

**8-UNIT + 4 ADU
MULTI-FAMILY
APARTMENT BUILDING**

10821-10829 HARTSOOK ST., NORTH HOLLYWOOD, CA 91601



Fred Nabati
(424) 704-3373

Stacy Diane Blaugrund
(310) 621-8336



 www.TrimaxLA.com



Hartsook@TrimaxLA.com



[424-704-3373](tel:424-704-3373)



291 S La Cienega Blvd., #409
Beverly Hills, CA 90211

Property Overview

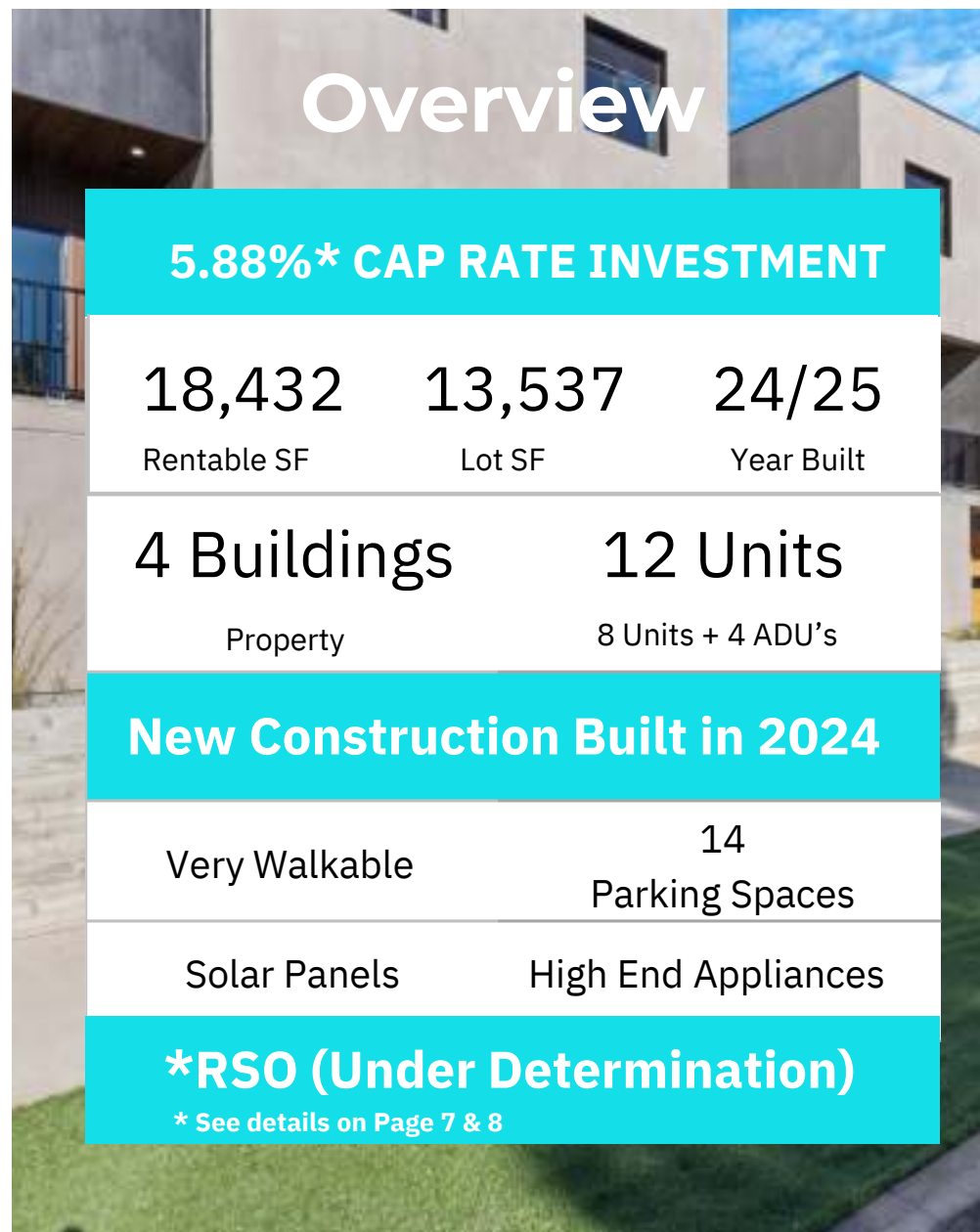
Introducing an Exceptional New Construction Opportunity in North Hollywood:

