

OFFERING MEMORANDUM

14722 MAGNOLIA BLVD



SHERMAN OAKS, CA 91403

km Kidder
Mathews

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MARKET
OVERVIEW



*Exclusively
listed by*

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ASSET OVERVIEW

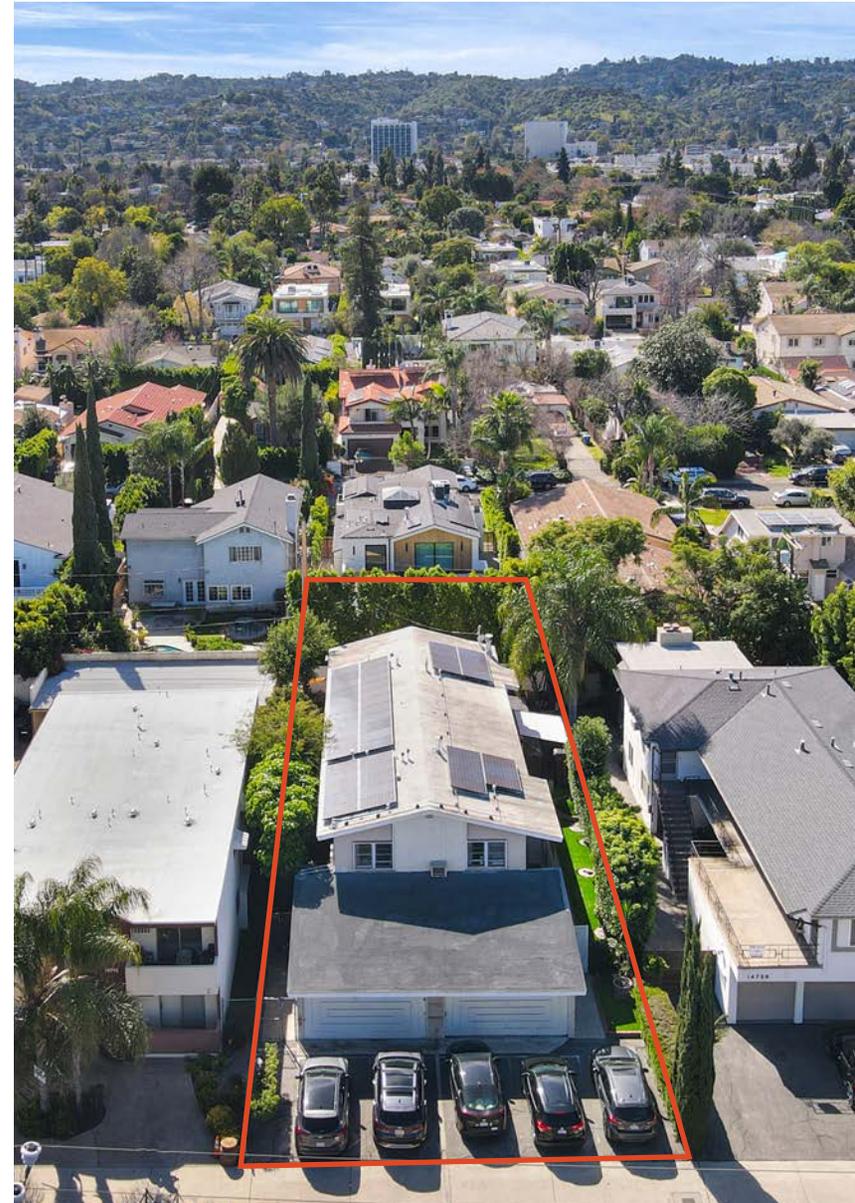
4-UNIT INVESTMENT OPPORTUNITY IN SHERMAN OAKS, CA

14722 Magnolia Blvd presents a rare opportunity to acquire a well-maintained, four-unit multifamily asset in the heart of Sherman Oaks, one of the San Fernando Valley's most desirable rental markets. The property consists of four spacious two-bedroom units, offering an attractive unit mix ideally suited for long-term tenancy in a high-demand submarket.

The building has been thoughtfully maintained and upgraded, featuring wood flooring throughout, copper plumbing, and upgraded electrical systems—key capital improvements that enhance long-term operational efficiency and reduce deferred maintenance exposure. The owner's unit further distinguishes the property with in-unit washer/dryer, a tankless water heater, and a private patio, providing enhanced livability and positioning for premium rental upside. The property includes eight on-site parking spaces, half of which are currently situated in two front garages.

Importantly, the offering includes approved architectural plans with ready-to-issue permits for the construction of two additional one-bedroom units. This embedded value-add component allows a new owner to meaningfully increase density and income potential with minimal entitlement risk—an increasingly rare opportunity in Los Angeles. The expansion potential, combined with the property's existing stability, offers investors a clear path to increased NOI and long-term appreciation.

Strategically located along Magnolia Boulevard, the asset benefits from proximity to Ventura Boulevard's retail, dining, and employment amenities, strong surrounding demographics, and consistent tenant demand. 14722 Magnolia Blvd represents a compelling opportunity to acquire a stabilized asset with significant upside in one of the Valley's premier multifamily submarkets.



ASSET OVERVIEW

UNIT MIX

Unit Type	Number of Units
2 + 1	3
2 + 2 Patio	1
Total	4

PROPERTY HIGHLIGHTS

Owners Unit with Patio & Washer/Dryer	Prime Sherman Oaks Location
Copper Plumbing	Wood Floors Throughout
Upgraded Electrical	Tankless Water Heater
Approved Plans for Two ADU's	All Units on Solar Power
Individually Metered	



