

The Colliers logo is a blue rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.A light blue horizontal bar containing the text "Ghobadi Multifamily Investment Team" in a dark blue sans-serif font.

Multifamily Offering Memorandum

5329-5333 Agnes Avenue, Valley Village, CA 91607



Our Mission

“Our mission is to provide our multifamily clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals, with expertise in the San Fernando Valley and Tri-Cities markets, aims to maximize returns while safeguarding the best interests of our clients.”



Team Website



Team Video



Exclusive Advisors



Reza Ghobadi
Executive Vice
President



Jared Papazian
Associate Vice
President



Tony Sameyah
Senior Associate



Blake Jauregui
Associate



Jim Jacobsen
Client Services
Specialist

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers.



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An aerial photograph of a city grid, showing streets and building footprints, is overlaid with a semi-transparent blue filter. The text 'Property Profile' is centered on the image.

Property **Profile**



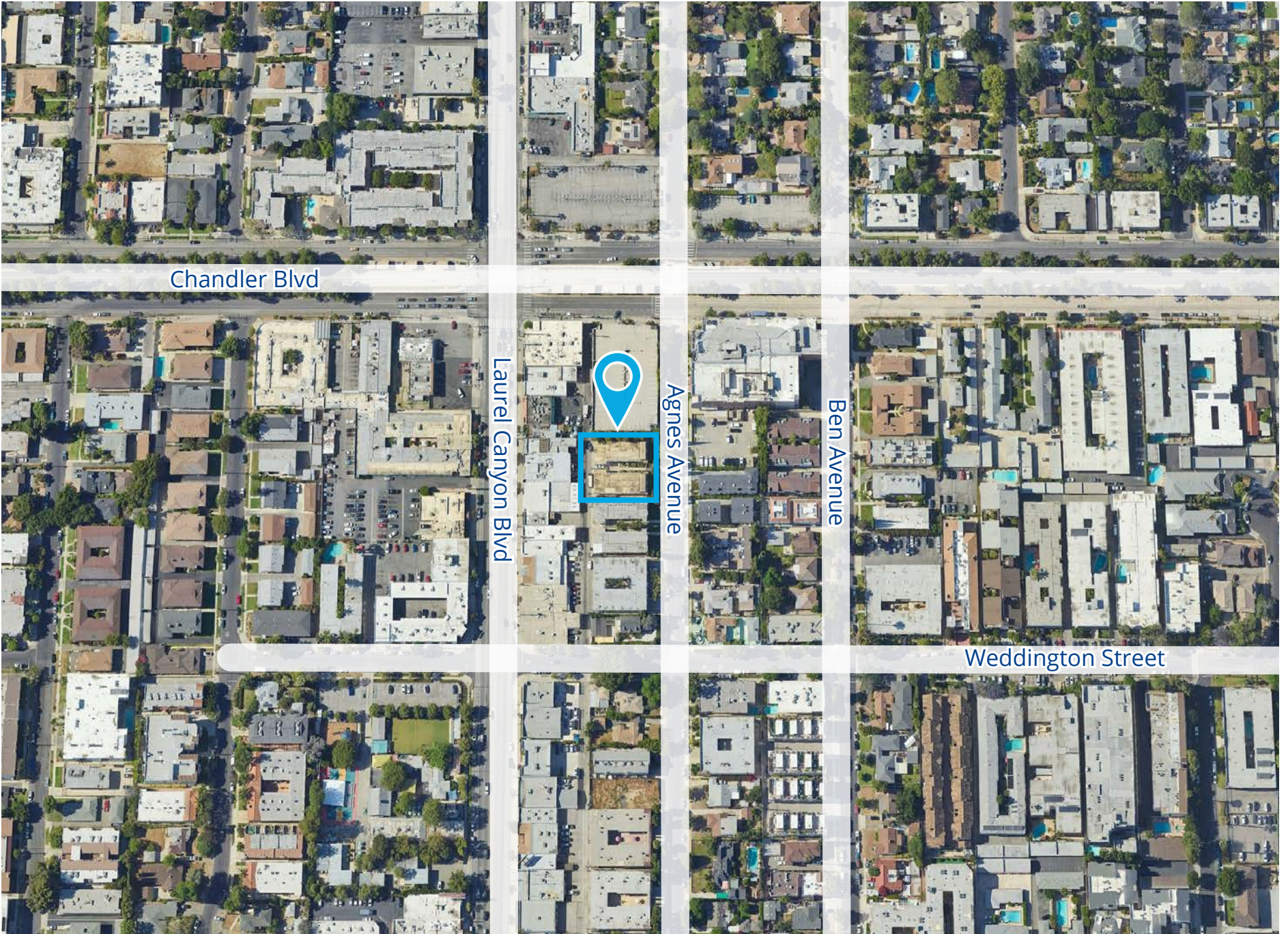
Property Overview

- Excellent Valley Village location
- Great value add opportunity
- Huge 70%+ upside in rents
- Low price per unit at \$246,875
- Two parcels with two 8-unit buildings
- 10 parking spaces plus ample street parking
- Laundry facilities. Laundry machines are leased
- 10 Two-Bedroom units, 5 Bachelor units and 1 Single unit. Potential to increase the income by turning the Bachelor units to Single units. Contact agent for more information
- Roof is approximately 6 years old
