Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

5623 WOODMAN AVE

VAN NUYS, CA 91401

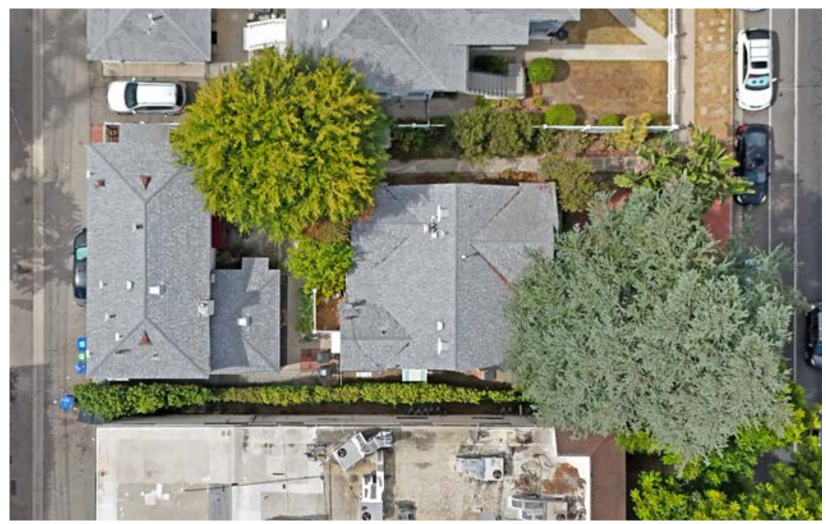
GREAT VAN NUYS LOCATION - SHERMAN OAKS ADJACENT • TRIPLEX • EXCELLENT OWNER-USER OPPORTUNITY

ONE UNIT DELIVERED VACANT • APPROXIMATELY 25% RENTAL UPSIDE • THREE GARAGE SPACES WITH ADU CONVERSION POTENTIAL

5623 Woodman Ave

MARKETING PACKAGE

TABLE OF CONTENTS



EXCLUSIVELY LISTED BY

JASON TUVIA

Senior Managing Director Investments
Senior Director - National Multi Housing Group Encino Office
Tel: (818) 212-2735
Cell: (818) 448-4415
jason.tuvia@marcusmillichap.com
License: CA 01772495

NICK MEJERSKI

Associate Director Investments
Member - National Multi Housing Group
Tel: (818) 212-2728
Cell: (818) 795-5970
nicholas.mejerski@marcusmillichap.com
License: CA 02070689

EIAL SAUER

Associate Investments
Member - National Multi Housing Group
Tel: (818) 212-2816
Cell: (818) 266-0346
eial.sauer@marcusmillichap.com
License: CA 02329239

EXECUTIVE SUMMARY

5623 WOODMAN AVE

APN: 2246-025-008

OFFERING PRICE

$975,000

CAP RATE

5.46%

GRM

12.92

PRICE PER UNIT

$325,000

PRICE PER SF

$399.92

VITAL DATA

Units	3
Gross Square Feet	2,438 SF
Lot Size	5,532 SF
Occupancy	67%
Year Built	1942
Zoning	LARD1.5

UNIT MIX

1	1 Bedroom / 1 Bathroom
1	2 Bedroom / 1 Bathroom
1	2 Bedroom / 1.5 Bathroom

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a triplex located at 5623 Woodman Ave in Van Nuys, California. The subject property is located in a great Van Nuys location, just north of Burbank Blvd and west of Fulton Ave.

Van Nuys is a centrally located San Fernando Valley community known for its diverse housing, strong renter base, and convenient regional access. The neighborhood is served by the Metro G Line and is near the 405 and 101 freeways, providing connections throughout the Valley and greater Los Angeles. Residents enjoy access to neighborhood shopping, dining, schools, parks, and recreation, including the Van Nuys Recreation Center. The area is also close to Sherman Oaks, Studio City, North Hollywood, and major employment centers across the Valley. With a mix of single-family homes, multifamily properties, and commercial corridors, Van Nuys offers investors an established rental market and long-term value-add potential in one of Los Angeles' most accessible neighborhoods.

Located in Van Nuys adjacent to Sherman Oaks, this triplex features a front house and rear duplex, presenting an excellent owner-user and value-add opportunity. One unit will be delivered vacant in partially stripped condition, allowing for comprehensive renovation and repositioning, while approximately 25% rental upside enhances income potential. The property includes three garage parking spaces with potential for ADU conversion, subject to buyer verification. A charming shared courtyard and mature landscaping provide privacy, shade, and outdoor leisure space. The property also qualifies for 30-year fixed residential financing and offers convenient access to major commercial corridors, the 101, 405, and 170 freeways, Metro Orange Line, recreation, dining, shopping, and everyday amenities throughout Van Nuys and Sherman Oaks.

With a flexible triplex layout, vacant value-add unit, strong rental upside, ADU potential, and a great central Van Nuys location, the property presents a compelling opportunity for both owner-users and investors.

INVESTMENT HIGHLIGHTS

- Great Van Nuys Location - Adjacent to Sherman Oaks
- Triplex - Main House in the Front and Duplex in the Rear
- Excellent Owner-User Opportunity
- One (1) Unit will be Delivered Vacant and in Partially Gutted Condition, Offering a Blank Canvas for Comprehensive Renovation and Repositioning
- Solid Rental Upside (+25%)
- Three (3) On-Site Garage Parking Spaces - Excellent ADU Conversion Opportunity
- Charming Shared Courtyard Offering Residents a Private Space for Outdoor Leisure
- Lush, Mature Landscaping Providing Shade and Privacy Throughout the Property
- Qualifies for 30-Year Fixed Residential Financing
- Dominant Access to Commercial Corridors - Burbank Blvd, Woodman Ave, Oxnard St, Chandler Blvd, and Van Nuys Blvd
- Easy Access to the 101, 405, and 170 Freeway
- Conveniently Located Near the Metro Orange Line (Valley College Station), Providing Easy Access to Various Parts of LA
- Nearby Van Nuys/Sherman Oaks Recreation Center for Outdoor Activities
- Close Proximity to Many Amenities such as The Kluckin' Chicken - Los Angeles, Ralphs, CVS Pharmacy, Trader Joe's, Westfield Fashion Square, Cinemark Century North Hollywood, LA Fitness, Ross Dress for Less, and the Sherman Oaks Farmers Market

