



15141 Burbank Blvd.

North Sherman Oaks, Los Angeles, CA 91411

18* Unit Courtyard Building - No Rent Control - Great Unit Mix

PARTNERSCRE
COMPASS COMMERCIAL
SVIDLER



TABLE OF CONTENTS

Property Overview	3	Sepulveda Basin Recreation Area	9
Set Up	4	Photos	10
Ren Roll	5	Aerial Photos	27
Maps	6	About Agent	39
Area Map	7	Compass Commercial	40
Parcel Map	8	Contact Information	42

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15141 Burbank Blvd.

Property Overview

Partners CRE | Compass Commercial are proud to exclusively present for sale 15141 W. Burbank Blvd. in **North Sherman Oaks**.

Built in **1984**, this **Non-Rent Controlled** Apartment Building features 18* Units with a great mix of **eleven 2 bedroom homes, six 1 bedroom homes (four of those with a loft) and one studio**. This property has been meticulously maintained by the current, long-term owners.

Ownership did not lease up any vacancies due to Covid, so there are currently **5 vacant units** ready to be leased!

There is **additional square footage** in the parking level (off of the Laundry Room) that was previously used as a Spa Room (with existing jacuzzi-style tub in the ground) that is currently being used for storage. The Storage/Spa Room has a large patio at one end of the room, so it could easily and attractively be turned into an **ADU**. Due to existing vacancies, there is currently no onsite property manager, so converting the storage space into a legal unit could house an onsite manager while improving income further.

The property is located **less than half a mile** to the edge of the **Sepulveda Basin Recreation Area**, with around 2,000 acres that include Woodley Park (with The Japanese Garden), Lake Balboa Park, Sepulveda Basin Wildlife Reserve, Sepulveda Dam Recreation Area Bike Path, Sepulveda Basin River Recreation Zone, Balboa Sports Complex, Hjelte Sports Center, Sepulveda Garden Center, Encino Golf Course, Balboa Golf Course, and Woodley Lakes Golf Course.

With easy access to the **405 and 101 Freeways, Costco, Target, Supermarkets, Restaurants** and just about anything else that your tenants could possibly need, this building will make your tenants happy to stay!

Priced at a **4.09 Cap & 15.19 GRM** (using market rents for vacancies), **\$416k per door** and **\$469 PSF**, this property is a perfect investment for those looking for a **stable performer**.

* The Certificate of Occupancy lists 17 Units. Building appears to have one unit chiseled out of existing square footage. Zoning (counting half the Alley) allows for 17.97± Units.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

At a Glance

\$7,500,000

Price

15,992 SF

Building Size per Assessor

13,311 SF

Lot Size per Assessor

34 Spaces

Parking per CofO

North Sherman Oaks

18* Units

Units on Site

17* Units

Units on Certificate of Occupancy

1984

Year Built per Assessor

2243-008-059

APN



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Set Up

SUMMARY		
Purchase Price	\$7,500,000	Set Up is provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all estimates, fees, projections and all other details. *CofO Lists 17 Units.
Number of Units	18*	
Cost per Legal Unit	\$416,667	
Cost per SF	\$469	
Current GRM	15.19	
Market GRM	14.27	
Current CAP	4.09%	
Market CAP	4.50%	

ANNUALIZED ESTIMATED EXPENSES		
Taxes		\$93,750
Insurance	\$0.65 / RSF	\$10,395
Utilities	\$65 / Unt / Mnt	\$14,040
Repairs + Maint	\$45 / Unt / Mnt	\$9,720
Trash / Pest / Garden	\$45 / Unt / Mnt	\$9,720
On-Site Manager		\$6,000
Off-Site Manager	4.0%	\$19,154
Miscellaneous	2.0%	\$9,577
Total Expenses		\$172,356

ANNUALIZED ESTIMATED CURRENT RENTS		
Scheduled Gross Income	\$493,620	
Less Vacancy Reserve	(\$14,773)	3.0%
Gross Operating Income	\$478,847	
Less Expenses	(\$172,356)	34.9%
Net Operating Income	\$306,492	

ANNUALIZED ESTIMATED MARKET RENTS		
Market Rents	\$525,540	6% Upside
Less Vacancy Reserve	(\$15,730)	3.0%
Gross Operating Income	\$509,810	
Less Expenses	(\$172,3556)	32.8%
Net Operating Income	\$337,454	

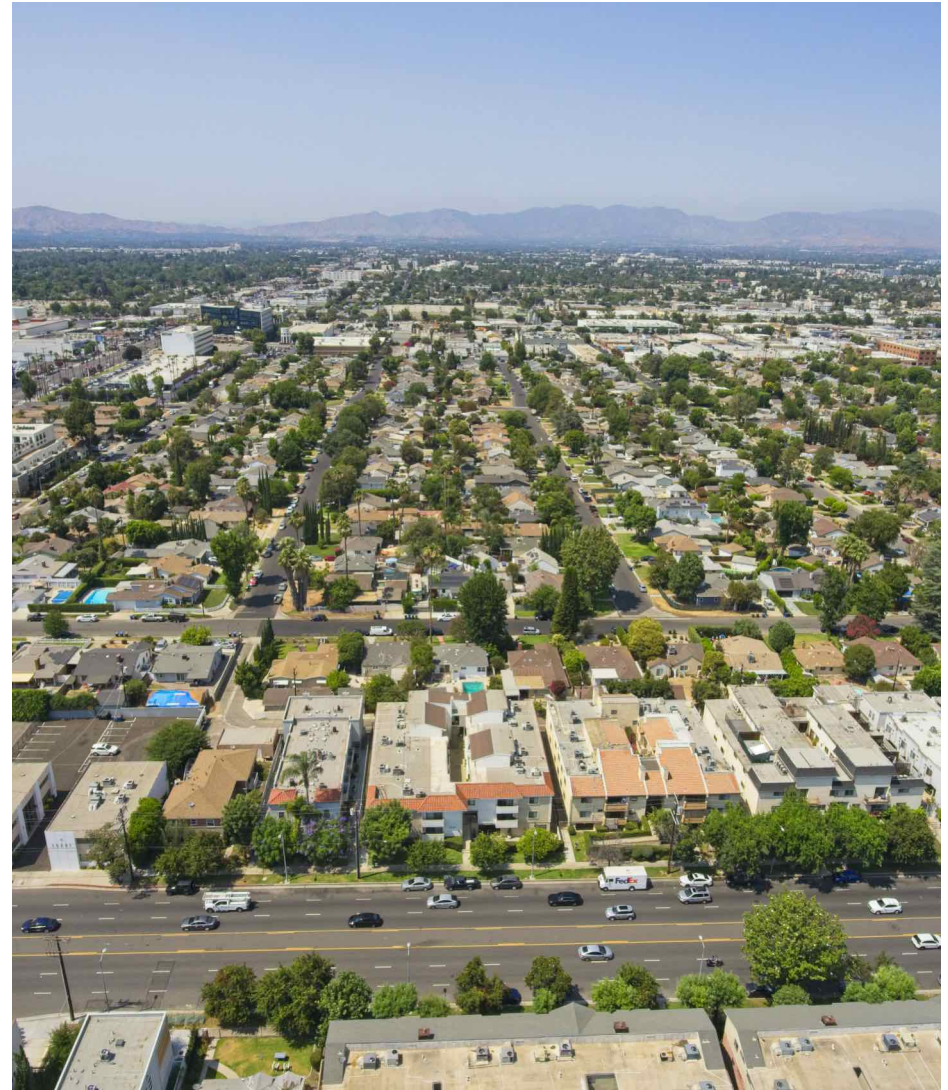
PROPERTY DETAILS		
Approx. Lot Size	13,311 SF	
Approx. Building Size	15,992 SF	
Year Built	1984	
Total Expenses	Per SF: \$10.78	Per Unit: \$9,575

