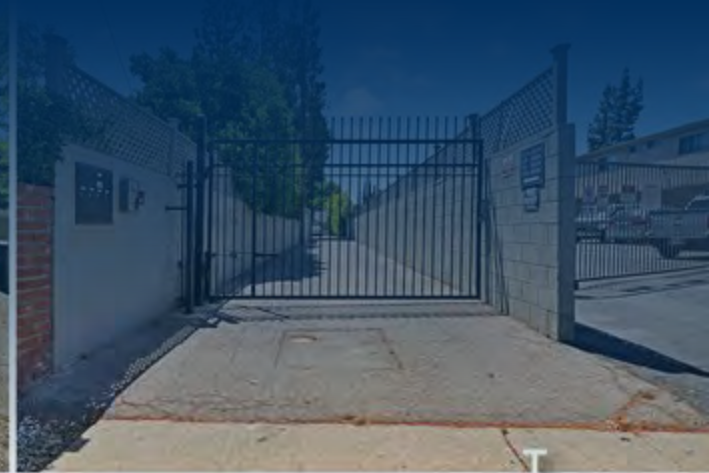


5 Homes On A 0.9 Acre Lot

6727 Orion Ave, Van Nuys, CA 91406



Marcus & Millichap

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TABLE OF CONTENTS

SECTION 1 Executive Summary	7
--	---

SECTION 2 Property Information	15
---	----

SECTION 3 Financial Analysis	21
---	----

SECTION 4 Sale Comparables	27
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SECTION 5 Lease Comparables	39
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SECTION 6 Market Overview	48
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SECTION 1

Executive Summary

OFFERING SUMMARY

Marcus & Millichap



OFFERING SUMMARY



Listing Price
\$2,077,011



Cap Rate
3.99%



of Units
5

FINANCIAL

Listing Price	\$2,077,011
Gross Income (Current / Pro Forma)	\$138,960 / \$225,000
NOI (Current / Pro Forma)	\$82,805 / \$162,926
Cap Rate (Current / Pro Forma)	3.99% / 7.84%
GRM (Current / Pro Forma)	14.95 / 9.23
Price/SF	\$369.31
Price/Unit	\$415,402

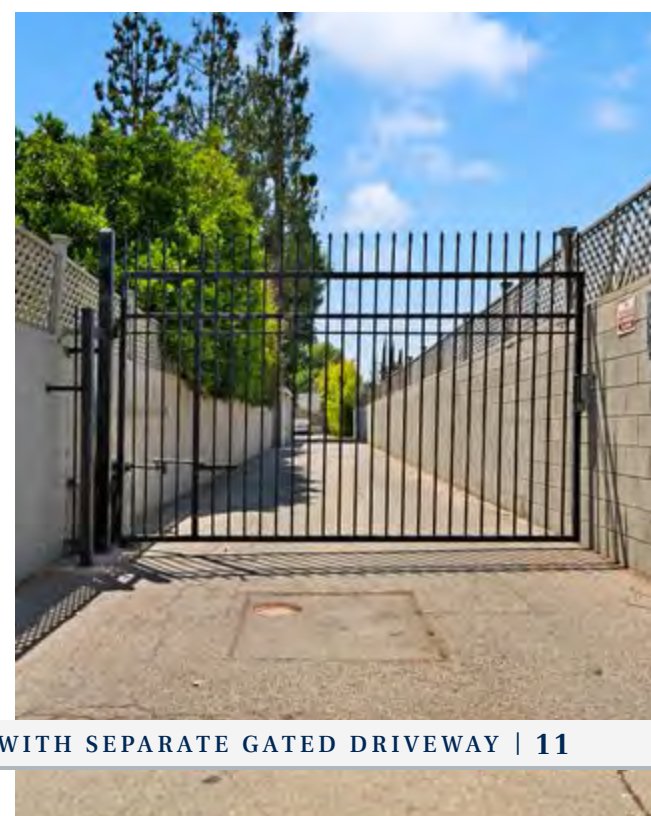
OPERATIONA

Gross SqFt	5,624 SF
# of Homes	5
Lot Size	0.9 Acres (39,016 SF)
Occupancy	100%
Year Built	1957

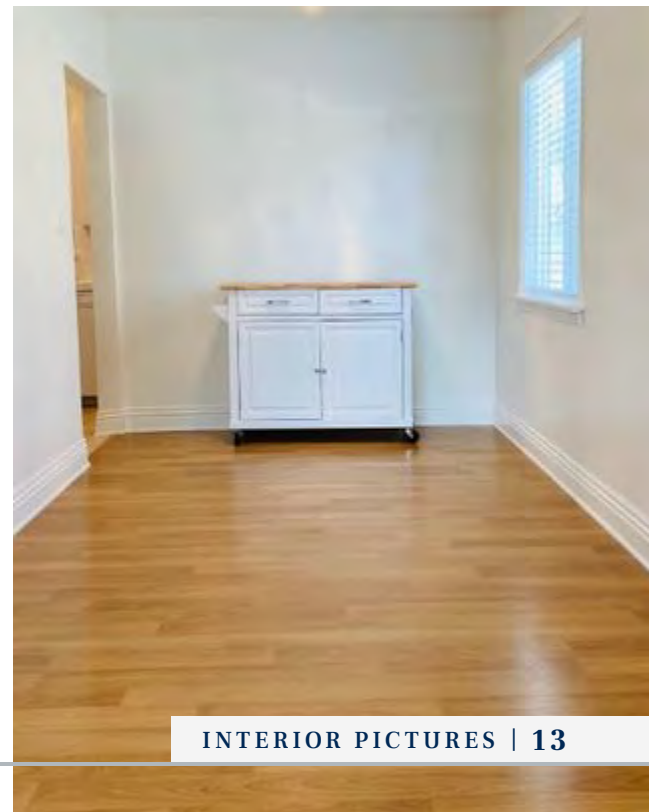




10 | 6727 ORION - FRONT HOUSE - 3 BED / 2 BATH + POOL & FRONT YARD









SECTION 2

Property Information

INVESTMENT HIGHLIGHTS

AMENITIES

REGIONAL MAP

LOCAL MAP

AERIAL MAP

Marcus & Millichap

6727 ORION AVE

Van Nuys, CA 91406

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present this unique offering at 6727 Orion Avenue in Van Nuys, CA. Situated on nearly an acre of land, this multifamily offering is comprised of 5 detached homes on one lot, all of which have their own private, fenced-off yard.

This offering has a great unit mix of homes with (1) 1 Bed / 1 Bath + Den house, (2) 2 Bed / 1 Bath homes, (1) 3 Bed / 1 Bath house, and in front there is a large 1,700+ sqft 3 Bed / 2 Bath house with a private gate, front yard, and pool in the back. In total, there is 5,624 square feet of building between the homes, making the average house 1,125 square feet, and these homes range from 800 square feet to 1,700+ square feet. This property has two separate automated gates and secured entrances. The first gate is private for the front house which is completely walled off from the rest of the property, and the second gate leads down a long driveway where you'll find the remaining 4 homes. Over the 20+ years of ownership, this mom and pop seller has taken pride in their management by meticulously maintaining the property and never shying away from spending money on capital improvements. According to the Sellers, they have spent an estimated \$165,000 of capital improvements, most of which were done in the past 5 years.

Great Value Add Strategies

First, the most obvious value add strategy for this property is to get rents up to market. According to our market research, similar single family homes in the area are renting for about \$3.33 per square foot. Using this as a guideline, there is over 60% upside potential in rents if the buyer was able to get these units vacant and re-lease them on the open market. Another strategy for adding value would be to build ADUs. The 2 bed home at the far back of the lot has the largest private outdoor area which is about 9,000 - 10,000 square feet of space. If an investor was going to build 2 detached ADUs, this large area in the back would be the ideal place to build them, and those new construction ADUs would be worth a lot more than they would cost to build.

The last avenue to add value, which has the most amount of upside potential but is not guaranteed to happen, would be to split the lot into two parcels without changing the zoning. In other words, the investor would work with the city to re-draw the parcel lines while maintaining the current R1 zoning. From our experience, redrawing the parcel lines is much more likely to be approved by the city as compared to re-zoning the lot, which has a very low likelihood of being approved.

This strategy would entail splitting the large front house and the 4 homes in back into two separate parcels, leaving a true single family home that could be sold off separately, and a very attractive 4-unit in back comprised of all detached homes. Since the 4 homes in back already have a separate driveway entrance, there would not need to be any changes to the current lot layout. If splitting the parcels was approved by the city, the buyer would be left with a large 3 bed / 2 bath house with a pool on an estimated 0.4 acre lot and 4 homes with a private driveway entrance on a separate 0.5 acre lot. The front house would be worth an estimated \$1.2M according to comparable single family home sales in the area which are selling for an average of \$700 per square foot. Then, the 4 unit with a separate parcel in the back would be worth around \$1.6M even with the low rents in place. In other words, if a savvy investor was able to achieve this lot split, the property would be worth around \$2.8M even without getting a single unit's rent up, and also before any ADUs were built.

We have calculated the maximum value potential of this property to be about \$4 million assuming the buyer successfully splits the lots, gets the rents to full market potential, and builds 2 detached ADUs. That is \$1.8 million of maximum upside potential, making this a very exciting opportunity to a value-add buyer.

