



7543

CANBY AVE

RESEDA, CA

Marcus & Millichap
LAAA TEAM

TRUE VALUE ADD OPPORTUNITY

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MARKET OVERVIEW

An aerial night view of a city skyline, likely Los Angeles, with numerous skyscrapers and residential areas illuminated. A teal overlay covers the left side of the image, containing the text 'THE OPPORTUNITY'.

THE OPPORTUNITY

INVESTMENT OVERVIEW

TRUE VALUE ADD OPPORTUNITY

LAAA Team of Marcus & Millichap is proud to present this 8-unit apartment building located at 7543 Canby Avenue in Reseda, California. This 5,501 square foot building sits on an 8,425 square foot lot (0.19 acres), and it boasts an excellent unit mix of six 1 Bed / 1 Bath units and two 2 Bed / 1 Bath units.

The offering presents a true value add opportunity for an investor with over 60% upside in rents, and with no tuck-under parking, the property does not need any seismic retrofitting. This investment offering provides a savvy investor the opportunity to capitalize on the existing low rents and own an investment property in a strong and centrally located rental pocket of Reseda. The potential yield this property has to offer is one of a kind.

Additionally, the buyer would be wise to look into the feasibility of adding ADUs to this property since each added unit would be worth significantly more than it would cost to build in this location.

Reseda is a neighborhood in the San Fernando Valley, flanked on the north by Northridge, on the east by Lake Balboa, on the south by Tarzana and Encino, and on the west by Winnetka. The subject property is situated on the corner of Saticoy Street and Canby Avenue on the southeast corner of Reseda Boulevard.



TRUE VALUE ADD OPPORTUNITY



BRAND-NEW ROOF



NO SEISMIC RETROFIT REQUIRED



INVESTMENT HIGHLIGHTS

- Built in 1960 | 8,425 SqFt Lot
- True Value Add Opportunity
- Over 60% Upside in Rents
- No Seismic Retrofit Required
- Excellent Unit Mix of 1 and 2 Bedrooms
- Brand New Roof
- Desirable Rental Location
- Possibility to Add ADUs

THE OFFERING

PROPERTY SUMMARY

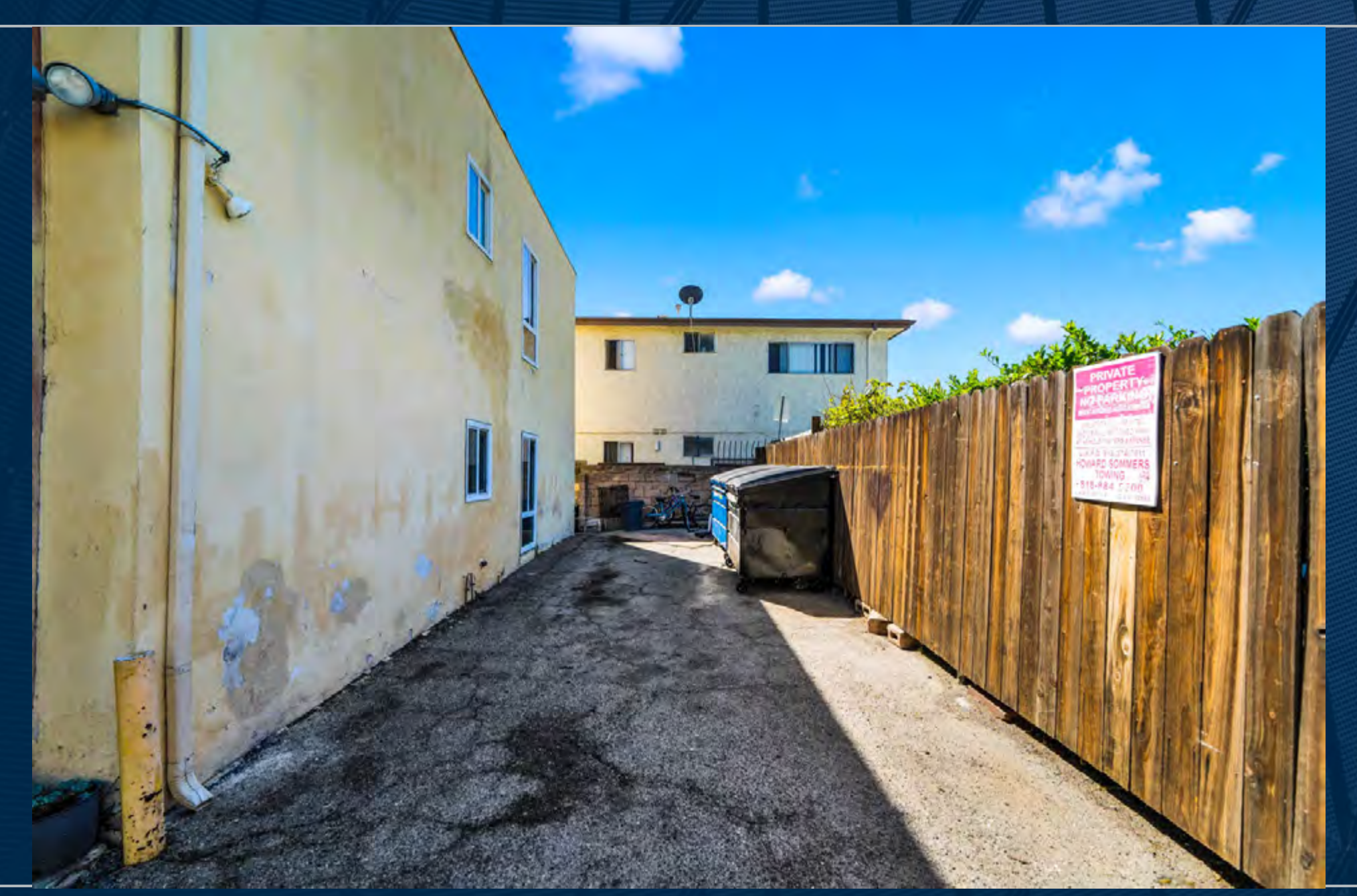
Address	7543 Canby Ave Reseda, CA 91335
Price	\$1,650,000
APN	2119-017-037
Units	8
Price / Units	\$206,250
Price / SF	\$299.95
Gross SF	5,501
Lot Size	0.19 Acres
Year Built	1960
CAP Rate	3.02%
GRM	17.17
Cash-on-Cash	3.02%



