

2020 Built Fully Leased Fourplex near Sherman Oaks!

13822 OXNARD ST



OFFERING MEMORANDUM

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Prepared by
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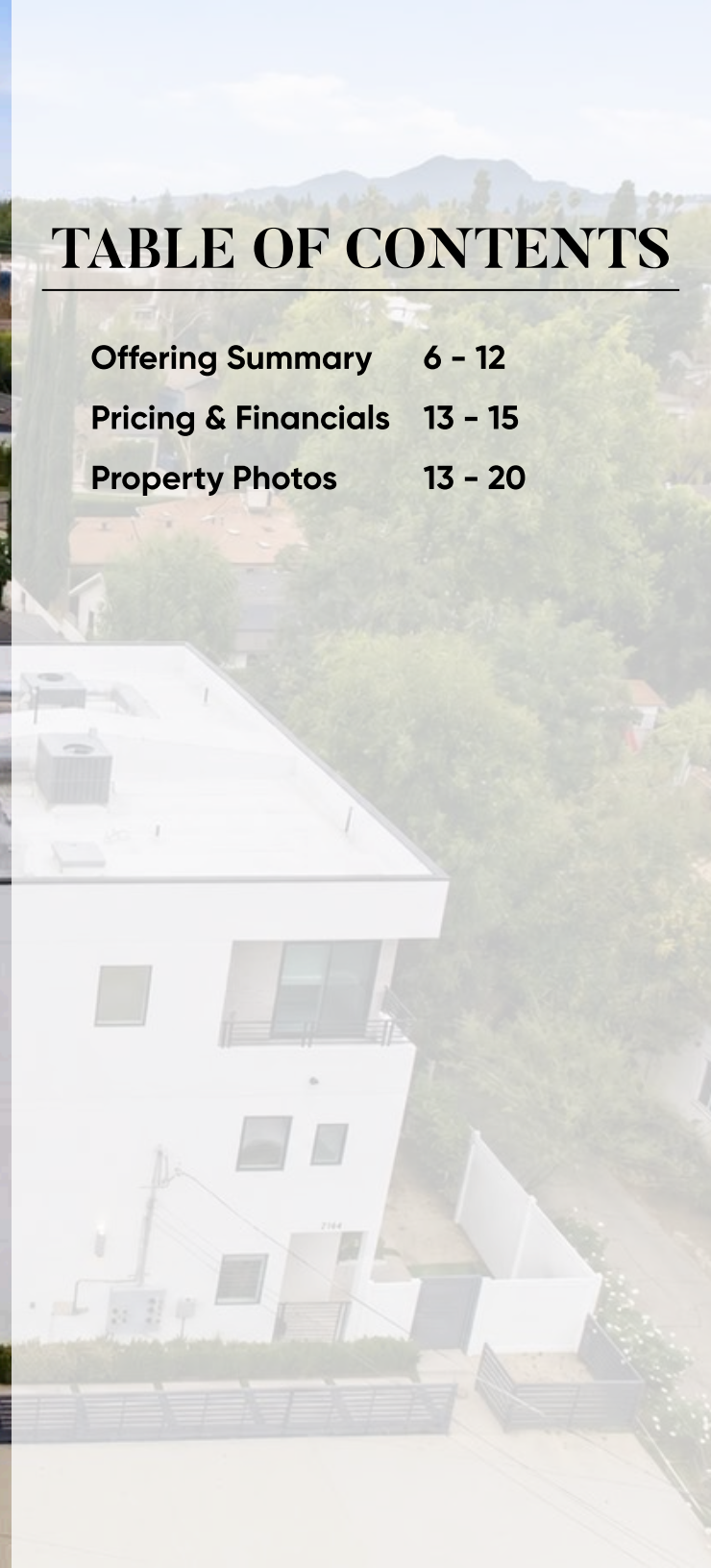
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OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists are pleased to present 13822 Oxnard St, a rare NON-RENT-CONTROLLED 2020-built fourplex located in the highly desirable Valley Glen / Sherman Oaks adjacent pocket of the San Fernando Valley. Comprised entirely of oversized townhome-style 4-bedroom/4-bathroom residences each with their own private yard and 2-car garage! This luxury asset offers investors strong in-place cash flow, low operating expenses, and exceptional long-term rental upside in one of the Valley's strongest rental markets. One of the units can also be delivered vacant or leased, creating an ideal opportunity for owner-users or investors seeking immediate flexibility.