4

TOTAL UNITS



1955

YEAR BUILT



3,588

GROSS BUILDING SF



\$2,005

AVG UNIT RENT



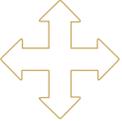
\$2.23

AVG UNIT RENT PSF

ASSET OVERVIEW



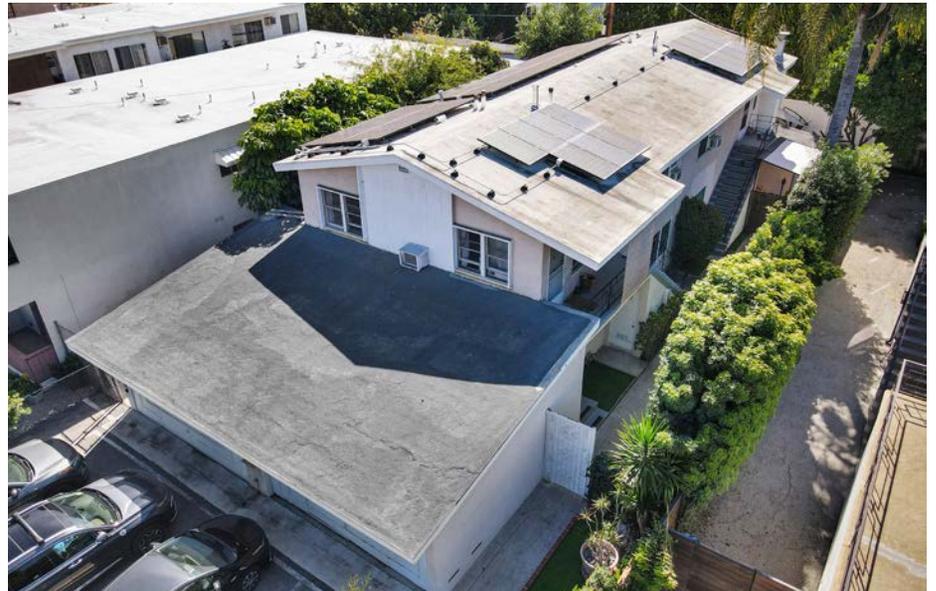
PROPERTY SUMMARY

			
<p>ADDRESS 14722 Magnolia Blvd, Sherman Oaks, CA 91403</p>	<p>BUILDING AREA 3,588 SF</p>	<p>YEAR BUILT 1955</p>	<p># OF BUILDINGS 1</p>
			
<p># OF UNITS 4</p>	<p>AVERAGE UNIT SIZE 897 SF</p>	<p>UTILITIES Individually Metered for Gas & Electric</p>	<p>LAND AREA 0.15 Acres</p>
			
<p>PARKING 2 garages with 4 spaces 4 surface spaces</p>	<p>PARCEL NUMBER 2263-037-008</p>	<p>ZONING LAR3</p>	<p># OF FLOORS 2</p>



