



OFFERING MEMORANDUM

**14134 BURBANK BLVD. | SHERMAN OAKS, CA 91401**

TEAM GHOBADI | MULTIFAMILY  
Real Estate Investment Services

PROPERTY OVERVIEW ..... 3

FINANCIAL ANALYSIS ..... 9

MARKET COMPARABLES.....13

DEMOGRAPHIC ANALYSIS .....19



# PROPERTY OVERVIEW

---

# PROPERTY DETAILS

ADDRESS

14134 Burbank Blvd, Sherman Oaks, CA 91401

BUILDING INFORMATION

Year Built	1963
Number of Units	17
Number of Buildings	3
Number of Stories	2
Building SF	13,594
Land SF	15,851
APN	2245-026-019
Zoning	LAR3
Parking	16

UTILITIES

Water	Paid by Landlord
Electric	Paid by Tenant
Gas	Paid by Tenant
Laundry Room	Yes
AC & Heat	Individual Wall-Units
Pool	Yes

CONSTRUCTION

Roof	Replaced 2014
Subject to Soft Story	Work is being completed in August 2018

# PROPERTYDESCRIPTION

Colliers International’s Ghobadi Multifamily Team is proud to present the well-appointed 17-unit apartment complex at 14134 Burbank Boulevard, Sherman Oaks, California. Situated in a great location just west of Hazeltine Avenue, the property is comprised of one 2-bedroom and 1-bathroom, four 2-bedroom and 1½ -bathroom, one 2-bedroom and 1½ 2-bathroom with townhouse layout, five 1-bedroom and 1-bathroom with townhouse layout, two 1-bedroom and 1-bathroom, and four single units, that together come to more than 13,500 square feet of rentable space on 15,851 square feet of land. The complex has been well maintained since it was built in 1963 and is currently undergoing the manditory update required by the Los Angeles Department of Building and Safety also known as Soft-Story Retrofit. The roof was replaced in 2014 and all vertical pipes in the building have been upgraded with copper. Some of the amenities this building has to offer its residents are an on-site laundry facility and 16 parking spaces. Easy to manage, this property is separately metered for gas and electricity.

Centrally located just east of Van Nuys Boulevard this complex sits minutes from the 405, 101 and 170 Freeways.



## KEY HIGHLIGHTS

- › Great location in the city of Sherman Oaks
- › Rent Control – Built 1963
- › Soft Story Retrofit work will be completed by end of August 2018
- › Excellent mix of 2, 1 and single units
- › Spacious units – A few of the units with townhouse layouts
- › On-site laundry room
- › Minutes away from 101, 170 and 405 Freeways
- › Well maintained building
- › Sixteen parking spaces
- › Separately metered for Gas and Electricity
- › Sparkling pool



## PROPERTY PHOTOS



## PROPERTY PHOTOS



## PROPERTY AERIAL



# FINANCIAL ANALYSIS

---

FINANCIAL SUMMARY

PROPERTY INFORMATION		
No. of Units	17	
Year Built	1963	
RSF	13,594	
Lot SF	15,851	
FINANCIAL INDICATORS		
Price	\$4,100,000	
Down Payment	100%	\$4,100,000
Price/Unit	\$241,176	
Price/RSF	\$301.60	
Zoning	LAR3	
APN	2245-026-019	
CAP Rate	3.72%	
GRM	15.35	
Proforma CAP Rate	5.28%	
Proforma GRM	12.27	

ANNUALIZED INCOME	CURRENT		MARKET	
	Actual %	Actual	Proforma %	Pro Forma
Gross Potential Rent		\$267,120		\$334,200
Misc. Income		\$960		\$960
Gross Potential Income		\$268,080		\$335,160
Less Economic Vacancy	-2.00%	-\$5,342	-2.00%	-\$6,684
Effective Gross Income		\$262,738		\$328,476
Less Expenses	41.90%	\$110,080	34.11%	\$112,052
Net Operating Income:		\$152,657		\$216,424

ANNUALIZED EXPENSES				
	Actual %	Actual	Proforma %	Pro Forma
Real Estate Taxes	19.51%	\$51,250	15.60%	\$51,250
Insurance	2.07%	\$5,438	1.66%	\$5,438
Gas	1.34%	\$3,509	1.07%	\$3,509
Electric & Water (DWP)	4.37%	\$11,479	3.49%	\$11,479
On-Site Manager	2.33%	\$6,120	1.86%	\$6,120
Professional Management	3.00%	\$7,882	3.00%	\$9,854
Repairs & Maintenance	4.85%	\$12,750	3.88%	\$12,750
Pest Control	0.27%	\$720	0.22%	\$720
Pool	0.69%	\$1,800	0.55%	\$1,800
Trash	2.93%	\$7,692	2.34%	\$7,692
Landscaping	0.55%	\$1,440	0.44%	\$1,440
Total Expenses	41.90%	\$110,080	34.11%	\$112,052
Expenses Per RSF		\$8.10		\$8.24
Expenses Per Unit		\$6,475		\$6,591