Designed for today's high-end renter, each spacious unit features open-concept layouts, designer finishes, kitchen islands, central HVAC, in-unit laundry, private outdoor space, and direct-access 2-car garages – an extremely rare amenity package for multifamily properties in Los Angeles. All units are separately metered for utilities, creating a low-maintenance investment opportunity with minimal landlord responsibilities.

Ideally positioned between Sherman Oaks and Valley Glen, the property benefits from close proximity to Ventura Boulevard's premier dining, shopping, and entertainment corridor, while also offering convenient access to the 101, 170, and 405 Freeways. With strong tenant demand for large modern floorplans in centrally located Valley neighborhoods, 13822 Oxnard St presents a turnkey 1031 exchange opportunity with durable long-term appeal.





Property Highlights

- ✦ NON-RENT CONTROLLED: Strong long-term upside with full rental flexibility.
- ✦ Flexible Owner-User Opportunity: Unit #5948 can be delivered vacant or occupied.
- ✦ Sherman Oaks Adjacent: Prime Valley Glen location near Ventura Blvd dining, retail, & entertainment.
- ✦ Rare Townhome-Style Product: Four oversized 2020-built townhomes offering a highly desirable alternative to typical Valley apartments.
- ✦ Private Yards + 2-Car Garages: Every unit includes private outdoor space and direct-access parking.
- ✦ Modern Luxury Finishes: Open layouts, kitchen islands, designer finishes, central HVAC, & in-unit laundry.
- ✦ Low Operating Expenses: Separately metered for utilities.
- ✦ Strong Existing Cash Flow: Fully leased at market rents with stable tenant demand.
- ✦ High-Demand Unit Mix: Large 4-bedroom layouts appeal to families, roommates, & young professionals.
- ✦ Turnkey 1031 Opportunity: Stabilized, low-maintenance asset ready for immediate acquisition.



The Property

13822 Oxnard St, Valley Glen/Sherman Oaks Adj, CA 91401

APN:	2246-006-001	Zoning:	LARD1.5
# Units:	4	Rent Control:	No
# Buildings:	2	Opportunity Zone:	No
Building Size:	7,180 sqft	Utilities:	?
Lot Size:	7,117 sqft		



The Offering

The Pricing & Metrics

List Price:	\$2,950,000
Cap Rate:	5.77%
GRM:	13.22
Price per Sqft:	\$410.86
Price per Door:	\$737,500



The Amenities

The Bells & Whistles

Parking:	Each unit has a private 2 car garage
Laundry:	LG washer/dryer in each unit
HVAC:	Central air and heat
Yards/Patios:	Each unit has their own private yard
Upgrades:	Kitchen islands, designer finishes, oversized units

THE BREAK DOWN






















13822 Oxnard St. is comprised of 4 ultra-high-end townhomes, which are all currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#13822	4B/4B	1,795	\$4,600	\$4,600
#13822 1/2	4B/4B	1,795	\$4,600	\$4,600
#5948	4B/4B	1,795	\$4,700	\$4,700
#5948 1/2	4B/4B	1,795	\$4,700	\$4,700

