flow.

Source: CoStar Group, Yardi Matrix, RealPage | 2025 Dataset



Employment

2025 Statistics

5M+

Total Workforce Base

1.7%

Employment Growth

Major Employer

 **KAISER PERMANENTE®**
47,000+ Employees

#1 Employment Sector

20% Education &
Health Services

Key Industries Driving Demand

Entertainment

Global Hub for Film,
Television, & Streaming

Tourism & Hospitality

Driven by Over 50M
Annual Visitors

Tech & Digital Media

Rapidly Expanding
Innovation Ecosystem

International Trade

Anchored by the Nation's
Largest Port Complex

Source: U.S. Bureau of Labor Statistics, Los Angeles County Economic Development Corporation, Port of Los Angeles, Port of Long Beach, California Employment Development Department, CoStar Group | **2025 Dataset**

Corporate Tech Presence

Employees in Greater LA

amazon

10,000+ Employees

NETFLIX

8,000+ Employees

Snap Inc.

5,000+ Employees

Google

3,000+ Employees

Meta

2,000+ Employees

LAX | LA International Airport

620,000+ Jobs Supported

#5 U.S. Airport
75M+ Passengers Annually

Port of LA & Long Beach

900,000+ Jobs Supported

\$3B Infrastructure & Ongoing
Terminal Expansions

+



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

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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.