

13061 Vanowen Street

NORTH HOLLYWOOD, CA 91605 ▪ 27 UNITS



ALL 2 BEDROOM UNITS
VALLEY GLEN LOCATION



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01 Property Summary

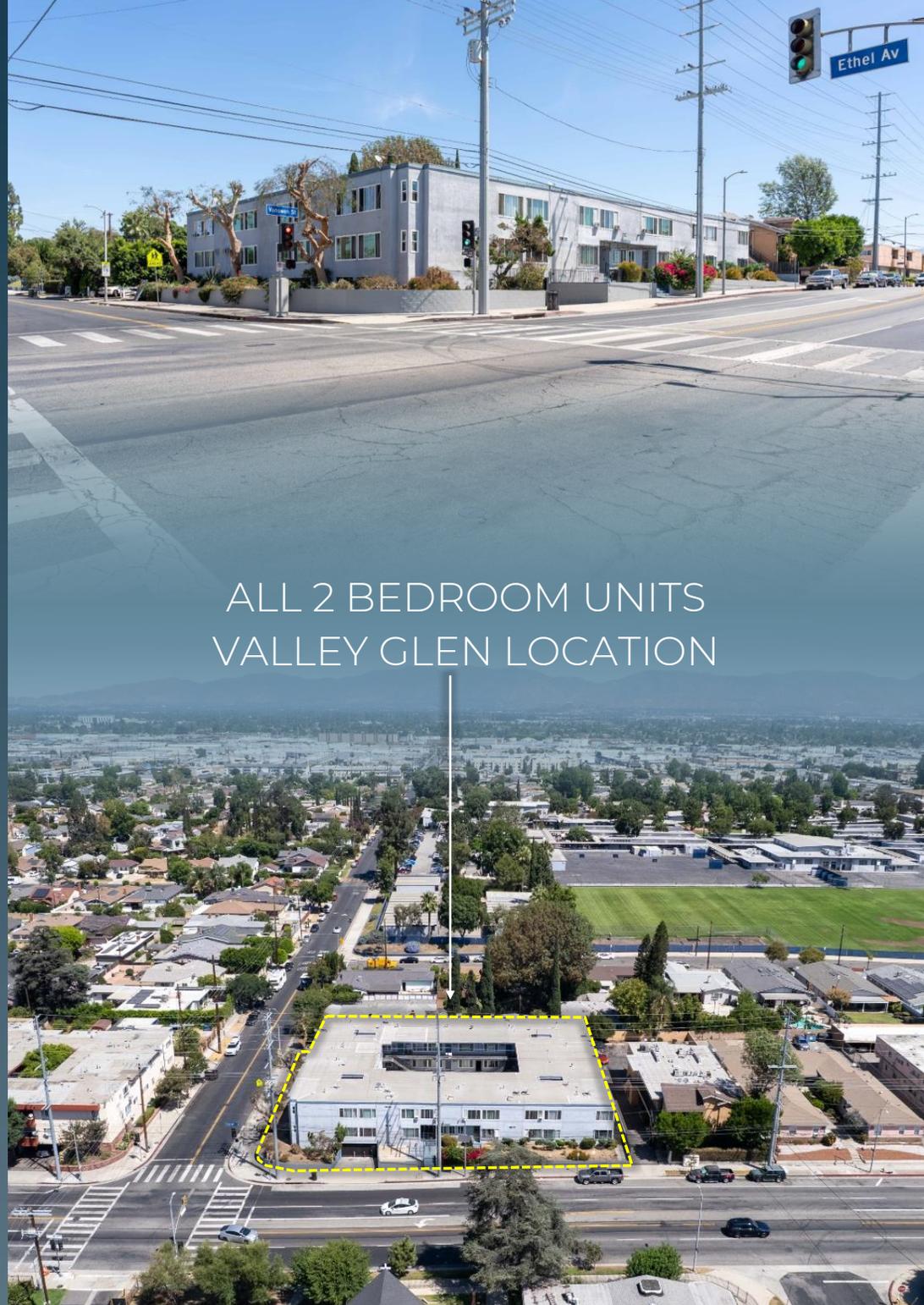
13061 VANOWEN STREET | NORTH HOLLYWOOD, CA 91605

Financial Summary

PRICING	
OFFERING PRICE	\$5,700,000
PRICE/UNIT	\$211,111
PRICE/SF	\$231.58
CURRENT CAP RATE	6.00%
MARKET CAP RATE	9.62%
CURRENT GRM	11.30
MARKET GRM	7.95