- Copper plumbing (buyer to verify)
- Completed soft story retrofit in 2018; retrofit ends in 2028
- Transit Oriented Communities Tier 3
- Easy to manage property
- Separately metered for electricity except for bachelor units
- Security cameras
- Gated entrance
- Located just south of Chandler Boulevard and north of Magnolia Boulevard
- Minutes away from Westfield Fashion Square, Los Angeles Valley College, Trader Joe's, Amazon Fresh, Whole Foods Market and many other shops and restaurant in Noho Art District
- Surrounded by the Studio City, Toluca Lake, Sherman Oaks, Valley Glen and NoHo Art District
- Short drive to 170 and 101 Freeways

Address	5329-5333 Agnes Avenue, Valley Village, CA
APN	2348-016-035, 2348-016-036
Year Built	1965
Number of Units	16 units
Number of Buildings	2
Building Area	± 11,972 SF
Land Area	± 13,005 SF
Zoning	LAR1.5
Roof	Flat
Stories	2
Parking	10 Spaces plus ample street parking
Soft Story	Yes







Chandler Blvd

Laurel Canyon Blvd

Agnes Avenue

Ben Avenue

Weddington Street

Financial Analysis

BUSINESS DASHBOARD

Evolution	Metric	Actual vs Target	Actual Value	Target Value
	Revenue		12,345,678	10,000,000
	Profit		5,678,901	4,000,000
	Avg. Order Size		1,234,567	1,000,000
	On-Time Delivery		98.76%	95.00%
	New Customers		1,234,567	1,000,000
	Cost Satisfaction		87.65%	80.00%



Pricing & Financial Summary

List Price

Price	\$3,950,000
Year Built	1965
Units	16
Price/Unit	\$246,875
Building Size (SF)	11,972
Price/BSF	\$329.94
Lot Size (SF)	13,005
Zoning	LAR1.5
APN	2348-016-035 2348-016-036
Cap Rate	3.20%
GRM	16.96
Pro Forma Cap Rate	7.07%
Pro Forma GRM	9.94