PROPERTY PHOTOS



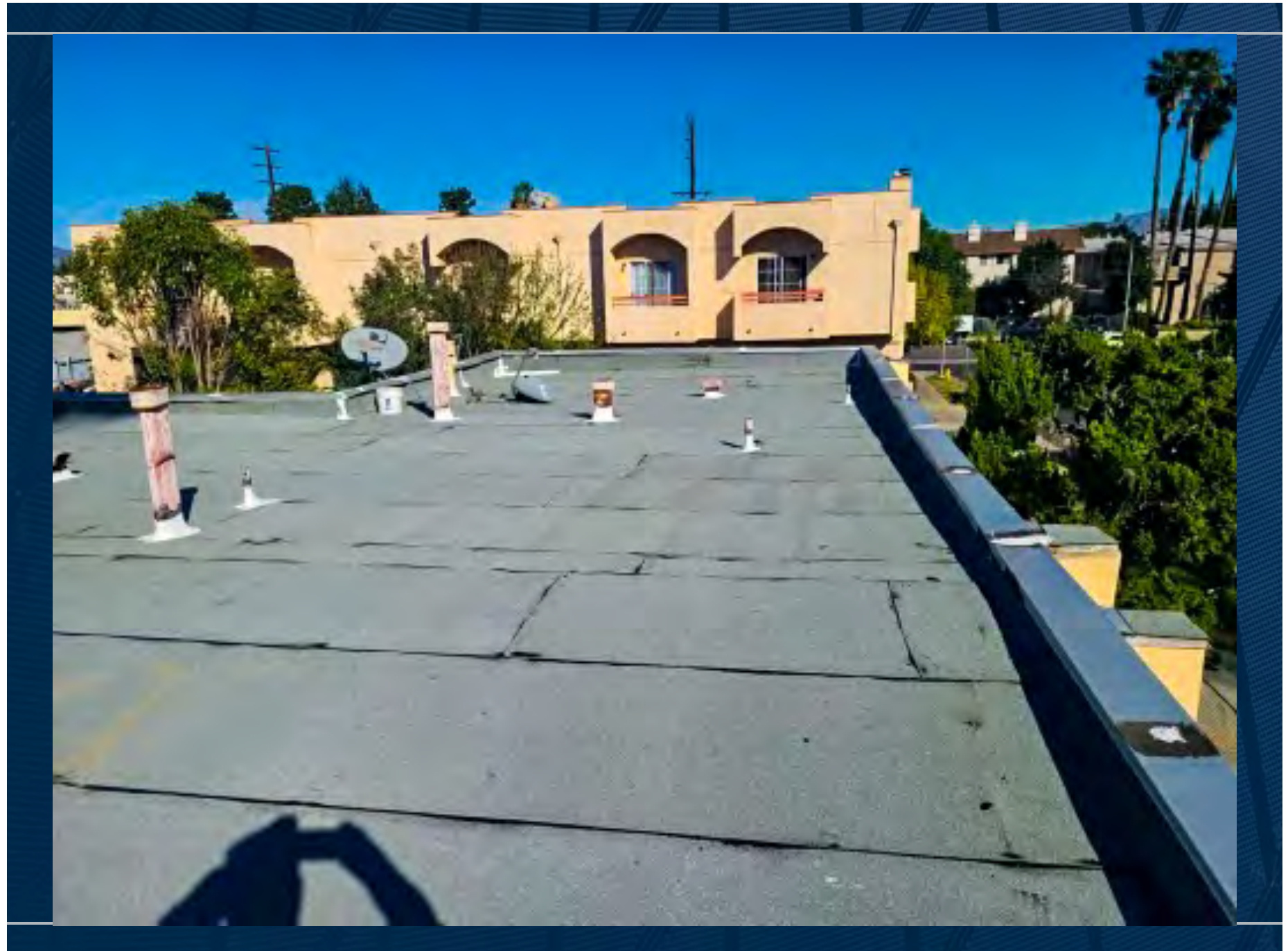
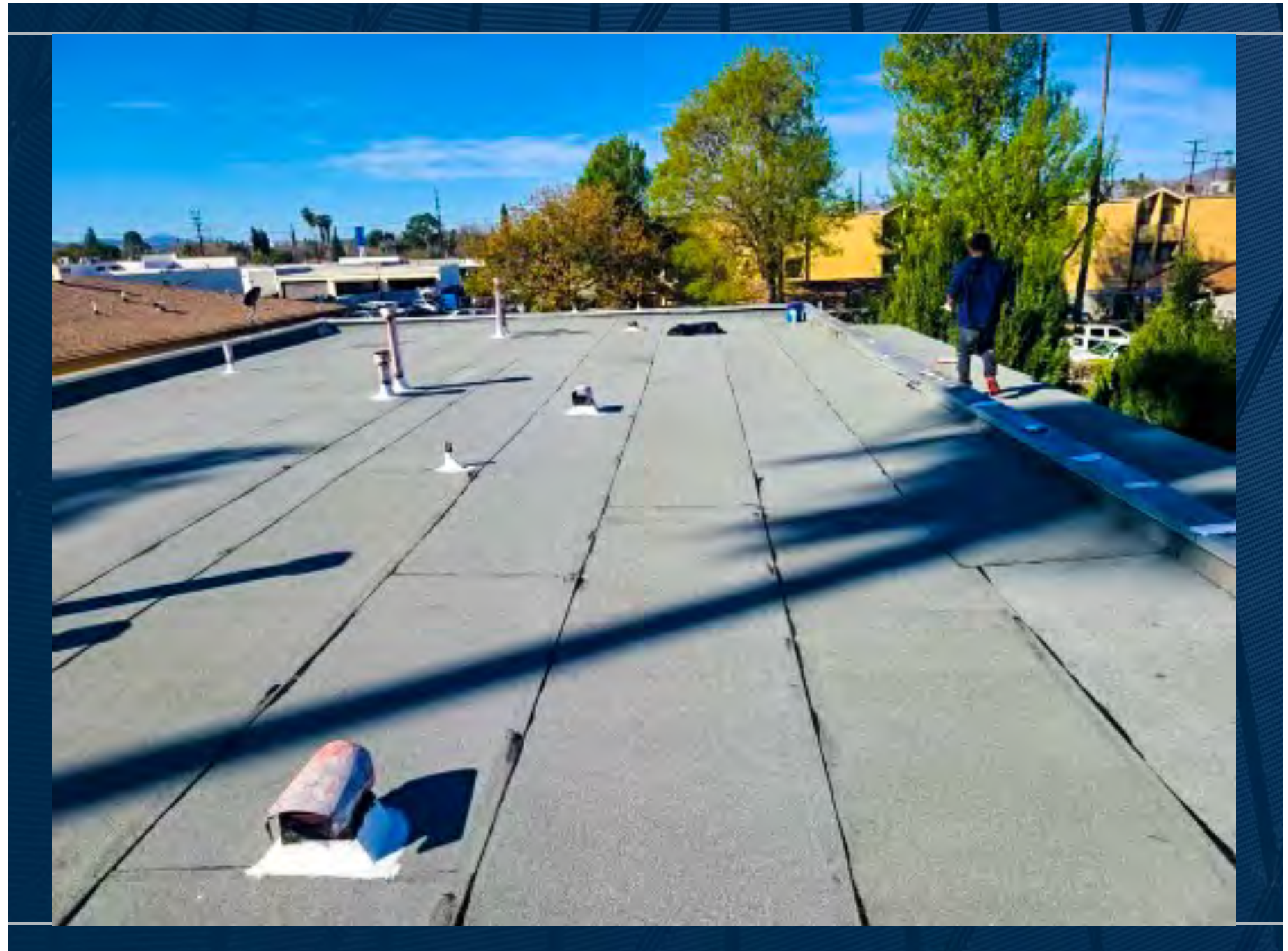
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





FINANCIAL ANALYSIS



RENT ROLL

Unit	Type	Current	Market
1	2 Bed / 1 Bath	\$1,123	\$1,900
2	1 Bed / 1 Bath	\$955	\$1,600
3	1 Bed / 1 Bath	\$955	\$1,600
4	1 Bed / 1 Bath	\$955	\$1,600
5	2 Bed / 1 Bath	\$1,154	\$1,900
6	1 Bed / 1 Bath	\$955	\$1,600
7	1 Bed / 1 Bath	\$955	\$1,600
8	1 Bed / 1 Bath	\$955	\$1,600
TOTAL		\$8,007	\$13,400