The Property

THE ASSET	
UNITS	27
YEAR BUILT	1962
GROSS SF	24,614
LOT SF	24,371
APN	2327-025-016
FLOORS	2



ALL 2 BEDROOM UNITS
VALLEY GLEN LOCATION

Prime Central Location

VALLEY GLEN



STAPLES



WaBa grill



James Madison
Middle School

Coldwater Canyon
Ave Elementary

Sri Siam Cafe

13061 VANOWEN STREET

ETHEL AVE

VANOWEN ST

Investment Highlights

13061 VANOWEN

- 27 units in nice rental pocket of Valley Glen
- Large spacious units
- Substantial upside in existing rents
- Property has a rec room that has ADU potential
- Excellent unit mix consisting of (27) 2+1 units
- Substantial upside in existing rents
- Newer windows, copper plumbing, updated electrical





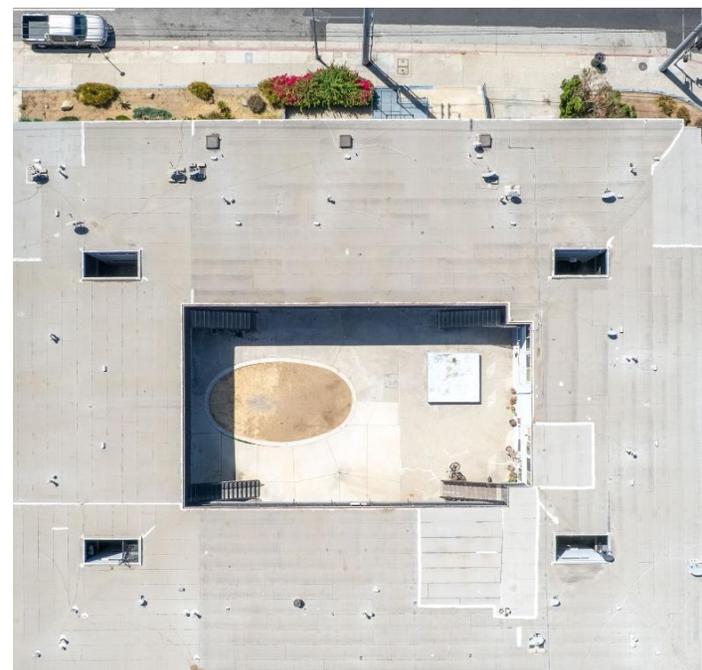
Property Layout



13061 VANOWEN STREET



7



27 UNITS IN VALLEY GLEN

Property Overview

Equity Union Commercial is proud to represent this 27 unit property in North Hollywood. The property was constructed in 1962. Its unit mix consists of (27) 2+1 units. With a lot size of 24,371 square feet, the property has a total of 24,614 rentable square feet.

North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access of public transportation with the Metro rail stations and the North Hollywood Red Line and Orange line bus ways. They also have easy access to the 101, 170, and 134 freeways. North Hollywood is currently working on a \$1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers.

This, combined with an already thriving Arts District, makes North Hollywood a smart place to invest.





13061 VANOWEN STREET

27 UNITS IN VALLEY GLEN



02 Financial Analysis

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Financial Analysis

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
27	2+1	\$1,544	\$41,686	\$2,200	\$59,400
Total Scheduled Rent			\$41,686		\$59,400

