



14728 MAGNOLIA BLVD

SHERMAN OAKS, CA 91403



A DIVISION OF



LEE &
ASSOCIATES

FOR SALE



PREMISES

5 Units

2 x 2BR

3 x 1BR

SALE PRICE

\$1,849,000

ZONING

LA(Q)R3-1-RIO

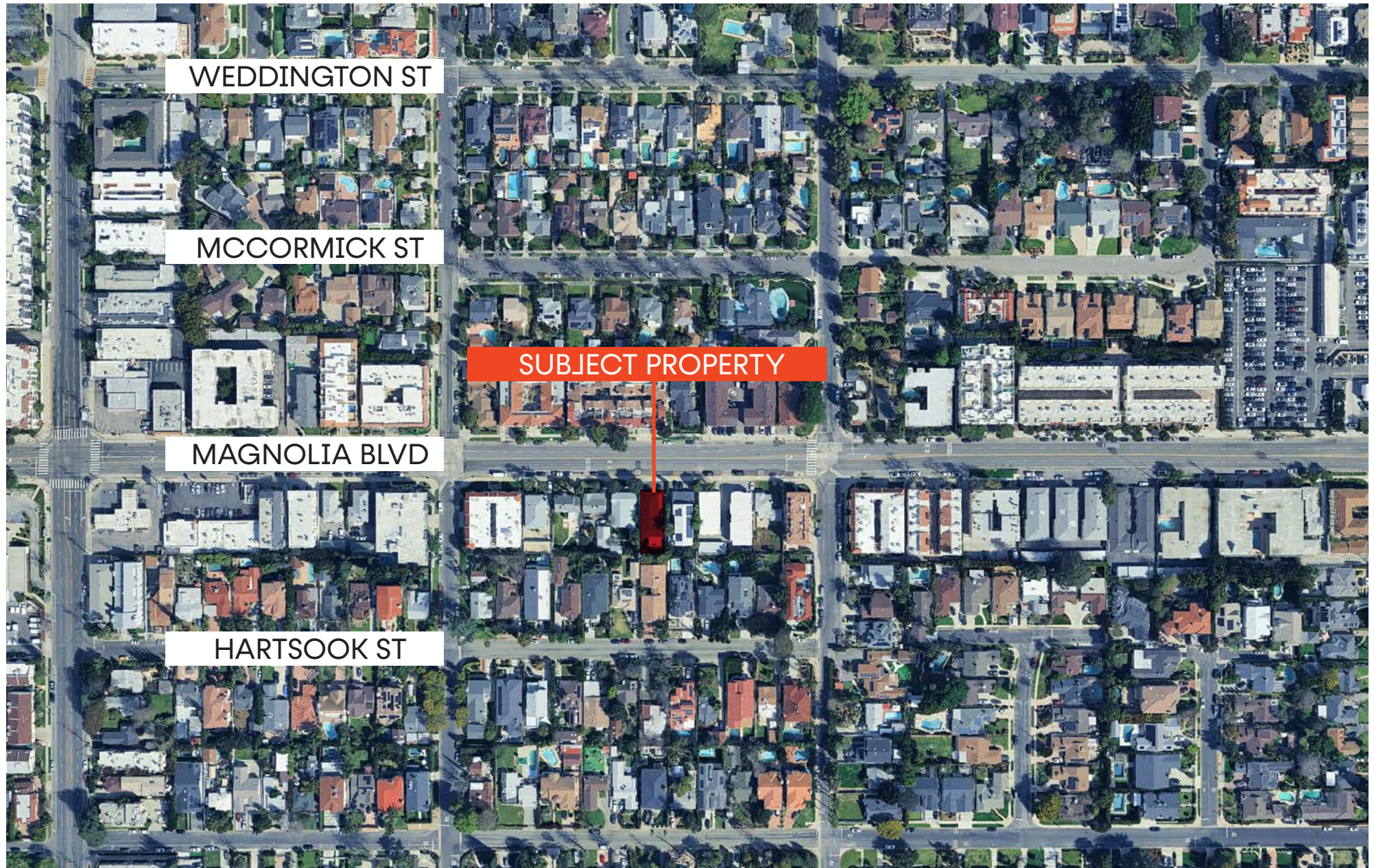
PROPERTY TYPE

Multifamily

FEATURES

- Nicely renovated 5 unit building
- Prime Sherman Oaks location
- 4 garage spots
- All soft story work completed

AERIAL VIEW



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



RENT ROLL

UNIT	TYPE	MONTHLY RENT	NOTES
1	1BR/1BA	\$1,995	Unit will be vacant as of 2/1/2026
2	2BR/1BA	\$3,295	Vacant, proforma rent
3	2BR/1BA	\$3,195	Vacant, proforma rent
4	1BR/1BA	\$1,725	Next increase possible 12/1/2026
5	1BR/1BA	\$2,095	Next increase possible 4/7/2026
		\$12,305	

PROFORMA NOI

RENTS	\$145,020
Expenses	
Property Management	\$7,251
Gardening	\$4,500
Insurance	\$13,000
Pest Control	\$510
Property Taxes	\$20,000
R&M	\$3,000
Taxes & Licenses	\$700
Utilities	\$3,500
Total	\$52,461
NOI	\$95,199

CONTACT

SETH WELLISCH

Principal

swellisch@leewestla.com

310.899.2734

DRE: 01335793

Lee & Associates Los Angeles West, Inc.

1508 17th Street, Santa Monica, CA 90404

www.leewestla.com | DRE 01222000



A DIVISION OF



**LEE &
ASSOCIATES**

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.