INVESTMENT HIGHLIGHTS

Built in 1958 with Significant Renovations in the Past 10 Years

5 Separate Homes on a Very Large 0.9 Acre Lot

Each House Has a Private Outdoor Area - Very Large Homes Ranging from 800 SqFt to 1,700 SqFt

Front House is a 1,700 Square Foot Home with Private Gate, Front Yard, and Pool

Huge Upside Potential - Over 60% Upside in Rents - Ideal Property to Build 2 Detached ADUs at Back of Lot

Seller Has Owned the Property for More than 20 Years and Has Spent About \$165,000 on Capital Improvements

UNIT AMENITIES

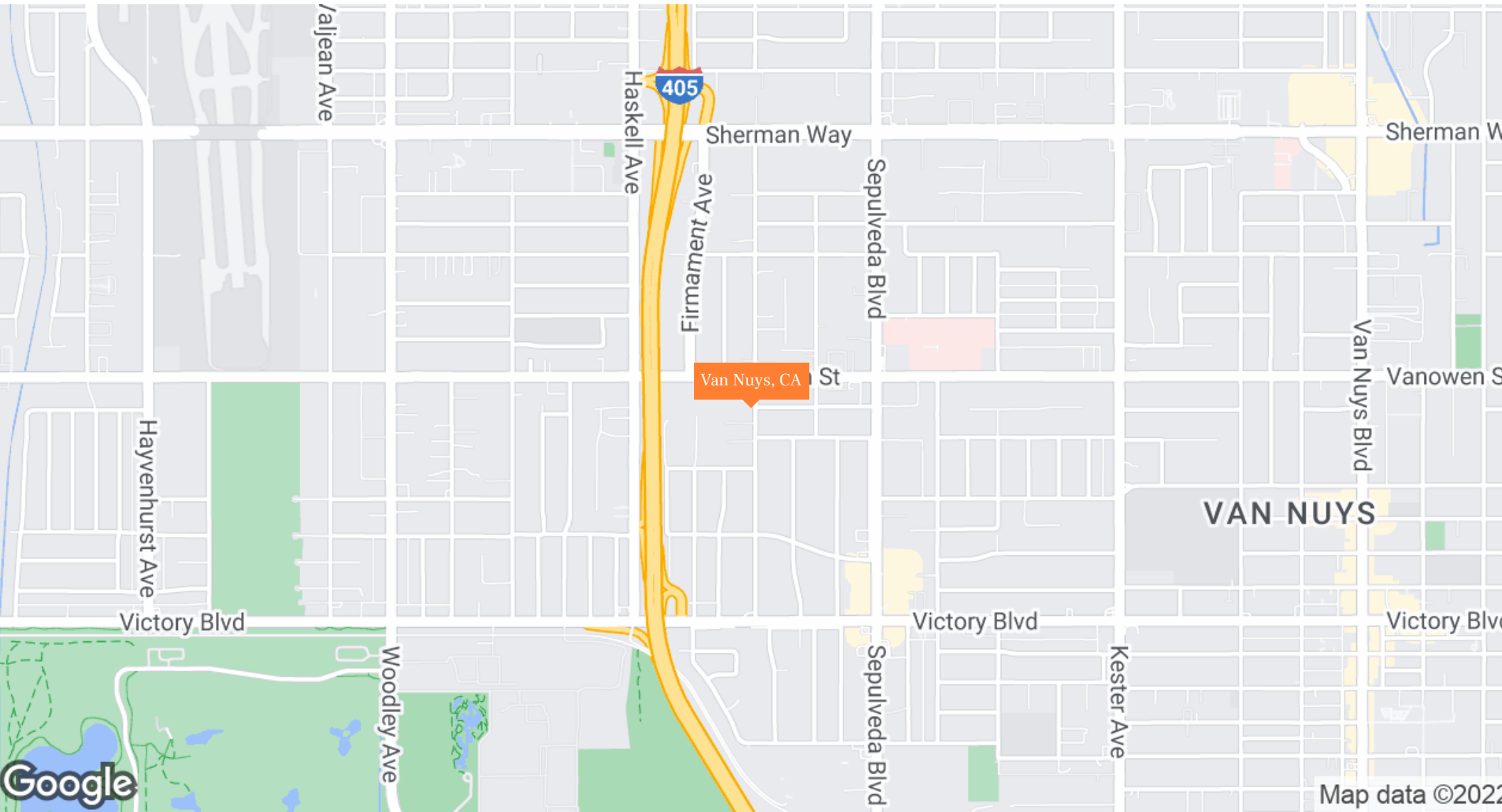
- All Units are Huge Single Family Homes - Homes Range from 800 sqft to 1,700+ sqft
- Great Mixture of 1 Bed, 2 Bed, and 3 Bed Homes
- All units Have in-unit Washer/Dryer and Large and Private Yards for Each Unit
- Front 3 Bed / 2 Bath House Has a Private Gated Entrance, Front Yard, and a Pool
- 4 of the 5 Homes Have Been Mostly or Completely Renovated

COMMON-AREA AMENITIES

- Secure, Gated Entryway - One for the Front House and another for the 4 homes in back
- Very Well Maintained and Renovated Property
- Seller Has Spent an Estimated \$165,000 on Capital Improvements
- Upgraded Roofs, Sewer Lines, Electric Meters, Shut Off Valves, and Landscaping
- All New Cinder Black Wall Around the Entire Property
- New Rain Gutters Throughout the Property
- More than Enough Parking for all Tenants and their Guests



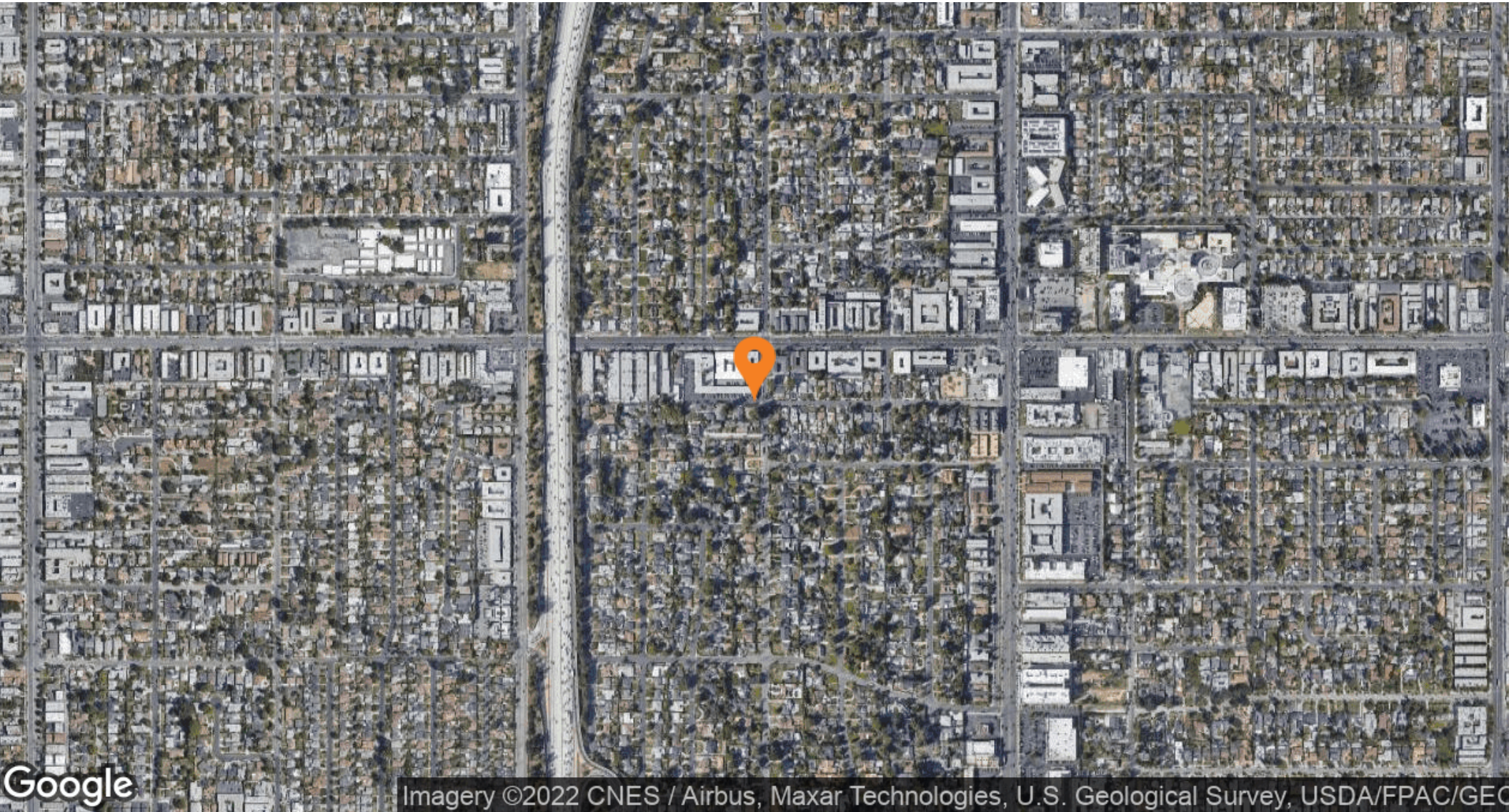
REGIONAL MAP // 6727 Orion Ave



6727 Orion Ave // LOCAL MAP



AERIAL MAP // 6727 Orion Ave



Google

Imagery ©2022 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEBCO

SECTION 3

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap

FINANCIAL DETAILS // 6727 Orion Ave

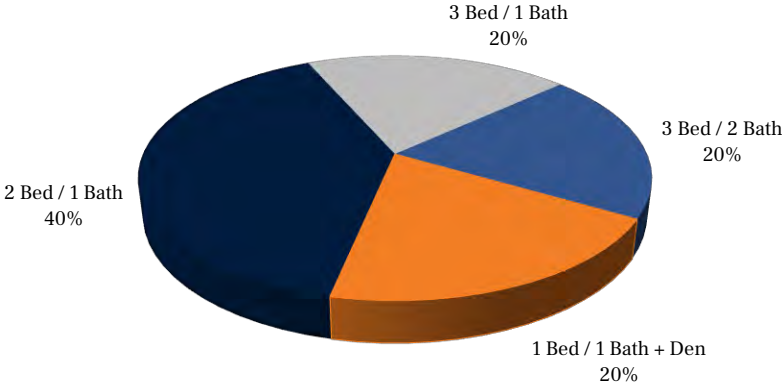
As of May,2022

UNIT	UNIT TYPE	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
6727	3 Bed / 2 Bath	\$2,783	\$0.00	\$4,900	\$0.00
6727.5	1 Bed / 1 Bath + Den	\$1,899	\$0.00	\$2,600	\$0.00
6729	2 Bed / 1 Bath	\$2,650	\$0.00	\$3,500	\$0.00
6731	3 Bed / 1 Bath	\$1,748	\$0.00	\$4,250	\$0.00
6731.5	2 Bed / 1 Bath	\$2,500	\$0.00	\$3,500	\$0.00
Total	Square Feet: 5,624	\$11,580	\$2.06	\$18,750	\$3.33

