

13520 VICTORY BLVD

Van Nuys, CA 91401

**Multifamily
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW



EXECUTIVE SUMMARY

13520 Victory Blvd

Van Nuys, CA 91401

11

Total
Units

±0.43

Lot Size (AC)

1963

Year Built

LAR3

Zoning

The Opportunity

Matthews™ is proud to present 13520 Victory Blvd, an impeccably maintained 11-unit, two-story multifamily asset located in the highly sought after Valley Glen neighborhood of Van Nuys. Constructed in 1963, the property offers 11,124 square feet of rentable space on a spacious 19,000 SF lot. The unit mix consists entirely of 11 expansive 2 bedroom, 2 bathroom units, each thoughtfully designed in a townhome style with either front or rear patios. Every unit includes assigned parking, adding convenience and value for residents.

13520 Victory Blvd presents a compelling value add opportunity. With current rent approximately 35% below market due to long-term ownership, there's substantial potential for rental growth. The property is priced below neighborhood averages on both a per unit and per square foot basis, creating a rare chance to acquire a high demand asset with built-in equity. Strategic renovations and rent repositioning can unlock immediate upside, while the continued growth of Valley Glen supports strong long-term returns and appreciation.



INVESTMENT HIGHLIGHTS

\$3,148,000.00

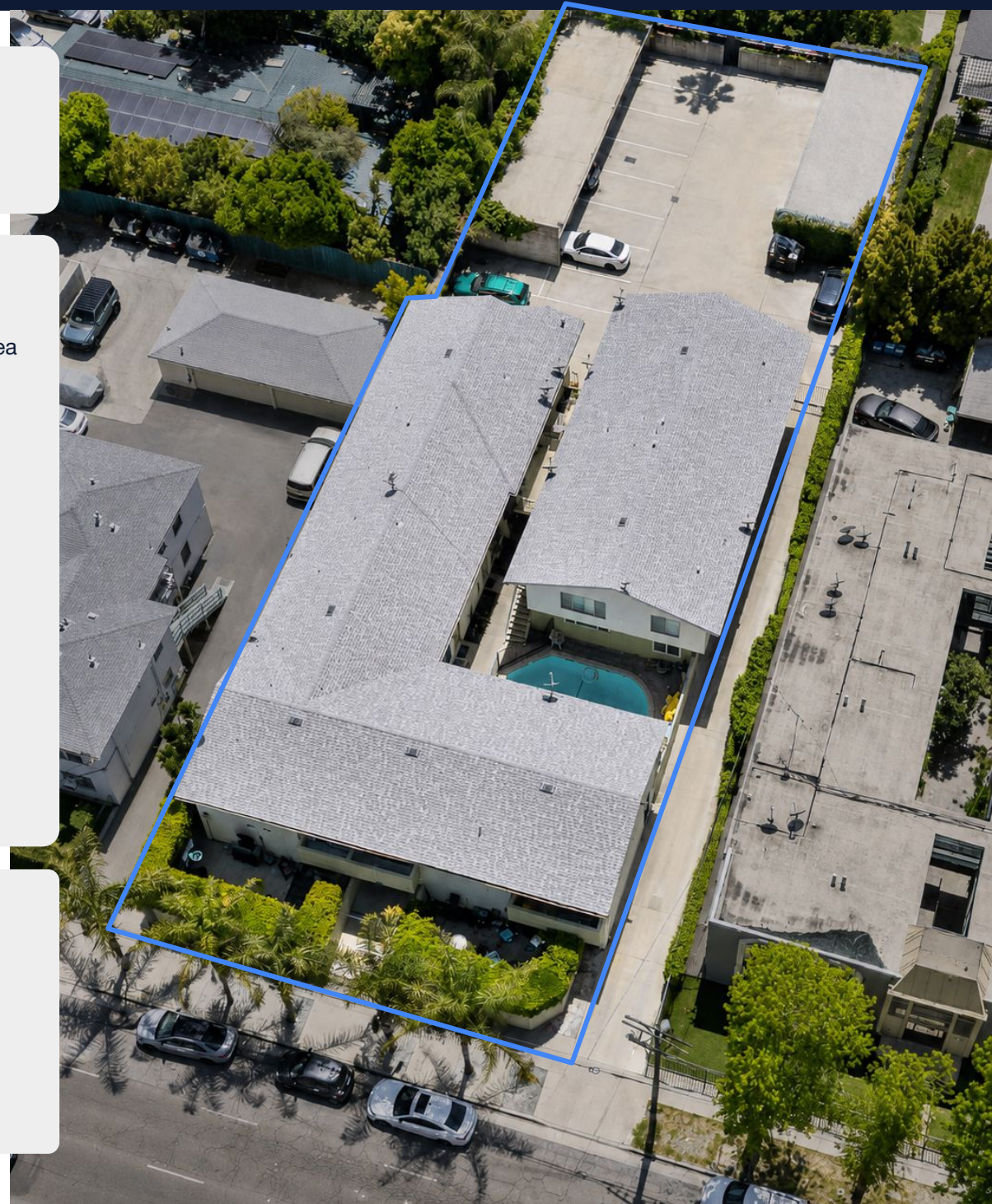
Asking Price

Property Highlights

- Large, spacious units—significantly larger than typical offerings in the area
- Fully gated complex, offering privacy and security
- Ideal for a mix of tenant profiles: families, students, and professionals
- Minutes from Los Angeles Valley College, Van Nuys Recreation Center, schools, shopping, dining, and transit
- Convenient access to major freeways and public transportation

Prime Location in Valley Glen

Set along Victory Blvd a major corridor linking residential neighborhoods with commercial hubs the property benefits from exceptional accessibility throughout the San Fernando Valley. Valley Glen is known for its blend of peaceful suburban charm and urban connectivity, making it an ideal setting for both families and professionals. Its reputation for safety, strong community vibe, and top-rated schools adds to its enduring tenant appeal.