This development features 8 beautifully designed Townhouses, each offering 4 spacious bedrooms and 4.5 modern bathrooms, along with 4 additional ADUs (Accessory Dwelling Units) boasting 3 bedrooms and 2 baths. Located in the heart of the highly sought-after NOHO Arts District, this property is in a prime all-residential area, within walking distance to the vibrant energy of Lankershim Boulevard, offering a plethora of coffee shops, restaurants, grocery stores, markets, and bars.

About North Hollywood (NoHo):

North Hollywood, a dynamic neighborhood renowned for its artistic vibrancy, blends old-world charm with cutting-edge new construction. The area continues to attract renters from the entertainment industry—including filmmakers, writers, and creatives—as well as professionals working from home, who seek the type of light-filled, inspiring spaces that these townhouses provide. With high demand for rental properties and a very low vacancy rate, NoHo is a prime market for long-term investment. In addition, the neighborhood is well-connected to major freeways such as the 101, 134, and 170, making it an easy commute to downtown Los Angeles, commercial hubs, parks, trails, and the Burbank Airport.


Whether you're drawn by the proximity to the entertainment industry or the lively neighborhood culture, this NoHo Arts District property is an ideal investment, perfectly suited for those seeking a thriving community with both modern conveniences and a touch of Hollywood glamour.

A graphic titled "Overview" with a background image of a modern building. It contains several key statistics in white text on a teal background, and other details in black text on a white background.

5.88%* CAP RATE INVESTMENT		
18,432 Rentable SF	13,537 Lot SF	24/25 Year Built
4 Buildings Property	12 Units 8 Units + 4 ADU's	
New Construction Built in 2024		
Very Walkable	14 Parking Spaces	
Solar Panels	High End Appliances	
*RSO (Under Determination) * See details on Page 7 & 8		


All information is provided as a courtesy. Buyers and their representatives should rely exclusively on their own investigations, assumptions, and consultants for all measurements, estimates, fees, costs, projections, and other details. This information should be considered a starting point for their investigations, with sole reliance on their findings.



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DISCLAIMER

All statements contained herein other than the statements of historical fact, including statement regarding our future results of operations and financial position, our business strategy and plans, and our objectives for future operations, are looking-forward statements. The words "believe", "may", "estimate", "continue", "anticipate", "intend", "expect", and similar expressions are intended to identify forward-looking statements. We have based these forward-looking statements largely on our current expectations and projections about future events and trends that we believe may affect our financial condition, results of operations, real estate law and taxation matters, sale of parcels, rental of homes and other operations within the asset held which are subject to execution risk and proper financing risks. These statements are only predictions and involve known and unknown risks, uncertainties, and other factors, including those discussed under "Risk Factors" provided in the disclosures and buyer's due diligence. Any forward-looking statements contained in this presentation speak only as of its date. Moreover, we operate in a very competitive and rapidly changing environment and one that involves risks related to real estate prices, building development, city timelines and other operations. New risks emerge from time to time. It is not possible for our Brokerage's to predict all risks, nor can we assess the impact of all factors on our business or the extent to which any factor, combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements we may make. In light of these risks, uncertainties and assumptions, the future events and trends discussed in this presentation may not occur and actual results could differ materially and adversely from those anticipated or implied in the forward-looking statements.

