

14716 Magnolia Boulevard

Sherman Oaks, CA 91403



**Prime Sherman Oaks
Multifamily Investment**



**7-Unit Apartment
Community**

14716 Magnolia Boulevard

7 Units in Sherman Oaks | Sherman Oaks, CA 91403

CINDY HILL, CCIM

(818) 640-4360 ▪ cindyhill@valleyapartmentsales.com

CA LIC: 00885625

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union and should not be made available to any other person or entity without the written consent of Equity Union. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Equity Union has not verified, and will not verify, any of the information contained herein, nor has Equity Union conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Equity Union makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Equity Union is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Equity Union, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Equity Union, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.





Executive Summary

14716 Magnolia Boulevard

Property Summary

PRICING

OFFERING PRICE		\$1,500,000
PRICE/UNIT		\$214,286
PRICE/SF		\$310.11
GRM	12.30	8.31
CAP RATE	5.05%	8.65%
	Current	Market

THE ASSET

Units	7
Year Built	1964
Gross SF	4,837
Lot SF	6,502
APN	2263-037-010
Floors	2

72

WALKSCORE

51

TRANSIT SCORE

52

BIKE SCORE

Prime Sherman Oaks location with an excellent unit mix of (1) Studio Unit, (4) 1+1, and (2) 2+1 apartments.



The Opportunity

Investment Opportunity

Equity Union Commercial is proud to represent this 7-unit property in Sherman Oaks.

The building was constructed in 1964. Its unit mix consists of (1) studio unit, (4) 1+1 units, and (2) 2+1 units. With a lot size of 6,502 square feet, the property has a total of 4,837 rentable square feet.

The property is situated in a prime Sherman Oaks area, which has a comfortable blend of urban and suburban amenities. Along with sunny, clean sidewalks, the city offers many hip cafes and shops — especially on Ventura Boulevard, which features the Sherman Oaks Galleria and many upscale restaurants. Residents also have easy access to the 405 and 101 freeways.



Property Highlights

- **7 units in prime Sherman Oaks rental pocket**
- **Well-maintained building** by long-term owner; improvements include **new roof, copper plumbing, updated electrical, and recently upgraded balconies**
- **Excellent unit mix:** (1) studio, (4) 1+1 units, and (2) 2+1 units
- **Substantial upside in existing rents**

Property Layout



7

TOTAL UNITS

4,837

BUILDING SF

6,502

LOT SF



14716 Magnolia Boulevard



7 Units in Sherman Oaks





Prime Central Location

Facing South





AMERICAN OAK
galleria

TRCLIGHT
CINEMA

Sam's Club

Comerica Bank

Financial Analysis

14716 Magnolia Boulevard

Rent Roll

Unit #	Type	Current Rent	Market Rent
1	3+2	\$2,795	\$2,900
2	2+2	\$2,172	\$2,300
3	1+1	\$1,308	\$1,800
4	2+2	\$2,174	\$2,300
5	1+1	\$1,233	\$1,800
6	2+2	\$2,260	\$2,300
7	2+2	\$1,926	\$2,300
Totals:		\$13,868	\$15,700



Financial Analysis

PRICING

OFFERING PRICE		\$1,500,000
PRICE/UNIT		\$214,286
PRICE/SF		\$310.11
GRM	12.30	8.31
CAP RATE	5.05%	8.65%
	Current	Market

THE ASSET

Units	7
Year Built	1964
Gross SF	4,837
Lot SF	6,502
APN	2263-037-010
Floors	2

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
4	1+1	\$1,401	\$5,602	\$2,100	\$8,400
2	2+1	\$1,357	\$2,713	\$2,400	\$4,800
1	Studio	\$1,700	\$1,700	\$1,700	\$1,700

Total Scheduled Rent	\$10,015	\$14,900
-----------------------------	-----------------	-----------------

ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$120,180	\$178,800
Less: Vacancy/Deductions	3% (\$3,605)	3% (\$5,364)
Effective Rental Income	\$1,800	\$1,800
Effective Rental Income	\$118,375	\$175,236

