6440 Balboa Blvd

Lake Balboa, CA 91406

Multifamily Investment Opportunity

Offering Memorandum

Across the street from Birmingham Community High School (±3,259 Students) | #14 Best Charter High School in the Los Angeles Area

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Property Overview

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Executive Summary

A value-add opportunity in a high-demand rental corridor.

Four-unit multifamily asset totaling ±5,721 SF. RD1.5 zoning, a desirable Lake Balboa location, and consistent multifamily demand position the property for stable cash flow and future appreciation.

Address	6440 Balboa Blvd
City, ST	Lake Balboa, CA
County	Los Angeles
Number Of Units	4
Year Built	1990
Gross SF	±5,721
Average SF Per Unit	±1,430
Lot Size (AC)	±0.14
Density	28.6

Investment Highlights

Property Highlights

Large Townhome Unit Mix : The property features 4 large units averaging ±1,430 SF, comprised of 2x 2BR/2.5BA and 2x 3BR/2.5BA layouts.

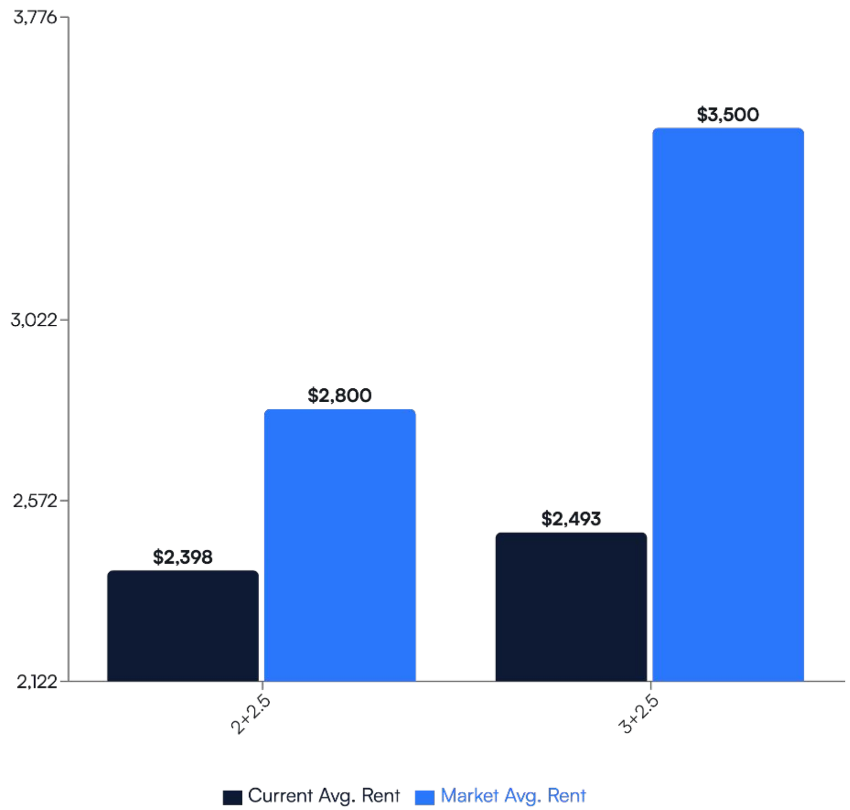
Garage-Driven Tenant Appeal : All 4 units include 2-car garages, a practical amenity that supports leasing for the property's larger floor plans.

Unrestricted Rental Upside & Lower CapEx: The property is not subject to the City of Los Angeles Rent Stabilization Ordinance (RSO), allowing investors to capture full market rate increases with minimal near-term maintenance requirements.

Unit Amenities: Each unit has washer dryer hookups and private balconies.

In-Place Cash Flow : The asset is underwritten at $74,779.78 NOI on current operations, providing immediate income with a clear path to higher stabilized performance.

Stabilized NOI Growth : Under the optimistic underwriting, NOI increases from $74,779.78 currently to $106,927.78 at market rents.