No. of Units	Unit Mix	Current Mo. Rent/Unit	Current Mo. Income	Market Mo. Rent/Unit	Market Mo. Rent
1	Studio* + 1	\$1,465	\$1,465	\$1,575	\$1,575
2	1 + 1	\$1,923	\$3,845	\$1,995	\$3,990
4	1 + 1 + Loft	\$2,370	\$9,480	\$2,495	\$9,980
10	2 + 2	\$2,365	\$23,650	\$2,550	\$25,500
1	2 + 2 + Den	\$2,595	\$2,595	\$2,650	\$2,650
Other Income			\$100	\$100	
Monthly Scheduled Gross Income		Per SF \$2.57	\$41,135	Per SF \$2.73	\$43,795
Annual Scheduled Gross Income			\$493,620		\$525,540

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Rent Roll

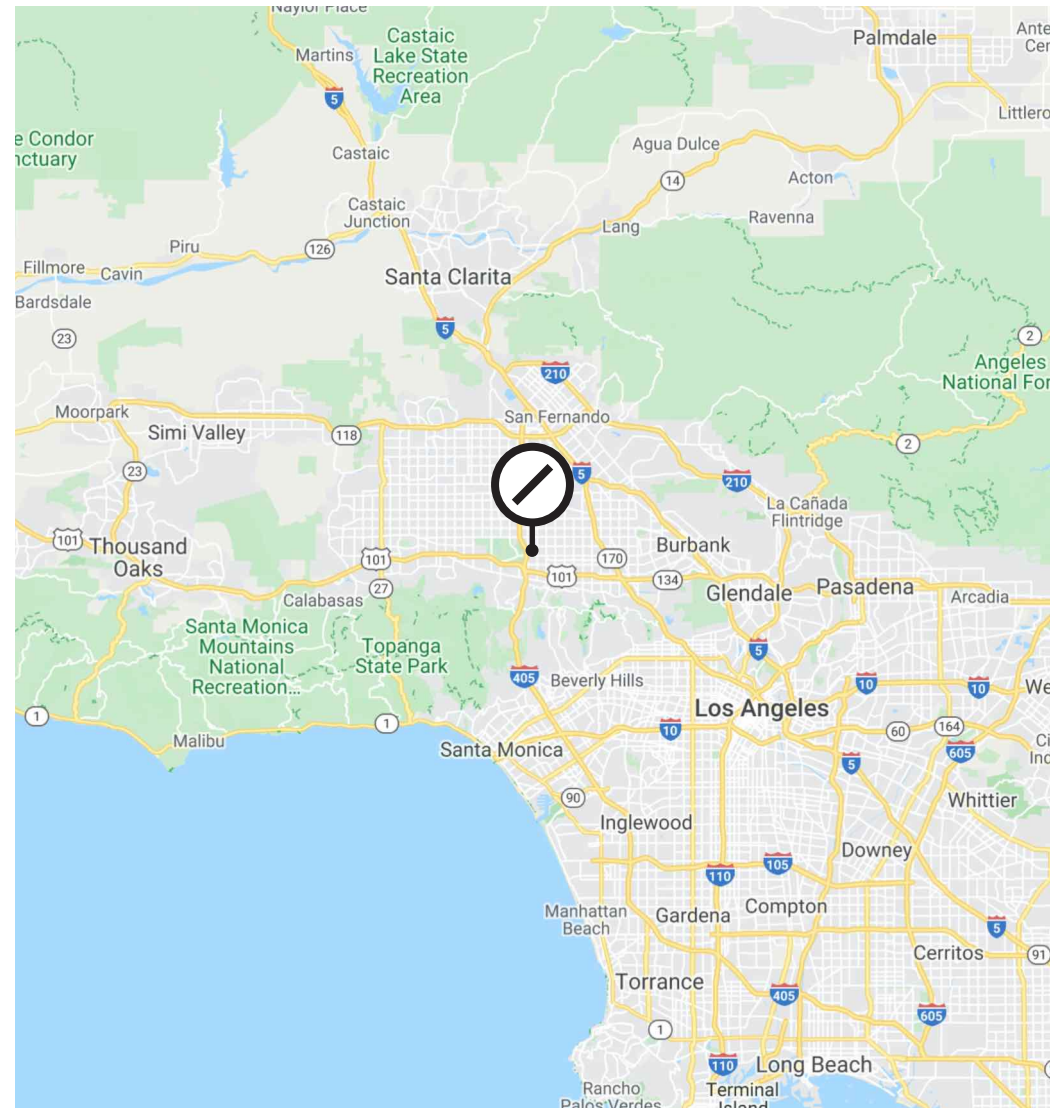
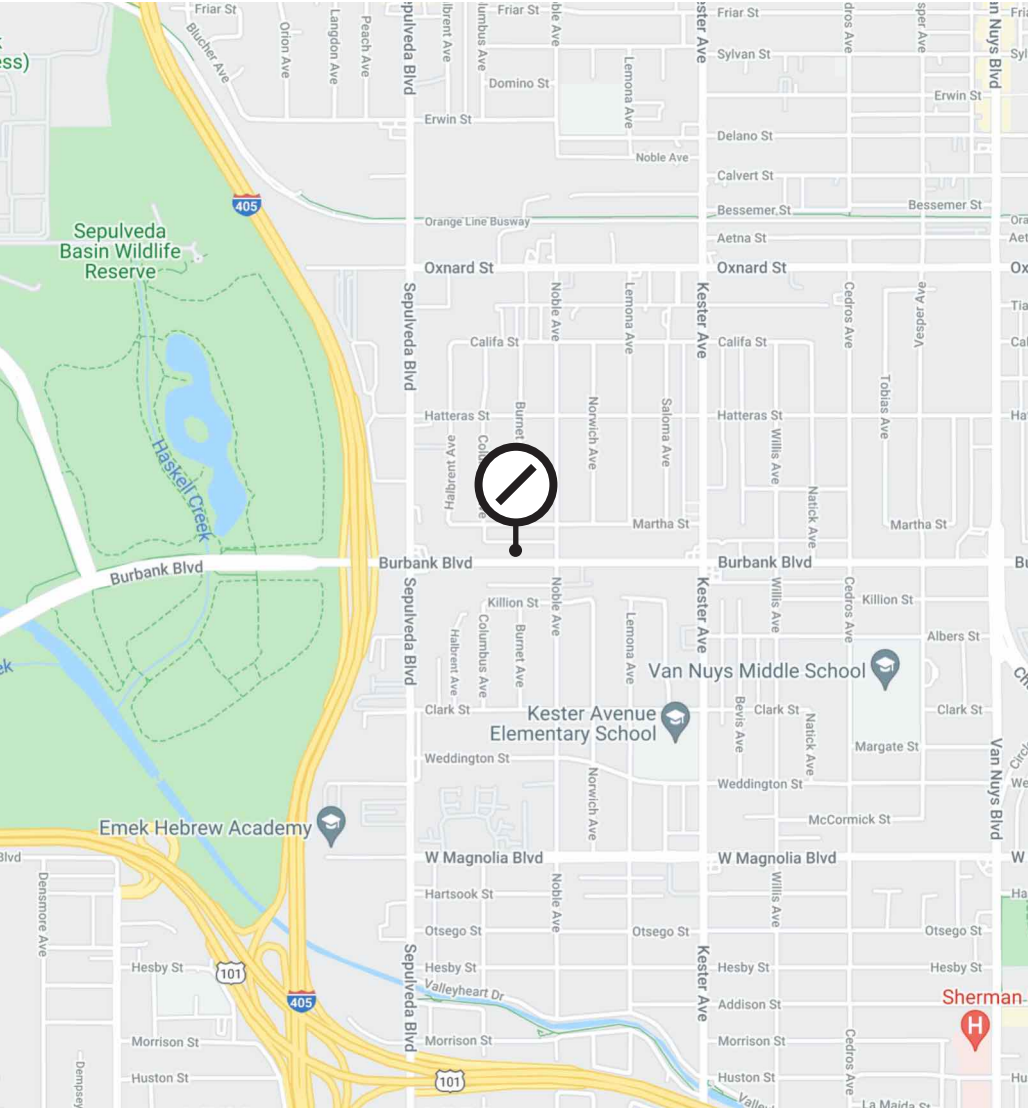
	Unit Number	Unit Mix	Rent	Status
1	101	2 + 2	\$2,495	Rented
2	102	2 + 2	\$2,395	Rented
3	103	2 + 2	\$2,495	VACANT
4	104	2 + 2	\$2,495	VACANT
5	105*	Single + 1	\$1,465	VACANT
6	106	1 + 1	\$1,995	Rented
7	107	2 + 2	\$2,295	Rented
8	108	1 + 1	\$1,850	Rented
9	109	2 + 2	\$2,395	Rented
10	201	2 + 2 + Den	\$2,595	VACANT
11	202	2 + 2	\$2,395	Rented
12	203	2 + 2	\$2,395	Rented
13	204	1 + 1 + Loft	\$2,395	VACANT
14	205	1 + 1 + Loft	\$2,395	Rented
15	206	1 + 1 + Loft	\$2,295	Rented
16	207	2 + 2	\$1,895	Rented
17	208	1 + 1 + Loft	\$2,395	VACANT
18	209	2 + 2	\$2,395	Rented



