

PARK SEVILLE APARTMENTS



14065 Moorpark Street, Sherman Oaks, CA 91423

OFFERING MEMORANDUM



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The Offering

Northmarq and Marcus & Millichap as the exclusive listing agents are pleased to present the opportunity to acquire Park Seville, a 30-Unit Value-Add Opportunity in prime Sherman Oaks.

Located at 14065 Moorpark Street in Sherman Oaks, Park Seville is an extremely rare offering as the property is being sold by the original developer. The building's mid-century design and location just steps away from Ventura Blvd. position it as an ideal opportunity for value-add investors looking to turn a building that is in one of the peak locations in the entire San Fernando Valley. The asset's footprint features an expansive interior courtyard with a pool, secured parking for 22 Units (most studio units do not come with parking), on-site shared laundry facility, and efficient unit layouts. In addition to its exceptional physical plant, current ownership has maintained the building and improved select building systems throughout their ownership, including a copper re-pipe and new electrical subpanel upgrades. Additional upgrades include select unit enhancements upon each vacancy and major landscaping with front façade improvements. Due to its outstanding location, a subsequent buyer can renovate the units as they see fit to generate more revenue for themselves.

Park Seville is located on a 23,882-square-foot lot and is comprised of one two story walk-up style building. The property offers a desirable unit mix that bodes well for the renting community in the immediate area, including eleven (11) Studios, ten (10) one-bedroom/one-bathroom units, and nine (9) two-bedroom/one-bathroom units for a total of 30 units. As units begin to turnover, savvy investors stand to capture a loss-to-lease of roughly 25% by capitalizing on high-end finishes sought by modern Sherman Oaks renters.

Beyond the property's intrinsic value, its exceptional location carries notable allure. Located just steps from Ventura Boulevard, some of Los Angeles most famed establishments such as Sherman Oaks Galleria, Westfield Fashion Square, and Castle Park. Additionally, Sherman Oaks is home to some of the best schools in all of Los Angeles, including Harvard-Westlake, Notre Dame, and Buckley. Additionally, Park Seville resides pinched between the best of what the entire San Fernando Valley has to offer as residents are just a quick drive over the canyon from being on the westside of the city. Upcoming transformative developments in Sherman Oaks such as IMT Residential's new three low-rise buildings, which features 249 residential units and 27,000 square feet of ground-floor commercial space, is yet another example of just how much institutional investors believe in Sherman Oaks.

Given the specific location, physical attributes of the asset, untapped value-add potential, and rarity of the offering, 14065 Moorpark Street offers investors the unique opportunity to establish a premier luxury community in one of Los Angeles' most coveted rental submarkets.



INVESTMENT HIGHLIGHTS

THE OPPORTUNITY: 14065 Moorpark Street is a 30-unit value-add opportunity located in prime Sherman Oaks.

ATTRACTIVE FINANCING: Being sold with attractive below-market assumable financing with interest rates that are well below current market rates.

SALE FROM THE ORIGINAL DEVELOPER: The property has been under the same ownership since its construction in the 1950's and has never been offered on the open market.

UPSIDE IN RENTAL INCOME: By implementing an extensive interior renovation concept upon turnover a subsequent buyer can capture a ~25% loss-to-lease via interior and common area renovations.

ACCRETIVE UNIT MIX AND PARKING: 14065 Moorpark Street features eleven (11) studios, ten (10) one-bedroom units, and nine (9) two-bedroom units. 22-units are provided with carport parking spots with garage doors. The 8-units that are not provided with parking are all studios.

SURROUNDED BY RENT DRIVERS: 14065 Moorpark Street is surrounded by renowned nightlife and entertainment, fine dining, and top tier retail. The subject property is within walking distance to some of Los Angeles' most popular establishments along the Ventura Boulevard.

IMMEDIATE ACCESS TO MAJOR EMPLOYMENT CENTERS: 14065 Moorpark Street is located centrally within a 30-minute radius to 225 million square feet of office space and prominent employers across a wide variety of industries. It's seamless access to prominent employers makes commute times manageable and desirable to the average south-valley renter.



Market Overview

IMMEDIATE ACCESS — TO MAJOR — EMPLOYMENT + SOCIAL HUBS

SHERMAN OAKS GALLERIA: As a major commercial and entertainment center, the Sherman Oaks Galleria offers shopping, dining, and entertainment options, contributing to employment and serving as a social hub.

NOTRE DAME HIGH SCHOOL: This prestigious Catholic high school provides quality education and employment opportunities for educators and staff in Sherman Oaks.

VAN NUYS SHERMAN OAKS PARK: Offering green spaces, sports facilities, and community programs, this park promotes social interaction and outdoor activities.

LOCAL DINING SCENE: Sherman Oaks boasts a diverse culinary scene with numerous restaurants, cafes, and eateries, providing employment opportunities and vibrant social experiences.

EMPLOYMENT CENTERS: The area hosts various businesses, including law firms, healthcare facilities, and technology companies, contributing to employment opportunities and economic growth.

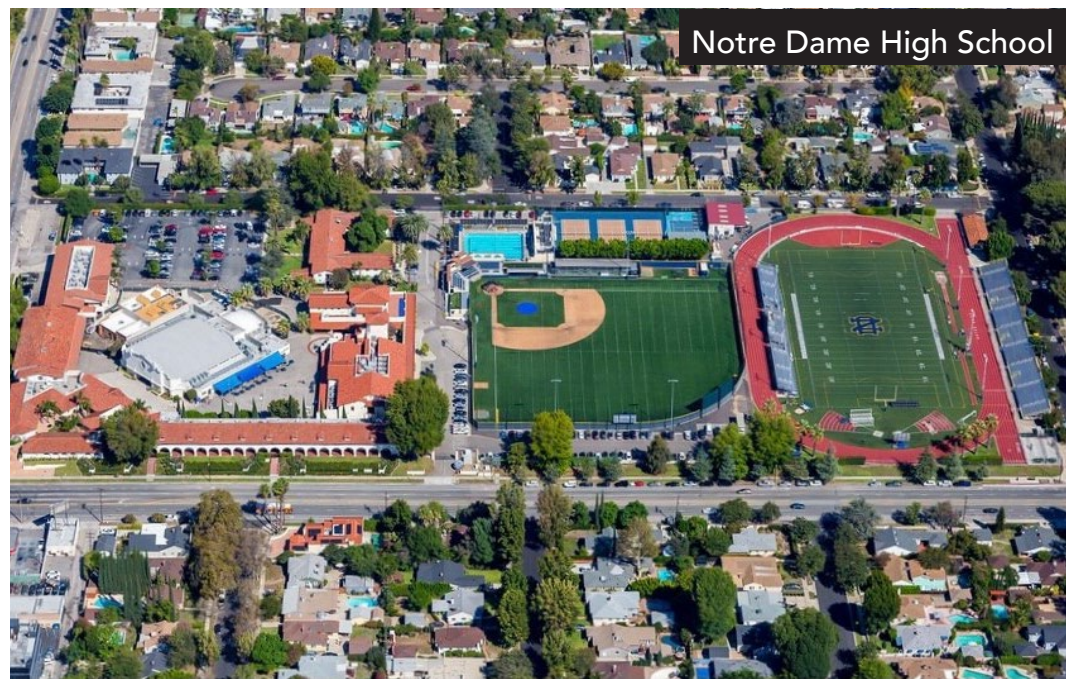
LOCAL SCHOOLS: In addition to Notre Dame High School, Sherman Oaks is home to several public and private educational institutions, offering jobs for educators and staff.

