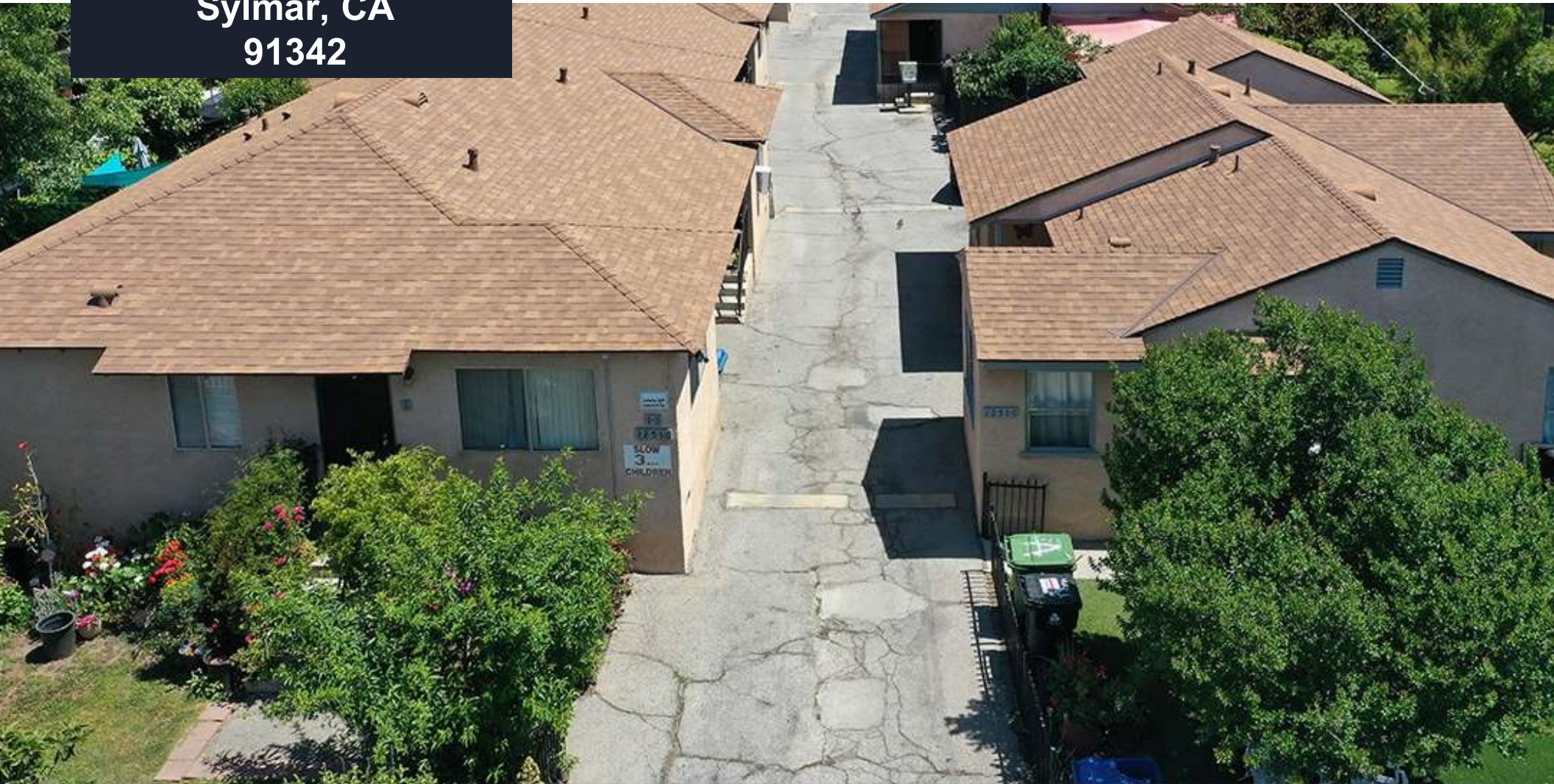


**12528-12536 Bradley  
Ave  
Sylmar, CA  
91342**

## **Offering Memorandum**



**The Ballard & Ballard  
Real Estate Group**

**Brent Ballard**  
President & Broker

**Trey Ballard**  
VP of Sales



BROKERED BY  
**exp**  
REALTY



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**Listing Agents**

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# PROPERTY OVERVIEW





**Discover a rare opportunity to own 11 rental units across two parcels in the heart of Sylmar. This well-positioned property offers strong existing income with significant upside potential, including space for additional units or large ADUs. With two detached garages and expansive lot space, the setup is ideal for investors looking to grow their portfolio or explore redevelopment opportunities. Located on a quiet residential street near parks, schools, and freeway access, this is a value-add gem you don't want to miss.**

## **HIGHLIGHTS**

- **11 Units**
- **Desirable Sylmar Location**
- **Strong investment potential, multiple ADU opportunities**
- **Convenient Access to transportation, grocery stores, schools, and restaurants**
- **Private outdoor space**
- **Fast-growing market**



