

# 7 Units | Van Nuys | Turnkey Property | 48% Upside

14317 Haynes St, Van Nuys, CA 91401





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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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## OFFERING SUMMARY



Listing Price  
**\$1,795,000**



Cap Rate  
**5.11%**



# of Units  
**7**

### FINANCIAL

Listing Price	\$1,795,000
Down Payment	50% / \$897,500
NOI	\$91,800
Cap Rate	5.11%
Total Return	3.76%
Price/SF	\$298.72
Rent/SF	\$1.94
Price/Unit	\$256,429

### OPERATIONAL

Gross SF	6,009 SF
# of Units	7
Lot Size	0.17 Acres (7,405 SF)
Year Built	1964









# 14317 HAYNES ST

14317 Haynes St, Van Nuys, CA 91401

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## INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present 14317 Haynes Street, a 7-unit apartment building located in Van Nuys, CA. Built in 1964, the subject property sits on a 7,500 square foot lot and offers a mix of 3- 1 bed/1 bath and 4- 2 bed/2 bath units, totaling 6,009 gross square feet. The offering is turnkey, featuring brand-new copper plumbing, roof, water heaters, laundry facilities and equipment (all owned, not leased), stainless steel appliances, and granite countertops. Additionally, units 1, 4, and 7 have undergone thorough gut renovations. The only outstanding items are fresh paint and driveway refurbishment, which the owner opted not to finalize to avoid prolonging tenant occupancy. Cash for keys has not been attempted by the owner. The property has ample gated parking for tenants with easy access through the right side of the building. To enhance the quality of living for residents, the property features a smoke-free environment with laundry facilities and proximity to shopping and restaurants. Select units have been completely updated with new stainless steel appliances, granite countertops, cabinets, bathrooms & kitchens, and laminate flooring throughout.

One of this property's significant attractions is the great value-add potential. Current rents at the property are approximately 48% below the market rate, presenting a significant opportunity for the buyer. Assuming the buyer can turn over all units and achieve market rents throughout, we estimate that the units could bring in about \$17,000 in gross rental income each month, or about \$206,000 per year, increasing the buyer's CAP rate to 8.58%!

Situated in the heart of Van Nuys, with a Walk Score of 82 (Very Walkable), the offering resides within a prominent commercial hub within the greater Los Angeles area. It enjoys easy access to major transportation arteries, including highways and public transit routes. Its proximity to key amenities such as shopping centers, restaurants, and business services enhances its appeal to both tenants and customers alike. Additionally, the area's strong demographic profile and steady economic growth contribute to the long-term viability of investments in this locale. With its central location and favorable market conditions, this property presents a great opportunity for investors seeking to capitalize on the dynamic commercial real estate landscape of Van Nuys, California.

## INVESTMENT HIGHLIGHTS

7 Units | Built in 1964 with Renovations

Turnkey Property with Low Rents

Approximately 48% Upside

Ample Secure Parking On-Site

Laundry Facilities On-Site

Very Walkable | 82 Walk Score



SECTION 2

# Property Information

AMENITIES

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REGIONAL MAP

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LOCAL MAP

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AERIAL MAP

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## UNIT AMENITIES

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- Spacious Open Floorplans
- Ample Natural Light
- Stainless Steel Appliances
- Laminate Flooring
- Large Balconies

## COMMON-AREA AMENITIES

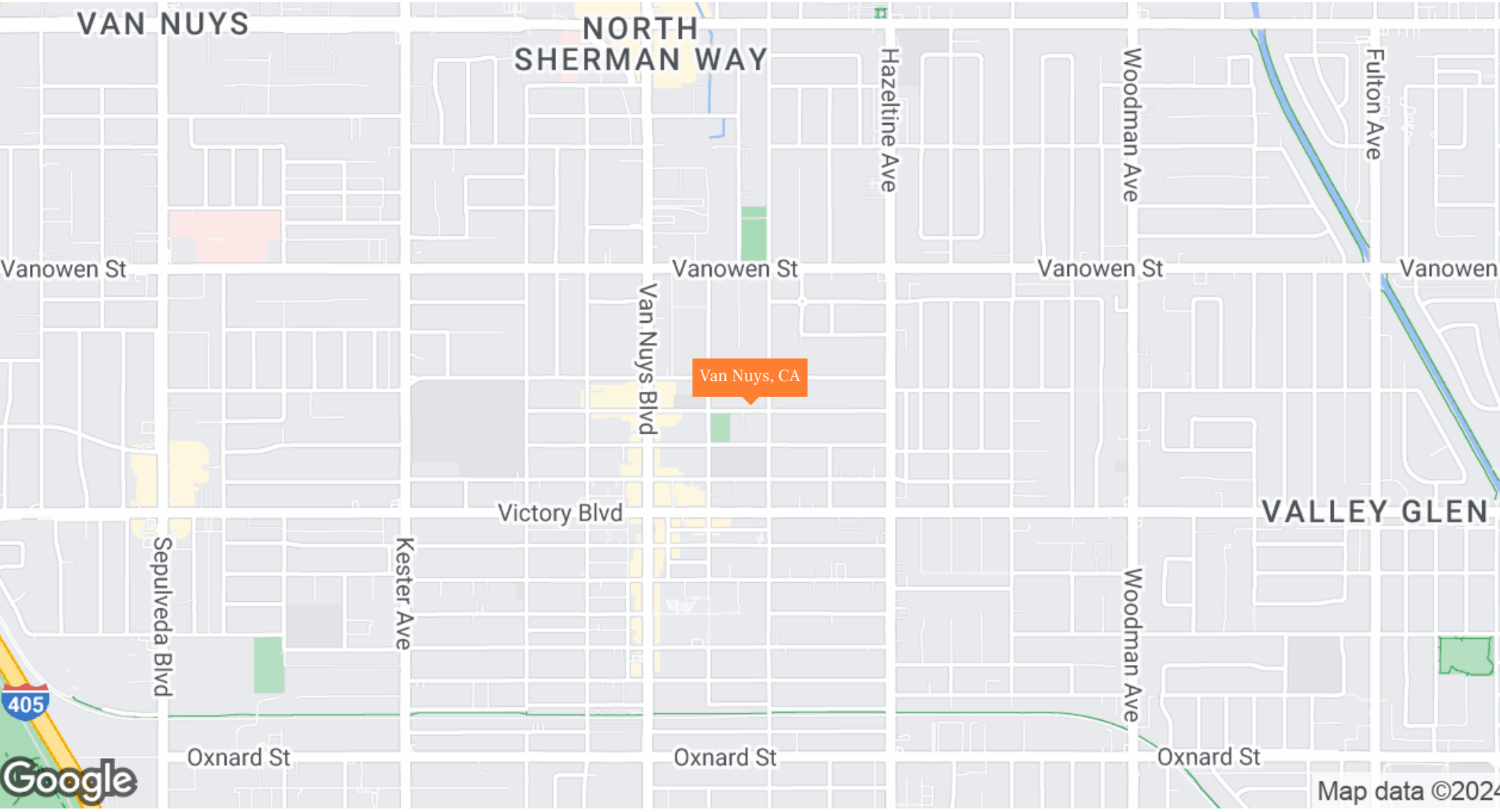
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- Smoke Free
- Laundry Facilities
- Ample Gated Parking
- On-Site Storage
- Proximate to Shopping & Dining





REGIONAL MAP // 14317 Haynes St

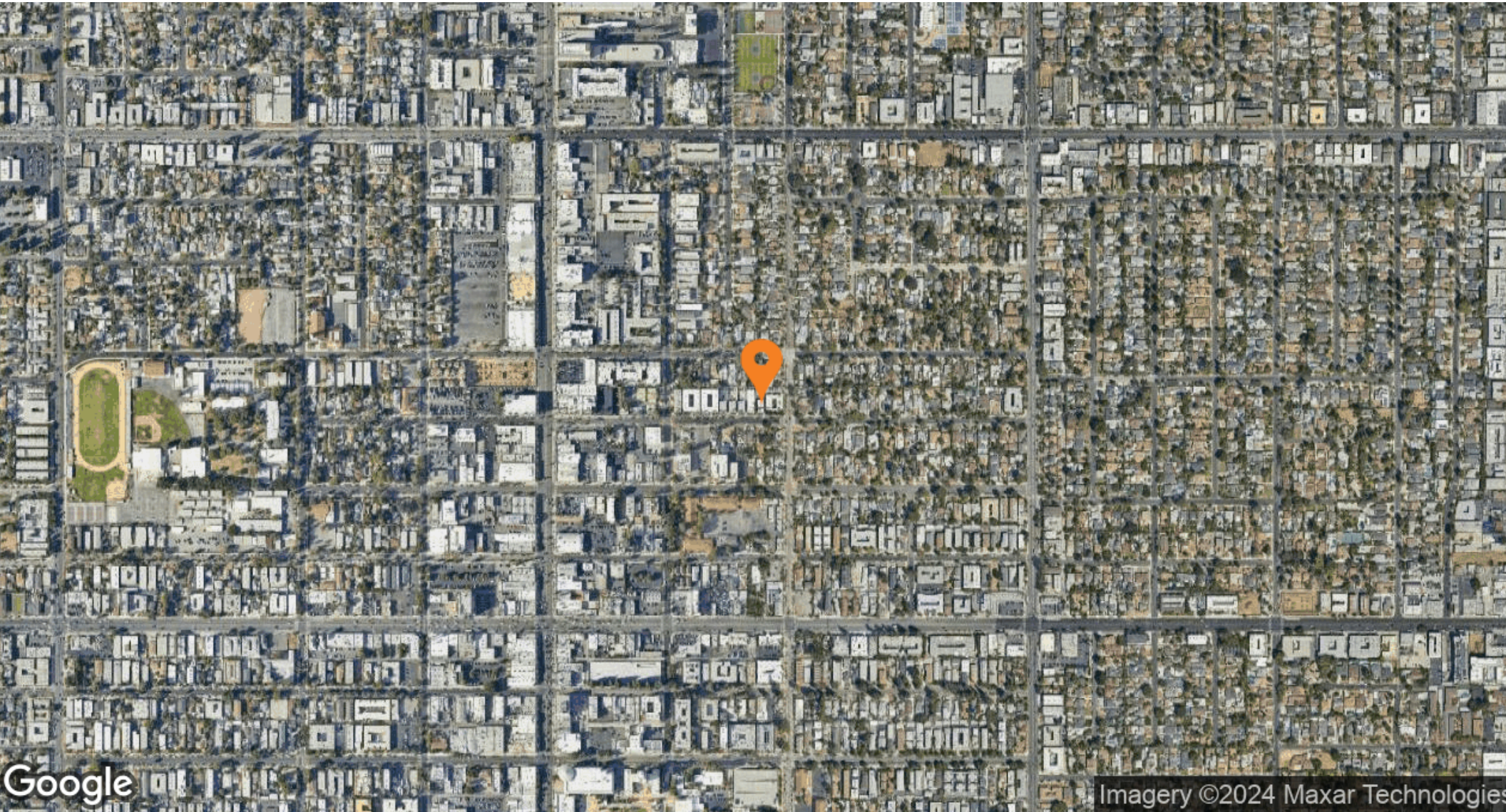








AERIAL MAP // 14317 Haynes St



Google

Imagery ©2024 Maxar Technologies



SECTION 3

# Financial Analysis

FINANCIAL DETAILS

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14317

**NO PARKING IN DRIVEWAY!**  
This area is reserved for the use of the property owner and is not to be used for parking or storage of vehicles or other items. Any violation of this sign will result in the removal of the vehicle or item at the owner's expense. Thank you for your cooperation.