VAN NUYS-SHERMAN OAKS RECREATION CENTER: This recreational facility offers sports fields, a pool, and community programs, fostering social interactions and a healthy lifestyle.

VENTURA BOULEVARD: As one of the most iconic streets in Sherman Oaks, Ventura Boulevard is a bustling commercial and social hub. Lined with shops, restaurants, boutiques, and entertainment venues, it not only offers employment opportunities but also serves as a vibrant center for social activities and cultural experiences in the community.



Sherman Oaks Galleria



Notre Dame High School

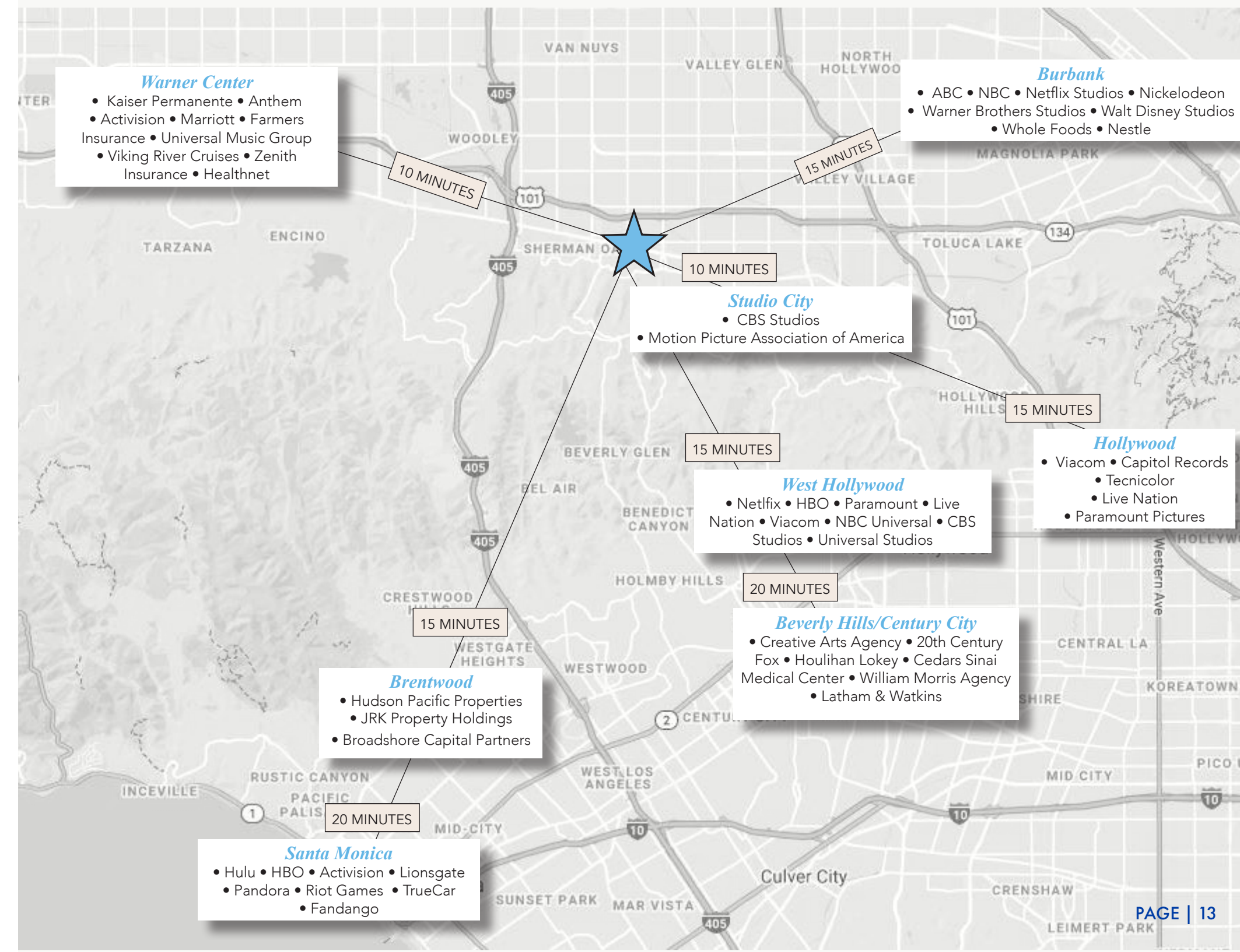


Van Nuys-Sherman Oaks Recreation Center

A Central Valley Location that Affords Residents Easy *Accessibility* to *Employment Centers*

Centrally located in Sherman Oaks, 14065 Moorpark offers residents easy access to the region's busiest employment hubs.

As shown here, 14065 Moorpark Street is located within a ~10-mile radius of approximately 15 million square feet of office space occupied by top employers in Los Angeles. This high level of accessibility has routinely driven demand to live in Sherman Oaks as it affords residents a great balance of suburban living with manageable commute times to hundreds of thousands of jobs throughout the Valley and Metro Los Angeles.



Surrounded by San Fernando Valley's Best

Ventura Boulevard in Sherman Oaks is a vibrant and bustling thoroughfare that stands out as a prime attraction in the area. Lined with a diverse array of shops, restaurants, cafes, and entertainment venues, the boulevard offers something for everyone. Its lively atmosphere and variety of amenities make it a popular destination for both locals and visitors. The street's charm and accessibility contribute significantly to the neighborhood's appeal, making it a central hub for social and cultural activities.