NEARBY RETAIL & AMENITIES

1. The Kluckin' Chicken - 13328 Burbank Blvd

2. Ralphs - 14440 Burbank Blvd

3. CVS Pharmacy - 5601 Van Nuys Blvd

4. VNSO Recreation Center - 14201 Huston St

5. Trader Joe's - 14140 Riverside Dr

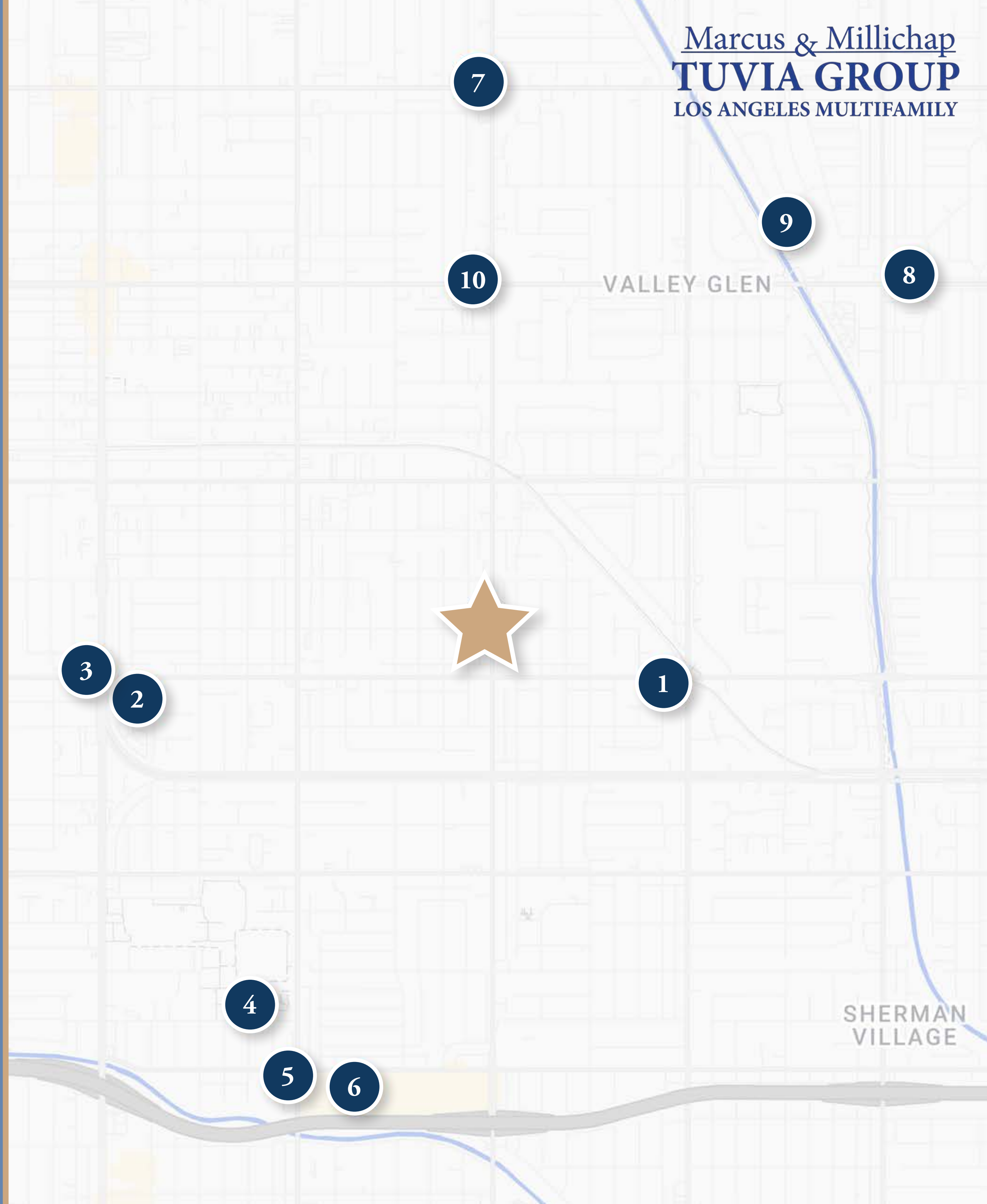
6. Westfield Fashion Square - 14006 Riverside Dr

7. Vallarta Supermarkets - 13715 Vanowen St

8. Cinemark Century NoHo - 12827 Victory Blvd

9. LA Fitness - 13069 Victory Blvd

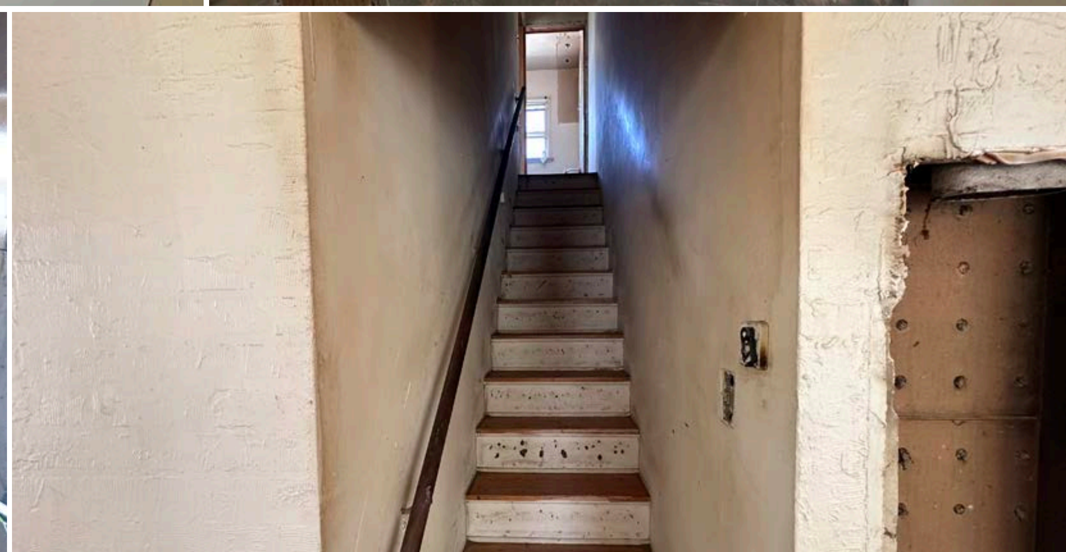
10. Ramen Izakaya Van Nuys - 13727 Victory Blvd



