

18356 NAPA STREET

NORTHRIDGE, CA 91325



INVESTMENT OVERVIEW

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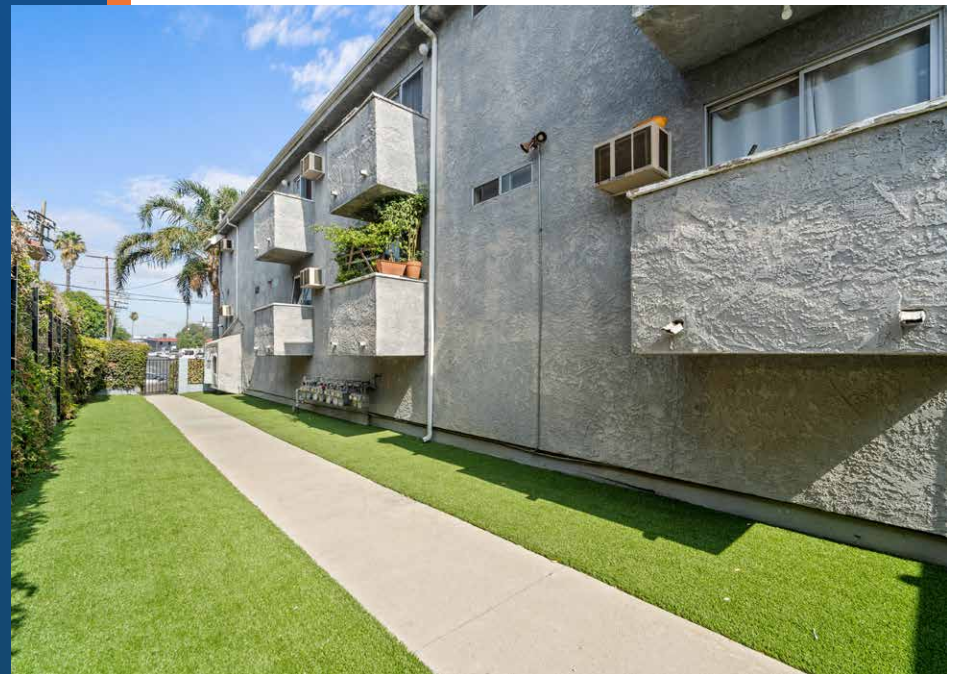
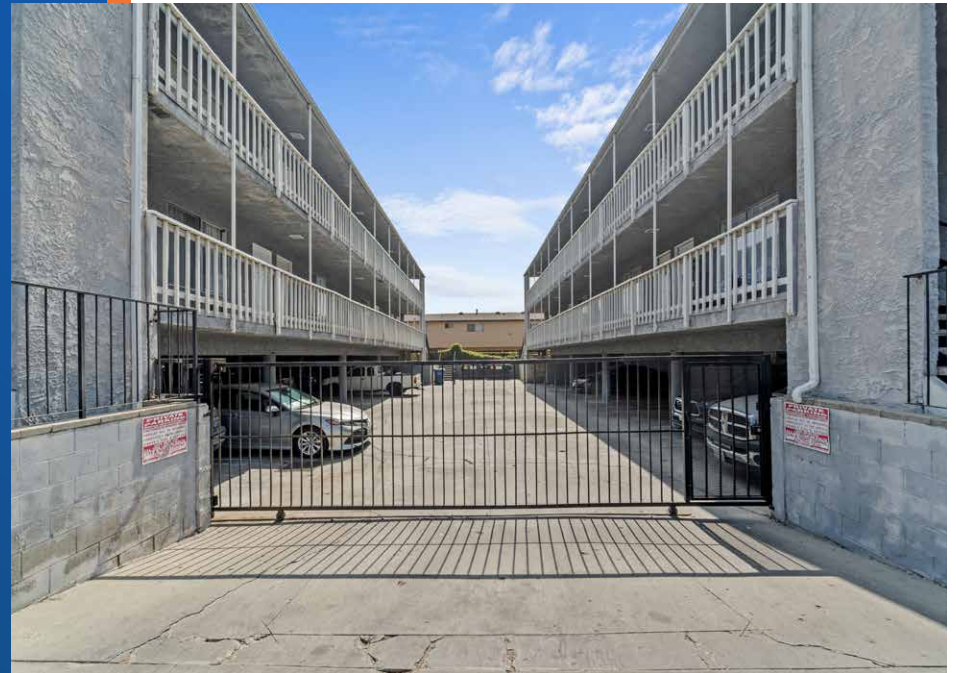
VALUE-ADD INVESTMENT OPPORTUNITY

