



OFFERING MEMORANDUM

20542 HARTLAND ST
WINNETKA, CA 91306

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LISTED BY

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EXECUTIVE SUMMARY

- The Mayelian Apartment Group is proud to present 20542 Hartland Street — a 6 unit building in Winnetka near Woodland Hills.
- The property consists of four 2 bedroom / 1 bath units and two 1 bedroom / 1 bath units.
- Upside in rents of at least 57% and potential for further improvements to the property.
- Large lot allows for the possibility of building ADUs.
- The property is centrally located near the newly built Topanga Social, the Westfield Topanga Mall and Village, and the Kroenke Warner Center development, which will soon be home to the LA Rams Training Facility.

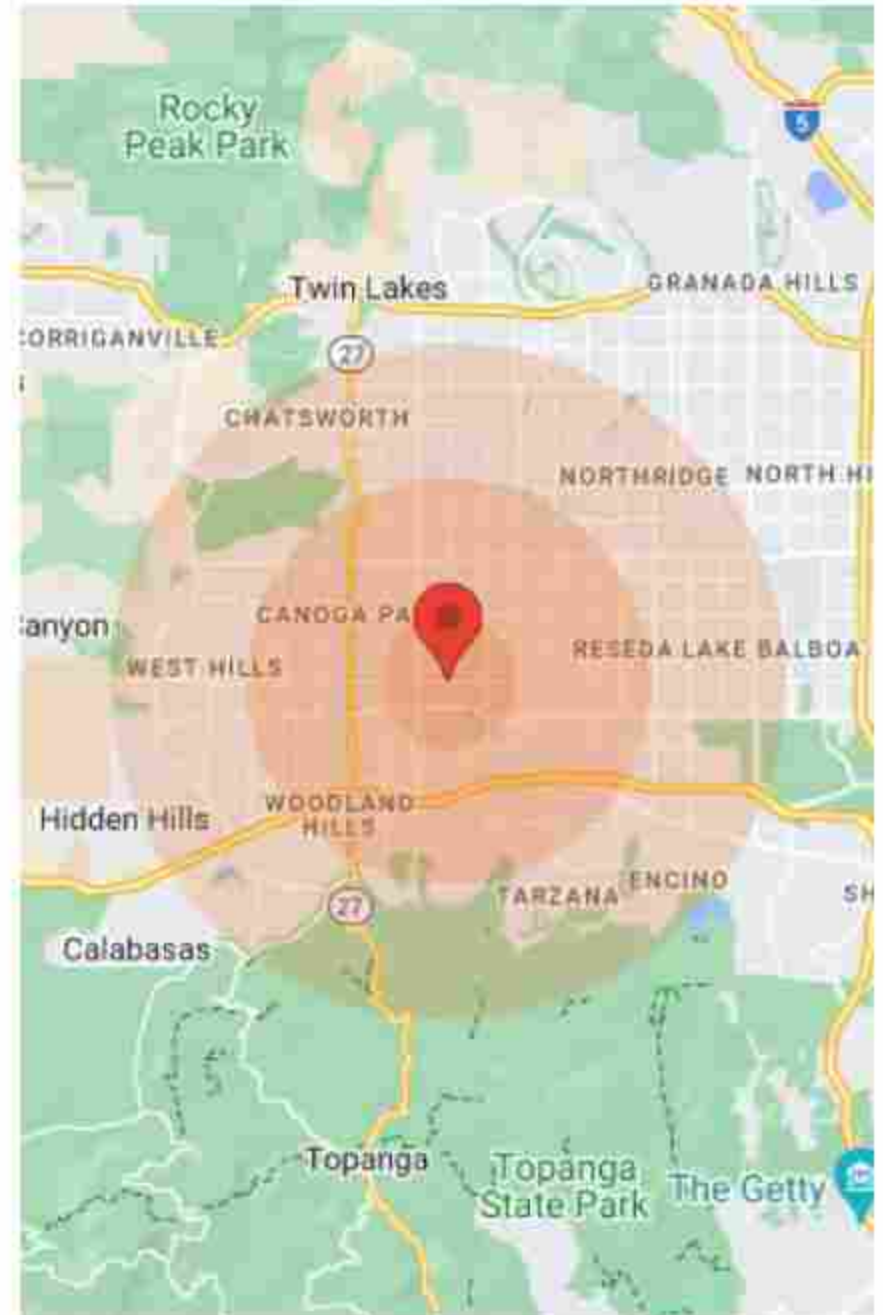
OFFERED AT:

\$1,475,000



PROPERTY HIGHLIGHTS

UNITS	Six
YEAR BUILT	1957
GROSS INCOME	\$113,997.84
GRM	12.9
PARKING	6 Carport Spaces



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THE PROPERTY

SITE SUMMARY

GALLERY

MAPS & AERIALS

DEMOGRAPHICS



SITE SUMMARY

THE OFFERING

Address	20542 Hartland St
Property Type	Multifamily
Assessor's Parcel	2137-030-009

SITE DESCRIPTION

Building Size	± 4,800 SF
Lot Size	± 7,412 SF
Year Built	1957
Zoning	LAR3
Parking	6 Carport Spaces
Near	Vanowen St & De Soto Ave
Neighborhood	Winnetka



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DESCRIPTION

The Mayelian Apartment Group is proud to present 20542 Hartland Street--a 6 unit building in Winnetka near Woodland Hills. The property consists of four 2 bedroom / 1 bath units and two 1 bedroom / 1 bath units. The building features fresh painted exterior, gated front entrance, security gated 6 parking spaces, and a laundry room for tenants' convenience. The units are also separately metered for gas and electric. The large lot size of $\pm 7,412$ SF also allows an investor to build at least 2 ADUs on the lot. With an upside in rents of at least 57% and potential for further improvements to the property, the building is a true value add opportunity in an unbeatable location of high demand due to the numerous large developments and attractions in the area. The property is centrally located near the newly built Topanga Social, the Westfield Topanga Mall and Village, and the Kroenke Warner Center development, which will soon be home to the LA Rams Training Facility.

