



Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

15022 -15028 Dickens Street . Sherman Oaks , CA 91403

For sale 20 units Apartment building in Sherman Oaks, Ca.Number of Properties 2.For more information please contact the listing agent, Filip Niculete 818-212-2748 Filip.Niculete@marcusmillichap.com

Listing Info

Listing ID: 2271
Sold

For Sale

\$5,550,000

Posted: 04/30/2020 2:36 pm | On HOMEiZ: 1464 days | Updated: 4 years ago | Views: 889

Listing Presented by

Location Map



Property Type

Property status	Sold
-----------------	------

Property Price

Asking Price	\$5550000
Last Sold Price	\$5550000
Last Sold Date	04/27/2020
Total Lot Size	0.50 Acres
Asking Price per Sq. Ft.	\$338

Total Building Size Sq. Ft.	16442
Commission Split %	Contact listing agent%
Cap Rate %	4.64%
Gross Annual Income	\$0
Net Operating Income	\$257520
Gross Rent Multiplier	13.84
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$41903

Property Location & Description

Listing Headline	For sale 20 units Apartment building in Sherman Oaks, Ca.Number of Properties 2.For more information please contact the listing agent, Filip Niculete 818-212-2748 Filip.Niculete@marcusmillichap.com
Rent control	Rent Control
Property Description	Built in 1953/1957, the offering sits on 21,780 square feet of land with 16,442 square feet of rentable area and consists of 11 one bed / one bath, 5 two bed / one bath, 2 two bed / two bath and 2 three bed / two bath units. This ideally located Sherman Oaks property is priced to sell quickly at a 4.64% CAP rate and under a 14 GRM on current income. The property is very well maintained by the seller, and there is no requirement to do the seismic retrofitting work on this property. This value add opportunity allows an investor to achieve future upside potential of about 36% without having to worry much about a lot of deferred maintenance on the property.

Location Description	Prime location in Sherman Oaks, CA.Nearby schools include Sherman Oaks Elementary Charter School, St. Cyril of Jerusalem Elementary School and Ivy Bound Academy of Math, Science, And Technology Charter Middle. The closest grocery stores are Whole Foods, Gelson's Market and Eagle Market. Nearby coffee shops include Toast Cafe, Blu Jam Cafe and Starbucks. Nearby restaurants include Healthy Wok, Ramen Yamadaya and The Harvest Bar. 15022 Dickens St is near Van Nuys-Sherman Oaks War Memorial Park, American Jewish University and Delano Park & Recreation Center. This address can also be written as 15022 Dickens Street, Sherman Oaks, California 91403. 15022 Dickens St, Sherman Oaks, CA Multifamily 7,986 1953 N/A 15028 Dickens St, Sherman Oaks, CA Multifamily 8,456 1957
No. of Units	20
Price per Unit	\$277500

Units Mix	
No.	
Description	
No. Units	
Sq. Ft.	
Avg. Mo. Rent	
1.	
1+1	
11	
2.	
2+1	
5	
3.	
2+2	
2	
4.	
3+2	
2	
5.	
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	2
Year Built	1953/1957
Overall Property Condition	Good

Property Information

Sewer

Type of Sewer	Sewer System (Public)
---------------	-----------------------

Parking

Parking type	On-street Assigned Parking
--------------	-------------------------------

Investment Overview

Type of use	Investor
-------------	----------

Energy Efficiency

Energy Star Certified	No
How old is your cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No
Roof	No

Neighborhood lifestyle

Lifestyle	Urban Core
-----------	------------

More information

MLS URL of this listing to link to your own site or brokerage site	
--	--

Disclaimer: Any information relating to a property referenced on HOMEiZ.com comes from the listing provider who wishes to post a listing on HOMEiZ.com. The accuracy of all information,

regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. HOMEiZ does not verify the property information submitted in HOMEiZ.com and cannot guarantee the accuracy of the information. No warranties or representations are made of any kind. Any dissemination of this information is in violation of copyright laws and is strictly prohibited.

Copyright © 2016 HOMEiZ A Media Group LLC. All rights reserved. TOLL FREE 1-818-857-8255