Rent Roll

Unit #	Unit Type	Note	CI Cost Recovery*	SR Cost Recovery**	Rent	Pro Forma
5329 - 1	2Bed + 1Bath		\$48.98	\$22.41	\$1,606.00	\$2,200
5329 - 2	2Bed + 2Bath				\$2,074.00	\$2,400
5329 - 3	2Bed + 2Bath				\$1,231.00	\$2,400
5329 - 4	2Bed + 2Bath		\$28.89	\$22.41	\$1,342.00	\$2,400
5329 - 5	2Bed + 2Bath		\$28.89	\$22.04	\$1,572.00	\$2,400
5329 - 6	Single	Master metered for electric			\$1,475.00	\$1,750
5329 - 7	Bachelor	Master metered for electric			\$1,395.00	\$1,550
5329 - 8	Bachelor	Master metered for electric	\$19.37	\$22.41	\$ 587.90	\$1,550
5333 - 1	2Bed + 1Bath		\$48.98	\$22.41	\$1,506.00	\$2,200
5333 - 2	2Bed + 2Bath				\$1,055.00	\$2,400
5333 - 3	2Bed + 2Bath				\$1,154.00	\$2,400
5333 - 4	2Bed + 2Bath				\$1,104.00	\$2,400
5333 - 5	2Bed + 2Bath			\$10.69	\$1,017.00	\$2,400
5333 - 6	Bachelor	Master metered for electric	\$16.51	\$22.41	\$ 594.43	\$1,550
5333 - 7	Bachelor	Master metered for electric	\$16.52	\$22.41	\$ 634.28	\$1,550
5333 - 8	Bachelor	Master metered for electric			\$1,064.00	\$1,550
16					\$19,412	\$33,100
Gross Scheduled Monthly Rental Income					\$19,412	\$33,100
Gross Scheduled Annual Rental					\$232,939	\$397,200
Monthly Laundry Income					\$100	\$100
Annual Laundry Income					\$1,200	\$1,200
Total Yearly Scheduled					\$234,139	\$398,400

* "CI" stands for Capital Improvements, which end in Year 2024

** "SR" stands for Soft Story Retrofit, which ends in Year 2028

Unit Mix Summary

Unit Type	# of Units	BSF	Total RSF	Current Rent/Unit	Current Rent/SF	Total Rent	Market Rent/Unit	Market Rent/SF	Total Market Rent
Bachelor	5	N/A	N/A	\$855.12	N/A	\$4,276	\$1,550	N/A	\$7,750
Single	1	N/A	N/A	\$1,475.00	N/A	\$1,475	\$1,750	N/A	\$1,750
2 Bedroom 1 Bath	2	N/A	N/A	\$1,556.00	N/A	\$3,112	\$2,200	N/A	\$4,400
2 Bedroom 2 Bath	8	N/A	N/A	\$1,318.63	N/A	\$10,549	\$2,400	N/A	\$19,200
Totals / Wtd. Averages	16	748	11,972	\$1,213.23	\$1.62	\$19,412	\$2,068.75	\$2.76	\$33,100
Annual Rent Potential						\$232,939			\$397,200



Calculating Annualized Income

	Current %	Current	Pro Forma %	Pro Forma
Gross Potential Rent		\$232,939		\$397,200
Laundry Income		\$1,200		\$1,200
Cost Recoveries		\$4,504		\$4,504
Gross Potential Income		\$238,643		\$402,904
Less Economic Vacancy	-3.00%	-\$6,988	-3.00%	-\$11,916
Effective Gross Income		\$231,655		\$390,988
Less Expenses	45.48%	\$105,361	28.58%	\$111,735
Net Operating Income		\$126,294		\$279,253

Expenses

	Current	PSF	Per Unit	Pro Forma	PSF	Per Unit	Notes
Real Estate Taxes	\$49,375	\$4.12	\$3,086	\$49,375	\$4.12	\$3,086	Tax Rate Based on List Price
Insurance	\$6,000	\$0.50	\$375	\$6,000	\$0.50	\$375	Estimated
Landscaping	\$1,800	\$0.15	\$113	\$1,800	\$0.15	\$113	Estimated
Utilities	\$22,500	\$1.88	\$1,406	\$22,500	\$1.88	\$1,406	Estimated
Trash	\$6,900	\$0.58	\$431	\$6,900	\$0.58	\$431	Estimated
Professional Management	\$9,266	\$0.77	\$579	\$15,640	\$1.31	\$977	Estimated
Repairs & Maintenance	\$8,800	\$0.74	\$550	\$8,800	\$0.74	\$550	Estimated
Pest Control	\$720	\$0.06	\$45	\$720	\$0.06	\$45	Estimated
Landscaping	\$0	\$0.00	\$0	\$0	\$0.00	\$0	Estimated
Total Expenses	\$105,361	\$8.80	\$6,585	\$111,735	\$9.33	\$6,983	