PRICING DETAILS

PRICE	\$1,650,000
Number of Units	8
Price Per Unit	\$206,250
Price Per SqFt	\$299.95
Gross SqFt	5,501
Lot Size	0.19 Acres
Year Built	1960

RETURNS	CURRENT	PRO FORMA
CAP Rate	3.02%	6.68%
GRM	17.17	10.26

RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	SCHEDULED RENTS	MARKET RENTS
2	2 Bed / 1 Bath	\$1,139	\$1,900
6	1 Bed / 1 Bath	\$955	\$1,600

OPERATING DATA

INCOME		CURRENT		PROFORMA
Gross Scheduled Rent		\$96,084		\$160,800
Less: Vacancy/Deductions	3.0%	\$2,883	3.0%	\$4,824
Effective Gross Income		\$93,201		\$155,976
Less: Expenses	46.5%	\$43,319	29.4%	\$45,830
Net Operating Income		\$49,882		\$110,146

EXPENSES		CURRENT		PROFORMA
Real Estate Taxes		\$19,800		\$19,800
Insurance		\$2,751		\$2,751
Utilities		\$5,760		\$5,760
Repairs & Maintenance		\$4,000		\$4,000
Landscaping		\$1,200		\$1,200
Pest		\$480		\$480
Operating Reserves		\$2,000		\$2,000
Management Fee		\$3,728		\$6,239
Total Expenses		\$43,319		\$45,830
Expenses/Unit		\$5,415		\$5,729
Expenses/SF		\$7.87		\$8.33

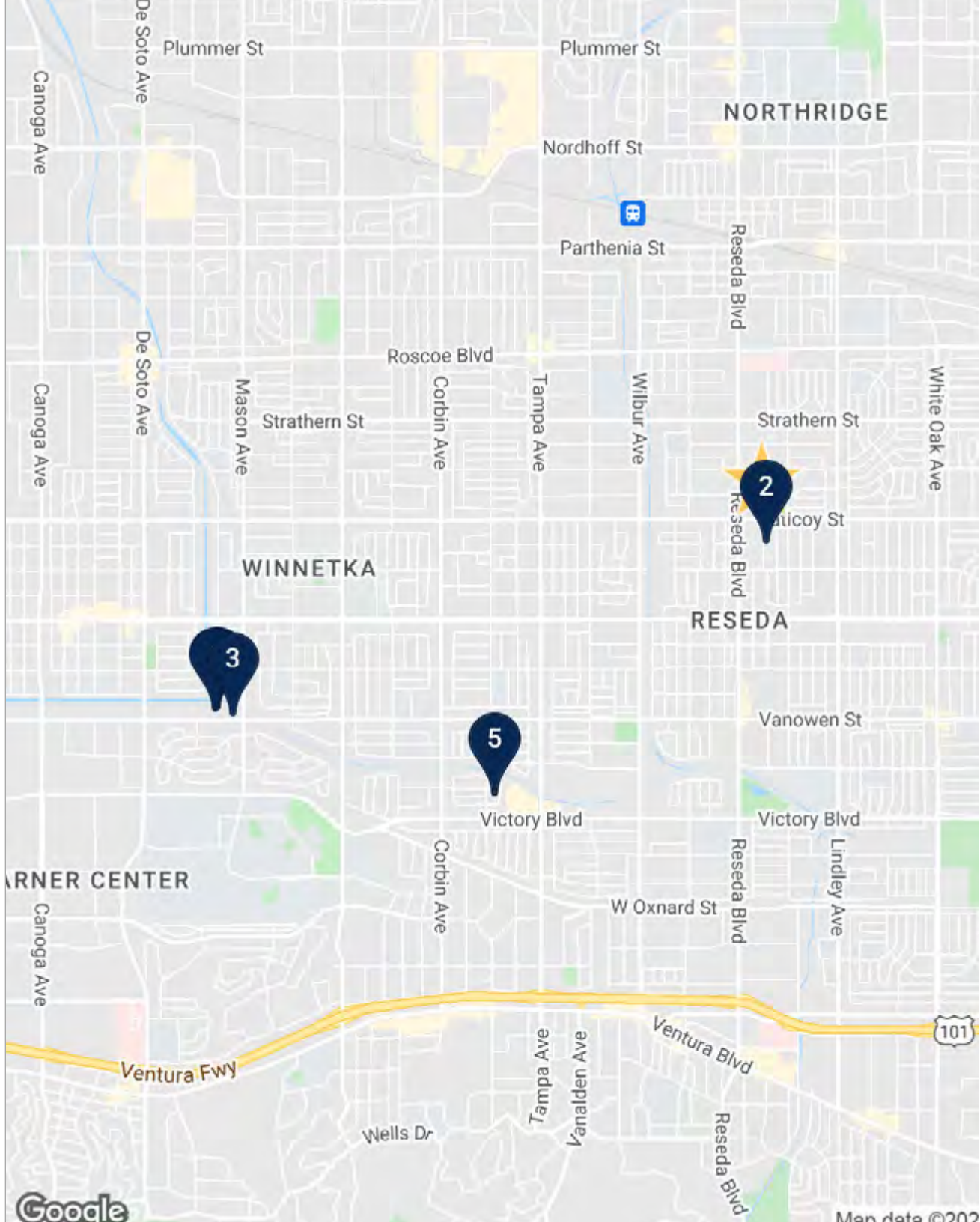


SALE
COMPARABLES

SALE COMPARABLES

SALE COMPS MAP

- ★ 7543 Canby Ave
- 1 20610 Hartland St
- 2 7502 Canby Ave
- 3 20527 Vanowen St
- 4 20600 Hartland St
- 5 6453 Shirley Ave