Amenities

Unit Amenities

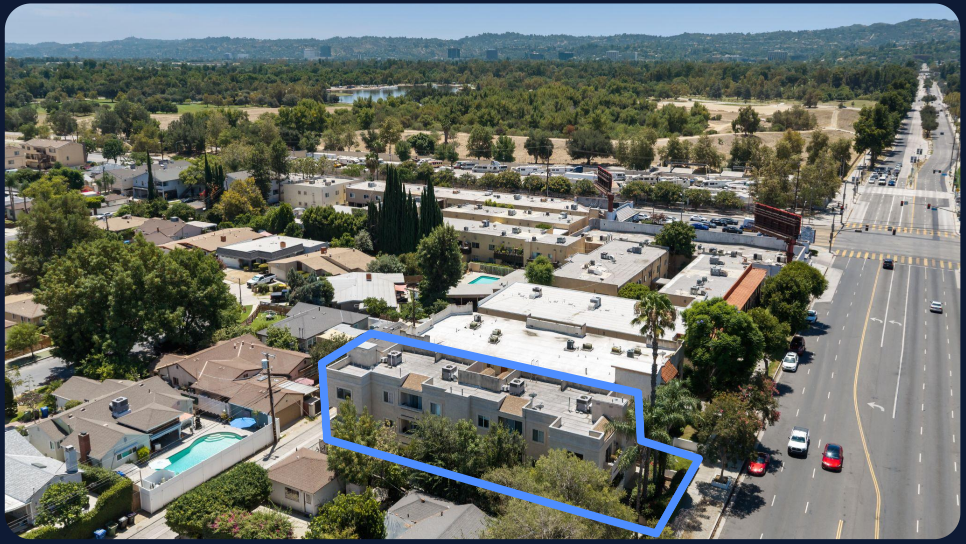
Built in 1990, this architecturally designed and gated four-unit property offers spacious townhouse-style living, consisting of two 2-bedroom units and two 3-bedroom units.

Every unit features a large kitchen alongside an open living and dining area with a fireplace, ideal for entertaining and accommodating a sizable dining table.

Two of the units have been enhanced with waterproof laminate flooring throughout the downstairs level and all bathrooms. Each townhouse is equipped with half bathrooms on the first floor, ample closet space, and an upstairs landing featuring a built-in storage seat.

The primary bedrooms include en-suite bathrooms and generous closet space, supplemented by a second full bathroom for each unit. Additionally, all units come with oversized 2-car garages, private balconies, and each have dedicated laundry hookups.

Property Photos



Whole Foods Market
Knollwood Country Club
± 224,000 VPD
118
405
5
Costco Wholesale
Lowe's
N
Porter Valley Country Club
San Jose Street Elementary
±650 Students
Whiteman Airport
±9 Miles Away
Sepulveda VA Medical Center
±716 Beds
±217,000 VPD
±292,000 VPD
California State University, Northridge
±36,848 Students
CSUN Matadors
Hansen Dam Golf Course
Walmart Supercenter
Van Nuys Airport
12,300 Employees
Kaiser Permanente Panorama City Medical Center
±218 Beds
Northridge Fashion Center
Target
AMC
Lowe's
Kohl's
Dave & Buster's
Dick's Sporting Goods
Best Buy
Costco Wholesale
Valley Relics Museum
Ralphs
Chase
target
±206,000 VPD
Kohl's
Ralphs
CVS pharmacy
Mulholland Middle School
±1,167 Students
Valley Presbyterian Hospital
±350 Beds
Pierce College
20,000 Students
Subject Property
Hollywood Burbank Airport
±90 Employees
Birmingham High School
±3,250 Students
Costco Wholesale
Van Nuys Library
±20 Employees
170
target
Van Nuys Civic Center
Civic Center
The Japanese Garden
Providence Cedars-Sinai Tarzana Medical Center
±204 Beds
Metro G Line
Bus Route
Van Nuys Government Offices
100+ City Employees
North Hollywood
3.8 Miles Away
Sepulveda Basin Recreation Area
±2 Miles Away
Los Angeles Valley College
±15,733 Students
Google Earth

Financial Overview

6440 Balboa Blvd
Lake Balboa, CA 91406

Financial Summary

$1,799,000 List Price	**$449,750** Price Per Unit	**$314.46** Price Per SF	**±1,400 SF** Avg Unit Size (SF)	**4.16%** Cap Rate

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Estimated Avg SF	Current		Market		Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
				Avg Rent/SF	Avg Rent	Avg Rent	Avg Rent/SF			
2	2+2.5 TH	50%	±1,200	$2.00	$2,398	$2,800	$2.33	$2,500	$4,795	$5,600
2	3+2.5 TH	50%	±1,600	$1.56	$2,493	$3,500	$2.19	$2,560	$4,985	$7,000
	Average		**±1,430**	**$1.78**	**$2,445**	**$3,150**	**$2.26**	**$2,530**	**$9,780**	**$12,600**
	Total		**5,721**	**$7.11**	**$9,780**	**$12,600**	**$9.04**	**$8,983**	**$117,360**	**$151,200**