An aerial photograph of a city grid, showing streets and building footprints, is overlaid with a semi-transparent blue filter. The text 'Market Context' is centered in white on the image.

Market **Context**

Sale Comparables



1 12601 Burbank Blvd, Valley Village, CA 91607

Price: \$2,650,000

Year Built: 1948

Units: 8

Building SF: 8,460

\$/SF: \$313.24

\$/Unit: \$331,250

Sale Date: 1/4/2022



2 12535 Burbank Blvd, Valley Village, CA 91607

Price: \$3,050,000

Year Built: 1948

Units: 8

Building SF: 8,870

\$/SF: \$343.86

\$/Unit: \$381,250

Sale Date: 7/14/2022



3 5804 Whitsett Ave, Valley Village, CA 91607

Price: \$1,750,000

Year Built: 1956

Units: 6

Building SF: 3,978

\$/SF: \$439.92

\$/Unit: \$291,667

Sale Date: 4/21/2022



4 5244-5252 Whitsett Ave, Valley Village, CA 91607-2407

Price: \$2,450,000

Year Built: 1963

Units: 10

Building SF: 6,796

\$/SF: \$360.51

\$/Unit: \$245,000

Sale Date: 6/29/2022



5 5451 Hermitage Ave, Valley Village, CA 91607

Price: \$3,800,000

Year Built: 1963

Units: 11

Building SF: 10,758

\$/SF: \$353.23

\$/Unit: \$345,455

Sale Date: 1/11/2022



6 5321-5325 Agnes Ave, Valley Village, CA 91607-2700