PROPERTY PHOTOS

PROPERTY PHOTOS



UPGRADED ELECTRICALS



PROPERTY PHOTOS



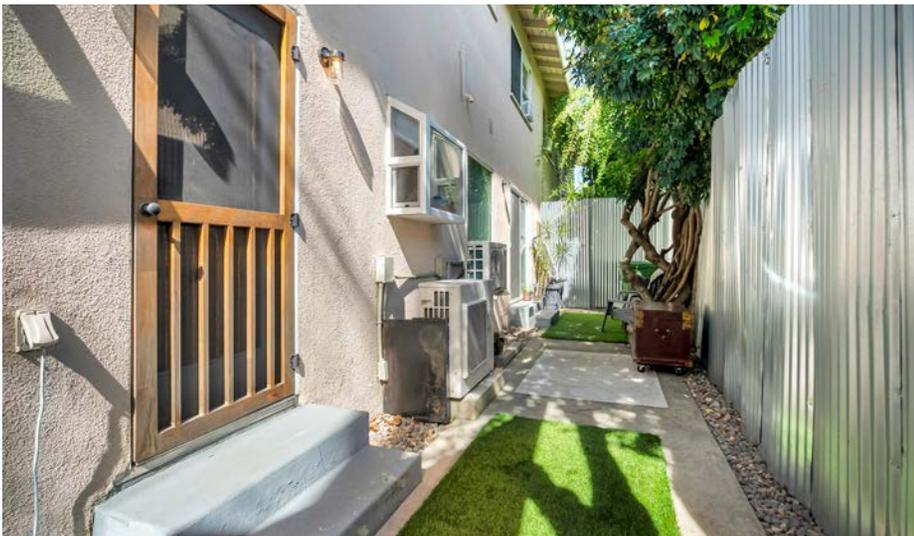
UNIT 2



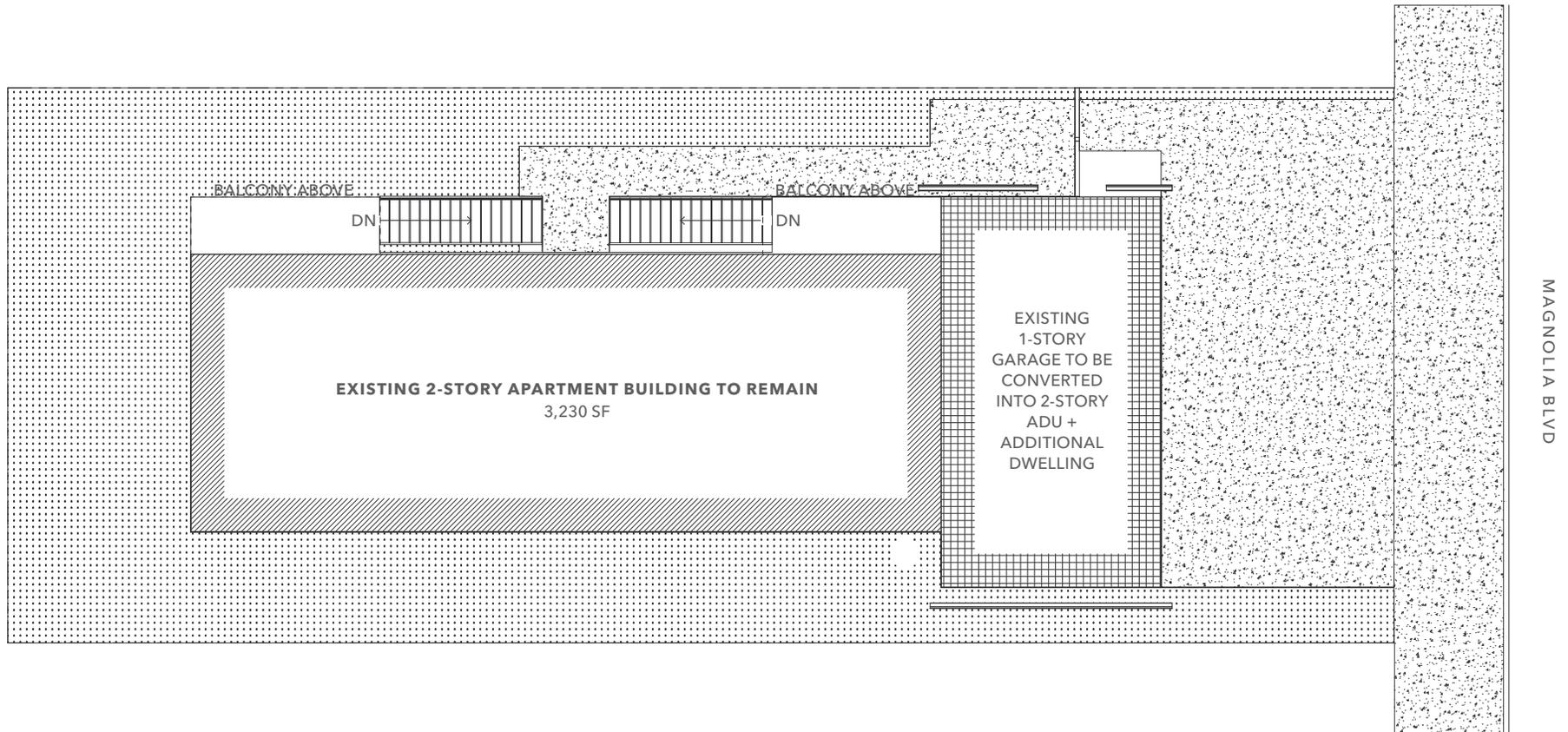
UNIT 2



UNIT 2 - PRIVATE PATIO



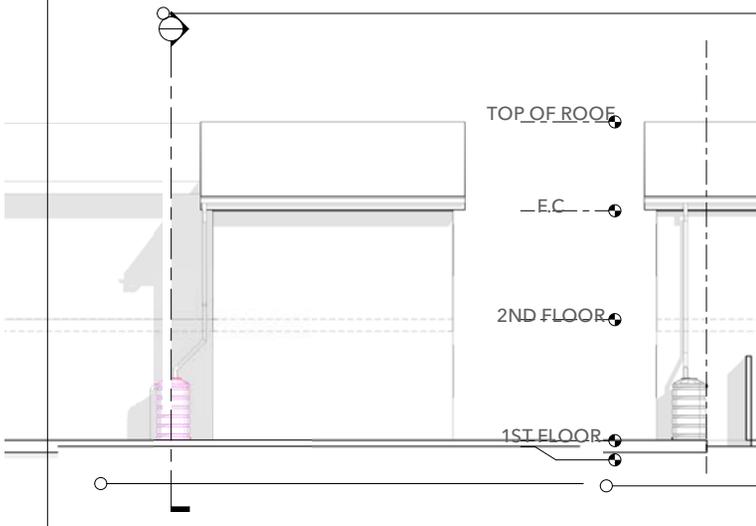
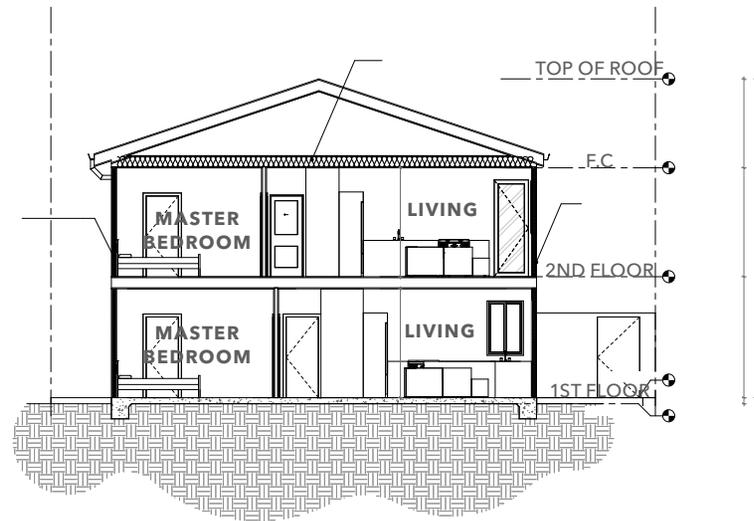
SITE PLAN