UNIT MIX SUMMARY									
Unit Type	No. of Units	Rentable SF (Approx.)	Total Rentable SF (Approx.)	Actual Rent Per Unit	Actual Rent per SF	Total Actual Rent Potential	Market Rent Per Unit	Market Rent Per SF	Total Market Rent Potential
Studio	4	N/A	N/A	\$977	N/A	\$3,906	\$1,400	N/A	\$5,600
1 Bredroom 1 Bath TH	5	N/A	N/A	\$1,373	N/A	\$6,866	\$1,650	N/A	\$8,250
1 Bedroom 1 Bath	2	N/A	N/A	\$1,336	N/A	\$2,672	\$1,600	N/A	\$3,200
2 Bedroom 1 Bath	1	N/A	N/A	\$1,446	N/A	\$1,446	\$1,750	N/A	\$1,750
2 Bedroom 1.5 Bath	4	N/A	N/A	\$1,443	N/A	\$5,770	\$1,800	N/A	\$7,200
2 Bedroom 1.5 Bath TH	1	N/A	N/A	\$1,600	N/A	\$1,600	\$1,850	N/A	\$1,850
Totals / Wtd. Averages	17	800 SF	13,594 SF	\$1,309.41	\$1.64 SF	\$22,260	\$1,638.24	\$2.05 SF	\$27,850
Annual Rent Potential						\$267,120	\$334,200		

RENT ROLL

Unit #	Unit Type	Notes	Unit SF	Actual	Pro Forma
#1	1+1	Townhouse Layout	N/A	\$1,368	\$1,650
#2	1+1	Townhouse Layout	N/A	\$1650	\$1,650
#3	1+1	Townhouse Layout	N/A	\$1,296	\$1,650
#4	1+1	Townhouse Layout	N/A	\$1,554	\$1,650
#5	1+1	Townhouse Layout	N/A	\$998	\$1,650
#6	2+1.5		N/A	\$1,285	\$1,800
#7	Single		N/A	\$1,034	\$1,400
#8	Single		N/A	\$956	\$1,400
#9	2+1.5		N/A	\$1,699	\$1,800
#10	2+1.5	Townhouse Layout	N/A	\$1600	\$1,850
#11	1+1		N/A	\$1,072	\$1,600
#12	2+1.5	Manager	N/A	\$991	\$1,800
#13	Single		N/A	\$905	\$1,400
#14	Single		N/A	\$1,011	\$1,400
#15	2+1.5		N/A	\$1,795	\$1,800
#16	1+1		Vacant	\$1,600	\$1,600
#17	2+1		N/A	\$1,446	\$1,750
17	TOTAL		13,594	22,260	27,850
Gross Scheduled Monthly Rental Income				\$22,260	\$27,850
Gross Scheduled Annual Rental Income				\$267,120	\$334,200
Monthly Laundry Income				\$80	\$80
Annual Laundry Income				\$960	\$960
TOTAL YEARLY SCHEDULED INCOME				\$268,080	\$335,160

INCOME & EXPENSES

INCOME	ACTUAL				PRO FORMA			
	Annual	Per Unit	Per SF	%	Annual	Per Unit	Per SF	%
Gross Potential Rent	\$267,120	\$15,713	\$19.65	N/A	\$334,200	\$19,659	\$24.58	N/A
Laundry Income	\$960	\$56	\$0.07	0.37%	\$960	\$56	\$0.07	0.29%
Gross Potential Income	\$268,080	\$15,769	\$19.72	102.03%	\$335,160	\$19,715	\$24.65	102.03%
Vacancy/Collection Allowance (% of GPR)	(\$5,342)	(\$314)	(\$0.39)	2.0%	(\$6,684)	(\$393)	(\$0.49)	2.0%
Effective Gross Income	\$262,738	\$15,455	\$19.33	100%	\$328,476	\$19,322	\$24.16	100%
Expenses								
Total Expenses	\$110,080	\$6475	\$8.10	41.9%	\$112,052	\$6591	\$8.24	34.1%
Net Operating Income:	\$152,657	\$8,980	\$11.23	58.1%	\$216,424	\$12,731	\$15.92	65.9%