Annual Operating Summary

	Pro Forma	Per Unit	Market	Per Unit
Gross Potential Rent	$117,360	Current Rent	$151,200	29% Upside
Gross Operating Income	**$117,360**		**$151,200**	
Expenses	**$42,580**	**36.28%**	**$44,272**	**29.28%**
Net Operating Income	**$74,780**	**$18,695**	**$106,928**	**$26,732**
Loan Payments	$59,538		$59,538	
Pre-Tax Cash Flow	$15,242	1.57%	$47,390	4.88%
Plus Principal Reduction	$10,162		$10,162	
Total Return Before Taxes	$25,404	2.62%	$57,552	5.92%

Pro Forma Annual Operating Expenses

			% of Current SGI	Current	Per Unit	Market	Per Unit	% of SGI
Real Estate Taxes	1.1874%	of Purchase Price	18.20%	$21,361	$5,340	$21,361	$5,340	14.13%
Property Management Fee	5.0%	x GOI	5.00%	$5,868	$1,467	$7,560	$1,890	5.00%
Insurance	*$1.25*	Per SqFt	6.09%	$7,151	$1,788	$7,151	$1,788	4.73%
Repairs & Maintenance	*$650.00*	Per Unit	2.22%	$2,600	$650	$2,600	$650	1.72%
Utilities	*$1,200*	Per Unit	4.09%	$4,800	$1,200	$4,800	$1,200	3.17%
Reserves	*$200.00*	Per Unit	0.68%	$800	$200	$800	$200	0.53%
Total Expenses			**36.28%**	**$42,580**	**$10,645**	**$44,272**	**$11,068**	**29.28%**
				% Of SGI				
Non-controllable expenses: Taxes, Ins., Reserves:				25.0%				
Total Expense without Taxes & Reserves				12.40%				

Rent Roll

Unit Mix	Unit #	Estimated SF	Current Rent	Current Rent/SF	Market Rent	Market Rent/SF
3+2.5 TH	1	±1,600	$2,560	$1.60	$3,500	$2.19
2+2.5 TH	2	±1,200	$2,295	$1.91	$2,800	$2.33
2+2.5 TH	3	±1,200	$2,500	$2.08	$2,800	$2.33
3+2.5 TH	4	±1,600	$2,425	$1.52	$3,500	$2.19
Totals		**5,600**	**$9,780**	**$7.11**	**$12,600**	**$2.26**
Averages		**1,400**	**$2,445**	**$1.78**	**$3,150**	**$2.26**