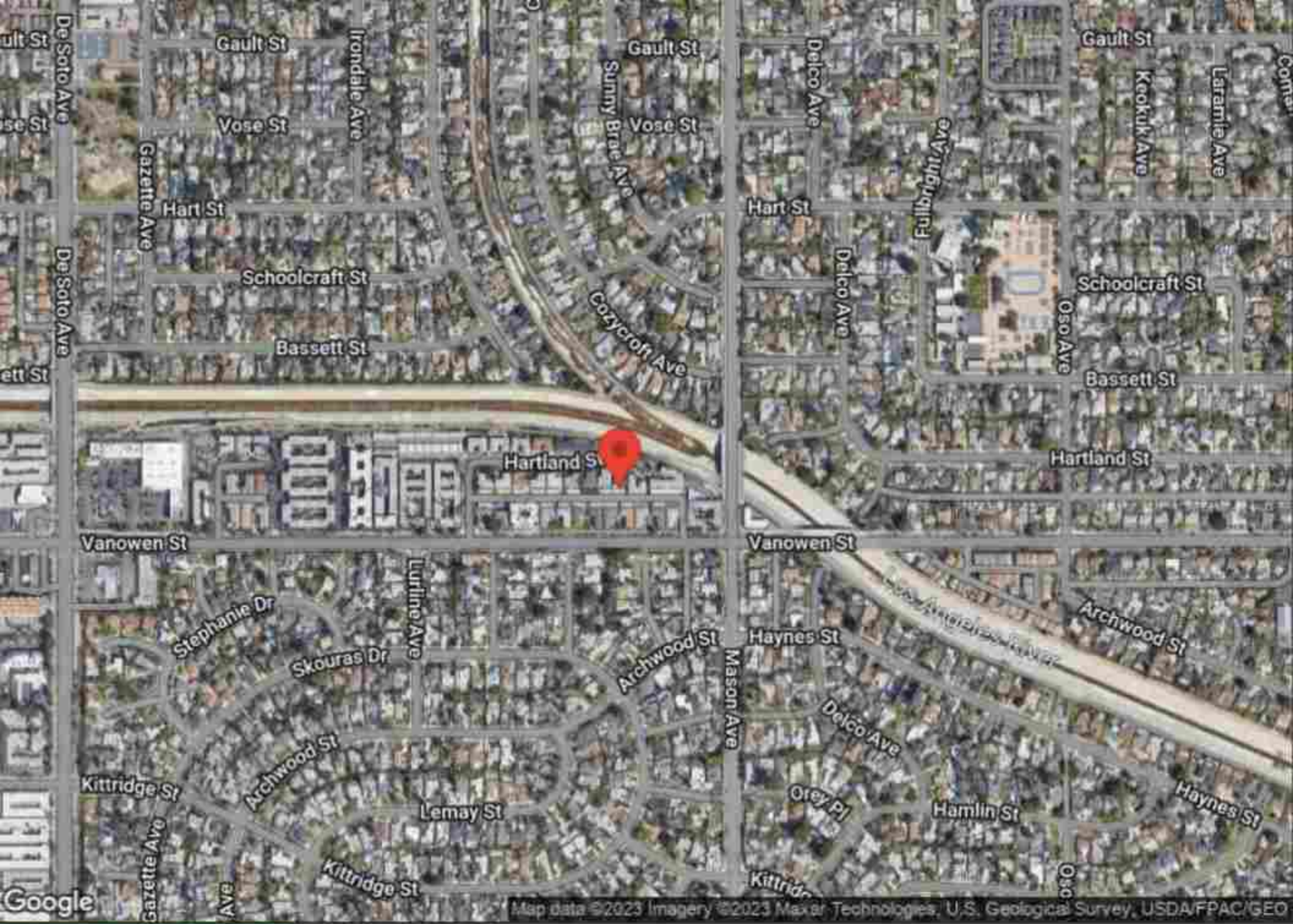






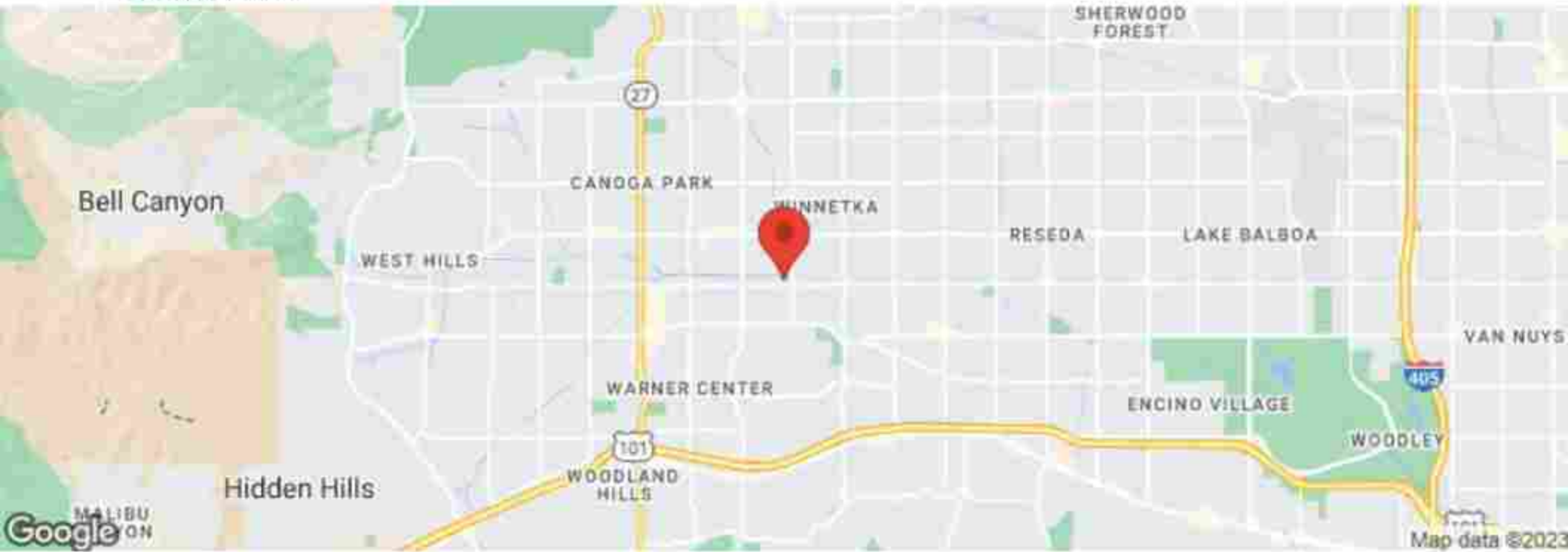






Google

Map data ©2023 Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	19,385	112,653	228,827	Median	\$43,194	\$59,733	\$68,003
Female	17,759	122,079	232,775	< \$15,000	1,205	8,479	15,190
Total Population	37,144	244,732	461,602	\$15,000-\$24,999	1,568	8,248	13,874
				\$25,000-\$34,999	1,178	7,868	13,890
Age				\$35,000-\$49,999	1,949	11,538	20,589
Ages 0-14	7,189	45,029	80,207	\$50,000-\$74,999	2,954	16,472	29,384
Ages 15-24	4,748	30,414	56,086	\$75,000-\$99,999	1,385	10,586	20,852
Ages 25-34	4,081	29,591	58,759	\$10,000-\$149,999	1,647	11,649	24,432
Ages 35-44	4,250	34,133	74,426	\$150,000-\$199,999	369	4,529	11,342
				> \$200,000	765	3,394	11,909
Race				Housing			
White	18,308	136,534	288,843	Total	13,612	90,590	177,262
Black	1,564	8,738	15,124	Units Occupied	12,410	84,561	167,002
Am In/AK Nat	47	410	593	Owner Occupied	4,135	40,811	95,008
Hawaiian	7	49	96	Renter Occupied	8,275	43,750	71,994
Hispanic	21,278	112,546	167,038	Vacant	1,202	6,029	10,260
Multi-Racial	25,256	137,690	204,944				

NEIGHBORHOOD GUIDE

Winnetka is conveniently located just north of the I-101 highway in the San Fernando Valley. The convenient location provides easy access to Malibu, Santa Monica, Hollywood, and Downtown Los Angeles. It is surrounded by a number of local attractions, including the newly built Topanga Social, the Village at Topanga, Westfield Topanga, and the beaches of Malibu. The area will also soon be home to the LA Rams Training Facility with the addition of the Kroenke Warner Center development.

HOSPITALS

West Hills Hospital & Medical Center
Northridge Hospital Foundation
Kaiser Hospital Woodland Hills

RESTAURANTS

Joey Woodland Hills
Fleming's Prime Steakhouse
Fogo de Chao

ATTRACTIONS

Topanga Social
Pierce College
The Museum of San Fernando Valley
Sandbox VR
Top of Topanga Overlook
King Gillette Ranch
Woodland Hills Recreation Center