The economic vitality of Ventura Boulevard also plays a crucial role in real estate investment in Sherman Oaks. The presence of high-end retailers, trendy eateries, and essential services along the boulevard drives demand for both commercial and residential properties in the vicinity. Investors are drawn to the area by the potential for steady rental income and property value appreciation, buoyed by the constant influx of foot traffic and the area's overall desirability. The continuous development and upgrading of businesses along Ventura Boulevard further enhance its reputation as a lucrative investment opportunity.

Moreover, Ventura Boulevard's strategic location within Sherman Oaks enhances its importance for real estate investments. Its proximity to major highways and public transportation options makes it easily accessible, adding to its attractiveness for potential residents and businesses. The ongoing improvements and infrastructure projects in the area promise sustained growth and development, ensuring that Ventura Boulevard remains a key focal point for real estate investments in the region. As Sherman Oaks continues to evolve, Ventura Boulevard will undoubtedly remain a cornerstone of its economic and cultural landscape.



Ventura Boulevard

14065
Moorpark

Sherman Oaks Transformative Developments

IMT Residential’s new three low-rise buildings, which features 249 residential units and 27,000 square feet of ground-floor commercial space. The 146,510-square-foot building, designed by A.C. Martin, resembles an inverted pyramid with recessed windows. It’s “A Symphony in concrete,” according to the Los Angeles Conservancy.



The San Fernando Valley project is called Citrus Commons expected to take 33-months, with completion expected in 2025.

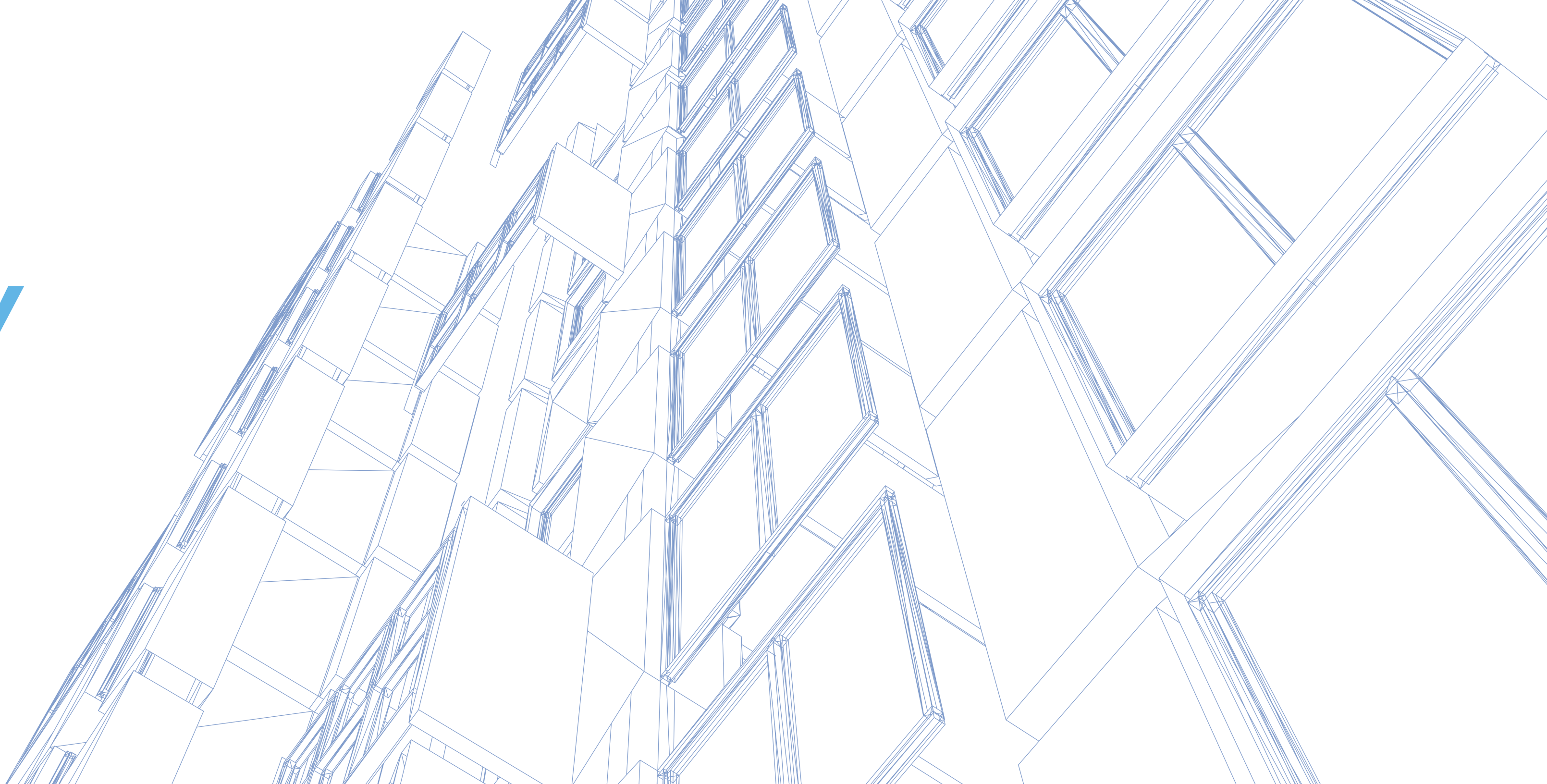
The 8.5-acre site at the southeast corner of Hazeltine Avenue and Riverside Drive next to the 101 Freeway was once home to the Sunkist Growers Cooperative.



In addition to their project on Citrus Commons, IMT Development is adding another large-scale project to its portfolio. Via Avanti, currently taking shape on a five-acre site at 4827 N Sepulveda Blvd in Sherman Oaks, will ultimately comprise interconnected buildings reaching up to six stories. It will feature 325 apartments, around 40,000 square feet of retail space, and parking facilities. Situated just north of the Sherman Oaks Galleria, is adjacent to the first bus-only lanes in the San Fernando Valley, which run along Sepulveda and Ventura Boulevards. The location is also within walking distance of a planned future stop on the Sepulveda Pass transit corridor, which may be developed as either a heavy-rail line or a monorail.



The Property



CURRENT PROPERTY PHOTOS



Value-Add Opportunity

Interior

Value-Add Potential

- Stainless Steel Appliance Package
- Quartz Countertops
- New Carpet in Bedrooms
- Upgraded hardware and fixtures
- Laminate Wood Flooring
- Bathroom Vanity & Tile Enclosures

While the subject property has been well maintained under current ownership, investors will have the opportunity to upgrade the unit interiors to capitalize on the strong demand for renovated interiors and take advantage of the strong submarket fundamentals in Los Angeles City.

