



# 16129 Cantlay Street

**6 UNIT OFFERING ■ VAN NUYS, CA 91406**

UPSIDE IN RENTS | GOOD RENTAL POCKET OF VAN NUYS

16129 CANTLAY STREET ■ VAN NUYS, CA 91406



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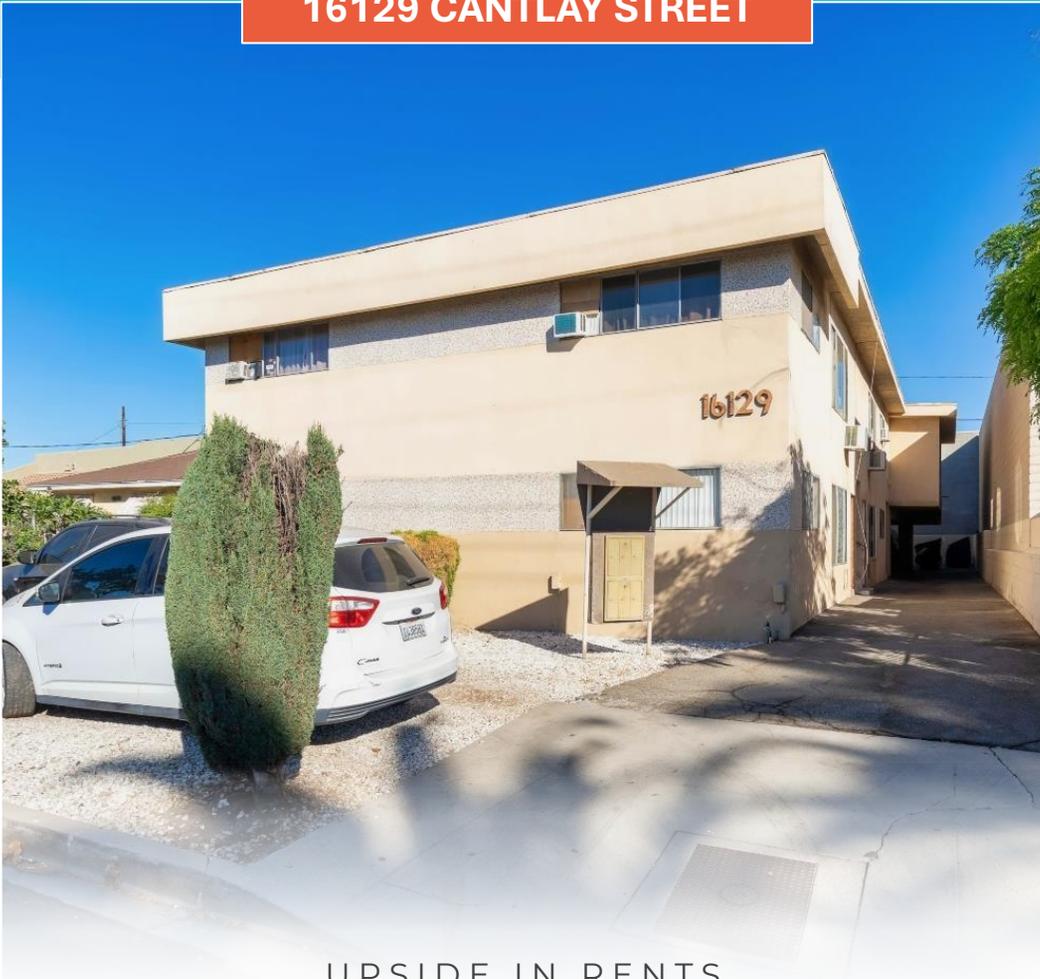
# EXECUTIVE SUMMARY

16129 CANTLAY STREET ■ VAN NUYS, CA 91406



# PROPERTY SUMMARY

16129 CANTLAY STREET



UPSIDE IN RENTS

GOOD RENTAL POCKET OF VAN NUYS

## PRICING

<b>OFFERING PRICE</b>	<b>\$1,450,000</b>	
PRICE/UNIT	\$241,667	
PRICE/SF	\$265.57	
GRM	12.95	<b>9.02</b>
CAP RATE	4.84%	<b>8.11%</b>
	Current	<b>Market</b>

