

RARE, LAKE BALBOA 2026 5-UNIT | 5.67% CAP | NON RSO!

6700 BALBOA BLVD



OFFERING MEMORANDUM



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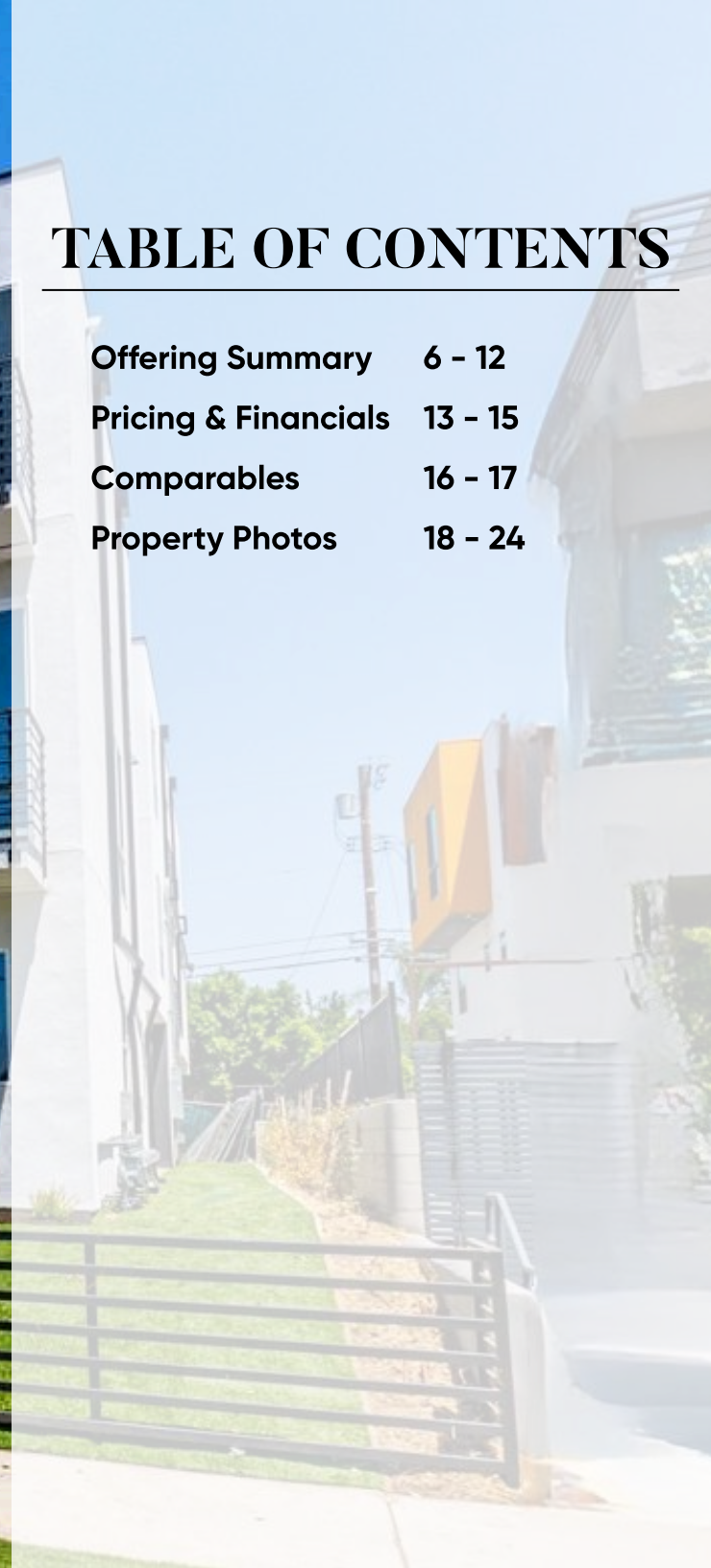
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OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 6700 Balboa Blvd, a massive, brand-new construction 5-unit luxury townhome community in the heart of Lake Balboa. Just steps from Balboa Park, near the golf course, and completely NON-RENT-CONTROLLED! Lake Balboa is experiencing extremely low inventory, especially for new construction, contributing to consistently strong tenant demand and low vacancy. This trophy asset offers striking curb appeal on a rapidly evolving street and is fully leased at a strong 5.67% cap rate with minimal expenses, making it an ideal turnkey addition to any portfolio.