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Maps



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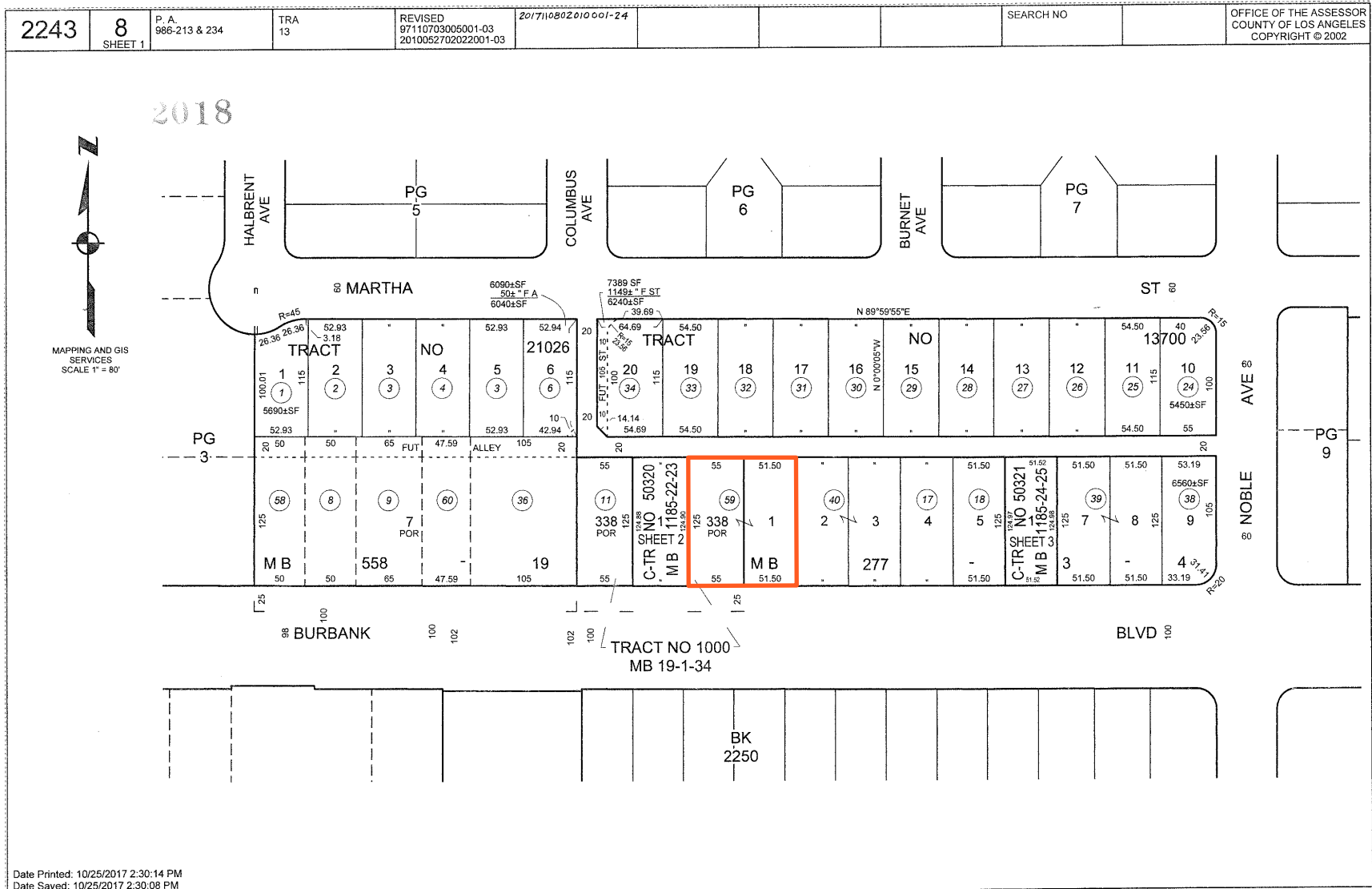
Area Map



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Parcel Map



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Sepulveda Basin Recreation Area