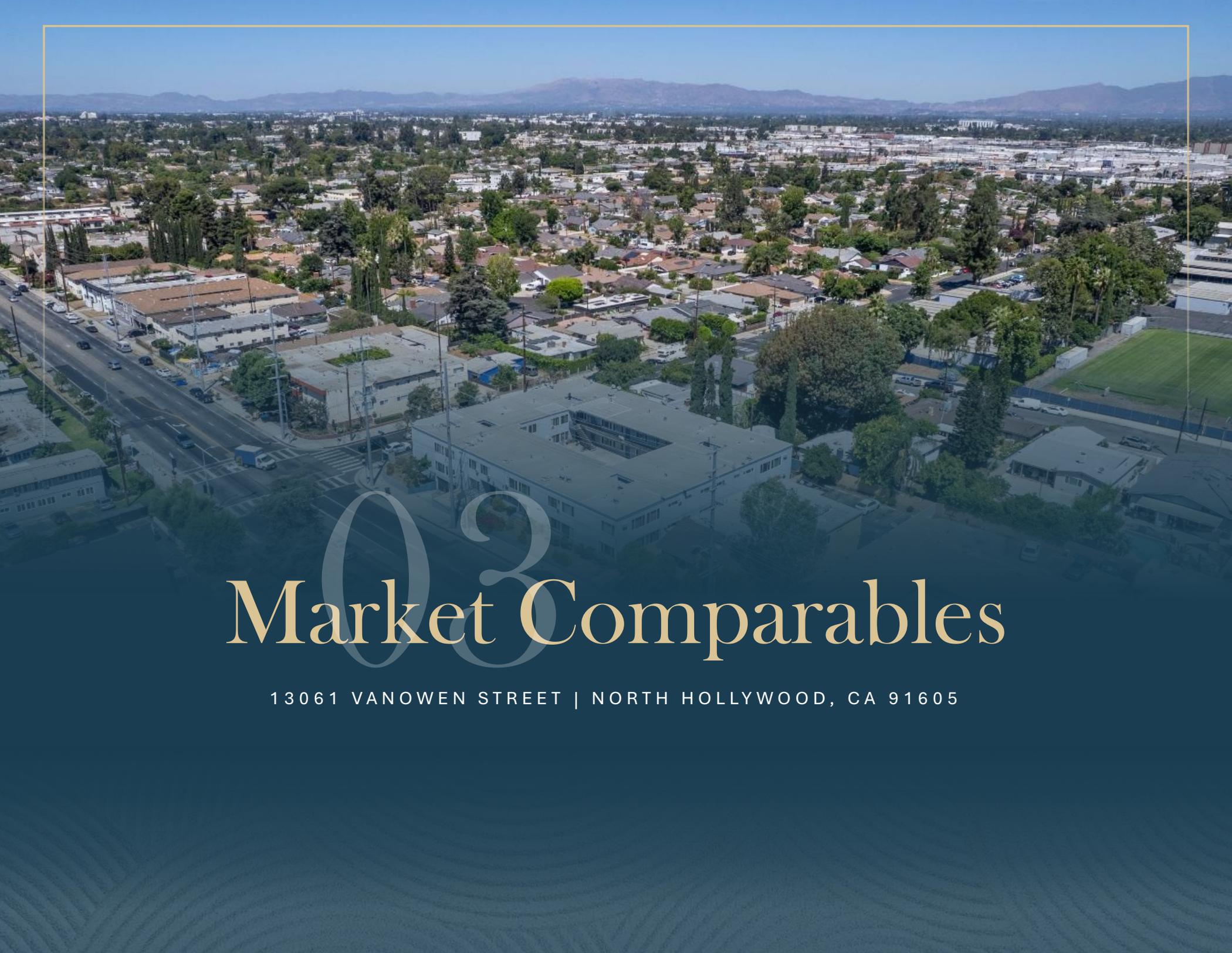
ANNUALIZED INCOME		Current	Market
Gross Potential Rent		\$500,232	\$712,800
Less: Vacancy/Deductions		3% (\$15,007)	3% (\$21,384)
Misc. Income		\$4,200	\$4,200
Effective Gross Income		\$489,425	\$695,616

ANNUALIZED EXPENSES		Current	Market
Cleaning & Maintenance		\$4,500	\$4,500
Insurance		\$12,426	\$12,426
Management		\$12,000	\$12,000
Repairs		\$7,846	\$7,846
Supplies		\$2,500	\$2,500
Utilities		\$39,756	\$39,756
Property Taxes		\$68,382	\$68,382
ESTIMATED EXPENSES		\$147,410	\$147,410
Expenses/Unit		\$5,460	\$5,460
Expenses/SF		\$5.99	\$5.99
% of GOI		30.1%	21.2%

RETURN		Current	Market
NOI		\$342,015	\$548,206

Rent Roll

Unit #	Type	Current Rent	Market Rent	Notes
1	2+1	\$1,480	\$2,200	
2	2+1	\$1,600	\$2,200	
3	2+1	\$1,234	\$2,200	
4	2+1	\$1,363	\$2,200	
5	2+1	\$2,200	\$2,200	Vacant
6	2+1	\$1,298	\$2,200	
7	2+1	\$1,270	\$2,200	
8	2+1	\$1,238	\$2,200	
9	2+1	\$1,327	\$2,200	
10	2+1	\$1,990	\$2,200	
11	2+1	\$1,726	\$2,200	
12	2+1	\$1,727	\$2,200	
12.5	2+1	\$1,720	\$2,200	
14	2+1	\$1,285	\$2,200	
15	2+1	\$1,252	\$2,200	
16	2+1	\$1,600	\$2,200	
17	2+1	\$1,541	\$2,200	
18	2+1	\$1,457	\$2,200	
19	2+1	\$2,200	\$2,200	Vacant
20	2+1	\$1,124	\$2,200	
21	2+1	\$1,600	\$2,200	
22	2+1	\$1,600	\$2,200	
23	2+1	\$1,577	\$2,200	
24	2+1	\$2,100	\$2,200	
25	2+1	\$1,221	\$2,200	
26	2+1	\$1,229	\$2,200	
27	2+1	\$1,727	\$2,200	
Totals:		\$41,686	\$59,400	