## THE ASSET

<b>UNITS</b>	▪ 6
<b>YEAR BUILT</b>	▪ 1966
<b>GROSS SF</b>	▪ 5,460
<b>LOT SF</b>	▪ 6,000
<b>APN</b>	▪ 2205-027-009
<b>FLOORS</b>	▪ 2

# PROPERTY OVERVIEW

16129 CANTLAY STREET

Equity Union Commercial is proud to represent this 6 unit apartment building in Van Nuys. The property was built in 1966. Its unit mix consists of (2) 1+1 units, (2) 2+1 units, and (2) 3+2 units. With a lot size of 6,000 square feet, the property has a total of 5,460 rentable square feet. The property is situated in Van Nuys with close access to the 405, 101, and 170 freeways. Ventura Blvd. is just minutes away with all of its restaurants and shopping while the metro link transportations service allows easy access to Sherman Oaks, Woodland Hills, Burbank, Hollywood, and downtown Los Angeles.

## PROPERTY HIGHLIGHTS

### OPPORTUNITY

Six units in good Van Nuys rental pocket west of the 405 freeway

### UNIT MIX

Excellent unit mix consisting of (2) 1+1 units, (2) 2+1 units, and (2) 3+2 units

### UPSIDE

Significant upside in rents

### SEISMIC RETROFIT

Seismic retrofit has been completed

### UPGRADES

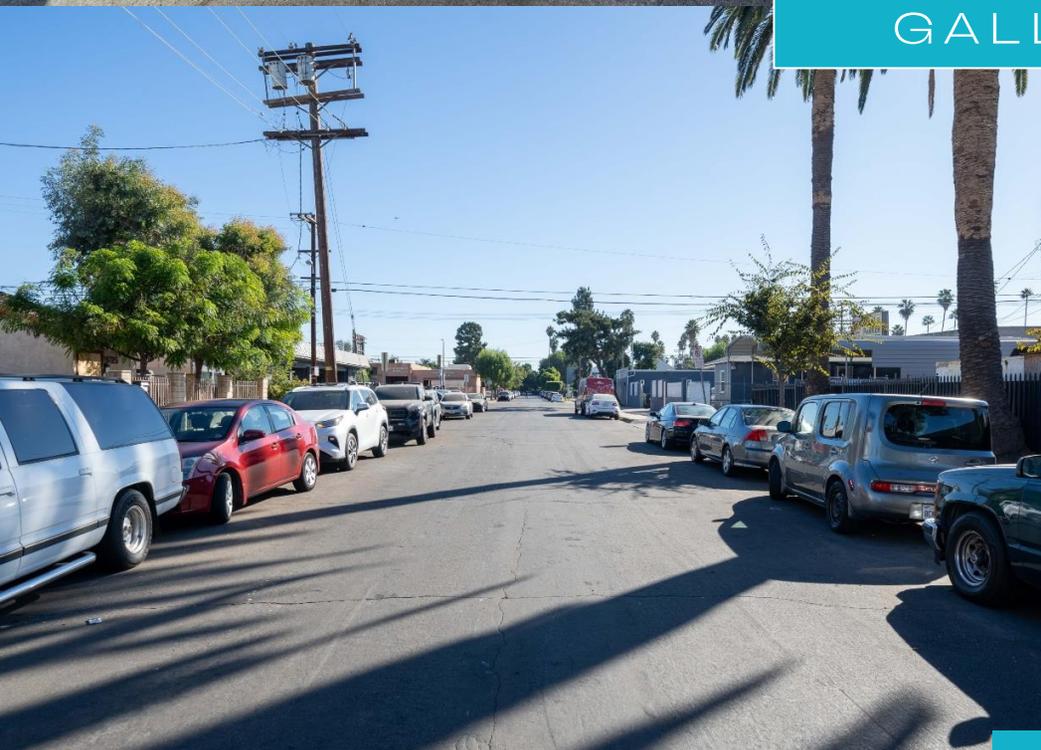
Upgraded electrical panels

### BALCONIES

Balconies repaired



PROPERTY  
GALLERY





02

# FINANCIAL ANALYSIS

16129 CANTLAY STREET ■ VAN NUYS, CA 91406



# FINANCIAL ANALYSIS

## Summary

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### MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
2	1+1	\$1,135	\$2,270	\$1,750	\$3,500
2	2+1	\$1,570	\$3,139	\$2,100	\$4,200
2	3+2	\$1,811	\$3,622	\$2,700	\$5,400
<b>Total Scheduled Rent</b>			<b>\$9,031</b>		<b>\$13,100</b>

### ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$108,372	\$157,200
Less: Vacancy/Deductions	3% (\$3,251)	3% (\$4,716)
Misc. Income	\$3,600	\$3,600
Effective Gross Income	\$108,721	\$156,084

### ANNUALIZED EXPENSES

	Current	Market
Insurance	\$2,533	\$2,533
LAHD Registration	\$640	\$640
DWP - Including Trash	\$6,480	\$6,480
Gas	\$3,000	\$3,000
Gardener	\$960	\$960
Repairs & Maintenance	\$7,500	\$7,500
Property Taxes	\$17,395	\$17,395
<b>ESTIMATED EXPENSES</b>	<b>\$38,508</b>	<b>\$38,508</b>
Expenses/Unit	\$6,418	\$6,418
Expenses/SF	\$7.05	\$7.05
% of GOI	35.4%	24.7%

### RETURN

	Current	Market
NOI	\$70,213	\$117,576

# RENT ROLL

## 16129 CANTLAY STREET

Unit #	Type	Current Rent	Market Rent
1	2+1	\$1,571	\$2,100
2	3+2	\$1,677	\$2,700
3	3+2	\$1,945	\$2,700
4	2+1	\$1,568	\$2,100
5	1+1	\$1,022	\$1,750
6	1+1	\$1,248	\$1,750
<b>Totals:</b>		<b>\$9,031</b>	<b>\$13,100</b>



# 03 MARKET COMPARABLES

16129 CANTLAY STREET ■ VAN NUYS, CA 91406



# SALES COMPARABLES

PHOTO	ADDRESS	UNITS BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM	
	<b>1 14112 Gilmore Street</b> Van Nuys, CA 91401	6	1956	4,200	7,501	4 - 1+1 2 - 2+1	11/19/2024	<b>\$1,040,000</b>	\$254,167	\$247.62	4.17%	13.50
	<b>2 14115 Gilmore Street</b> Van Nuys, CA 91401	12	1954	8,863	16,787	10 - 1+1 2 - 2+1	2/19/2025	<b>\$2,090,000</b>	\$207,813	\$235.81	5.51%	11.90
	<b>3 5742 Hazeltine Avenue</b> Van Nuys, CA 91401	6	1957	5,994	6,996	1 - 1+1 1 - 2+1 3 - 2+2 1 - 3+2	8/29/2025	<b>\$1,240,000</b>	\$190,000	\$206.87	5.59%	11.00
	<b>4 7001 Hazeltine Avenue</b> Van Nuys, CA 91405	10	1953	8,510	17,672	6 - 1+1 4 - 2+1	8/28/2025	<b>\$1,795,000</b>	\$179,500	\$210.93	5.35%	11.50
	<b>5 16020 Vanowen Street</b> Van Nuys, CA 91406	10	1958	4,684	8,499	10 - 1+1	8/14/2025	<b>\$1,600,000</b>	\$160,000	\$341.59	5.30%	11.50
	<b>6 14737 Vanowen Street</b> Van Nuys, CA 91405	6	1957	4,223	6,534	4 - 1+1 2 - 2+1	8/13/2025	<b>\$1,250,000</b>	\$208,333	\$296.00	5.70%	10.50
	<b>7 6870 Hazeltine Avenue</b> Van Nuys, CA 91405	11	1926	8,037	15,682	3 - 1+1 8 - 2+1	7/22/2025	<b>\$1,892,000</b>	\$172,000	\$235.41	5.35%	11.50