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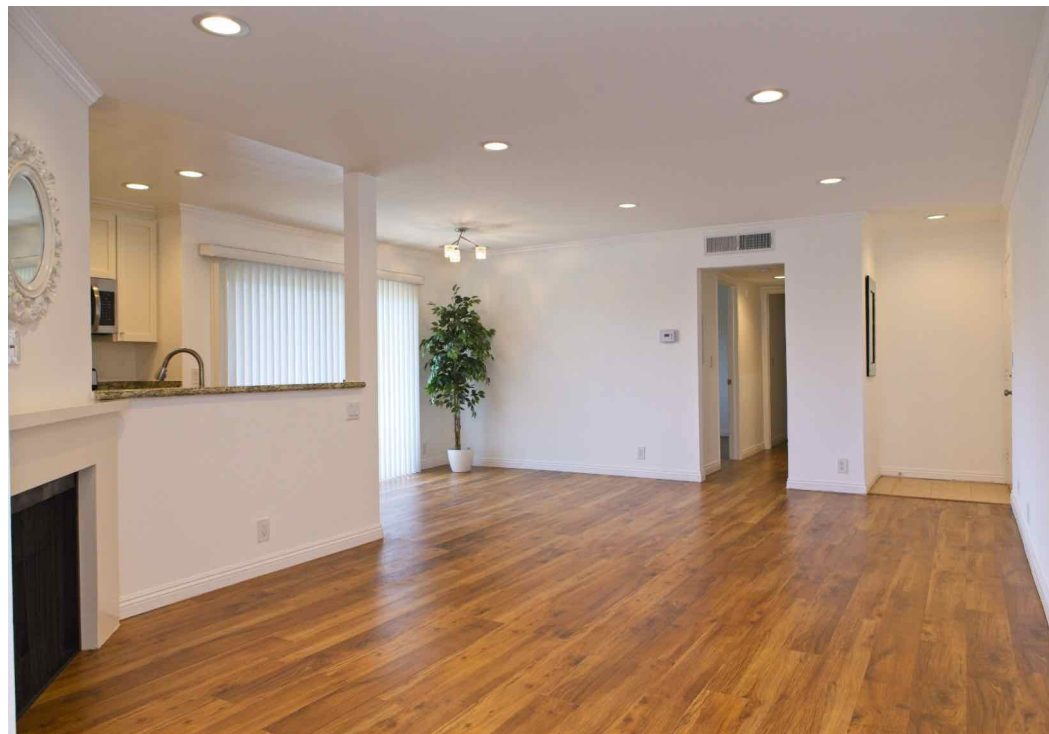
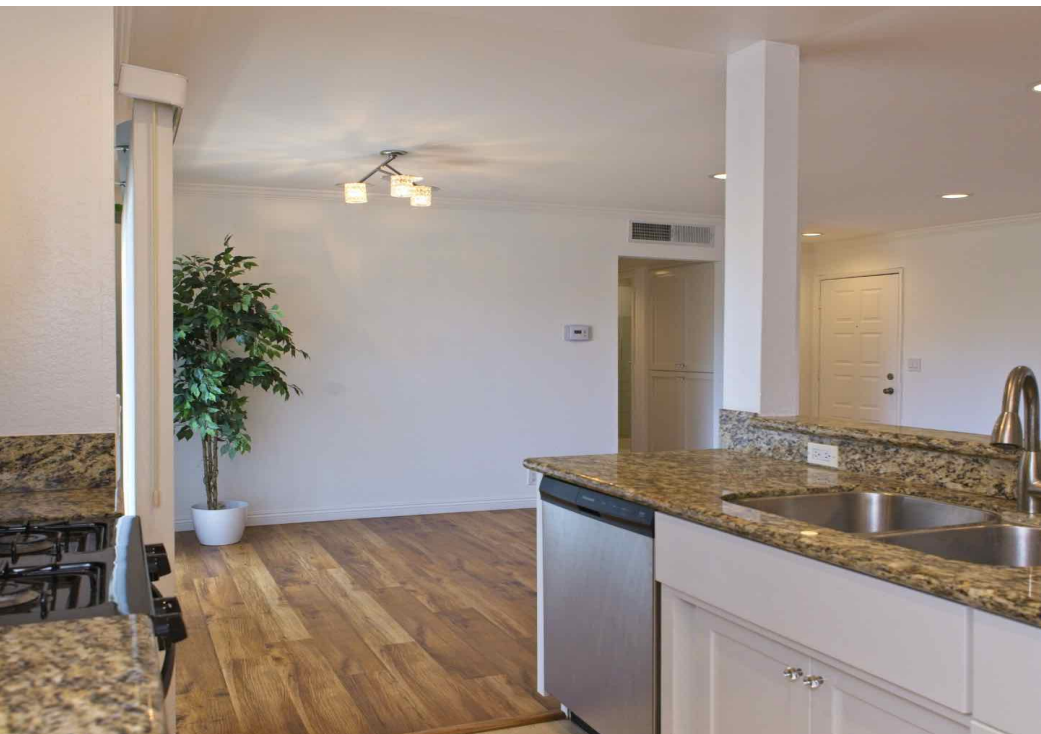


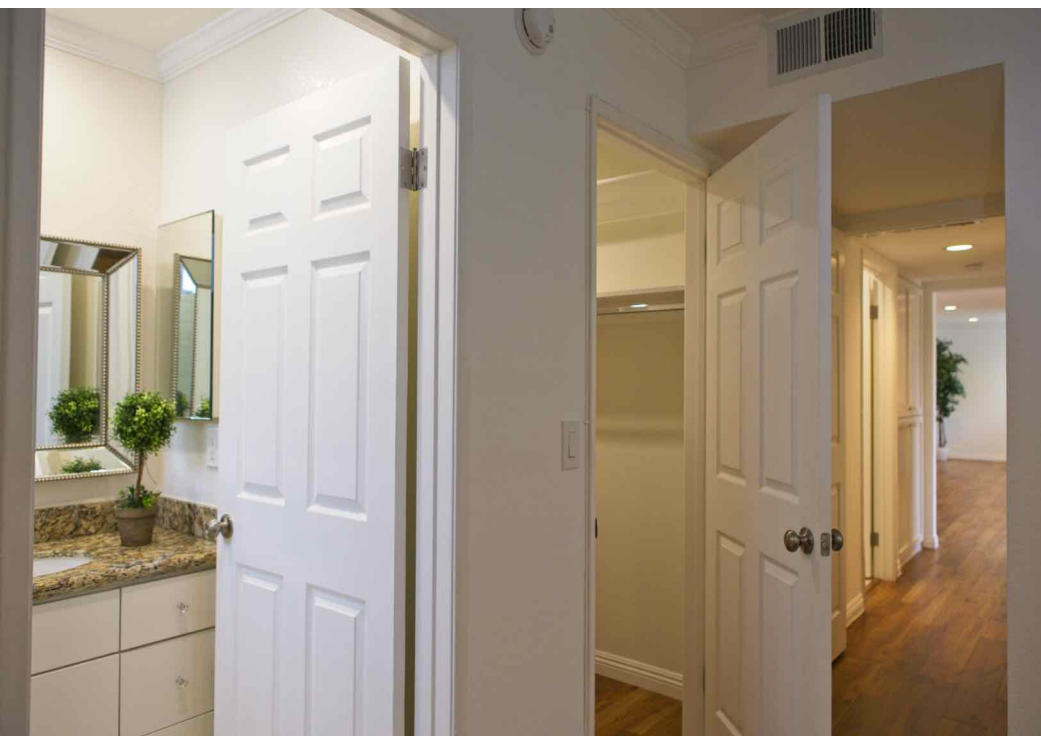
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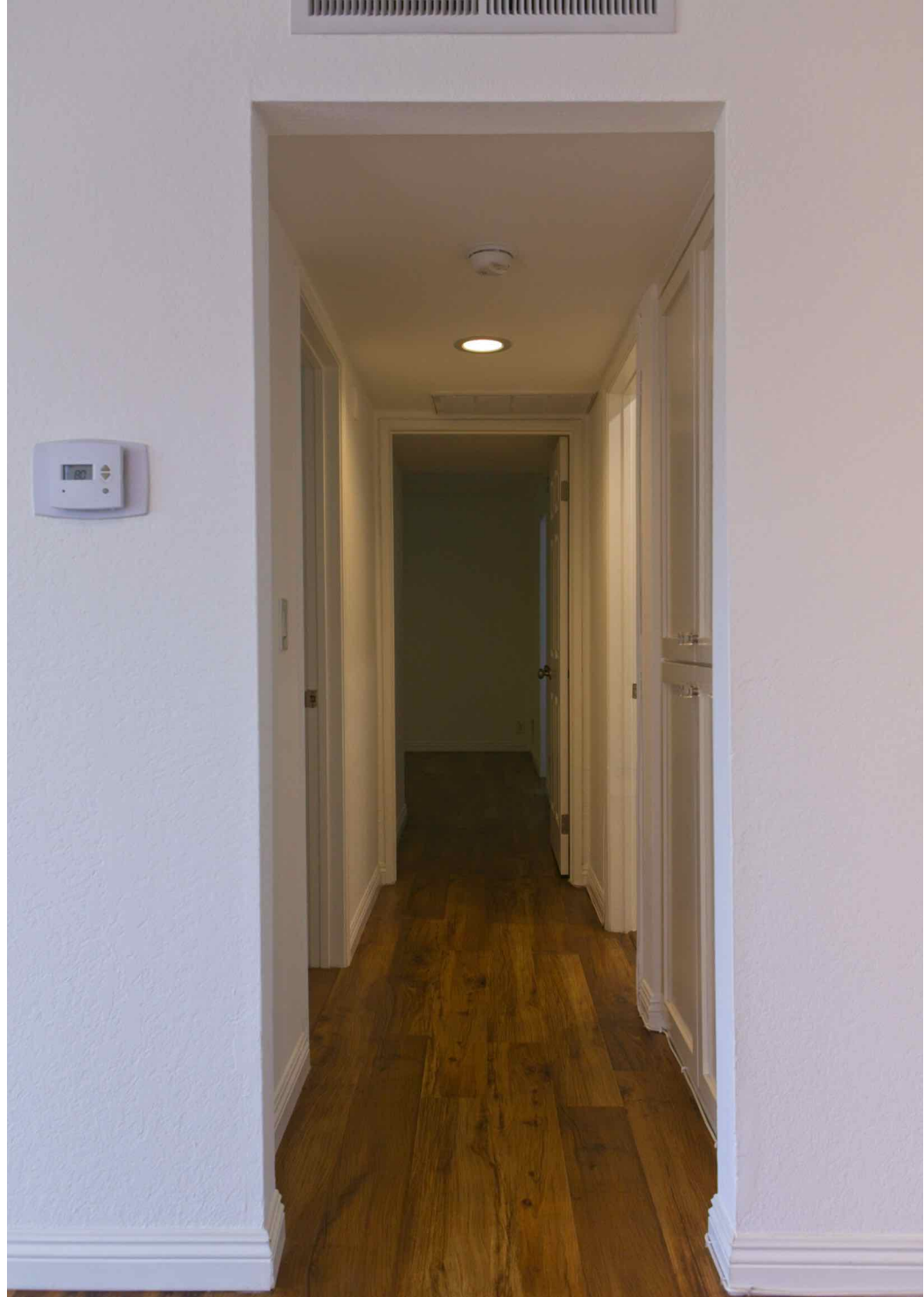