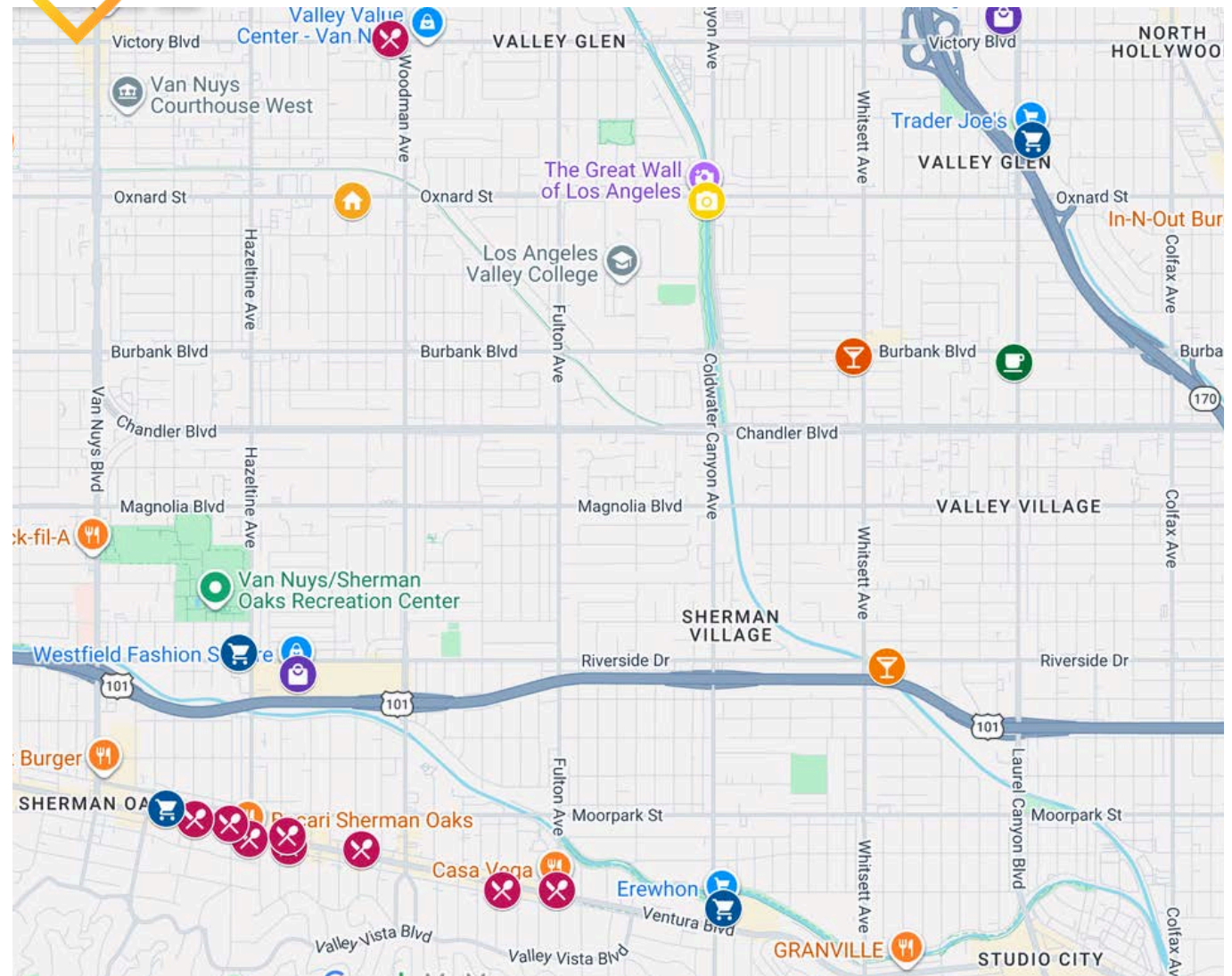


Location Highlights

- ✦ Prime Central Valley Location: Ideally situated between Sherman Oaks & Valley Glen, offering convenient access to two of the San Fernando Valley's most desirable and established neighborhoods.
- ✦ Lifestyle & Convenience: Just minutes from Ventura Boulevard's premier dining, shopping, & entertainment corridor, while also benefiting from the quieter residential feel and strong neighborhood character of Valley Glen.
- ✦ Dining & Retail Nearby: Surrounded by popular local destinations including Westfield Fashion Square, Blu Jam Cafe, Mizlala, & countless cafés, fitness studios, and boutique retail options along Ventura Blvd.
- ✦ Commuter Friendly: Excellent connectivity to the 101, 170, & 405 Freeways provides easy access to Studio City, Burbank, Hollywood, & major employment hubs across Los Angeles.
- ✦ Strong Rental Demand: This centrally located pocket of the Valley continues to attract renters seeking a balance of affordability, accessibility, & proximity to high-demand neighborhoods like Sherman Oaks and Studio City.

-  13822 Oxnard St
-  Ramen Izakaya Van Nuys
-  NORMS Restaurant
-  Bacari Sherman Oaks
-  Mendocino Farms
-  Osteria La Buca - Sherman O...
-  Taisho
-  Casita
-  BLVD Steak
-  Casa Vega
-  HomeState
-  Mirabelle Wine Bar
-  MacLeod Ale Brewing Co.
-  The Thirsty Merchant
-  Erewhon
-  Whole Foods Market
-  Trader Joe's
-  Pavilions
-  Target
-  Westfield Fashion Square
-  Starbucks Coffee Company

 You'll find the coolest spots nearby.