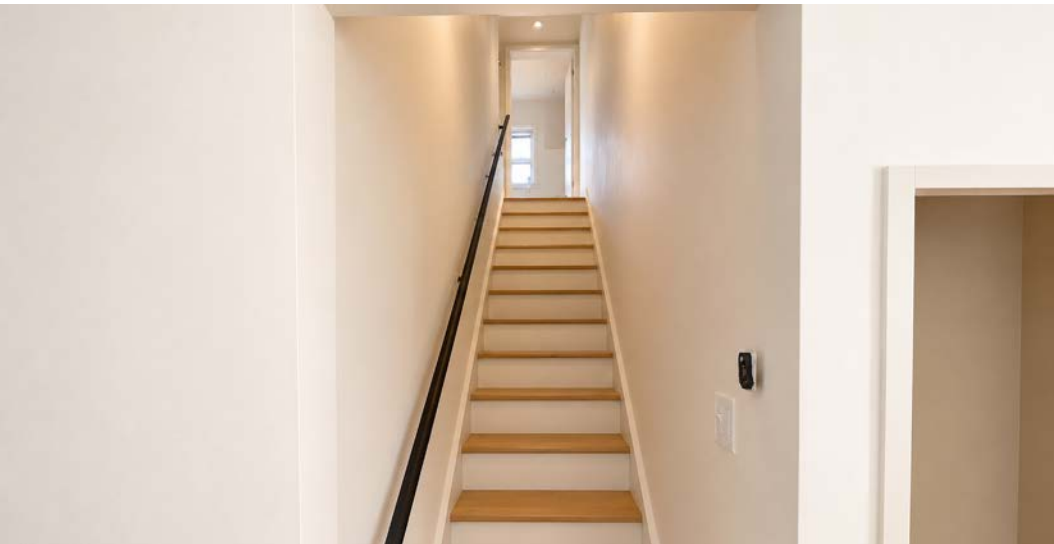

Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY


Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY


Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY



Conceptual Unit Renovation Rendering for Visualization Purposes Only.




Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

RENT ROLL DETAIL

				CURRENT		MARKET	
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	RENT	RENT/SF
5623	2+1.5	MAIN HOUSE		$2,594		$3,600	
5623 1/2	1+1	VACANT / PARTIALLY GUTTED		$2,050		$2,050	
5625	2+1			$1,647		$2,250	
Total			**2,438 SF**	**$6,291**	**$2.58**	**$7,900**	**$3.24**

PRICING DETAIL

SUMMARY		
List Price		$975,000
Down Payment	20%	$195,000
Number of Units		3
Price Per Unit		$325,000
Price Per SqFt		$399.92
Gross SqFt		2,438 SF
Lot Size		5,532 SF
Year Built		1942

RETURNS	CURRENT	MARKET
CAP Rate	5.46%	7.38%
GRM	12.92	10.28

FINANCING		1ST LOAN
Loan Amount	80%	$780,000
Loan Type		New
Interest Rate		6.50%
Amortization		30 Years
Year Due		2031

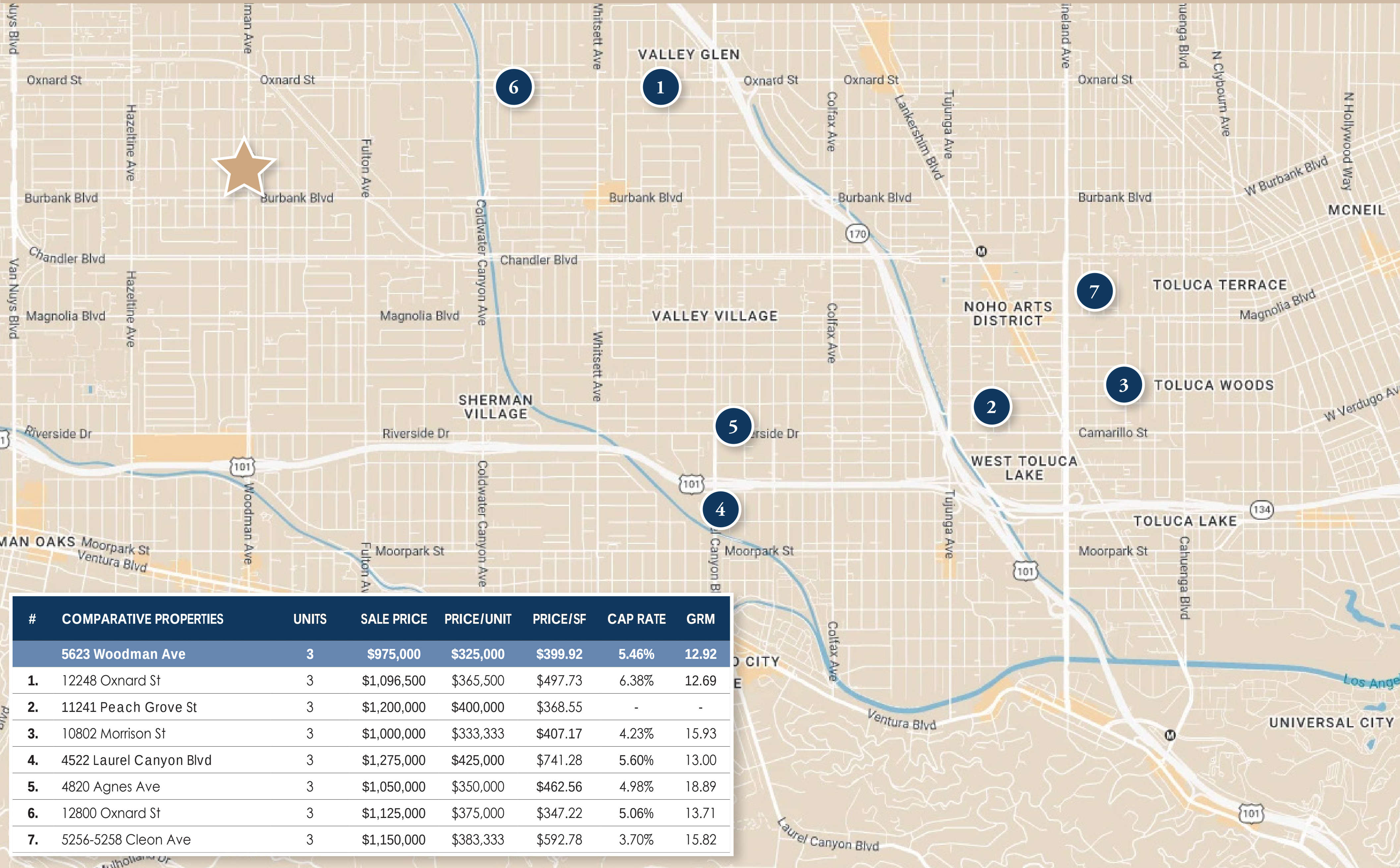
UNITS	UNIT TYPE	CURRENT	MARKET
1	One-Bedroom	$2,050	$2,050
2	Two-Bedroom	$2,120	$2,925

INCOME	CURRENT		MARKET	
Gross Scheduled Rent		**$75,486**		**$94,800**
Less: Vacancy/Deductions	3.0%	$2,265	3.0%	$2,844
Total Effective Rental Income		$73,222		$91,956
Other Income: Garage + Storage		$2,400		$2,400
Effective Gross Income		$75,622		$94,356
Less: Expenses	29.6%	$22,406	23.7%	$22,406
Net Operating Income		**$53,216**		**$71,950**

EXPENSES	CURRENT	MARKET
Real Estate Taxes	$11,700	$11,700
Insurance*	$4,946	$4,946
Utilities*	$2,040	$2,040
Repairs & Maintenance	$1,200	$1,200
General & Administrative	$750	$750
Landscaping*	$840	$840
Pest Control	$480	$480
Operating Reserves	$450	$450
Total Expenses	**$22,406**	**$22,406**
Expenses/Unit	$7,469	$7,469

* Denotes Actual Expense(s).