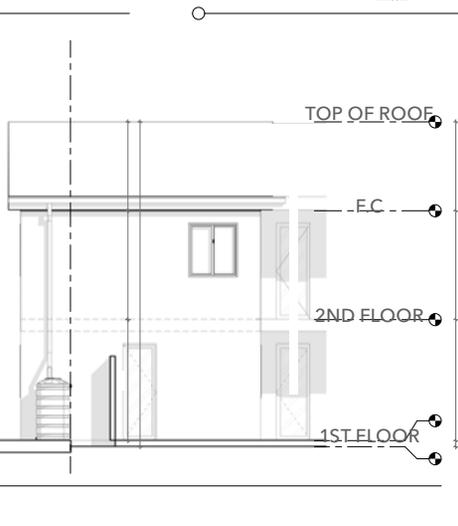
ELEVATIONS



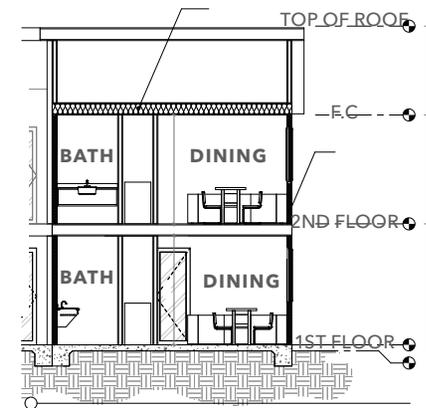
PROPOSED SOUTH ELEVATION



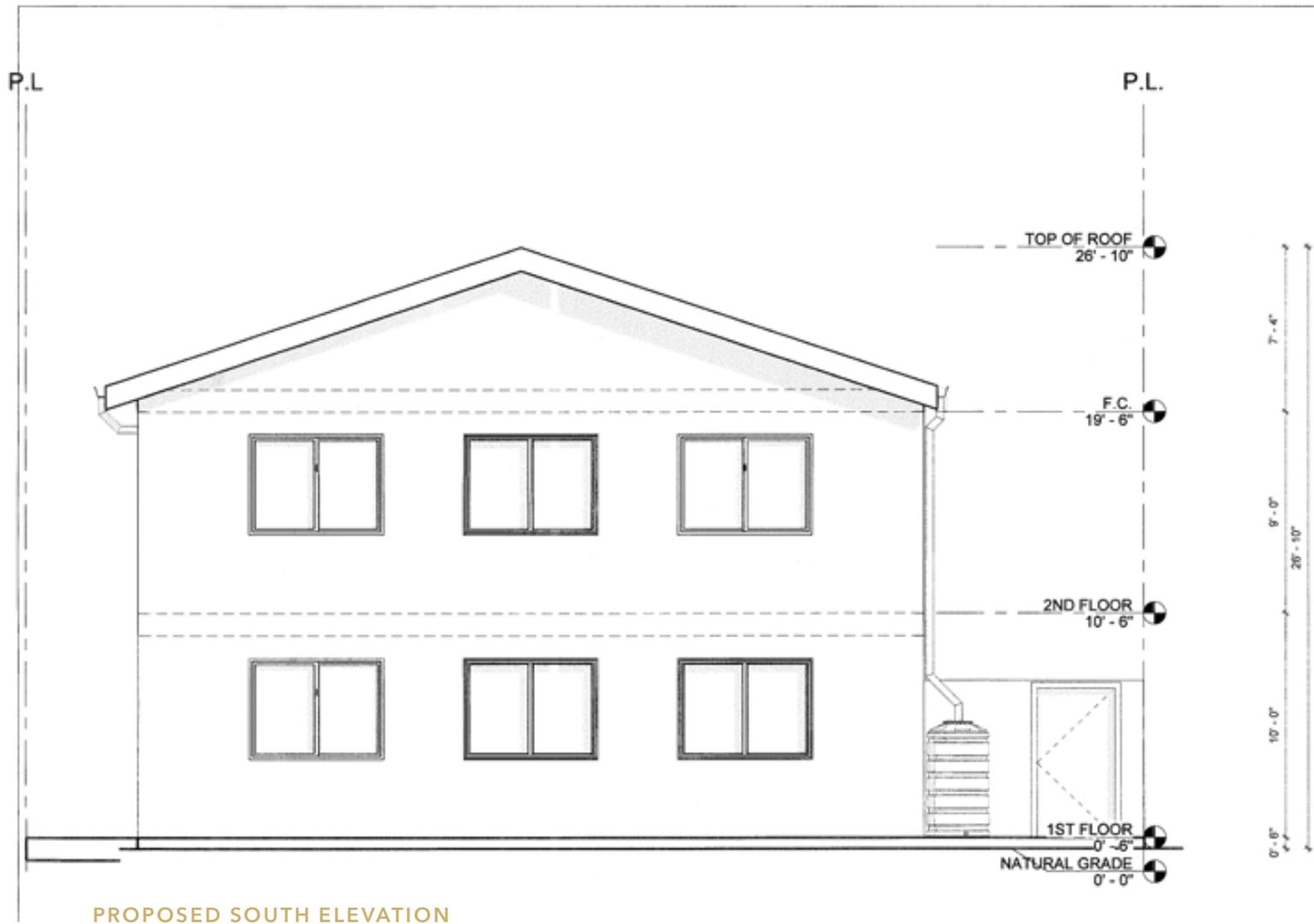
PROPOSED WEST ELEVATION



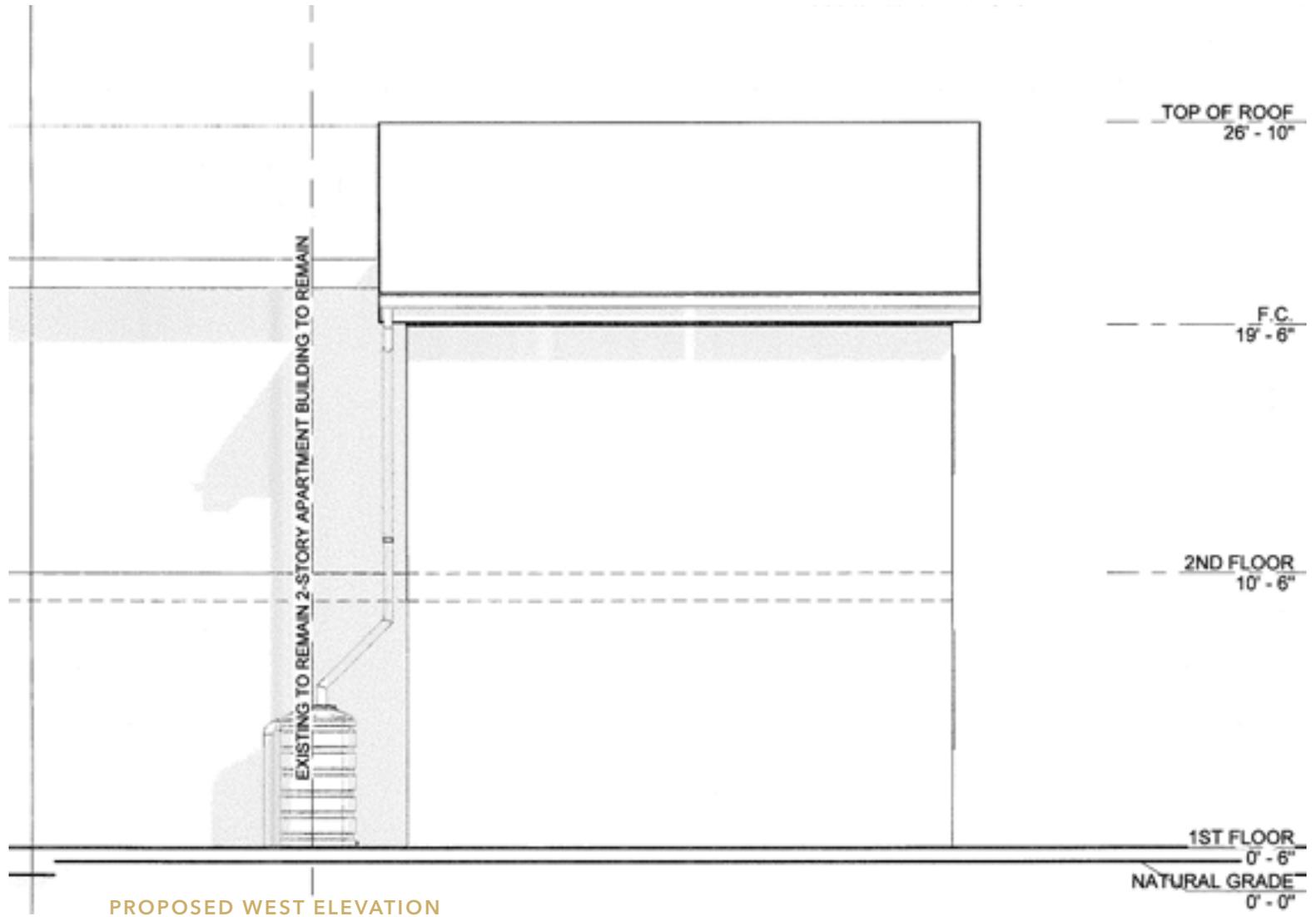
PROPOSED EAST ELEVATION



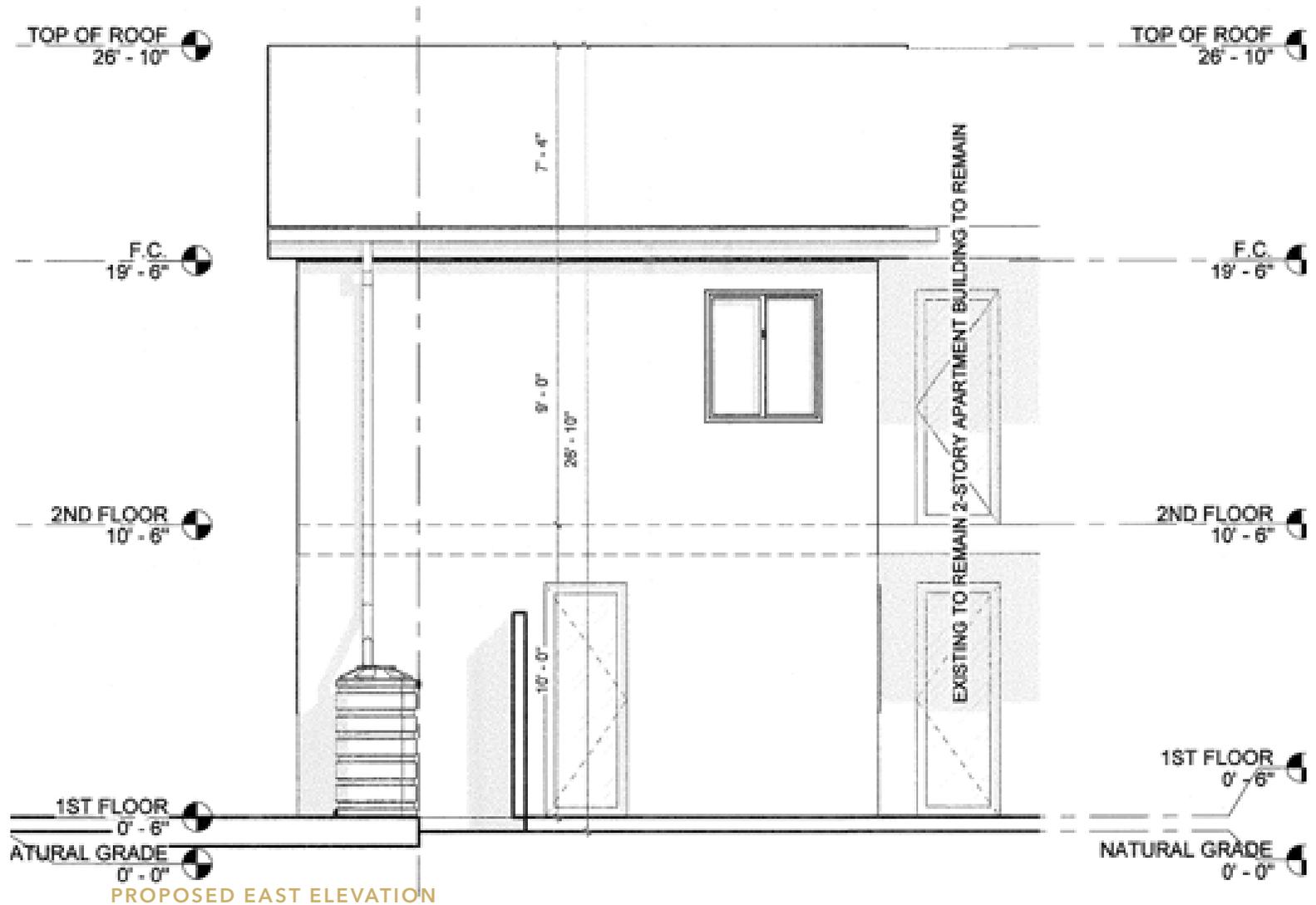
ADU



ADU



ADU





FINANCIAL ANALYSIS

Section 03

FINANCIAL SUMMARY

RENT ROLL SUMMARY

Unit Type	Units	Rental Range	Current Avg Rent	Current Monthly Income	Pro Forma Avg Rent	Pro Forma Monthly Income
2+1	3	\$1,191 - \$2,266	\$1,876	\$5,629	\$2,350	\$7,050
2+2 Patio	1	\$2,390 - \$2,390	\$2,390	\$2,390	\$2,900	\$2,900
Totals / Avg	4		\$2,005	\$8,019	\$2,488	\$9,950
Gross Annualized Rents			\$96,223		\$119,400	

Scheduled Avg Rent/SF \$2.23

Potential Avg Rent/SF \$2.77

3,588 SF

BUILDING AREA

\$8,019

CURRENT MONTHLY RENT

\$9,950

POTENTIAL MONTHLY RENT

897 SF

AVG UNIT SIZE



RENT ROLL

Unit	Unit Type	Current Rent/Month	Rent/SF/Month	Potential Rent/Month	Rent/SF/Month
1	2+1	\$1,191		\$2,350	
2	2+2 Patio	\$2,390		\$2,900	
3	2+1	\$2,172		\$2,350	
4	2+1	\$2,266		\$2,350	
Total	3,588 SF	\$8,019	\$2.17	\$9,950	\$2.77



OPERATING STATEMENT

RENTAL INCOME

	Current	%	Proforma	%	Per Unit	Per SF
Gross Potential Rent	\$119,400		\$119,400		\$29,850	\$33.28
Loss / Gain to Lease	(\$23,177)	19.4%	\$0		\$0	\$0
Gross Current Rent	\$96,223		\$119,400		\$29,850	\$33.28
Physical Vacancy	(\$2,887)	3.0%	(\$3,582)	3.0%	(\$896)	(\$1)
Total Vacancy	(\$2,887)	3.0%	(\$3,582)	3.0%	(\$896)	(\$1)