## 14317 Haynes St // FINANCIAL DETAILS

As of June,2024

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	1 Bed / 1 Bath	740	\$1,900	\$2.57	\$2,000	\$2.70
2	2 Bed / 2 Bath	950	\$1,657	\$1.74	\$2,800	\$2.95
3	1 Bed / 1 Bath	740	\$1,230	\$1.66	\$2,000	\$2.70
4	1 Bed / 1 Bath	740	\$1,867	\$2.52	\$2,000	\$2.70
5	2 Bed / 2 Bath	950	\$1,631	\$1.72	\$2,800	\$2.95
6	2 Bed / 2 Bath	950	\$1,271	\$1.34	\$2,800	\$2.95
7	2 Bed / 2 Bath	950	\$2,075	\$2.18	\$2,800	\$2.95
<b>Total</b>		<b>Square Feet: 6,009</b>	<b>\$11,631</b>	<b>\$1.94</b>	<b>\$17,200</b>	<b>\$2.86</b>



## FINANCIAL DETAILS // 14317 Haynes St

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed / 1 Bath	3	740	\$1,230 - \$1,900	\$1,666	\$2.25	\$4,997	\$2,000	\$2.70	\$6,000
2 Bed / 2 Bath	4	950	\$1,271 - \$2,075	\$1,659	\$1.75	\$6,634	\$2,800	\$2.95	\$11,200
TOTALS/WEIGHTED AVERAGE	7	858		\$1,662	\$1.94	\$11,631	\$2,457	\$2.86	\$17,200
GROSS ANNUALIZED RENTS				\$139,572			\$206,400		



## 14317 Haynes St // FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
<b>Rental Income</b>						
Gross Current Rent	139,572		206,400		29,486	34.35
Physical Vacancy	(4,187)	3.0%	(6,192)	3.0%	(885)	(1.03)
<b>TOTAL VACANCY</b>	<b>(\$4,187)</b>	<b>3.0%</b>	<b>(\$6,192)</b>	<b>3.0%</b>	<b>(\$885)</b>	<b>(\$1)</b>
Effective Rental Income	135,385		200,208		28,601	33.32
Capital Improvement Bill Back	2,640		2,640			
Laundry Income	2,400		2,400	[1]	343	0.40
<b>TOTAL OTHER INCOME</b>	<b>\$5,040</b>		<b>\$5,040</b>		<b>\$720</b>	<b>\$0.84</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$140,425</b>		<b>\$205,248</b>		<b>\$29,321</b>	<b>\$34.16</b>
<b>EXPENSES</b>						
	<b>Current</b>		<b>Pro Forma</b>	<b>NOTES</b>	<b>PER UNIT</b>	<b>PER SF</b>
Real Estate Taxes	22,438		22,438	[2]	3,205	3.73
Insurance	5,000		5,000	[3]	714	0.83
Utilities	5,040		5,040	[4]	720	0.84
Trash Removal	3,600		3,600	[5]	514	0.60
Repairs & Maintenance	3,500		3,500	[6]	500	0.58
Landscaping	1,200		1,200	[7]	171	0.20
Pest Control	480		480	[8]	69	0.08
Operating Reserves	1,750		1,750	[9]	250	0.29
Management Fee	5,617	4.0%	8,210	4.0%	1,173	1.37
<b>TOTAL EXPENSES</b>	<b>\$48,625</b>		<b>\$51,218</b>		<b>\$7,317</b>	<b>\$8.52</b>
<b>EXPENSES AS % OF EGI</b>	<b>34.6%</b>		<b>25.0%</b>			
<b>NET OPERATING INCOME</b>	<b>\$91,800</b>		<b>\$154,030</b>		<b>\$22,004</b>	<b>\$25.63</b>

Notes and assumptions to the above analysis are on the following page.



## FINANCIAL DETAILS // 14317 Haynes St

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### NOTES TO OPERATING STATEMENT

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- [1] Owner provided \$250 per month (owned)
- [2] 1.25% of the purchase price
- [3] \$0.50 per rentable SF
- [4] \$60 per unit per month
- [5] \$300 per month
- [6] \$500 per unit per year
- [7] \$100 per month
- [8] \$40 per month
- [9] \$250 per unit per year



## 14317 Haynes St // FINANCIAL DETAILS

### SUMMARY

Price	\$1,795,000	
Down Payment	\$897,500	50%
Number of Units	7	
Price Per Unit	\$256,429	
Price Per SqFt	\$298.72	
Gross SqFt	6,009	
Lot Size	0.17 Acres	
Approx. Year Built	1964	

### RETURNS

	Current	Pro Forma
CAP Rate	5.11%	8.58%
GIM	12.41	8.49
Cash-on-Cash	2.64%	9.58%
Debt Coverage Ratio	1.35	2.26

### FINANCING

	1st Loan
Loan Amount	\$897,500
Loan Type	New
Interest Rate	6.50%
Amortization	30 Years
Year Due	2028

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative for more information.

### # OF UNITS UNIT TYPE SQFT/UNIT SCHEDULED RENTS MARKET RENTS

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
3	1 Bed / 1 Bath	740	\$1,666	\$2,000
4	2 Bed / 2 Bath	950	\$1,659	\$2,800

### OPERATING DATA

		Current		Pro Forma
Gross Scheduled Rent		\$139,572		\$206,400
Less: Vacancy/Deductions	3.0%	\$4,187	3.0%	\$6,192
Total Effective Rental Income		\$135,385		\$200,208
Other Income		\$5,040		\$5,040
Effective Gross Income		\$140,425		\$205,248
Less: Expenses	34.6%	\$48,625	25.0%	\$51,218
Net Operating Income		\$91,800		\$154,030
Cash Flow		\$91,800		\$154,030
Debt Service		\$68,074		\$68,074
Net Cash Flow After Debt Service	2.64%	\$23,726	9.58%	\$85,956
Principal Reduction		\$10,032		\$10,703
<b>TOTAL RETURN</b>	<b>3.76%</b>	<b>\$33,758</b>	<b>10.77%</b>	<b>\$96,660</b>

### EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$22,438	\$22,438
Insurance	\$5,000	\$5,000
Utilities	\$5,040	\$5,040
Trash Removal	\$3,600	\$3,600
Repairs & Maintenance	\$3,500	\$3,500
Landscaping	\$1,200	\$1,200
Pest Control	\$480	\$480
Operating Reserves	\$1,750	\$1,750
Management Fee	\$5,617	\$8,210
<b>TOTAL EXPENSES</b>	<b>\$48,625</b>	<b>\$51,218</b>
Expenses/Unit	\$6,946	\$7,317
Expenses/SF	\$8.09	\$8.52



SECTION 4

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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CAP RATE CHART

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GRM CHART

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PRICE PER SF CHART

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PRICE PER UNIT CHART

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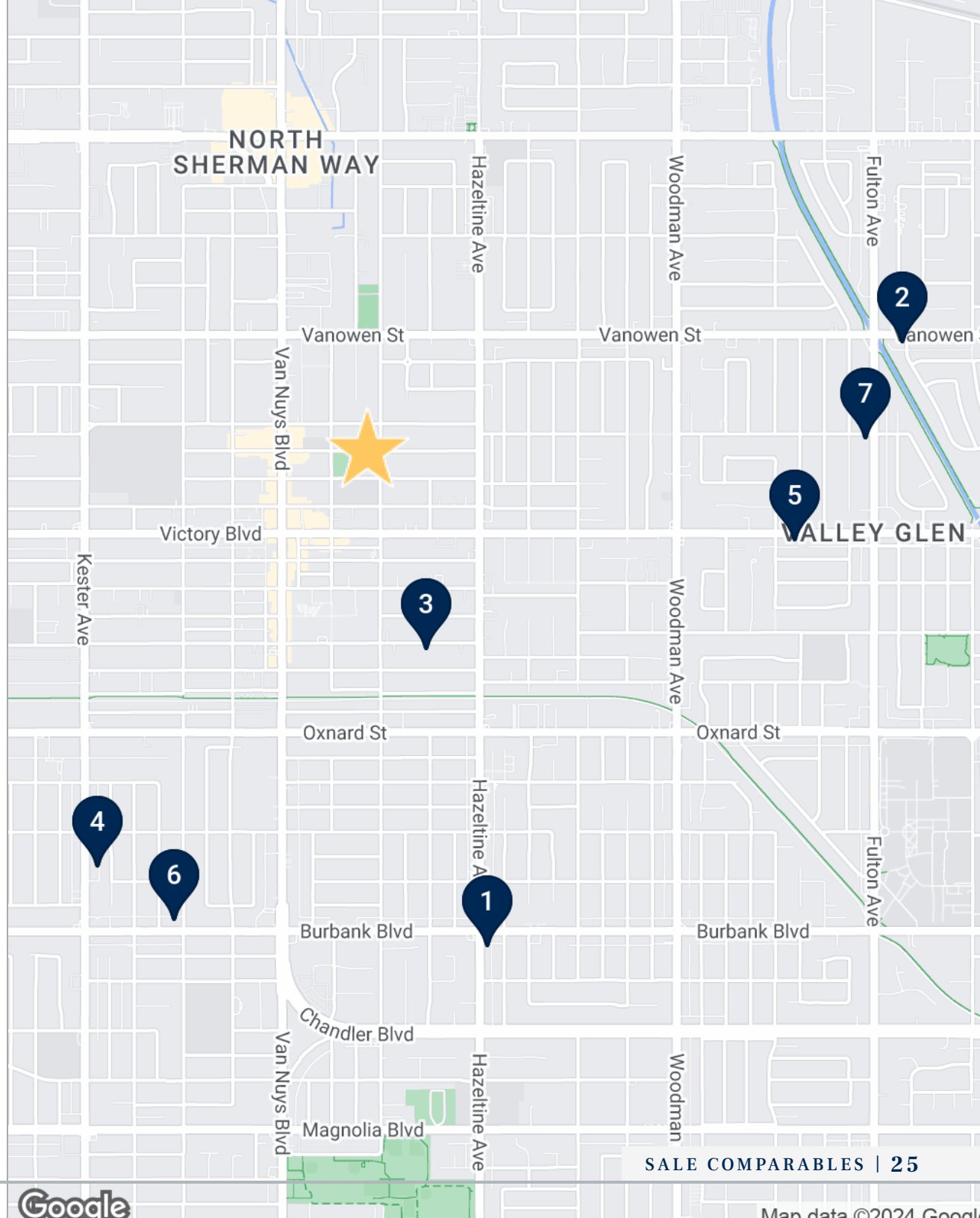
SALE COMPS