Market Comparables

13061 VANOWEN STREET | NORTH HOLLYWOOD, CA 91605

SALES COMPARABLES

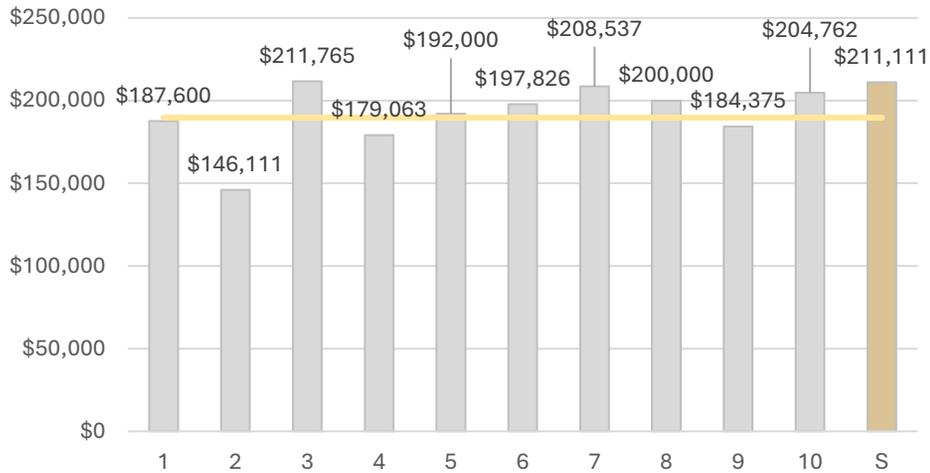
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 6911 Haskell Avenue Van Nuys, CA 91406	25	1962	18,997	21,344	17 - 1+1 7 - 2+1 1 - Studio	7/15/2025	\$4,690,000	\$187,600	\$246.88	5.90%	10.30
	2 7503 Hazeltine Avenue Van Nuys, CA 91405	18	1963	14,126	21,085	2 - Studio 8 - 1+1 8 - 2+1	5/29/2025	\$2,630,000	\$146,111	\$186.18	-	-
	3 13059 Oxnard Street Van Nuys, CA 91401	17	1965	14,936	12,635	2 - Studio 4 - 1+1 10 - 2+1 1 - 3+1	4/16/2025	\$3,600,000	\$211,765	\$241.03	5.59%	10.70
	4 17411 Vanowen Street Van Nuys, CA 91406	16	1959	10,125	15,682	14 - 1+1 2 - 2+1	8/8/2024	\$2,865,000	\$179,063	\$282.96	5.00%	11.60
	5 13907 Vanowen St Van Nuys, CA 91405	25	1978	22,076	23,958	5 - Studio 18 - 1+1 2 - 2+1	8/1/2024	\$4,800,000	\$192,000	\$217.43	5.30%	11.30
	6 11840 Kittridge Street North Hollywood, CA 91606	46	1964	39,111	45,451	11 - 1+1 34 - 2+2 1 - 3+2	6/18/2025	\$9,100,000	\$197,826	\$232.67	6.49%	9.51

SALES COMPARABLES

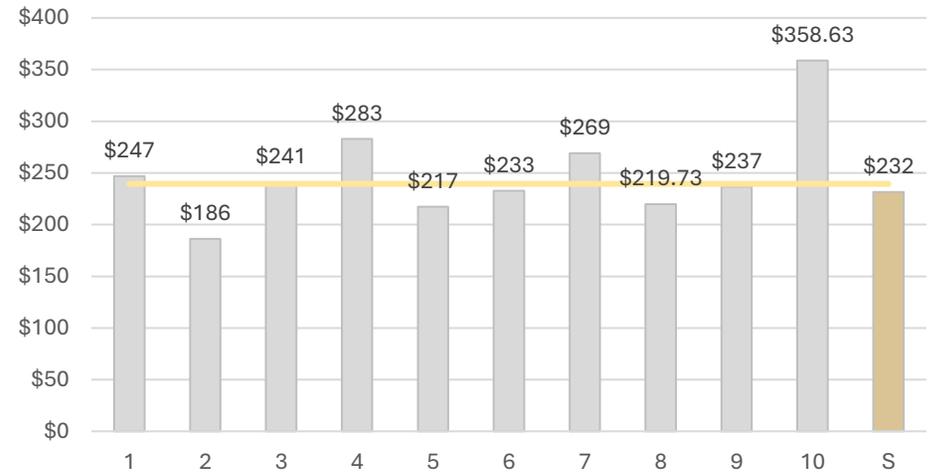
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	7 7100 Fulton Avenue North Hollywood, CA 91605	41	1960	31,790	46,156	22 - 1+1 19 - 2+1	6/6/2025	\$8,550,000	\$208,537	\$268.95	-	-
	8 11756 Runnymede Street North Hollywood, CA 91605	40	1970	36,408	59,677	12 - 1+1 20 - 2+1 12 - 3+2	2/21/2025	\$8,000,000	\$200,000	\$219.73	6.19%	9.85
	9 6836 Radford Avenue North Hollywood, CA 91605	16	1964	12,461	15,834	9 - 1+1 5 - 2+1 1 - 3+1 1 - 3+2	2/7/2025	\$2,950,000	\$184,375	\$236.74	5.54%	9.91
	10 5611 Fulcher Avenue North Hollywood, CA 91601	21	1964	11,990	13,939	3 - Studio 16 - 1+1 2 - 2+1	8/23/2024	\$4,300,000	\$204,762	\$358.63	6.92%	9.40
AVERAGES		27	1964	21,595	26,616				\$189,697	\$239.44	5.66%	10.68
	S Subject 13061 Vanowen Street North Hollywood, CA 91605	27	1962	24,614	24,371	27 - 2+1	On Market	\$5,700,000	\$211,111	\$231.58	6.00%	11.30