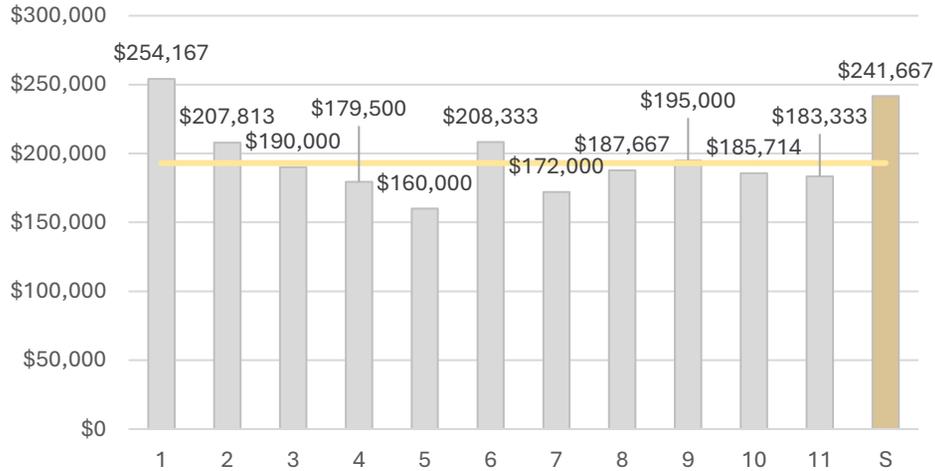
# SALES COMPARABLES

PHOTO	ADDRESS	UNITS BUILT	GROSS SF	LOT SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM	
	<b>8 14222 Sylvan Street</b> Van Nuys, CA 91401	6	1957	5,047	8,750	5 - 1+1 1 - 2+1	6/23/2025	<b>\$1,126,000</b>	\$187,667	\$223.10	5.09%	12.30
	<b>9 15919 Sherman Way</b> Los Angeles, CA 91406	12	1956	7,950	12,472	12 - 1+1	5/30/2025	<b>\$2,340,000</b>	\$195,000	\$294.34	5.54%	11.30
	<b>10 13136 Victory Boulevard</b> Van Nuys, CA 91401	7	1958	5,562	5,663	6 - 1+1 1 - 2+1	5/19/2025	<b>\$1,300,000</b>	\$185,714	\$233.73	4.18%	12.10
	<b>11 14306 Vanowen Street</b> Van Nuys, CA 91405	12	1955	8,205	12,844	8 - 1+1 4 - 2+1	5/2/2025	<b>\$2,200,000</b>	\$183,333	\$268.13	5.09%	11.90
<b>AVERAGES</b>		<b>9</b>	<b>1953</b>	<b>6,480</b>	<b>10,855</b>			<b>\$193,048</b>	<b>\$253.96</b>	<b>5.17%</b>	<b>11.73</b>	
	<b>S Subject</b> 16129 Cantlay Street Van Nuys, CA 91406	6	1966	5,460	6,000	2 - 1+1 2 - 2+1 2 - 3+2	On Market	<b>\$1,450,000</b>	\$241,667	\$265.57	4.84%	12.95