SALES COMPARABLES



#	COMPARATIVE PROPERTIES	UNITS	SALE PRICE	PRICE/UNIT	PRICE/SF	CAP RATE	GRM
	5623 Woodman Ave	**3**	**$975,000**	**$325,000**	**$399.92**	**5.46%**	**12.92**
1.	12248 Oxnard St	3	$1,096,500	$365,500	$497.73	6.38%	12.69
2.	11241 Peach Grove St	3	$1,200,000	$400,000	$368.55	-	-
3.	10802 Morrison St	3	$1,000,000	$333,333	$407.17	4.23%	15.93
4.	4522 Laurel Canyon Blvd	3	$1,275,000	$425,000	$741.28	5.60%	13.00
5.	4820 Agnes Ave	3	$1,050,000	$350,000	$462.56	4.98%	18.89
6.	12800 Oxnard St	3	$1,125,000	$375,000	$347.22	5.06%	13.71
7.	5256-5258 Cleon Ave	3	$1,150,000	$383,333	$592.78	3.70%	15.82

SALES COMPARABLES

5623 WOODMAN AVE
VAN NUYS, CA 91401

PRICING INFORMATION	
List Price	$975,000
Number of Units	3
Price/Unit	$325,000
Price/SF	$399.92
Cap Rate	5.46%
GRM	12.92
Lot SF	5,532 SF
Year Built	1942

UNIT MIX	
1	1 Bed / 1 Bath
1	2 Bed / 1 Bath
1	2 Bed / 1.5 Bath

12248 OXNARD ST
NORTH HOLLYWOOD, CA 91606

PRICING INFORMATION	
Sale Price	$1,096,500
COE Date	11/4/2025
Number of Units	3
Price/Unit	$365,500
Price/SF	$497.73
Cap Rate	6.38%
GRM	12.69
Lot SF	6,281 SF
Year Built	1961

UNIT MIX	
2	1 Bed / 1 Bath
1	2 Bed / 1 Bath

11241 PEACH GROVE ST
NORTH HOLLYWOOD, CA 91601

PRICING INFORMATION	
Sale Price	$1,200,000
COE Date	10/14/2025
Number of Units	3
Price/Unit	$400,000
Price/SF	$368.55
Cap Rate	-
GRM	-
Lot SF	6,402 SF
Year Built	1942

UNIT MIX	
2	1 Bed / 1 Bath
1	3 Bed / 2 Bath

SALES COMPARABLES

3

10802 MORRISON ST
NORTH HOLLYWOOD, CA 91601

PRICING INFORMATION	
Sale Price	$1,000,000
COE Date	9/30/2025
Number of Units	3
Price/Unit	$333,333
Price/SF	$407.17
Cap Rate	4.23%
GRM	15.93
Lot SF	7,036 SF
Year Built	1946

UNIT MIX	
3	2 Bed / 1 Bath

4

4522 LAUREL CANYON BLVD
VALLEY VILLAGE, CA 91607

PRICING INFORMATION	
Sale Price	$1,275,000
COE Date	4/9/2025
Number of Units	3
Price/Unit	$425,000
Price/SF	$741.28
Cap Rate	5.60%
GRM	13.00
Lot SF	5,009 SF
Year Built	1941

UNIT MIX	
3	1 Bed / 1 Bath

5

4820 AGNES AVE
VALLEY VILLAGE, CA 91607

PRICING INFORMATION	
Sale Price	$1,050,000
COE Date	3/28/2025
Number of Units	3
Price/Unit	$350,000
Price/SF	$462.56
Cap Rate	4.98%
GRM	18.89
Lot SF	5,850 SF
Year Built	1949

UNIT MIX	
1	1 Bed / 1 Bath
2	2 Bed / 1 Bath

SALES COMPARABLES

6

12800 OXNARD ST
NORTH HOLLYWOOD, CA 91606

PRICING INFORMATION	
Sale Price	$1,125,000
COE Date	3/6/2025
Number of Units	3
Price/Unit	$375,000
Price/SF	$347.22
Cap Rate	5.06%
GRM	13.71
Lot SF	7,133 SF
Year Built	1959