Highlighted here are some interior renovation concepts that the marketing team would present to potential buyers to influence them to underwrite the highest post renovation rents possible.



Potential Living Area Enhancement



Potential Kitchen Enhancement



Potential Kitchen Enhancement



Potential Bedroom Enhancement



Potential Bathroom Enhancement

Exterior

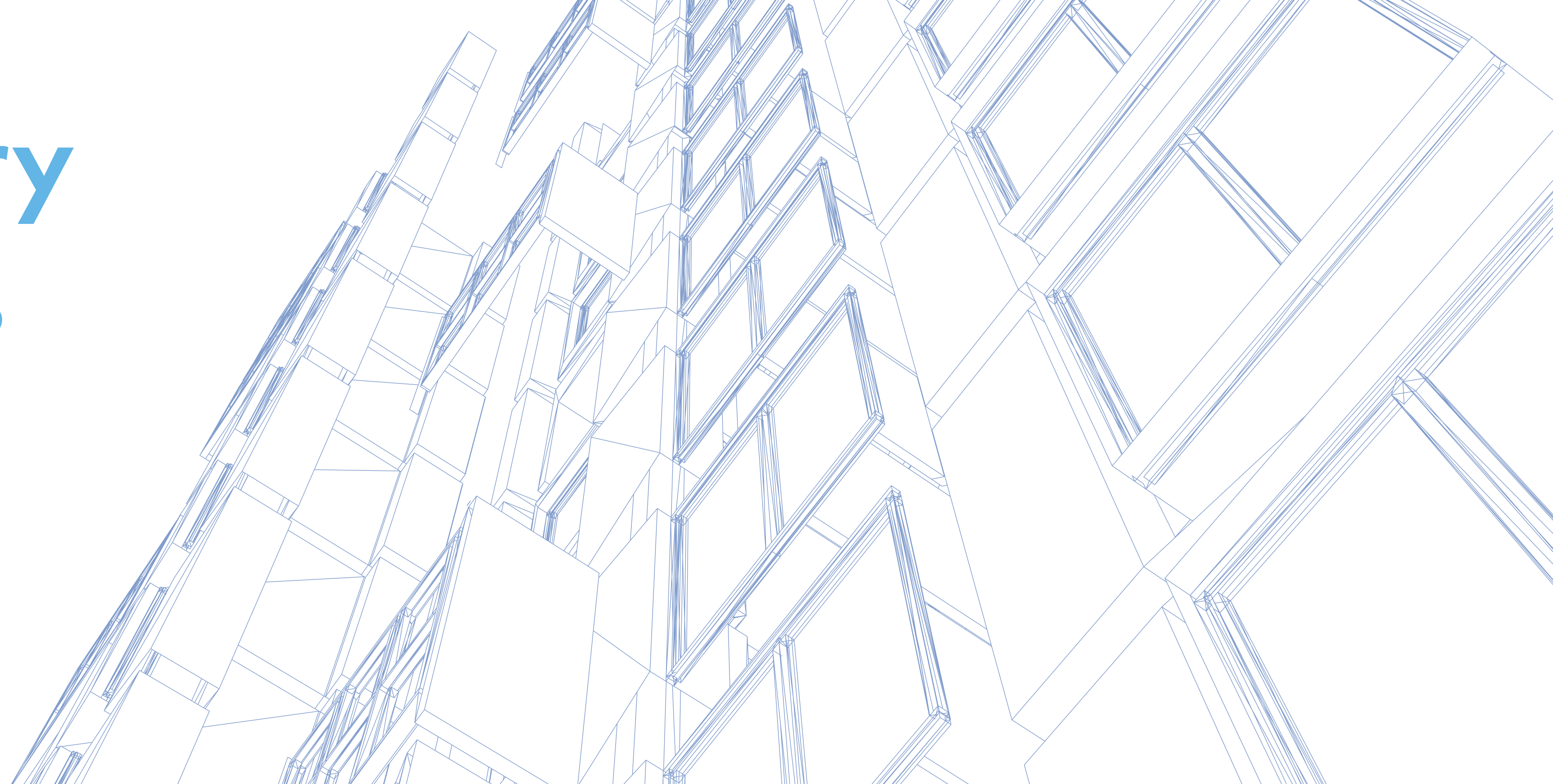
Value-Add Potential

- Exterior paint upgrade
- Landscaping upgrade
- Balcony upgrade
- Window upgrade
- Lighting Upgrade

Community Enhancements



Summary of Terms



SUMMARY OF TERMS

COMMUNITY ADDRESS:	14065 Moorpark Street, Sherman Oaks, CA 91423
PRICE:	\$7,950,000
GROSS BUILDING SQFT:	20,182
ASSESSOR'S PARCEL NUMBER:	2271-013-007
LAND USE:	Apartments
BUILDINGS:	Two
STORIES:	2 stories
YEAR BUILT:	1956
RENT RESTRICTIONS:	Subject to Los Angeles RSO

INTEREST OFFERED

100% fee simple interest offered in an apartment building located at 14065 Moorpark Street, Sherman Oaks, CA 91423.

TERMS OF SALE

Property is being offered on a free and clear basis.

PROPERTY TOURS: Prospective purchasers are encouraged to visit the site prior to submitting offers. Please do not contact on-site management or staff without prior approval. All property tours must be coordinated through the listing team.

SITE DESCRIPTION

UNITS:	30
PARCEL SIZE SQFT:	23,882
PARKING:	Covered

UTILITES

WATER:	LADWP - Master Metered
SEWER:	LADWP - Master Metered
ELECTRIC:	So Cal Edison – Individually Metered
GAS:	So Cal Gas – Master Metered
TRASH:	Waste Management