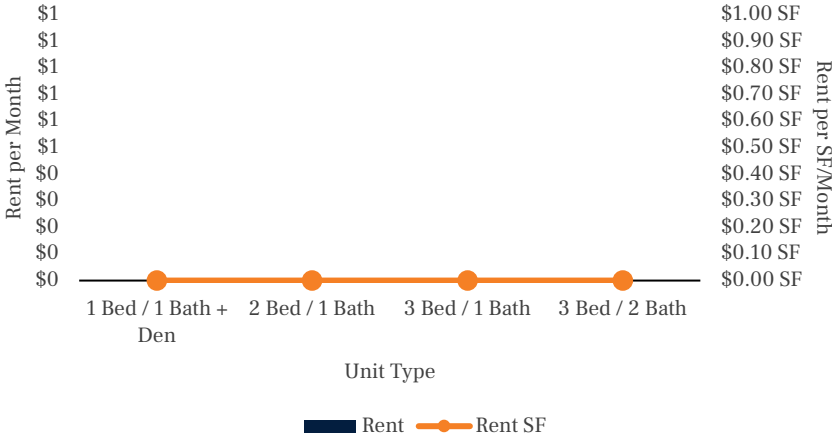
6727 Orion Ave // FINANCIAL DETAILS

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 + Den	1	N/A	\$1,899 - \$1,899	\$1,899	N/A	\$1,899	\$2,600	N/A	\$2,600
2 Bed / 1 Bath	2	N/A	\$2,500 - \$2,650	\$2,575	N/A	\$5,150	\$3,500	N/A	\$7,000
3 Bed / 1 Bath	1	N/A	\$1,748 - \$1,748	\$1,748	N/A	\$1,748	\$4,250	N/A	\$4,250
3 Bed / 2 Bath	1	N/A	\$2,783 - \$2,783	\$2,783	N/A	\$2,783	\$4,900	N/A	\$4,900
TOTALS/WEIGHTED AVERAGE!	5	1,125		\$2,316	\$2.06	\$11,580	\$3,750	\$3.33	\$18,750
GROSS ANNUALIZED RENTS				\$138,960			\$225,000		

Unit Distribution



Unit Rent



FINANCIAL DETAILS // 6727 Orion Ave

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	138,960		225,000		45,000	40.01
Physical Vacancy	(4,169)	3.0%	(6,750)	3.0%	(1,350)	(1.20)
TOTAL VACANCY	(\$4,169)	3.0%	(\$6,750)	3.0%	(\$1,350)	(\$1)
EFFECTIVE GROSS INCOME	\$134,791		\$218,250		\$43,650	\$38.81
EXPENSES						
Real Estate Taxes	24,924		24,924	[1]	4,985	4.43
Insurance	3,759		3,759	[2]	752	0.67
Utilities - LADWP & Trash	6,974		6,974	[3]	1,395	1.24
Landscaping, Repairs & Maitenance	6,600		6,600	[4]	1,320	1.17
AT&T	540		540	[5]	108	0.10
Pool	1,680		1,680	[6]	336	0.30
Pest Control	500		500	[7]	100	0.09
RSO	367		367	[8]	73	0.07
Gen & Admin	1,250		1,250		250	0.22
Management Fee	5,392	4.0%	8,730	4.0%	1,746	1.55
TOTAL EXPENSES	\$51,986		\$55,324		\$11,065	\$9.84
EXPENSES AS % OF EGI	38.6%		25.3%			
NET OPERATING INCOME	\$82,805		\$162,926		\$32,585	\$28.97

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

NOTES TO OPERATING STATEMENT

- [1] 1.15% of the purchase price
- [2] Seller provided financials
- [3] Seller provided financials
- [4] Seller provided financials
- [5] Seller provided financials
- [6] Seller provided financials
- [7] Seller provided financials
- [8] Seller provided financials
- [9] 4% of the gross rents

FINANCIAL DETAILS // 6727 Orion Ave

SUMMARY

Price	\$2,077,011	
Down Payment	\$2,077,011	100%
Number of Units	5	
Price Per Unit	\$415,402	
Price Per SqFt	\$369.31	
Gross SqFt	5,624	
Lot Size	0.90 Acres	
Approx. Year Built	1957	

RETURNS	Current	Pro Forma	Reno
CAP Rate	3.99%	7.84%	11.01%
GRM	14.95	9.23	
Cash-on-Cash	3.99%	7.84%	
Debt Coverage Ratio	N/A	N/A	

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
1	1 Bed / 1 Bath + Den	0	\$1,899	\$2,600
2	2 Bed / 1 Bath	0	\$2,575	\$3,500
1	3 Bed / 1 Bath	0	\$1,748	\$4,250
1	3 Bed / 2 Bath	0	\$2,783	\$4,900

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$138,960		\$225,000
Less: Vacancy/Deductions	3.0%	\$4,169	3.0%	\$6,750
Total Effective Rental Income		\$134,791		\$218,250
Other Income		\$0		\$0
Effective Gross Income		\$134,791		\$218,250
Less: Expenses	38.6%	\$51,986	25.3%	\$55,324
Net Operating Income		\$82,805		\$162,926
Cash Flow		\$82,805		\$162,926
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	3.99%	\$82,805	7.84%	\$162,926
Principal Reduction		\$0		\$0
TOTAL RETURN	3.99%	\$82,805	7.84%	\$162,926

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$24,924	\$24,924
Insurance	\$3,759	\$3,759
Utilities - LADWP & Trash	\$6,974	\$6,974
Landscaping, Repairs & Maintenance	\$6,600	\$6,600
AT&T	\$540	\$540
Pool	\$1,680	\$1,680
Pest Control	\$500	\$500
RSO	\$367	\$367
Gen & Admin	\$1,250	\$1,250
Management Fee	\$5,392	\$8,730
TOTAL EXPENSES	\$51,986	\$55,324
Expenses/Unit	\$10,397	\$11,065
Expenses/SF	\$9.24	\$9.84