Each of the five oversized tri-level townhomes (1,524–1,721 SF) features 4 bedrooms with en-suite baths, expansive living areas, and high-end designer finishes throughout. Interiors include open-concept kitchens with oversized islands, modern cabinetry, stainless steel appliances, high ceilings, large closets, and spacious balconies off both living areas and bedrooms. Additional features include drought-tolerant landscaping, abundant natural light, and private garage parking accessed via a rear alley (preferred by tenants). The property is separately metered for all utilities keeping utility expenses at zero.

Located just minutes from the 80-acre Lake Balboa Park, the golf course, Ventura Blvd, and major job hubs like Kaiser Permanente and CSUN, this property is also surrounded by local hotspots like Salsa & Beer, House Roots Coffee, and The Drunken Crab. With quick access to the 101 and 405 freeways, this location offers unbeatable convenience. A rare, low-maintenance, cash-flowing asset in a supply-constrained, high-demand Valley submarket.



Property Highlights

- ◆ NO RENT CONTROL!
- ◆ With SB-8 in effect, less new constructions are being built, making properties like these an even more rare and hot commodity.
- ◆ Located .4 miles from the scenic 80-acre Lake Balboa Park, with its serene lake, cherry blossom trees, bike paths, and expansive green space— DRAW FOR A+ TENANTS!
- ◆ Outstanding stabilized cap rate of 5.67%! Cash cow.
- ◆ MASSIVE units with premium floorplans.
- ◆ The best curb appeal you'll find on this rapidly gentrifying street!
- ◆ Boasts high-end, modern finishes.
- ◆ High income producing unit mix of ALL 4 bedroom units!
- ◆ Tons of balconies with awe-inspiring views of the city.
- ◆ All units separately metered for electric, water, and gas! Zero utility expense!
- ◆ Dream 1031 exchange opportunity. Ready to close!
- ◆ Moments from Lake Balboa's top destinations! Surrounded by countless local favorites including House Roots Coffee, Humble Bee Café, Lido Pizza, Salsa & Beer, and The Drunken Crab, plus quick access to the Encino dining corridor.





The Property

6700 Balboa Blvd, Van Nuys 91406

APN:	2231-022-031	Zoning:	LAR1.5
# Units:	5	Rent Control:	No
# Buildings:	2	Opportunity Zone:	No
Building Size:	9,874 sqft (garages included)	Utilities:	Separately metered for all utilities
Lot Size:	6,123 sqft		



The Offering

The Pricing & Metrics

List Price:	\$3,495,000
Cap Rate:	5.67%
GRM:	13.94
Price per Sqft:	\$427.52
Price per Door:	\$699,000



The Amenities

The Bells & Whistles

Parking:	8 Garage Parking Spots (2,498 SF Garage)
Laundry:	Private washer/dryers in each unit
HVAC:	Central air and heat
Yards/Patios:	Shared outdoor space
Upgrades:	Massive tenant friendly layouts

THE BREAK DOWN

6700 N Balboa Blvd is comprised of 5 ultra-high-end townhomes, 4 of which are currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#6700	4B/4.5B	1,534	\$4,200	\$4,200
#6700 1/2	4B/4.5B	1,524	\$0	\$4,100
#6702	4B/4B	1,698	\$4,200	\$4,200
#6702 1/2	4B/4B	1,698	\$4,200	\$4,200
#6702 3/4	4B/4.5B	1,721	\$4,200	\$4,200