Price: \$4,400,000

Year Built: 1964

Units: 16

Building SF: 11,430

\$/SF: \$384.95

\$/Unit: \$275,000

Sale Date: 1/26/2022



7 11521 Cumpston Street, North Hollywood, CA 91601

Price: \$1,650,000

Year Built: 1962

Units: 6

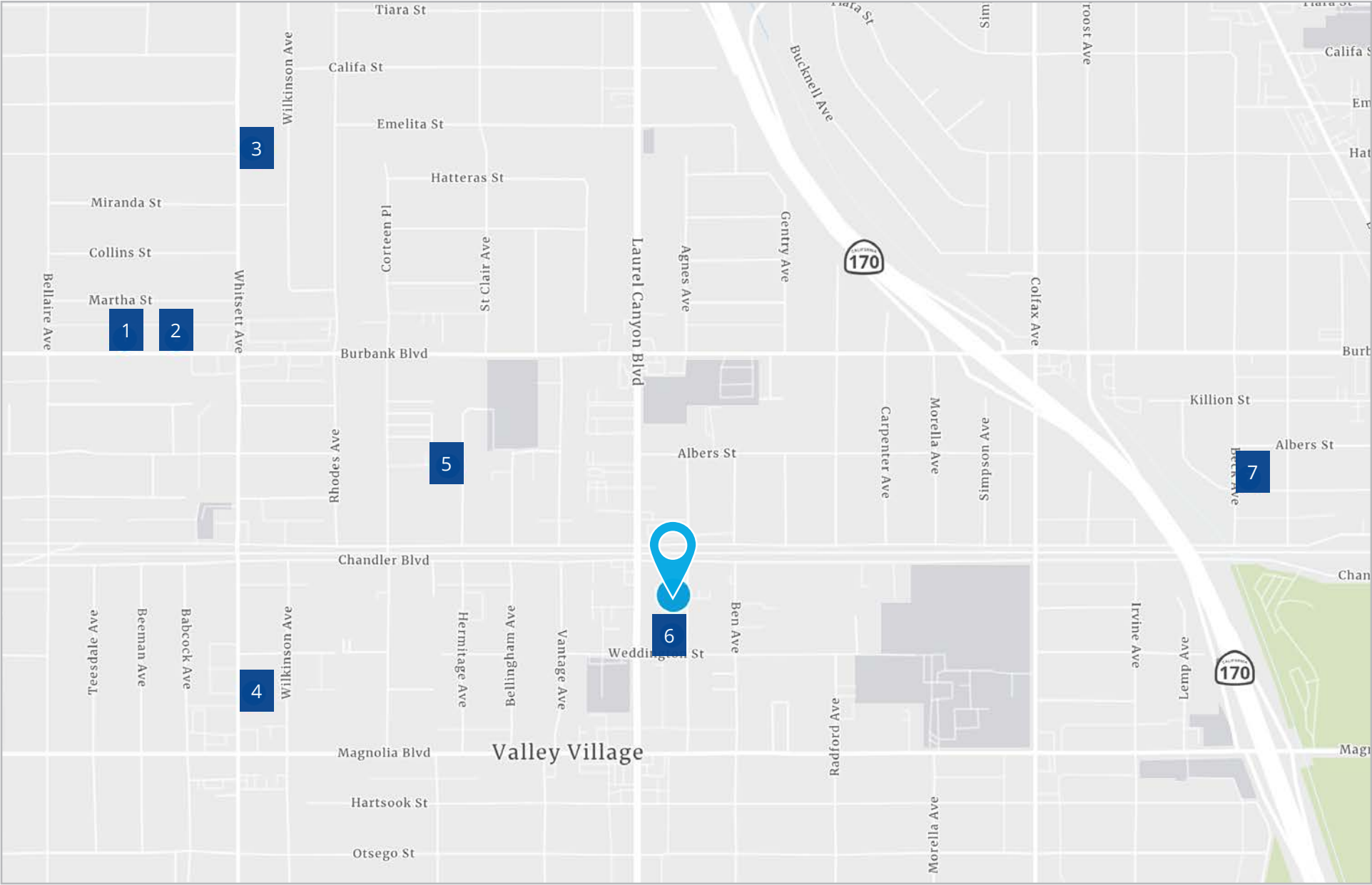
Building SF: 3,468

\$/SF: \$475.78

\$/Unit: \$275,000

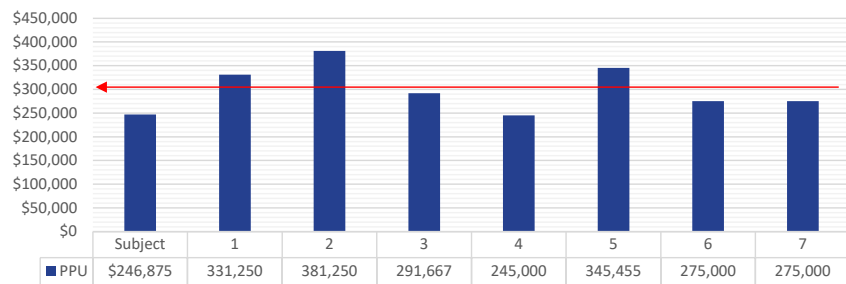
Sale Date: 3/1/2022

Sale Comparables Map

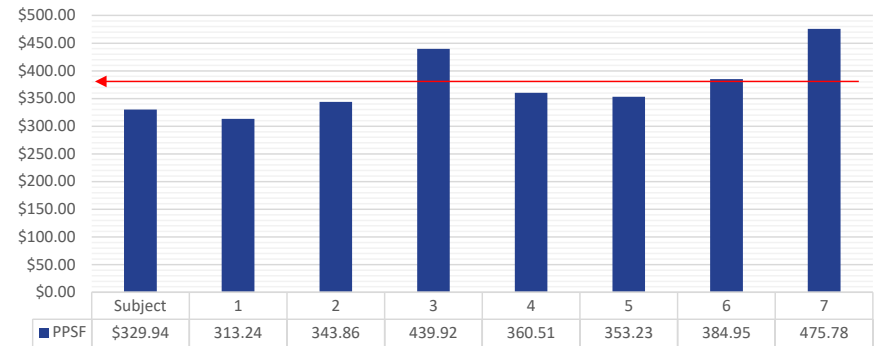


Sale Comparables Charts

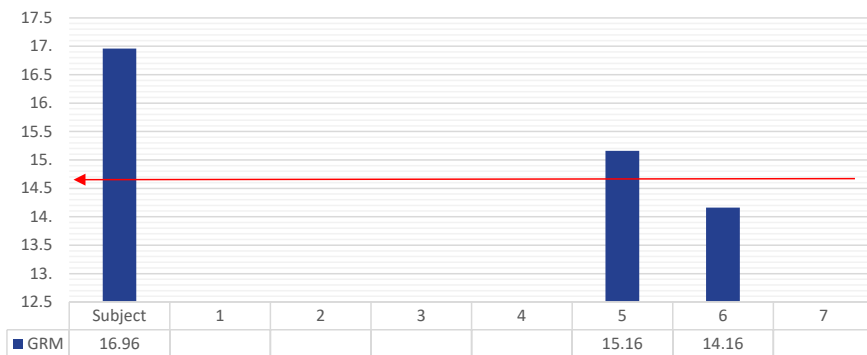
Price Per Unit AVERAGE: \$306,375



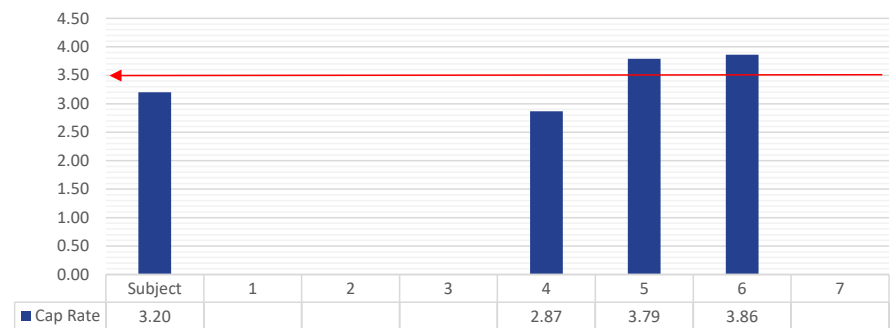
Price Per SF AVERAGE: \$381.64



GRM AVERAGE: 14.66



Cap Rate AVERAGE: 3.51%



Rent Comparables



12255 Burbank Blvd, Valley Village, CA

Year Built: 1968

Units: 54

Type: Studio

Rent: \$1,750

SF: 525



11955 Weddington Street, Valley Village, CA

Year Built: 1972

Units: 30

Type: Studio

Rent: \$1,825

SF: 500



11458 Burbank Blvd, North Hollywood, CA

Year Built: 1957

Units: 40

Type: Studio

Rent: \$1,850

SF: 500



12015 Burbank Blvd, North Hollywood, CA

Year Built: 1977

Units: 6

Type: 2 Bed + 1.5 Bath

Rent: \$2,395

SF: 975