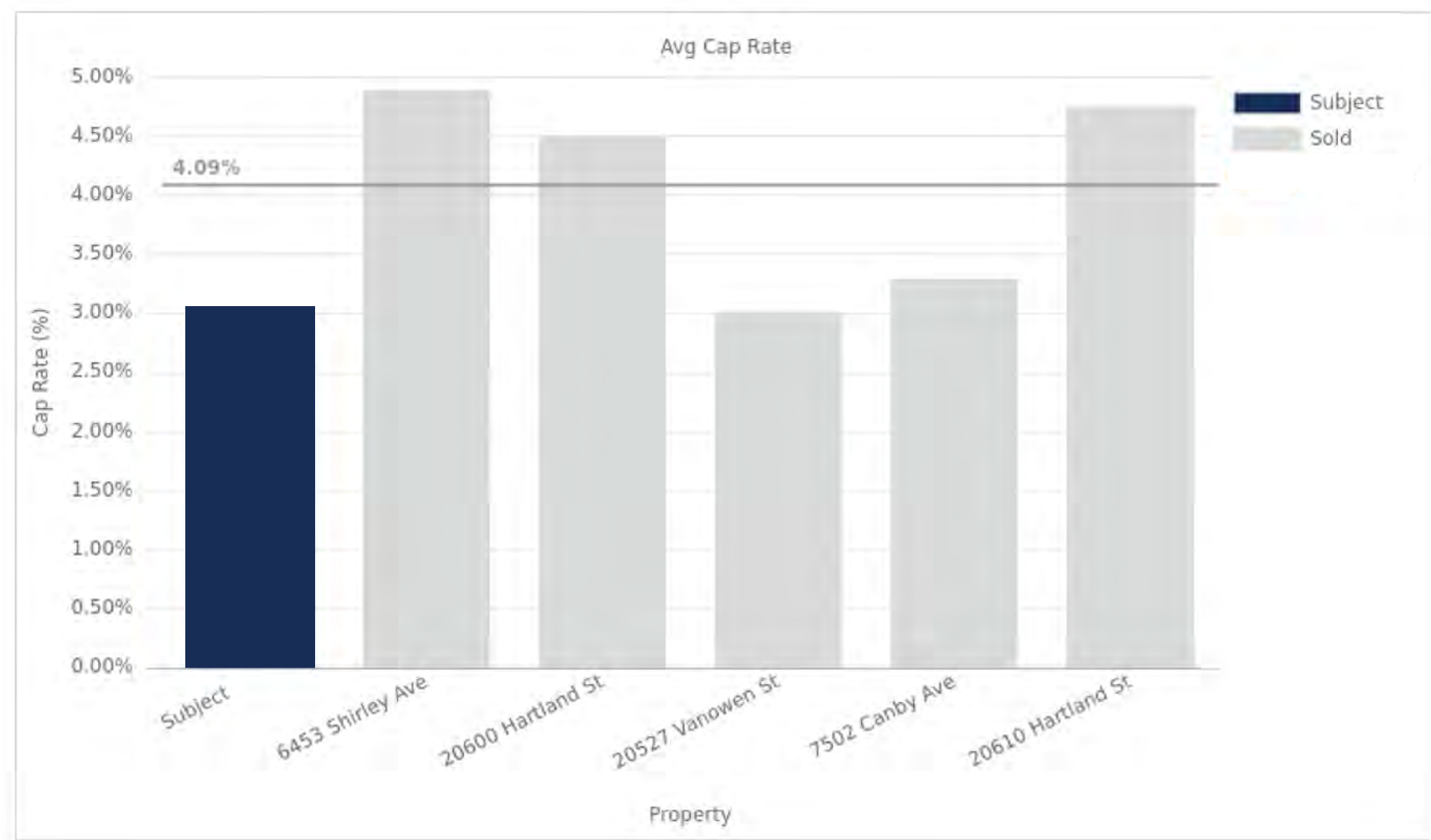


SALE COMPS SUMMARY // 7543 Canby Ave

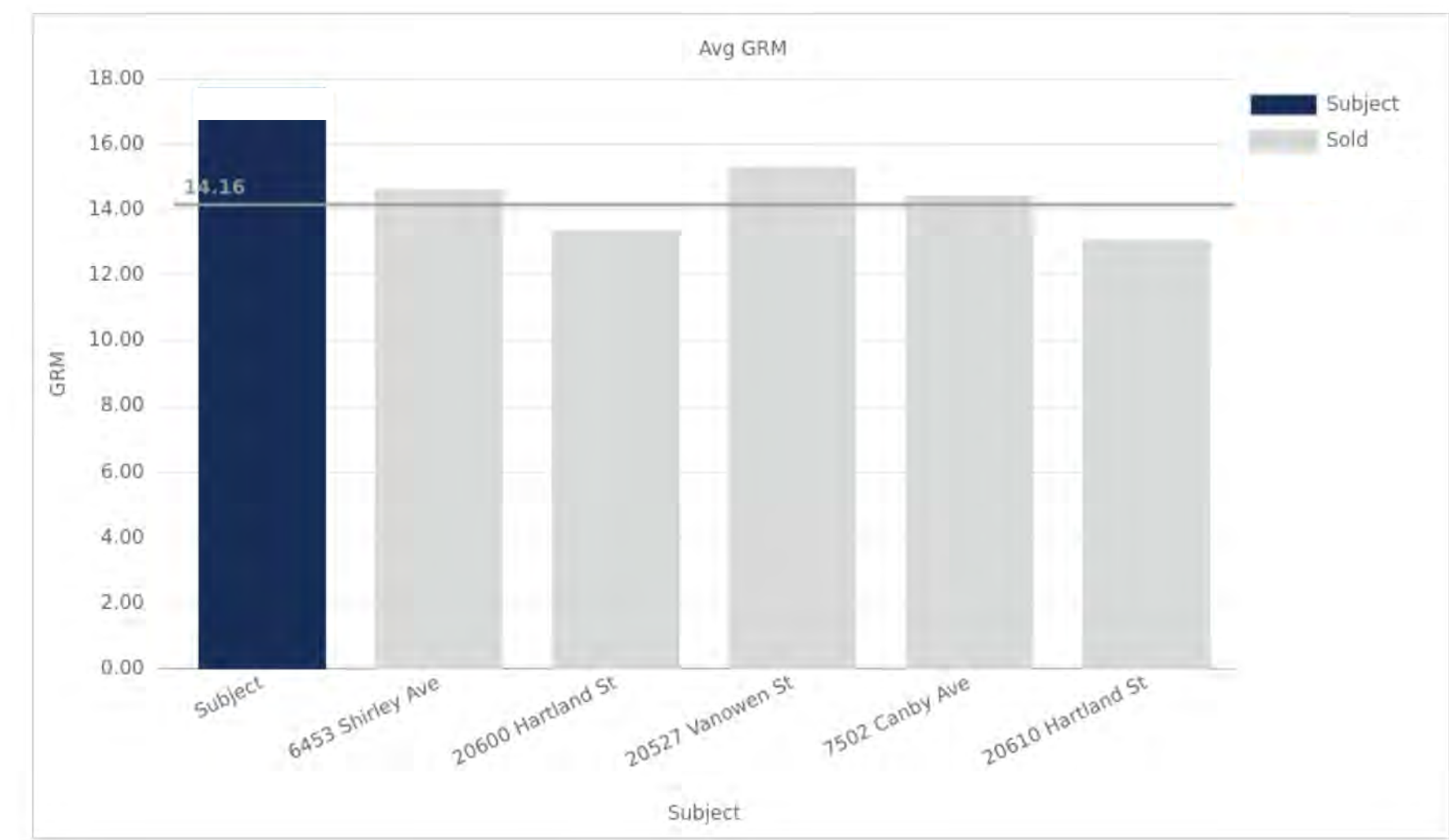
	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	7543 Canby Ave 7543 Canby Ave Reseda, CA 91335	\$1,650,000	5,501 SF	\$299.95	0.19 AC	\$206,250	3.02%	8	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
1	20610 Hartland St 20610 Hartland St Winnetka, CA 91306	\$1,375,000	4,216 SF	\$326.14	0.16 AC	\$229,166	4.75%	6	01/26/2022
2	7502 Canby Ave 7502 Canby Ave Reseda, CA 91335	\$1,800,000	8,952 SF	\$201.07	0.2 AC	\$180,000	3.29%	10	04/08/2021
3	20527 Vanowen St 20527 Vanowen St Winnetka, CA 91306	\$1,016,000	4,800 SF	\$211.67	0.17 AC	\$169,333	3.01%	6	03/31/2021
4	20600 Hartland St 20600 Hartland St Winnetka, CA 91306	\$1,215,000	4,650 SF	\$261.29	0.16 AC	\$202,500	4.49%	6	10/16/2020
5	6453 Shirley Ave 6453 Shirley Ave Reseda, CA 91335	\$1,575,000	5,880 SF	\$267.86	0.23 AC	\$196,875	4.89%	8	09/17/2020
	AVERAGES	\$1,396,200	5,700 SF	\$253.61	0.18 AC	\$195,575	4.09%	7	-