16-Unit Multifamily Property in the Heart of Northridge

Rare chance to acquire a **16-unit multifamily property** in a prime Northridge location! This well-maintained asset comprises two buildings on separate lots, featuring twelve 1-bedroom, 1-bath units, and four 2-bedroom, 1-bath units. **Built in 1986 and free of rent control**, this property offers immediate upside potential for investors. Recent upgrades include **two newer water heaters, copper plumbing throughout**, including the mainline, and a **roof tune-up**. Each unit has been enhanced with **low-flow toilets**, optimizing water efficiency.

The property provides **24 parking spaces**, an attractive feature in this high-demand rental area. Additionally, there is **potential for an ADU** in the rear, creating an opportunity for further value-add and income generation. Located near shopping, dining, and transportation hubs, this property is perfectly positioned for long-term appreciation and stable cash flow.

With Northridge seeing **strong rental demand** and limited opportunities like this, don't miss your chance to own this high-potential multifamily investment!



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OFFERING SUMMARY

ADDRESS

18356 & 18360 Napa St.,
Northridge, CA, 91325

COUNTY

Los Angeles

MARKET

San Fernando Valley

YEAR BUILT

1986

APN

2786-024-034

NUMBER OF UNITS

16

BUILDING SF

8,960 SF

LAND SF

14,425 SF

ZONING TYPE

LAR3

OF PARCELS

2

NUMBER OF STORIES

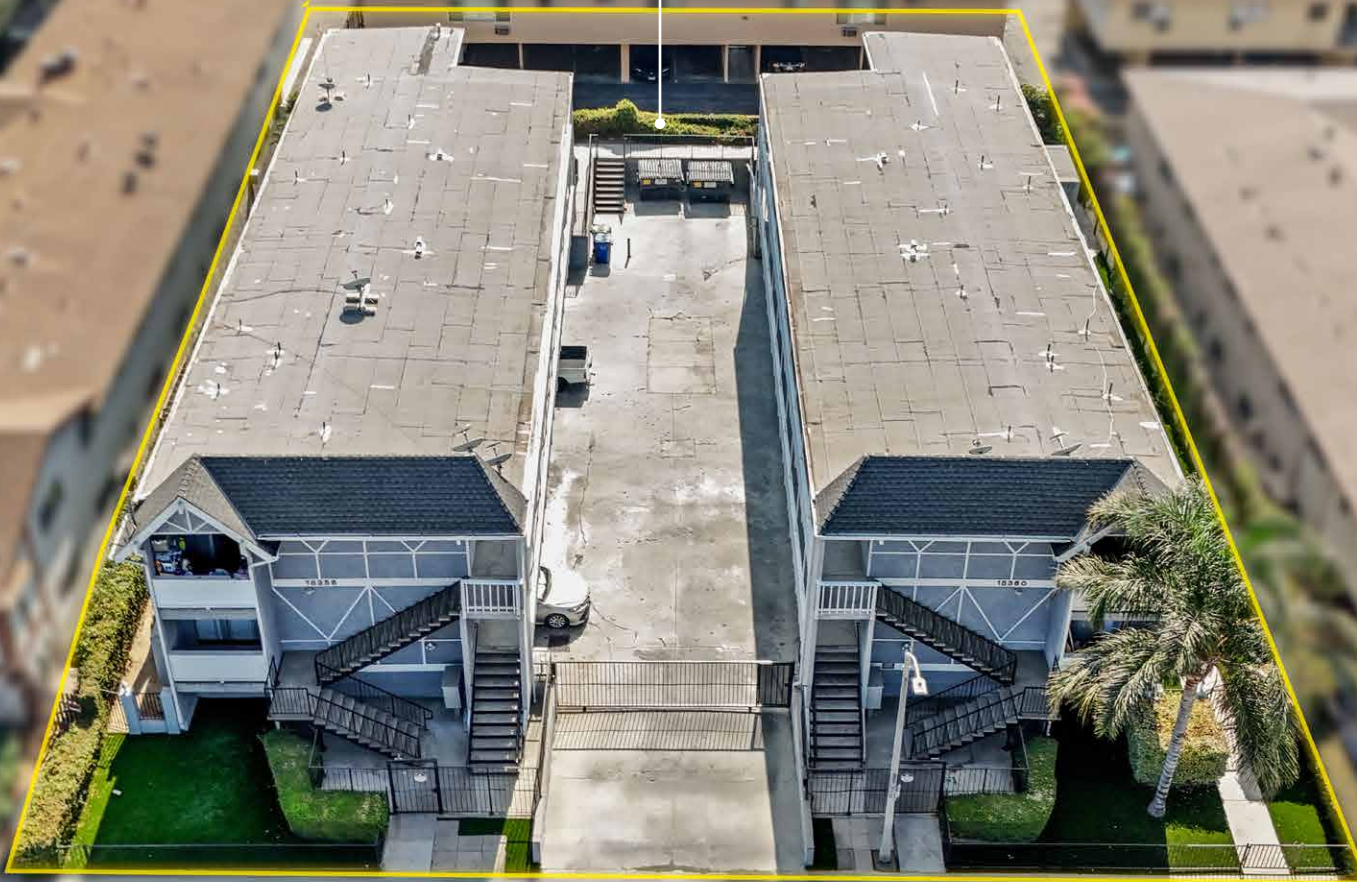
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NUMBER OF PARKING SPOTS