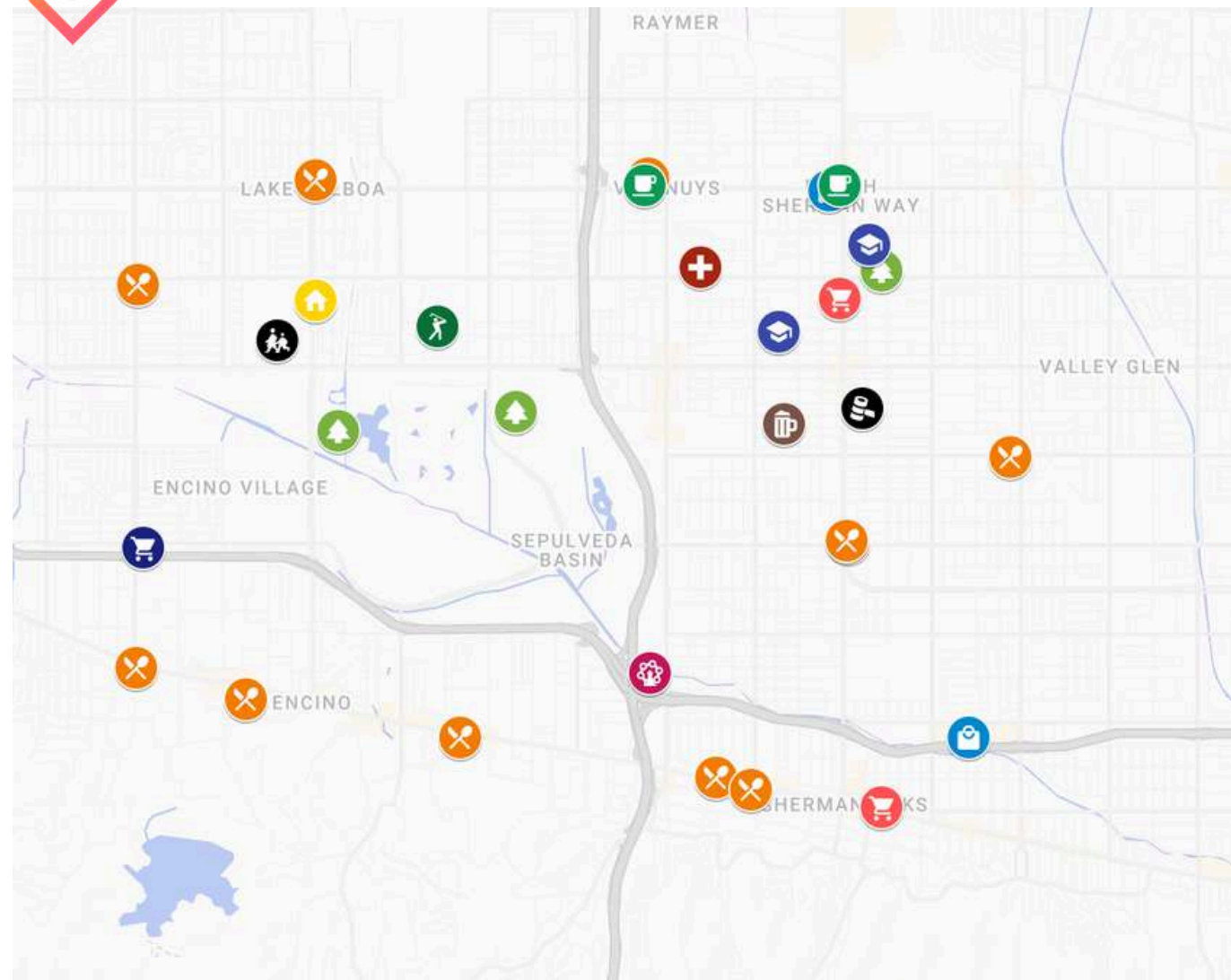
Location Highlights

- ✦ Located in the heart of Lake Balboa, one of the San Fernando Valley's most accessible and established residential neighborhoods and employment centers including Kaiser Permanente, CSUN, and Valley Presbyterian Hospital.
- ✦ Just minutes from the scenic 80-acre Lake Balboa Park, with its serene lake, cherry blossom trees, bike paths, and expansive green space—perfect for recreation and relaxation.
- ✦ Surrounded by countless local favorites including House Roots Coffee, Humble Bee Café, Lido Pizza, Salsa & Beer, and The Drunken Crab, plus quick access to the Encino dining corridor.
- ✦ Conveniently close to the Orange Line Balboa Station and major freeways (101, 405, and 118), offering direct commuter routes to Sherman Oaks, Encino, DTLA, and beyond.
- ✦ Only 2 miles from Ventura Blvd's boutique shops and restaurants and 3 miles to the Northridge Fashion Center and Costco for all your daily needs.