SALE COMPARABLES

7543 Canby Ave // CAP RATE CHART

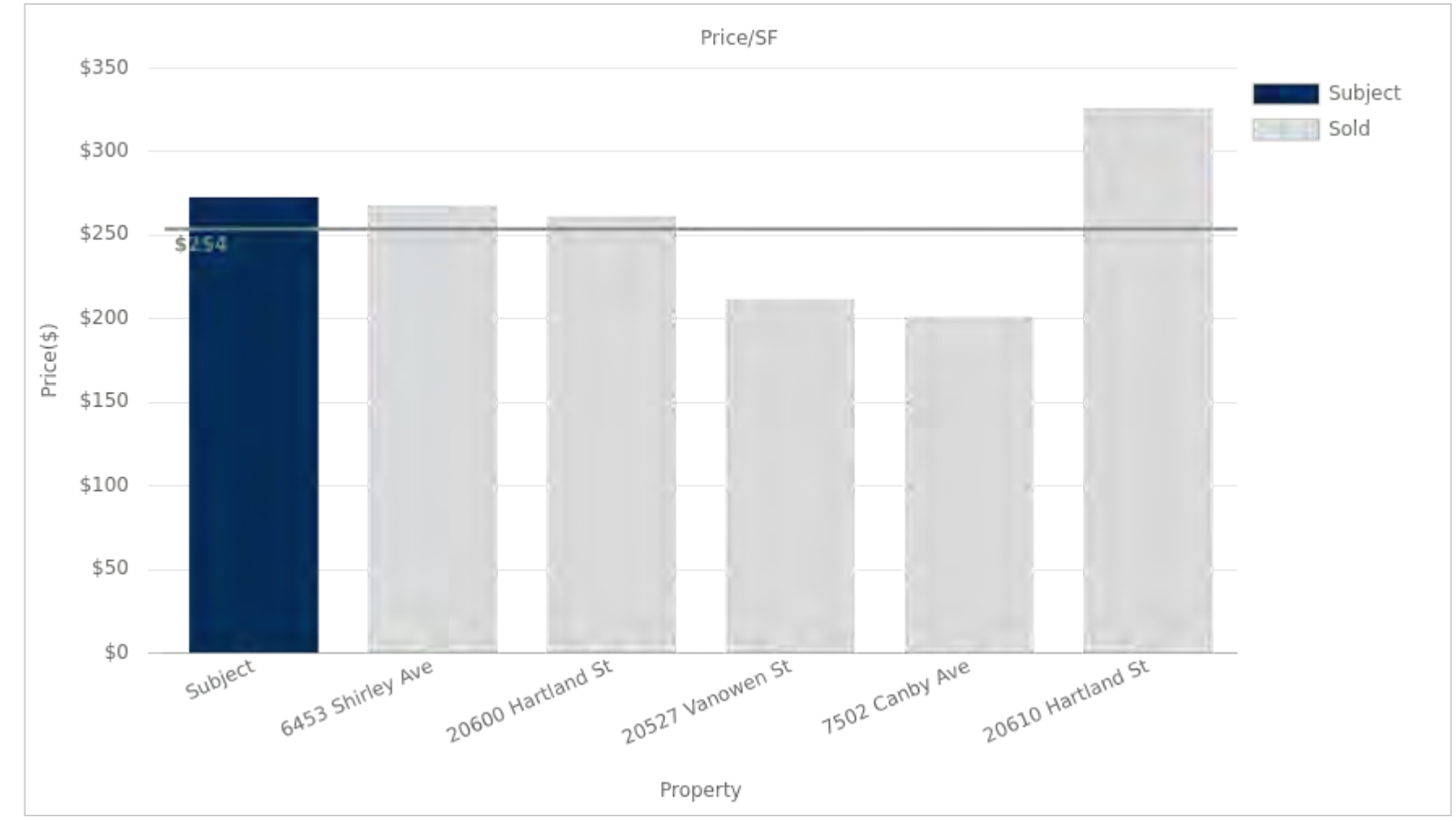


GRM CHART // 7543 Canby Ave

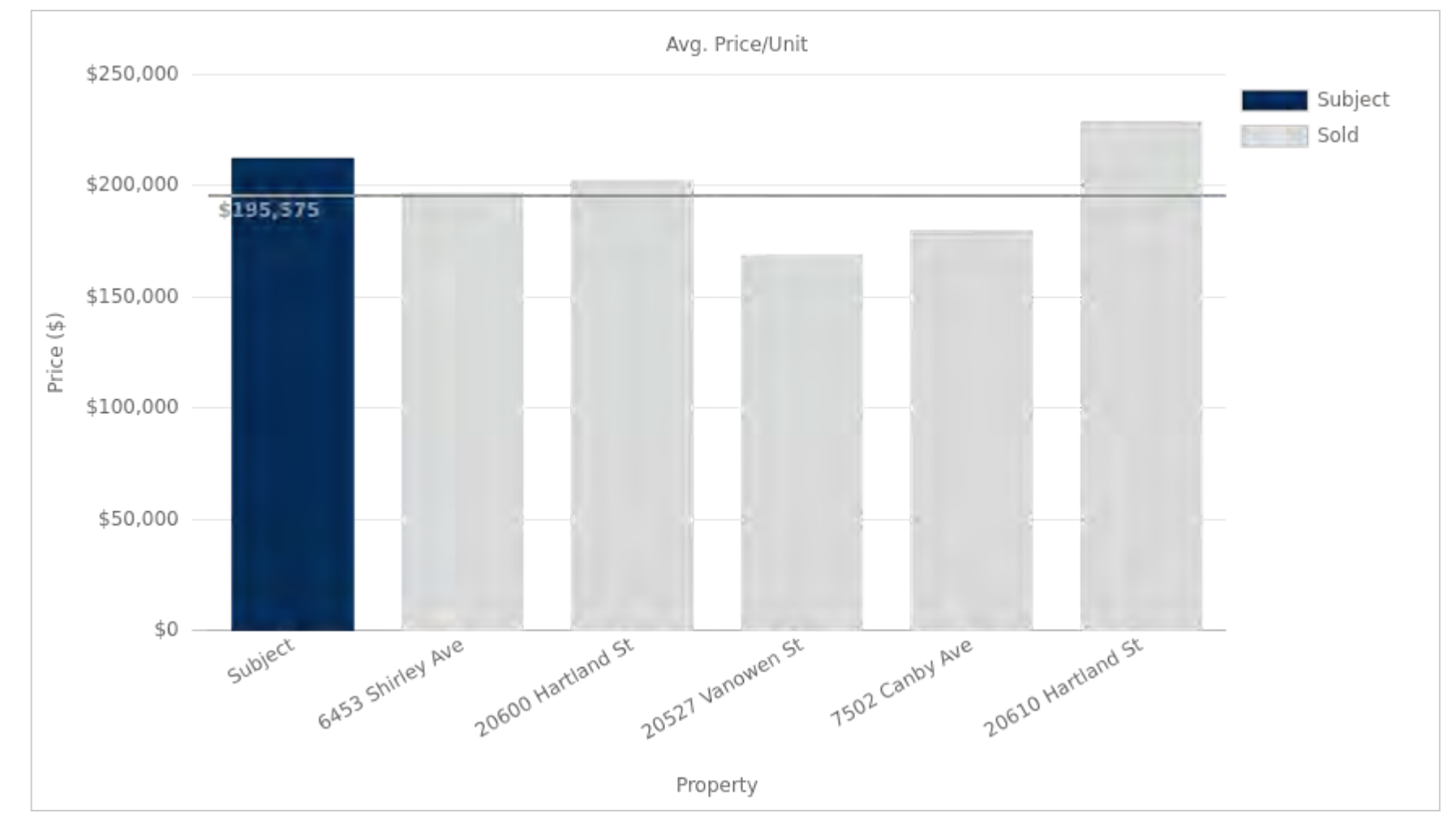


SALE COMPARABLES

7543 Canby Ave // PRICE PER SF CHART



PRICE PER UNIT CHART // 7543 Canby Ave



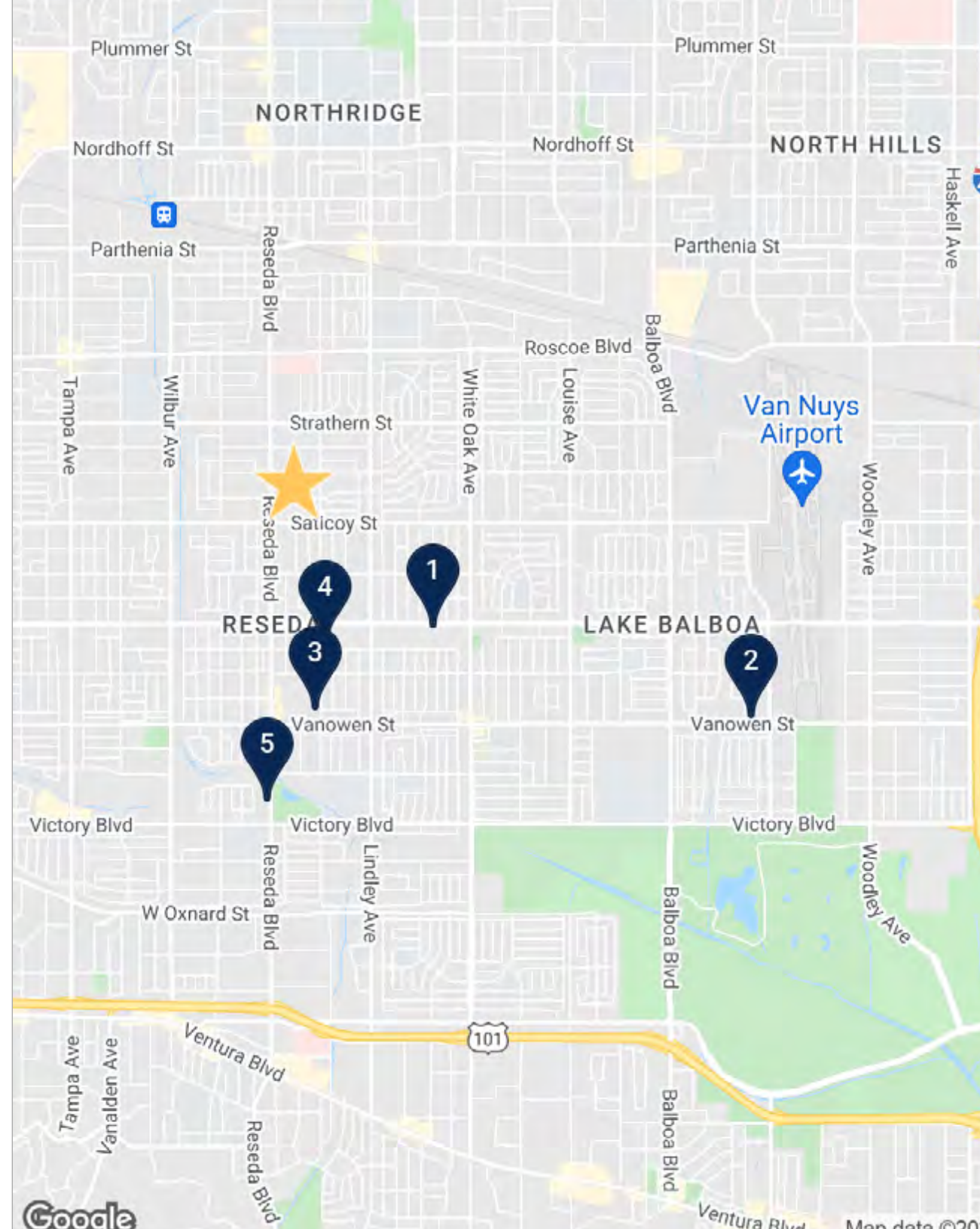
An aerial photograph of a city, likely San Diego, showing a dense residential area with many houses and trees. In the background, there are rolling hills and mountains under a clear blue sky. A teal-colored graphic overlay is on the left side of the image, containing the text 'RENT COMPARABLES' in white, bold, uppercase letters. A vertical white line is positioned to the left of the text.

RENT COMPARABLES

RENT COMPARABLES

RENT COMPS MAP

- ★ 7543 Canby Ave
- 1 Kingswood Village
- 2 Villa Lago
- 3 Glenwood Apartments
- 4 7110 Etiwanda Ave
- 5 Reseda On The Park