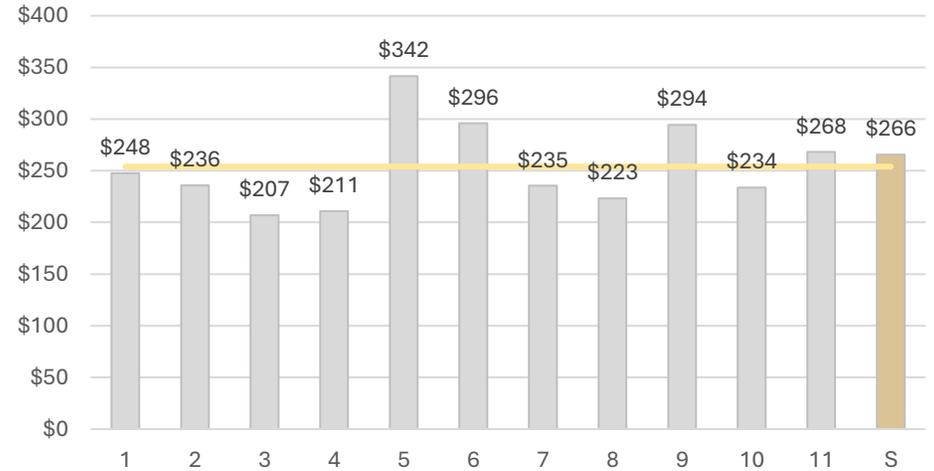
# SALES COMPARABLES

16129 CANTLAY STREET

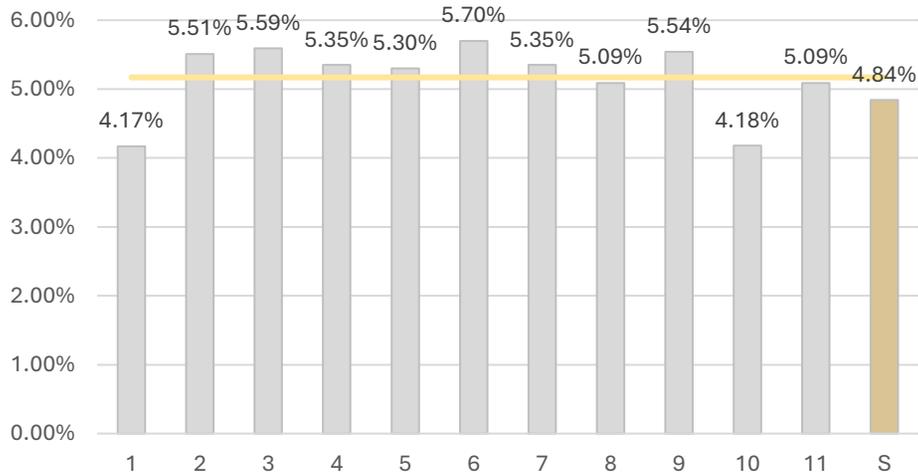
### PRICE/UNIT



### PRICE/SF



### CAP RATE

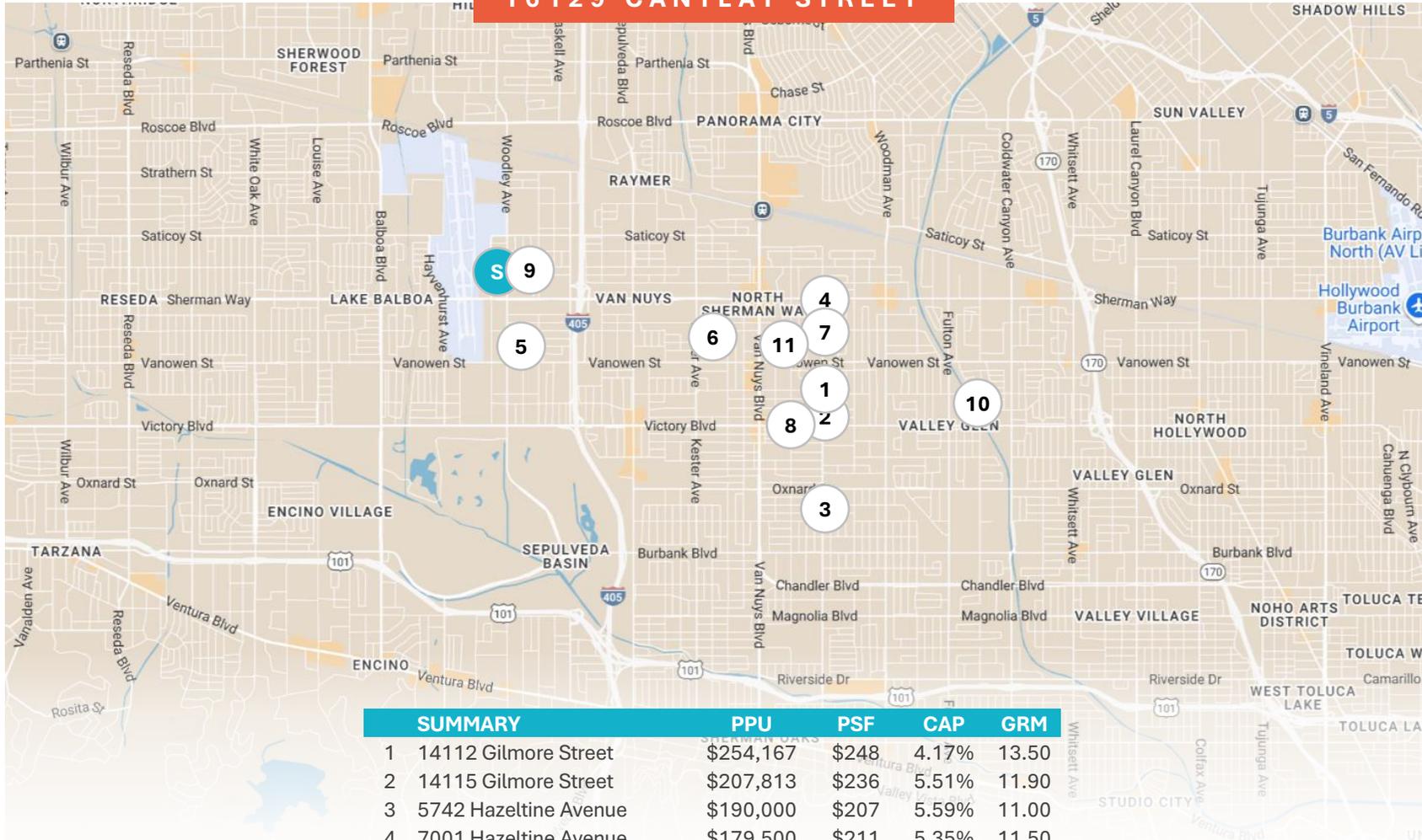


### GRM



# SALES COMPARABLES

## 16129 CANTLAY STREET



	SUMMARY	PPU	PSF	CAP	GRM
1	14112 Gilmore Street	\$254,167	\$248	4.17%	13.50
2	14115 Gilmore Street	\$207,813	\$236	5.51%	11.90
3	5742 Hazeltine Avenue	\$190,000	\$207	5.59%	11.00
4	7001 Hazeltine Avenue	\$179,500	\$211	5.35%	11.50
5	16020 Vanowen Street	\$160,000	\$342	5.30%	11.50
6	14737 Vanowen Street	\$208,333	\$296	5.70%	10.50
7	6870 Hazeltine Avenue	\$172,000	\$235	5.35%	11.50
8	14222 Sylvan Street	\$187,667	\$223	5.09%	12.30
9	15919 Sherman Way	\$195,000	\$294	5.54%	11.30
10	13136 Victory Boulevard	\$185,714	\$234	4.18%	12.10
11	14306 Vanowen Street	\$183,333	\$268	5.09%	11.90
S	<b>16129 Cantlay Street</b>	<b>\$241,667</b>	<b>\$266</b>	<b>4.84%</b>	<b>12.95</b>