CONSTRUCTION

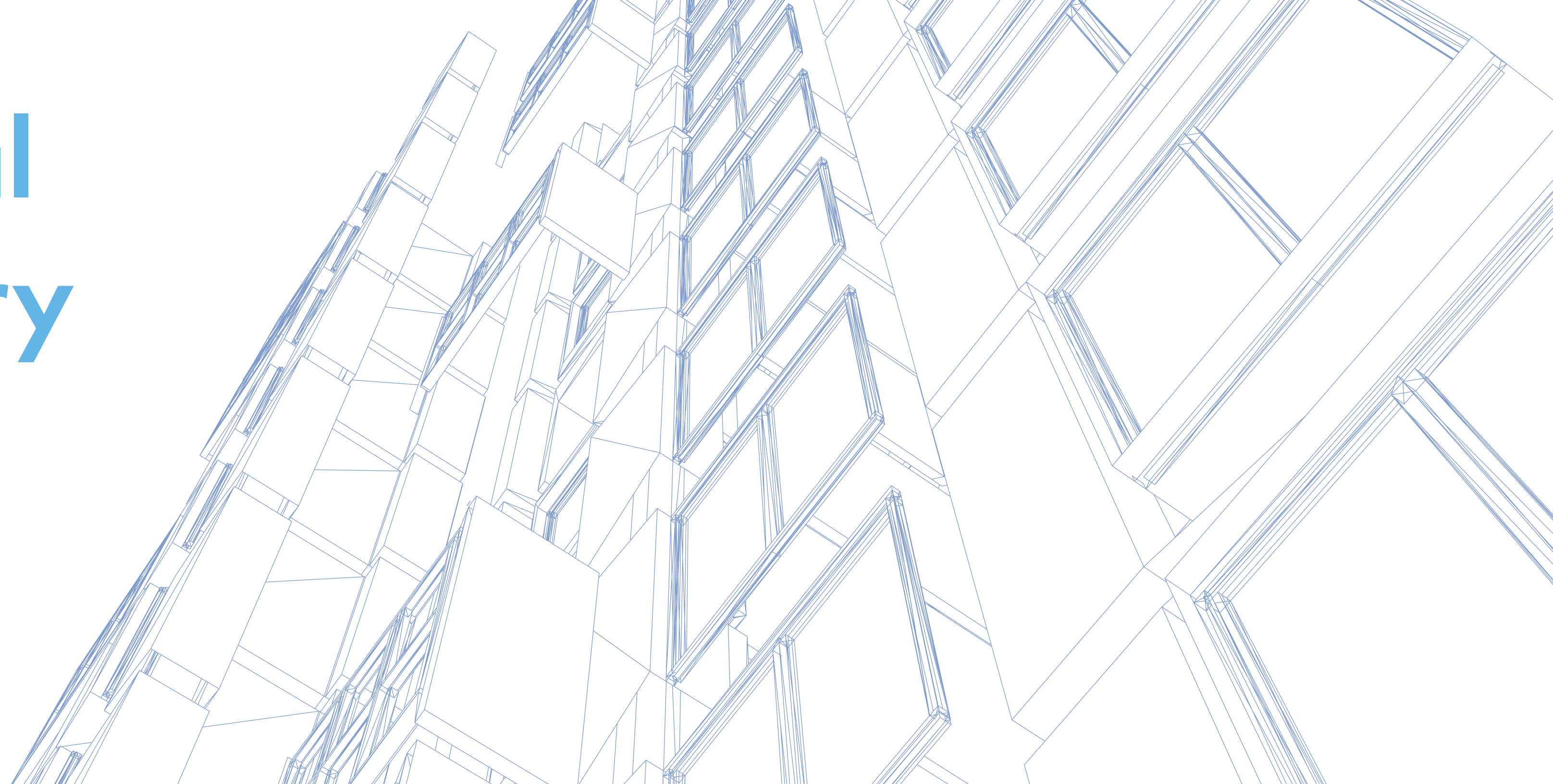
FOUNDATION:	Raised concrete slab
FRAMING:	Wood
EXTERIOR:	Smooth stucco
ROOF:	Flat
PARKING SURFACE:	Concrete

MECHANICAL

HVAC:	Furnace Heaters, Wall-Unit AC
FIRE PROTECTION:	Hose and Fire Extinguishers
LAUNDRY:	Shared
PLUMBING:	Copper



Financial Summary



FINANCIAL SUMMARY

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FINANCIAL INDICATORS

Price		\$7,950,000
Down	57%	\$4,500,000
Current CAP		4.66%
Year 1 CAP		4.84%
Market CAP		7.18%
Price/Unit		\$265,000
Price/Gross SF		\$394
Current GRM		12.74
Year 1 GRM		12.43
Market GRM		9.52
Current GIM		12.61
Market GIM		9.22
Ownership		Fee Simple

BUILDING DATA

No. of Units	30
Year Built	1956
Lot Size (SF)	23,875
Gross SF	20,182
Net Rentable SF	18,050
APN	2271-013-007

FINANCING

Loan Amount	3,450,000
Interest Rate	3.23%
Monthly Payment - Interest Only	(\$9,286)
Monthly Payment - Amortizing	(\$14,977)
Loan-to-Value	43%
Amortization (Years)	30
Assumption	Assumption
Minimum DSCR	1.20
Debt Service Coverage Ratio	3.33
I/O Period (Years)	2

UNIT MIX

Unit Type	# of Units	Unit Size	CURRENT				MARKET				
			Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental Range	Average Rent	Avg. Rent/SF	Monthly Income	Loss-to-Lease
Studio	11	400	\$799 - \$1,775	\$1,366	\$3.41	\$15,026	\$1,900 - \$1,900	\$1,900	\$4.75	\$20,900	28%
1 Bed + 1 Bath	10	600	\$1,144 - \$2,028	\$1,823	\$3.04	\$18,234	\$2,350 - \$2,350	\$2,350	\$3.92	\$23,500	22%
2 Bed + 1 Bath	9	850	\$1,503 - \$2,500	\$2,084	\$2.45	\$18,754	\$2,800 - \$2,800	\$2,800	\$3.29	\$25,200	26%
Totals/Weighted Averages:	602			\$1,734	\$2.88	\$52,014		\$2,320	\$3.86	\$69,600	25%
Current Occupancy: 86.67%				ANNUAL CURRENT		\$624,171		ANNUAL MARKET		\$835,200	

NOTES/ASSUMPTIONS

- All unit sizes are estimated. Rent Roll is per 5/24. Unit 6(MGR), 19,24, and 27 are Vacant and Marked to Market Rents.
- Laundry and Pet Rent is per '23 actuals. Market Scenario Reflects an implementaion of RUBS @ 70% Recapture of total utility cost.
- Utilities and Contract Services are per annualized actuals.. All other exepnses are estimated per industry standard.
- All scenario reflects in-place \$3.45M loan assumption at 3.23% interest rate with IO through 7/26
- All scenarios are inclusive on an on-site manager/keyholder expensed at 600/unit/year.
- Property Taxes have been reassessed upon new purchase price. Direct Assessments are 2023-24 Actuals provied by the assessor.
- YR 1 Scenario reflects an in-place 3% rent increase to all units.