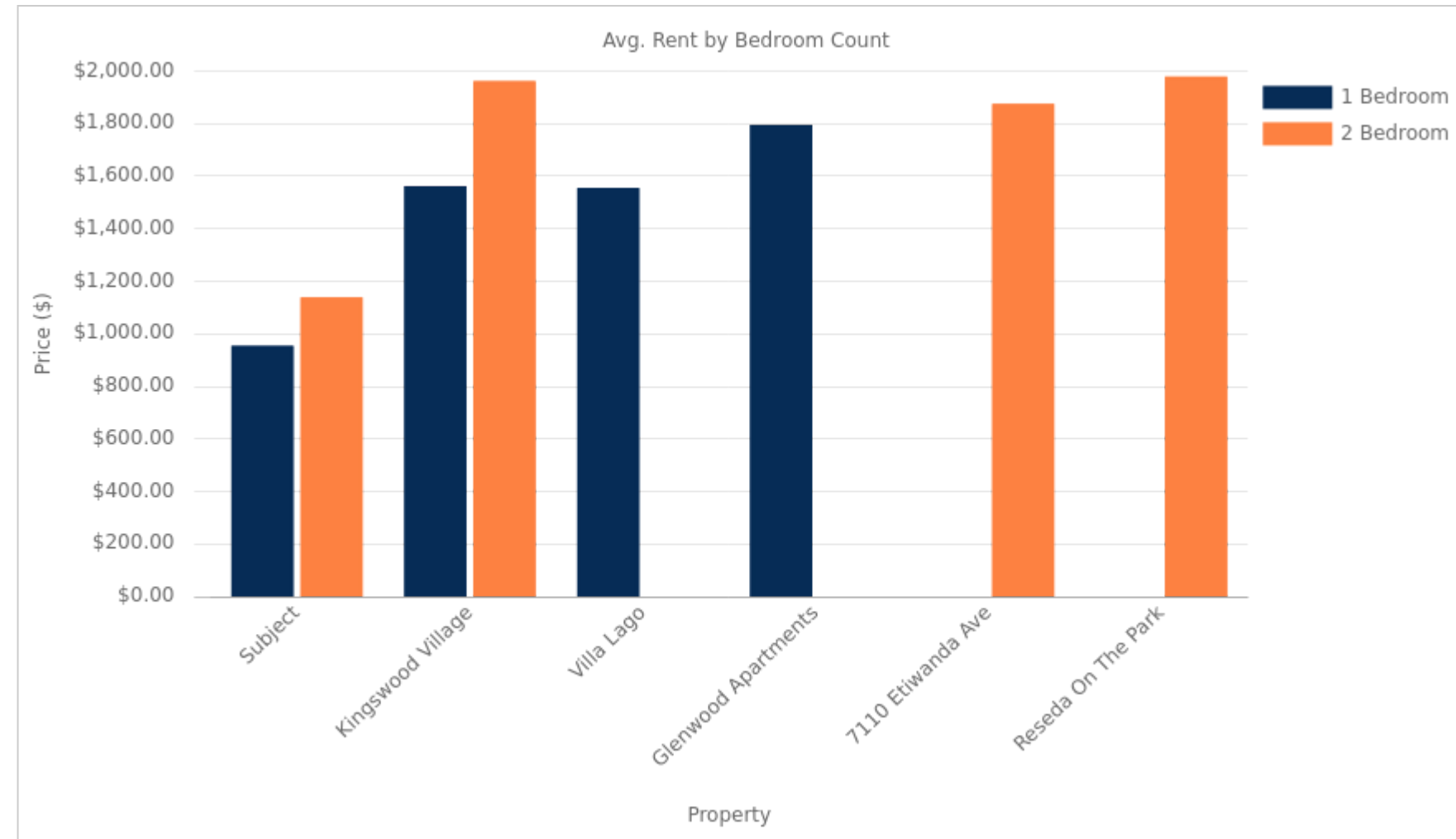
7543 Canby Ave // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS
★	7543 Canby Ave 7543 Canby Ave Reseda, CA 91335	\$1.46	5,501 SF	0.19 AC	5,501 SF	8
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	BLDG SF	# OF UNITS
1	Kingswood Village 17830 Sherman Way Reseda, CA 91335	\$2.11	175,600 SF	4.07 AC	175,600 SF	230
2	Villa Lago 16547 Vanowen St Van Nuys, CA 91406	\$2.53	18,238 SF	0.66 AC	18,238 SF	29
3	Glenwood Apartments 18325 Vanowen St Reseda, CA 91335	\$2.51	191,058 SF	5.3 AC	191,058 SF	238
4	7110 Etiwanda Ave 7110 Etiwanda Ave Reseda, CA 91335	\$2.68	8,910 SF	0.24 AC	8,910 SF	11
5	Reseda On The Park 6455 Reseda Blvd Reseda, CA 91335	\$1.88	40,400 SF	1.09 AC	40,400 SF	57
	AVERAGES	\$2.34	86,841 SF	2.27 AC	86,841 SF	113

RENT COMPARABLES

RENT BY BED CHART // 7543 Canby Ave

7543 Canby Ave // RENT COMPS



★ **7543 Canby Ave**
7543 Canby Ave, Reseda, CA 91335

🏠 8 Units | 🕒 Year Built 1960



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	6	75.0	1	\$955	\$955.00
2+1	2	25.0	1	\$1,139	\$1,139.00
TOTAL/AVG	8	100%	1	\$1,001	\$1,001.00

📍 **Kingswood Village**
17830 Sherman Way, Reseda, CA 91335

🏠 230 Units | 🕒 Year Built 1971



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	740	\$1,562	\$2.11
TOTAL/AVG	1	100%	740	\$1,562	\$2.11

RENT COMPARABLES

RENT COMPS // **7543 Canby Ave**

7543 Canby Ave // RENT COMPS

2 Villa Lago
16547 Vanowen St, Van Nuys, CA 91406

 29 Units |  Year Built 1977



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	615	\$1,555	\$2.53
TOTAL/AVG	1	100%	615	\$1,555	\$2.53

4 7110 Etiwanda Ave
7110 Etiwanda Ave, Reseda, CA 91335

 11 Units |  Year Built 1988



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	1	100	700	\$1,875	\$2.68
TOTAL/AVG	1	100%	700	\$1,875	\$2.68

3 Glenwood Apartments
18325 Vanowen St, Reseda, CA 91335

 238 Units |  Year Built 1970



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	714	\$1,795	\$2.51
TOTAL/AVG	1	100%	714	\$1,795	\$2.51

5 Reseda On The Park
6455 Reseda Blvd, Reseda, CA 91335

 57 Units |  Year Built 1969



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	1	100	1,050	\$1,979	\$1.88
TOTAL/AVG	1	100%	1,050	\$1,979	\$1.88