UNIT MIX	
3	2 Bed / 2 Bath

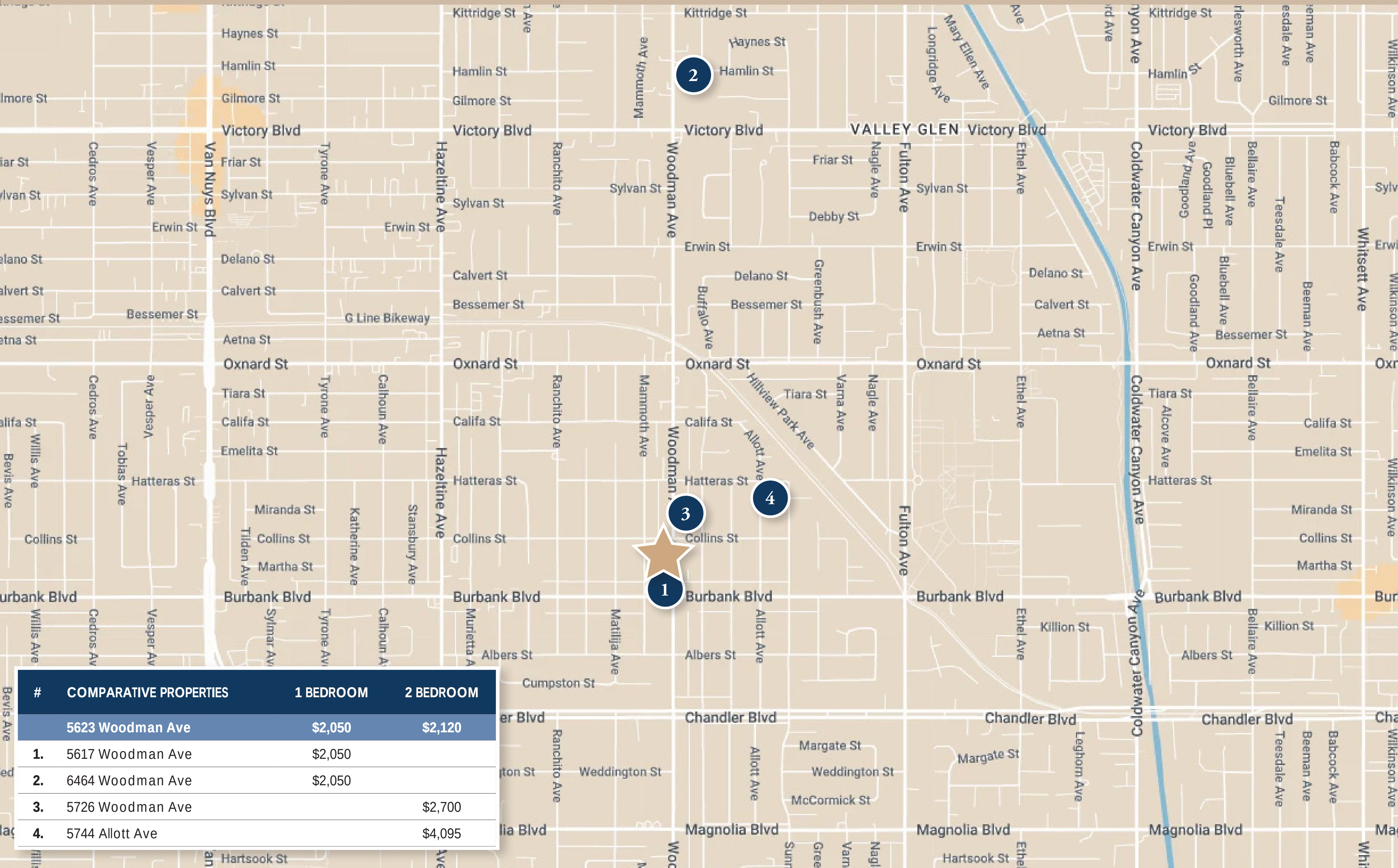
7

5256-5258 CLEON AVE
NORTH HOLLYWOOD, CA 91601

PRICING INFORMATION	
Sale Price	$1,150,000
COE Date	2/13/2025
Number of Units	3
Price/Unit	$383,333
Price/SF	$592.78
Cap Rate	3.70%
GRM	15.82
Lot SF	6,010 SF
Year Built	1942

UNIT MIX	
1	Studio / 1 Bath
1	1 Bed / 1 Bath
1	2 Bed / 1 Bath

RENT COMPARABLES



#	COMPARATIVE PROPERTIES	1 BEDROOM	2 BEDROOM
	5623 Woodman Ave	**$2,050**	**$2,120**
1.	5617 Woodman Ave	$2,050	
2.	6464 Woodman Ave	$2,050	
3.	5726 Woodman Ave		$2,700
4.	5744 Allott Ave		$4,095

RENT COMPARABLES

		SUBJECT PROPERTY	1 BEDROOM	2 BEDROOM
		5623 Woodman Ave Van Nuys, CA 91401	$2,050	$2,120
#		**RENT COMPARABLES**	**1 BEDROOM**	**2 BEDROOM**
1		5617 Woodman Ave Sherman Oaks, CA 91401	$2,050	
2		6464 Woodman Ave Valley Glen, CA 91401	$2,050	
3		5726 Woodman Ave Van Nuys, CA 91401		$2,700
4		5744 Allott Ave Van Nuys, CA 91401		$4,095
		AVERAGE	**$2,050**	**$3,398**

VAN NUYS

A Historic and Rapidly Gentrifying San Fernando Valley Submarket

Van Nuys Blvd / Friar St

LOCATION HIGHLIGHTS

Alliant Strategic Development's proposed Van Nuys Vose project marks a significant addition to the residential landscape of Van Nuys. With plans for a 332-unit apartment complex, this development aims to address the growing demand for housing in the area. Notably, the inclusion of approximately 4,000 square feet of commercial space aligns with efforts to create vibrant mixed-use communities. Moreover, the dedication of 37 units for extremely low-income tenants underscores a commitment to promoting socio-economic diversity. By leveraging the city's Transit Oriented Communities (TOC) program, the project demonstrates a strategic approach to urban development near transit hubs while providing much-needed affordable housing options.

The Lake Balboa Vista project represents a modern addition to Van Nuys, proposed near the Van Nuys Airport. With plans for a seven-story building housing 150 apartments, this development reflects efforts to capitalize on the area's strategic location and amenities. Additionally, the provision of parking for 92 vehicles enhances accessibility and convenience for residents. As Van Nuys continues to evolve, projects like Lake Balboa Vista contribute to its appeal as a desirable residential destination.

The redevelopment of sites near Metrolink commuter rail stations underscores efforts to promote transit-oriented development in Van Nuys. Projects such as the five-story building at 7644-7658 Van Nuys Blvd, featuring 124 apartments, demonstrate a commitment to maximizing space utilization while providing housing options close to public transportation. Similarly, the development at 7639 Van Nuys Blvd, with 36 apartments above a partially subterranean parking garage, aligns with the city's goals of promoting sustainable urban living. These developments not only enhance the area's residential offerings but also contribute to the accessibility and connectivity of Van Nuys for residents and commuters alike.