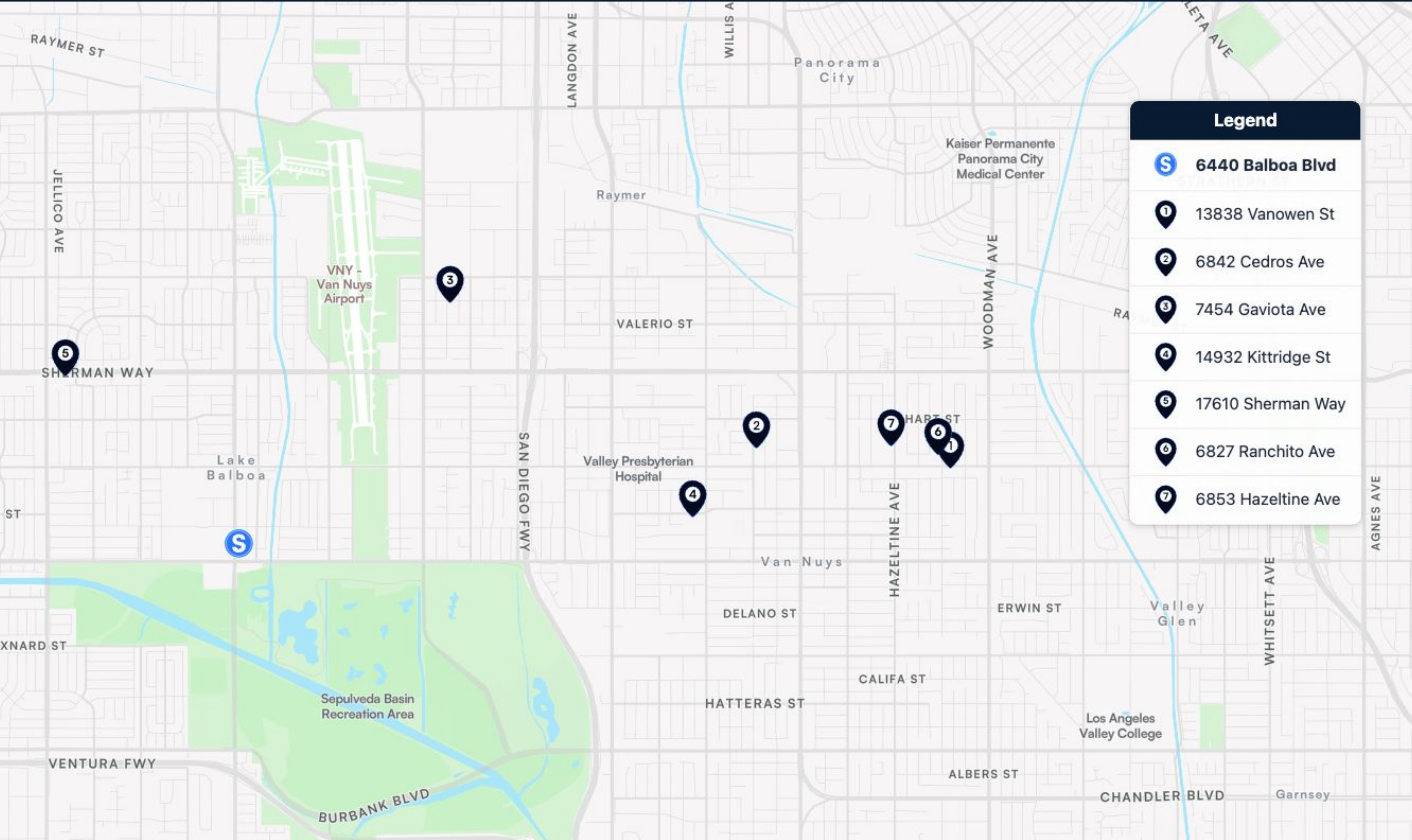
Sales Comparables

6440 Balboa Blvd
Lake Balboa, CA 91406

Sales Comparables

	Address	Property City	Sale Date	Sale Price	Price Per Unit	Price Per SF	# Of Units	Cap Rate	GRM	Building SF	Year Built
S	**6440 Balboa Blvd**	**Lake Balboa**	**-**	**$1,799,000**	**$449,750**	**$314.46**	**4**	**4.16%**	**15.33**	**±5,721**	**1990**
1	13838 Vanowen St	Van Nuys	9/4/25	$1,450,000	$483,333	$381.98	4		18.87	3,796	1989
2	6842 Cedros Ave	Van Nuys	6/25/26	$1,500,000	$500,000	$456.34	3	5.76		3,287	1944
3	7454 Gaviota Ave	Van Nuys	3/4/26	$1,645,000	$411,250	$460.40	3			3,573	1948
4	14932 Kittridge St	Van Nuys	1/16/26	$1,734,000	$433,500	$411.97	4			4,209	1961
5	17610 Sherman Way	Lake Balboa	8/12/25	$1,650,000	$412,500	$329.54	4			5,007	1951
6	6827 Ranchito Ave	Van Nuys	9/30/25	$1,950,000	$487,500	$406.25	4			4,800	1973
7	6853 Hazeltine Ave	Van Nuys	7/21/25	$3,325,000	$831,250	$859.62	4			3,868	1953
		Averages			**$508,476**	**$472.30**					