ANNUALIZED OPERATING DATA	CURRENT PROFORMA	YEAR 1	MARKET
Market Rent	\$835,200	\$835,200	\$835,200
Gain (Loss)-to-Lease	25.27% (211,029)	23.45% (195,849)	0.00% -
Gross Potential Rental Income	\$624,171	\$639,351	\$835,200
Less: Vacancy	3.00% (18,725)	3.00% (19,181)	5.00% (41,760)
Total Rental Income	\$605,446	\$620,170	\$793,440
Pet Rent	\$2/unit/mo. 600	\$2/unit/mo. 600	\$2/unit/mo. 600
Laundry	\$15/unit/mo. 5,436	\$15/unit/mo. 5,436	\$15/unit/mo. 5,436
RUBS Income	\$/unit/mo. -	\$/unit/mo. -	\$58/unit/mo. 20,955
Effective Gross Income	\$611,482	\$626,206	\$820,431
Less: Expenses	39.40% (240,921)	38.57% (241,510)	30.38% (249,279)
Net Operating Income	\$370,561	\$384,696	\$571,152
Less: Debt Service	(111,435)	(111,435)	(179,721)
Pre-Tax Cash Flow	5.76% 259,126	6.07% 273,261	8.70% 391,431

ANNUALIZED OPERATING DATA	CURRENT PROFORMA	YEAR 1	MARKET
Fixed Expenses			
Real Estate Taxes	1.199398%	95,352	95,352
Direct Assessments	Est.	3,274	3,274
Insurance	\$750/unit	22,503	22,503
Utilities	\$998/unit	29,936	29,936
Reserves	\$250/unit	7,500	7,500
Variable Expenses			
On-Site Payroll	\$600/unit	18,000	18,000
General & Administrative	\$200/unit	6,000	6,000
Marketing & Promotion	\$100/unit	3,000	3,000
Contract Services	\$530/unit	15,897	15,897
Repairs & Maintenance	\$300/unit	9,000	9,000
Turnover	\$200/unit	6,000	6,000
Management Fee	4.0% of EGI	24,459	25,048
Total Expenses		240,921	241,510
Expenses/Unit		\$8,031	\$8,050
Expenses/Gross SF		\$11.94	\$11.97
% of EGI		39.4%	38.6%

RENT ROLL

RENT ROLL

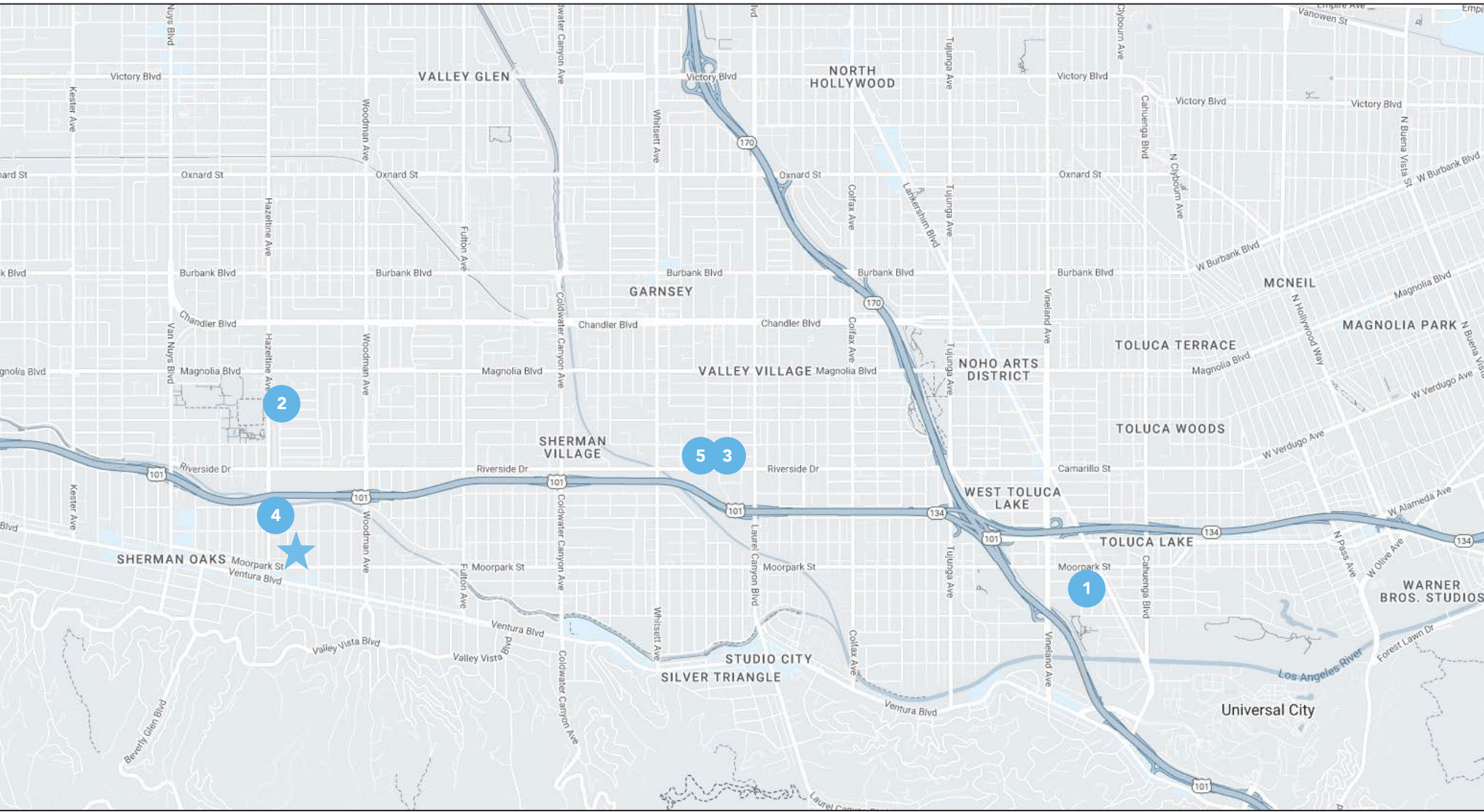
#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		YEAR 1		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
1	Occupied	Studio	400	\$799	\$2.00	\$799	\$2.00	\$823	\$2.06	\$1,900	\$4.75	(\$1,101)
2	Occupied	Studio	400	\$1,700	\$4.25	\$1,700	\$4.25	\$1,751	\$4.38	\$1,900	\$4.75	(\$200)
3	Occupied	1 Bed + 1 Bath	600	\$1,950	\$3.25	\$1,950	\$3.25	\$2,009	\$3.35	\$2,350	\$3.92	(\$400)
4	Occupied	1 Bed + 1 Bath	600	\$1,333	\$2.22	\$1,333	\$2.22	\$1,373	\$2.29	\$2,350	\$3.92	(\$1,017)
5	Occupied	Studio	400	\$810	\$2.03	\$810	\$2.03	\$834	\$2.09	\$1,900	\$4.75	(\$1,090)
6	Vacant	1 Bed + 1 Bath	600	\$0	\$0.00	\$2,350	\$3.92	\$2,350	\$3.92	\$2,350	\$3.92	\$0
7	Occupied	1 Bed + 1 Bath	600	\$1,144	\$1.91	\$1,144	\$1.91	\$1,178	\$1.96	\$2,350	\$3.92	(\$1,206)
8	Occupied	Studio	400	\$1,775	\$4.44	\$1,775	\$4.44	\$1,828	\$4.57	\$1,900	\$4.75	(\$125)
9	Occupied	Studio	400	\$1,560	\$3.90	\$1,560	\$3.90	\$1,607	\$4.02	\$1,900	\$4.75	(\$340)
10	Occupied	Studio	400	\$1,612	\$4.03	\$1,612	\$4.03	\$1,660	\$4.15	\$1,900	\$4.75	(\$288)
11	Occupied	Studio	400	\$1,650	\$4.13	\$1,650	\$4.13	\$1,700	\$4.25	\$1,900	\$4.75	(\$250)
12	Occupied	Studio	400	\$1,083	\$2.71	\$1,083	\$2.71	\$1,115	\$2.79	\$1,900	\$4.75	(\$817)
13	Occupied	2 Bed + 1 Bath	850	\$1,660	\$1.95	\$1,660	\$1.95	\$1,710	\$2.01	\$2,800	\$3.29	(\$1,140)
14	Occupied	1 Bed + 1 Bath	600	\$1,518	\$2.53	\$1,518	\$2.53	\$1,564	\$2.61	\$2,350	\$3.92	(\$832)
15	Occupied	2 Bed + 1 Bath	850	\$1,523	\$1.79	\$1,523	\$1.79	\$1,568	\$1.84	\$2,800	\$3.29	(\$1,277)
16	Occupied	2 Bed + 1 Bath	850	\$1,503	\$1.77	\$1,503	\$1.77	\$1,548	\$1.82	\$2,800	\$3.29	(\$1,297)
17	Occupied	2 Bed + 1 Bath	850	\$2,179	\$2.56	\$2,179	\$2.56	\$2,244	\$2.64	\$2,800	\$3.29	(\$621)
18	Occupied	2 Bed + 1 Bath	850	\$2,500	\$2.94	\$2,500	\$2.94	\$2,575	\$3.03	\$2,800	\$3.29	(\$300)
19	Vacant	1 Bed + 1 Bath	600	\$0	\$0.00	\$2,350	\$3.92	\$2,350	\$3.92	\$2,350	\$3.92	\$0
20	Occupied	Studio	400	\$1,404	\$3.51	\$1,404	\$3.51	\$1,446	\$3.62	\$1,900	\$4.75	(\$496)