Effective Rental Income	\$93,336		\$115,818		\$28,955	\$32.28
Effective Gross Income	\$93,336		\$115,818		\$28,955	\$32.28

EXPENSES

	Current	Proforma	Per Unit	Per SF
Real Estate Taxes	\$19,458	\$19,458	\$4,865	\$5.42
Insurance	\$5,100	\$5,100	\$1,275	\$1.42
Utilities	\$4,450	\$4,450	\$1,113	\$1.24
Repairs & Maintenance	\$1,500	\$1,500	\$375	\$0.42
Landscaping	\$960	\$960	\$240	\$0.27
Misc Expenses	\$500	\$500	\$125	\$0.14
Total Expenses	\$31,968	\$31,968	\$7,992	\$8.91
Expenses as % of EGI	34.3%	27.6%		
Net Operating Income	\$61,368	\$83,850	\$20,963	\$23.37

FINANCIAL ANALYSIS

SUMMARY

PRICE	\$1,649,000	
DOWN PAYMENT	\$1,649,000	100%
NUMBER OF UNITS	4	
PRICE PER UNIT	\$412,250	
PRICE PER SQFT	\$459.59	
GROSS SQFT	3,588	
LOT SIZE	0.15 Acres	
YEAR BUILT	1955	

RETURNS

	Current	Pro Forma
CAP RATE	3.72%	5.08%
GRM	17.14	13.81
CASH-ON-CASH	3.72%	5.08%
DEBT COVERAGE RATIO	N/A	N/A

RENTS

# of Units	Unit Type	Current Rents	Market Rents
3	2 + 1	\$1,876	\$2,350
1	2 + 2	\$2,390	\$2,900

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$96,223		\$119,400
Less: Vacancy/Deductions	3.0%	\$2,887	3.0%	\$3,582
Total Effective Rental Income		\$93,336		\$115,818
Other Income		\$0		\$0
Effective Gross Income		\$93,336		\$115,818
Less: Expenses	34.3%	\$31,968	27.6%	\$31,968
Net Operating Income		\$61,368		\$83,850
Cash Flow		\$61,368		\$83,850
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	3.72%	\$61,368	5.08%	\$83,850
Total Return	3.72%	\$61,368	5.08%	\$83,850