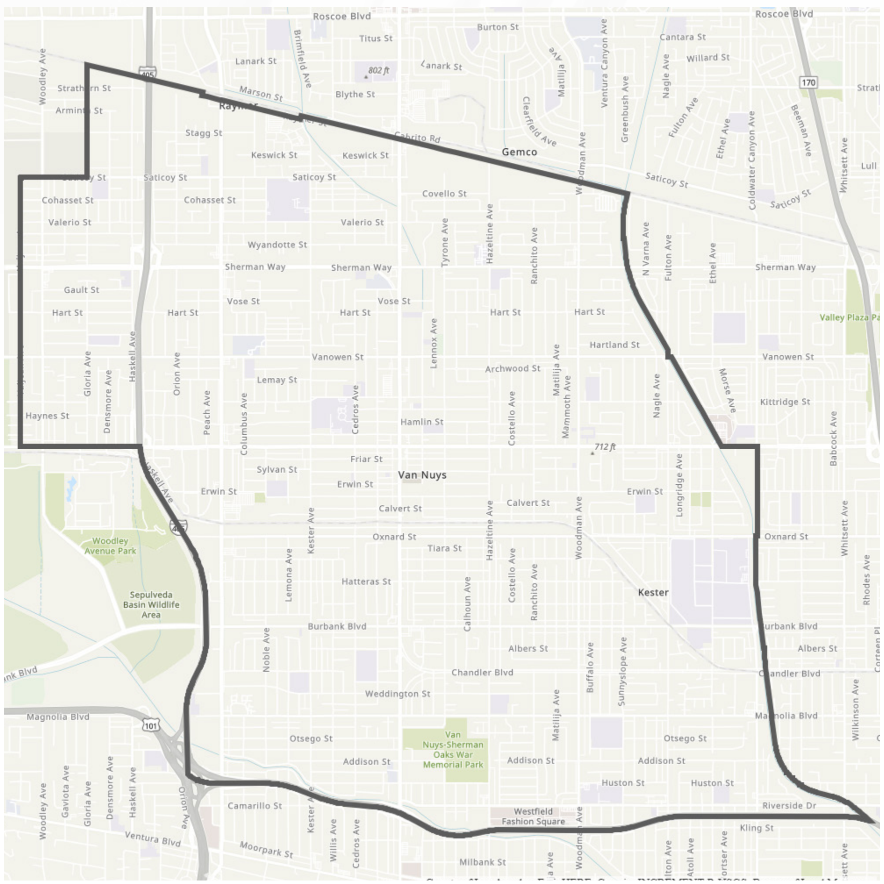
Average Household Income of $87,075

Strong Apartment Rental Market with Historically Low Vacancy Rates

Population of 312,435 Within a Three (3) Mile Radius

VAN NUYS MARKET OVERVIEW

70	52	61
WALK SCORE	TRANSIT SCORE	BIKE SCORE
VERY WALKABLE Most errands can be accomplished by foot	GOOD TRANSIT Many nearby public transportation options	BIKEABLE Some bike infrastructure



Van Nuys is a neighborhood located in the central San Fernando Valley region of Los Angeles, California. Home to the Van Nuys Airport and the Valley Municipal Building, Van Nuys is the most populous neighborhood in the San Fernando Valley. The neighborhood encompasses a historically rich culture and offers a wide array of restaurants, retail stores, schools, and parks.

In Van Nuys, you will find beautiful green spaces, abode colored single-story homes, south of the border flavors, and boulevards shaded by palm fronds next to the neighborhood train station. Food trucks, general stores, and Latin bodegas line Van Nuys, providing food and entertainment year-round. Striking contrasts convene in this seventies-feeling locale, with rows of shiny new car dealers parked adjacent to retro-styled burger stands and mismatched thrift stores.

The area embraces the Valley's largest recreation area located just across the US-405 Freeway, in the Sepulveda Basin complex, which includes Lake Balboa, Woodley Park, and the famous Japanese Garden at the Tillman Water Recreation Plant. Close by is a wildlife reserve and three (3) golf courses. The Orange Line Bike Path also runs alongside the northern edge of the recreation area. Van Nuys offers easy access to the US-405 and -101 Freeways and is also served by Metro's Orange Line and the Metrolink Ventura Line to Downtown Los Angeles. The latest transit proposal by Metro is a tunnel and train that operates through the Sepulveda Pass to reduce travel times within the San Fernando Valley and the Westside.

Van Nuys continues to position itself as a strong up-and-coming region of the San Fernando Valley. The area's proximity to North Hollywood, as well as the West Side, situates Van Nuys as an affordable commuter-friendly locale near the best of Los Angeles.

MARKET OVERVIEW

2026 Multifamily Inventory Growth: Easing In Most Metros – Still Elevated In Sunbelt

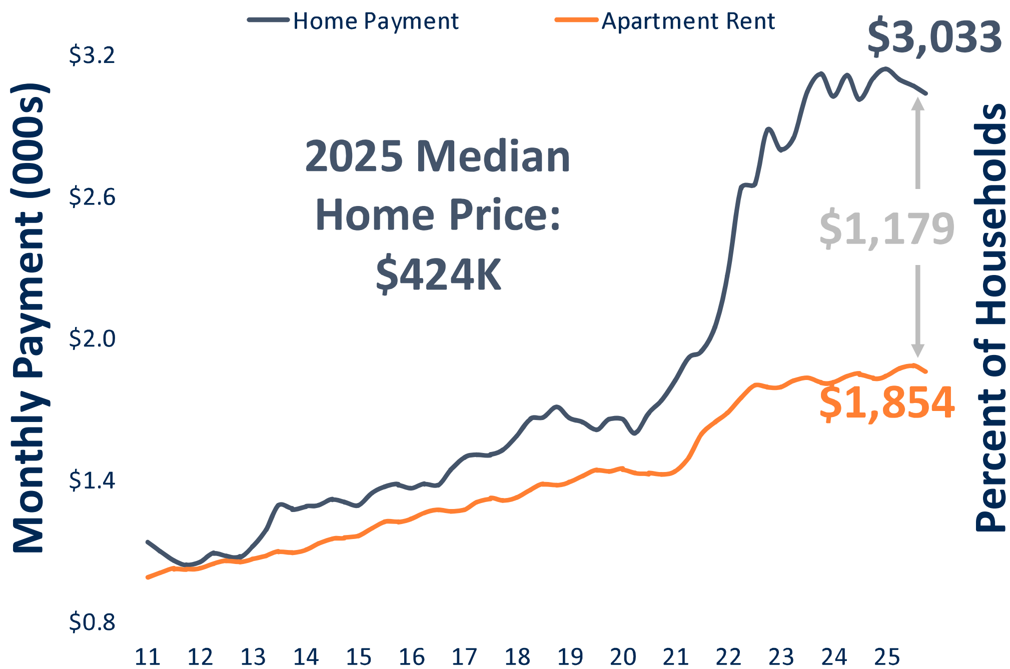
Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