EXPENSES

	Current	Per SF	Per Unit	Pro Forma	Per SF	Per Unit	Current
Real Estate Taxes	\$51,250	\$3.77	\$3,015	\$51,250	\$3.77	\$3,015	Tax Rate based on new value/price Estimated at \$.40 / SF Actual 2017 P&L Actual 2017 P&L Estimated at \$510 / Month Estimated at 3% of gross income Estimated at \$750 / Unit Estimated at \$60 / Month Estimated at \$150 / Month Actual at \$641 / Month Estimated at \$120 / Month
Insurance	\$5,438	\$0.40	\$320	\$5,438	\$0.40	\$320	
Gas	\$3,509	\$0.26	\$206	\$3,509	\$0.26	\$206	
Electric & Water (DWP)	\$11,479	\$0.84	\$675	\$11,479	\$0.84	\$675	
On-Site Manager	\$6,120	\$0.45	\$360	\$6,120	\$0.45	\$360	
Professional Management	\$7,882	\$0.58	\$464	\$9,854	\$0.72	\$580	
Repairs & Maintenance	\$12,750	\$0.94	\$750	\$12,750	\$0.94	\$750	
Pest Control	\$720	\$0.05	\$42	\$720	\$0.05	\$42	
Pool	\$1,800	\$0.13	\$106	\$1,800	\$0.13	\$106	
Trash	\$7,692	\$0.57	\$452	\$7,692	\$0.57	\$452	
Landscaping	\$1,440	\$0.11	\$85	\$1,440	\$0.11	\$85	
Total Expenses	\$110,080	\$8.10	\$6,475	\$112,052	\$8.24	\$6,591	

# MARKET COMPARABLES

---

RENT COMPARABLES

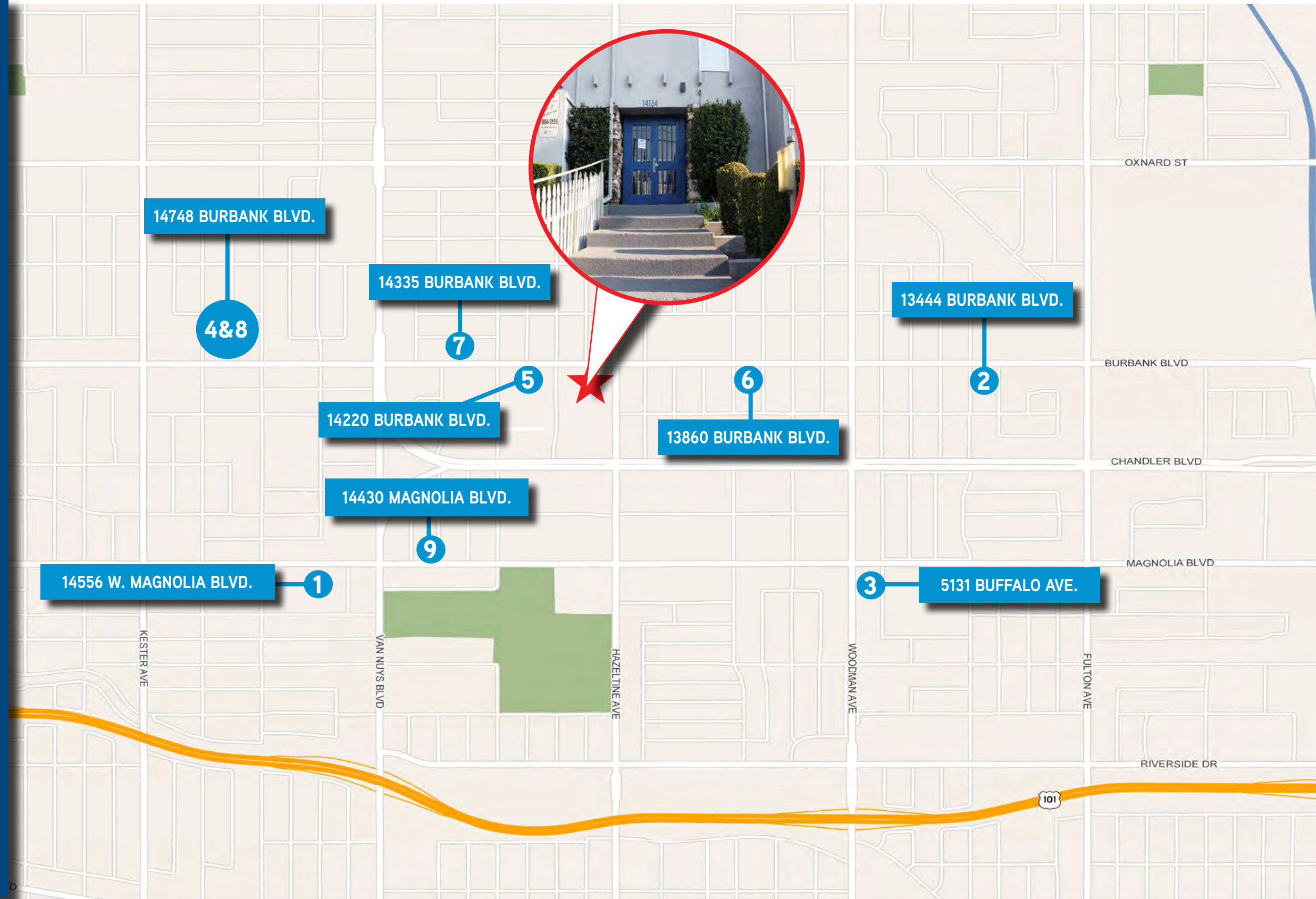
#	Property Address	City	State	Zip	Unit Type Detail	Unit Size SF	Rent
1.	14556 W Magnolia Blvd.	Sherman Oaks	CA	91423	Studio	540	\$1,475
2.	13444 Burbank Blvd.	Sherman Oaks	CA	91401	Studio	500	\$1,495
3.	5131 Buffalo Ave.	Sherman Oaks	CA	91423	Studio	300	\$1,450
4.	14748 Burbank Blvd.	Sherman Oaks	CA	91411	1+1	850	\$1,575
5.	14220 Burbank Blvd.	Sherman Oaks	CA	91401	1+1	N/A	\$1,645
6.	13860 Burbank Blvd.	Sherman Oaks	CA	91401	1+1	750	\$1,645
7	14335 Burbank Blvd.	Sherman Oaks	CA	91401	2+2	N/A	\$1,995
8.	14748 Burbank Blvd.	Sherman Oaks	CA	91411	2+2	1200	\$2,075
9.	14430 Magnolia Blvd.	Sherman Oaks	CA	91423	2+1	850	\$1,995