INVESTMENT OFFERING



EXECUTIVE SUMMARY

Property Overview:

- Address: 10821-10829 Hartsook St., North Hollywood, CA 91601
- APN'S: 2419-008-026 & 2419-008-027
- Property Type: Multi-family Residential
- Total Units: 8 Units + 4 ADU'S = 12 UNITS
- Total Building Size: 18,432/sf
 - 8 Unit's: Appx. 1800/sf/ea. = 14,400/sf
 - 4 Unit's Per Building
 - 4 ADU Units Appx. 1125/sf/ea = 4,500/sf
 - 2 ADU's Per Building – Individually Metered For Electric & Gas. Water/Sewer is metered between both units and a shared expenses of the tenants.
- Parking: 14 Spaces
- Total Lot Size: Approximately 13,537 sq. ft. (per record combined for both lots)
- *5.67% Cap Rate (Performs at a 5.88% Cap Rate after the scheduled rent escalations)

Portfolio Sale Opportunity

This unique offering consists of **two adjacent parcels** with shared driveway access, providing an excellent investment opportunity.

- Each parcel includes: **4 Residential units + 2 ADUs**
- Total portfolio: **8 Residential units + 4 ADUs = 12 units**
- Pricing:
 - Each building: **\$4,444,500**
 - Combined purchase price: **\$8,889,000**

Purchase Options

- If purchased separately:
 - The first property to close escrow will include a **recorded easement** for the shared driveway to ensure continued access.
- If purchased together:
 - No easement will be recorded.
 - The transaction will be structured as **two separate escrow closings** for smoother processing.

This is a rare opportunity to acquire a **high-quality income property portfolio** in a prime location.
Contact us today for further details and to schedule a private tour.

INVESTMENT HIGHLIGHTS

•Investment Highlights:

1. Prime Location: Located in the vibrant heart of North Hollywood – the NOHO Arts District – this property is ideally situated within walking distance to studios, art schools, Ralphs grocery store, various other stores, and dog parks. The neighborhood is a unique blend of large units and individual single-family residences, fostering a pet-friendly, family-oriented community. North Hollywood has been undergoing significant development and gentrification over the past 5-10 years, enhancing its appeal with proximity to major highways, public transportation, schools, and shopping centers. Nearby, NOHO West and the area's many coffee shops and bars offer abundant options for entertainment and convenience.

2.Income Potential: This property features 12 brand new units, all occupied at market rents, offering ease of ownership and management. With low maintenance and minimal utility costs, the property ensures efficient operations while generating steady income. All 12 units were rented at market value in 2024-2025 to high-income tenants, with rents subject to yearly increases. The property is currently under review by the LA City RSO Determination Department to finalize whether it will be subject to LA City RSO or State RSO. While it is believed that this new construction project should not fall under RSO regulations, the final determination will be provided to the buyer..

3. Stable Rental Market: North Hollywood has a stable rental market with a strong demand for housing, making this property a solid investment choice and further stabilized via regular tenancy leases. The lease up after construction was swift with high demand inclusive of the ADU's in 2025.

4.Diverse Local Economy: This area is highly sought after for its vibrant North Hollywood Arts District, which is home to art and dance studios, the tech world, and the writing community of LA that benefits from a diverse local economy with opportunities in retail, healthcare, education, and manufacturing, ensuring a steady pool of potential tenants. Residents enjoy easy access to coffee shops, gastro pubs, and vintage stores. The Arts District of North Hollywood has a huge demand to be close to Studios, filming locations, NOHO West, all within walking distance from the subject property.

INVESTMENT HIGHLIGHTS

5. Low Vacancy Rates: This area is in constant high demand. This building does not have any current vacancies (ADU's being leased). Upon a vacancy occurring, these are re-rented within a few weeks to 30 days at full market rent without a "For Rent" or "For Lease" sign on the property.

5. Solar System (Fully Paid): Each property comes with **fully paid solar panels**, reducing energy costs for tenants and making the units more desirable for leasing. Additionally, ownership benefits from **minimal to zero common area power expenses**. Please note that the solar system does **not cover ADU units** on either property.