24

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BUSINESS DASHBOARD

Evolution	Metric	Actual vs Target	Value	Target
Revenue		85%	1.2M	1.4M
Profit		90%	250K	280K
Avg. Order Size		105%	150	140
On-Time Delivery		100%	1500	1500
New Customers		102%	1200	1180
Client Satisfaction		98%	4.5	4.6



FINANCIAL ANALYSIS

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PRICING & FINANCIAL SUMMARY

PRICE

\$4,350,000

PRICE SF

\$446.43

PRICE PER UNIT

\$271,875

NOI (CURRENT)

\$206,411

NOI (PRO FORMA)

\$293,914

CAP RATE (CURRENT)

4.7%

CAP RATE

(PRO FORMA)

6.7%

GRM (CURRENT)

14.01%

GRM (PRO FORMA)

10.98%

LAUNDRY AVG/YEAR

\$1,800



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RENT ROLL

UNIT#	UNIT TYPE	RENT	PRO FORMA
18356 - 101	1Bd + 1 Ba	\$1,700	\$1,950
18356 - 102	1Bd + 1 Ba	\$1,500	\$1,950
18356 - 103	1Bd + 1Ba	\$1,900	\$1,950
18356 - 104	2Bd + 1Ba	\$1,900	\$2,400
18356 - 201	1Bd + 1Ba	\$1,700	\$1,950
18356 - 202	1Bd + 1Ba	\$1,800	\$1,950
18356 - 203	1Bd + 1Ba	Vacant	\$1,950
18356 - 204	2Bd + 1Ba	\$2,300	\$2,400
18360 - 101	1Bd + 1Ba	\$1,500	\$1,950
18360 - 102	1Bd + 1Ba	\$1,650	\$1,950
18360 - 103	1Bd + 1Ba	\$1,630	\$1,950
18360 - 104	2Bd + 1Ba	\$2,015	\$2,400
18360 - 201	1Bd + 1Ba	\$1,435	\$1,950
18360 - 202	1Bd + 1Ba	\$1,550	\$1,950
18360 - 203	1Bd + 1Ba	\$1,440	\$1,950
18360 - 204	2Bd + 1Ba	\$1,710	\$2,400
TOTAL	16 Units	\$25,730	\$33,000
	Gross Scheduled Monthly Rental Income	\$25,730	\$33,000
	Gross Scheduled Annual Rent Income	308,760	\$396,000
	Annual Laundry Income (Avg.)	\$1,800	\$1,800
	Total Yearly Average Income	\$310,560	\$397,800

CALENDAR YEAR EXPENSES

EXPENSE	CURRENT	
Gross Revenue		
Gross Scheduled Rent	\$308,760	
Laundry	\$1,800	
Gross Potential Income	\$310,560	
Less economic Vacany	-3%	
Effective Gross income	\$301,297	
Operating Expenses		
Real Estate Taxes	\$50,000	<i>Tax rate based on new value price</i>
Insurance	\$6,209	
Maintenance	\$2,500	
Pest Control	\$500	
Gardening	\$600	
Trash	\$2,516	
Utilities	\$38,361	
Reserves	\$3,200	
Total Operating Expenses	\$103,886	
Net operating income	\$206,411	