TOTAL RENT COMPARABLES AVERAGE

	SF	Rent
Studio	\$446	\$1,473
1 Bed 1 Bath	\$800	\$1,621
2 Bed 2 Bath	\$1,025	\$2,021

## RENT COMPARABLES MAP

- ★ 14134 Burbank Blvd.
- 1. 14556 W Magnolia Blvd.
- 2. 13444 Burbank Blvd.
- 3. 5131 Buffalo Ave.
- 4. 14748 Burbank Blvd.
- 5. 14220 Burbank Blvd.
- 6. 13860 Burbank Blvd.
- 7. 14335 Burbank Blvd.
- 8. 14748 Burbank Blvd.
- 9. 14430 Magnolia Blvd.

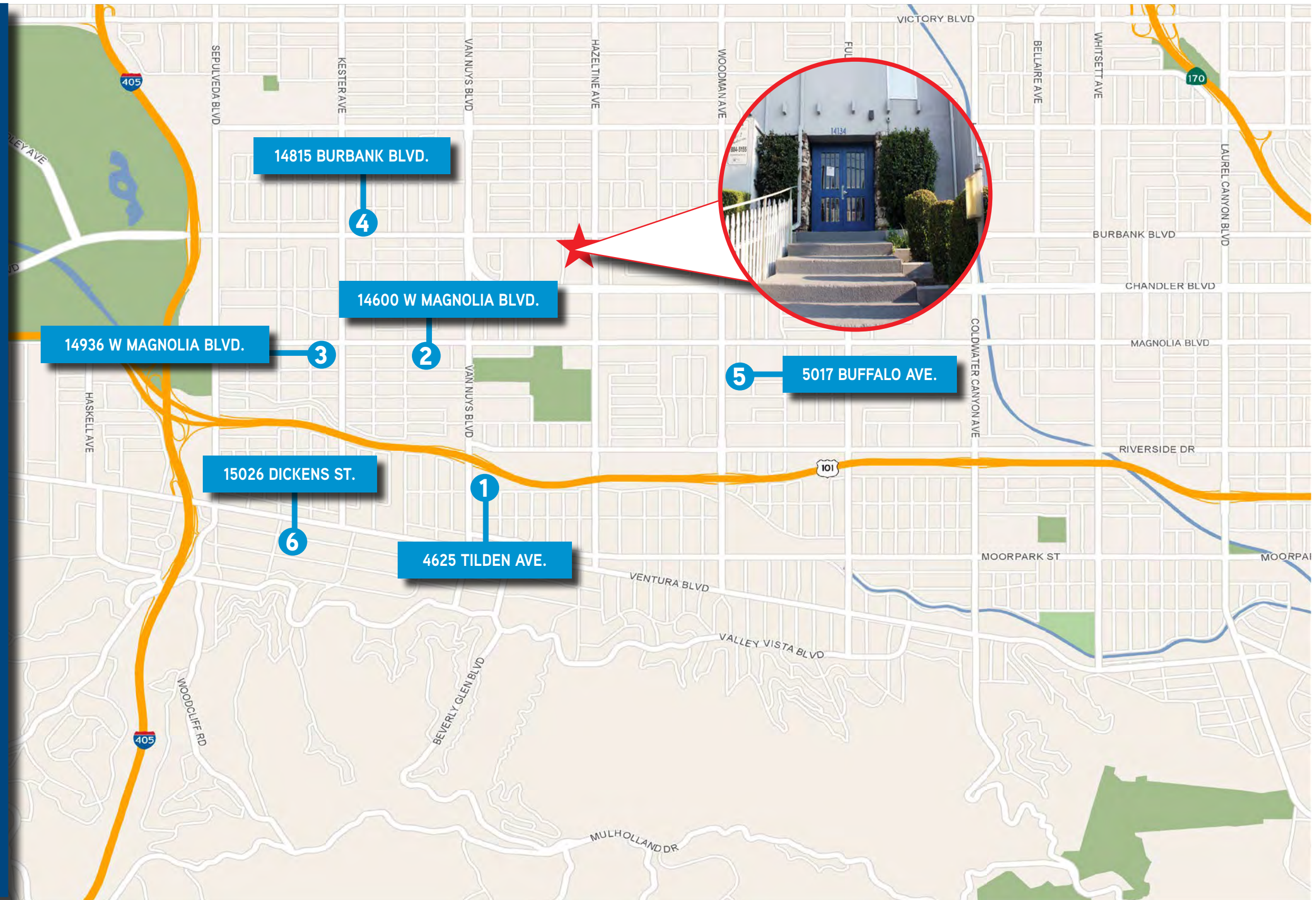


SALE COMPARABLES

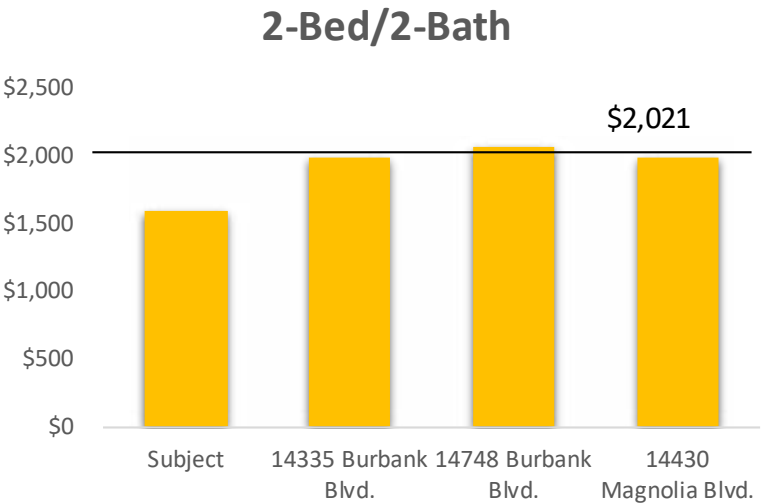
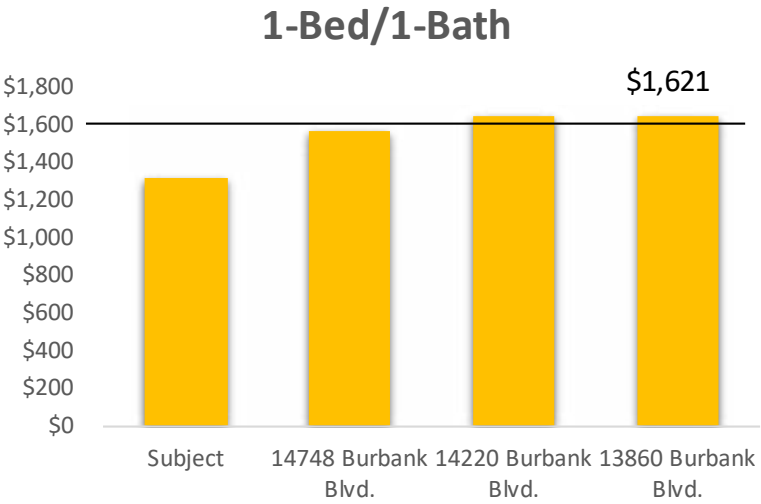
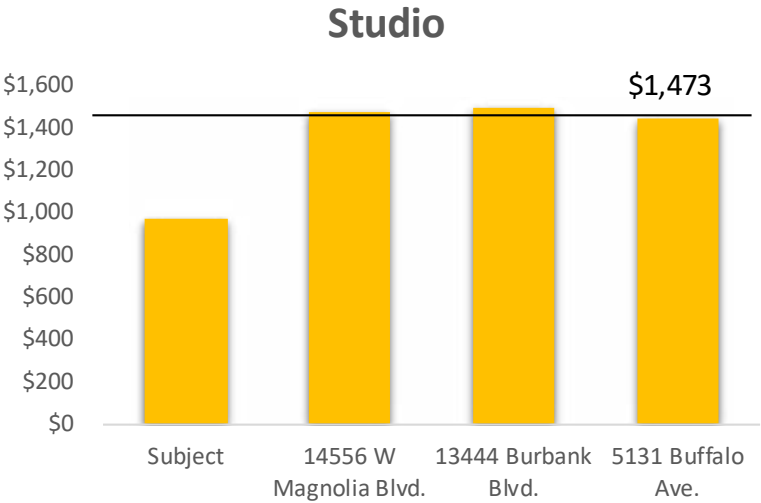
#	Property Address	Property City	Property County	Property Zip Code	Number Of Units	Sale Price	Price Per Unit	Price Per SF	Actual Cap Rate	GRM	Bldg SF	Year Built	Sale Date
1	4625 Tilden Ave.	Sherman Oaks	Los Angeles	91403	29	\$8,400,000	\$289,655	\$272.28	3.33%	N/A	30,851	1972	4/20/2018
2	14600 Magnolia Blvd.	Sherman Oaks	Los Angeles	91403	19	\$4,200,000	\$221,053	\$231.38	3.87%	15.37	18,152	1963	9/27/2017
3	14936 Magnolia Blvd.	Sherman Oaks	Los Angeles	91403	14	\$4,100,000	\$292,857	\$261.05	4.12%	14.91	15,706	1962	7/25/2017
4	14815 Burbank Blvd.	Sherman Oaks	Los Angeles	91411	13	\$3,000,000	\$230,769	\$298.03	3.62%	15.39	10,066	1961	2/16/2018
5.	5017 Buffalo Ave.	Sherman Oaks	Los Angeles	91423	10	\$2,800,000	\$280,000	\$305.34	4.14%	15.36	9,170	1961	8/29/2017
6.	15028 Dickens St.	Sherman Oaks	Los Angeles	91403	10	\$2,400,000	\$240,000	\$283.82	2.5%	18.28	8,456	1957	8/21/2017
					AVERAGE		\$259,056	\$275.32	3.60%	15.86			