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# SALE COMPS MAP

- ★ 14317 Haynes St
- 1 5542 Hazeltine Ave
- 2 13226 Vanowen St
- 3 14202 Delano St
- 4 5716 Kester Ave
- 5 13440 Victory Blvd
- 6 14707 Burbank Blvd
- 7 6561 Fulton Ave



## SALE COMPS SUMMARY // 14317 Haynes St

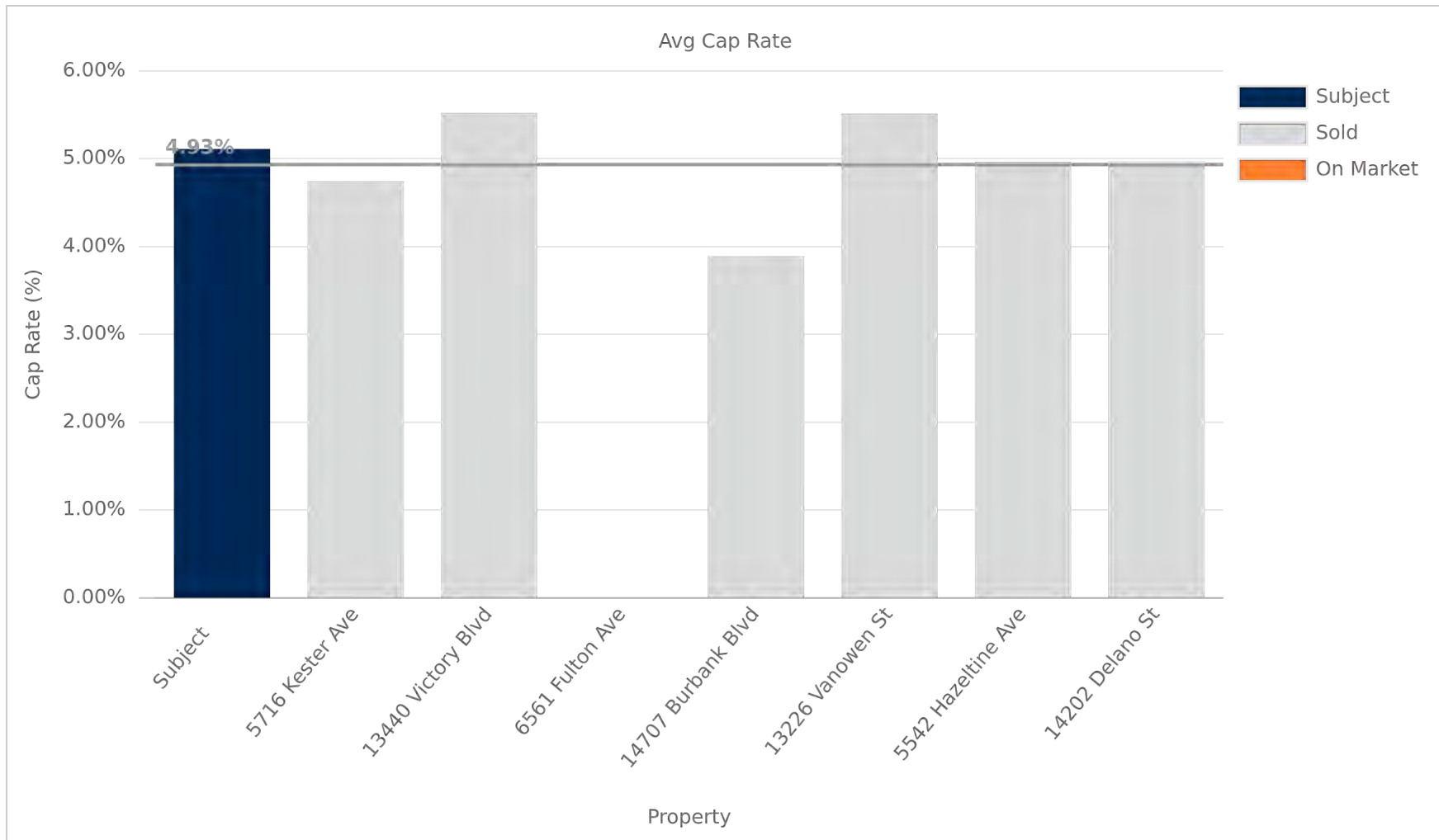
	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>14317 Haynes St</b> 14317 Haynes St Van Nuys, CA 91401	\$1,795,000	6,009 SF	\$298.72	0.17 AC	\$256,429	5.11%	7	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>5542 Hazeltine Ave</b> 5542 Hazeltine Ave Sherman Oaks, CA 91401	\$1,715,000	3,661 SF	\$468.45	0.12 AC	\$285,833	4.96%	6	08/16/2023
	<b>13226 Vanowen St</b> 13226 Vanowen St North Hollywood, CA 91605	\$2,070,000	4,794 SF	\$431.79	0.2 AC	\$258,750	5.51%	8	08/09/2023
	<b>14202 Delano St</b> 14202 Delano St Van Nuys, CA 91401	\$1,525,000	4,740 SF	\$321.73	0.17 AC	\$254,166	4.97%	6	10/27/2023
	<b>5716 Kester Ave</b> 5716 Kester Ave Van Nuys, CA 91411	\$1,250,000	4,062 SF	\$307.73	0.17 AC	\$250,000	4.74%	5	01/18/2023
	<b>13440 Victory Blvd</b> 13440 Victory Blvd Van Nuys, CA 91401	\$3,000,000	12,483 SF	\$240.33	0.29 AC	\$230,769	5.52%	13	02/14/2023
	<b>14707 Burbank Blvd</b> 14707 Burbank Blvd Van Nuys, CA 91411	\$1,325,000	3,302 SF	\$401.27	0.2 AC	\$220,833	3.89%	6	05/26/2023



## 14317 Haynes St // SALE COMPS SUMMARY

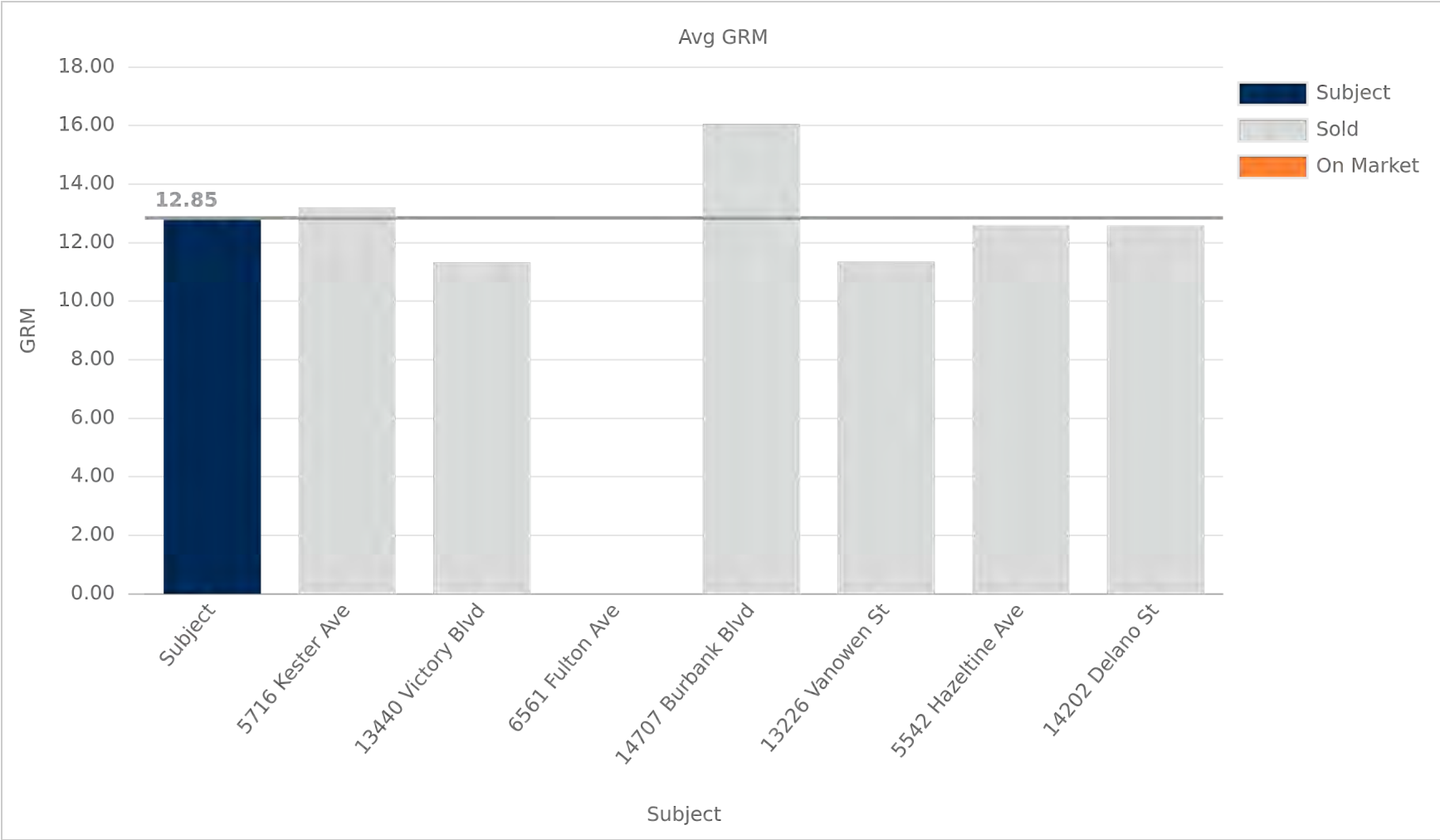
	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>6561 Fulton Ave</b> 6561 Fulton Ave Van Nuys, CA 91401	\$3,081,000	12,820 SF	\$240.33	0.24 AC	\$220,071	-	14	05/10/2023
	<b>AVERAGES</b>	<b>\$1,995,143</b>	<b>6,552 SF</b>	<b>\$344.52</b>	<b>0.2 AC</b>	<b>\$245,774</b>	<b>4.93%</b>	<b>8</b>	-