12142 Burbank Blvd, North Hollywood, CA

Year Built: 1963

Units: 9

Type: 2 Bed + 1.5 Bath

Rent: \$2,495

SF: 900



11683 Chandler Blvd, North Hollywood, CA

Year Built: 1948

Units: 4

Type: 2 Bed + 1 Bath

Rent: \$2,800

SF: 1,287

Rent Comparables



5321-5325 Agnes Avenue, Valley Village, CA

Year Built: 1964

Units: 16

Type: 2 Bed + 2 Bath

Rent: \$2,395

SF: 850



5347 Vantage Avenue, Valley Village, CA

Year Built: 1957

Units: 5

Type: 2 Bed + 2 Bath

Rent: \$2,450

SF: 900



11936 W Magnolia Blvd, Valley Village, CA

Year Built: 1987

Units: 44

Type: 2 Bed + 2 Bath

Rent: \$2,500

SF: 980



11911 Weddington Street, Valley Village, CA

Year Built: 1963

Units: 31

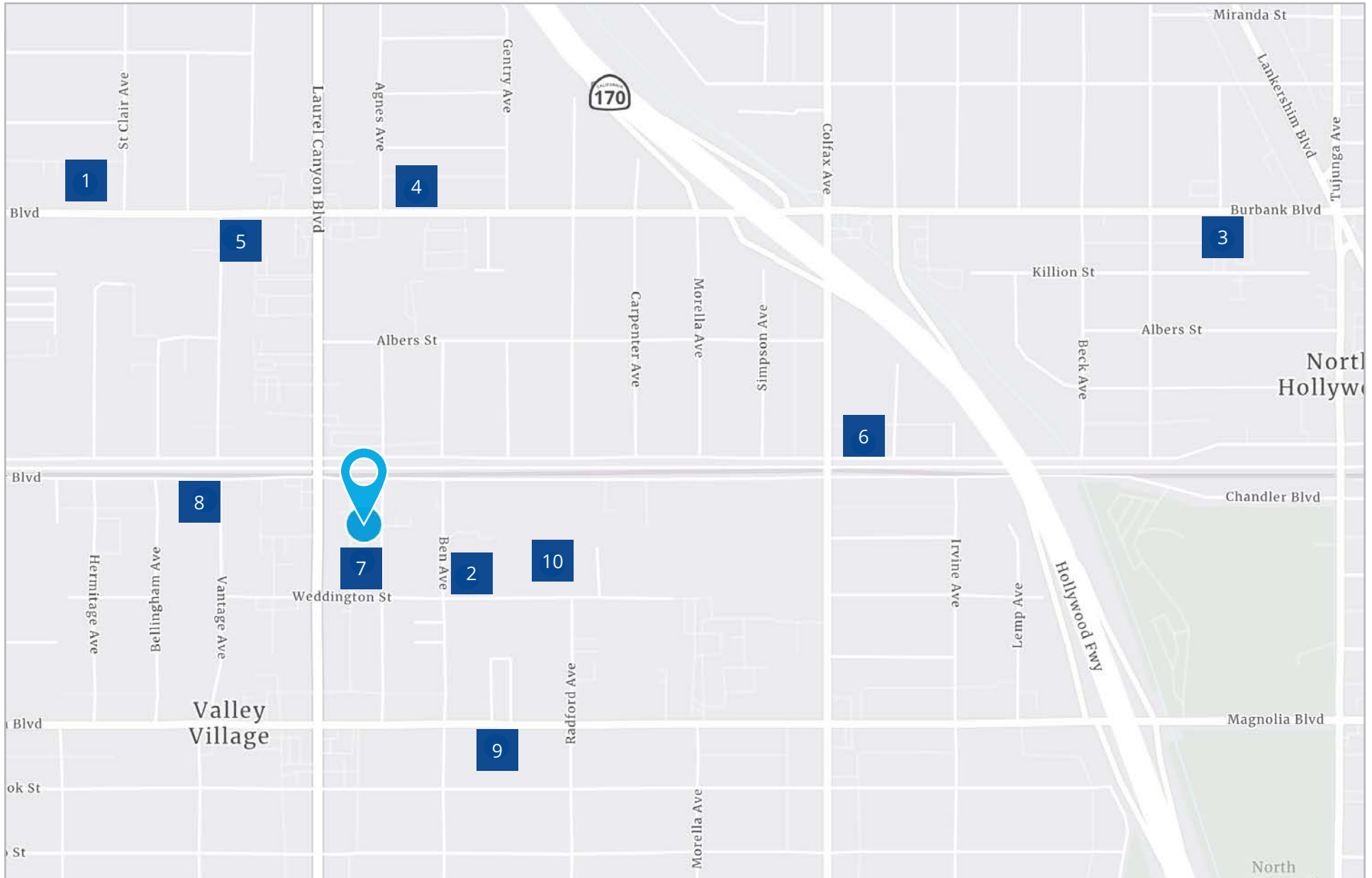
Type: 2 Bed + 2 Bath

Rent: \$2,790

SF: 1,100



Rent Comparables Map





Area Overview



Location Overview

The city of Valley Village is located in the San Fernando Valley, just outside of Los Angeles. Home of many upscale apartments and houses, this quiet suburb has many big-city comforts too.