SALES COMPARABLES  
MAP

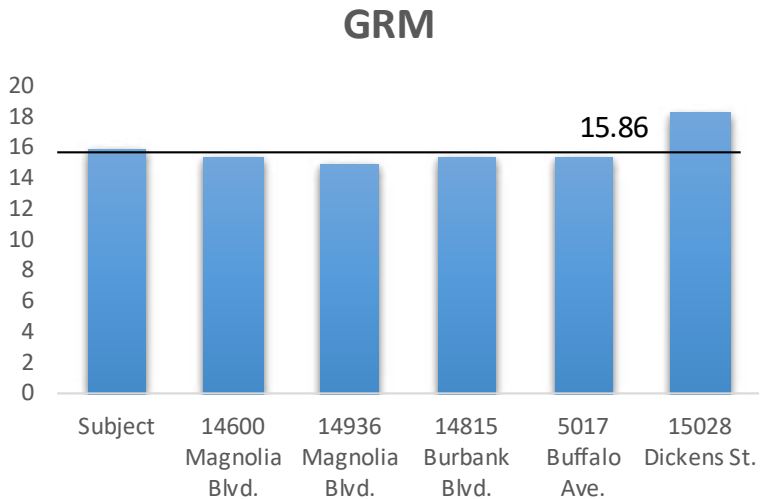
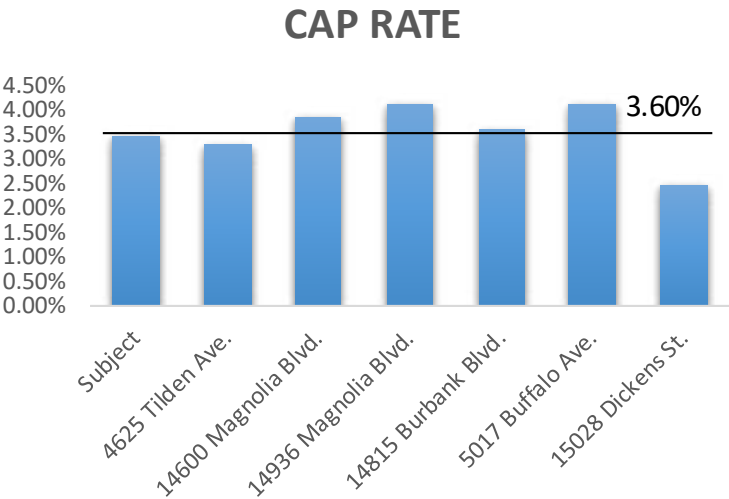
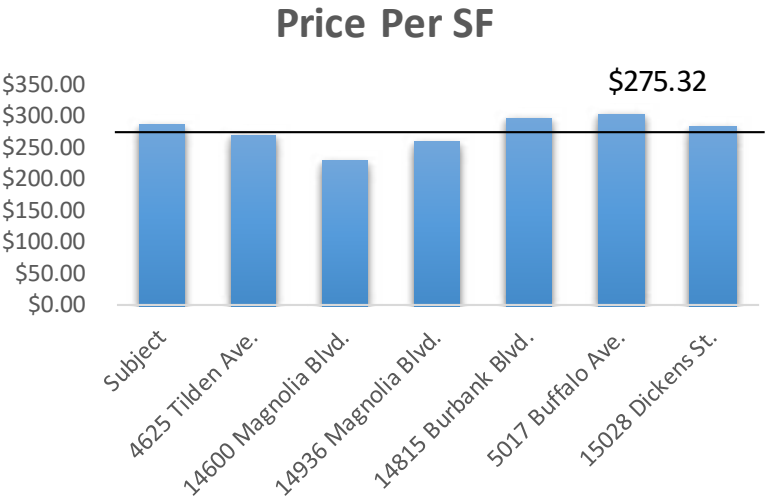
- ★ 14134 Burbank Blvd.
1. 4625 Tilden Ave.
  2. 14600 W. Magnolia Blvd.
  3. 14936 W. Magnolia Blvd.
  4. 14815 Burbank Blvd.
  5. 5017 Buffalo Ave.
  6. 15026 Buffalo Ave.