Sales Comparables Map



Market Overview

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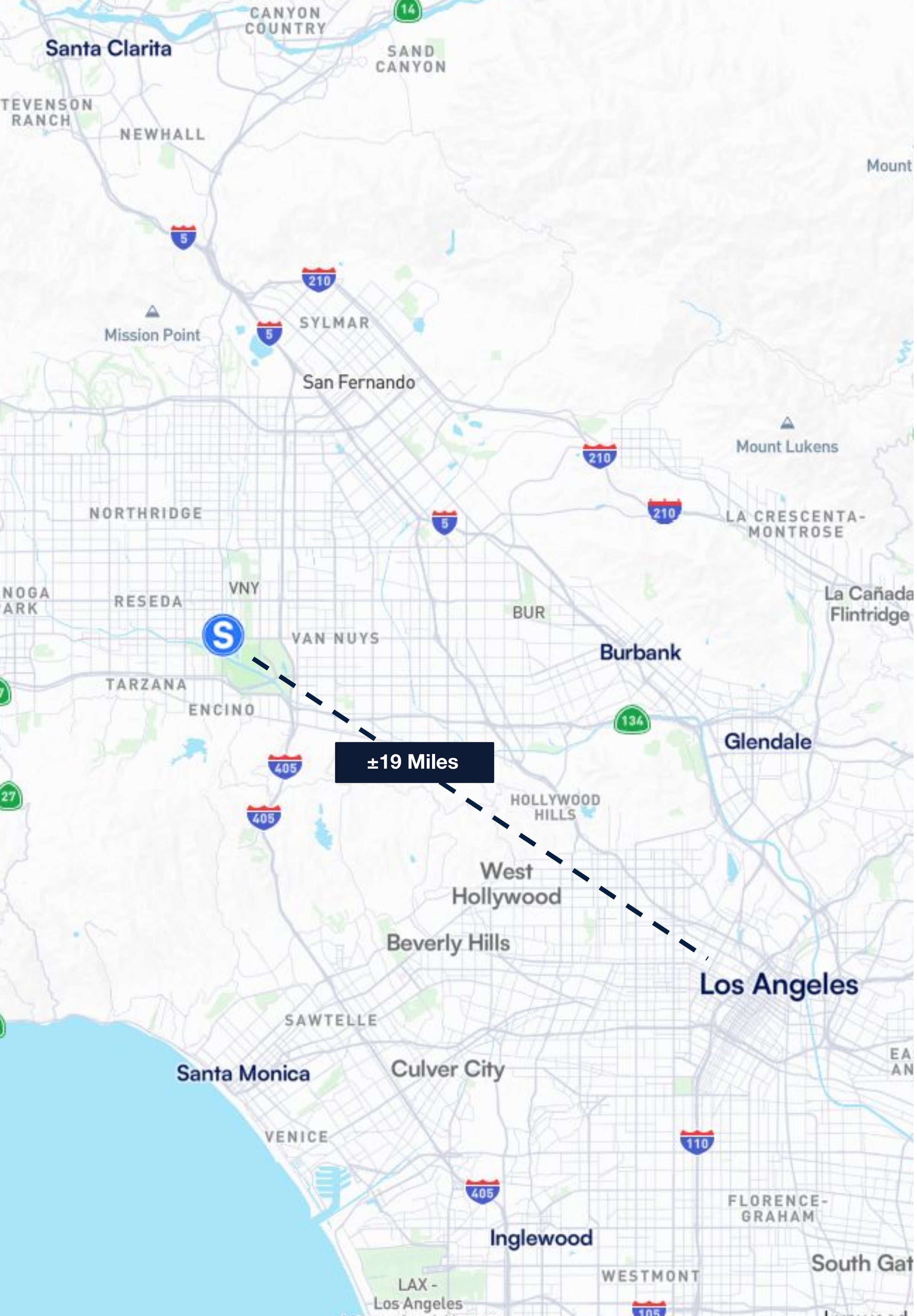


Lake Balboa, CA

$94,850
Median HH Income

33,275
# of Households

86%
Renter Rate

68,000
Total Population

$780,000
Median Property Value

Lake Balboa offers a tranquil residential setting with extensive park amenities while maintaining excellent connectivity throughout the San Fernando Valley.

6440 Balboa Boulevard is positioned within Lake Balboa, one of the San Fernando Valley's most established residential neighborhoods. Centered around the Sepulveda Basin Recreation Area and its namesake lake, the community provides convenient access to Victory Boulevard, Balboa Boulevard, and the I-405 Freeway. The property is surrounded by dense residential neighborhoods, neighborhood retail centers, healthcare facilities, schools, and major employment hubs throughout the San Fernando Valley and Greater Los Angeles.

