



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

15716 Saticoy Street . Van Nuys , CA 91406

No LA Rent Control (AB-1482). For sale 42 units apartment 2 buildings in Van Nuys , Ca. For more information contact the listing agent. FILIP NICULETE : 818.212.2748 Filip.Niculete@marcusmillichap.com

Listing Info

Listing ID: 2974
Sold

For Sale

\$14,200,000

Posted: 12/08/2021 2:41 pm | On HOMEiZ: 867 days | Updated: 2 years ago | Views: 454

Listing Presented by

Location Map



Property Type

Property status	Sold
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Property Price

Asking Price	\$14200000
Last Sold Price	\$14200000
Last Sold Date	12/09/2021
Total Lot Size	1.05 Acres
Asking Price per Sq. Ft.	\$455

Total Building Size Sq. Ft.	31178
Commission Split %	1.25%
Cap Rate %	4.24%
Gross Annual Income	\$0
Net Operating Income	\$602080
Gross Rent Multiplier	14.90
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$177500

Property Location & Description

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Rent control	Non Rent Control

Property Description	<p>This 42-unit property, built in 1986, sits on a very large 1.05 acre lot with 5 separate buildings on it, and is located on the corner of Saticoy Street and Haskell Avenue. This 42-unit multifamily offering has (41) 2-story townhome units and (1) standard flat unit , and it presents a great unit mix of (30) 1 Bed / 1 Bath units and (12) 2 Bed / 2 Bath units, with the average unit size being approximately 750 square feet. In 2019, the Seller installed washer & dryers into all 42 units (with permits) and completely renovated 31 of the 42 units (74% of the units are renovated). Furthermore, all of the units come with their own wall A/C unit, a personal balcony or patio, carpeted and hardwood floors, walk-in closets, ceiling fans, cable and satellite ready, vertical blinds, and stocked with a full suite of modern appliances. Also, the property does not need any soft story retrofitting, saving the buyer a large cost that many other buildings throughout Los Angeles need</p>
Location Description	Van Nuys , California.
No. of Units	42
Price per Unit	\$338095

Units Mix
No.
Description
No. Units
Sq. Ft.
Avg. Mo. Rent
1.
1+1
5

\$2050
2.
1 +1 Bath Renovated
22

\$2050
3.
1+1 Vacant Renovated
3

\$2050
4.
2+2
6

\$2825
5.
2+2 Bath Renovated
6

\$2825

APN / Parcel ID	2206-014-041
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Zoning	LARD1.5
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Occupancy %	No Data%
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Construction Type	Other
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No. Stories	2
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Year Built	1986
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Overall Property Condition	Good
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Highlights	Almost all townhouse units
	Significant rent increase potential
	Large lot
	Newly repainted exterior
	Ample parking

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	88

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?	No

Natural daylight	No
Appliances energy efficient	No
Roof	No

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	
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