ANNUALIZED EXPENSES

	Current	Market
Property Management Fee	\$6,099	\$8,940
City & State License Fees	\$746	\$746
Fire Extinguisher	\$145	\$145
Trash	\$3,648	\$3,648
Pest Control	\$564	\$564
Gas	\$1,500	\$1,500
LADWP	\$5,400	\$5,400
Insurance	\$6,720	\$6,720
Property Taxes	\$17,810	\$17,810
ESTIMATED EXPENSES	\$42,632	\$45,473
Expenses/Unit	\$6,090	\$6,496
Expenses/SF	\$8.81	\$9.40
% of GOI	35.5%	25.4%

RETURN

	Current	Market
NOI	\$75,743	\$129,763

An aerial photograph of a city, likely Los Angeles, showing a multi-lane highway (I-10) running through the center. The highway is flanked by dense urban development, including various commercial and residential buildings. In the background, there are rolling hills covered in greenery. The sky is clear and blue. A large, semi-transparent graphic of the number '20' is overlaid on the image, with the text 'Market Comparables' and '14716 Magnolia Boulevard' centered within it.

Market Comparables

14716 Magnolia Boulevard

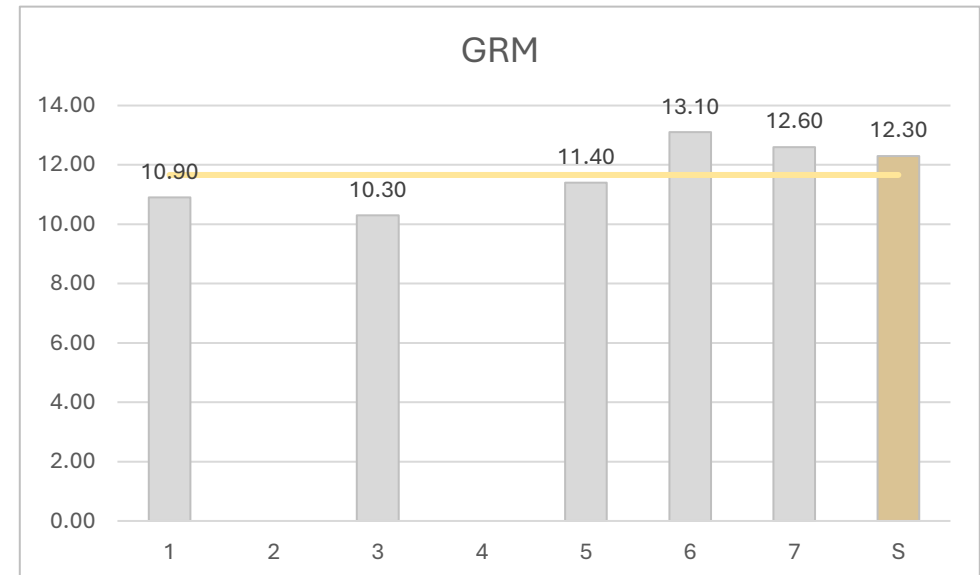
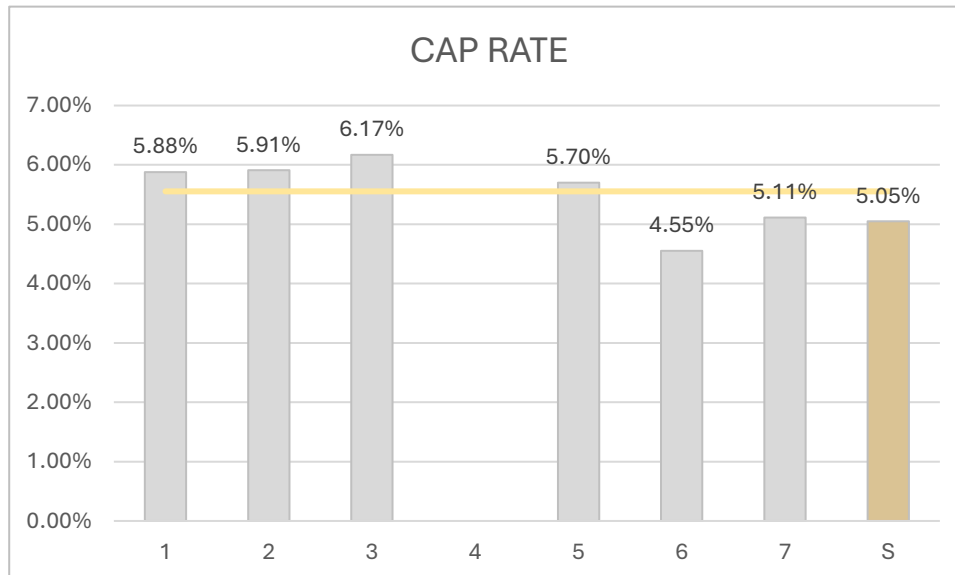
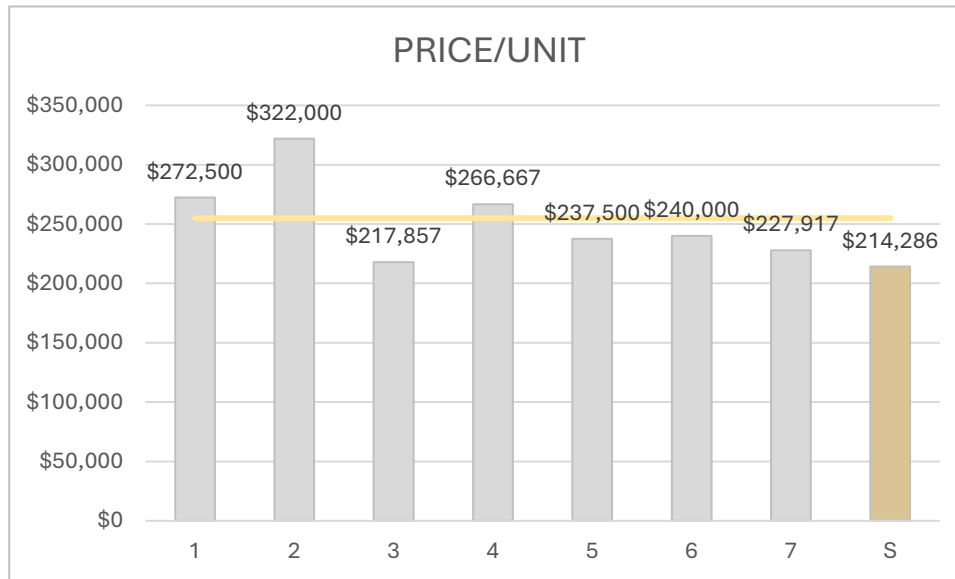
Sales Comparables

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 14641 Magnolia Boulevard Sherman Oaks, CA 91403	10	1962	8,920	4 - 1+1 6 - 2+2	4/21/2026	\$2,725,000	\$272,500	\$305.49	5.88%	10.90
	2 14728 Magnolia Boulevard Sherman Oaks, CA 91403	5	1957	5,430	1 - 1+1 2 - 2+1 2 - 3+2	2/25/2026	\$1,610,000	\$322,000	\$296.50	5.91%	-
	3 14310 Tiara Street Sherman Oaks, CA 91401	7	1958	3,890	7 - 1+1	12/17/2025	\$1,525,000	\$217,857	\$392.03	6.17%	10.3
	4 14318 Dickens Street Sherman Oaks, CA 91423	6	1948	4,858	4 - 1+1 2 - 2+1	11/5/2025	\$1,600,000	\$266,667	\$329.35	-	-
	5 4345 Ventura Canyon Ave Sherman Oaks, CA 91423	12	1957	9,410	5 - Studio 5 - 1+1 2 - 2+2	6/24/2026	\$2,850,000	\$237,500	\$302.87	5.70%	11.4