Lake Balboa benefits from consistent housing demand, strong regional connectivity, and extensive recreational amenities. Its central location, established residential base, and proximity to major commercial corridors support long-term investment appeal.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	49,950	305,210	712,845
2020 Census	48,380	297,240	703,120
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	17,390	111,620	257,890
2020 Census	16,570	107,420	250,430
Growth 2020-Current Year	4.95%	3.91%	2.98%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$108,750	$112,980	$125,360

Connected to the Best of Lake Balboa

6440 Balboa Boulevard is ideally positioned in the heart of Lake Balboa, one of the San Fernando Valley's most established residential neighborhoods. The property benefits from walkable access to schools, neighborhood parks, and local retail while sitting just minutes from the Sepulveda Basin Recreation Area, Metro G Line transit, Van Nuys Airport, and major Valley employment centers. Its central location provides residents with convenient access to recreation, transportation, and everyday amenities throughout the Valley.

Walking Distance

0.2 mi	Birmingham Community Charter High School
0.3 mi	Balboa Sports Center / Sepulveda Basin Recreation Area
0.4 mi	Anthony C. Beilenson Park (Lake Balboa)
0.5 mi	Balboa Golf Course
0.6 mi	Metro G Line – Balboa Station
2.4 mi	Van Nuys Airport

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.

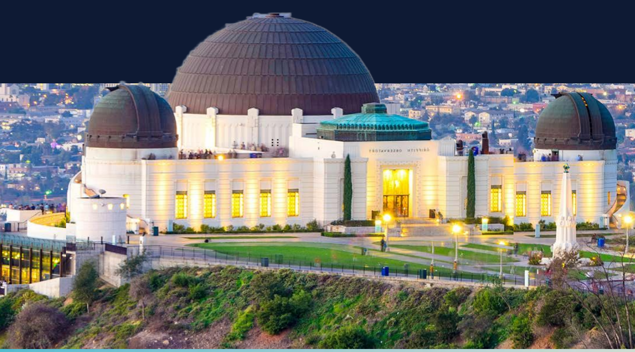
The Valley serves as a critical economic engine for Greater Los Angeles, blending residential communities with major employment centers across entertainment, media production, healthcare, education, retail, and professional services. Long recognized as a cornerstone of the film and television industry, 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.

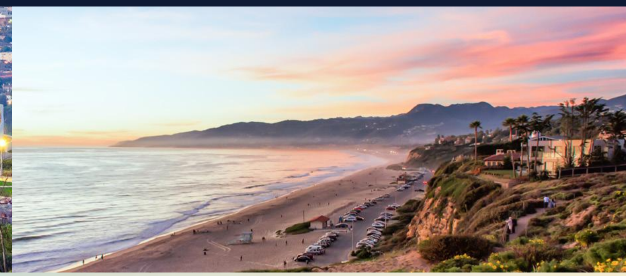
Total Population
2 Million

Annual Visitors
15 Million

Tourism Economic Impact
$25 Billion

GDP
$200 Billion





Transportation

6440 Balboa Boulevard is strategically positioned in the heart of the San Fernando Valley with outstanding access to Los Angeles' regional transportation network. The property is located just minutes from the **Metro G (Orange) Line**, providing dedicated bus rapid transit service connecting Van Nuys to North Hollywood, Warner Center, Chatsworth, Reseda, and the Metro Rail system. Immediate access to the **I-405, US-101, SR-170, and SR-118** places major employment centers throughout Los Angeles within a convenient commute.

The property's central location also offers quick access to **Hollywood Burbank Airport**, **Van Nuys Airport**, and Downtown Los Angeles, making it an attractive location for residents seeking regional connectivity while remaining in one of the Valley's most established residential neighborhoods.

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 regional transit, 6440 Balboa Boulevard benefits from excellent local accessibility along one of the San Fernando Valley's primary north-south corridors. Residents enjoy convenient access to Balboa Boulevard, Victory Boulevard, Sherman Way, and Van Nuys Boulevard, providing direct connections to neighborhood retail, employment centers, healthcare facilities, and entertainment destinations throughout the Valley. Combined with nearby Metro G Line service, major freeway access, and proximity to both Van Nuys and Hollywood Burbank Airports, the property offers exceptional connectivity for commuters and long-term residents alike.

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

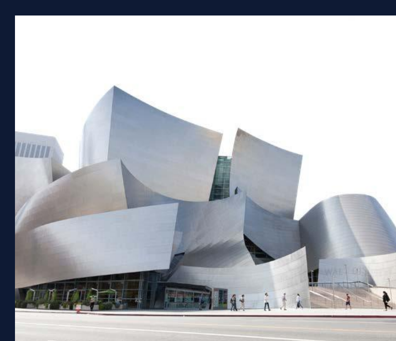
NHL | Kings
Crypto.com Arena

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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