#	STATUS	UNIT TYPE	UNIT SIZE	CURRENT		SCHEDULED GROSS INCOME		YEAR 1		MARKET		LOSS-TO-LEASE
				RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	
21	Occupied	Studio	400	\$1,508	\$3.77	\$1,508	\$3.77	\$1,553	\$3.88	\$1,900	\$4.75	(\$392)
22	Occupied	Studio	400	\$1,125	\$2.81	\$1,125	\$2.81	\$1,159	\$2.90	\$1,900	\$4.75	(\$775)
23	Occupied	2 Bed + 1 Bath	850	\$2,002	\$2.36	\$2,002	\$2.36	\$2,062	\$2.43	\$2,800	\$3.29	(\$798)
24	Vacant	1 Bed + 1 Bath	600	\$0	\$0.00	\$2,350	\$3.92	\$2,350	\$3.92	\$2,350	\$3.92	\$0
25	Occupied	1 Bed + 1 Bath	600	\$1,502	\$2.50	\$1,502	\$2.50	\$1,547	\$2.58	\$2,350	\$3.92	(\$848)
26	Occupied	2 Bed + 1 Bath	850	\$2,088	\$2.46	\$2,088	\$2.46	\$2,151	\$2.53	\$2,800	\$3.29	(\$712)
27	Vacant	2 Bed + 1 Bath	850	\$0	\$0.00	\$2,800	\$3.29	\$2,800	\$3.29	\$2,800	\$3.29	\$0
28	Occupied	2 Bed + 1 Bath	850	\$2,500	\$2.94	\$2,500	\$2.94	\$2,575	\$3.03	\$2,800	\$3.29	(\$300)
29	Occupied	1 Bed + 1 Bath	600	\$1,709	\$2.85	\$1,709	\$2.85	\$1,760	\$2.93	\$2,350	\$3.92	(\$641)
30	Occupied	1 Bed + 1 Bath	600	\$2,028	\$3.38	\$2,028	\$3.38	\$2,089	\$3.48	\$2,350	\$3.92	(\$322)
UNITS	OCCUPIED UNITS	OCCUPANCY %	RENTABLE SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF	LOSS-TO-LEASE
30	26	86.7%	18,050	\$42,164	\$2.74	\$52,014	2.88	\$53,279	2.95	\$69,600	\$3.86	(\$17,586)

