



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

14403 Tiara Street . Van Nuys , CA 91401

**For sale 8 Units | 2019 Construction locate in Van Nuys, California/ Non Rent Control. For more information please contact the listing agent, Arash Memary 818-212-2817
Arash.Memary@marcusmillichap.com**

Listing Info

Listing ID: 2342
Sold

For Sale

\$5,450,000

Posted: 07/07/2020 5:19 pm | On HOMEiZ: 1396 days | Updated: 3 years ago | Views: 620

Listing Presented by

Location Map



Property Type

Property status	Sold
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Property Price

Asking Price	\$5450000
Last Sold Price	\$5450000
Last Sold Date	07/07/2020
Total Lot Size	0.32 Acres
Asking Price per Sq. Ft.	\$315

Total Building Size Sq. Ft.	17318
Commission Split %	Contact Listing Agent%
Cap Rate %	4.79%
Gross Annual Income	\$0
Net Operating Income	\$261055
Gross Rent Multiplier	14.75
Annual Property Tax Rate for this property	0.755%
Property tax total amount	\$41148
Condition	New Construction

Property Location & Description

Listing Headline	For sale 8 Units 2019 Construction locate in Van Nuys, California/ Non Rent Control. For more information please contact the listing agent, Arash Memary 818-212-2817 Arash.Memary@marcusmillichap.com
Rent control	Non Rent Control

Property Description	Beautiful, brand-new, 2019 construction property. The property is comprised of 8 identical townhouse units that are all huge, 1,800 square foot 3-bed / 3-bath units. On a lot of nearly one third of an acre, this well constructed building has a total square footage of 17,318 sq. ft. , with each unit having a private 2-car garage and in unit washer/dryer. This brand new construction property just received the certificate of occupancy this month. In order to prove the rental market, the seller has successfully leased out one of the eight identical units at \$3,850/month, with that tenant also paying for all their own utilities, including water, gas, and electric.
Location Description	Locate in the best pocket of Van Nuys, which is just north of the Sherman Oaks city border.
No. of Units	8
Price per Unit	\$681250

Units Mix
 No.
 Description
 No. Units
 Sq. Ft.
 Avg. Mo. Rent
 1.
 3+3
 8
 1800
 2.

3.

4.

5.

No. Stories	2
Year Built	2019
Overall Property Condition	Excellent
Highlights	Built in 2019, Brand New Construction.
	All Units are Huge 3 Bed / 3 Bath Townhouses
	Proven Rents with Four Units Leased at \$3,850.
	Extremely Low Maintenance and Expenses – Very Easy Management
	Each Unit Has a Private 2-Car Garage and in Unit Washer/Dryer

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Garage - Attached Off-street On-street Assigned Parking
# of Covered Parkings	16

Investment Overview

Type of use	Investor
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Energy Efficiency

Energy Star Certified	No
How old is you cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	Don't Know
Natural daylight	Don't Know
Appliances energy efficient	Don't Know
Roof	Don't Know

Neighborhood lifestyle

Lifestyle	Urban Core
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More information

MLS URL of this listing to link to your own site or brokerage site	19-523912
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