



**6 Units | 6.02% 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**



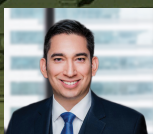
**Versatile mixed-use configuration**



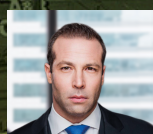
**Significant growth potential**



**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**



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.



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
<b>Purchase Price:</b>	<b>\$1,150,000</b>	
Down Payment: 100%	\$1,150,000	
Number of Units:	6	
<b>Cost per Legal Unit:</b>	<b>\$191,667</b>	
<b>Current GRM:</b>	<b>9.77</b>	<b>7.95</b>
<b>Current CAP:</b>	<b>6.02%</b>	<b>8.29%</b>
Year Built:	1940	
Approx. Building SF:	3,130	
<b>Cost per Building SF:</b>	<b>\$367.41</b>	
Approx. Lot SF:	7,351	
<b>Cost per Land SF:</b>	<b>\$156.44</b>	
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
<b>Scheduled Gross Income:</b>	<b>\$117,704</b>	<b>\$144,660</b>
Less Vacancy Reserve:	(\$3,531) 3.00% *	(\$4,340) 3.00% *
<b>Gross Operating Income:</b>	<b>\$114,172</b>	<b>\$140,320</b>
Less Expenses:	(\$44,994) 38.23% *	(\$44,994) 31.10% *
<b>Net Operating Income:</b>	<b>\$69,178</b>	<b>\$95,326</b>
Less Debt Service:		
<b>Pre-Tax Cash Flow:</b>	<b>\$69,178 6.02% **</b>	<b>\$95,326 8.29% **</b>

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

HIGHLIGHTS
<b>Property</b>
* Rare mixed-use NoHo Arts bldg.
* C2 Zoning , OZ & TOC Tier 3
* Front bldg. perfect for 2 ADUs
* Two units feature patio yards
<b>Location</b>
* 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.
4	1+1	-
1	1+1 NC	ADU
1	2+2 NC	ADU
	Monthly Avg. Rent / Unit	Monthly Income
	\$1,333	\$5,334
	\$1,695	\$1,695
	\$2,395	\$2,395
<b>Monthly Scheduled Rent:</b>	<b>\$9,424</b>	<b>\$11,670</b>
Laundry Income:	\$82	\$82
Parking Income:	\$50	\$50
RUBS Income:	\$40	\$40
Other Income:	\$213	\$213
<b>Monthly SGI:</b>	<b>\$9,809</b>	<b>\$12,055</b>
<b>Annual SGI:</b>	<b>\$117,704</b>	<b>\$144,660</b>
<b>Utilities Paid by Tenant:</b>	Electricity & Gas	

ESTIMATED ANNUAL EXPENSES		
Tax Year	2025	
Tax Rate	1.25%	\$14,375
Insurance (New)		\$3,756
Maint. / Repairs		\$4,080
Utilities		\$10,877
Landscaping		\$960
Rubbish		\$3,540
Misc		\$1,752
Off-Site Mgmt.		\$5,654
<b>Total Expenses:</b>		<b>\$44,994</b>
<b>Per Gross Sq. Ft.:</b>		<b>\$14.38</b>
<b>Expenses Per Unit:</b>		<b>\$7,499.07</b>



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

Mathew Freedman  
Partner  
Tel. 310.275.3800  
matt@lucrumre.com



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:	\$82.00
MONTHLY GARAGE INCOME:	\$50.00
MONTHLY RUBS INCOME:	\$40.00
MONTHLY OTHER INCOME:	\$213.00
TOTAL GROSS MONTHLY INCOME:	\$9,808.63

**ALL COLUMNS & SECTIONS MUST BE COMPLETED**

What utilities are included in rent?

<input type="checkbox"/>	Electricity	<input type="checkbox"/>	Gas
X	Garbage	<input type="checkbox"/>	Heat
<input type="checkbox"/>	Cable	X	Water

Is the property subject to rent control?

YES ☒ 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.