EXPENSES

	Current	Proforma
Real Estate Taxes	\$19,458	\$19,458
Insurance	\$5,100	\$5,100
Utilities	\$4,450	\$4,450
Repairs & Maintenance	\$1,500	\$1,500
Landscaping	\$960	\$960
Misc Expenses	\$500	\$500
Total Expenses	\$31,968	\$31,968
Expenses / Unit	\$7,992	\$7,992
Expenses / SF	\$8.91	\$8.91



MARKET COMPARABLES

SALES COMPARABLES

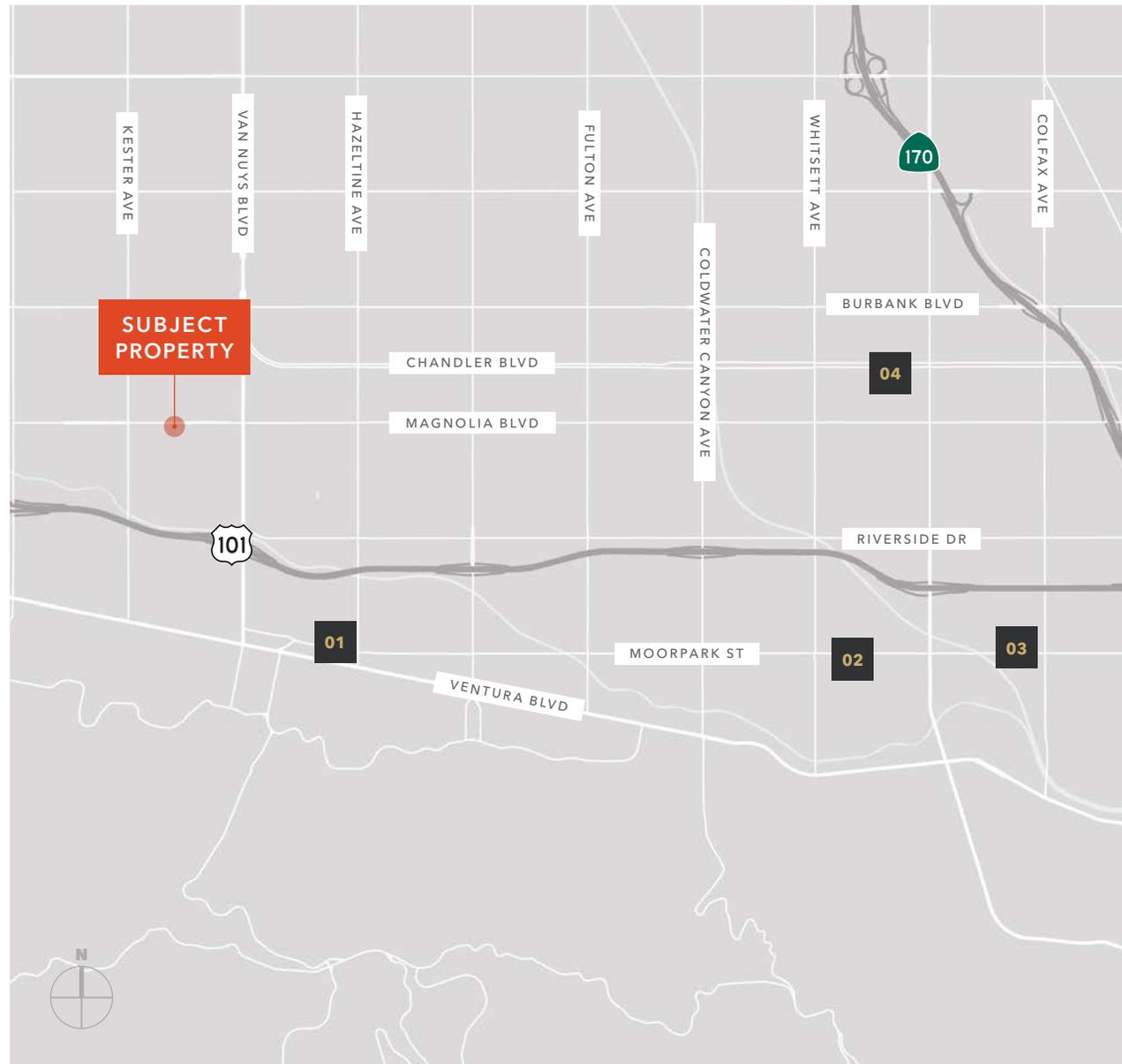
SP 14722 MAGNOLIA BLVD
Sherman Oaks, CA 91403

01 14151 MOORPARK ST
Sherman Oaks, CA 91423

02 12334 MOORPARK ST
Studio City, CA 91604

03 11755 MOORPARK ST
Studio City, CA 91604

04 5337 BELLINGHAM AVE
Valley Village, CA 91607



SALES COMPARABLES

	Property Name	Price	COE	Price/Unit	Price/SF	CAP Rate	GRM	Year Built	Units	Unit Type
SP	 14722 MAGNOLIA BLVD Sherman Oaks, CA 91403	\$1,649,000	-	\$412,250	\$459.59	3.72%	17.14	1955	4	(1) 2+2 (3) 2+1
01	 14151 MOORPARK ST Sherman Oaks, CA 91423	\$1,440,000	12/4/2025	\$360,000	\$444.44	4.22%	15.12	1956	4	(2) 2+1 (2) 1+1
02	 12334 MOORPARK ST Studio City, CA 91604	\$1,750,000	12/22/2025	\$437,500	\$581.78	4.60%	15.40	1951	4	(1) 2+1 (3) 1+1
03	 11755 MOORPARK ST Studio City, CA 91604	\$1,750,000	12/23/2025	\$437,500	\$455.25	4.72%	14.13	1949	4	(2) 2+1 (2) 1+1
04	 5337 BELLINGHAM AVE Valley Village, CA 91607	\$1,350,000	11/3/2025	\$337,500	\$372.31	4.18%	16.91	1952	4	(4) 2+1

AVERAGE PRICE/UNIT

SP	14722 MAGNOLIA BLVD Sherman Oaks, CA 91403
01	14151 MOORPARK ST Sherman Oaks, CA 91423
02	12334 MOORPARK ST Studio City, CA 91604
03	11755 MOORPARK ST Studio City, CA 91604
04	5337 BELLINGHAM AVE Valley Village, CA 91607