Marcus & Millichap

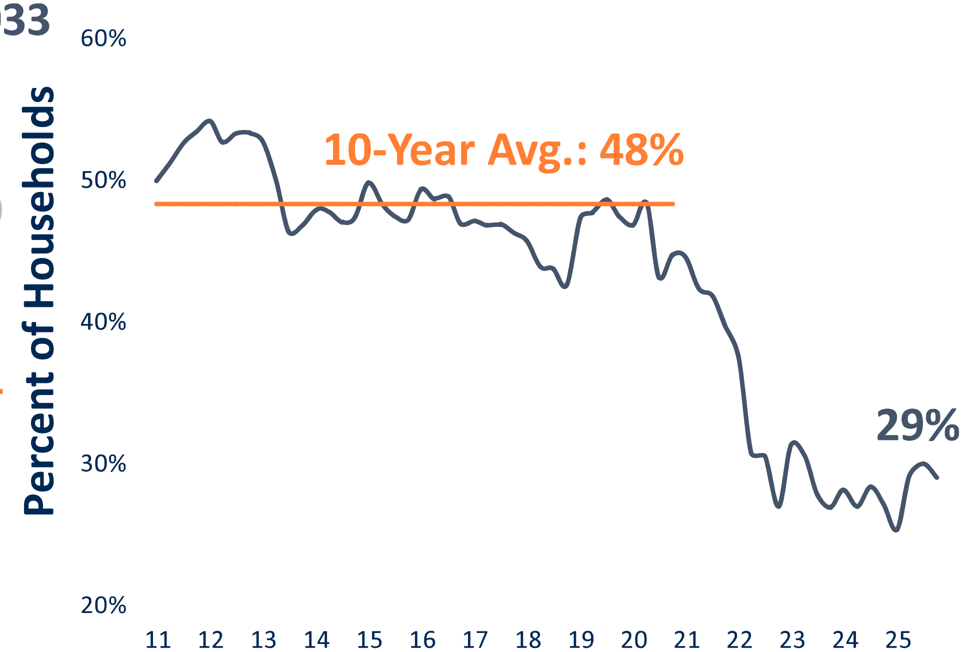
MARKET OVERVIEW

Housing Affordability Gap Remains Wide; Loan Qualification A Significant Homebuyer Barrier

Affordability Gap Between Monthly Home Payment and Apartment Rent



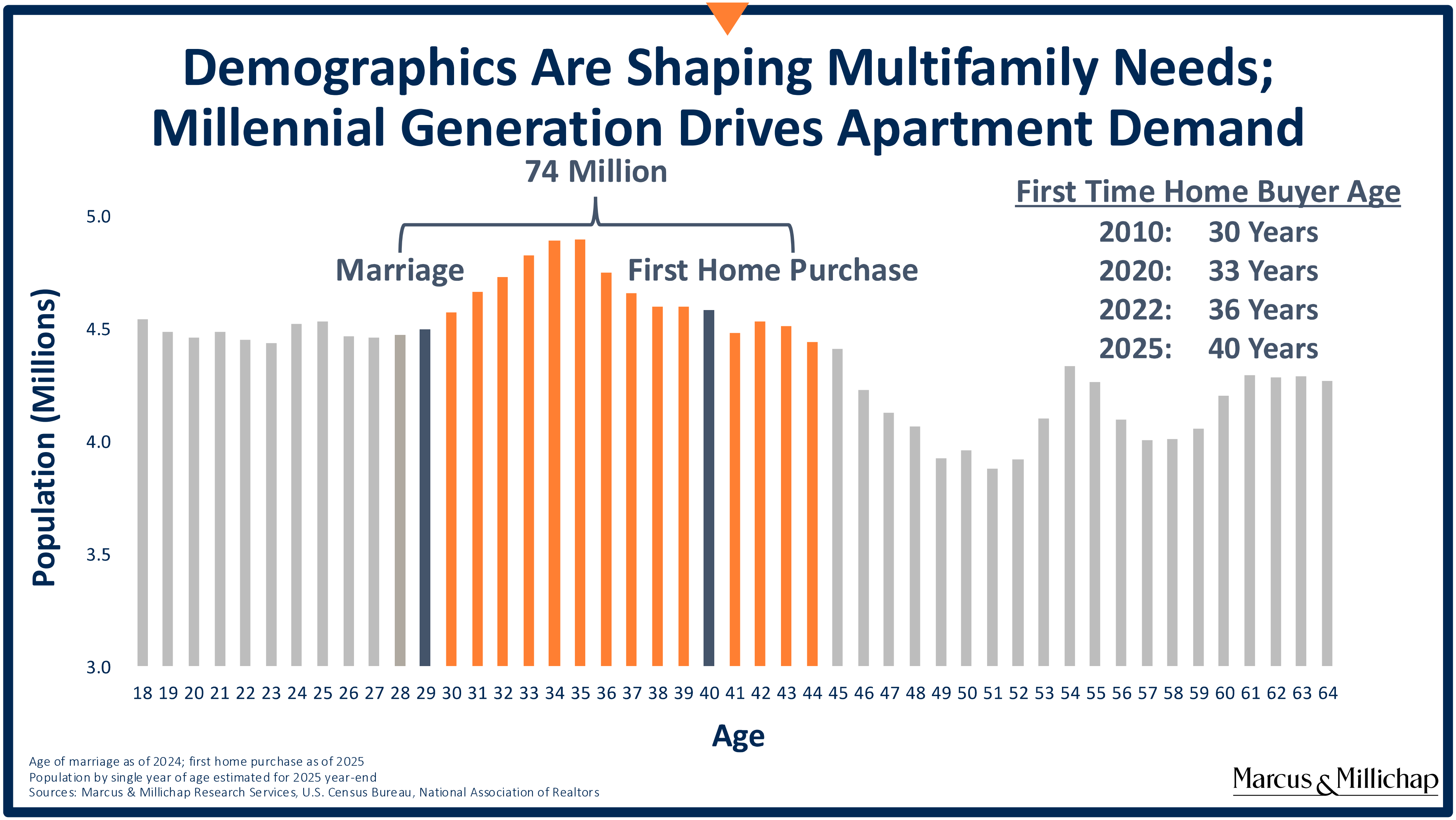
Share of Households That Qualify For Loan on Median-Priced Home