SALES COMPARABLES

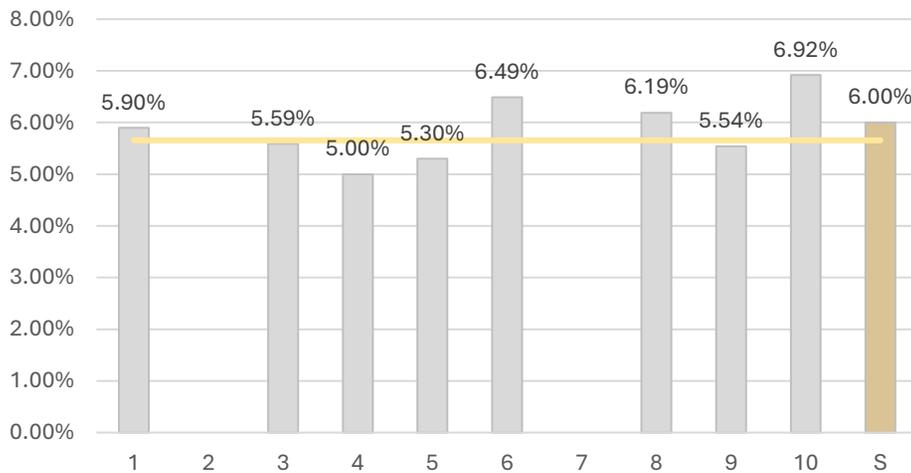
PRICE/UNIT



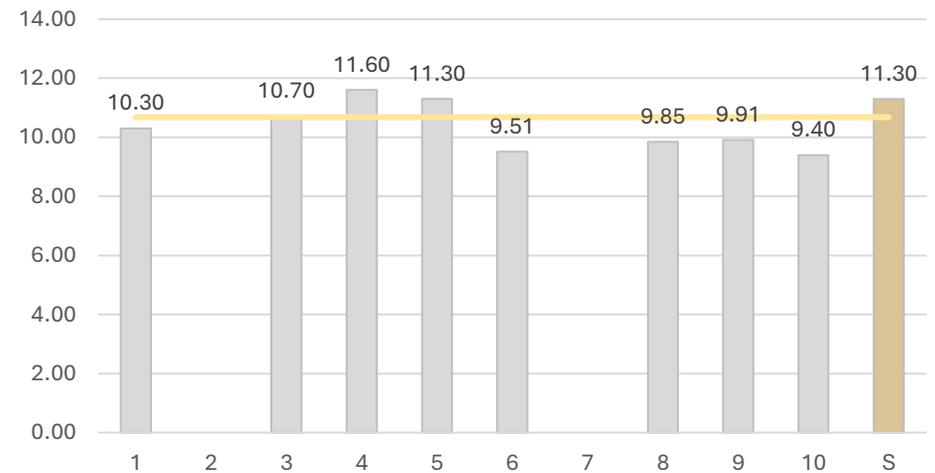
PRICE/SF



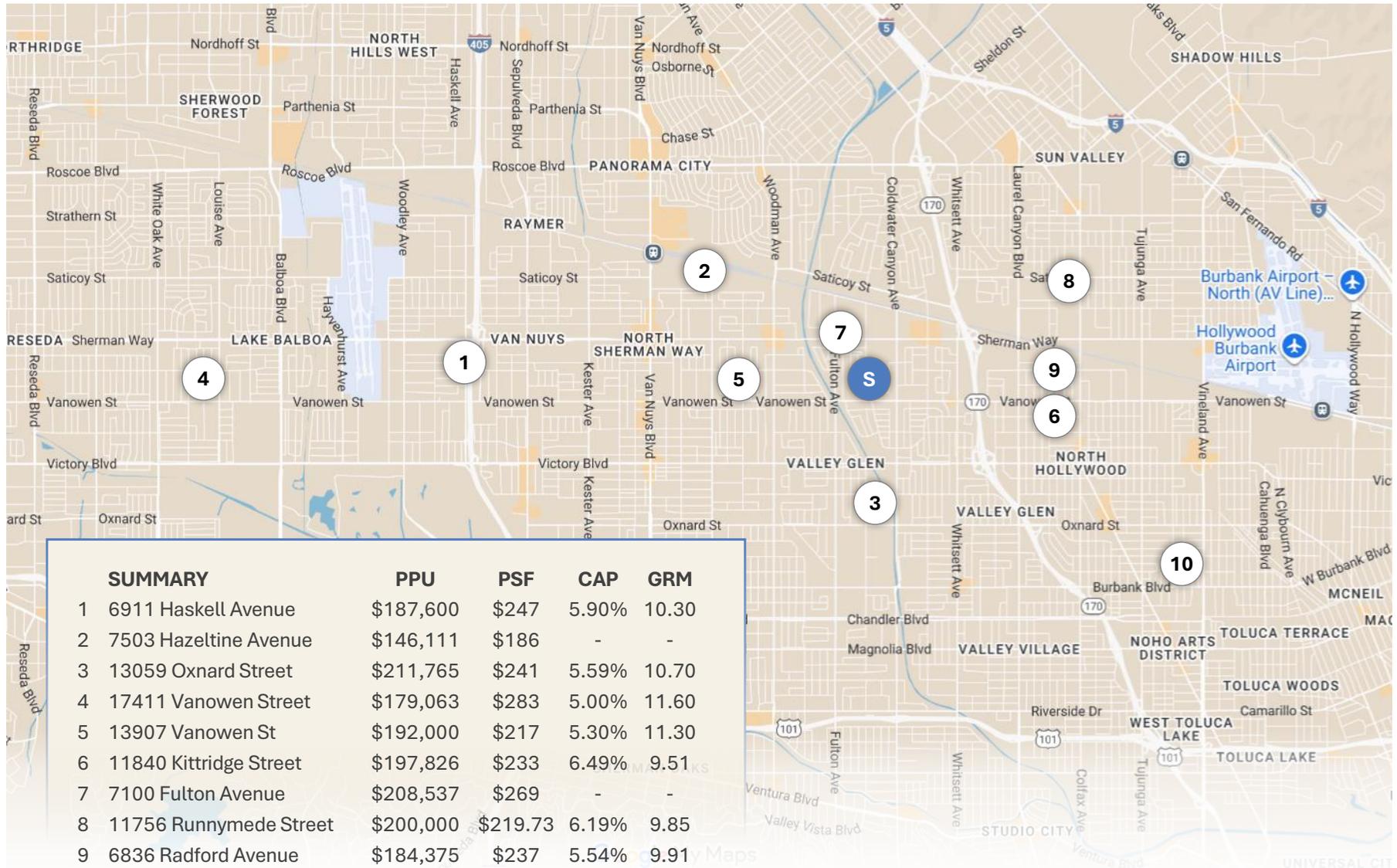
CAP RATE



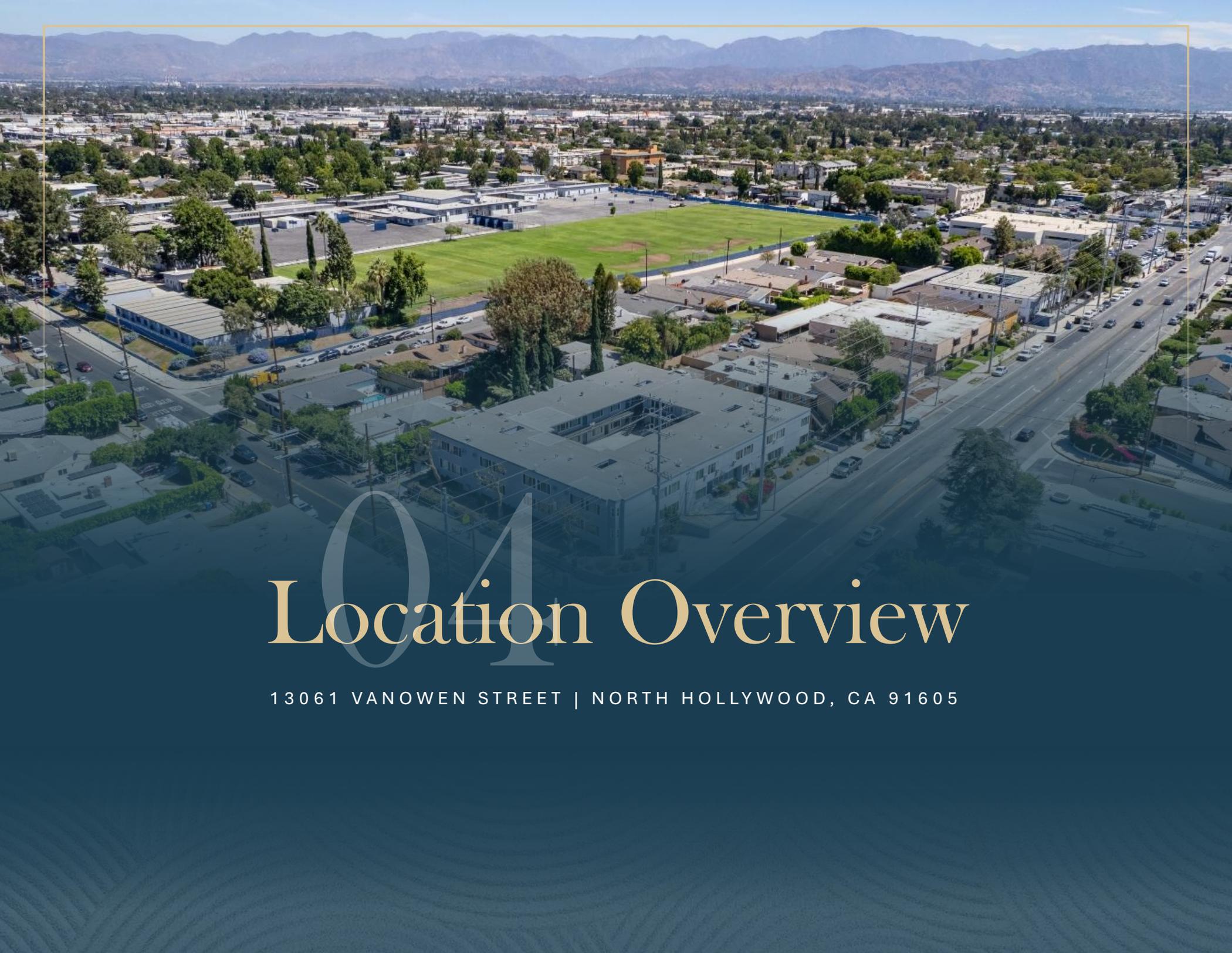
GRM



SALES COMPARABLES



	SUMMARY	PPU	PSF	CAP	GRM
1	6911 Haskell Avenue	\$187,600	\$247	5.90%	10.30
2	7503 Hazeltine Avenue	\$146,111	\$186	-	-
3	13059 Oxnard Street	\$211,765	\$241	5.59%	10.70
4	17411 Vanowen Street	\$179,063	\$283	5.00%	11.60
5	13907 Vanowen St	\$192,000	\$217	5.30%	11.30
6	11840 Kittridge Street	\$197,826	\$233	6.49%	9.51
7	7100 Fulton Avenue	\$208,537	\$269	-	-
8	11756 Runnymede Street	\$200,000	\$219.73	6.19%	9.85
9	6836 Radford Avenue	\$184,375	\$237	5.54%	9.91
10	5611 Fulcher Avenue	\$204,762	\$358.63	6.92%	9.40
S	13061 Vanowen Street	\$211,111	\$232	6.00%	11.30



04 Location Overview

13061 VANOWEN STREET | NORTH HOLLYWOOD, CA 91605

Valley Glen

NEIGHBORHOOD