# 04 LOCATION OVERVIEW

16129 CANTLAY STREET ■ VAN NUYS, CA 91406



## DEMOGRAPHICS



**168,441**  
POPULATION



**\$648,300**  
MEDIAN HOME VALUE



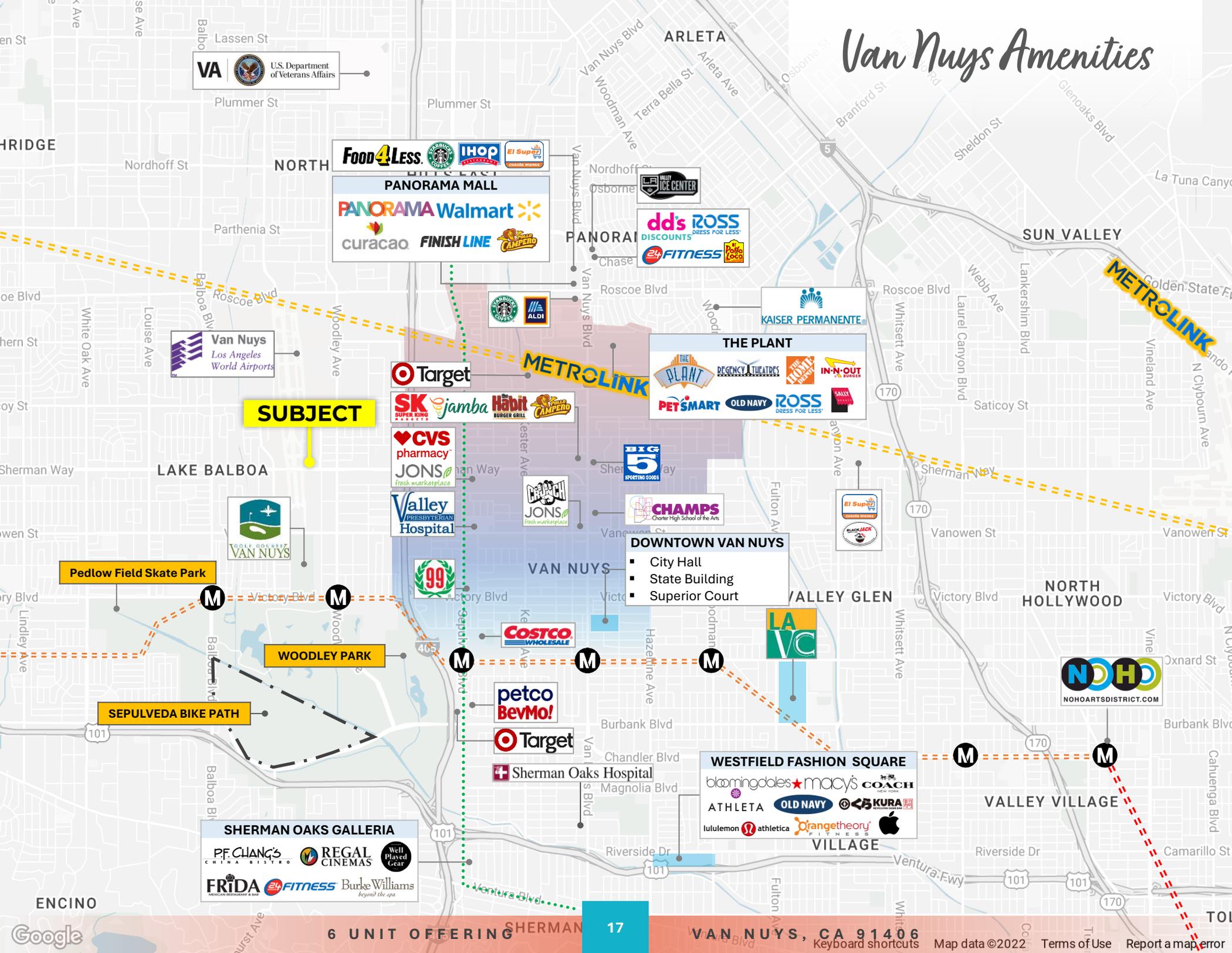
**\$68,569**  
AVG HH INCOME

# Van Nuys, CA

## LOCATION OVERVIEW

Van Nuys is a neighborhood located in the central San Fernando Valley region of Los Angeles, California, United States. It is bordered by North Hills to the north, Panorama City to the northeast, Valley Glen to the east, Sherman Oaks to the south, Lake Balboa to the west, and Reseda to the northwest. Van Nuys is a densely populated neighborhood, with a mix of residential, commercial, and industrial areas. It is home to Van Nuys Airport, which is one of the busiest general aviation airports in the world. The neighborhood is also known for its Van Nuys Boulevard, which is a popular cruising destination for car enthusiasts.

# Van Nuys Amenities



**VA** U.S. Department of Veterans Affairs

**Food 4 Less** Starbucks IHOP El Super  
**PANORAMA MALL**  
**PANORAMA Walmart**  
 curacao FINISH LINE

ICE CENTER  
 dd's DISCOUNTS ROSS DRESS FOR LESS  
 24 FITNESS

**Van Nuys**  
 Los Angeles World Airports

**SUBJECT**

**METROLINK**

**THE PLANT**  
 THE PLANT REGENCY THEATRES  
 PET SMART OLD NAVY ROSS DRESS FOR LESS

**Target**  
 SK jamba Habit Burger Grill  
 CVS pharmacy JONS fresh marketplace  
 Valley Presbyterian Hospital

**DOWNTOWN VAN NUYS**  
 City Hall  
 State Building  
 Superior Court

**Pedlow Field Skate Park**



**WOODLEY PARK**

**SEPULVEDA BIKE PATH**

**99**  
 Costco WHOLESALE

petco BeVmo!  
 Target

**SHERMAN OAKS GALLERIA**  
 P.F. CHANG'S CHINA BISTRO REGAL CINEMAS Well Played Gear  
 FRIDA FITNESS 24 FITNESS Burke Williams

**WESTFIELD FASHION SQUARE**  
 bloomingdales macy's COACH  
 ATHLETA OLD NAVY KURA  
 lululemon athletica Orangetheory FITNESS Apple



**VALLEY VILLAGE**



# Opening in 2031

Feds provide \$893M grant for Van Nuys Boulevard light rail line

The East San Fernando Valley line will travel 6.7 miles within the median of Van Nuys Boulevard, spanning from Van Nuys to Pacoima. Its 11 stations will include connections to the G Line Busway, Metrolink's Ventura County Line, Amtrak's Pacific Surfliner.