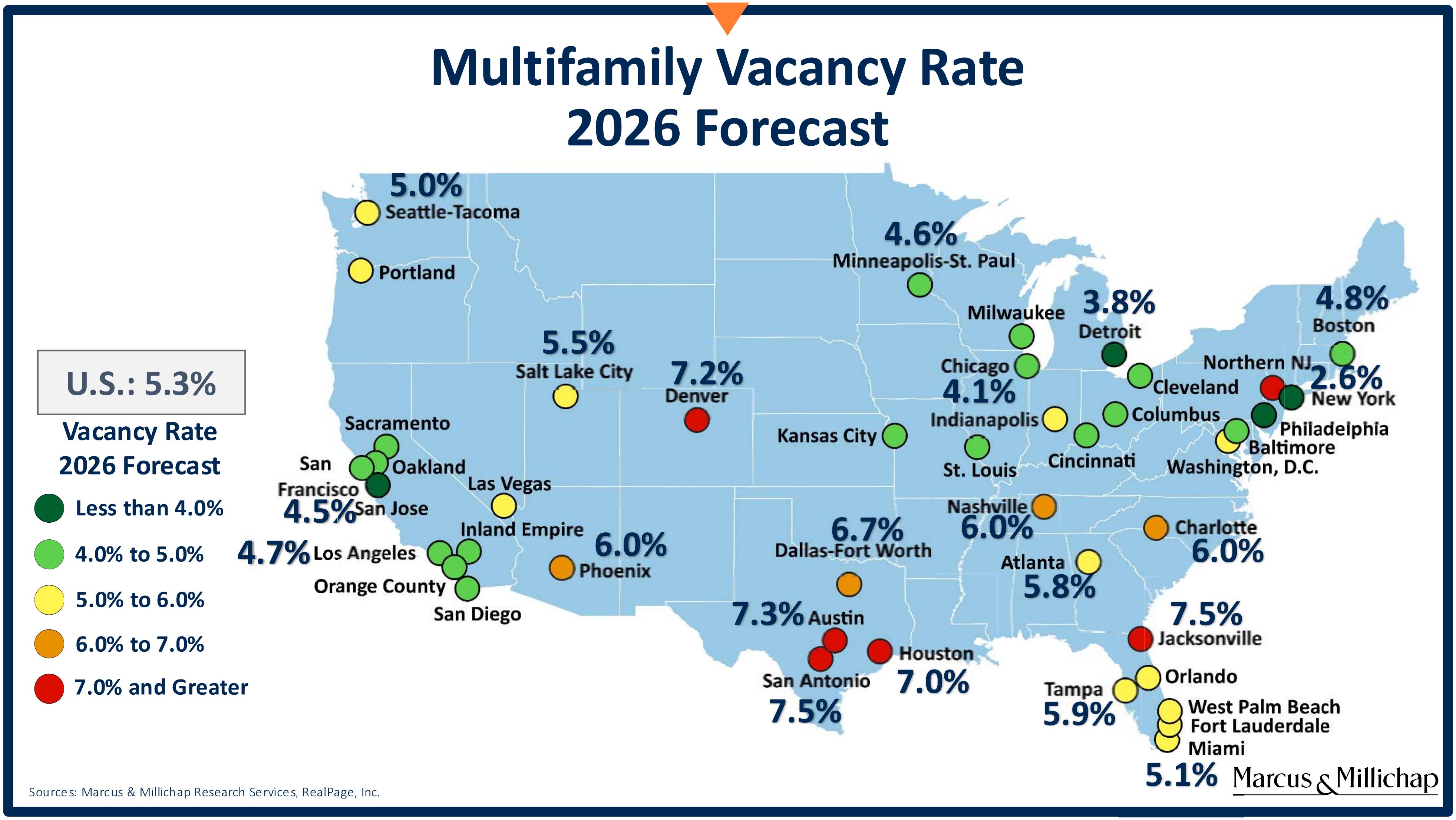
Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

Marcus & Millichap

MARKET OVERVIEW



MARKET OVERVIEW



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

NON-ENDORSEMENT NOTICE

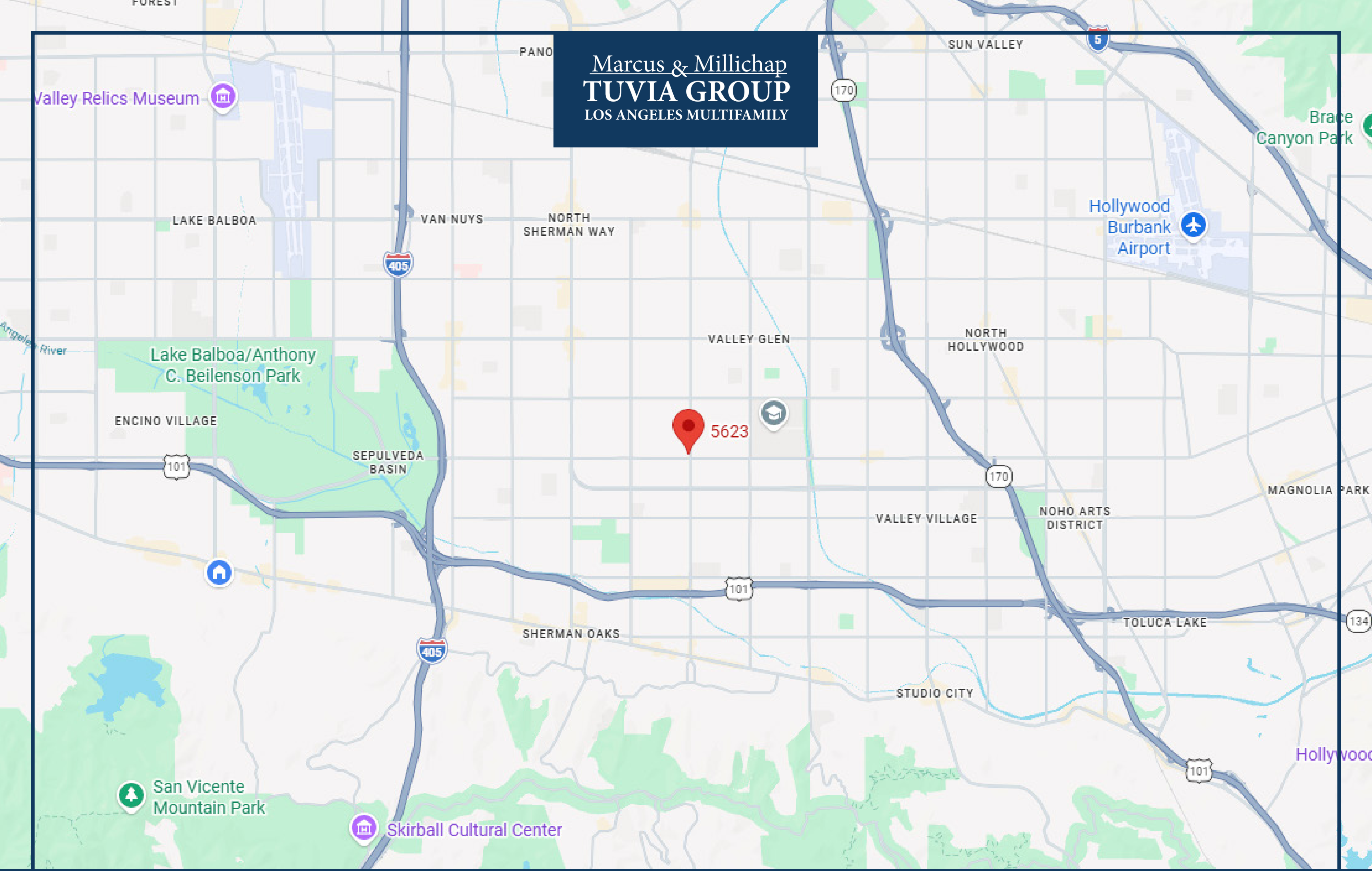
Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

5623 WOODMAN AVE