# CAP RATE CHART // 14317 Haynes St

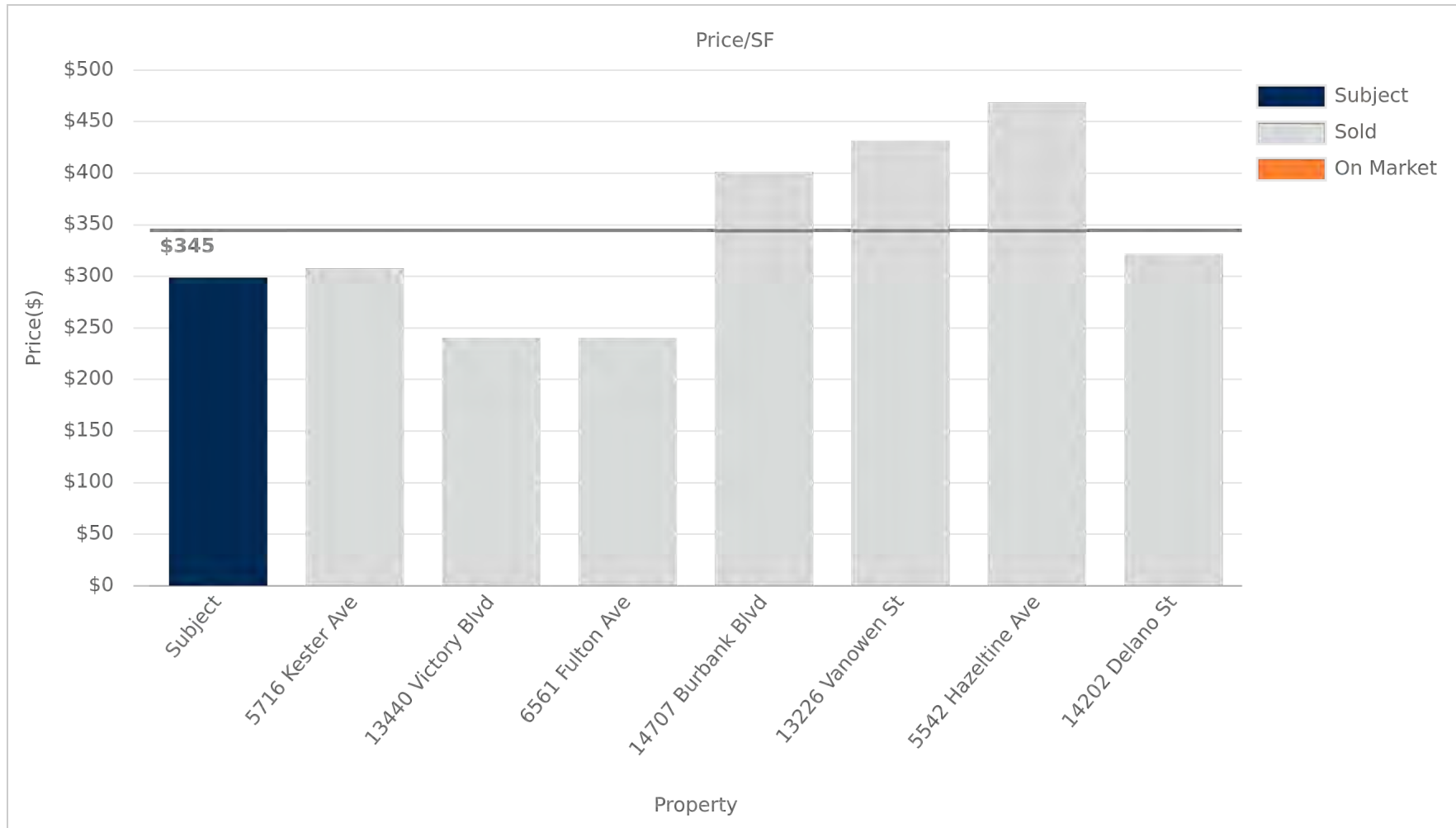




14317 Haynes St // GRM CHART

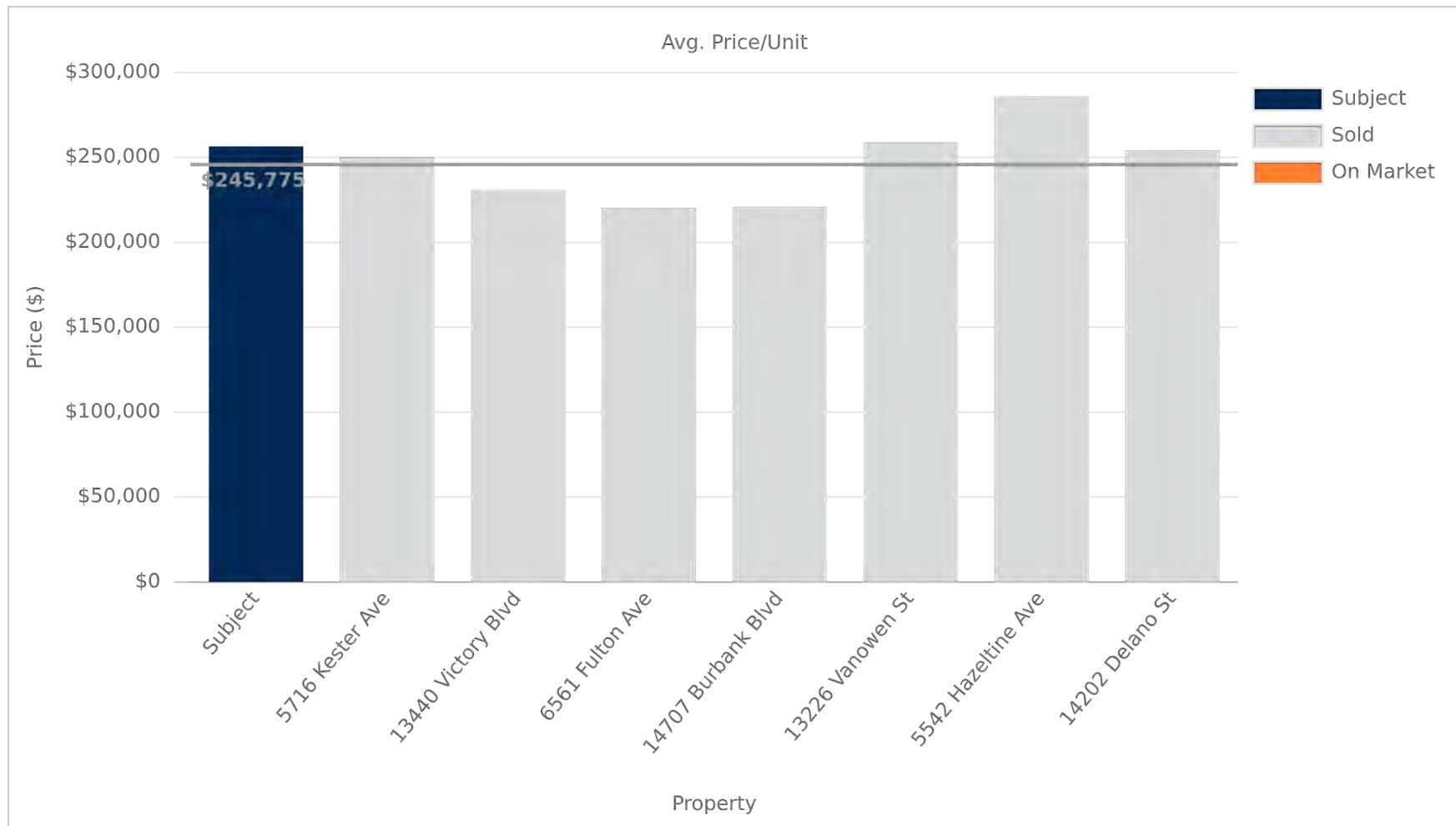


# PRICE PER SF CHART // 14317 Haynes St





## 14317 Haynes St // PRICE PER UNIT CHART



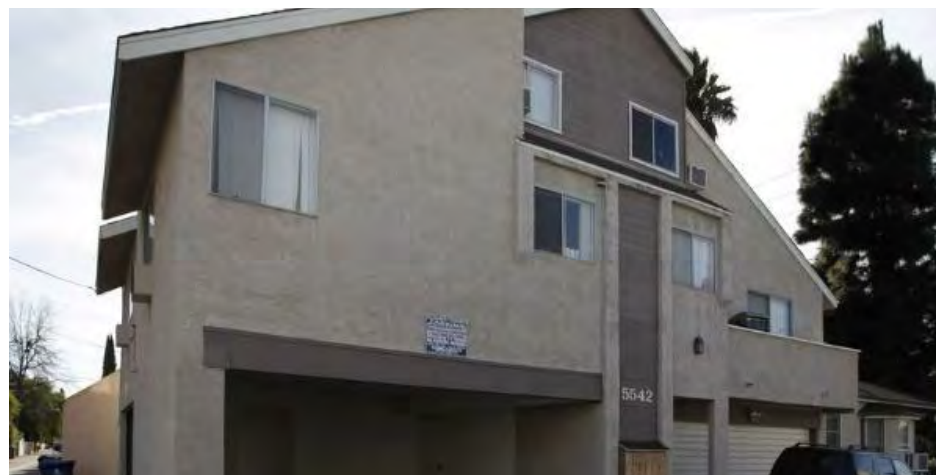
## SALE COMPS // 14317 Haynes St



★ **14317 Haynes St**  
14317 Haynes St, Van Nuys, CA 91401

Listing Price:	\$1,795,000	Price/SF:	\$298.72
Property Type:	Multifamily	GRM:	12.86
NOI:	\$91,800	Cap Rate:	5.11%
Occupancy:	-	Year Built:	1964
COE:	On Market	Number Of Units:	7
Lot Size:	0.17 Acres	Price/Unit:	\$256,429
Total SF:	6,009 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	3	42.9	740	\$1,666	\$2.25
2 Bed / 2 Bath	4	57.1	950	\$1,659	\$1.75
TOTAL/AVG	7	100%	860	\$1,662	\$1.93