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

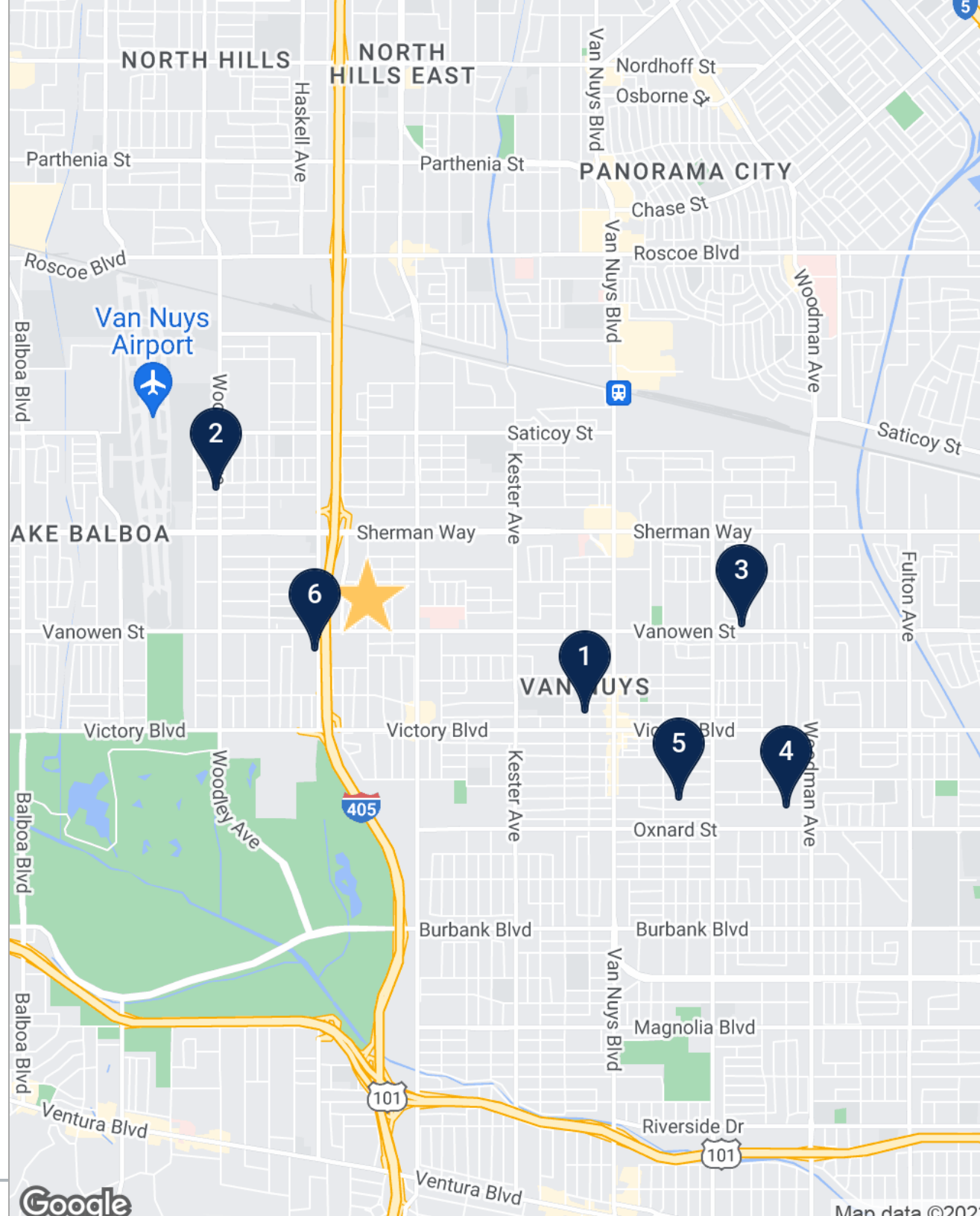
PRICE PER SF CHART

PRICE PER UNIT CHART






SALE COMPS

SALE COMPS MAP

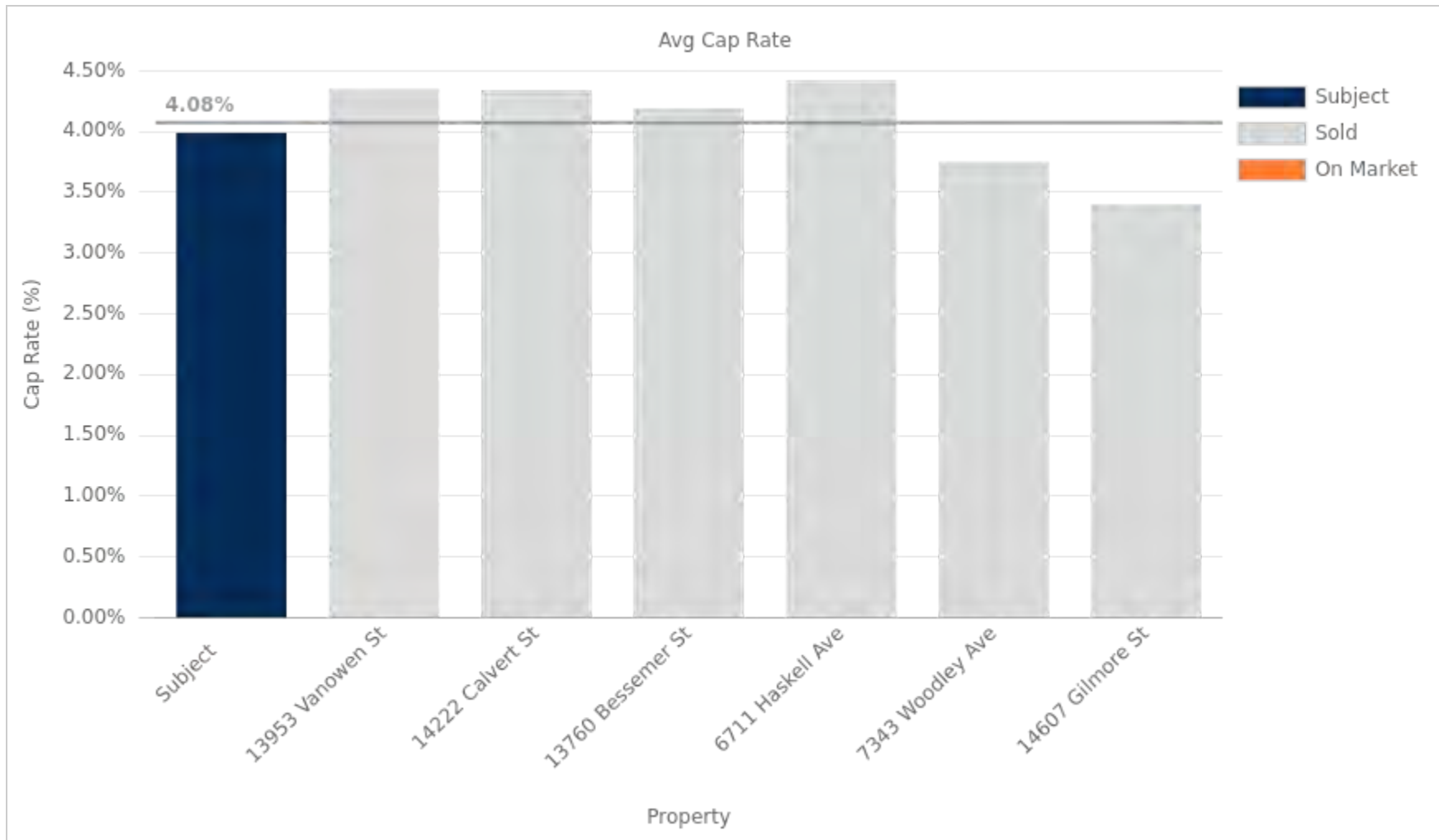
-  6727 Orion Ave
-  14607 Gilmore St
-  7343 Woodley Ave
-  13953 Vanowen St
-  13760 Bessemer St
-  14222 Calvert St
-  6711 Haskell Ave



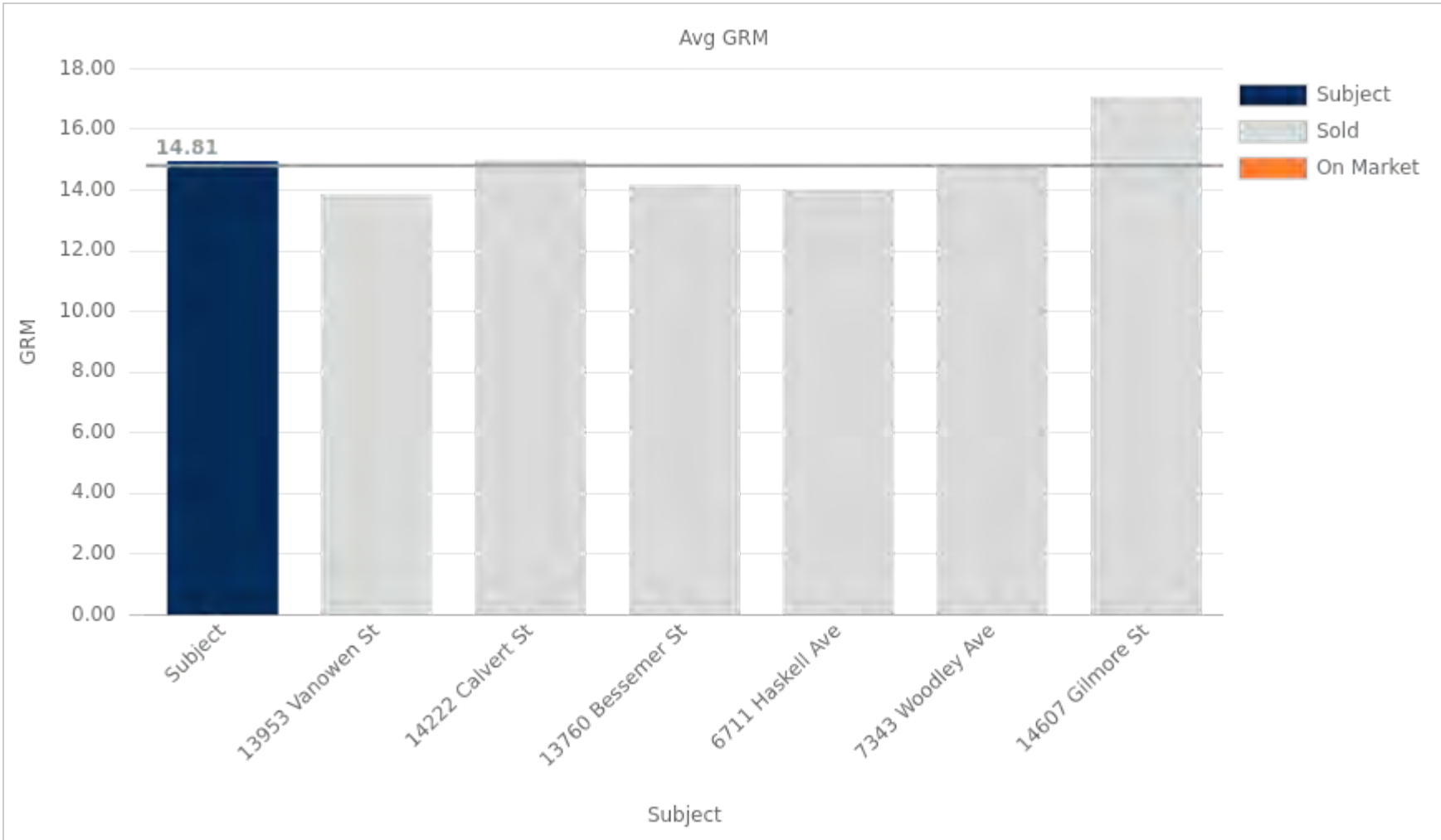
6727 Orion Ave // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	6727 Orion Ave Van Nuys, CA 91406	\$2,077,011	5,624 SF	\$369.31	0.9 AC	\$415,402	3.99%	5	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	14607 Gilmore St 14607 Gilmore St Van Nuys, CA 91411	\$1,850,000	4,663 SF	\$396.74	0.17 AC	\$264,285	3.40%	7	01/28/2022
	7343 Woodley Ave 7343 Woodley Ave Van Nuys, CA 91406	\$1,530,000	5,176 SF	\$295.60	0.14 AC	\$255,000	3.75%	6	01/28/2022
	13953 Vanowen St 13953 Vanowen St Van Nuys, CA 91405	\$3,335,000	10,310 SF	\$323.47	0.3 AC	\$238,214	4.35%	14	08/03/2021
	13760 Bessemer St 13760 Bessemer St Van Nuys, CA 91401	\$1,429,000	5,043 SF	\$283.36	0.17 AC	\$204,142	4.19%	7	11/04/2021
	14222 Calvert St 14222 Calvert St Van Nuys, CA 91401	\$1,420,000	5,060 SF	\$280.63	0.14 AC	\$236,666	4.34%	6	09/07/2021
	6711 Haskell Ave 6711 Haskell Ave Van Nuys, CA 91406	\$3,320,000	10,990 SF	\$302.09	0.29 AC	\$221,333	4.42%	15	12/03/2021
	AVERAGES	\$2,147,333	6,874 SF	\$313.65	0.2 AC	\$236,607	4.08%	9	-