Knollwood Country Club
Golf Course



±224,000 VPD

118

405

118

Whiteman Airport
±9 Miles Away

Porter Valley Country Club
Golf Course

San Jose Street Elementary
±650 Students

Sepulveda VA Medical Center
±716 Beds

5

5

Hansen Dam Golf Course
Golf Course



California State University, Northridge
±36,848 Students



±217,000 VPD

±292,000 VPD

Van Nuys Airport
±3.4 Miles Away | 12,300 Employees

Kaiser Permanente Panorama City Medical Center
±218 Beds

Northridge Fashion Center



Mission Community Hospital
±145 Beds | ±1,000 Employees



Pierce College
20,000 Students

Valley Presbyterian Hospital
±350 Beds

Van Nuys Library
±20 Employees

Hollywood Burbank Airport
±6 Miles Away | ±90 Employees



170

Westfield Fashion Square



Subject Property



Providence Cedars-Sinai Tarzana Medical
±204 Beds

Van Nuys Government Offices
100+ City Employees

Valley Glen Community Park
±0.7 Miles Away

15 Miles
Los Angeles

3 Miles
North Hollywood

Sepulveda Basin Recreation Area
±2 Miles Away

Los Angeles Valley College
±15,733 Students

Great Wall of Los Angeles
Longest Murals in the World,
Stretching 2,754 Feet

Google Earth



Amenities & Features

Roof Recently Replaced

Laundry Facilities

Tandem Parking

High speed Internet

Common Pool

Balcony

Large Size Units

Air Conditioning



FINANCIAL OVERVIEW



FINANCIAL SUMMARY

\$3,148,000

List Price

\$286,182

Price Per Unit

\$282,99

Price Per SF

±11,124 SF

Building Size

4.43%

Cap Rate

Unit Mix

Total Units	Unit Mix	Unit Mix %	Current Avg. Rent	Market Avg. Rent	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
3	2+2	27%	\$2,021	\$2,750	\$2,357	\$6,062	\$8,250
4	2+1.5	36%	\$1,780	\$2,675	\$1,838	\$7,119	\$10,700
2	2+1	18%	\$1,496	\$2,600	\$1,674	\$2,991	\$5,200
1	2+2.5	9%	\$2,729	\$2,750	\$2,729	\$2,729	\$2,750
1	2+2 Balcony	9%	\$1,789	\$3,275	\$1,789	\$1,789	\$3,275
11	Average		\$1,881	\$2,743	\$2,026	\$20,690	\$30,175
	Tota:		\$20,690	\$30,175	\$22,287	\$248,281	\$362,100

