

December 16, 2008

Written by Melissa Sicola (msicola@costar.com)

3D Investments Sells Van Nuys Multifamily for \$7.3M

Marcus & Millichap Brokers Trade of Windsor Village on Sherman Way



3D Investments sold the apartment complex at 14151-14211 Sherman Way in Van Nuys, CA, to a private investor for \$7.25 million, or about \$103,571 per unit.

Boasting 70-units in two buildings, the 35,740-square-foot multifamily complex is on 1.782-acres with amenities including two swimming pools, a laundry facility, covered parking and controlled access. Windsor Village offers a diverse unit mix of efficiencies, one bedroom/one bath, two bedrooms/two baths and a three-bedrooms/two-baths townhome.

The property sold at a cap rate of 5.31 percent.

Greg Harris of Marcus & Millichap represented both buyer and seller.