

6440 Balboa Blvd

Lake Balboa, CA 91406

**Multifamily
Investment Opportunity**

Offering Memorandum

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



MATTHEWS™

6440 Balboa Blvd

Lake Balboa, CA 91406

Exclusively Listed By



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Birmingham Community High School





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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 $\pm 5,721$ 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	$\pm 5,721$
Average SF Per Unit	$\pm 1,430$
Lot Size (AC)	± 0.14
Density	28.6



Investment Highlights

Property Highlights

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

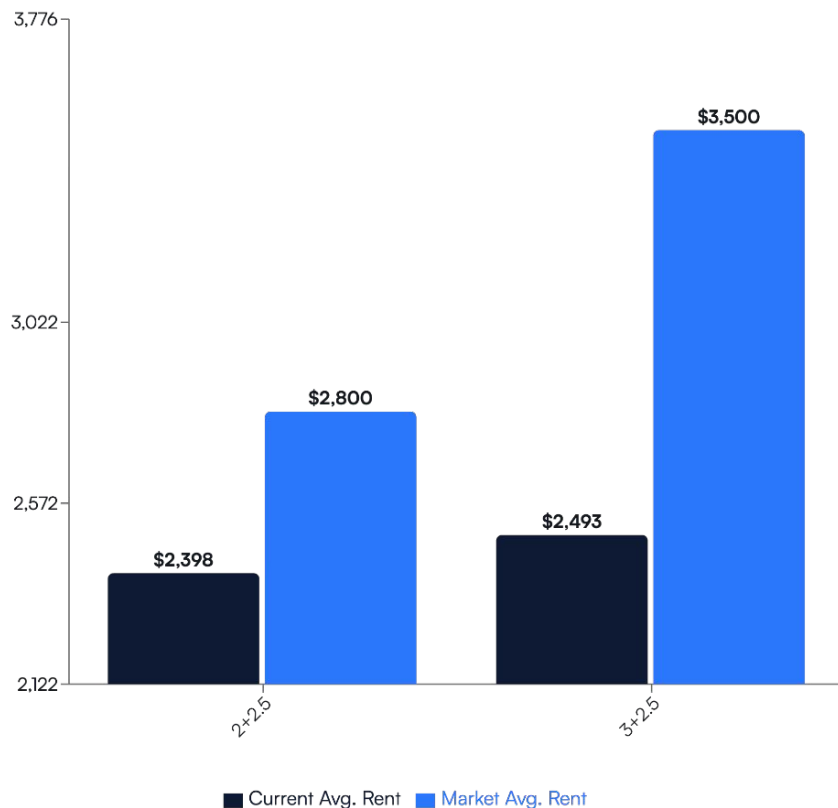
Garage-Driven Tenant Appeal : All 4 units include 2-car garages, a practical amenity that supports leasing for the property's larger floor plans.

