AMAZINGLY PRICED LARD1.5 IN VAN NUYS! CAN COME WITH PAID PERMITS!

14243 VICTORY

THE
2-4 UNIT
SPECIALISTS®
DUPLEX | TRIPLEX | FOURPLEX REALTY

OFFERING MEMORANDUM

Presented by

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LA's #1 experts in the sale and lease of duplexes, triplexes and fourplexes

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OFFERING SUMMARY

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Developers, here is your next opportunity to build a fourplex! 14243 Victory is a flat, already graded LARD1.5 lot in Van Nuys that is priced at an amazing $625,000! That's a low $96.18 per square foot! We project that a future fourplex would sell for between $2,100,000 and $2,300,000 depending on the size and unit mix.

The previous structure on this parcel was a single family residence, which means no rent control on the future project!

The current ownership can deliver this deal with ALREADY PAID FOR PERMITS/PLANS (i.e. shovel ready) for a fourplex (5,144.94 of livable SF, 7,527 of total SF). Alternatively, if buyer would prefer to pursue their own fourplex plans/design, that is an excellent alternative that could very likely lead to a higher exit price on the future building.

This project is a no brainer. We can't wait to work with you! Act quickly, this will be gone FAST!

OFFERING SUMMARY

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PROPERTY OVERVIEW

THE PROPERTY:	Address:	14243 Victory Blvd, Van Nuys, CA 91401
	APN:	2237-020-021
	Zoning:	LARD1.5 (1 unit per 1,500 SF of land)
	# Developable Units:	4
	Plans:	Seller can deliver property shovel ready (permits paid) for a 5,145 SF fourplex (if buyer desires)
	Lot Size (SF):	6,498
	Current Building on Lot:	Vacant land that has already been graded
	Past Building on Lot:	House
	Rent Control or Not:	No rent control
	Year Built:	1923
THE OFFERING:	List Price:	$625,000
	Price per Lot SF:	$96.18
FUTURE VALUE PROJECTIONS:	Projected Value of Future Fourplex:	Between $2,100,000 and $2,300,000 depending on the size/unit mix of the building

NEARBY DEVELOPMENTS

14161 ERWIN, VAN NUYS

FOURPLEX | IN ESCROW
$2,175,000
$370.21 per SF
5.33% Cap Rate

7327 KESTER, VAN NUYS

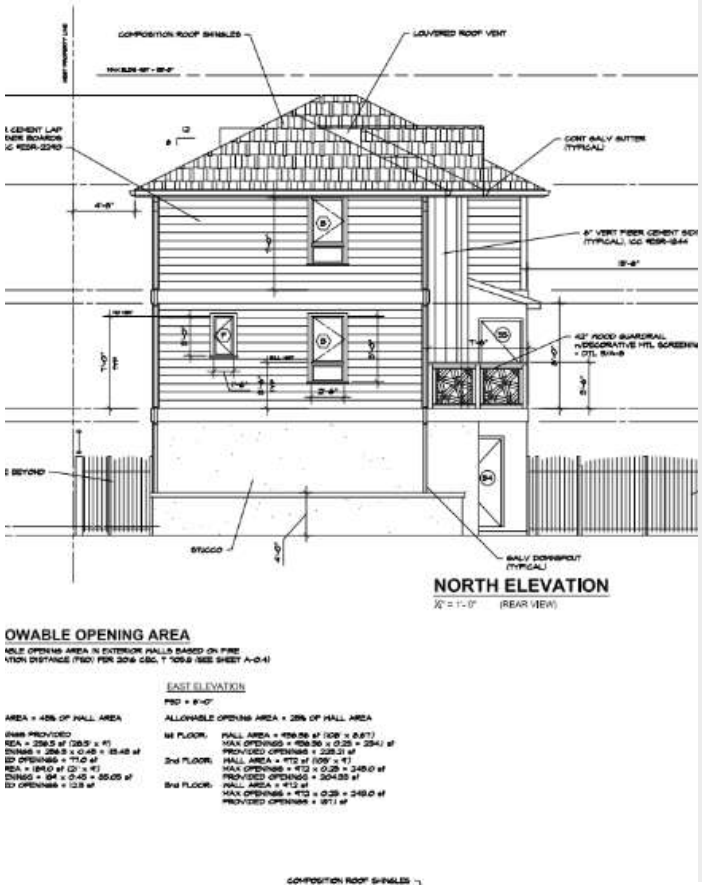
6 UNIT | IN ESCROW
$3,175,000
$326.65 per SF
5.54% Cap Rate

PERKS TO THIS PROPERTY!

1. Fourplexes are a profitable and safe way to make a great profit! We sell new construction fourplexes day after day and buyers eat them up. On average, our new construction deals sell in 17 days or less with the majority going pre-market!
2. We project a future fourplex would sell for a price between $2,100,000 and $2,300,000 depending on the size/unit mix of the building.
3. This property is priced to sell. It is getting harder and harder to find well-priced land deals these days, so act fast!

OFFERING SUMMARY

PROPERTY CAN BE DELIVERED SHOVEL READY!



Property can be delivered shovel ready, with plans that have already been paid for! The existing plans are for a 7,527 SF fourplex (5,145 SF of livable square footage, the remainder for parking/laundry area):

- **Apartment 1** – one story; 2 bed/2 bath; 616 sf
- **Apartment 2** – two story; 3 bed/2 bath; 1,601.95 sf with an additional 105 sf of decks
- **Apartment 3** – two story; 3 bed/2 bath; 1,284.18 sf with an additional 119.2 sf of decks
- **Apartment 4** – two story; 3 bed/2.5 bath; 1,401.61 sf with an additional 17 sf of decks

Total Net Floor Area: 5,144.94 sq. ft. including decks

This land deal provides great flexibility, because you can either carry out the current, already paid for plans or start from scratch and build your own desired fourplex!