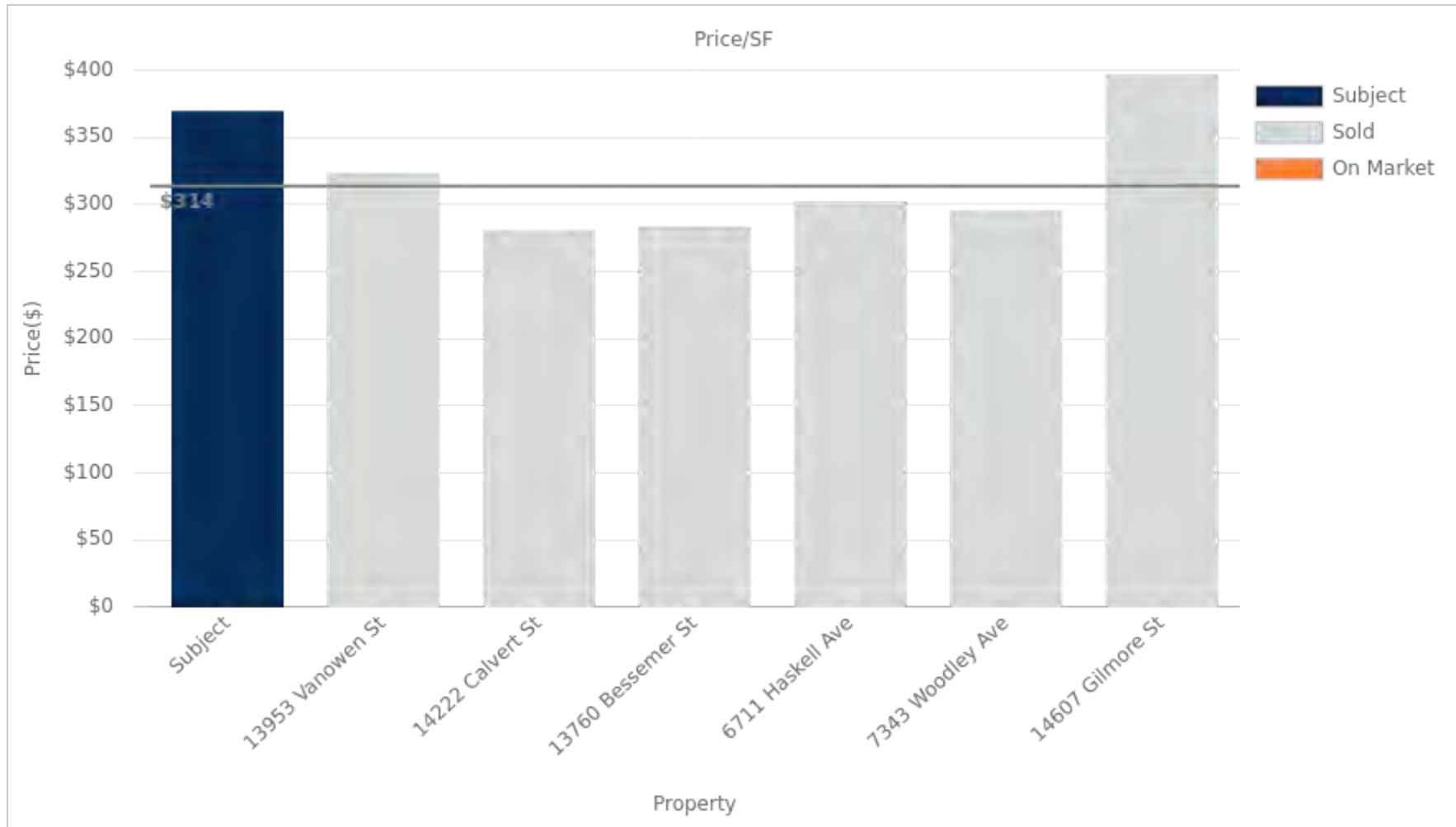
CAP RATE CHART // 6727 Orion Ave



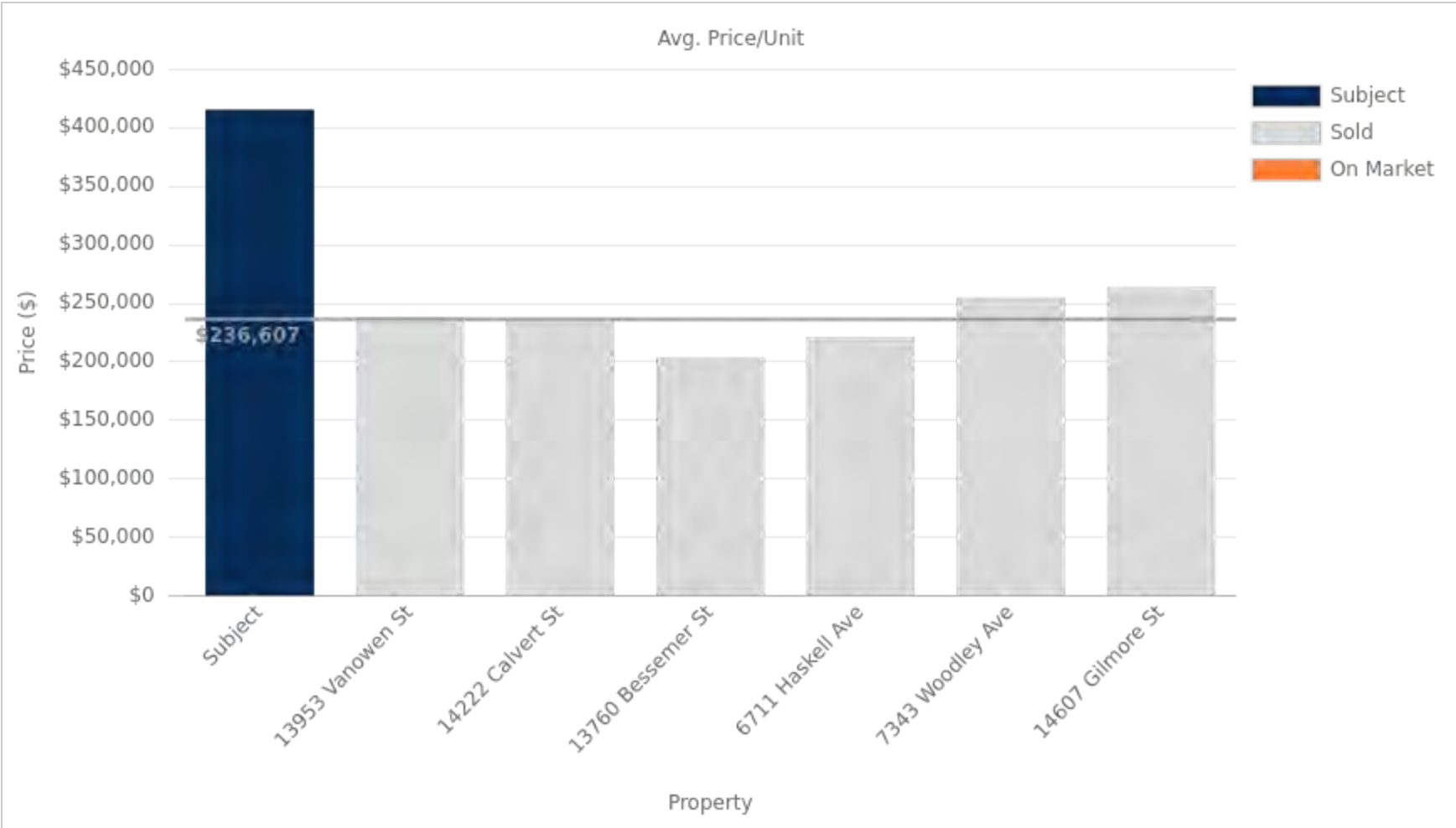
6727 Orion Ave // GRM CHART



PRICE PER SF CHART // 6727 Orion Ave



6727 Orion Ave // PRICE PER UNIT CHART



SALE COMPS // 6727 Orion Ave



★ **6727 Orion Ave**
Van Nuys, CA 91406

Listing Price:	\$2,077,011	Price/SF:	\$369.31
Property Type:	Multifamily	GRM:	14.95
NOI:	\$82,805	Cap Rate:	3.99%
Occupancy:	-	Year Built:	1957
COE:	On Market	Number Of Units:	5
Lot Size:	0.9 Acres	Price/Unit:	\$415,402
Total SF:	5,624 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath + Den	1	20.0	850	\$1,899	\$2.23
2 Bed / 1 Bath	2	40.0	950	\$2,575	\$2.71
3 Bed / 1 Bath	1	20.0	1,175	\$1,748	\$1.49
3 Bed / 2 Bath	1	20.0	1,700	\$2,783	\$1.64
TOTAL/AVG	5	100%	1,125	\$2,316	\$2.06



1 **14607 Gilmore St**
14607 Gilmore St Van Nuys, CA 91411

Sale Price:	\$1,850,000	Price/SF:	\$396.74
Property Type:	Multifamily	GRM:	17.06
NOI:	-	Cap Rate:	3.40%
Occupancy:	-	Year Built:	1978
COE:	01/28/2022	Number Of Units:	7
Lot Size:	0.17 Acres	Price/Unit:	\$264,285
Total SF:	4,663 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	6	85.7		\$1,300	
2 Bed / 1 Bath	1	14.3		\$1,396	
TOTAL/AVG	7	100%	0	\$1,313	

6727 Orion Ave // SALE COMPS



2 7343 Woodley Ave
7343 Woodley Ave Van Nuys, CA 91406

Sale Price:	\$1,530,000	Price/SF:	\$295.60
Property Type:	Multifamily	GRM:	14.8
NOI:	-	Cap Rate:	3.75%
Occupancy:	-	Year Built:	1964
COE:	01/28/2022	Number Of Units:	6
Lot Size:	0.14 Acres	Price/Unit:	\$255,000
Total SF:	5,176 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	1	16.7			
2 Bed / 1 Bath	5	83.3			
TOTAL/AVG	6	100%	0	\$0	



3 13953 Vanowen St
13953 Vanowen St Van Nuys, CA 91405

Sale Price:	\$3,335,000	Price/SF:	\$323.47
Property Type:	Multifamily	GRM:	13.87
NOI:	-	Cap Rate:	4.35%
Occupancy:	-	Year Built:	1954
COE:	08/03/2021	Number Of Units:	14
Lot Size:	0.3 Acres	Price/Unit:	\$238,214
Total SF:	10,310 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	6	42.9			
2 Bed / 1 Bath	8	57.1			
TOTAL/AVG	14	100%	0	\$0	

SALE COMPS // 6727 Orion Ave



4 13760 Bessemer St
13760 Bessemer St Van Nuys, CA 91401

Sale Price:	\$1,429,000	Price/SF:	\$283.36
Property Type:	Multifamily	GRM:	14.17
NOI:	-	Cap Rate:	4.19%
Occupancy:	-	Year Built:	1963
COE:	11/04/2021	Number Of Units:	7
Lot Size:	0.17 Acres	Price/Unit:	\$204,142
Total SF:	5,043 SF		