**NORTHRIDGE
AREA OVERVIEW**

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Population

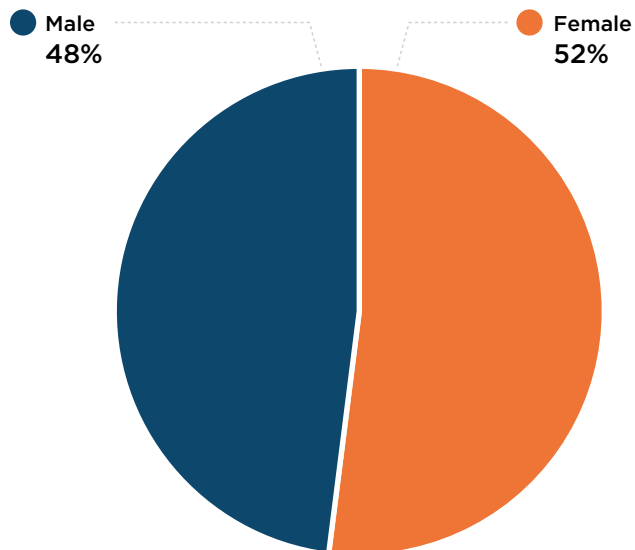
SUMMARY

Estimated Population	35,355
Population Growth (since 2010)	1%
Population Density (ppl/mile)	7,335
Median Age	37.9