1 **5542 Hazeltine Ave**  
5542 Hazeltine Ave Sherman Oaks, CA 91401

Sale Price:	\$1,715,000	Price/SF:	\$468.45
Property Type:	Multifamily	GRM:	12.6
NOI:	\$85,084	Cap Rate:	4.96%
Occupancy:	-	Year Built:	1941
COE:	08/16/2023	Number Of Units:	6
Lot Size:	0.12 Acres	Price/Unit:	\$285,833
Total SF:	3,661 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	5	100			
TOTAL/AVG	5	100%	0	\$0	



## 14317 Haynes St // SALE COMPS



**2 13226 Vanowen St**  
13226 Vanowen St North Hollywood, CA 91605

Sale Price:	\$2,070,000	Price/SF:	\$431.79
Property Type:	Multifamily	GRM:	11.34
NOI:	\$114,135	Cap Rate:	5.51%
Occupancy:	-	Year Built:	1953
COE:	08/09/2023	Number Of Units:	8
Lot Size:	0.2 Acres	Price/Unit:	\$258,750
Total SF:	4,794 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	1	12.5			
1 Bed / 1 Bath	6	75			
2 Bed / 1 Bath	1	12.5			
<b>TOTAL/AVG</b>	<b>8</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	



**3 14202 Delano St**  
14202 Delano St Van Nuys, CA 91401

Sale Price:	\$1,525,000	Price/SF:	\$321.73
Property Type:	Multifamily	GRM:	12.58
NOI:	\$75,748	Cap Rate:	4.97%
Occupancy:	-	Year Built:	1955
COE:	10/27/2023	Number Of Units:	6
Lot Size:	0.17 Acres	Price/Unit:	\$254,166
Total SF:	4,740 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	2	33.3			
2 Bed / 1 Bath	4	66.7			
<b>TOTAL/AVG</b>	<b>6</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	

## SALE COMPS // 14317 Haynes St



**4 5716 Kester Ave**  
5716 Kester Ave Van Nuys, CA 91411

Sale Price:	\$1,250,000	Price/SF:	\$307.73
Property Type:	Multifamily	GRM:	13.2
NOI:	\$59,190	Cap Rate:	4.74%
Occupancy:	-	Year Built:	1955
COE:	01/18/2023	Number Of Units:	5
Lot Size:	0.17 Acres	Price/Unit:	\$250,000
Total SF:	4,062 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	5	100			
TOTAL/AVG	5	100%	0	\$0	



**5 13440 Victory Blvd**  
13440 Victory Blvd Van Nuys, CA 91401

Sale Price:	\$3,000,000	Price/SF:	\$240.33
Property Type:	Multifamily	GRM:	11.32
NOI:	\$165,683	Cap Rate:	5.52%
Occupancy:	-	Year Built:	1964
COE:	02/14/2023	Number Of Units:	13
Lot Size:	0.29 Acres	Price/Unit:	\$230,769
Total SF:	12,483 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	30.8			
2 Bed / 2 Bath	9	69.2			
TOTAL/AVG	13	100%	0	\$0	



## 14317 Haynes St // SALE COMPS



**6 14707 Burbank Blvd**  
14707 Burbank Blvd Van Nuys, CA 91411

Sale Price:	\$1,325,000	Price/SF:	\$401.27
Property Type:	Multifamily	GRM:	16.05
NOI:	\$51,585	Cap Rate:	3.89%
Occupancy:	-	Year Built:	1949
COE:	05/26/2023	Number Of Units:	6
Lot Size:	0.2 Acres	Price/Unit:	\$220,833
Total SF:	3,302 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	3	50			
1 Bed / 1 Bath	2	33.3			
2 Bed / 1 Bath	1	16.7			
TOTAL/AVG	6	100%	0	\$0	



**7 6561 Fulton Ave**  
6561 Fulton Ave Van Nuys, CA 91401

Sale Price:	\$3,081,000	Price/SF:	\$240.33
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1964
COE:	05/10/2023	Number Of Units:	14
Lot Size:	0.24 Acres	Price/Unit:	\$220,071
Total SF:	12,820 SF		

SECTION 5

# Lease Comparables

RENT COMPS MAP

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RENT COMPS SUMMARY

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RENT BY BED CHART

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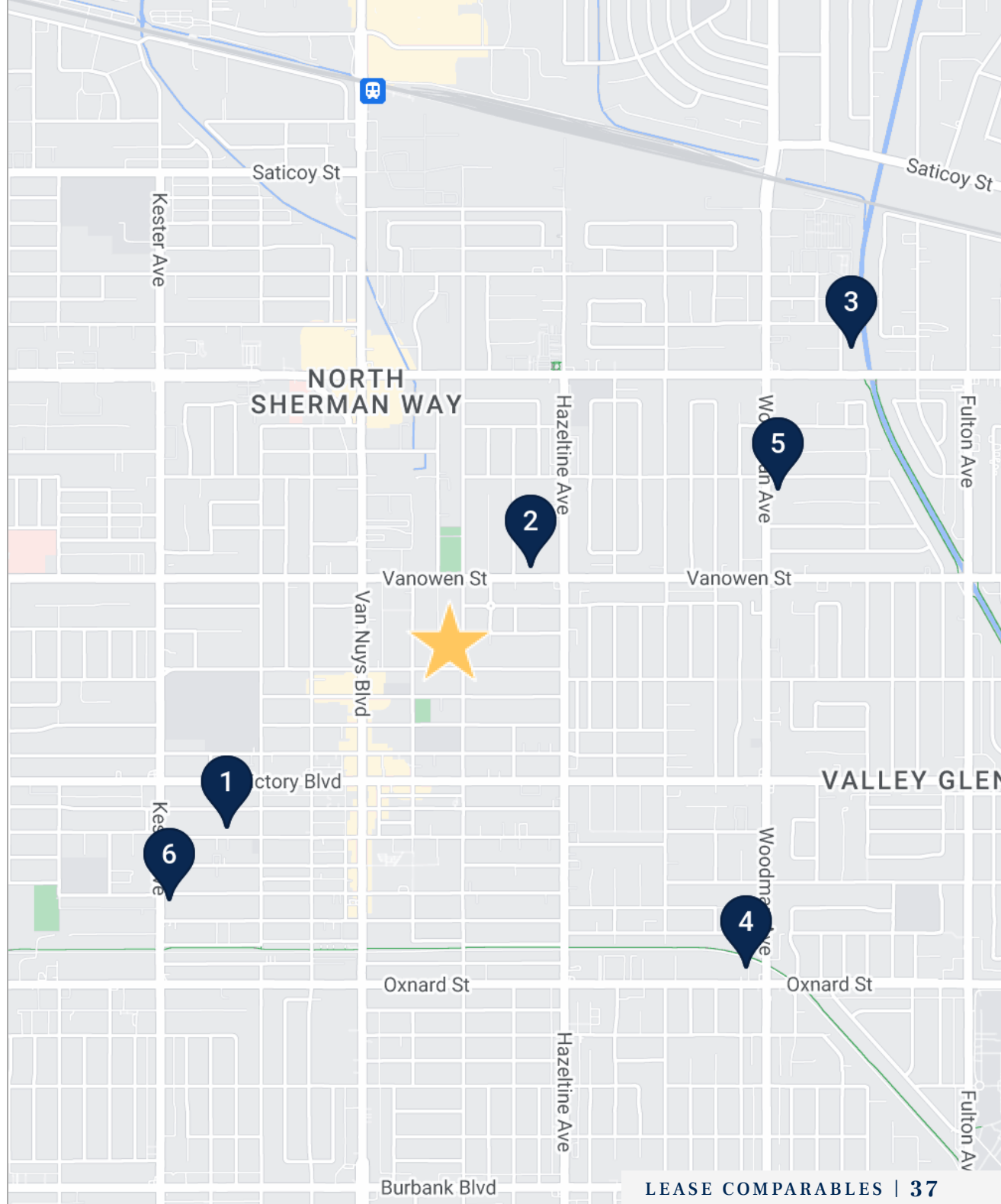
RENT COMPS

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# RENT COMPS MAP

- ★ 14317 Haynes St
- 1 14743 Sylvan St
- 2 14147 Vanowen St
- 3 7228 Allott Ave
- 4 Oxnard Apartments
- 5 6954 Woodman Ave
- 6 14850 Delano St

