

6727 Orion Avenue . Van Nuys , CA 91406

Listing Presented by

Last Sold Date	06/10/2022
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Total Lot Size	0.90 Acres
Asking Price per Sq. Ft.	\$369
Total Building Size Sq. Ft.	5624
Commission Split %	2.0%
Cap Rate %	3.99%
Gross Annual Income	\$0
Net Operating Income	\$82873
Gross Rent Multiplier	14.95
Annual Property Tax Rate for this property	1.25%
Property tax total amount	\$25963

Property Location & Description

Listing Headline	We are pleased to present this unique offering at 6727 Orion Avenue in Van Nuys, CA. Situated on nearly an acre of land, this multifamily offering is comprised of 5 detached homes on one lot, all of which have their own private, fenced-off yard. For more information contact the listing agent, Glen Scher 818-212-2808 Glen.Scher@marcusmillichap.com
Rent control	Non Rent Control

Property Description	<p>This offering has a great unit mix of homes with (1) 1 Bed / 1 Bath + Den house, (2) 2 Bed / 1 Bath homes, (1) 3 Bed / 1 Bath house, and in front there is a large 1,700+ sqft 3 Bed / 2 Bath house with a private gate, front yard, and pool in the back. In total, there is 5,624 square feet of building between the homes, making the average house 1,125 square feet, and these homes range from 800 square feet to 1,700+ square feet. This property has two separate automated gates and secured entrances. The first gate is private for the front house which is completely walled off from the rest of the property, and the second gate leads down a long driveway where you'll find the remaining 4 homes. Over the 20+ years of ownership, this mom and pop seller has taken pride in their management by meticulously maintaining the property and never shying away from spending money on capital improvements. According to the Sellers, they have spent an estimated \$165,000 of capital improvements, most of which were done in the past 5 years.</p>
Location Description	Van Nuys, CA
No. of Units	5
Price per Unit	\$415402

Units Mix No. Description No. Units Sq. Ft. Avg. Mo. Rent 1. 1+1 1 2. 2+1 2 3. 3+1 1 4. 3+2 1 5.	
APN / Parcel ID	2234-005-007
Zoning	LAR3
Occupancy %	100%
Construction Type	Wood & Stucco
No. Stories	1
Year Built	1958
Overall Property Condition	Good
Highlights	Built in 1958 w/ Renovations

Property Information

Sewer

Type of Sewer	Sewer System (Public)
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Parking

Parking type	Off-street On-street
# 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
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
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brokerage site

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