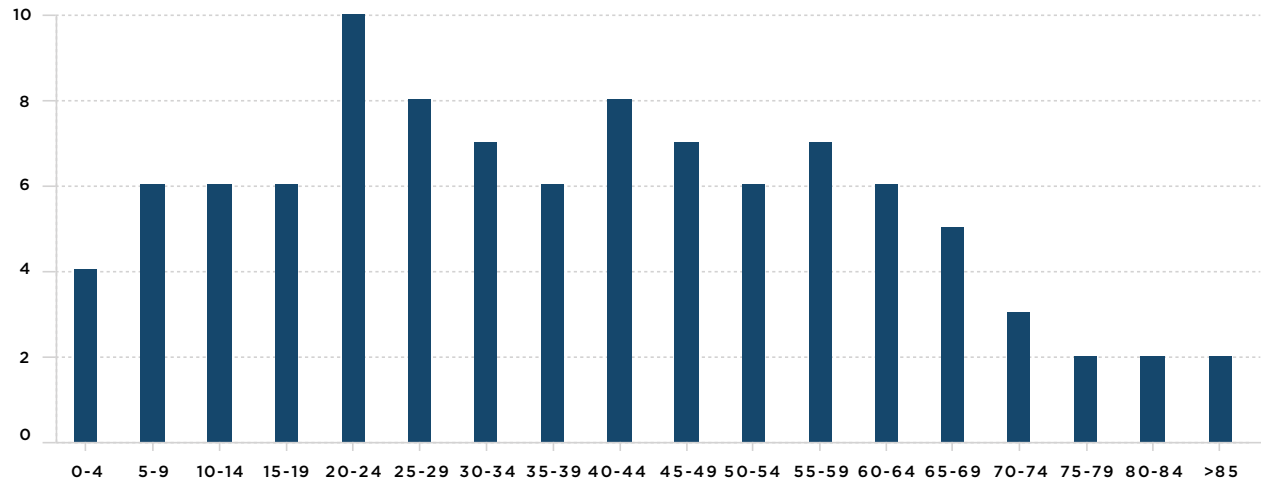
HOUSEHOLD

Number of Households	12,590
Household Size (ppl)	3
Households w/ Children	6,540

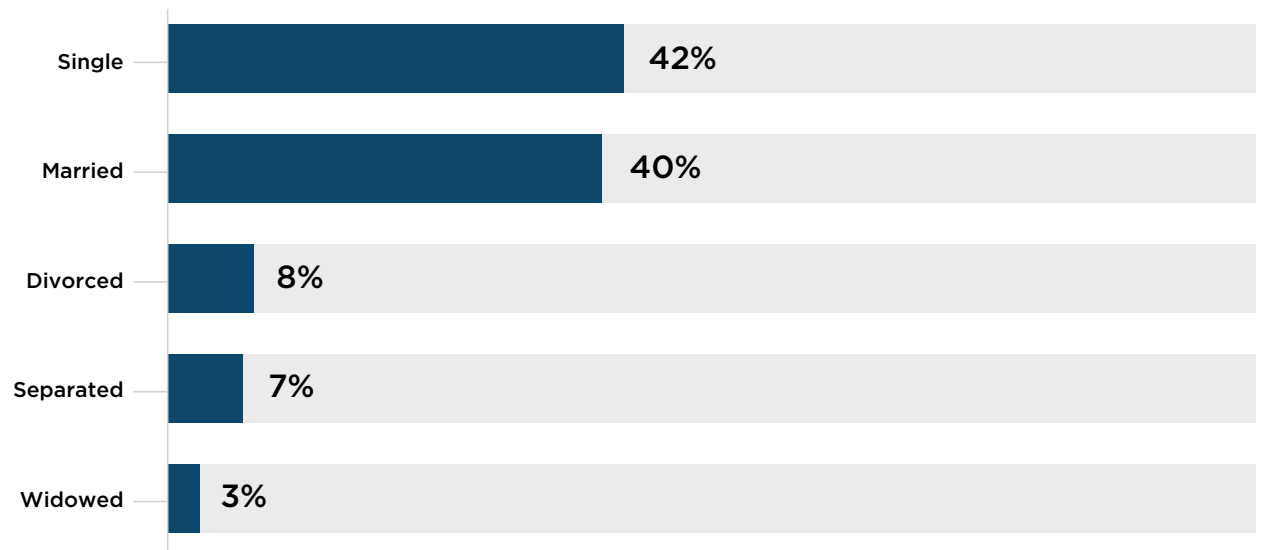
GENDER



AGE



MARITAL STATUS



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Housing

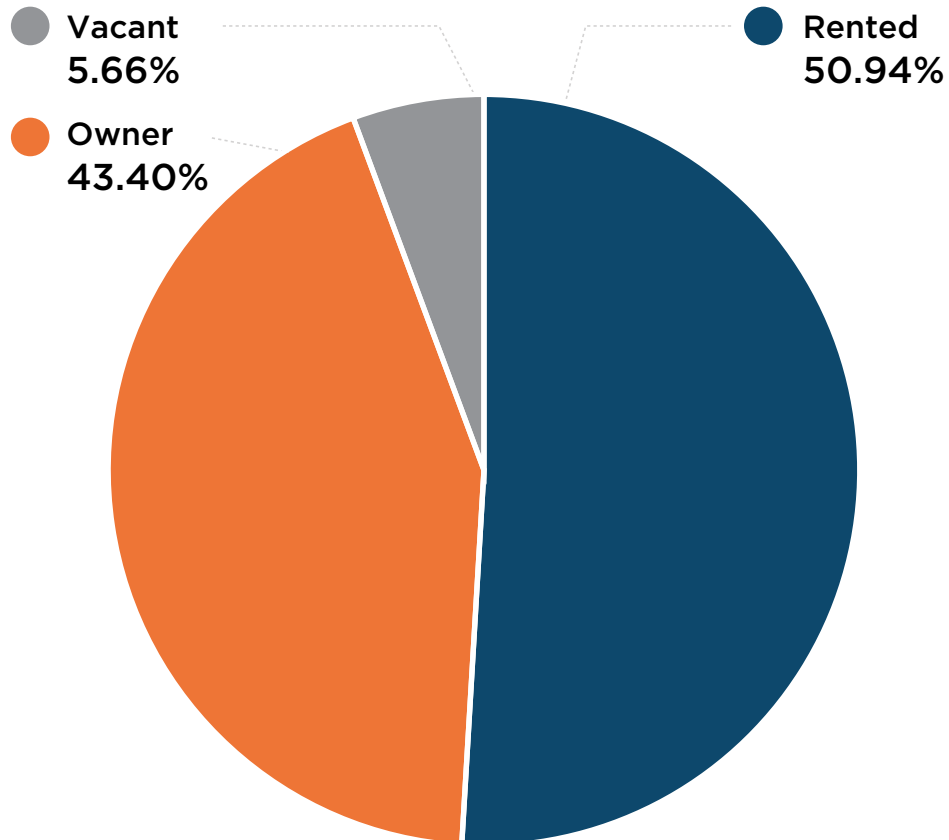
SUMMARY

Median Home Sale Price	\$720,900