RENT COMPARABLES AVERAGES



SALE COMPARABLES AVERAGES



# DEMOGRAPHIC ANALYSIS

---

# AREA OVERVIEW

Sherman Oaks has historically been a stagnant multifamily submarket with little new development, but the pipeline is growing as robust rent growth drives an uptick in construction. Demand remains strong, helping keep the submarket vacancy rate among the lowest in LA despite accelerated construction in recent years. Van Nuys rents rank among the lowest in LA, but low-priced submarkets are capturing the lion's share of rent growth in recent quarters. Van Nuys is traditionally one of the least expensive submarkets in LA to invest in, but investors have taken note of the improving fundamentals, and prices have risen steadily for most of the cycle. The February 2018 sale of the recently completed IMT Sherman Circle was the largest multifamily trade in submarket history.



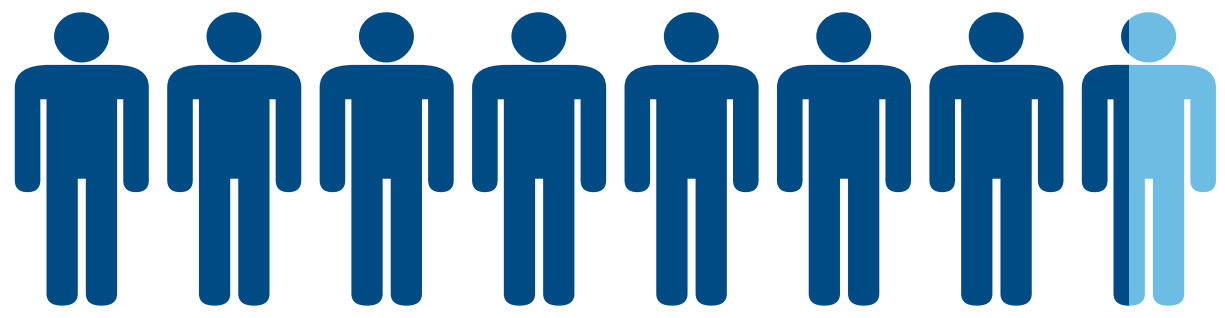
## SHERMAN OAKS SUBMARKET HOUSING TRENDS:

- > Sherman Oaks typically boasts some of the lowest vacancies in the metro
- > The submarket's first significant deliveries of the cycle came in early 2016, including the 4 Star 284-unit IMT Sherman Circle, causing vacancies to rise slightly, but the new projects are leasing at a healthy pace.
- > Rapid population growth and a low cost of living help drive demand in Van Nuys. The submarket, however, offers little in the way of economic, cultural, or entertainment options to lure renters.

## SHERMAN OAKS (91401 ZIP CODE) at a glance



AREA DEMOGRAPHICS (1, 3, 5 MILE RADIUS)