Annual Operating Summary

		Current	Per Unit	Market	Per Unit
Gross Potential Rent	Pro Forma Estimates	\$248,281	Current Rent	\$362,100	46%
Less Vacancy	-3.0%	-\$7,448	-3.0%	-\$10,863	-3.0%
Laundry Fees	294000%	\$2,940	\$267	\$2,940	\$267
Gross Operating Income		\$243,773		\$354,177	
Expenses		\$104,407	41.56%	\$108,824	29.81%
Net Operating Income		\$139,365	\$12,670	\$245,353	\$22,305
Pre-Tax Cash Flow		\$139,365	4.47%	\$245,353	7.87%
Total Return Before Taxes		\$139,365	4.47%	\$245,353	7.87%










Pro Forma Annual Operating Expenses

	Pro Forma Estimates	% of Current SGI	Current	Per Unit	Market	Per Unit	% of SGI
Real Estate Taxes	1.1974% of Purchase Price	15.18%	\$37,694	\$3,427	\$37,694	\$3,427	10.4%
Property Management Fee	4.0%X GOI	3.93%	\$9,751	\$886	\$14,167	\$1,288	3.9%
Insurance	\$1.25 Per SqFt	5.60%	\$13,905	\$1,264	\$13,905	\$1,264	3.8%
Landscaping/Grounds	\$218.18 Per Unit	0.97%	\$2,400	\$218	\$2,400	\$218	0.7%
Pool	\$141.82 Per Unit	0.00%	\$1,560	\$142	\$1,560	\$142	0.4%
Repairs & Maintenance	\$500.00 Per Unit	2.22%	\$5,500	\$500	\$5,500	\$500	1.5%
Utilities	\$2,127 Per Unit	9.42%	\$23,400	\$2,127	\$23,400	\$2,127	6.5%
Trash Removal	\$655 Per Unit	2.90%	\$7,200	\$655	\$7,200	\$655	2.0%
Pest Control	\$72.55 Per Unit	0.00%	\$798	\$73	\$798	\$73	0.2%
Reserves	\$200.00 Per Unit	0.89%	\$2,200	\$200	\$2,200	\$200	0.6%
Total Expenses		42.05%	\$104,407	\$9,492	\$108,824	\$9,893	30.1%
				% of SGI			
Non-controllable expenses: Taxes, Ins., Reserves:			21.7%				
Total Expense without Taxes & Reserves			25.98%				

RENT ROLL

Unit Mix	Unit #	# of Units	Current Rent	Market Rent	Loss to Lease	Upside (%)	Occupied/Vacant
2+2	1	1	\$1,849.90	\$2,750	-\$900	49%	Vacant
2+2	2	1	\$1,855.00	\$2,750	-\$895	48%	Occupied
2+2	3	1	\$2,356.64	\$2,750	-\$393	17%	Occupied
2+1.5	4	1	\$1,735.59	\$2,675	-\$939	54%	Occupied
2+1.5	5	1	\$1,782.48	\$2,675	-\$893	50%	Occupied
2+1.5	6	1	\$1,763.01	\$2,675	-\$912	52%	Occupied
2+2 Balcony	7	1	\$1,789.00	\$3,275	-\$1,486	83%	Occupied
2+1	8	1	\$1,317.33	\$2,600	-\$1,283	97%	Occupied
2+1.5	9	1	\$1,837.60	\$2,675	-\$837	46%	Occupied
2+1	10	1	\$1,674.12	\$2,600	-\$926	55%	Occupied
2+2.5	11	1	\$2,729.42	\$2,750	-\$21	1%	Occupied
Totals		11	\$20,690	\$30,175	-\$9,485	46%	6
Averages			\$1,881	\$2,743	-\$862		54.55%