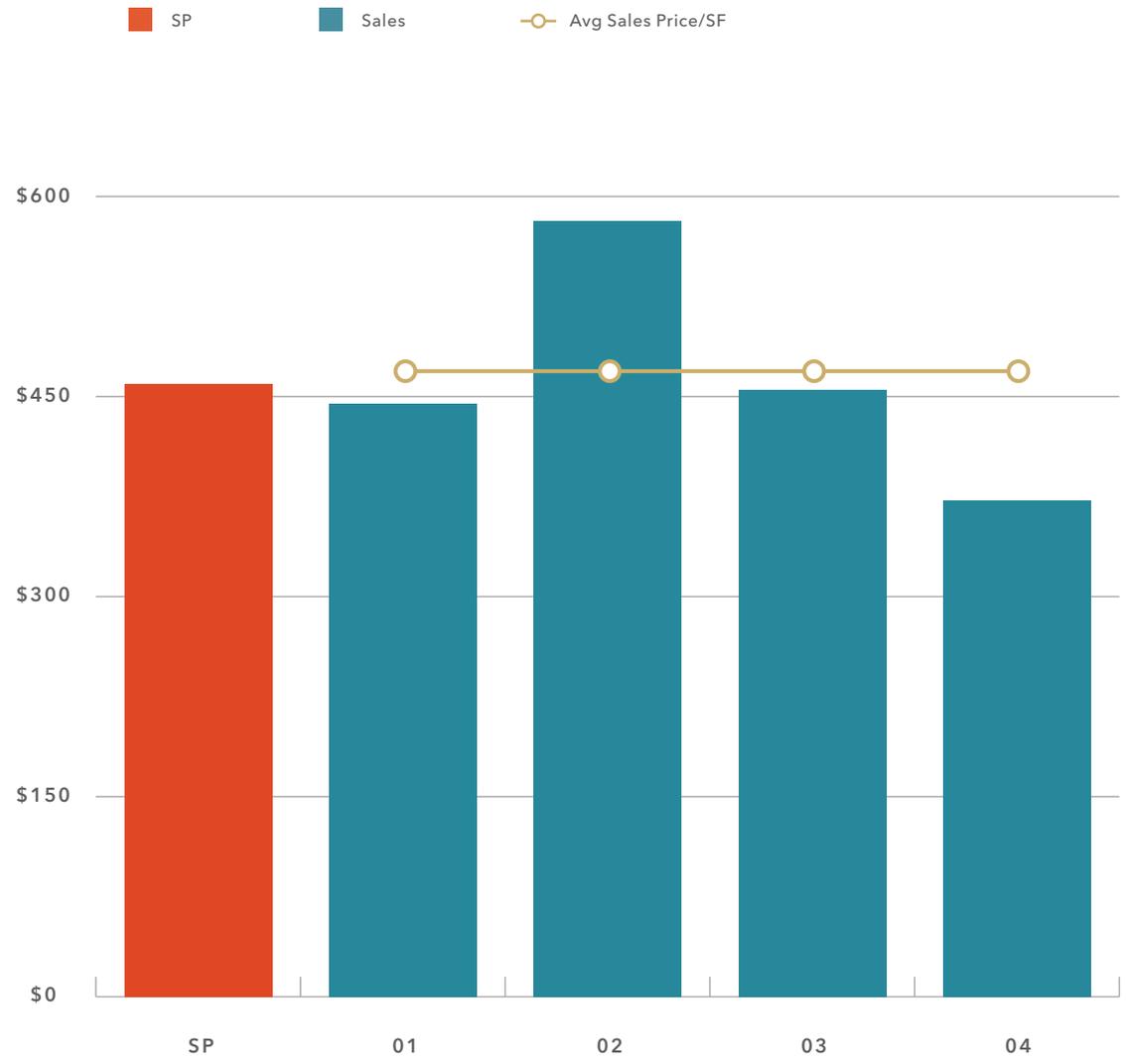
\$393K
AVG SALES PPU



AVERAGE PRICE/SF

SP	14722 MAGNOLIA BLVD Sherman Oaks, CA 91403
01	14151 MOORPARK ST Sherman Oaks, CA 91423
02	12334 MOORPARK ST Studio City, CA 91604
03	11755 MOORPARK ST Studio City, CA 91604
04	5337 BELLINGHAM AVE Valley Village, CA 91607

\$463
AVG SALES PSF





MARKET OVERVIEW

SHERMAN OAKS

Sherman Oaks, located in the southern San Fernando Valley, is a well-established neighborhood that offers a strong mix of residential stability and urban convenience.

Known for its walkable retail corridors and access to major freeways, Sherman Oaks continues to attract renters looking for a balance between lifestyle and location.

The multifamily housing stock in the area ranges from older mid-century apartment buildings to newer mixed-use developments, with recent projects reflecting a growing demand for upscale rental options. Notable developments include Via Avanti, a 325-unit mixed-use community near the Sherman Oaks Galleria, and Citrus Commons, a 249-unit apartment and retail project on the former Sunkist

Building site. These projects reflect a trend toward modernizing the area's housing while maintaining its neighborhood feel.

With access to the 101 and 405 freeways, as well as key corridors like Ventura Boulevard, Sherman Oaks offers excellent regional connectivity and a high level of local amenity. Its appeal to young professionals, families, and long-term renters continues to drive demand for quality rental housing. Limited land availability and ongoing interest from both local and institutional investors make Sherman Oaks a competitive and resilient submarket for multifamily investment.



Credit: Clotee Priddan Allochuku



Credit: westfield.com



Credit: Clotee Priddan Allochuku

SHERMAN OAKS POINTS OF INTERESTS

WESTFIELD FASHION SQUARE MALL

If you are in the mood to shop, Westfield Fashion Square Mall is your place. There are many great stores within this mall from Bloomingdales to Macy’s to Forever21 to Aldo. There is also a food court with a wide range of food choices, which will satisfy any taste bud. This mall is a great place to visit to satisfy any shopping need.

SHERMAN OAKS TUESDAY FARMERS’ MARKET

On Tuesdays in the parking lot of the Fashion Square mall from 3 PM-7 PM, you can visit the Farmers’ Market with vendors from nearby. You will find these purveyors selling local produce, fresh eggs, meats, desserts, etc. This is great if you enjoy buying local and straight from the farms. You can’t go wrong with a farmers’ market, so come hungry and eat fresh.

RESTAURANTS

Eating out in Sherman Oaks can be a bit of a struggle because there are so many good restaurants. There are great places for breakfast, lunch and dinner with all different types of food available. Blu Jam Cafe is a great spot for breakfast and brunch, but be prepared for a possible wait as it is a very popular spot. Mendocino Farms, a wonderful place to meet a friend or co-worker for lunch, has delicious sandwiches and

salads. Gyu-Kaku Japanese BBQ is a place where each table has it’s own grill. Gyu-Kaku also has awesome happy hours, plus it’s a great spot to grab dinner. These are just a few of the many delicious restaurants that Sherman Oaks has to offer.

COFFEE SHOPS

When you need a little pick me up in your day, hitting one of the local coffee shops is a great idea. This way you can support local businesses and avoid the long lines you may find at the big, chain coffeehouses. One place to check out is M Street Coffee. They offer fresh, organic coffee blends that you can enjoy in their great environment, or take to go.