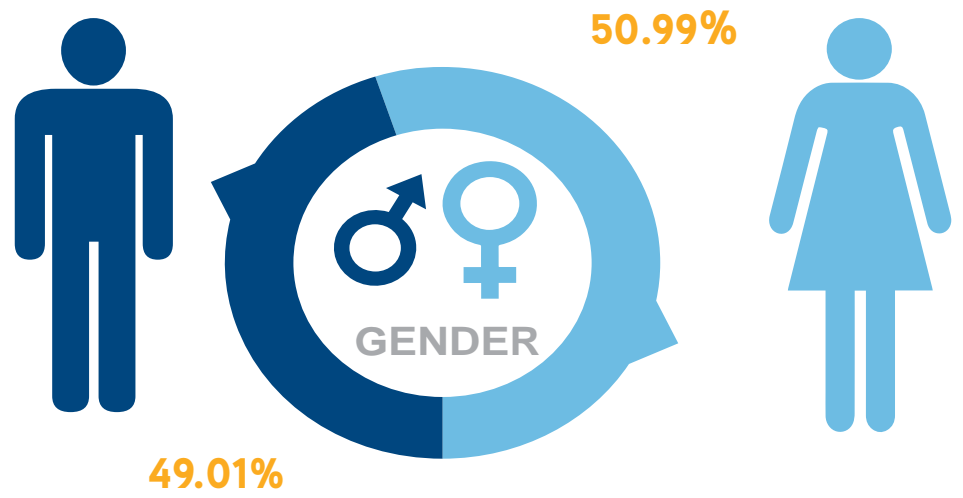


**2018**  
1-MILE POPULATION: 37,203  
3-MILE POPULATION: 280,180  
5-MILE POPULATION: 671,874

AVERAGE AGE

1-MILE: 39.89%  
3-MILE: 39.15%  
5-MILE: 38.24%

1-MILE



MULTIPLE FACTORS  
INDUCED ELEVATED  
DEMANDS  
2018

+ 20,602

EMPLOYMENT STATUS

→ 67.91% 1-MILE  
→ 64.62% 3-MILE  
→ 63.55% 5-MILE



2018 EST. AVERAGE HOUSEHOLD SIZE

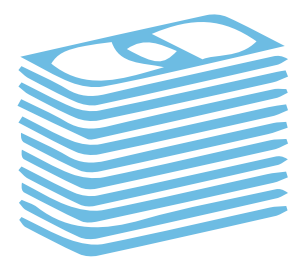
1-MILE: 2.42%  
3-MILE: 2.55%  
5-MILE: 2.80%

MEDIAN HOME VALUE



1-MILE: \$692,840  
3-MILE: \$677,891  
5-MILE: \$604,819

AVERAGE HOUSEHOLD INCOME



1-MILE: \$97,036  
3-MILE: \$96,809  
5-MILE: \$97,082

# APPROXIMATE NEIGHBORING TOWNS

ENCINO



VALLEY GLEN



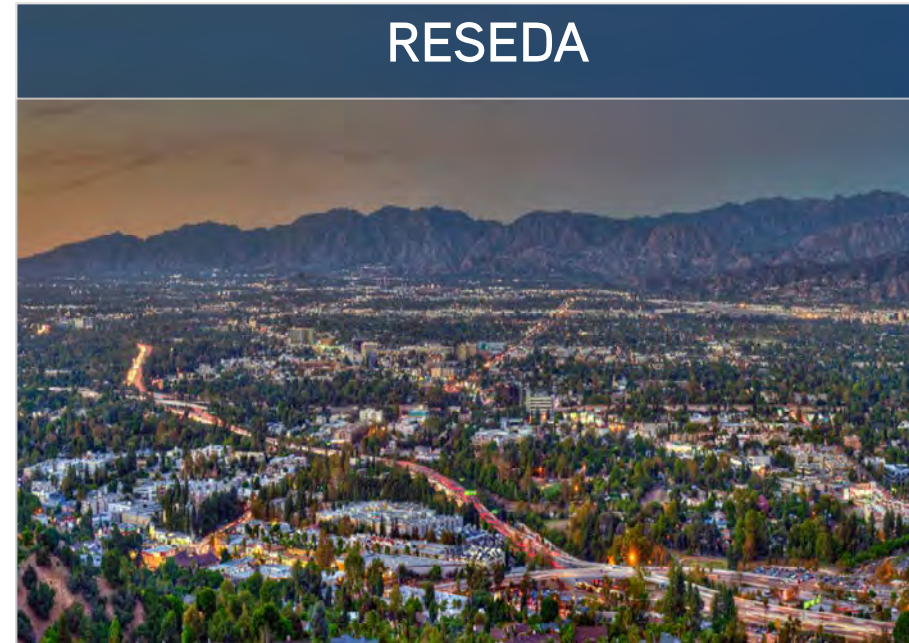
NORTH HOLLYWOOD



VAN NUYS



RESEDA



# DISCLAIMER

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.



TEAM GHOBADI | NORTH LOS ANGELES

REZA GHOBADI  
SENIOR VICE PRESIDENT  
Lic. 01780045  
+1 818 325 4142  
reza.ghobadi@colliers.com

JARED PAPAIZIAN  
ASSOCIATE  
Lic. 02018676  
+1 818 325 4145  
jared.papazian@colliers.com

ALEX FORSTER  
ASSOCIATE  
Lic. 02046445  
+1 818 325 4143  
alex.forster@colliers.com

ARTHUR DEDEYAN  
ASSOCIATE  
Lic. 02036890  
+1 818 325 4131  
arthur.dedeyan@colliers.com

JOCELYN GARIA  
MARKETING  
+1 818 325 4120  
jocelyn.garcia@colliers.com