Sales Comparables

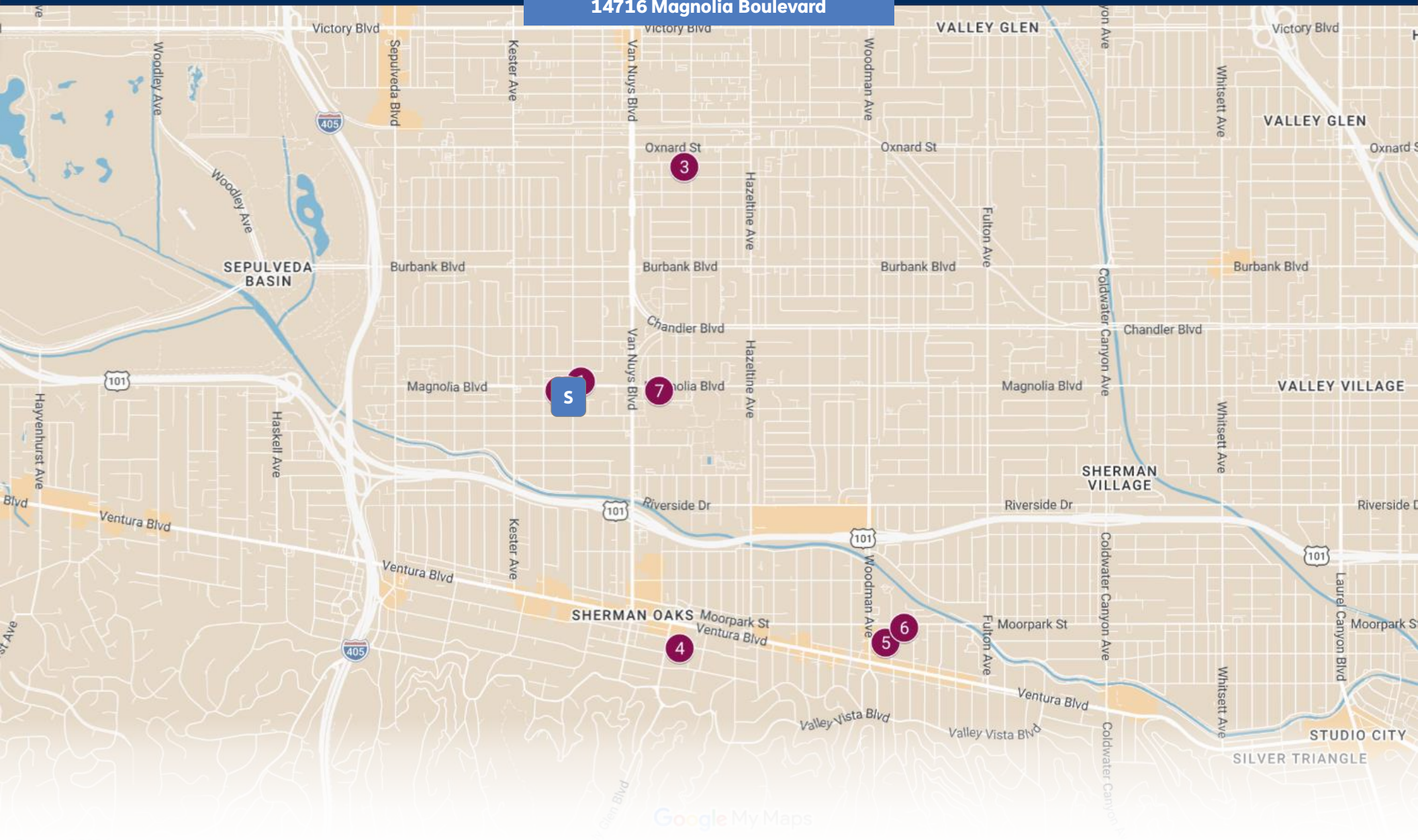
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	6 13548 Burbank Blvd Sherman Oaks, CA 91401	5	1953	3,336	4 - 1+1 1 - 2+1	5/29/2026	\$1,200,000	\$240,000	\$359.71	4.55%	13.10
	7 14410-14416 Magnolia Blvd Sherman Oaks, CA 91423	12	1955	7,841	8 - 1+1 4 - 2+1	12/26/2025	\$2,735,000	\$227,917	\$326.84	5.11%	12.60
AVERAGES		8	1956	6,241				\$254,920	\$330.40	5.55%	11.7
	S Subject 14716 Magnolia Boulevard Sherman Oaks, CA 91403	7	1964	4,837	4 - 1+1 2 - 2+1 1 - Studio	On Market	\$1,500,000	\$214,286	\$310.11	5.05%	12.30