SHOPS

The Village at Topanga
Westfield Topanga
The Commons at Calabasas

GROCERIES

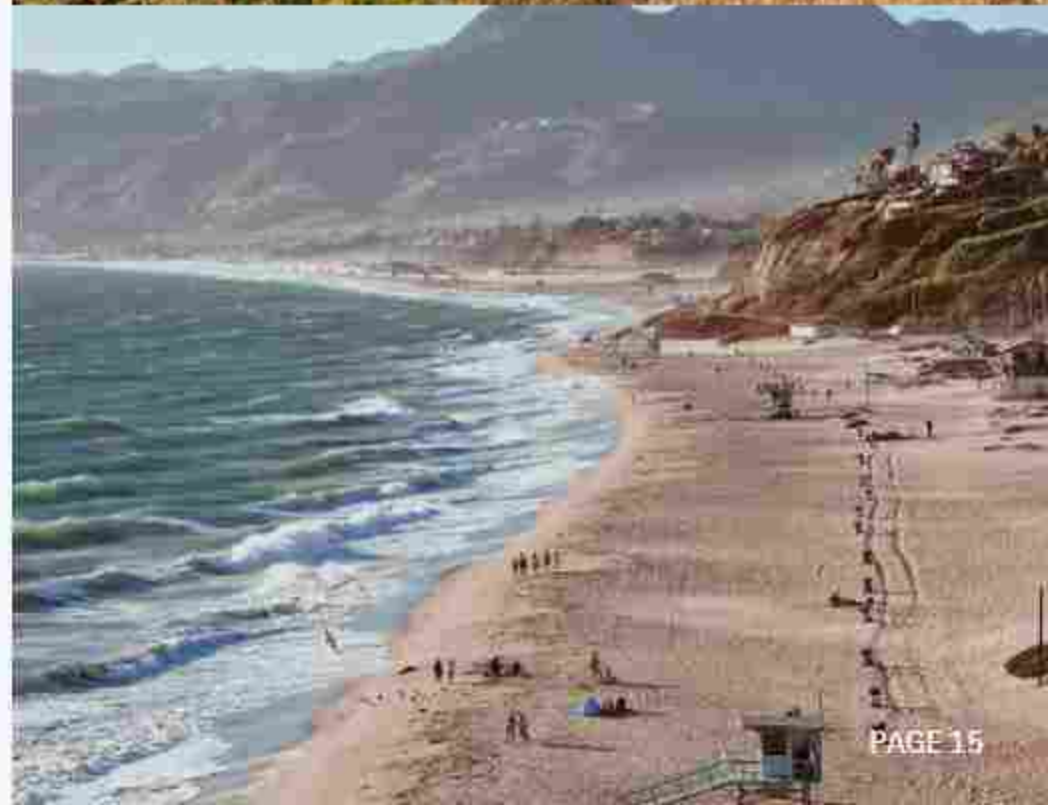
Whole Foods
Costco
Amazon Fresh

PARKS

Warner Center Park
Shadow Ranch Park
Runnymede Park

BARs

Copper Mine
The Local Peasant
The White Harte Pub



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FINANCIAL OVERVIEW

RENT ROLL

INCOME & EXPENSE NOTES



RENT ROLL

20542 HARTLAND ST

Rent Roll as of: 2/1/2024

PROPERTY ADDRESS:

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APT. #	BDR/BTR	CURRENT RENT	PRO FORMA RENT	LEASE OR MTM	SECTION 8 (Y/N)	OCCUPANCY DATE
1	2 + 1	\$1,607.48	\$2,250.00	MTM	N	04/01/10
2	2 + 1	\$2,184.00	\$3,052.00	LEASE	Y	10/08/19
3	1 + 1	\$943.65	\$1,750.00	MTM	N	02/01/06
4	2 + 1	\$2,266.00	\$3,052.00	LEASE	Y	01/06/21
5	2 + 1	\$1,363.21	\$2,250.00	MTM	N	02/02/04
6	1 + 1	\$1,060.48	\$1,750.00	MTM	N	01/01/14

Current Monthly Income (including laundry income of \$75 / month): **\$9,499.82**
Current Annual Income (including laundry income of \$75 / month): **\$113,997.84**
Proforma Income (including laundry income of \$75 / month): **\$170,148.00**

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PROPERTY INCOME & EXPENSES

ANNUALIZED OPERATING INCOME

Gross Income	\$113,997.84
Vacancy	3% (\$3,419.93)
Effective Gross Income	\$110,577.91

ESTIMATED ANNUALIZED OPERATING EXPENSES

Taxes	\$18,437.50
Insurance	\$1,442.00
Gas	\$214.39
Electricity, Water, Sewer	\$7,743.98
Trash	\$3,548.76
Building Maintenance	\$2,880.00
Gardening	\$1,200.00
Total Operating Expenses	\$35,466.63
Net Operating Income	\$75,111.28



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