Residents appreciate Valley Village’s excellent academic programs, which include a stellar music program! Area homes are close to public transportation, food markets, family-owned businesses, and more. You’ll love the well-maintained park space at Valley Village Park, near the Hollywood Freeway.

A plethora of restaurants and coffee shops can be found along West Magnolia Drive and Laurel Canyon Boulevard. When you call this place your home, you’re just a short drive away from Universal Studios Hollywood and Lakeside Golf Club.



Major Roads

170 Hollywood Fwy
3 min / 1.0 mi

101 Ventura Hwy
3 min / 1.0 mi



Transportation

Laurel Canyon Station
2 min walk / 0.1 mi

North Hollywood Station
3 min / 1.7 mi



International Airports

Burbank/Bob Hope (BUR)
8 min / 4.6 mi

Los Angeles (LAX)
32 min / 22.9 mi

Demographics

Demographic Overview

	1 Mile	3 Miles	5 Miles
Population			
Total Population Est. 2023	36,689	288,978	591,888
Male	49.7%	50.0%	50.1%
Female	50.3%	50.0%	49.9%
Race & Ethnicity			
White	59.6%	50.9%	47.2%
Black	6.3%	5.4%	4.5%
American Indian/Alaska Native	0.8%	1.2%	1.3%
Asian	7.4%	7.7%	9.1%
Hawaiian/Pacific Islander	0.2%	0.1%	0.1%
Other	12.9%	21.3%	24.0%
Two or More Races	12.9%	13.5%	13.8%
Income			
Average Household Income	\$120,120	\$121,860	\$127,331