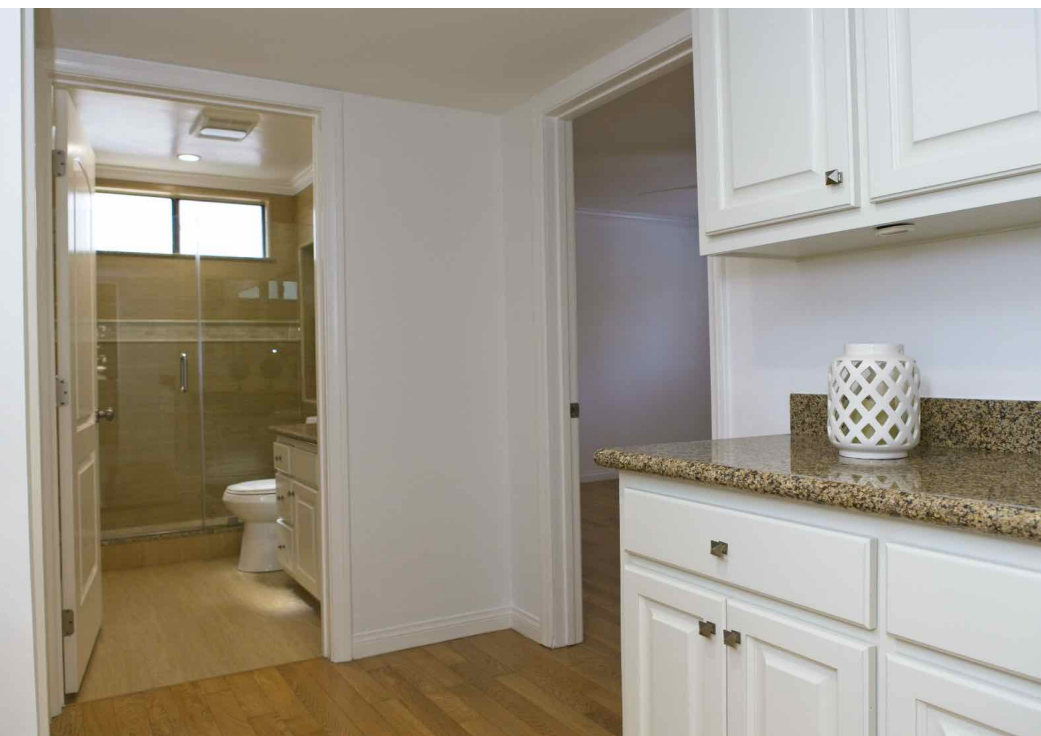






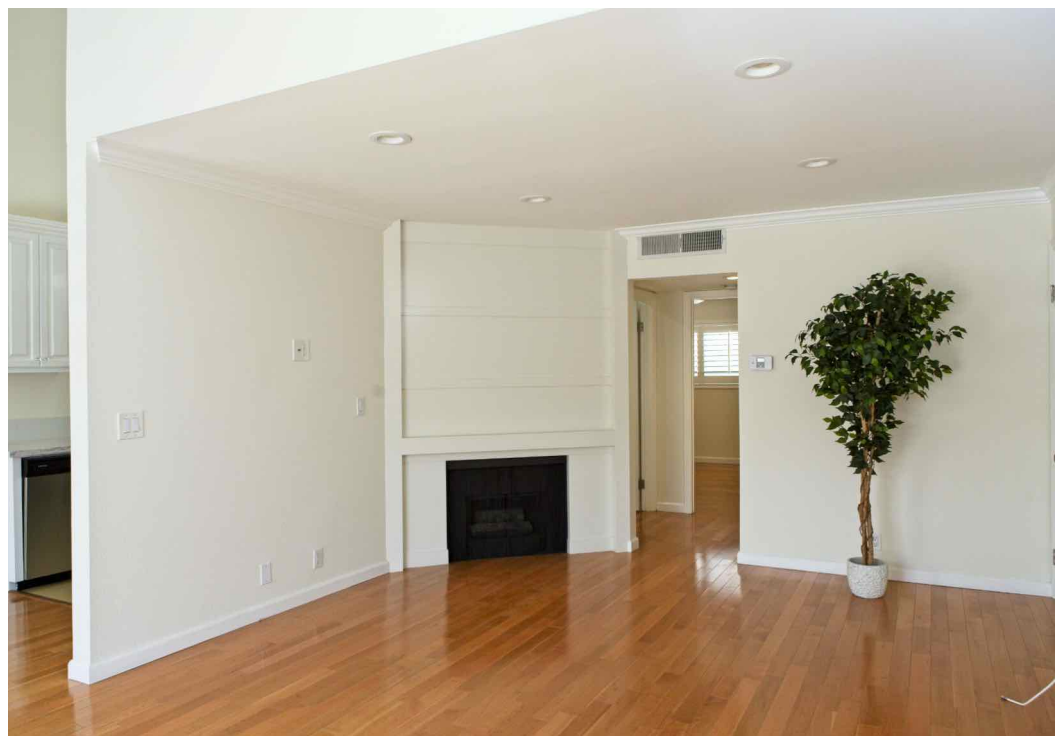