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



5 14222 Calvert St
14222 Calvert St Van Nuys, CA 91401

Sale Price:	\$1,420,000	Price/SF:	\$280.63
Property Type:	Multifamily	GRM:	14.98
NOI:	-	Cap Rate:	4.34%
Occupancy:	-	Year Built:	1957
COE:	09/07/2021	Number Of Units:	6
Lot Size:	0.14 Acres	Price/Unit:	\$236,666
Total SF:	5,060 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	66.7		\$1,170	
2 Bed / 1 Bath	1	16.7		\$1,950	
3 Bed / 2 Bath	1	16.7		\$1,350	
TOTAL/AVG	6	100%	0	\$1,330	



6 6711 Haskell Ave
6711 Haskell Ave Van Nuys, CA 91406

Sale Price:	\$3,320,000	Price/SF:	\$302.09
Property Type:	Multifamily	GRM:	14
NOI:	-	Cap Rate:	4.42%
Occupancy:	-	Year Built:	1962
COE:	12/03/2021	Number Of Units:	15
Lot Size:	0.29 Acres	Price/Unit:	\$221,333
Total SF:	10,990 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	3	20			
1 Bed / 1 Bath	8	53.3			
2 Bed / 1 Bath	3	20			
3 Bed / 2 Bath	1	6.7			
TOTAL/AVG	15	100%	0	\$0	

SINGLE FAMILY HOMES - SALE COMPS SUMMARY // 6727 Orion Ave

Address	City	Bed	Bath	SqFt	Lot SqFt	Year Built	Price / SqFt	Sale Price	Close Date
13752 Cohasset St	Van Nuys	2	2	1,337	6,711	1955	\$ 673.15	\$ 900,000	5/3/2022
6550 CoStello Ave	Van Nuys	2	1	1,350	8,136	1947	\$ 666.67	\$ 900,000	2/25/2022
6535 Mary Ellen Ave	Van Nuys	2	2	1,286	7,410	1951	\$ 668.74	\$ 860,000	2/25/2022
14206 Friar St	Van Nuys	2	2	1,224	6,261	1926	\$ 694.44	\$ 850,000	3/25/2022
6621 Densmore Ave	Van Nuys	2	1	872	5,952	1948	\$ 866.97	\$ 756,000	4/1/2022
15001 Hartland St	Van Nuys	2	1	1,005	6,648	1949	\$ 746.27	\$ 750,000	3/22/2022
2 Bed Home Sale Averages		2	1.5	1,179	6,853	1946	\$ 719.37	\$ 836,000	

Address	City	Bed	Bath	SqFt	Lot SqFt	Year Built	Price / SqFt	Sale Price	Close Date
6038 Varna Ave	Van Nuys	3	2	1,717	6,900	1953	\$ 676.76	\$ 1,162,000	5/5/2022
6645 Lemona Ave	Van Nuys	3	2	1,786	8,100	1950	\$ 619.40	\$ 1,106,250	4/13/2022
14761 Marlin Pl	Van Nuys	3	2	1,502	6,908	1956	\$ 727.36	\$ 1,092,500	4/20/2022
6700 Balboa Blvd	Van Nuys	3	2	1,524	6,121	1950	\$ 673.23	\$ 1,026,000	3/24/2022
7001 Colbath Ave	Van Nuys	3	2	1,297	7,381	1953	\$ 764.07	\$ 990,999	3/14/2022
15047 Leadwell St	Van Nuys	3	2	1,444	8,075	1954	\$ 671.75	\$ 970,000	4/21/2022
13611 Delano St	Van Nuys	3	2	1,216	6,336	1955	\$ 777.14	\$ 945,000	4/6/2022
3 Bed Home Sale Averages		3	2.0	1,498	7,117	1953	\$ 701.39	\$1,041,821	

SECTION 5

Lease Comparables

RENT COMPS MAP

RENT COMPS SUMMARY

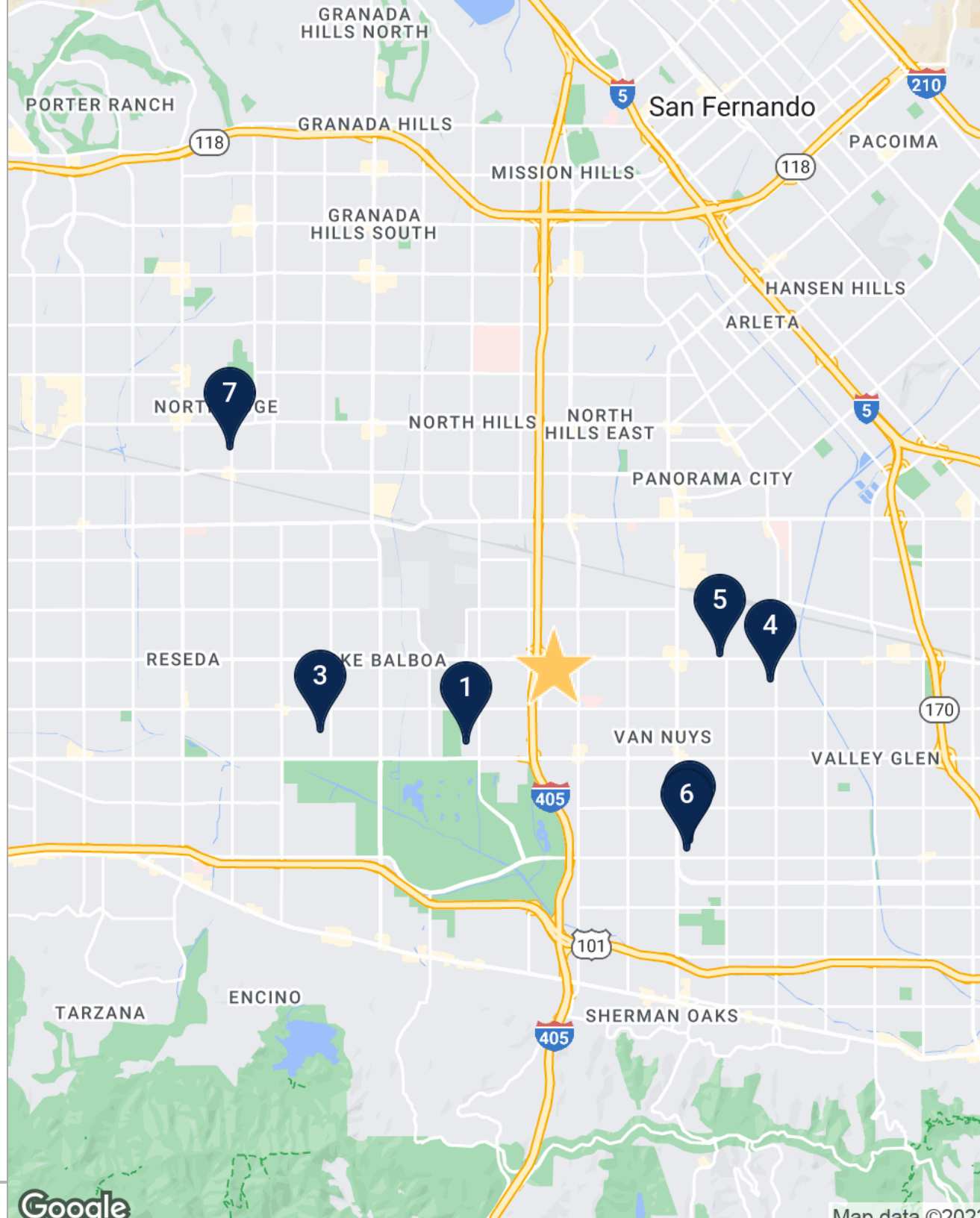
RENT BY BED CHART

RENT COMPS




Marcus & Millichap

RENT COMPS MAP

-  6727 Orion Ave
-  16201 Hamlin St
-  14363 Collins St
-  6566 Andasol Ave
-  13727 Hart St
-  7202 N Chestnut Ln
-  14416 Martha St
-  8855 Lindley Ave