Median Household Income	\$83,984	\$79,007	\$81,718
Housing			
Median Housing Value	\$967,081	\$935,835	\$920,615
Owner Occupied	30.1%	33.3%	39.6%
Renter Occupied	69.9%	66.7%	60.4%

Top Employers

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Arts/Design/Ent./Sports/Media	3,204	21,195	37,000
Management	2,886	20,094	37,915
Office/Administrative Support	1,771	14,503	29,321
Business/Financial	1,670	10,385	19,736
Education/Training/Library	1,448	7,689	14,501
Sales and Sales Related	1,313	11,655	23,752
Food Preparation/Serving Related	1,155	7,827	16,181
Healthcare Practitioner/Technician	966	7,229	15,175
Computer/Mathematical	888	4,246	8,865
Transportation/Material Moving	684	7,692	17,516
Construction/Extraction	606	5,701	14,185
Personal Care/Service	527	5,108	9,485
Healthcare Support	519	5,275	10,959



Rent Occupied

69.9% within a
1 mile radius of property



Household Growth

within a 3 mile radius is expected
to reach 2.0% by 2028



Population Growth

within a 3 mile radius is expected
to reach 1.5% by 2028

Source: American Community Survey (ACS), Esri and Bureau of Labor Statistics, U.S. Census



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