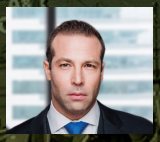
6 Units | 5.85% Cap Rate | Rare Mixed-Use in NoHo Arts | $1,150,000

11311 Burbank Blvd. North Hollywood, CA 91601

- Prime location in NoHo Arts District
- Tenant-focused amenities
- Attractive investment metrics
- Modern upgrades and solid condition
- Versatile mixed-use configuration
- Significant growth potential
- ADU Conversion Opportunity

RAY RODRIGUEZ
Founding Partner
Multifamily Investment Sales
CA License #01402283
T. 866-582-7865
E. ray@lucrumre.com



MATT FREEDMAN
Partner
Commercial Real Estate Sales
CA License #01487954
T. 310-275-3800
E. matt@lucrumre.com

LUCRUM

EQUITY UNION COMMERCIAL

This is not meant as a solicitation if your property is currently listed with another broker. Broker does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of property provided by seller or obtained from public records or other sources, and the buyer is advised to independently verify the accuracy of that information through personal inspection and with appropriate professionals.

LUCRUM

Raymond A. Rodriguez
Founding Partner
Tel. 866.582.7865
ray@lucrumre.com

Mathew Freedman
Partner
Tel. 310.275.3800
matt@lucrumre.com

11311 Burbank Blvd. North Hollywood, CA 91601 **6 Units**

SUMMARY		CURRENT	MARKET
Purchase Price:		**$1,150,000**	
Down Payment:	100%	$1,150,000	
Number of Units:		6	
Cost per Legal Unit:		**$191,667**	
Current GRM:		**10.05**	**8.14**
Current CAP:		**5.85%**	**8.12%**
Year Built:		1940 & 1954	
Approx. Building SF:		3,130	
Cost per Building SF:		**$367.41**	
Approx. Lot SF:		7,351	
Cost per Land SF:		**$156.44**	
Zoning:		LAC2	
Parking:		6 (1 front & 5 rear)	

ALL CASH
Loan:
Interest:
Interest Type:
Term (Yrs.):
Amortization (Yrs.):
Other Terms:

ANNUAL OPERATING DATA	CURRENT			MARKET		
Scheduled Gross Income:	**$114,380**			**$141,336**		
Less Vacancy Reserve:	($3,431)	3.00%	*	($4,240)	3.00%	*
Gross Operating Income:	**$110,948**			**$137,096**		
Less Expenses:	($43,710)	38.22%	*	($43,710)	30.93%	*
Net Operating Income:	**$67,238**			**$93,386**		
Less Debt Service:						
Pre-Tax Cash Flow:	**$67,238**	**5.85%**	**	**$93,386**	**8.12%**	**

* As a percentage of Scheduled Gross Income. **As a percentage of Down Payment.

HIGHLIGHTS

Property
* Rare mixed-use NoHo Arts bldg.
* C2 Zoning , OZ & TOC Tier 3
* Front bldg. perfect for 2 ADUs
* Two units feature patio yards

Location
* Prime NoHo Arts District
* Walk to Metro Subway B Line
* Thriving rental market
* Major local redevelopment

SCHEDULED INCOME			CURRENT		MARKET	
No. of Units	Beds / Baths	Approx. Sq.Ft.	Monthly Avg. Rent / Unit	Monthly Income	Monthly Rent / Unit	Monthly Income
4	1+1	-	$1,333	$5,334	$1,895	$7,580
1	1+1 NC	ADU	$1,695	$1,695	$1,695	$1,695
1	2+2 NC	ADU	$2,395	$2,395	$2,395	$2,395
Monthly Scheduled Rent:				**$9,424**		**$11,670**
Laundry Income:				$61		$61
Parking Income:				$47		$47
RUBS Income:						
Monthly SGI:				**$9,532**		**$11,778**
Annual SGI:				**$114,380**		**$141,336**

Utilities Paid by Tenant: Electricity & Gas

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	$14,375
Insurance (New)		$3,756
Maint. / Repairs		$4,500
Utilities		$9,060
Landscaping		$960
Rubbish		$3,905
Misc		$1,500
Off-Site Mgmt.		$5,654
Total Expenses:		**$43,710**
Per Gross Sq. Ft.:		**$13.96**
Expenses Per Unit:		**$7,285.07**

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group licensed with Equity Union Commercial, CA Lic. #01811831.

LUCRUM

Raymond A. Rodriguez
Founding Partner
Tel. 866.582.7865
ray@lucrumre.com

Mathew Freedman
Partner
Tel. 310.275.3800
matt@lucrumre.com

EQUITY UNION COMMERCIAL

PROPERTY ADDRESS	CITY	STATE	ZIP CODE
11311 Burbank Blvd	North Hollywood	CA	91601

TOTAL # OF UNITS	# OF VACANT UNITS	# OF FURNISHED UNITS	# OF SECTION 8 UNITS
4 + 2 Non-Conforming	2	0	Unknown

APT #	TENANT'S NAME	BEDS/BATHS		SQ. FT.	RENTS	NOTES	DEPOSITS	SEC8 Y/N	CONCESSIONS
APT #		1	1		$1,875.00				
B		1	1		$1,141.35				
C		1	1		$1,175.93				
D		1	1		$1,141.35				
E		2	2		$2,395.00	Vacant (Non-Conforming)			
F		1	1		$1,695.00	Vacant (Non-Conforming)			
7									
8									
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
19									
20									
21									
22									
23									
24									
25									
26									
27									
28									

MONTHLY RENTAL INCOME:	$9,423.63
MONTHLY LAUNDRY INCOME:	$61.00
MONTHLY GARAGE INCOME:	$47.00
MONTHLY OTHER INCOME:	$0.00
TOTAL GROSS MONTHLY INCOME:	$9,531.63

ALL COLUMNS & SECTIONS MUST BE COMPLETED

What utilities are included in rent?

	Electricity		Gas
X	Garbage		Heat
	Cable	X	Water

Is the property subject to rent control? YES [X] NO [ ]

If YES, what is the current allowable increase per annum? 3%

What has been your average monthly occupancy rate over the preceding 12 Months? 98%

This information is secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to its accuracy. All references are approximate. Buyer must verify all information and bears all risk for any inaccuracies. Lucrum is a real estate group licensed with Equity Union Commercial, CA Lic. #01811831.