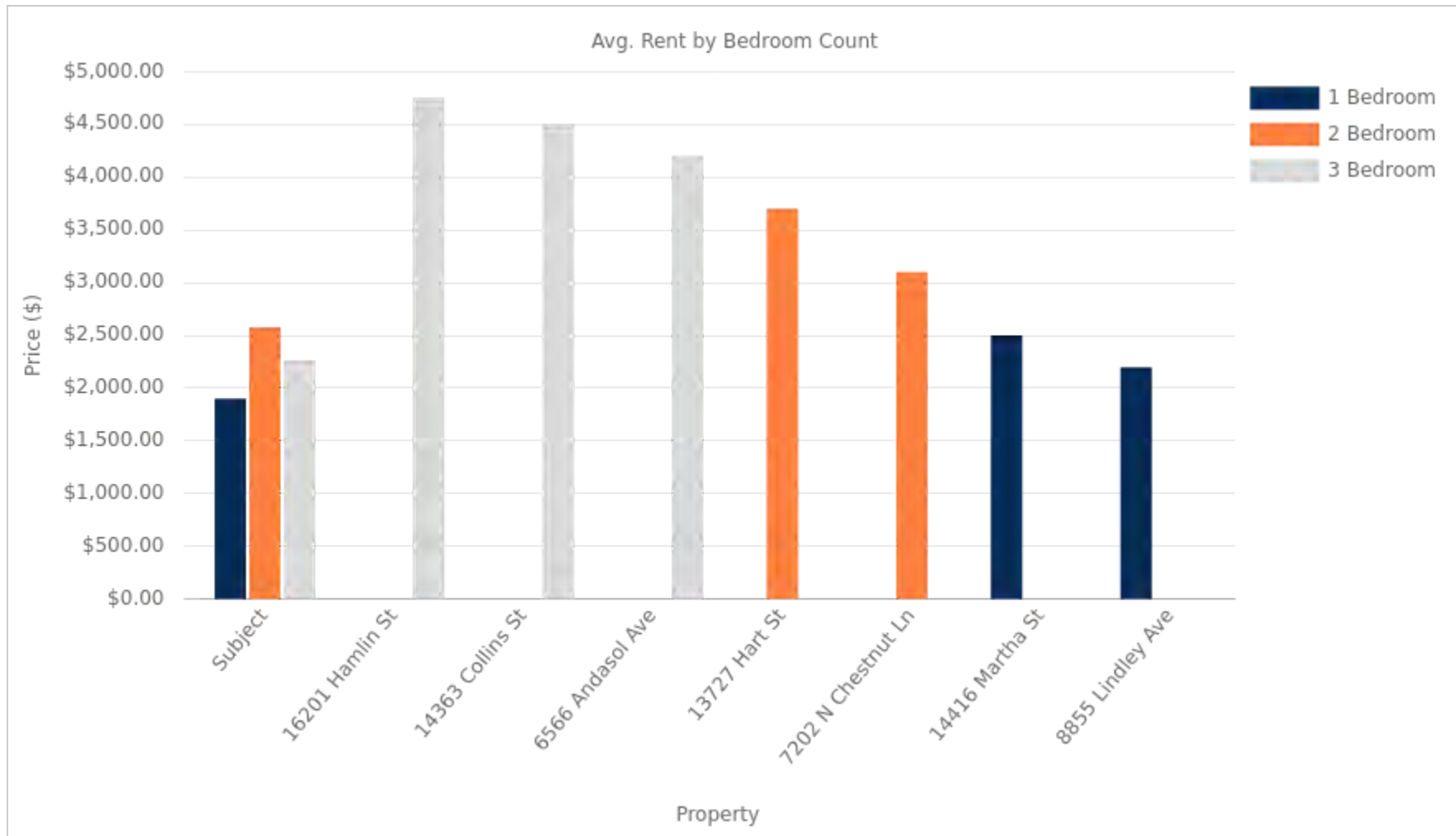
6727 Orion Ave // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	6727 Orion Ave Van Nuys, CA 91406	\$2.06	1,125 SF	\$2,316	5,624 SF	0.9 AC	5
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	16201 Hamlin St Van Nuys, CA 91406	\$3.20	1,485 SF	\$4,750	1,485 SF	0.15 AC	1
	14363 Collins St Van Nuys, CA 91401	\$2.66	1,692 SF	\$4,500	1,206 SF	0.16 AC	1
	6566 Andasol Ave Van Nuys, CA 91406	\$2.34	1,794 SF	\$4,200	1,794 SF	0.15 AC	1
	13727 Hart St Van Nuys, CA 91405	\$3.70	1,000 SF	\$3,700	1,000 SF	0.21 AC	1
	7202 N Chestnut Ln Van Nuys, CA 91405	\$2.04	1,520 SF	\$3,100	1,520 SF	0.02 AC	1
	14416 Martha St Van Nuys, CA 91401	\$3.33	750 SF	\$2,500	750 SF	0.16 AC	1

RENT COMPS SUMMARY // 6727 Orion Ave

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	8855 Lindley Ave Northridge, CA 91325	\$3.29	668 SF	\$2,195	700 SF	0.15 AC	1
	AVERAGES	\$2.94	1,273 SF	\$3,563	1,208 SF	0.14 AC	1

6727 Orion Ave // RENT BY BED CHART



RENT COMPS // 6727 Orion Ave

★ **6727 Orion Ave**
Van Nuys, CA 91406

🏠 5 Units | 🕒 Year Built 1957



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath + Den	1	20.0	850	\$1,899	\$2.23
2 Bed / 1 Bath	2	40.0	950	\$2,575	\$2.71
3 Bed / 1 Bath	1	20.0	1,175	\$1,748	\$1.49
3 Bed / 2 Bath	1	20.0	1,700	\$2,783	\$1.64
TOTAL/AVG	5	100%	1,125	\$2,316	\$2.06

1 **16201 Hamlin St**
Van Nuys, CA 91406

🏠 1 Units | 🕒 Year Built 1950



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,485	\$4,750	\$3.20
TOTAL/AVG	1	100%	1,485	\$4,750	\$3.20

6727 Orion Ave // RENT COMPS

2 14363 Collins St
Van Nuys, CA 91401

🏠 1 Units | 🕒 Year Built 1948



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 2 Bath	1	100	1,692	\$4,500	\$2.66
TOTAL/AVG	1	100%	1,692	\$4,500	\$2.66

3 6566 Andasol Ave
Van Nuys, CA 91406

🏠 1 Units | 🕒 Year Built 1966



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
3 Bed / 1 Bath	1	100	1,794	\$4,200	\$2.34
TOTAL/AVG	1	100%	1,794	\$4,200	\$2.34

RENT COMPS // 6727 Orion Ave

4 13727 Hart St
Van Nuys, CA 91405

 1 Units |  Year Built 1958



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,000	\$3,700	\$3.70
TOTAL/AVG	1	100%	1,000	\$3,700	\$3.70

5 7202 N Chestnut Ln
Van Nuys, CA 91405

 1 Units |  Year Built 2015



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 2 Bath	1	100	1,520	\$3,100	\$2.04
TOTAL/AVG	1	100%	1,520	\$3,100	\$2.04

6727 Orion Ave // RENT COMPS

6 14416 Martha St
Van Nuys, CA 91401

🏠 1 Units | 🕒 Year Built 1950



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	750	\$2,500	\$3.33
TOTAL/AVG	1	100%	750	\$2,500	\$3.33

7 8855 Lindley Ave
Northridge, CA 91325

🏠 1 Units | 🕒 Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	668	\$2,195	\$3.29
TOTAL/AVG	1	100%	668	\$2,195	\$3.29

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

SAN FERNANDO VALLEY

Approximately 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by 55,600 residents through 2025 as more households are attracted to the market's regionally affordable home prices and multifamily rents.



METRO HIGHLIGHTS



DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and healthcare.



EDUCATED WORKFORCE

Roughly 37 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree and 13 percent also obtained a graduate or professional degree.



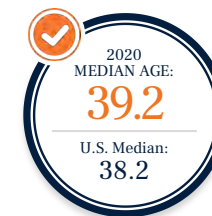
GROWTH

Population and household gains will increase faster than other large metros in Southern California, generating a demand for housing, and goods and services.

ECONOMY

- Known for its entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Brothers, DreamWorks and Paramount Ranch.
- Aerospace firms Boeing and Northrop Grumman as well as 21st Century Insurance generate numerous well-paying jobs.
- Healthcare is also a major source of employment and providers here include Kaiser Permanente and Providence Health & Services. As a result of the Valley's large concentration of high salaries and successful companies, household incomes are above the national average.

DEMOGRAPHICS



*Forecast

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

DEMOGRAPHICS // 6727 Orion Ave

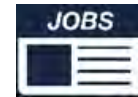
POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	43,980	304,454	732,373
2021 Estimate			
Total Population	42,963	297,023	717,486
2010 Census			
Total Population	41,414	286,098	696,489
2000 Census			
Total Population	41,137	280,199	671,968
Daytime Population			
2021 Estimate	43,244	273,635	655,971
HOUSEHOLDS			
2026 Projection			
Total Households	15,024	103,047	247,966
2021 Estimate			
Total Households	14,638	100,255	242,351
Average (Mean) Household Size	2.9	2.9	2.9
2010 Census			
Total Households	13,952	95,485	232,818
2000 Census			
Total Households	14,090	94,940	229,625
Growth 2021-2026	2.6%	2.8%	2.3%
HOUSING UNITS			
Occupied Units			
2026 Projection	16,212	110,458	264,968
2021 Estimate	15,735	107,135	258,207
Owner Occupied	3,564	33,228	101,376
Renter Occupied	11,075	67,027	140,975
Vacant	1,097	6,880	15,856
Persons in Units			
2021 Estimate Total Occupied Units	14,638	100,255	242,351
1 Person Units	26.7%	25.1%	25.2%
2 Person Units	24.4%	25.5%	26.5%
3 Person Units	17.1%	16.5%	16.2%
4 Person Units	14.9%	15.0%	14.6%
5 Person Units	8.6%	8.8%	8.4%
6+ Person Units	8.3%	9.1%	9.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	4.6%	7.0%	9.2%
\$150,000-\$199,999	3.0%	6.3%	7.4%
\$100,000-\$149,999	12.4%	14.7%	16.3%
\$75,000-\$99,999	11.2%	12.0%	12.7%
\$50,000-\$74,999	17.6%	16.5%	16.1%
\$35,000-\$49,999	15.1%	12.7%	11.5%
\$25,000-\$34,999	10.9%	9.6%	8.1%
\$15,000-\$24,999	11.9%	10.3%	8.7%
Under \$15,000	13.1%	11.0%	10.0%
Average Household Income	\$71,942	\$89,252	\$101,972
Median Household Income	\$48,789	\$59,708	\$67,946
Per Capita Income	\$24,832	\$30,286	\$34,601
POPULATION PROFILE			
Population By Age			
2021 Estimate Total Population	42,963	297,023	717,486
Under 20	24.0%	24.5%	23.4%
20 to 34 Years	25.9%	24.4%	23.6%
35 to 39 Years	8.3%	8.1%	7.6%
40 to 49 Years	14.0%	13.9%	13.5%
50 to 64 Years	17.2%	17.4%	18.2%
Age 65+	10.7%	11.6%	13.7%
Median Age	35.1	35.6	36.9
Population 25+ by Education Level			
2021 Estimate Population Age 25+	29,802	205,483	503,558
Elementary (0-8)	15.2%	14.7%	12.4%
Some High School (9-11)	9.9%	9.2%	8.3%
High School Graduate (12)	24.0%	21.3%	20.6%
Some College (13-15)	19.8%	19.2%	19.4%
Associate Degree Only	6.3%	7.0%	7.2%
Bachelor's Degree Only	18.8%	20.3%	22.1%
Graduate Degree	5.9%	8.3%	10.0%
Population by Gender			
2021 Estimate Total Population	42,963	297,023	717,486
Male Population	50.8%	50.0%	49.6%
Female Population	49.2%	50.0%	50.4%



POPULATION

In 2021, the population in your selected geography is 717,486. The population has changed by 6.8 percent since 2000. It is estimated that the population in your area will be 732,373 five years from now, which represents a change of 2.1 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 36.9, compared with the U.S. average, which is 38.4. The population density in your area is 9,134 people per square mile.