- 📍 6700 Balboa Blvd
- 🏠 Van Nuys Courthouse West
- 🌳 Lake Balboa Park
- 🏡 Van Nuys Recreation Center
- 🌳 The Japanese Garden
- 🏌️ Van Nuys Golf Course
- 🏰 Sherman Oaks Castle Park
- 🛍️ SHERMAN SQUARE
- 🛍️ Westfield Fashion Square
- 🛒 Jons Marketplace
- 🛒 Whole Foods Market
- 🍺 MacLeod Ale Brewing Co.
- 🌮 Chipotle Mexican Grill
- 🍕 PizzaRev
- ☕ Blu Jam Cafe
- ☕ Barone's
- ☕ Marmalade Cafe
- 🍜 Kyushu Ramen
- ☕ Dunkin'
- ☕ Starbucks
- 🏊 YMCA
- 🎓 Van Nuys High School



You'll find the coolest spots nearby.





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$3,495,000
Down: 40%	\$1,398,000
Current GRM:	13.94
Pro Forma GRM:	13.94
Current Cap Rate:	5.67%
Pro Forma Cap Rate:	5.67%
\$/Unit:	\$699,000
\$/SF:	\$427.52

BUILDING DESCRIPTION:

No. of Units:	5
Yr. Built:	2025
Total Bldg. SF:	9,874
Lot Size (SF):	6,123
Living SF	8,175
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	\$2,097,000
Interest Rate:	5.75%
Monthly Payment:	(\$10,048.13)
LTV:	60%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Loan Type:	Interest Only

RENT ROLL:

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	CURRENT RENT	SCHEDULED GROSS INCOME	CURRENT RENT PER SF	PRO FORMA RENT	PRO FORMA RENT PER SF	LOSS-TO-LEASE
6700	Occupied	4b/4.5b	1,534	\$4,200	\$4,200	\$2.74	\$4,200	\$2.74	\$0
6700 1/2	Vacant	4b/4.5b	1,524	\$0	\$4,100	\$2.69	\$4,100	\$2.69	\$0
6702	Occupied	4b/4b	1,698	\$4,200	\$4,200	\$2.47	\$4,200	\$2.47	\$0
6702 1/2	Occupied	4b/4b	1,698	\$4,200	\$4,200	\$2.47	\$4,200	\$2.47	\$0
6702 3/4	Occupied	4b/4.5b	1,721	\$4,200	\$4,200	\$2.44	\$4,200	\$2.44	\$0
5	Totals/Averages:		8,175	\$16,800	\$20,900	\$2.56	\$20,900	\$2.56	\$0

THE NITTY GRITTY

# UNITS	UNIT MIX	% OF TOTAL	SIZE	AVG RENT	AVERAGE RENT/ SF	MONTHLY INCOME	AVG PRO FORMA RENT	AVERAGE PRO FORMA RENT/ SF	PRO FORMA MONTHLY INCOME
2	4b/4b	40%	1,534	\$4,200	\$2.74	\$8,400	\$4,200	\$2.74	\$8,400
3	4b/4.5b	60%	1,524	\$4,167	\$2.73	\$12,500	\$4,167	\$2.73	\$12,500
Totals/Averages:			1,975	\$4,180	\$2.12	\$20,900	\$4,180	\$2.12	\$20,900
Gross Potential Income:						\$250,800			\$250,800

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$250,800	\$250,800
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$250,800	\$250,800
Less: Vacancy 2.0%	(\$5,016)	2.0% (\$5,016)
Effective Gross Income	\$245,784	\$245,784
Less: Expenses	(\$47,649)	(\$47,649)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$198,135	\$198,135
Debt Service	(\$120,578)	(\$120,578)
Pre-Tax Cash Flow 5.55%	\$77,558	5.55% \$77,558
Principal Reduction	\$0	\$0
Total Return 5.55%	\$77,558	5.55% \$77,558

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes 1.1874%	\$41,499	\$41,499
Insurance .40/s.f.	\$3,950	\$3,950
Utilities	\$0	\$0
Controllable Expenses		
Contract Services \$240/unit	\$1,200	\$1,200
Repairs & Maintenance \$200/unit	\$1,000	\$1,000
TOTAL EXPENSES	\$47,649	\$47,649
EXPENSES/UNIT	\$9,530	\$9,530
EXPENSES/SF	\$4.83	\$4.83
% of EGI	19.4%	19.4%

The background of the image features a gradient from orange on the left to pink on the right, overlaid with a pattern of thin, wavy, concentric lines that resemble topographical map contours.

PROPERTY PHOTOS



Modern Luxury Exterior





Chic Kitchens &
Living Rooms





Bright & Open
Bedrooms





Sleek Bathrooms & In-Unit Laundry





Parking, Views &
More





Other Wow Factors





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