



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

# 13922 Sayre Street . Sylmar , CA 91342

For sale 31 unit apartment buildings in Sylmar, California. For additional information regarding this transaction , please contact the listing agent, Glen Scher 818-212-2808  
Glen.Scher@marcusmillichap.com

## Listing Info

Listing ID: 3070  
Sold

For Sale

\$7,550,000

Posted: 03/01/2022 5:52 pm | On HOMEiZ: 793 days | Updated: 2 years ago | Views: 427

Listing Presented by

## Location Map



## Property Type

Property status	Sold
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## Property Price

Asking Price	\$7550000
Last Sold Price	\$7550000
Last Sold Date	03/01/2022
Total Lot Size	33,105.00 Sq. Ft.
Asking Price per Sq. Ft.	\$297

Total Building Size Sq. Ft.	25442
Commission Split %	Contact listing agent%
Cap Rate %	3.76%
Gross Annual Income	\$0
Net Operating Income	\$283880
Gross Rent Multiplier	14.51
Operating Expenses	\$0
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$94375

## Property Location & Description

Listing Headline	For sale 31 unit apartment buildings in Sylmar, California. For additional information regarding this transaction , please contact the listing agent, Glen Scher 818-212-2808 Glen.Scher@marcusmillichap.com
Rent control	Rent Control
Property Description	The two-story subject property constructed in 1964 sits on a 33,214 square foot parcel (.76 acres), and consists of three 1 Bedroom / 1 Bathroom units, and twenty-eight 2 Bedroom / 1 Bathroom units. The property also includes a private swimming pool for the tenants' use, which is an attractive amenity for tenants with children, especially in the Summertime when the weather in Sylmar gets warm.

Location Description	<p>The pocket of Sylmar in which the subject property resides is among one of the most rapidly growing and improving areas of the East San Fernando Valley. This area is home to several new and exciting developments, the most exciting of which being the new East San Fernando Valley LRT (Light Rail Transit) project. This project is set to include 14 on-grade stations arranged to easily connect the Eastern and Western neighborhoods of the San Fernando Valley. Once completed, commuters will enjoy the ability to easily connect to West LA, Beach Cities, and DTLA as well. The proposed Sylmar / San Fernando Station will be located at the corner of Sayre Street and San Fernando Road, a mere 6 blocks from the subject property. The subject property also resides within close proximity to the I-210 Freeway, as well as numerous retail centers and restaurants, making it easy and convenient for tenants to accomplish all of their day-to-day tasks.</p>
No. of Units	31
Price per Unit	\$243548

Units Mix  
No.  
Description  
No. Units  
Sq. Ft.  
Avg. Mo. Rent

1.  
1+1  
3

2.  
2+1  
28

3.

4.

5.

APN / Parcel ID	2509-013-026
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Zoning	LAR3
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Occupancy %	100%
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No. Stories	2
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Year Built	1964
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Overall Property Condition	Good
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Highlights	Many Recent Upgrades
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	New Roof - February 2021
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	Re-paved On-Site Parking Lots
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	Proximate to the new East San Fernando Valley Light Rail Transit
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	Property Features Private Swimming Pool
	Huge Potential for ADUs

## Property Information

Amenities	Gated entry Pool
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## Sewer

Type of Sewer	Sewer System (Public)
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## Parking

Parking type	Off-street On-street Assigned Parking
# of Covered Parkings	No Data

## 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

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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