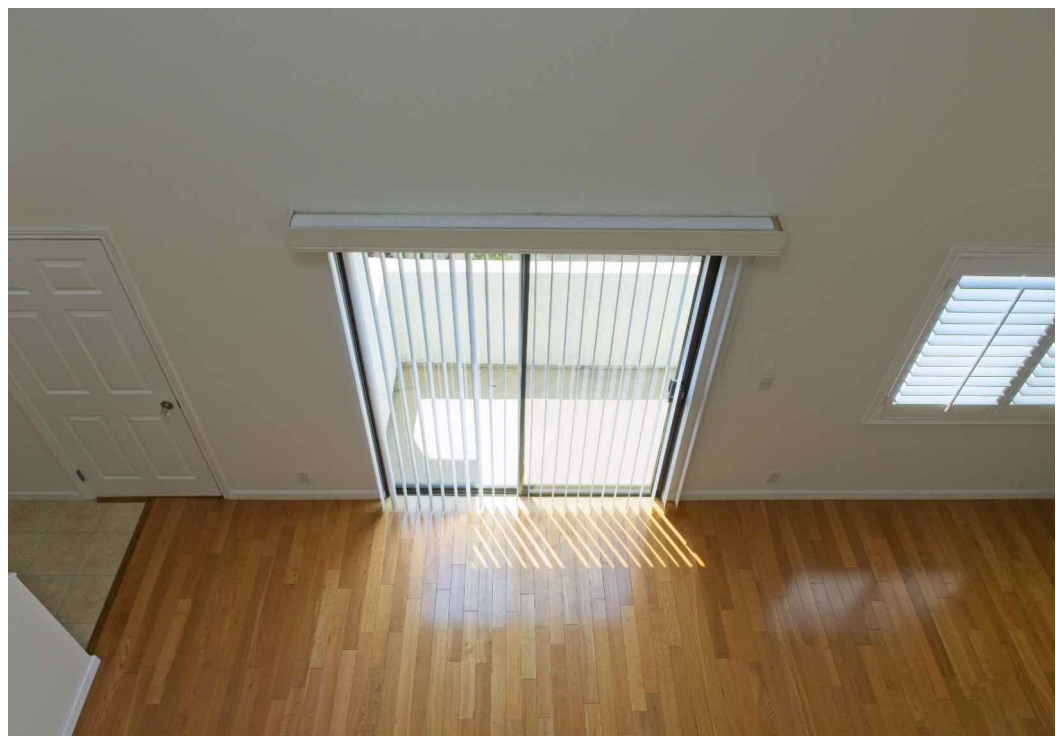


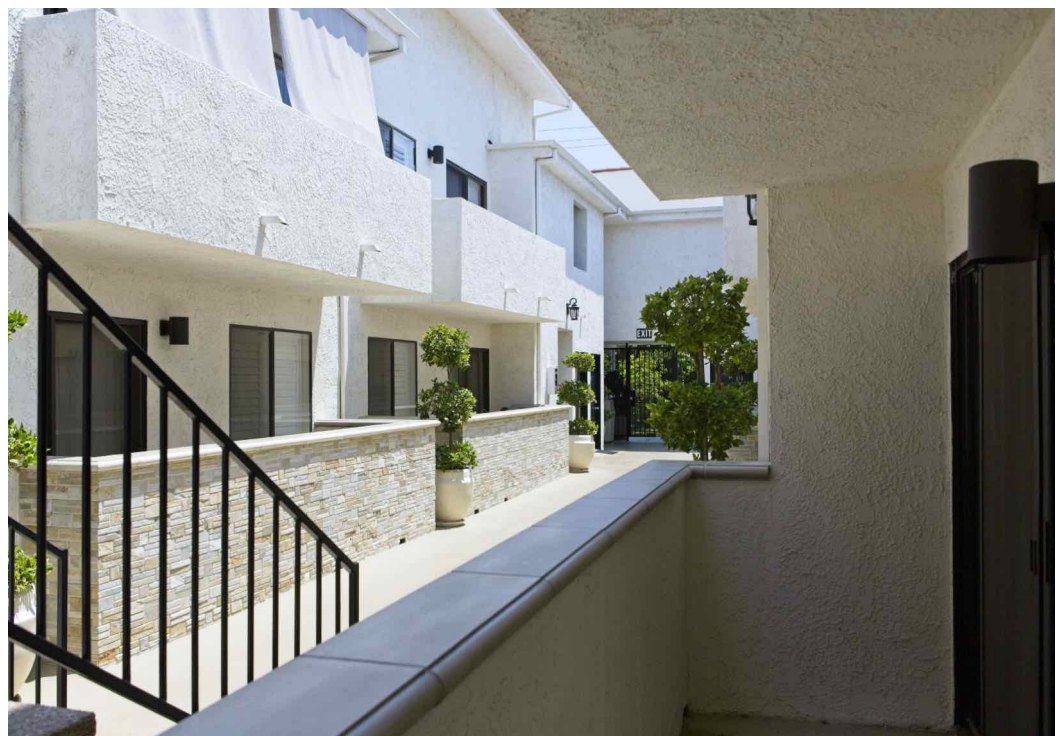
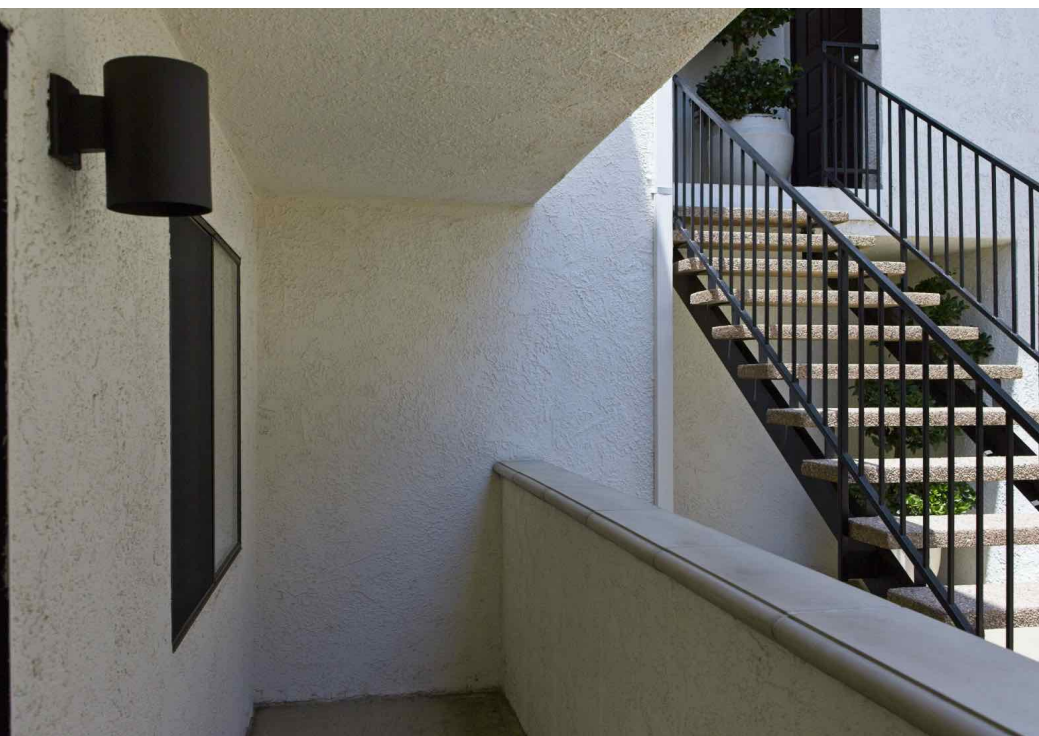