EMPLOYMENT

In 2021, 336,210 people in your selected area were employed. The 2000 Census revealed that 63.7 percent of employees are in white-collar occupations in this geography, and 36.3 percent are in blue-collar occupations. In 2021, unemployment in this area was 11.0 percent. In 2000, the average time traveled to work was 27.8 minutes.



HOUSEHOLDS

There are currently 242,351 households in your selected geography. The number of households has changed by 5.5 percent since 2000. It is estimated that the number of households in your area will be 247,966 five years from now, which represents a change of 2.3 percent from the current year. The average household size in your area is 2.9 people.



HOUSING

The median housing value in your area was \$578,329 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 103,351 owner-occupied housing units and 126,274 renter-occupied housing units in your area. The median rent at the time was \$641.



INCOME

In 2021, the median household income for your selected geography is \$67,946, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 66.3 percent since 2000. It is estimated that the median household income in your area will be \$71,904 five years from now, which represents a change of 5.8 percent from the current year.

The current year per capita income in your area is \$34,601, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$101,972, compared with the U.S. average, which is \$94,822.



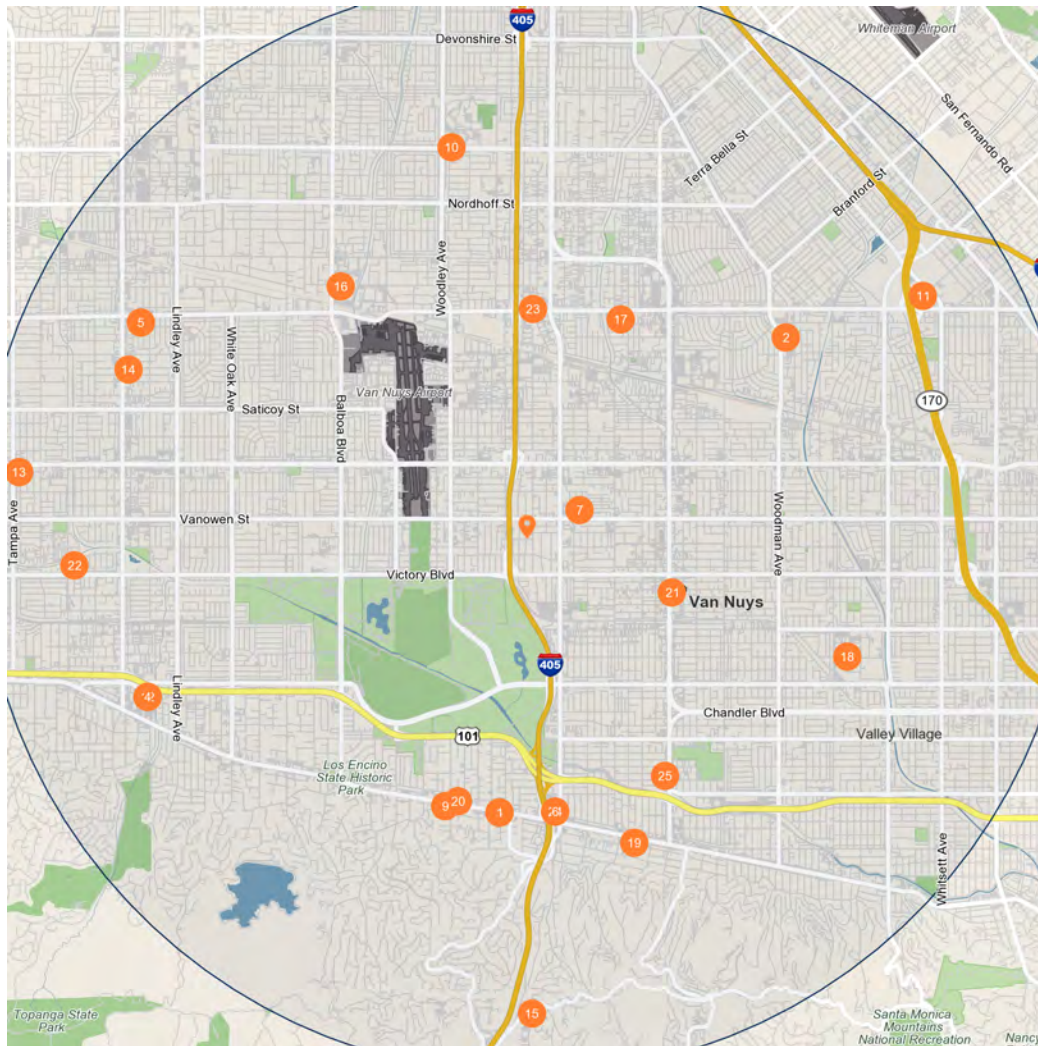
EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 10.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 22.1 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 7.2 percent vs. 8.3 percent, respectively.

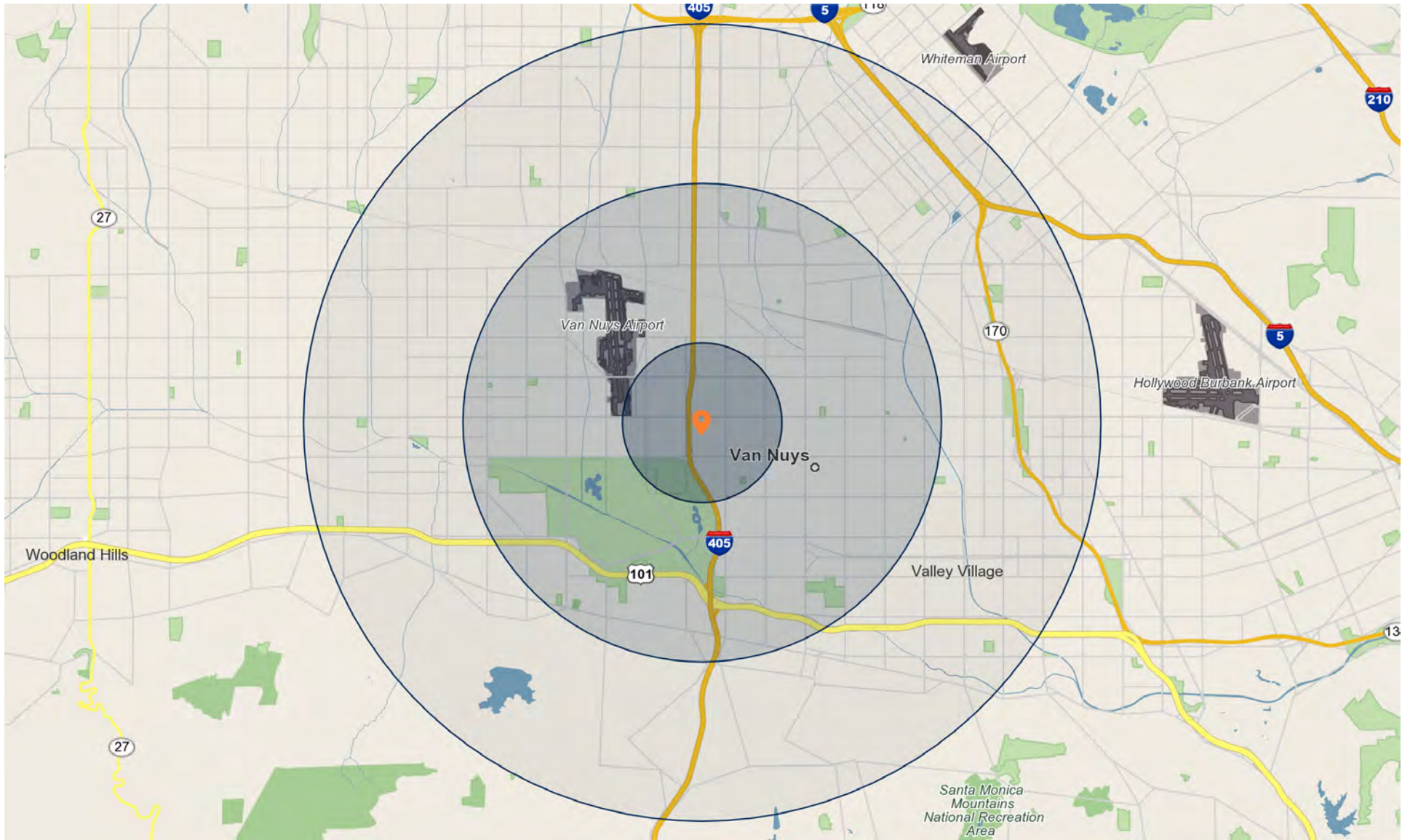
The area had fewer high-school graduates, 20.6 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.4 percent in the selected area compared with the 20.5 percent in the U.S.

DEMOGRAPHICS // 6727 Orion Ave



Major Employers		Employees
1	Team-One Staffing Services Inc-Teamone Employment	5,002
2	Kaiser Foundation Hospitals-Kaiser Permanente	3,000
3	Team-One Emplment Splclts LLC-Team One	2,658
4	AMI-Hti Tarzana Encino Joint V-A M I Ench-Trzana Rgnal Med Ce	1,800
5	Dignity Health-Northridge Hospital Med Ctr	1,750
6	Homebridge Financial Svcs Inc	1,700
7	Valley Presbyterian Hospital	1,600
8	Providence Tarzana Medical Ctr	1,300
9	Elizabeth Glaser Pedia	1,000
10	Veterans Health Administration-Sepulveda Ambulatory Care	900
11	City of Los Angeles-Water & Power Dept	900
12	Amisub of California Inc-Amisub	900
13	Los Angles Jewish HM For Aging-Grancell Village	760
14	Verizon Communications Inc-Verizon	744
15	American Jewish University	700
16	Lakeside Systems Inc-Lakeside Medical Systems	700
17	Deanco Healthcare LLC-Mission Community Hospital	700
18	Los Angeles Cmnty College Dst-La Valley College	600
19	Mega Appraisers Inc	600
20	Tenet Healthsystem Medical Inc	509
21	City of Los Angeles	508
22	Los Angles Jewish HM For Aging-Eisenberg Village	500
23	Galpin Motors Inc-Galpin Ford	500
24	Pk Management LLC	500
25	Prime Hlthcare Svcs - Shrman O-Sherman Oaks Hospital	500

6727 Orion Ave // DEMOGRAPHICS





EXCLUSIVELY LISTED BY

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