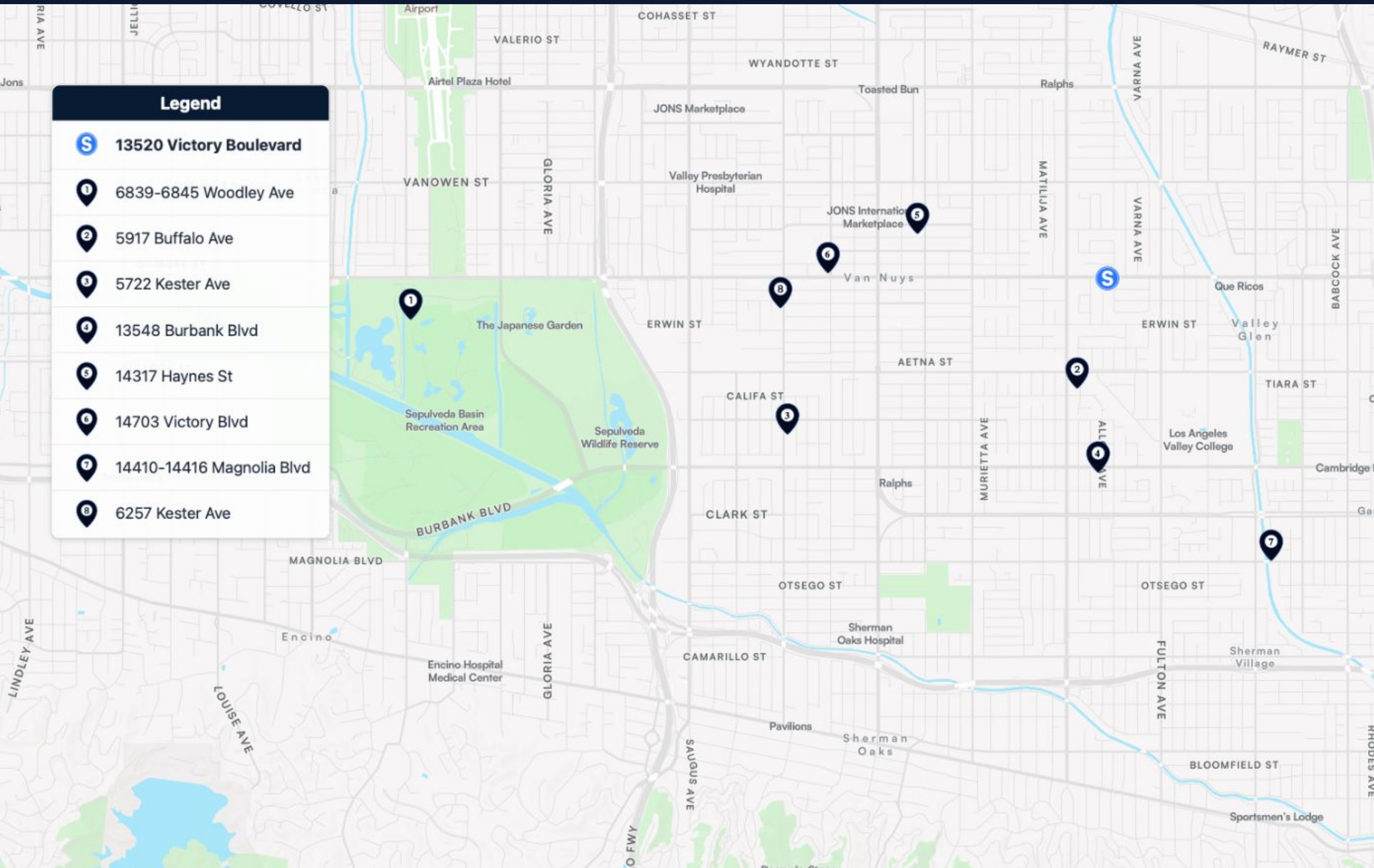
SALES COMPS

	Address	City	State	Sale Price	Price Per Unit	Cap Rate	GRM	Number of Units	Building SF	Number of 1 Bedroom Units	Number of 2 Bedroom Units	Zoning
	13520 Victory Boulevard	Van Nuys	CA	\$3,148,000	\$286,182	4.43%	-	-	-			
	6839-6845 Woodley Ave	Van Nuys	CA	\$2,931,409	\$366,426			8	11,522	0	0	LAMR1
	5917 Buffalo Ave	Van Nuys	CA	\$1,645,000	\$329,000	6.34	10.24	5	6,240	0	5	LAR3
	5722 Kester Ave	Van Nuys	CA	\$1,207,000	\$241,400			5	6,694	0	0	LARD1.5
	13548 Burbank Blvd	Van Nuys	CA	\$1,200,000	\$240,000	5.97		5	3,336	0	0	R3-1/R1-1
	14317 Haynes St	Van Nuys	CA	\$1,675,000	\$239,286			7	6,009	3	4	LAR3
	14703 Victory Blvd	Van Nuys	CA	\$1,372,000	\$228,667	7.17	12.4	6	5,912	0	6	R3, Los Angeles