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





Knollwood Country Club

±224,000 VPD



118

Porter Valley Country Club

San Jose Street Elementary
±650 Students

Whiteman Airport
±9 Miles Away

Sepulveda VA Medical Center
±716 Beds



California State University, Northridge
±36,848 Students

Van Nuys Airport
12,300 Employees

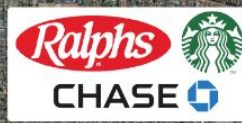


±292,000 VPD

Hansen Dam Golf Course



Valley Relics Museum



Kaiser Permanente Panorama City Medical Center
±218 Beds



Pierce College
20,000 Students

Mulholland Middle School
±1,167 Students

Subject Property

Valley Presbyterian Hospital
±350 Beds



Hollywood Burbank Airport
±90 Employees

Birmingham High School
±3,250 Students

Van Nuys Library
±20 Employees



Providence Cedars-Sinai Tarzana Medical Center
±204 Beds



The Japanese Garden

Van Nuys Government Offices
100+ City Employees

Van Nuys Civic Center
Civic Center



Sepulveda Basin Recreation Area
±2 Miles Away

Los Angeles Valley College
±15,733 Students

North Hollywood
3.8 Miles Away

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

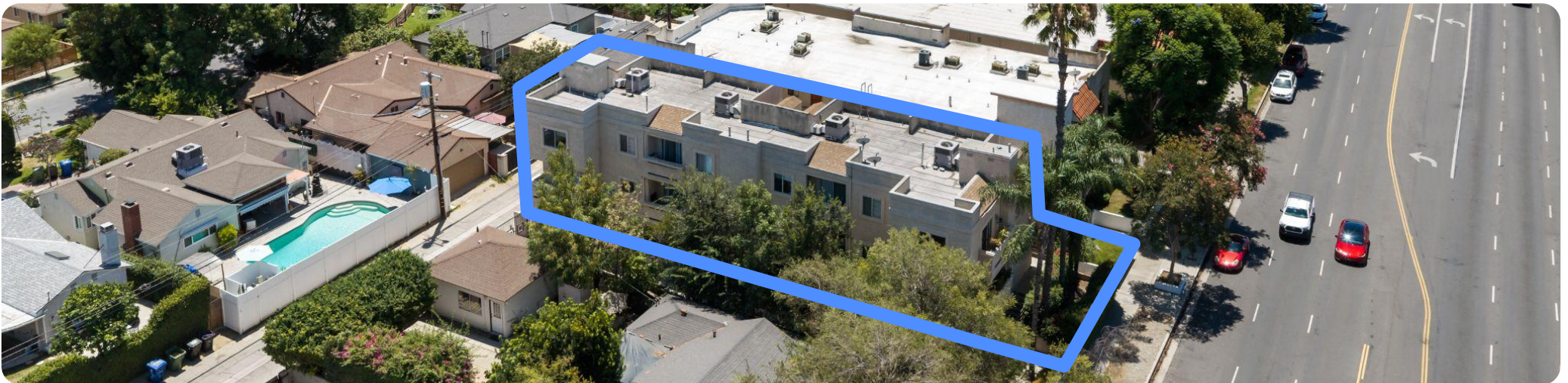
Avg Unit Size (SF)

4.16%

Cap Rate

Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Estimated Avg SF	Current Avg Rent/SF	Current Avg Rent	Market Avg Rent	Market Avg Rent/SF	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
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

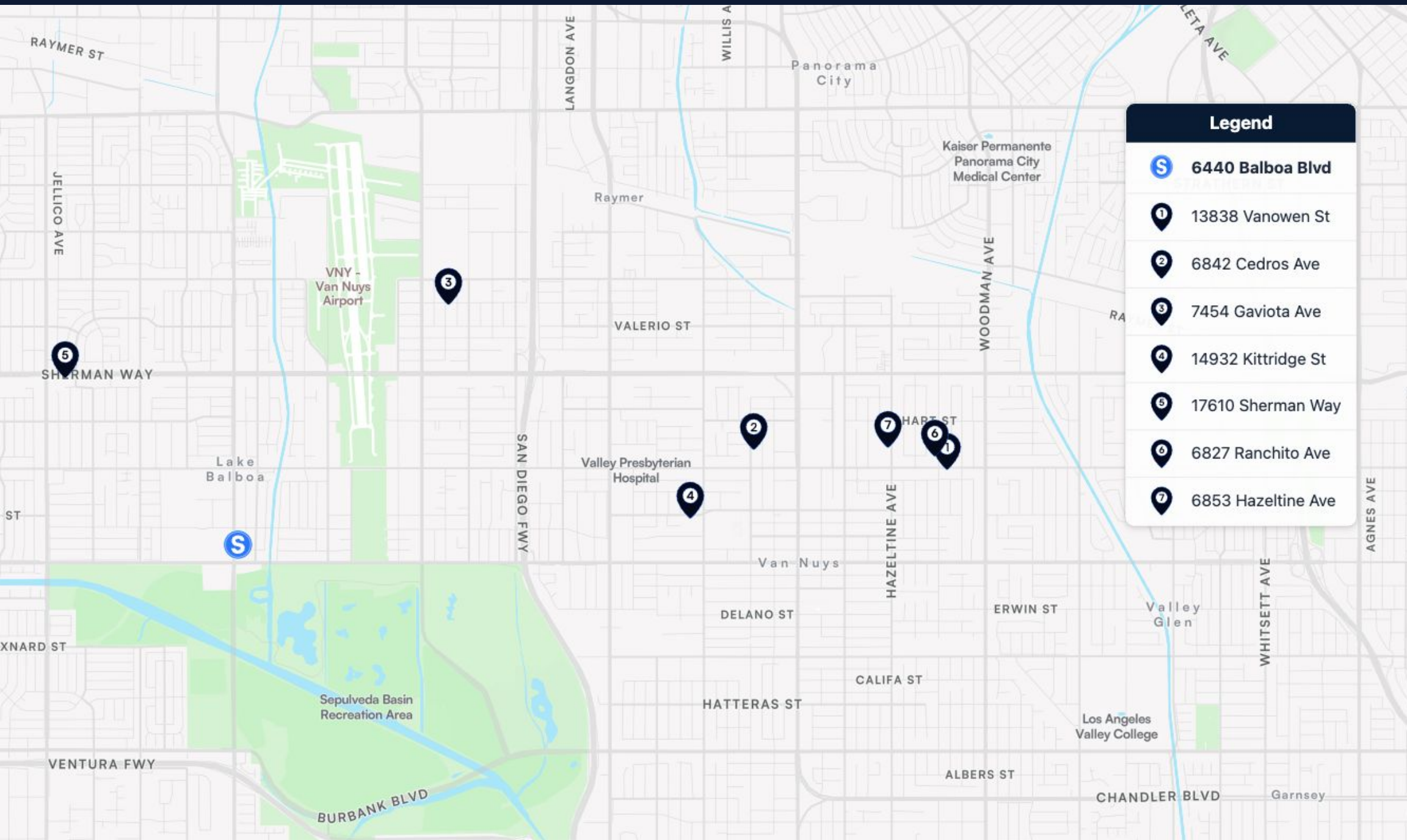
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Sales Comparables