Financial Information:

- Current Rental Income: \$646,800 (\$53,900/mo)
 - Rental Income After Scheduled 3% Rent Escalations: \$666,204 (\$55,517/mo)
- Operational Expenses: \$144,609.85 (\$12,050.82/mo)
 - Operational Expenses After Scheduled 3% Rent Escalations: \$145,191.97 (\$12,099.33/mo)
 - Doesn't include debt service and based on current ownership expenses plus future adjustments

Rent Control: The property is currently under review by the LA City RSO Determination Department to finalize whether it will be subject to LA City RSO or State RSO. While it is believed that this new construction project should not fall under LA City RSO regulations, the final determination will be provided to the buyer.

- State RSO: Rent at market rates with increases up to 10% (Buyer to Verify)
- LA City RSO: Yearly Rent Increases are currently at 3% per year (Subject to Change at anytime. Buyer to verify)

Capital Improvements: Brand New Construction. No Improvements Needed.

- Enjoy year over year of higher profit margin due to not needing capital improvements.

Offering Details:

- Portfolio Sale for both properties: \$8,889,000.
 - **Can be sold individually at \$4,444,500 each.**
- See following pages for further details.

FINANCIAL ANALYSIS



Income & Expense Schedule (Inclusive of Escalation)

	MONTHLY INCOME		YEARLY INCOME	
GROSS INCOME (CURRENT W/ ESCALATIONS)	\$	55,517.00	\$	666,204.00
	MONTHLY EXPENSES		YEARLY EXPENSES	
INSURANCE	\$	540.07	\$	6,480.85
REPAIR/MAINTENANCE (ESTIMATED)	\$	250.00	\$	3,000.00
RESERVES (ESTIMATED)	\$	166.67	\$	2,000.00
LAHD YEARLY FEE	\$	50.00	\$	600.00
Property Tax Based on Purchase Price	\$	9,259.38	\$	111,112.50
	\$	-		
VACANCY 3%	\$	1,665.51	\$	19,986.12
	\$	-		
Total Expenses	\$	11,931.62	\$	143,179.47
YEARLY NOI BEFORE MORTGAGE EXPENSE			\$	523,024.53

DISCLAIMER: FINAL PRICE & NUMBERS ARE ESTIMATED AND SUBJECT TO MARKET CHANGES

RENT ROLL / UNIT MIX

UNIT COUNT	UNIT #	# BEDS	# BATHS	STATUS	LEASE START	LEASE END	EST. SQFT	CURRENT RENT	RENT AFTER 3% INCREASE	INCREASE DATE	SECURITY DEPOSIT	PAST DUE	3%
1	10823	4	4.5	OCCUPIED	6/1/25	5/31/26	1800	\$ 5,000.00	\$ 5,150.00	6/1/26	\$ 5,000.00	\$ -	\$ 5,150.00
2	10823.5	4	4.5	OCCUPIED	9/1/25	8/31/26	1800	\$ 5,000.00	\$ 5,150.00	9/1/26	\$ 5,500.00	\$ -	\$ 5,150.00
3	10825	4	4.5	OCCUPIED	5/1/24	4/30/25	1800	\$ 5,000.00	\$ 5,150.00	5/1/25	\$ 6,000.00	\$ -	\$ 5,150.00
4	10825.5	4	4.5	OCCUPIED	1/25/25	1/31/26	1800	\$ 4,900.00	\$ 5,047.00	2/1/26	\$ 4,900.00	\$ -	\$ 5,047.00
5	10827	4	4.5	OCCUPIED	4/1/24	3/31/25	1800	\$ 5,000.00	\$ 5,150.00	4/1/25	\$ 5,000.00	\$ -	\$ 5,150.00
6	10827.5	4	4.5	OCCUPIED	4/1/24	3/31/26	1800	\$ 4,900.00	\$ 5,047.00	4/1/25	\$ 4,900.00	\$ -	\$ 5,047.00
7	10829	4	4.5	OCCUPIED	2/1/25	1/31/26	1800	\$ 4,900.00	\$ 5,047.00	2/1/26	\$ 4,900.00	\$ -	\$ 5,047.00
8	10829.5	4	4.5	OCCUPIED	4/15/24	4/15/25	1800	\$ 5,000.00	\$ 5,150.00	4/15/25	\$ 6,500.00	\$ -	\$ 5,150.00
9	ADU 1 - 10825 1/4	3	3	OCCUPIED	7/1/25	6/30/26	1125	\$ 3,700.00	\$ 3,848.00	7/1/26	\$ 4,200.00	\$ -	\$ 3,811.00
10	ADU 2 - 10823 1/4	3	3	OCCUPIED	8/1/25	7/31/26	1125	\$ 3,500.00	\$ 3,500.00	8/1/26	\$ 3,500.00	\$ -	\$ 3,605.00
11	ADU 3 - 10829 1/4	3	3	OCCUPIED	7/11/25	6/30/26	1125	\$ 3,500.00	\$ 3,500.00	7/1/26	\$ 3,500.00	\$ -	\$ 3,605.00
12	ADU 4	3	3	LEASED	9/1/25	8/31/26	1125	\$ 3,500.00	\$ 3,500.00	9/1/26	\$ 3,500.00	\$ -	\$ 3,605.00
TOTAL		44	48				18,900.00	\$ 53,900.00	\$ 55,239.00		\$ 57,400.00	\$ -	\$ 55,517.00