	14410-14416 Magnolia Blvd	Van Nuys	CA	\$2,735,000	\$227,917	5.23	11.93	12	8,368	8	4	R3-1, Van Nuys
	6257 Kester Ave	Van Nuys	CA	\$1,350,000	\$225,000	3.64		6	5,440	0	6	LAR3
	Average				\$262,212	\$267.99	5.67	11.52				

SALES COMPS MAP

Legend

- S** 13520 Victory Boulevard
- 1** 6839-6845 Woodley Ave
- 2** 5917 Buffalo Ave
- 3** 5722 Kester Ave
- 4** 13548 Burbank Blvd
- 5** 14317 Haynes St
- 6** 14703 Victory Blvd
- 7** 14410-14416 Magnolia Blvd
- 8** 6257 Kester Ave



MARKET OVERVIEW

13520 Victory Blvd
Van Nuys, CA 91401



Van Nuys, CA

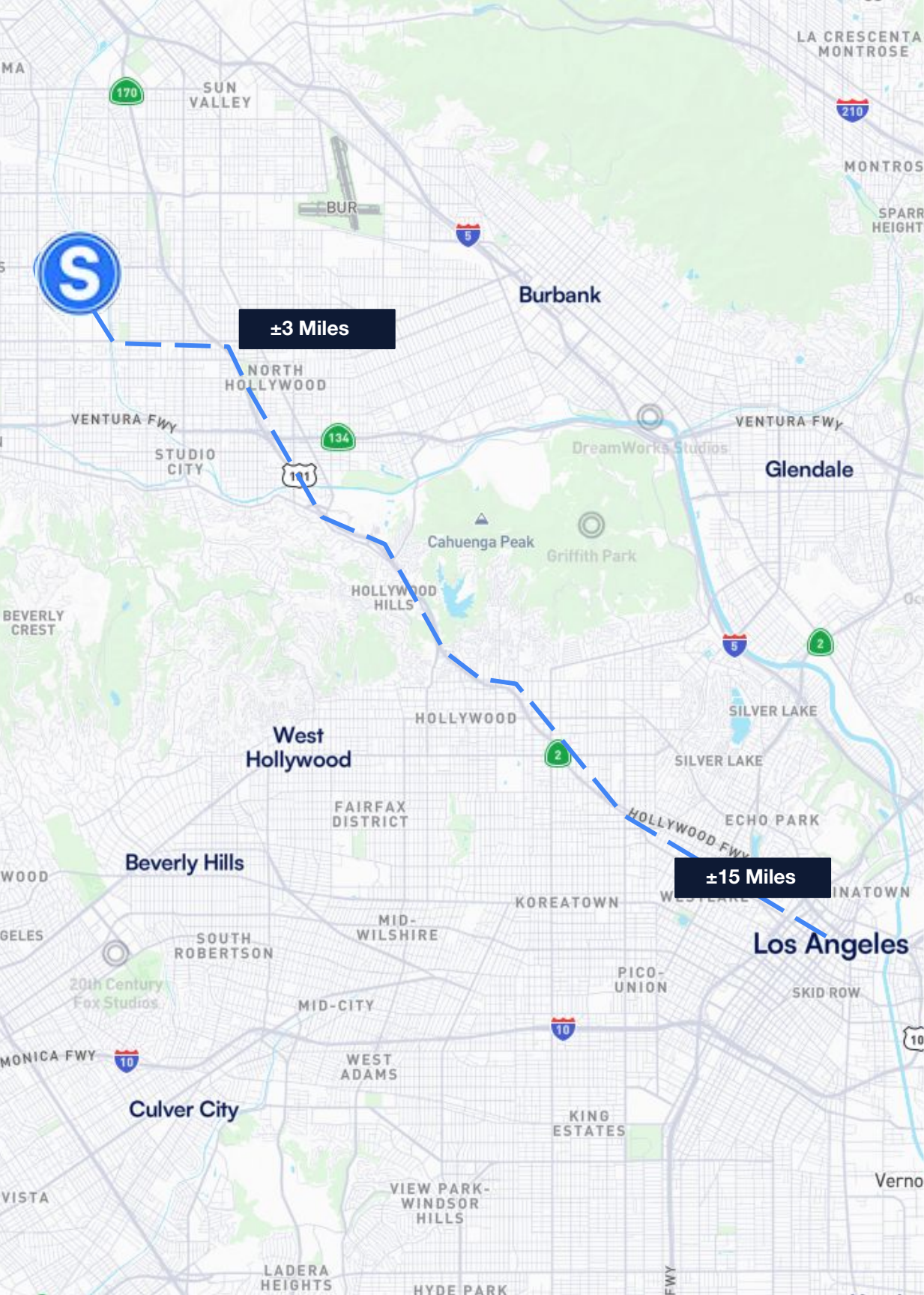
\$94,850 Median HH Income	33,275 # of Households	86% Renter Rate
68,000 Total Population	\$780,000 Median Property Value	