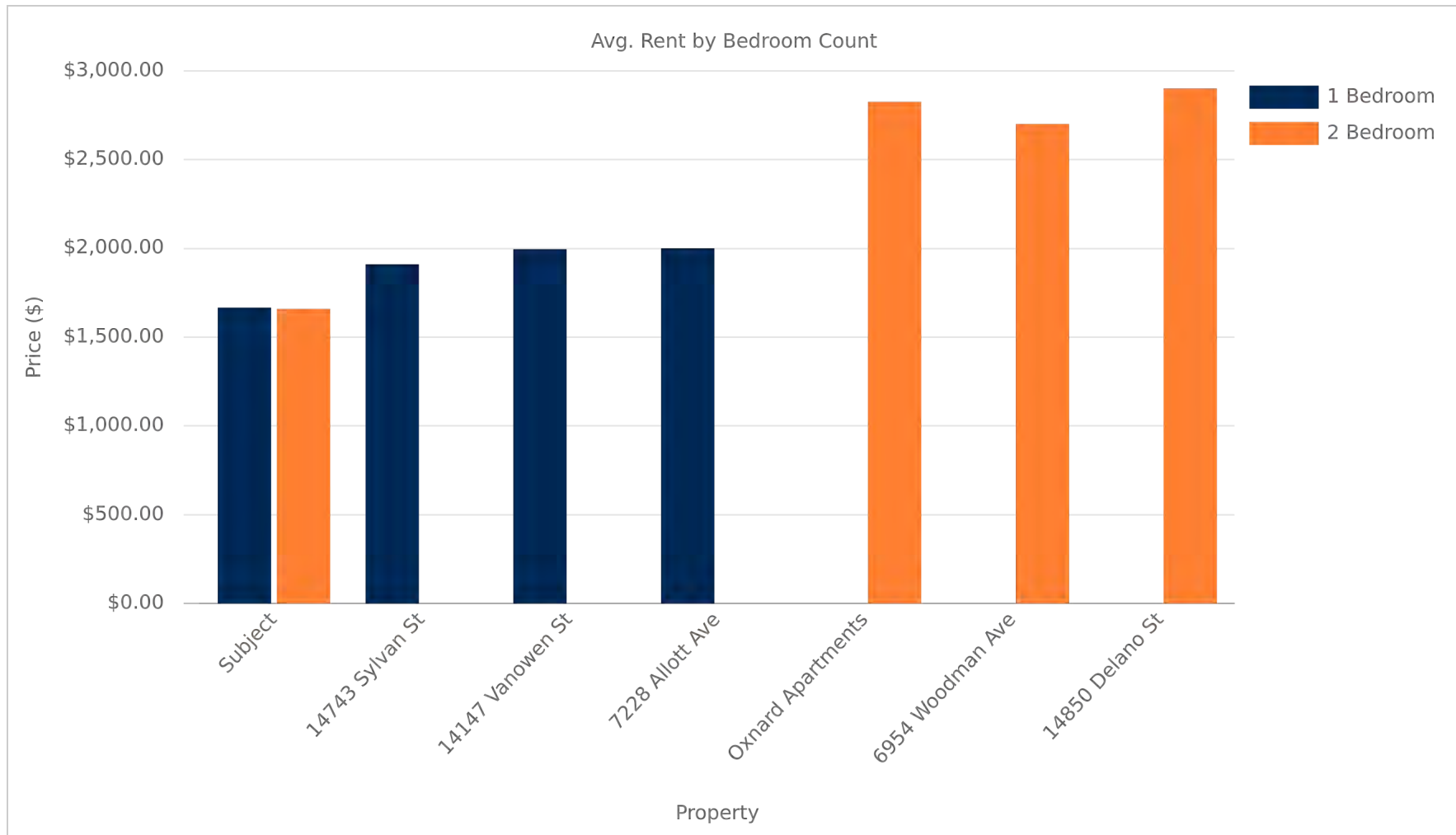


## RENT COMPS SUMMARY // 14317 Haynes St

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	<b>14317 Haynes St</b> 14317 Haynes St Van Nuys, CA 91401	\$1.94	6,009 SF	0.17 AC	7
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	<b>14743 Sylvan St</b> 14743 Sylvan St Van Nuys, CA 91411	\$2.41	60,037 SF	0.2 AC	8
	<b>14147 Vanowen St</b> 14147 Vanowen St Van Nuys, CA 91405	\$2.22	14,982 SF	0.66 AC	17
	<b>7228 Allott Ave</b> 7228 Allott Ave Van Nuys, CA 91405	\$2.86	6,121 SF	0.2 AC	9
	<b>Oxnard Apartments</b> 13719 Oxnard St Van Nuys, CA 91401	\$2.57	34,565 SF	0.53 AC	37
	<b>6954 Woodman Ave</b> 6954 Woodman Ave Van Nuys, CA 91405	-	14,942 SF	0.49 AC	24
	<b>14850 Delano St</b> 14850 Delano St Van Nuys, CA 91411	\$2.97	5,068 SF	0.17 AC	9
	<b>AVERAGES</b>	<b>\$2.61</b>	<b>22,619 SF</b>	<b>0.38 AC</b>	<b>17</b>



## 14317 Haynes St // RENT BY BED CHART



## RENT COMPS // 14317 Haynes St

★ **14317 Haynes St**  
14317 Haynes St, Van Nuys, CA 91401

🏠 7 Units | 🕒 Year Built 1964



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	3	42.9	740	\$1,666	\$2.25
2 Bed / 2 Bath	4	57.1	950	\$1,659	\$1.75
TOTAL/AVG	7	100%	860	\$1,662	\$1.93

1 **14743 Sylvan St**  
14743 Sylvan St, Van Nuys, CA 91411

🏠 8 Units | 🕒 Year Built 1987



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	794	\$1,910	\$2.41
TOTAL/AVG	1	100%	794	\$1,910	\$2.41



14317 Haynes St // RENT COMPS

2 **14147 Vanowen St**  
14147 Vanowen St, Van Nuys, CA 91405

 17 Units |  Year Built 1954



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	900	\$1,995	\$2.22
TOTAL/AVG	1	100%	900	\$1,995	\$2.22

3 **7228 Allott Ave**  
7228 Allott Ave, Van Nuys, CA 91405

 9 Units |  Year Built 1954



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	700	\$2,000	\$2.86
TOTAL/AVG	1	100%	700	\$2,000	\$2.86

## RENT COMPS // 14317 Haynes St

**4** **Oxnard Apartments**  
13719 Oxnard St, Van Nuys, CA 91401

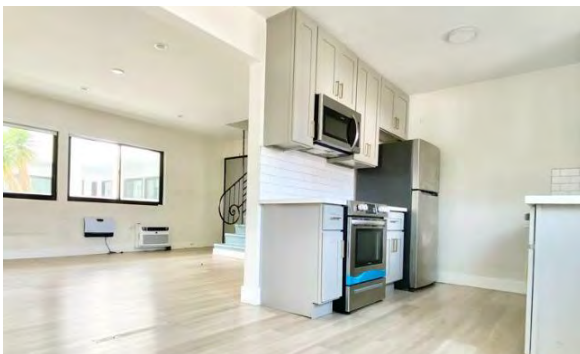
 37 Units |  Year Built 1989



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,100	\$2,825	\$2.57
TOTAL/AVG	1	100%	1,100	\$2,825	\$2.57

**5** **6954 Woodman Ave**  
6954 Woodman Ave, Van Nuys, CA 91405

 24 Units |  Year Built 1972



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1.5 Bath	1	100		\$2,700	
TOTAL/AVG	1	100%	0	\$2,700	



14317 Haynes St // RENT COMPS

6 **14850 Delano St**  
 14850 Delano St, Van Nuys, CA 91411

🏠 9 Units | 🕒 Year Built 1962



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	975	\$2,900	\$2.97
TOTAL/AVG	1	100%	975	\$2,900	\$2.97

SECTION 6

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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Marcus & Millichap  
LAAA TEAM





## LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to 10.1 million residents. The city of Los Angeles accounts for more than 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

### METRO HIGHLIGHTS



#### ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



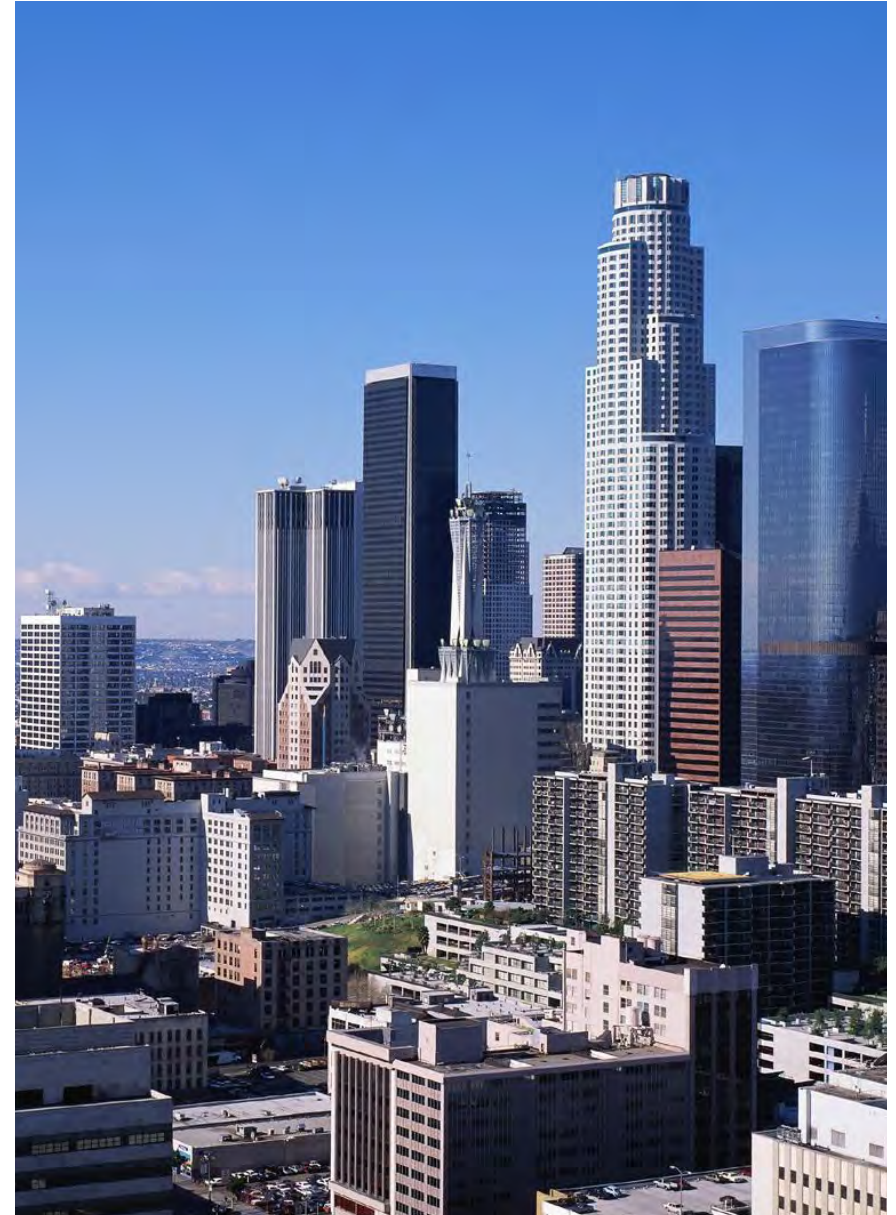
#### PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are two of the largest and busiest ports in the nation, making the metropolitan area a key link in the international supply chain.



#### JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities attract companies and residents to the sizable metro.





# TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world’s markets.
- Various interstate routes make the area accessible nationwide. This list includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN  
**15.6**

MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.

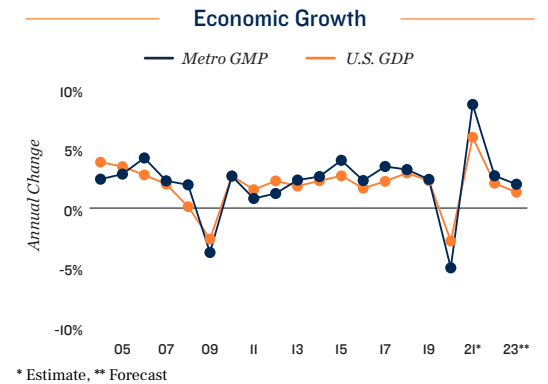


## ECONOMY

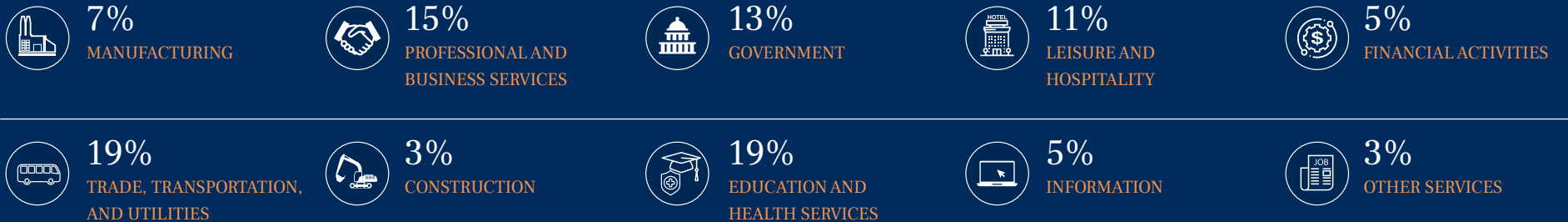
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Nine Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed nearly 4.6 million individuals at the onset of 2023.
- The metro's two ports make the area a major player in the domestic supply chain, fueling demand for warehouse and distribution space.

## MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services



## SHARE OF 2022 TOTAL EMPLOYMENT

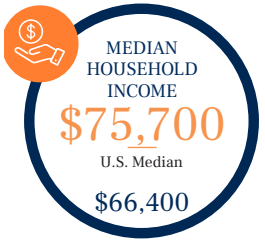
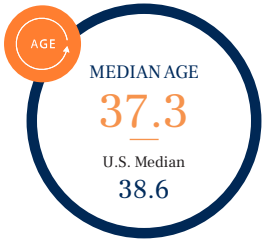




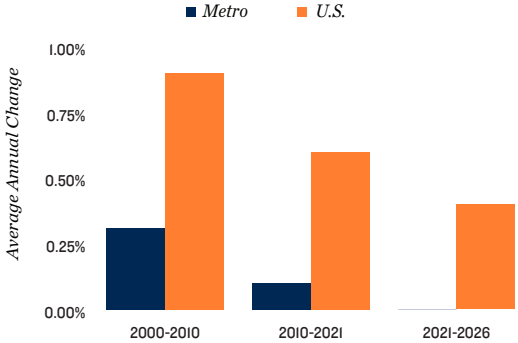
# DEMOGRAPHICS

- The population of roughly 10.1 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- More than 192,000 new residents are expected through 2027, translating into roughly 78,000 households formed during the period.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.

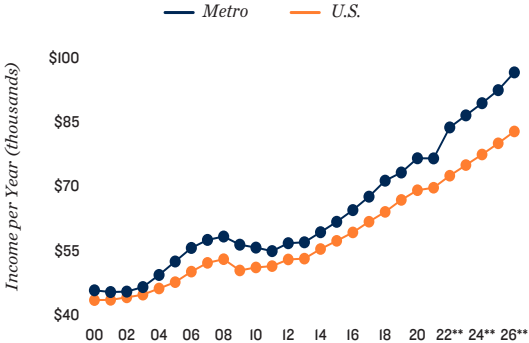
## QUICK FACTS



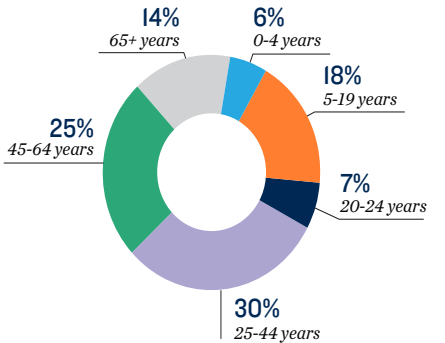
Population Growth



Median Household Income



2022 Population by Age



\* Forecast  
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

## QUALITY OF LIFE

The Los Angeles region enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is minimal most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus of the University of California system and six California State University campuses. Private institutions, such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art, and the Natural History Museum of Los Angeles County.

**\$820,000**

MEDIAN HOME PRICE



**100+**

MUSEUMS



**81**

MILES OF SHORELINE

### SPORTS

Baseball	<b>MLB</b>	LOS ANGELES DODGERS
Football	<b>NFL</b>	LOS ANGELES RAMS
Basketball	<b>NBA</b>	LOS ANGELES LAKERS
Hockey	<b>NHL</b>	LOS ANGELES KINGS
Soccer	<b>MLS</b>	LOS ANGELES GALAXY
Basketball	<b>NBA</b>	LOS ANGELES CLIPPERS
Football	<b>NFL</b>	LOS ANGELES CHARGERS
Soccer	<b>MLS</b>	LOS ANGELES FC

### EDUCATION

- UNIVERSITY OF CALIFORNIA, LOS ANGELES
- UNIVERSITY OF SOUTHERN CALIFORNIA
- CALIFORNIA INSTITUTE OF TECHNOLOGY
- LOYOLA MARYMOUNT UNIVERSITY
- CALIFORNIA STATE UNIVERSITY, LOS ANGELES
- CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- PEPPERDINE UNIVERSITY

### ARTS & ENTERTAINMENT

- LOS ANGELES ZOO & BOTANICAL GARDENS
- LOS ANGELES COUNTY MUSEUM OF ART
- NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY
- THE GREEK THEATRE

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



## 14317 Haynes St // DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2027 Projection</b>			
Total Population	64,169	337,007	745,688
<b>2022 Estimate</b>			
Total Population	61,649	329,477	729,490
<b>2010 Census</b>			
Total Population	57,121	318,369	705,293
<b>2000 Census</b>			
Total Population	55,809	314,156	683,331
<b>Daytime Population</b>			
2022 Estimate	46,003	294,243	610,914
<b>HOUSEHOLDS</b>			
<b>2027 Projection</b>			
Total Households	20,618	118,509	256,083
<b>2022 Estimate</b>			
Total Households	19,731	115,581	249,503
Average (Mean) Household Size	3.1	2.8	2.9
<b>2010 Census</b>			
Total Households	18,004	109,986	236,909
<b>2000 Census</b>			
Total Households	17,464	108,835	232,576
Growth 2022-2027	4.5%	2.5%	2.6%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	22,276	127,010	274,525
2022 Estimate	21,222	123,506	266,631
Owner Occupied	4,182	36,228	98,922
Renter Occupied	15,549	79,353	150,581
Vacant	1,492	7,924	17,128
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	19,731	115,581	249,503
1 Person Units	22.8%	27.3%	26.3%
2 Person Units	22.7%	26.4%	27.0%
3 Person Units	17.7%	16.1%	15.6%
4 Person Units	16.5%	13.9%	13.8%
5 Person Units	10.2%	7.9%	7.8%
6+ Person Units	10.2%	8.4%	9.5%

<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2022 Estimate</b>			
\$200,000 or More	5.6%	8.0%	9.9%
\$150,000-\$199,999	3.2%	6.5%	7.3%
\$100,000-\$149,999	11.8%	15.4%	16.5%
\$75,000-\$99,999	11.8%	12.7%	13.0%
\$50,000-\$74,999	16.4%	16.1%	15.6%
\$35,000-\$49,999	13.7%	11.9%	11.2%
\$25,000-\$34,999	11.8%	8.9%	7.8%
\$15,000-\$24,999	13.1%	9.8%	8.6%
Under \$15,000	12.7%	10.7%	10.0%
Average Household Income	\$74,574	\$94,364	\$104,781
Median Household Income	\$48,275	\$63,350	\$69,503
Per Capita Income	\$24,100	\$33,279	\$35,996
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2022 Estimate Total Population	61,649	329,477	729,490
Under 20	24.6%	23.2%	23.1%
20 to 34 Years	25.9%	24.5%	23.9%
35 to 39 Years	8.1%	8.2%	8.0%
40 to 49 Years	13.8%	13.8%	13.7%
50 to 64 Years	17.3%	17.8%	17.9%
Age 65+	10.2%	12.6%	13.3%
Median Age	34.7	36.3	36.8
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	42,429	233,167	516,853
Elementary (0-8)	18.8%	13.2%	13.0%
Some High School (9-11)	10.8%	8.7%	8.7%
High School Graduate (12)	22.3%	20.3%	19.9%
Some College (13-15)	19.3%	19.1%	19.0%
Associate Degree Only	6.7%	7.4%	7.1%
Bachelor's Degree Only	16.4%	22.7%	22.6%
Graduate Degree	5.6%	8.6%	9.7%
<b>Population by Gender</b>			
2022 Estimate Total Population	61,649	329,477	729,490
Male Population	50.9%	49.8%	49.9%
Female Population	49.1%	50.3%	50.1%

## DEMOGRAPHICS // 14317 Haynes St



### POPULATION

In 2022, the population in your selected geography is 729,490. The population has changed by 6.8 percent since 2000. It is estimated that the population in your area will be 745,688 five years from now, which represents a change of 2.2 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 36.8, compared with the U.S. average, which is 38.6. The population density in your area is 9,286 people per square mile.