FINANCIALS AFTER RENTAL OF 4 VACANT UNITS (PROPERTY IN FULL OPERATION WITH ESCALATION)

PURCHASE PRICE	\$8,889,000.00
DOWN PAYMENT	\$ 3,555,600.00
FIRST LOAN AMOUNT	\$5,333,400.00
DOWN PAYMENT PERCENTAGE	40%
INTEREST RATE	6.500%
PROPERTY TAX RATE ON ACQUISITION	1.2500%
LOAN AMORTIZATION YEARS	30
GROSS RATE MULTIPLIER	13.34
CAP RATE	5.88%
DSCR	1.293

	MONTHLY INCOME	YEARLY INCOME
GROSS INCOME (CURRENT W/ ESCALATIONS)	\$ 55,517.00	\$ 666,204.00
	MONTHLY EXPENSES	YEARLY EXPENSES
INSURANCE	\$ 540.07	\$ 6,480.85
REPAIR/MAINTENANCE (ESTIMATED)	\$ 250.00	\$ 3,000.00
RESERVES (ESTIMATED)	\$ 166.67	\$ 2,000.00
LAHD YEARLY FEE	\$ 50.00	\$ 600.00
Property Tax Based on Purchase Price	\$ 9,259.38	\$ 111,112.50
	\$ -	
VACANCY 3%	\$ 1,665.51	\$ 19,986.12
	\$ -	
Total Expenses	\$ 11,931.62	\$ 143,179.47
YEARLY NOI BEFORE MORTGAGE EXPENSE		\$ 523,024.53
	MONTHLY MORTGAGE EXPENSE	YEARLY MTG EXPENSES
MORTGAGE EXPENSE	\$33,710.72	\$ 404,528.59
NET OPERATING INCOME (PRE MORTGAGE)	\$ 11,931.62	\$ 143,179.47
Monthly NOI (after debt service)		\$ 9,874.66
Yearly NOI (after debt service)		\$ 118,495.94

DISCLAIMERS:

*ACCURACY IS NOT GUARANTEED AND
BUYER/INVESTOR SHALL COMPLETE THEIR OWN
THOROUGH DUE DILLIGENCE

INSURANCE QUOTE



Honeycomb Programs Inc.
222 S Riverside Plaza STE 1500
Chicago, IL 60606

Your Honeycomb Quote

Dear Future Buyer,

Below is your customized insurance quote and coverage overview.

If you have any questions please contact your broker, Bobby Babaknia at (949) 338-3828.