Located in the highly desirable San Fernando Valley, Valley Glen has emerged as one of Los Angeles' most attractive residential neighborhoods, offering the perfect balance of suburban tranquility and urban accessibility. Known for its tree-lined streets, quiet residential pockets, and central location, Valley Glen provides residents with a strong sense of community while remaining minutes from major employment, education, and entertainment hubs.

The neighborhood benefits from excellent connectivity, with close proximity to the 101, 170, and 134 freeways, providing convenient access to Burbank, Studio City, Glendale, and Downtown Los Angeles. Public transportation is also readily available, with nearby Metro Orange (G) and Red (B) Line stations linking residents to the broader Los Angeles region.

Valley Glen is anchored by Los Angeles Valley College, a major educational institution that draws thousands of students, faculty, and staff to the area. The neighborhood also enjoys access to popular shopping corridors such as the Sherman Oaks Galleria, NoHo West, and nearby Ventura Boulevard, offering a variety of dining, retail, and entertainment options. Recreational amenities include Valley Glen Community Park, Tujunga Greenway, and a network of local walking and biking trails, making the area highly livable for families and young professionals alike.



Valley Glen Location



DOWNTOWN VAN NUYS

- City Hall
- State Building
- Superior Court

SUBJECT

VICTORY PLAZA

LAIFITNESS, VALERIA SUPERMARKETS, STARBUCKS COFFEE, PETCO, CVS pharmacy

QUE RICOS
FRESH MEXICAN KITCHEN

ZAHLE Restaurant, POKI TOMIK

PAPILLON

LA VC

Ulysses S. Grant High School

Van Nuys/Sherman Oaks Recreation Center

Louis Armstrong Middle School

North Hollywood High School

North HOLLYWOOD

North Hollywood has experienced a dramatic transformation over the past decade with a steady migration of higher-income residents attracted to the area's urban amenities, improved schools, and convenient location near key employment and entertainment centers. Offering an ideal economic alternative to the adjacent, costlier Burbank Media district, North Hollywood attracts the synergistic relationship provided by the area's many entertainment companies and proximity to a world-class amenity base.