NIGHTLIFE

Sherman Oaks has a lively nightlife scene. It is geared more towards the casual side, but it is great when you want to have a fun night out. By hitting up some of the local spots – Tunnel Bar, The One Up and The Local Peasant are three must-visit places – you can find a great rooftop bar, grab some drinks and play arcade games, or enjoy the vibrant ambiance. By hitting the town in Sherman Oaks, you will find all of these and more.

Source: <https://theculturetrip.com/north-america/usa/california/articles/top-10-things-to-do-and-see-in-sherman-oaks>

SAN FERNANDO VALLEY, CA

The San Fernando Valley is a vibrant economic and cultural hub within the Greater Los Angeles Area.

Covering a large portion of northwestern Los Angeles County, the Valley is home to over 1.8 million residents and a diverse mix of industries.

As a cornerstone of the entertainment industry, the Valley is home to major film and television studios, including Universal Studios, Warner Bros., and Walt Disney Studios. Popular attractions like Universal Studios Hollywood and the NoHo Arts District highlight the region's rich entertainment scene, blending Hollywood history with emerging creative talent. The Valley's food scene reflects its diverse communities, offering everything from Michelin-starred restaurants to beloved neighborhood eateries.

Beyond entertainment, the Valley's economy thrives on industries such as technology, aerospace, healthcare, and manufacturing. Its business-friendly environment attracts both startups and established corporations, while Burbank Airport provides a key transportation link for domestic and international travel.

Outdoor enthusiasts can explore Griffith Park, the Santa Susana Mountains, and the Los Angeles River Greenway, which offer scenic hiking, biking, and equestrian trails. With year-round sunshine, residents enjoy outdoor activities like golf, sports leagues, and bustling farmers' markets.

Shopping options range from high-end retail at Westfield Topanga and The Village to unique boutiques in Magnolia Park, catering to a wide variety of tastes and budgets.

With its strong economy, diverse culture, and suburban appeal, the San Fernando Valley offers an ideal balance of business opportunity and quality of life, making it a prime destination for residents, entrepreneurs, and investors alike.



SAN FERNANDO VALLEY DEMAND DRIVERS

 <p>44,000 EMPLOYEES</p>	 <p>12,000 EMPLOYEES</p>	 <p>10,400 EMPLOYEES</p>
 <p>8,000 EMPLOYEES</p>	 <p>6,200 EMPLOYEES</p>	 <p>4,400 EMPLOYEES</p>
 <p>3,300 EMPLOYEES</p>	 <p>3,297 EMPLOYEES</p>	 <p>3,000 EMPLOYEES</p>
 <p>2,900 EMPLOYEES</p>	 <p>2,100 EMPLOYEES</p>	 <p>2,030 EMPLOYEES</p>

Projected Job Growth

4.4%

SAN FERNANDO VALLEY (ANNUAL)

0.4%

UNITED STATES (ANNUAL)

Population

1.78M

CURRENT (2024)

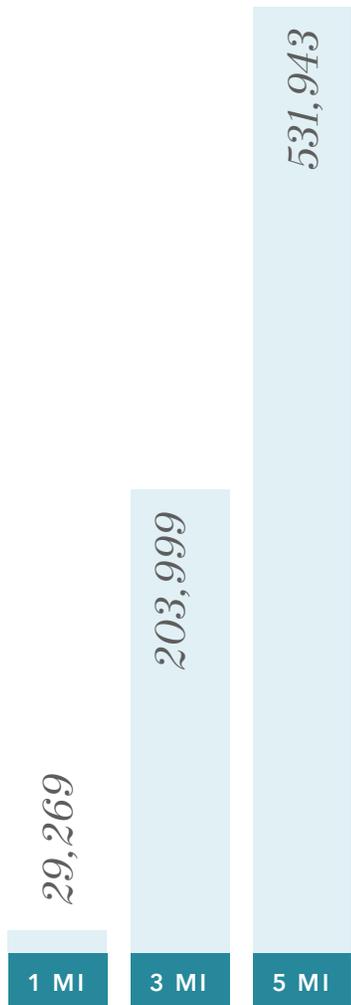
-0.30%

CHANGE (2024-2029)

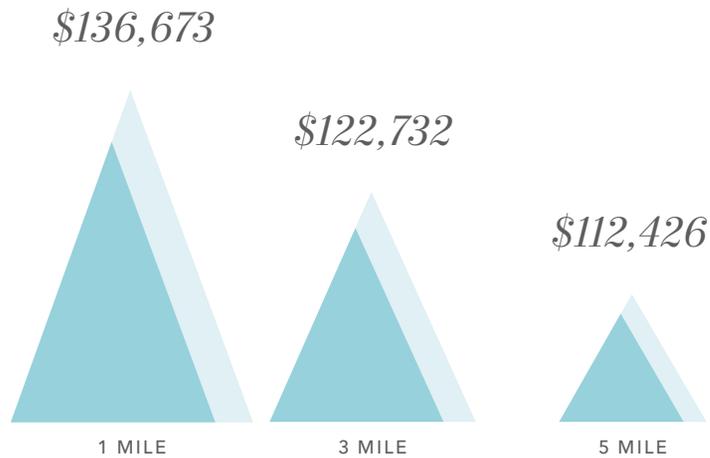
Data Sources: Los Angeles Business Journal, KM Research

DEMOGRAPHICS

ESTIMATED POPULATION



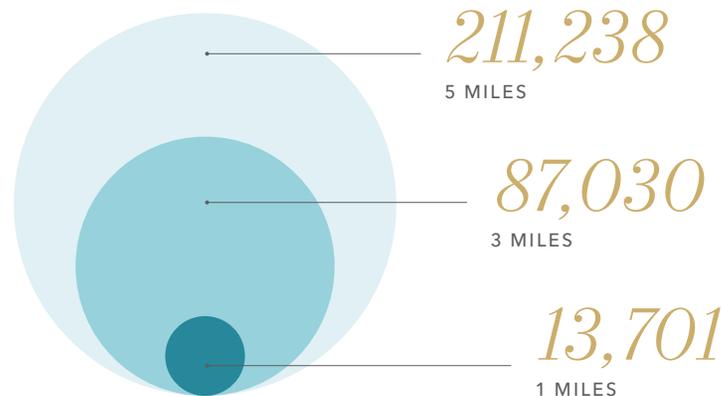
AVERAGE HOUSEHOLD INCOME



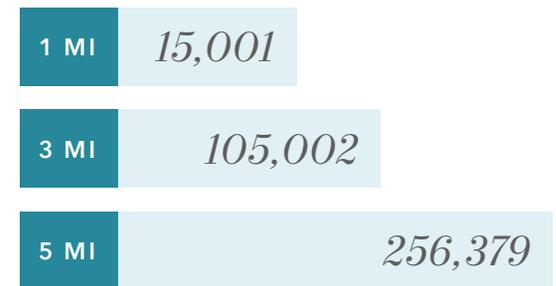
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: CoStar

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