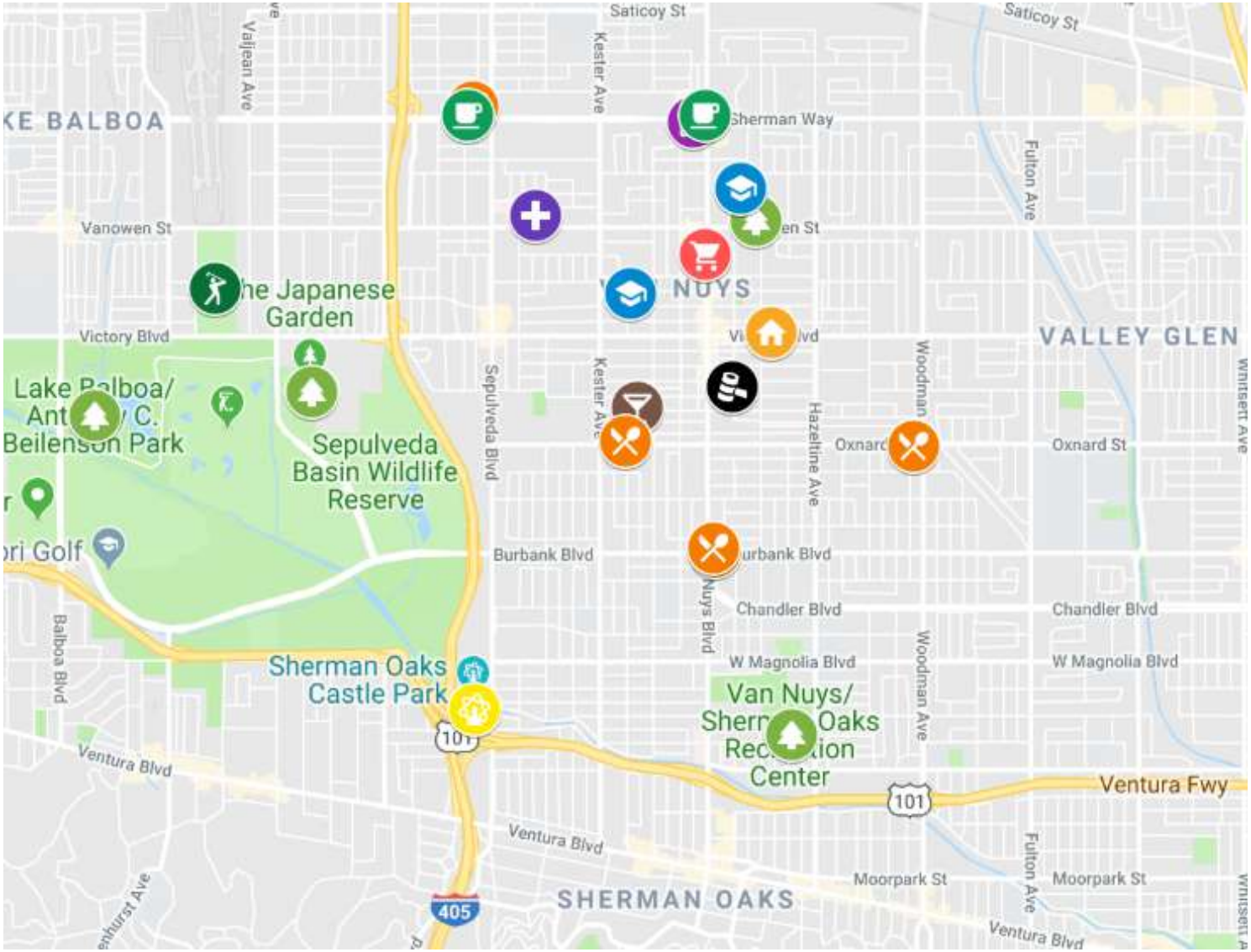
LOCATION HIGHLIGHTS

- "Very Walkable" on Walkscore.com.
- If you drive down Victory Blvd, you'll see new construction properties and developments everywhere you look! Gorgeous new constructions are creating a huge transformation in the area.
- Half a mile from the Sherman Oaks border!
- 2 minutes from the Van Nuys Courthouse!
- Walking distance to an unlimited supply of stores, restaurants, and local conveniences on Van Nuys Blvd.
- About 5 minutes to Target, Costco, Wells Fargo, LA Fitness, Petco, Staples, and countless other local conveniences on Sepulveda Blvd.
- Minutes from the expansive Balboa Park, which contains a golf course, a Japanese Tea Garden and a gorgeous lake, just to name a few highlights.

LOCATION HIGHLIGHTS MAP

Nearby Attractions

- 14243 Victory Blvd
- Van Nuys Courthouse West
- Lake Balboa/Anthony C. Beil...
- Van Nuys Recreation Center
- The Japanese Garden
- Van Nuys/Sherman Oaks Re...
- Van Nuys Golf Course
- Sherman Oaks Castle Park
- MacLeod Ale Brewing Co.
- SHERMAN SQUARE
- Jons Marketplace
- Chipotle Mexican Grill
- PizzaRev
- Oxnard Coffee Shop
- Barone's
- Kyushu Ramen
- Dunkin'
- Starbucks
- YMCA
- Van Nuys High School
- Valley Presbyterian Hospital



PROPERTY PHOTOS

LAND PHOTOS

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