Median Year Built	1969

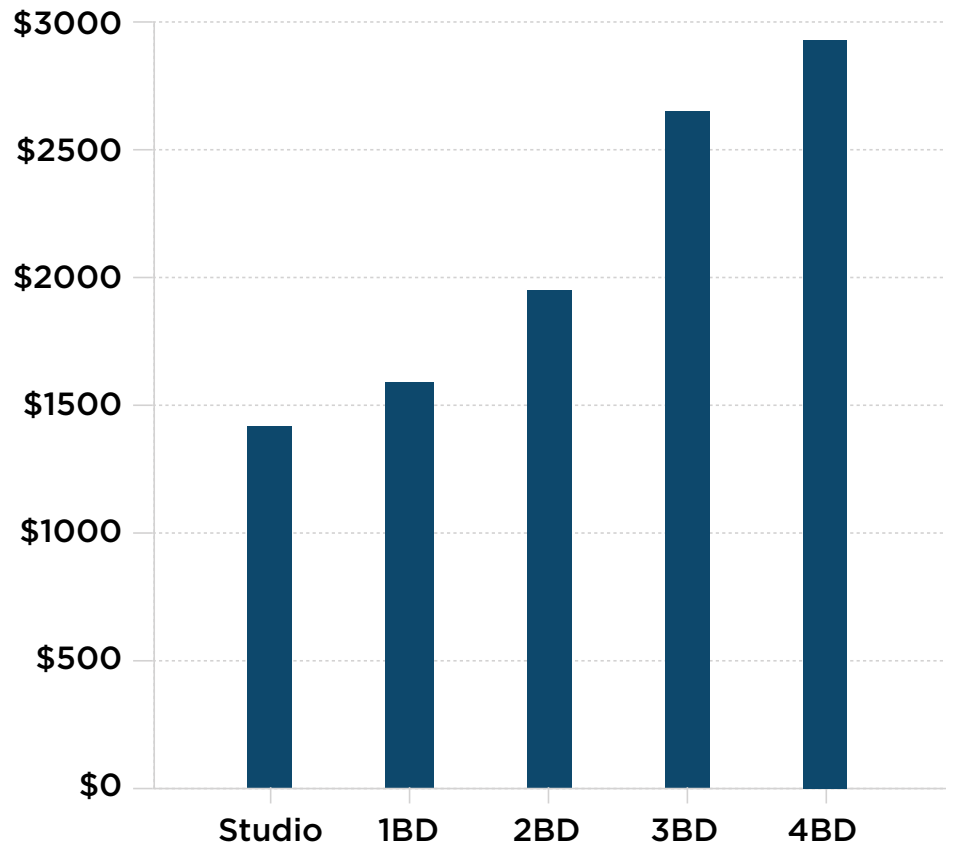
STABILITY

Annual Residential Turnover	8.57%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)



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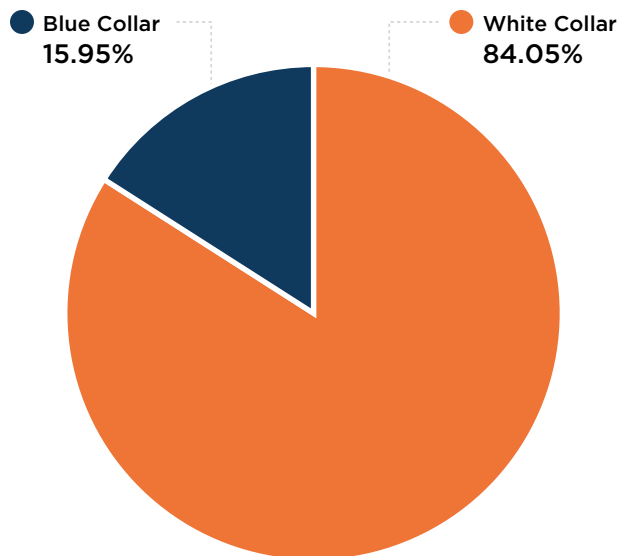
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Quality of Life