## SITE ADDRESS

**12528-12536 Bradley Ave  
Sylmar, CA  
91342**

**11 Units – (8) 1 Bed 1 Bath Units  
(3) 3 Bed 1 Bath Units  
2 Garages**

## LOCATION OVERVIEW

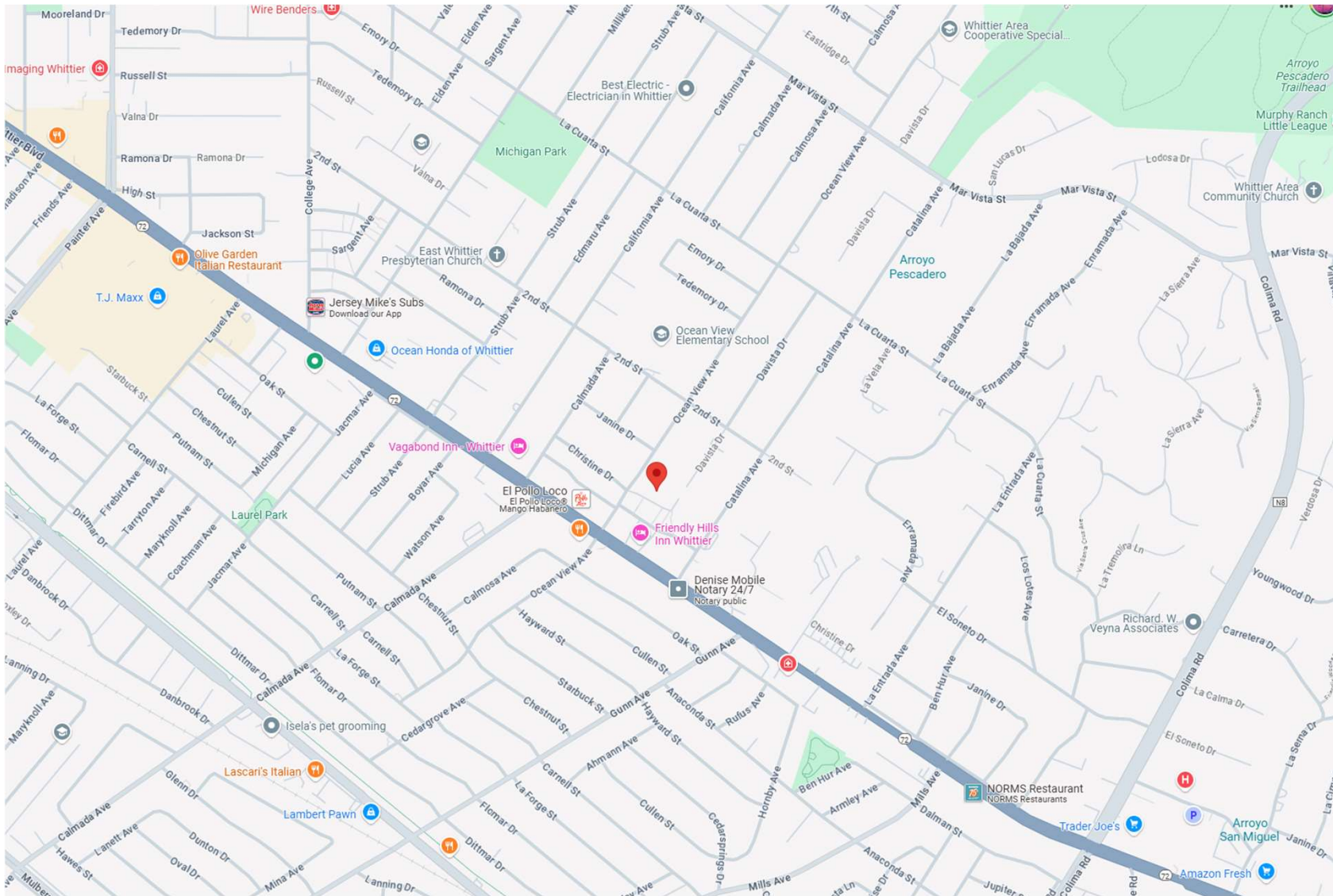
**Located in a quiet residential pocket of Sylmar, this property offers easy access to parks, schools, shopping, and major freeways**

## PROPERTY SUMMARY

- **Number of Units: 11**
- **Lot Size: 29,307 SF**
- **Building Size: 9,327 SF**
- **Type: Apartments**
- **Year Built: 1940 & 1957**
- **Property Type: Multi-Family**
- **Parcels: 2507-003-040**
- **Number of Beds: 17**
- **Number of Baths: 11**
- **Number of Buildings: 5**
- **Parking: 2 garages & driveway spots**
- **Walk Score: (53) Zoning Code: LARD3**
- **County: Los Angeles County**



# LOCATION







# FINANCIALS



# FINANCIALS

## 12528-36 Bradley Ave

### PROFORMA VALUE

Price		\$4,500,000
Price per Unit	\$	409,091
Cap Rate		2.5%
GRM		22.71
Proforma Cap Rate		4.2%
Proforma GRM		16.59