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:			BUILDING DESCRIPTION:			FINANCING:	
Price:		\$2,950,000	No. of Units:		4	Loan Amount:	\$2,065,000
Down:	30%	\$885,000	Yr. Built:		2020	Interest Rate:	6.00%
Current GRM:		13.22	Bldg SF:		7,180	Monthly Payment:	(\$10,325.00)
Pro Forma GRM:		13.22	Lot Size (SF):		7,117	LTV:	70%
Current Cap Rate:		5.77%	Lot Size (acres):		0.16	Amortization (Years):	30
Pro Forma Cap Rate:		5.77%	Zoning:		LARD1.5	Proposed/Assumption:	Proposed
\$/Unit:		\$737,500	Opportunity Zone:		No	Loan Type:	Interest Only
\$/SF:		\$410.86	Rent Control:		No		

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
13822	Occupied	4b/4b	1,795	\$4,600	\$4,600	\$2.56	\$4,600	\$2.56	\$0
13822 1/2	Occupied	4b/4b	1,795	\$4,600	\$4,600	\$2.56	\$4,600	\$2.56	\$0
5948	Occupied	4b/4b	1,795	\$4,700	\$4,700	\$2.62	\$4,700	\$2.62	\$0
5948 1/2	Occupied	4b/4b	1,795	\$4,700	\$4,700	\$2.62	\$4,700	\$2.62	\$0
4	Totals/Averages:		7,180	\$18,600	\$18,600	\$2.59	\$18,600	\$2.59	\$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
4	4b/4b	100%	1,795	\$4,650	\$2.59	\$18,600	\$4,650	\$2.59	\$18,600
Totals/Averages:			1,795	\$4,650	\$2.59	\$18,600	\$4,650	\$2.59	\$18,600
Gross Potential Income:						\$223,200			\$223,200

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		\$223,200		\$223,200
Gain (Loss)-to-Lease		\$0		\$0
Gross Scheduled Rental Income		\$223,200		\$223,200
Less: Vacancy	4.0%	(\$8,928)	4.0%	(\$8,928)
Effective Gross Income		\$214,272		\$214,272
Less: Expenses		(\$43,936)		(\$43,936)
Miscellaneous Other Income		\$0		\$0
Net Operating Income		\$170,336		\$170,336
Debt Service		(\$123,900)		(\$123,900)
Pre-Tax Cash Flow	5.25%	\$46,436	5.25%	\$46,436
Principal Reduction		\$0		\$0
Total Return	5.25%	\$46,436	5.25%	\$46,436

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	\$35,028	\$35,028
Insurance	.60/s.f.	\$4,308	\$4,308
Utilities	\$250/unit	\$1,000	\$1,000
Controllable Expenses			
Contract Services	\$300/unit	\$1,200	\$1,200
Repairs & Maintenance	\$600/unit	\$2,400	\$2,400
TOTAL EXPENSES		\$43,936	\$43,936
EXPENSES/UNIT		\$10,984	\$10,984
EXPENSES/SF		\$6.12	\$6.12
% of EGI		20.5%	20.5%