Van Nuys provides affordability relative to core LA while maintaining connectivity.

13520 Victory Boulevard is positioned in central Van Nuys, within the San Fernando Valley's dense renter base and near key Valley corridors including Van Nuys Boulevard, Victory Boulevard, Sepulveda Boulevard, and the 405 freeway. The location benefits from proximity to neighborhood retail, services, schools, and employment drivers across Van Nuys, Sherman Oaks, North Hollywood, and the broader Valley.

Van Nuys remains one of the more affordable multifamily submarkets in Los Angeles, supporting consistent renter demand. Recent market data shows average asking rents around \$1,834 with vacancy below the broader Los Angeles average, reinforcing the area's relative stability despite softer rent growth.

Overall, the Gilmore Street location offers a practical infill multifamily setting with strong access, everyday amenities, and a broad renter pool, making it a favorable neighborhood for stable, workforce-oriented multifamily investment.



Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	49,883	301,768	709,566
2020 Census	49,560	302,135	710,579
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	17,230	110,116	253,184
2020 Census	16,436	108,915	248,915
Growth 2020-Current Year	4.83%	1.10%	1.72%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$95,601	\$118,910	\$131,650

The Civic Center of the Valley.

Van Nuys is the geographic and civic heart of the San Fernando Valley — home to the LA Superior Courthouse, City Hall annex, and a workforce population that anchors durable rental demand. Gilmore Street sits within walking distance of both the Van Nuys Civic Center and the Metro G-Line.

Demand Drivers

1 mi Valley Glen Community Park

2 mi The Great Wall of Los Angeles

2 mi Los Angeles Valley College

2.5 mi Noho West

5 mi Westfield Fashion Square

7 mi Mission Community Hospital

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



TRANSPORTATION

13520 Victory Boulevard 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



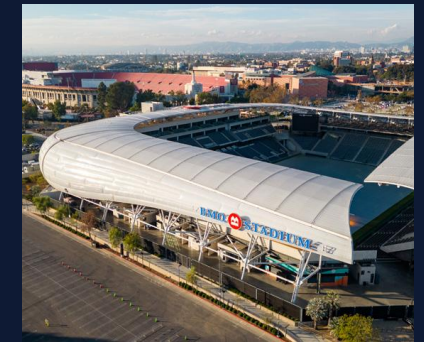
NBA | Lakers & Clippers
Crypto.com Arena



NHL | Kings
Crypto.com Arena



MLB | Dodgers
Largest Stadium in MLB



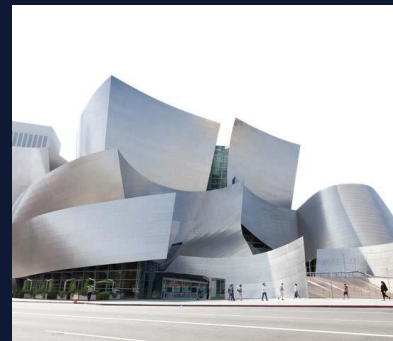
MLS | LAFC & LA Galaxy
BMO Stadium &
Dignity Health Sports Park



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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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.