Full construction is expected to commence before the end of 2024, and completion of the \$3.6-billion light rail line is expected in 2031. That schedule is years behind what was originally hoped for by Metro, which had once intended to begin serving passengers on Van Nuys Boulevard as early as 2028.



# San Fernando Valley

## HOME OF INNOVATION

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021.

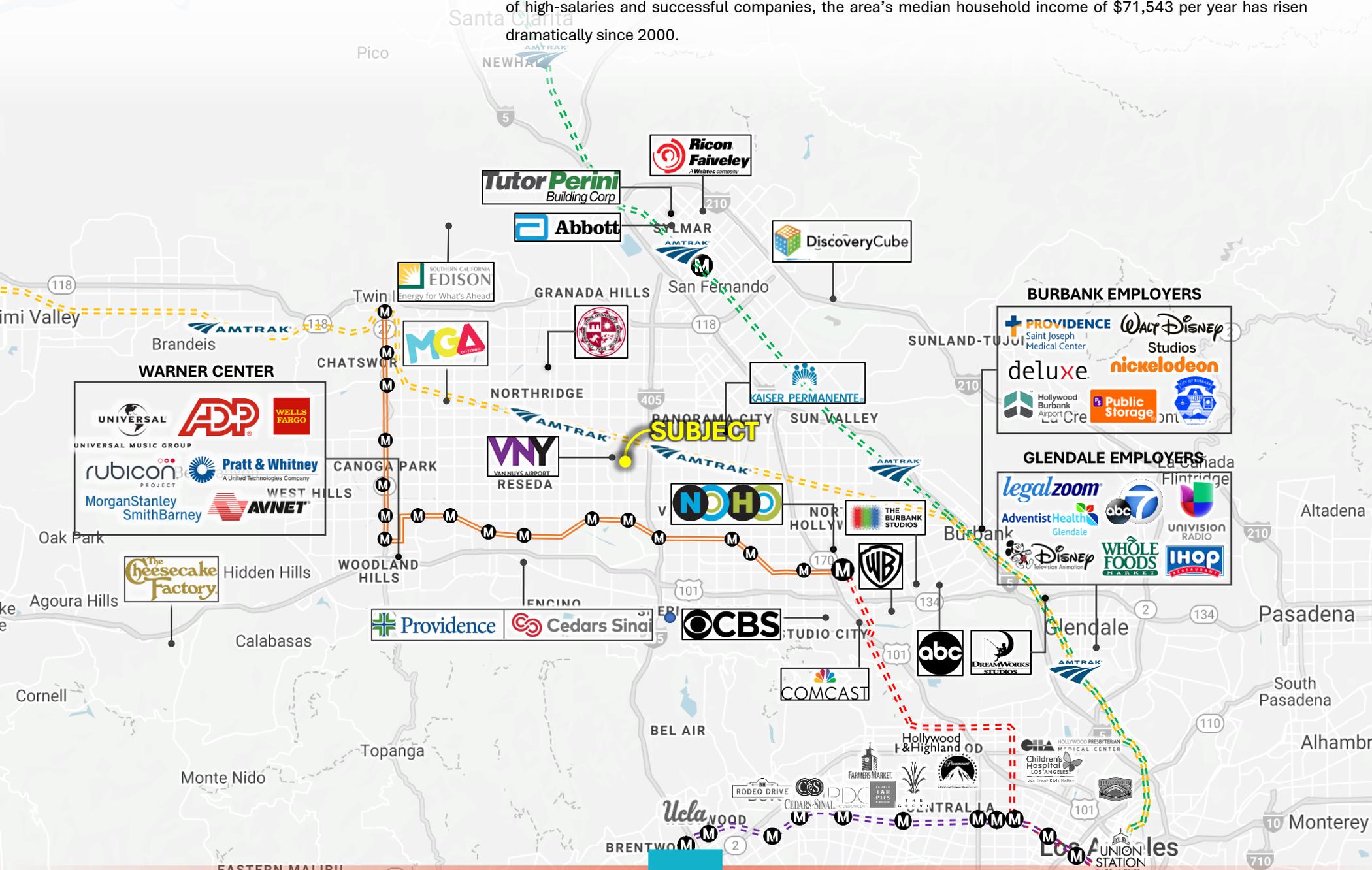


### MAJOR EMPLOYERS



# SFV TOP EMPLOYERS & CONNECTIVITY

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.



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