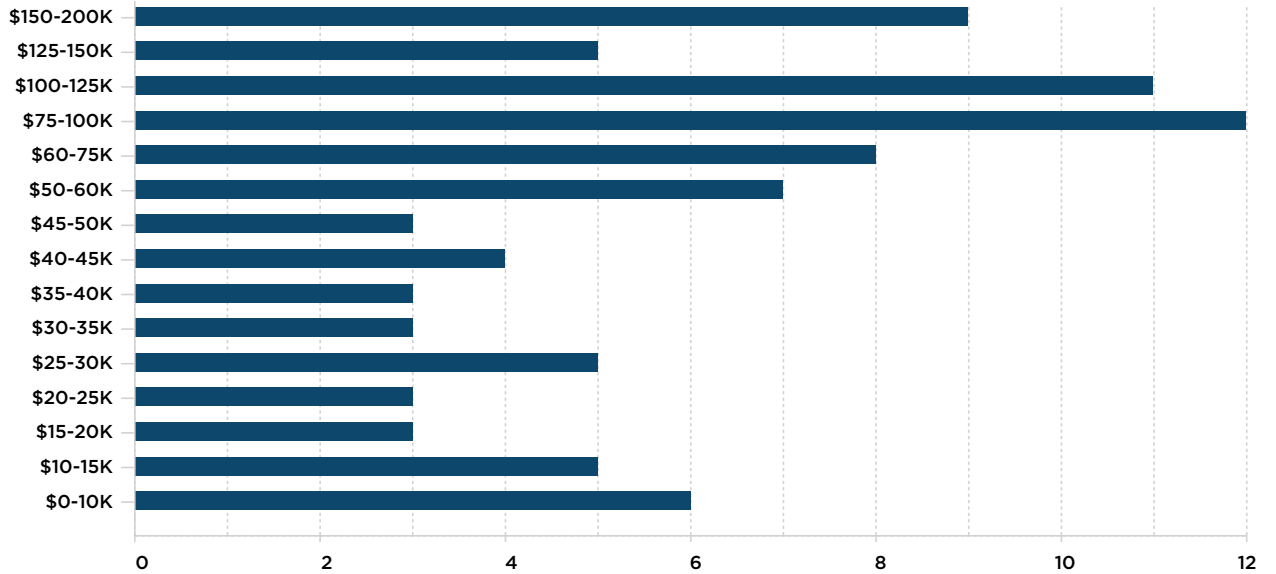
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	50
Construction	1,032
Manufacturing	1,455
Transportation and Communications	939
Wholesale Trade	539
Retail Trade	2,255
Finance, Insurance and Real Estate	1,401
Services	7,510
Public Administration	443

WORKFORCE



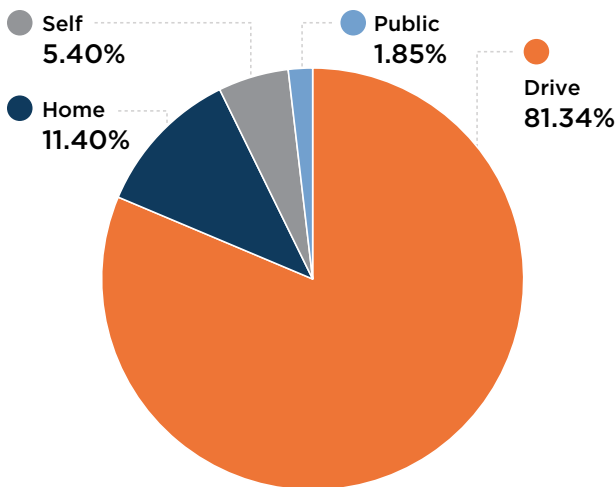
HOUSEHOLD INCOME



Average Household Income \$73,119

Average Per Capita Income \$37,984

COMMUTE METHOD



Median Travel Time 28 min

WEATHER

January High Temp (Avg. °F)	66.5	50
January Low Temp (Avg. °F)	45.6	1,032
July High Temp (Avg. °F)	89.6	1,455
July Low Temp (Avg. °F)	63.4	939
Annual Precipitation (Inches)	14.66	539

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Schools

Radius: 1 Mile(s)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating ⁽¹⁾
Cantara Street Elementary	0.19	K-5th	375	18	6/10
Magnolia Science Academy 7	0.58	K-5th	263	22	4/10
Lorne Street Elementary	0.68	K-5th	358	20	8/10

Community Rating ⁽²⁾

Cantara Street Elementary
Magnolia Science Academy 7
Lorne Street Elementary

3

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating ⁽¹⁾
Northridge Middle	0.18	6th-8th	690	15	4/10
James Jordan Middle	0.88	6th-8th	449	24	8/10

Community Rating ⁽²⁾

Northridge Middle
James Jordan Middle

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating ⁽²⁾
As You Are Preschool	0.6	Pre-K-K	6		
St Mary Coptic Orthoox School	0.62	K-5th	32		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

(3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

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