Sales Comparables



SALES COMPARABLES

14716 Magnolia Boulevard



A nighttime photograph of a city street corner. On the left is a multi-story building with 'galleria' and 'ARC LIGHT CINEMAS' signage. In the center is a modern glass-fronted building. To the right is a tall skyscraper with 'CitiBank' signage. Several cars are visible on the street, and palm trees are scattered throughout the scene. A large, semi-transparent '04' is overlaid in the center.

Location Overview

14716 Magnolia Boulevard

Sherman Oaks

Strategic Location

Located in the heart of the San Fernando Valley, Sherman Oaks is one of Los Angeles' most established and desirable residential communities, offering a compelling blend of suburban livability and urban convenience. Known for its tree-lined streets, affluent neighborhoods, and vibrant commercial corridors, Sherman Oaks continues to attract a diverse tenant base ranging from young professionals and families to executives seeking convenient access to major employment centers.

The neighborhood benefits from exceptional connectivity via the US-101 (Ventura Freeway) and I-405 (San Diego Freeway), providing direct access to West Los Angeles, Century City, Beverly Hills, Burbank, Universal City, and Downtown Los Angeles. This central location has made Sherman Oaks a preferred residential choice for commuters working throughout the region.





Area Amenities

The affluent community of Sherman Oaks is situated at the southern edge of the San Fernando Valley in Los Angeles County. Situated between the San Diego (405) and Ventura (101) Freeways, it is often considered “the gateway to the Valley.” Spanning 8 square miles, the city ranks as one of the most desirable places to live in the Valley with a strong economy, well-kept residential neighborhoods, excellent schools and endless recreational possibilities.