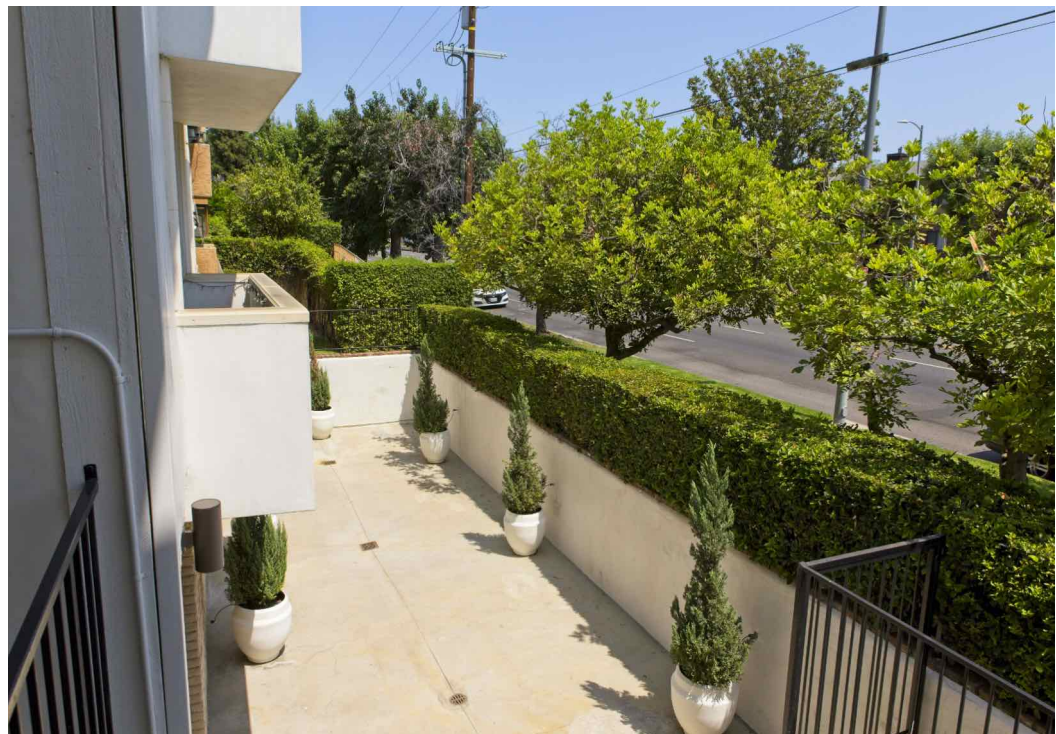




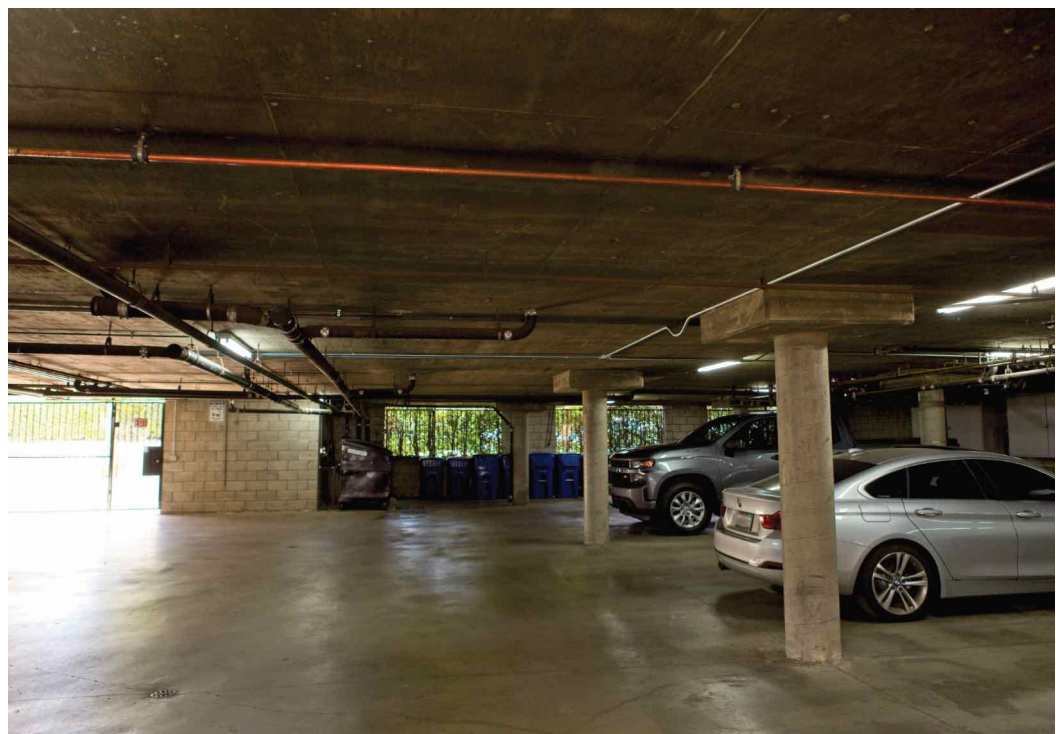
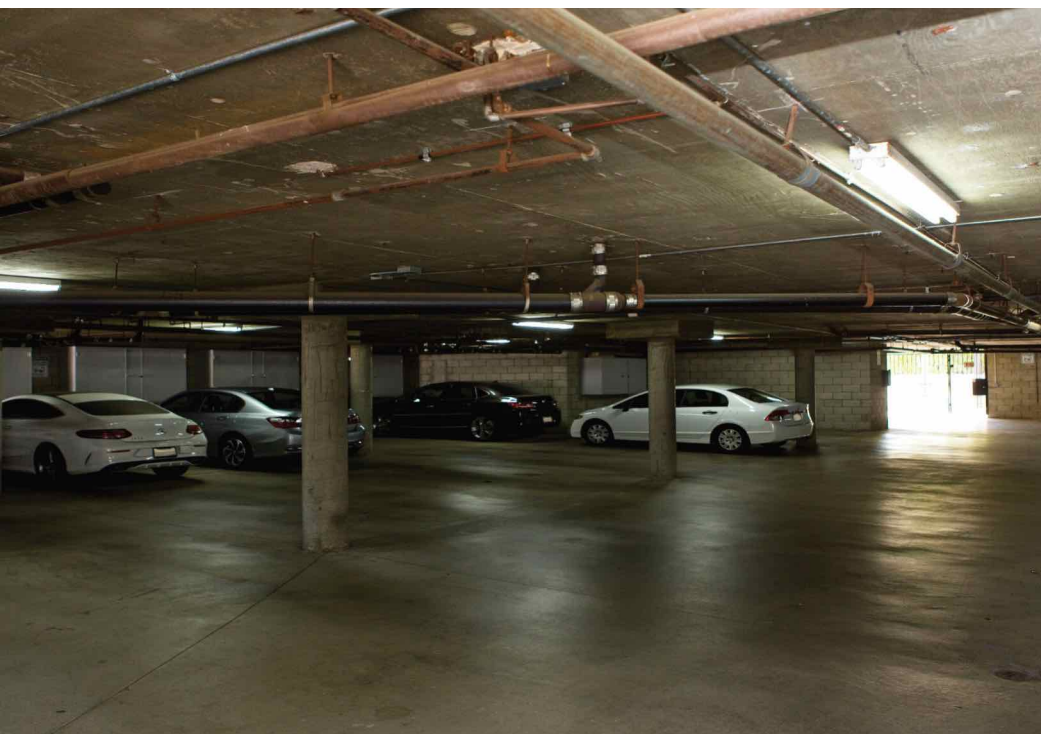
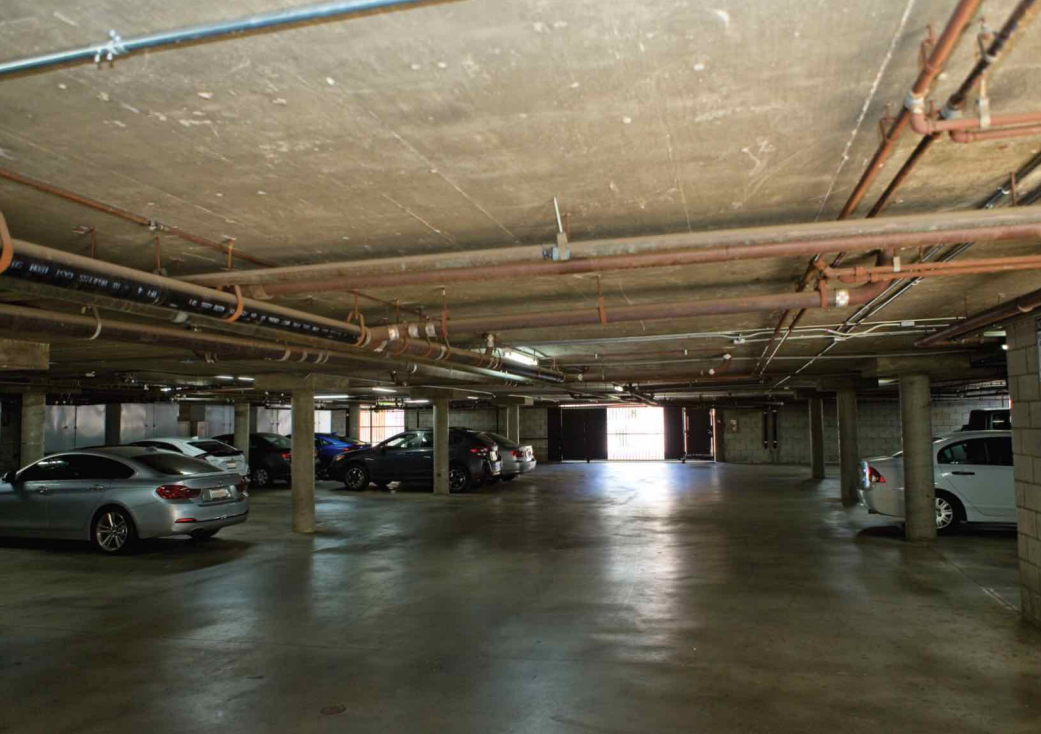
