"LIVE, WORK, PLAY" MARKET



\$61,964

AVG HH INCOME



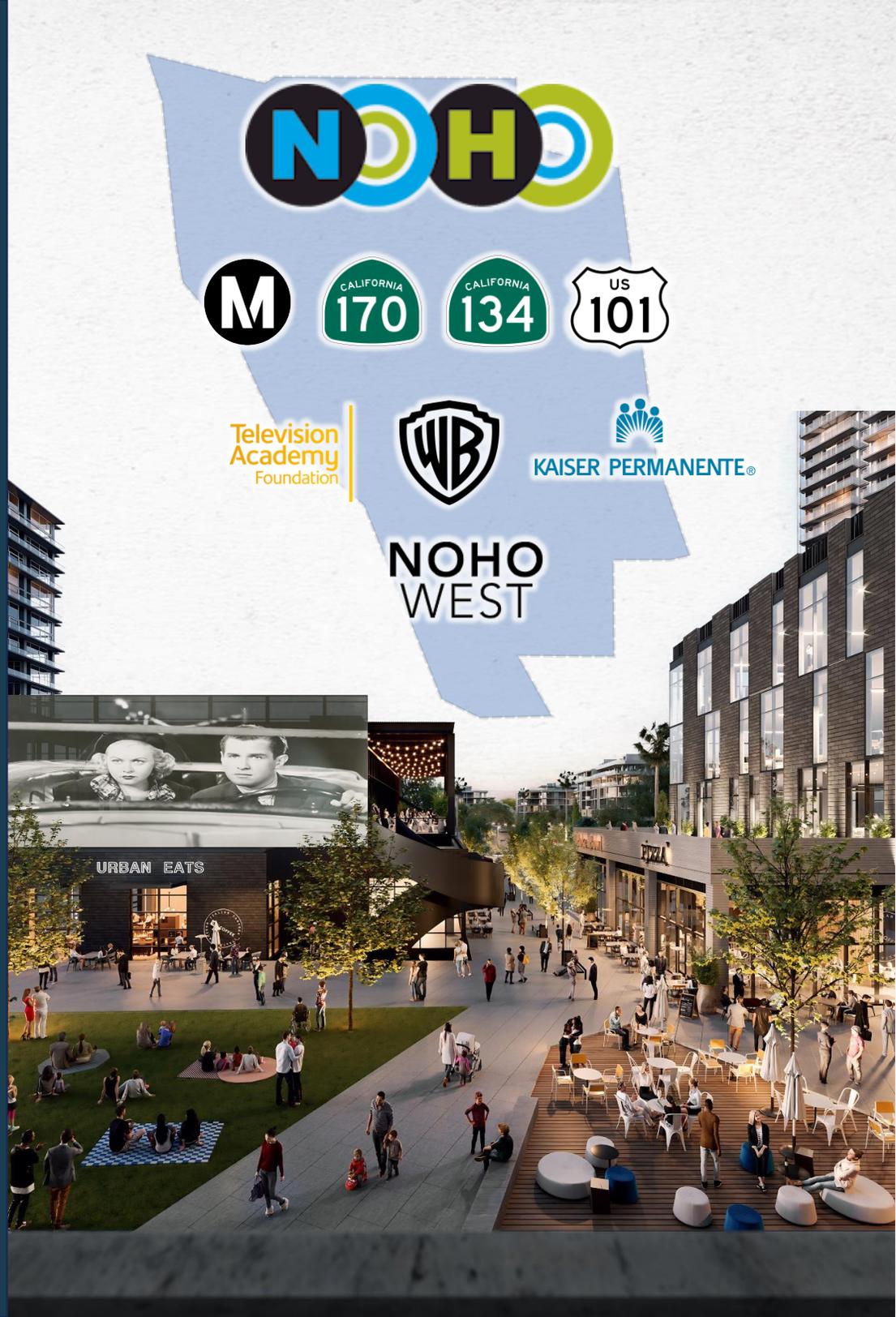
136,485

POPULATION



59,996

DWELLING UNITS



Arts District

PATH TO PROGRESS

As a joint development effort with Metro, District NoHo will transform the underutilized 15-acre site at the B Line (Red) and G Line (Orange) station into an arts district-inspired urban village. District NoHo will bring much-needed housing, office and retail steps from transit and it will serve as a gathering space to amplify the thriving community of North Hollywood.



TRANSIT ORIENTED

This transit-oriented development includes approximately 1,500 multifamily residential units, over 300 of which will be affordable



OVER 600K OF RETAIL & OFFICE

100,000SF of community serving retail and restaurant space, and 500,000SF of office space that are all integrated with a new, integrated transit center as well as bicycle and parking facilities.



TRANSIT FACILITIES

The first phase will include the consolidation of the transit facilities at Metro's North Hollywood Station. This would begin after project approval by the City and the Metro Board, which is anticipated in early 2023.



THOUSANDS OF JOBS

The project will create thousands of new job opportunities in the construction, service, and office sectors as well as substantial property and business tax revenue to the City and County of Los Angeles.

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