### Unit Mix and Rent Schedule

Units	Type	Avg Current Rent	Total Rent	Avg Proforma Rent	Total Proforma Rent
8	1 Bd + 1Ba	\$ 1,344.13	\$ 10,753.00	\$ 1,700.00	\$ 13,600.00
3	3 Bd + 1ba	\$ 1,920.00	\$ 5,760.00	\$ 3,000.00	\$ 9,000.00
11			\$ 16,513.00		\$ 22,600.00

Income	Monthly	Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 16,513.00	\$ 198,156.00	\$ 271,200.00
Storage			
Other			
Gross Scheduled Income		\$ 198,156.00	\$ 271,200.00
Vacancy Rate	3%	\$ 5,944.68	\$ 8,136.00
Effective Gross Income		\$ 192,211.32	\$ 263,064.00

Expenses		Current	Proforma
Operating Expenses (Current/Potential)			
New Property Taxes	1.106083%	\$ 49,773.74	\$ 49,773.74
Insurance	\$ 1,000.00	\$ 12,000.00	\$ 12,000.00
Gas	\$ 100.00	\$ 1,200.00	\$ 1,200.00
Water	\$ 500.00	\$ 6,000.00	\$ 6,000.00
Electricity	\$ 175.00	\$ 2,100.00	\$ 2,100.00
R&M Building	\$ 400.00	\$ 4,800.00	\$ 4,800.00
R&M Grounds	\$ 400.00	\$ 4,800.00	\$ 4,800.00

	Current	Proforma
Total Operating Expenses	\$80,673.74	\$80,673.74
Expenses per Unit	\$6,722.81	\$6,722.81

	Current	Proforma
Net Operating Income	\$ 111,537.59	\$ 190,526.27



# Rent Roll

Rent Roll					
Unit	Bedrooms	Bathrooms	Monthly Rent		Proforma
1	1	1	\$	1,231.00	\$ 1,700.00
2	1	1	\$	1,650.00	\$ 1,700.00
3	1	1	\$	1,285.00	\$ 1,700.00
4	1	1	\$	1,071.00	\$ 1,700.00
5	1	1	\$	1,285.00	\$ 1,700.00
6	1	1	\$	1,339.00	\$ 1,700.00
7	1	1	\$	1,392.00	\$ 1,700.00
8	1	1	\$	1,500.00	\$ 1,700.00
A	3	1	\$	1,714.00	\$ 3,000.00
B	3	1	\$	1,446.00	\$ 3,000.00
C	3	1	\$	2,600.00	\$ 3,000.00
Total			\$	16,513.00	\$ 22,600.00
Yearly Total			\$	198,156.00	\$ 271,200.00
1 Bd Average			\$	1,344.13	\$ 1,900.00
3bd Average			\$	1,920.00	\$ 1,500.00
Average			\$	1,446.00	\$ 2,133.33



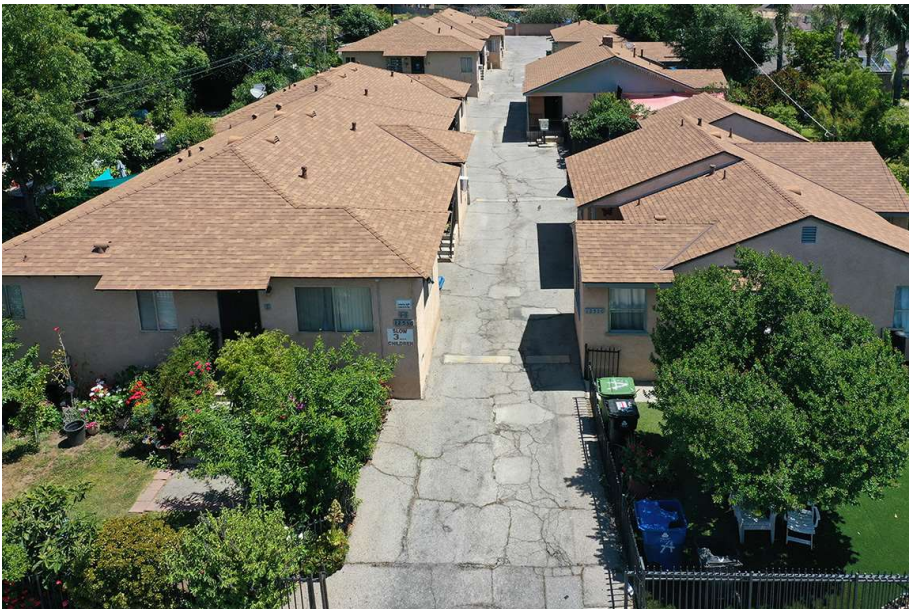
# PROPERTY PHOTOS















AREA HIGHLIGHTS







Sylmar, known as "The Top of Los Angeles," is a scenic, suburban neighborhood located at the northern edge of the San Fernando Valley, bordered by the San Gabriel Mountains. It offers a mix of single-family homes and equestrian properties, with a strong sense of community and a population of around 93,500. Residents enjoy access to parks, hiking and horseback trails, and amenities like El Cariso Regional Park and Olive View-UCLA Medical Center. With easy access to the I-5, I-210, and Metrolink, Sylmar blends outdoor living with urban convenience.





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