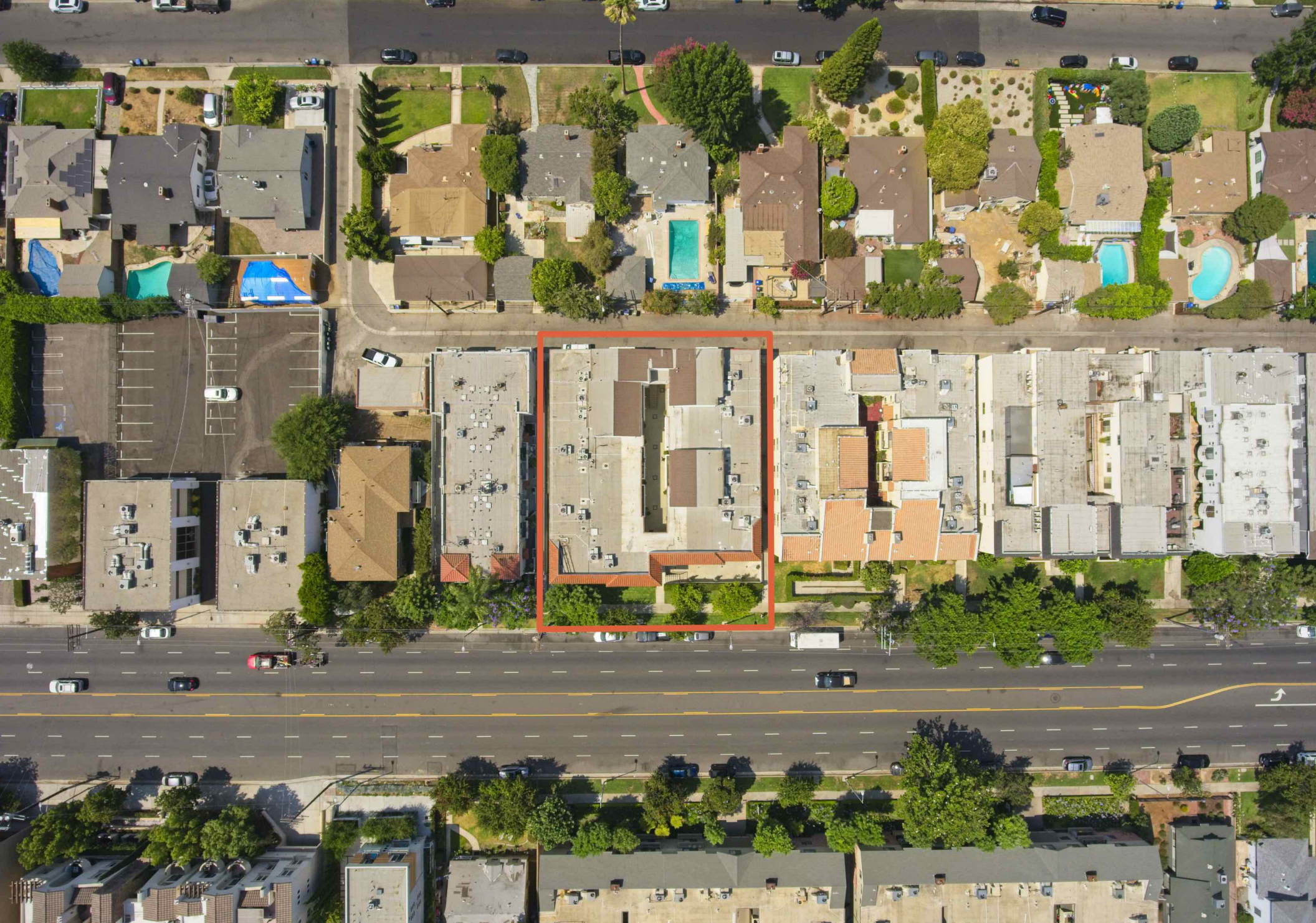












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Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$500 million in Real Estate and is well on his way to doubling that number.

Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

Compass Commercial

About Compass Commercial

Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

Commercial Leasing Services

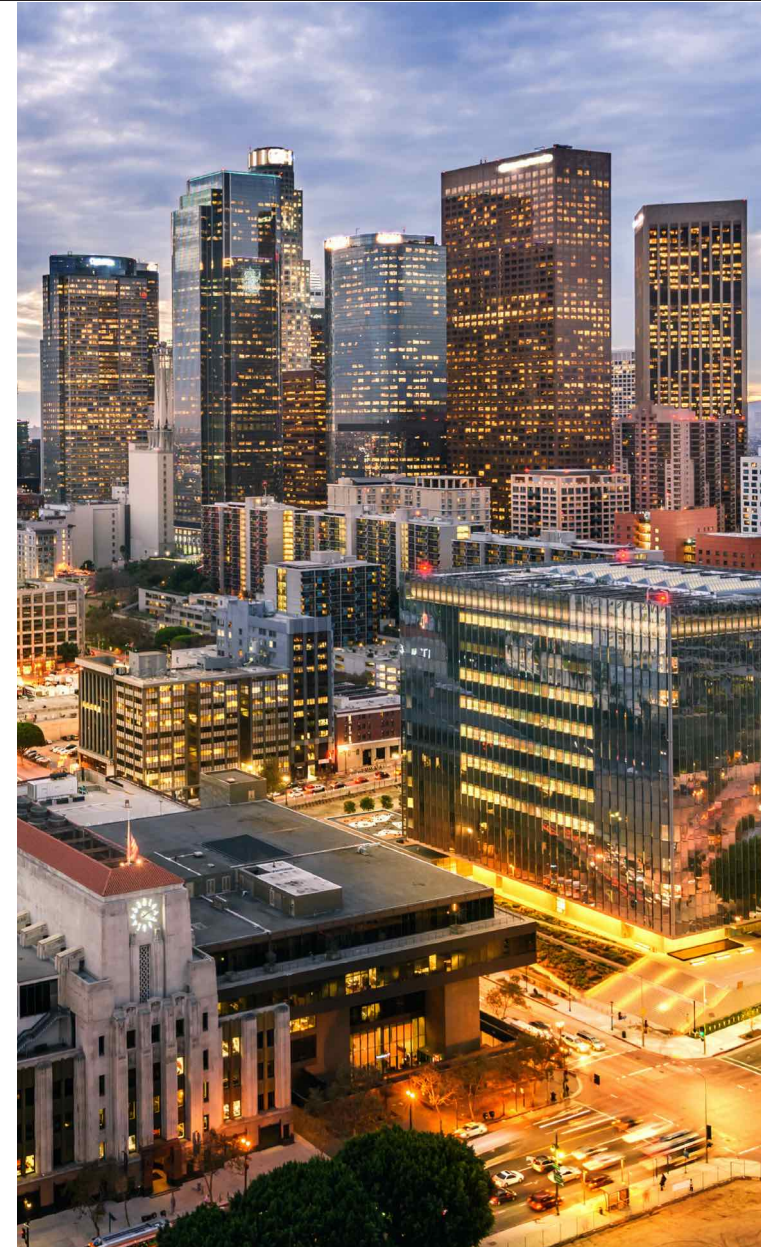
We specialize in office, retail, and creative space.

Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



Compass Commercial

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The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

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