The Neighborhood

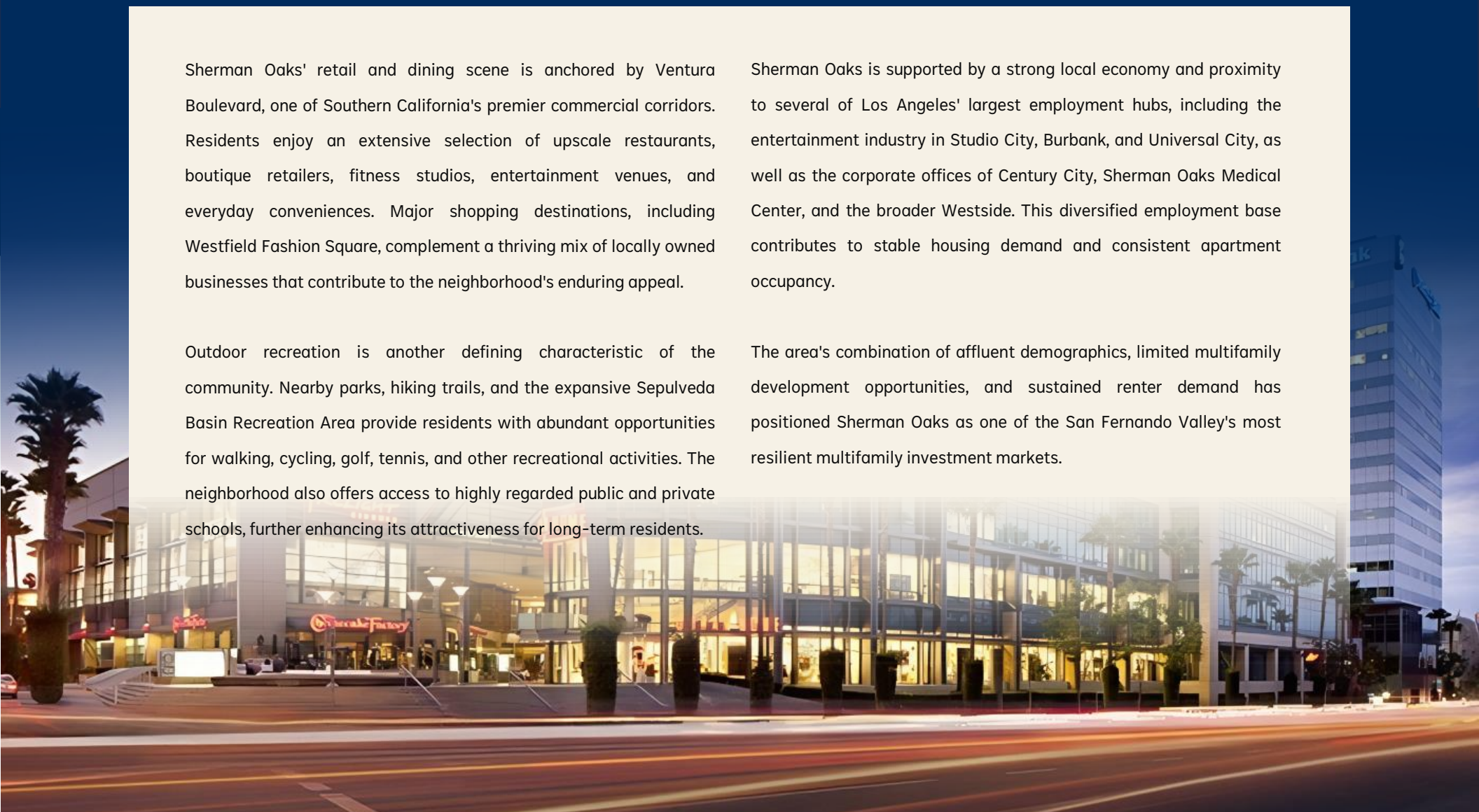
Strategic Location

Sherman Oaks' retail and dining scene is anchored by Ventura Boulevard, one of Southern California's premier commercial corridors. Residents enjoy an extensive selection of upscale restaurants, boutique retailers, fitness studios, entertainment venues, and everyday conveniences. Major shopping destinations, including Westfield Fashion Square, complement a thriving mix of locally owned businesses that contribute to the neighborhood's enduring appeal.

Outdoor recreation is another defining characteristic of the community. Nearby parks, hiking trails, and the expansive Sepulveda Basin Recreation Area provide residents with abundant opportunities for walking, cycling, golf, tennis, and other recreational activities. The neighborhood also offers access to highly regarded public and private schools, further enhancing its attractiveness for long-term residents.

Sherman Oaks is supported by a strong local economy and proximity to several of Los Angeles' largest employment hubs, including the entertainment industry in Studio City, Burbank, and Universal City, as well as the corporate offices of Century City, Sherman Oaks Medical Center, and the broader Westside. This diversified employment base contributes to stable housing demand and consistent apartment occupancy.

The area's combination of affluent demographics, limited multifamily development opportunities, and sustained renter demand has positioned Sherman Oaks as one of the San Fernando Valley's most resilient multifamily investment markets.



San Fernando Valley

Connectivity



14716 Magnolia Boulevard

Sherman Oaks, CA 91403

CINDY HILL, CCIM

(818) 640-4360 ■ cindyhill@valleyapartmentsales.com

CA LIC: 00885625