MARKET
OVERVIEW

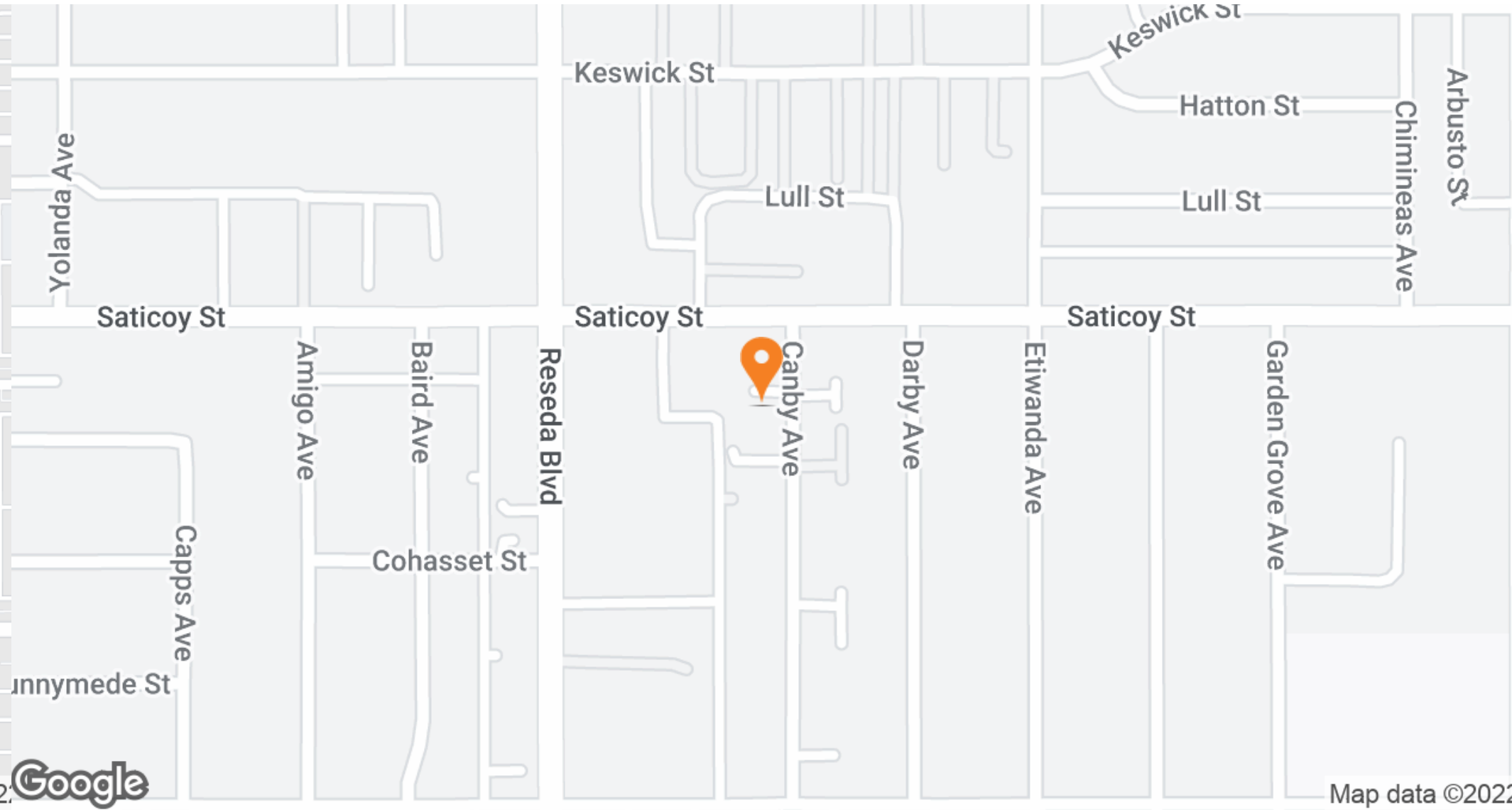
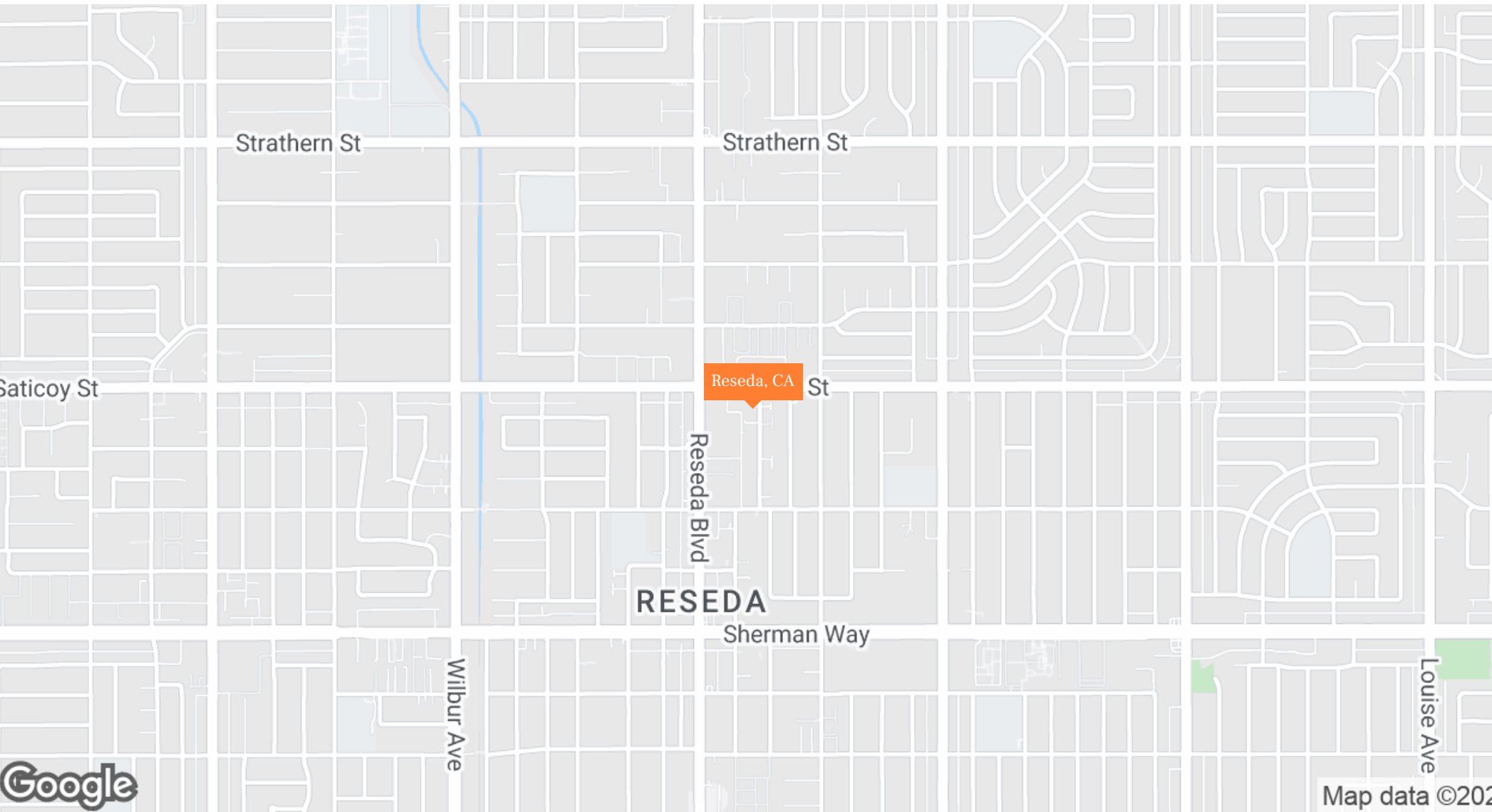
THE
Valley



MARKET OVERVIEW

7543 Canby Ave // REGIONAL MAP

LOCAL MAP // 7543 Canby Ave





MAJOR EMPLOYERS

While the Valley has grown into the world's center for entertainment, aerospace giants Boeing and Northrop Grumman, and 21st Century Insurance also generate numerous well-paying jobs. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$59,300 per year has risen dramatically since 2000



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	47,470	285,916	568,811
Households	17,109	110,655	215,613
Average Household Size	2.74	2.56	2.61
Daytime Population	10,284	122,025	236,004
Owner Occupied Housing Units	25.91%	35.48%	39.00%
Renter Occupied Housing Units	74.09%	64.52%	61.00%
Vacant	2.99%	2.06%	2.20%
\$ 0 - \$14,999	16.7%	12.1%	12.0%
\$ 15,000 - \$24,999	15.4%	11.7%	11.5%
\$ 25,000 - \$34,999	13.4%	10.8%	10.4%
\$ 35,000 - \$49,999	15.2%	14.4%	13.7%
\$ 50,000 - \$74,999	19.2%	18.5%	17.7%
\$ 75,000 - \$99,999	8.4%	11.7%	11.4%
\$100,000 - \$124,999	5.7%	7.5%	7.7%
\$125,000 - \$149,999	2.7%	4.3%	4.6%
\$150,000 - \$199,999	1.9%	4.2%	4.6%
\$200,000 - \$249,999	0.7%	1.8%	2.3%
\$250,000 +	0.8%	3.1%	4.2%
Median Household Income	\$39,941	\$51,202	\$53,043
Per Capita Income	\$19,282	\$29,742	\$31,768
Average Household Income	\$53,151	\$76,464	\$83,428



1.9%

Expected population growth in North Hollywood in 2019



71K

Daytime population in North Hollywood



\$83K

Avg household income in a 5 mile radius

SAN FERNANDO VALLEY