PROPERTY PHOTOS

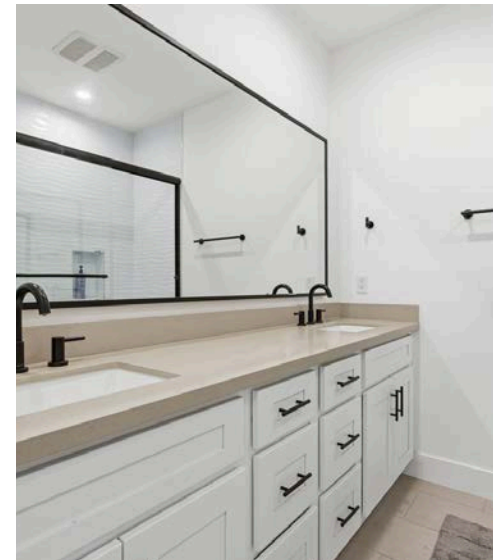


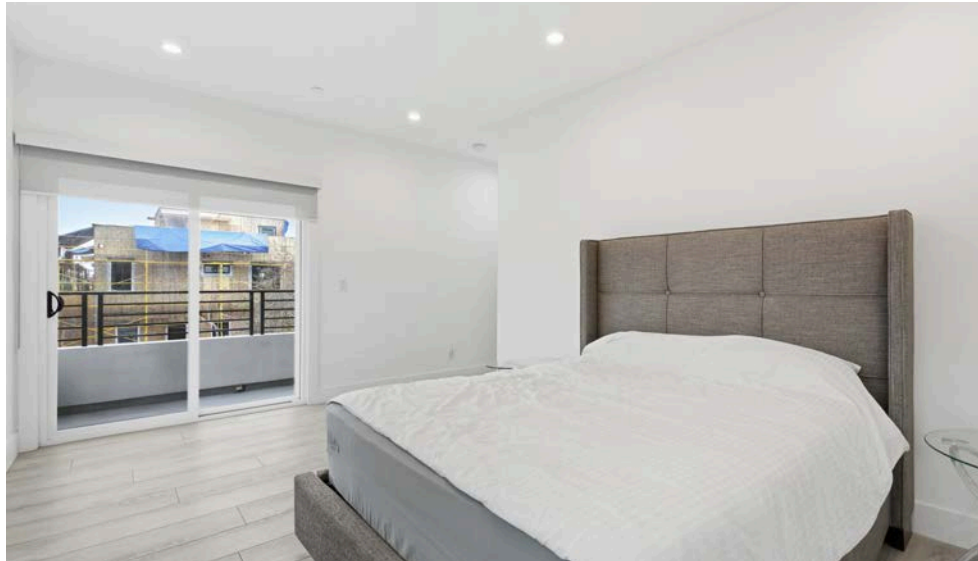
Modern Luxury Exterior





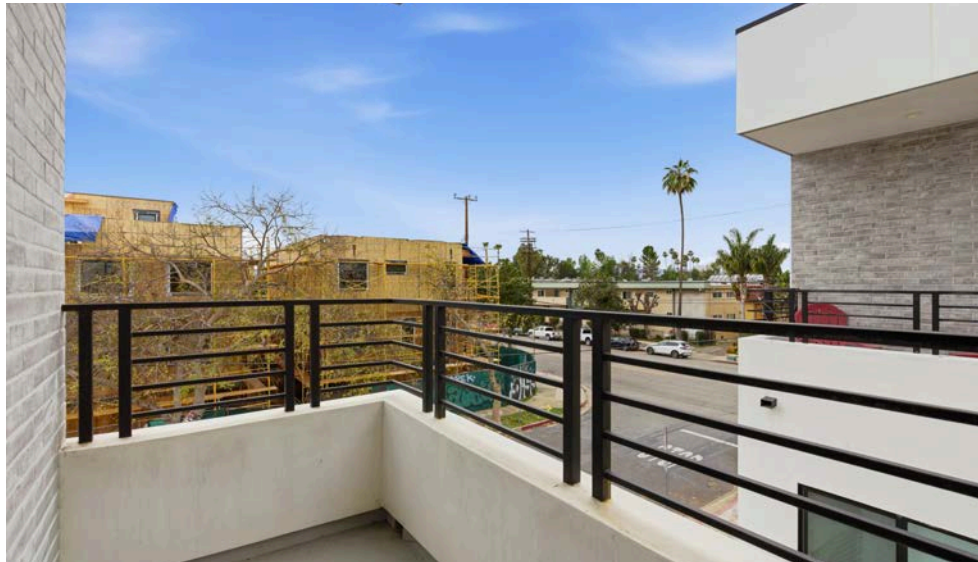
Chic Interiors



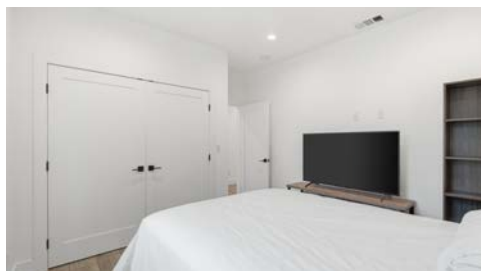


Bright & Open
Floorplans





Parking, Views
& More





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