Market Comparables

Sales Comparables

Sales Comparables

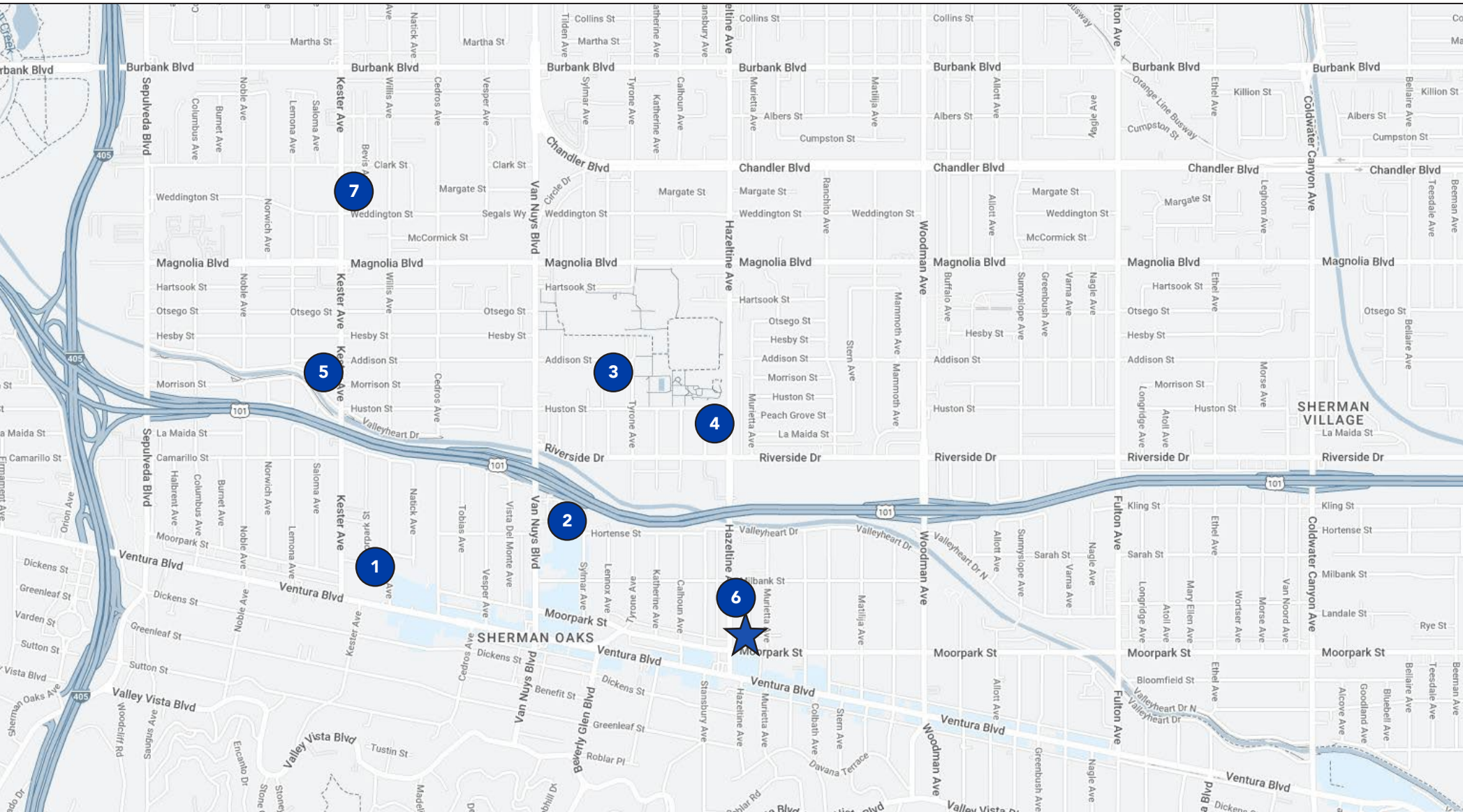


#	PROPERTY	SUBMARKET	YEAR BUILT	UNITS	BLDG SF	PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM	SALE DATE	STUDIO	1 BED	2 BED
★	14065 Moorpark St Sherman Oaks, CA 91423	Sherman Oaks	1956	30	20,182	\$7,950,000	\$265,000	\$394	4.66	12.74	N/A	11	10	9
1	10834 Bloomfield St North Hollywood, CA 91602	North Hollywood	1954	18	12,198	\$4,315,000	\$239,722	\$354	4.50%	12.93	7/28/2023	-	-	-
2	5060 Hazeltine Ave Sherman Oaks, CA 91423	Sherman Oaks	1957	18	19,510	\$6,850,000	\$380,556	\$351	5.06%	12.73	2/29/2024	-	-	-
3	12207 Riverside Drive Valley Village, CA 91607	Valley Village	1978	19	24,990	\$5,040,000	\$265,263	\$202	4.65%	N/A	3/15/2023	-	-	-
4	4525 Murrieta Ave Sherman Oaks, CA 91423	Sherman Oaks	1956	34	35,515	\$10,300,000	\$302,941	\$290	4.36%	14.92	10/13/2023	-	-	-
5	12225 Riverside Dr Valley Village, CA 91607	Valley Village	1976	27	32,338	\$7,160,859	\$265,217	\$221	4.65%	N/A	3/15/2023	-	-	-

High:	\$10,300,000	\$615,833	\$474	5.67%	14.92
Average:	\$6,226,810	\$344,922	\$315	4.82%	13.65
Low:	\$3,695,000	\$239,722	\$202	4.36%	12.73

Rent Comparables

Rent Comparables



#	PROPERTY	UNITS	YEAR BUILT	STUDIO			1B/1B			2B/1B			
				RENT	SIZE	\$/SF	RENT	SIZE	\$/SF	RENT	SIZE	\$/SF	
★	Park Seville 14065 Moorpark Street Sherman Oaks, CA 91423	30	1956	Proforma Rents	\$1,900	650	\$2.92	\$2,300	700	\$3.29	\$2,700	800	\$3.38
1	4567 Willis Ave. Sherman Oaks, CA 91423	26	1964	-	-	-	-	\$2,695	1,190	\$2.26	-	-	-
2	4620 Tilden Ave. Sherman Oaks, CA 91403	31	1986	-	\$2,350	742	\$3.17	\$2,695	965	\$2.79	-	-	-
3	14320 Addison Street Sherman Oaks, CA 91423	56	1970	-	\$2,450	850	\$2.88	\$2,750	1,000	\$2.75	-	-	-
4	4851 Hazeltine Ave Sherman Oaks, CA 91423	35	1962	-	\$2,410	825	\$2.92	-	-	-	-	-	-
5	4957 Kester Ave. Sherman Oaks, CA 91403	14	1963	-	\$2,400	650	\$3.69	\$2,649	800	\$3.31	\$2,749	800	\$3.44
6	4444 Hazeltine Ave Sherman Oaks, CA 91423	82	1969	\$1,995	592	\$3.37	-	-	-	-	-	-	-
7	5312-18 Kester Ave. Sherman Oaks, CA 91411	11	1961	\$1,900	400	\$4.75	-	-	-	-	-	-	-
	High:			\$1,995	592	\$4.75	\$2,450	850	\$3.69	\$2,750	1,190	\$3.44	
	Average:			\$1,948	496	\$4.06	\$2,403	767	\$3.17	\$2,708	951	\$2.91	
	Low:			\$1,900	400	\$3.37	\$2,350	650	\$2.88	\$2,649	800	\$2.26	



Marcus & Millichap
LAAA TEAM

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