### HOUSEHOLDS

There are currently 249,503 households in your selected geography. The number of households has changed by 7.3 percent since 2000. It is estimated that the number of households in your area will be 256,083 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 2.9 people.



### INCOME

In 2022, the median household income for your selected geography is \$69,503, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 74.8 percent since 2000. It is estimated that the median household income in your area will be \$81,848 five years from now, which represents a change of 17.8 percent from the current year.

The current year per capita income in your area is \$35,996, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$104,781, compared with the U.S. average, which is \$96,357.



### EMPLOYMENT

In 2022, 367,073 people in your selected area were employed. The 2000 Census revealed that 61.8 percent of employees are in white-collar occupations in this geography, and 38.2 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 28.2 minutes.



### HOUSING

The median housing value in your area was \$653,926 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 99,409 owner-occupied housing units and 133,167 renter-occupied housing units in your area. The median rent at the time was \$633.



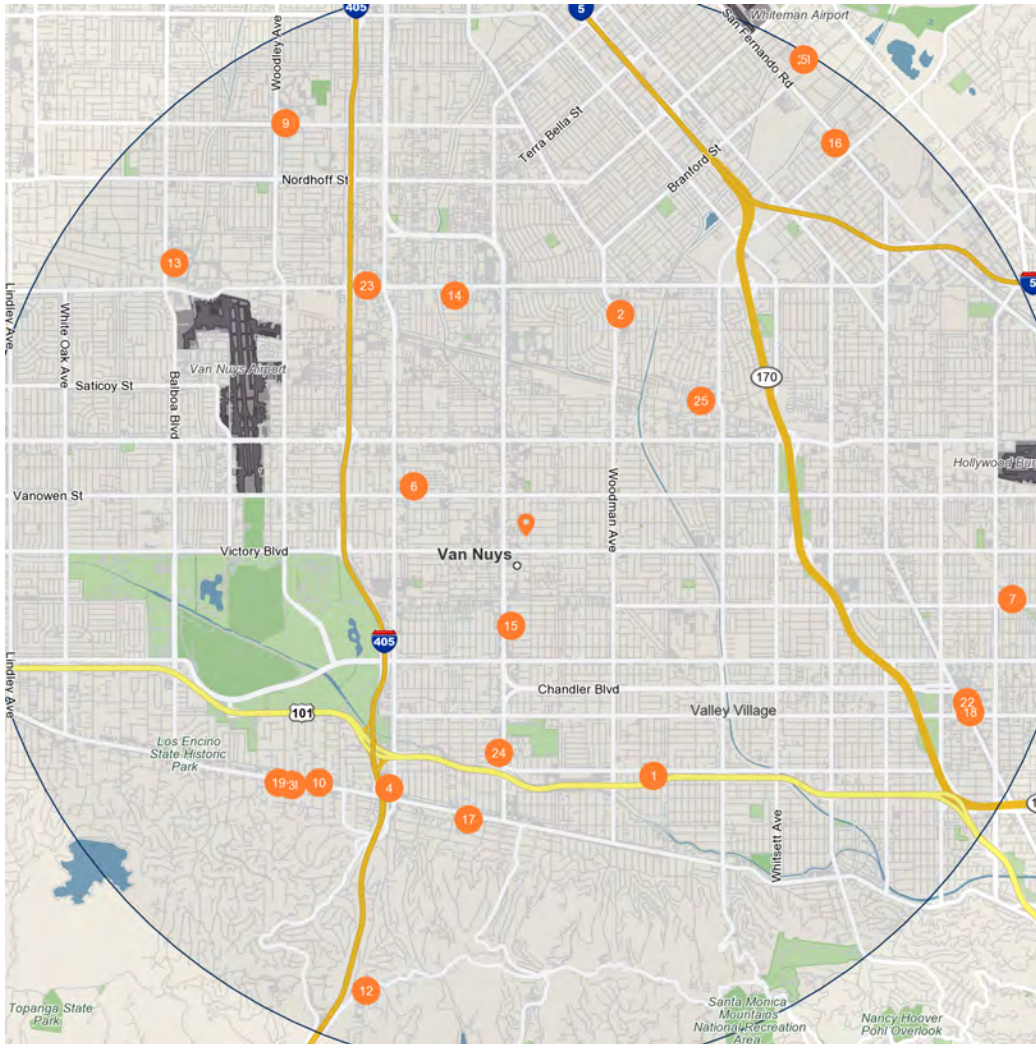
### EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 9.7 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 22.6 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.1 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 19.9 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.0 percent in the selected area compared with the 20.4 percent in the U.S.

## 14317 Haynes St // DEMOGRAPHICS



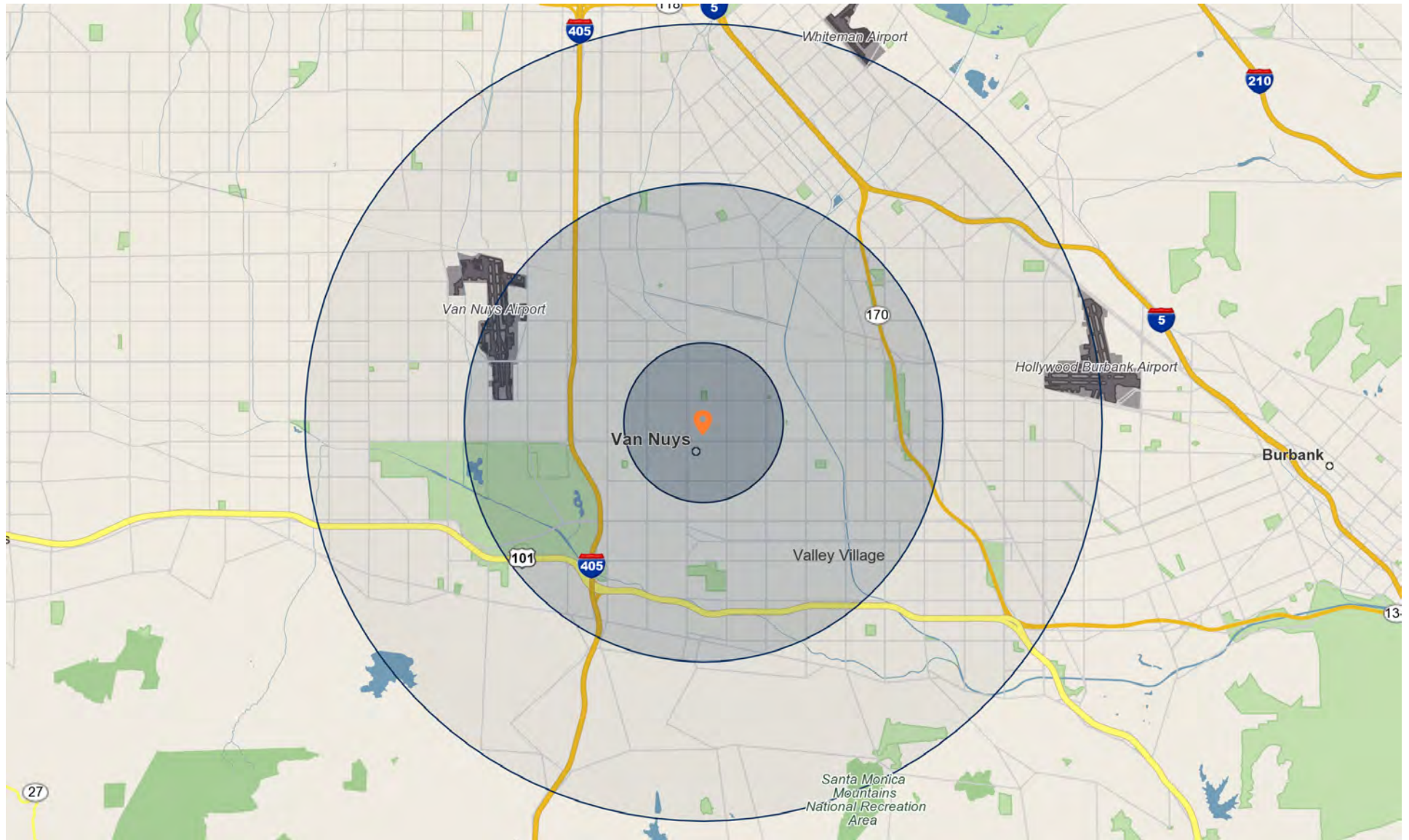
### Major Employers

### Employees

1	Sofro Fabrics Inc	3,810
2	Kaiser Foundation Hospitals-Kaiser Permanente	2,700
3	Team-One Emplment Splcsts LLC-Team One	2,392
4	Homebridge Financial Svcs Inc	1,700
5	PMC Global Inc	1,603
6	Valley Presbyterian Hospital-V P H	1,600
7	Vallarta Food Enterprises Inc-Supermercado Vallarta	1,171
8	PMC Capital Partners LLC	1,000
9	Veterans Health Administration-Sepulveda Ambltory Care Ctr Cl	810
10	Concrete Holding Co Cal Inc	790
11	Team-One Staffing Services Inc-Teamone Employment	751
12	American Jewish University	700
13	Lakeside Systems Inc-Lakeside Medical Systems	700
14	Deanco Healthcare LLC-Mission Community Hospital	700
15	Alta Hillywood Cmnty Hosp Van N	631
16	Pacifica of Valley Corporation-Pacifica Hospital of Valley	607
17	Mega Appraisers Inc	600
18	Starcom Worldwide Inc	566
19	Elizabeth Glaser Pedia	556
20	ACT Lighting Inc	556
21	ASC Group Inc	536
22	Kaiser Foundation Hospitals-North Hollywood Medical Offs	534
23	Galpin Motors Inc-Galpin Ford	500
24	Prime Hlthcare Svcs - Shрман O-Sherman Oaks Hospital	500
25	O P I Products Inc	500



# DEMOGRAPHICS // 14317 Haynes St









## EXCLUSIVELY LISTED BY

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