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

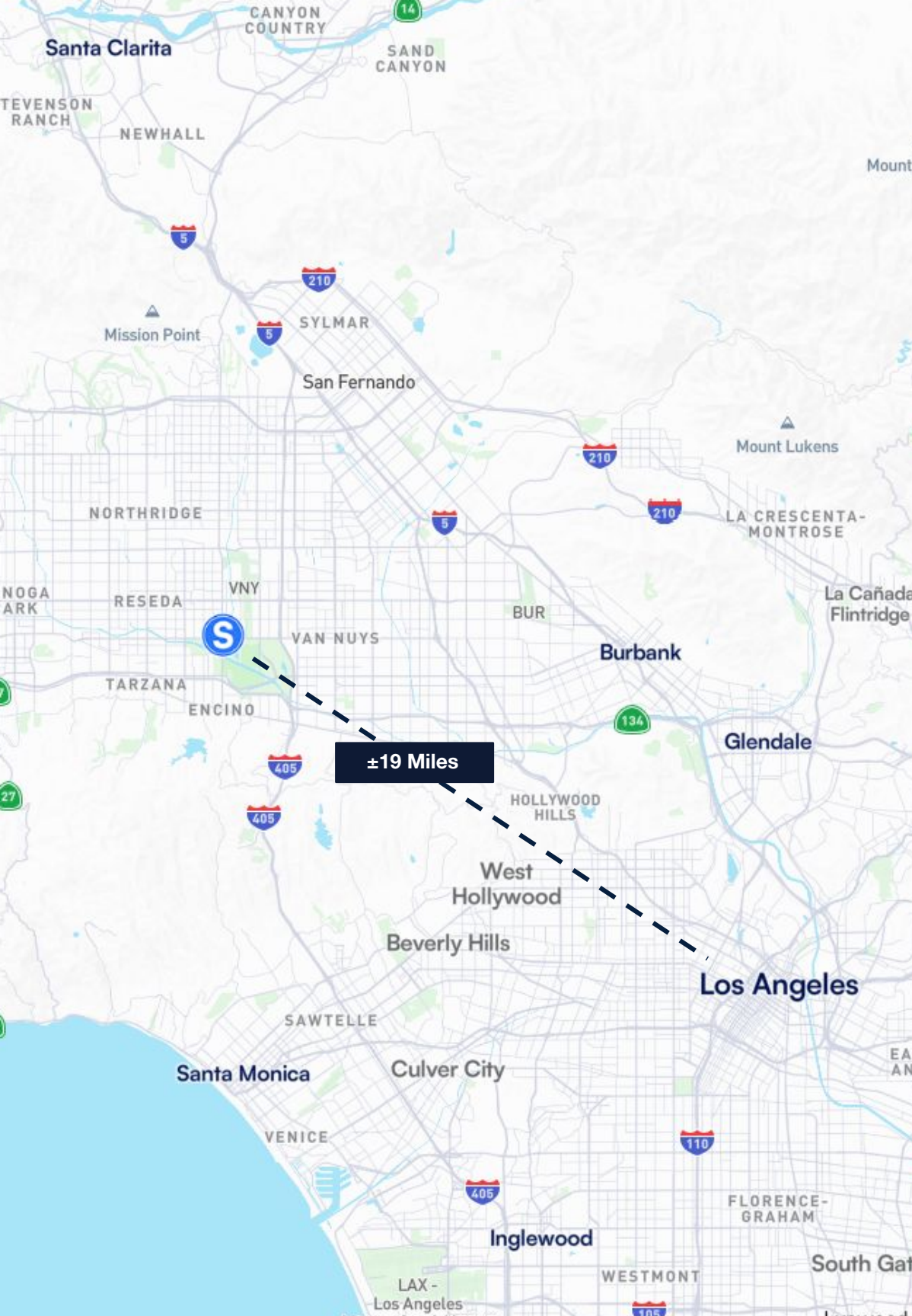
Sales Comparables Map



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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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6440 Balboa Boulevard | Van Nuys, CA 91406** "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, 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.

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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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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.