Quote Details

Policy Type: Commercial Property Package
Insurance Company: Accredited Surety and Casualty Company Inc.
Business Type: Apartment Building
Annual Cost: \$ 6,480.02
Quote Valid Until: 09/03/2025 or effective date whichever comes sooner
Proposal Number: BQ340321-20210203

Named Insured: Future Buyer
Agency Name: Insure Pal LLC
Producer Name: Bobby Babaknia
Policy Start Date: 05/27/2025 *Standard time zone at property location
Policy End Date: 05/27/2026 *Standard time zone at property location

Property Information

Address: 10827-10829 Hartsook St, North Hollywood, CA 91601, USA
Year Built: 2024
Square Footage: 9,216
Construction Type: Wood Frame

COVERAGE & LIMITS

POLICY COVERAGE

(Section I Commercial Property)

Building 1-2 (Blanket):
Limit
Valuation
Coinsurance
Roof Valuation

LIMIT OF LIABILITY

\$ 3,330,000
Replacement Cost
Agreed Value
Replacement Cost

Building 3: (Detached Garage)

Limit
Valuation
Coinsurance
Roof Valuation

\$ 0
Replacement Cost
Agreed Value
Replacement Cost

Business Personal Property
Valuation
Coinsurance

\$ 0
Replacement Cost
90%

Business Income And Extra Expense:
Rental Value
Coinsurance
Dependent Properties
Increased Period Of Restoration
Post Loss Ordinance Or Law
Extended Period of Indemnity

\$ 322,000
100%
Not Covered
Not Covered
Not Covered
60 Days

Covered Causes of Loss
Inflation Guard
Certified Terrorism Coverage
Ordinance or Law A
Ordinance or Law B
Ordinance or Law C
Hexagon Coverage

Special Form
Not Covered
Covered
Not Covered
Not Covered
Not Covered
Not Covered

Property Premium: \$ 5,580.02

INSURANCE QUOTE - continued

(Section II Commercial General Liability)

General Aggregate Limit	\$ 2,000,000
Products Completed Options Aggregate Limit	\$ 2,000,000
Each Occurrence Limit	\$ 1,000,000
Damage to Premises Rented to You	\$ 100,000 Any one premise
Medical Expense Limit	\$ 5,000 Any one person
Personal and advertising injury limit	\$ 1,000,000 Any one person or organization

General Liability Premium: \$ 900.83

DEDUCTIBLES*

All Other Perils	\$ 5,000
Windstorm Or Hail	\$ 5,000
Water Damage	\$ 5,000
Business Income	72hrs
Equipment Breakdown Direct / Indirect	Not Covered
Directors & Officers	Not Covered

OPTIONAL COVERAGES & LIMITS

POLICY COVERAGE	LIMIT OF LIABILITY
Water Back-Up/Sump Overflow	Not Covered
Equipment Breakdown	Not Covered
Employee Benefits Liability	Not Covered
Hired Non-Owned Auto	Not Covered
Directors & Officers	Not Covered

Optional Coverages Premium: \$ 0.00

COST OF POLICY

COMMERCIAL PROPERTY COVERAGE PART	\$ 5,209.57
GENERAL LIABILITY COVERAGE PART	\$ 893.41
Optional Coverage Premium	\$ 0.00
Certified Terrorism Coverage Premium	\$ 377.87
Policy Fee**	\$ 0.00
TOTAL:	\$ 6,480.85

**Policy fees are non-refundable at any time including if the policy is cancelled.

Certified Terrorism Coverage Premium	\$ 377.87
*Included in Total	



PROPERTY PHOTOS

INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



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EXTERIOR PHOTOS



FLOOR PLANS OF ORIGINAL 8 UNITS





FRONT BLDG - FRONT VIEW



FRONT BLDG - SIDE VIEW



FRONT BLDG - SIDE VIEW



REAR BLDG - SIDE VIEW



BLDG 3&4 - IN BETWEEN VIEW



REAR BLDG - SIDE VIEW



BOTH BLDG - SIDE VIEW



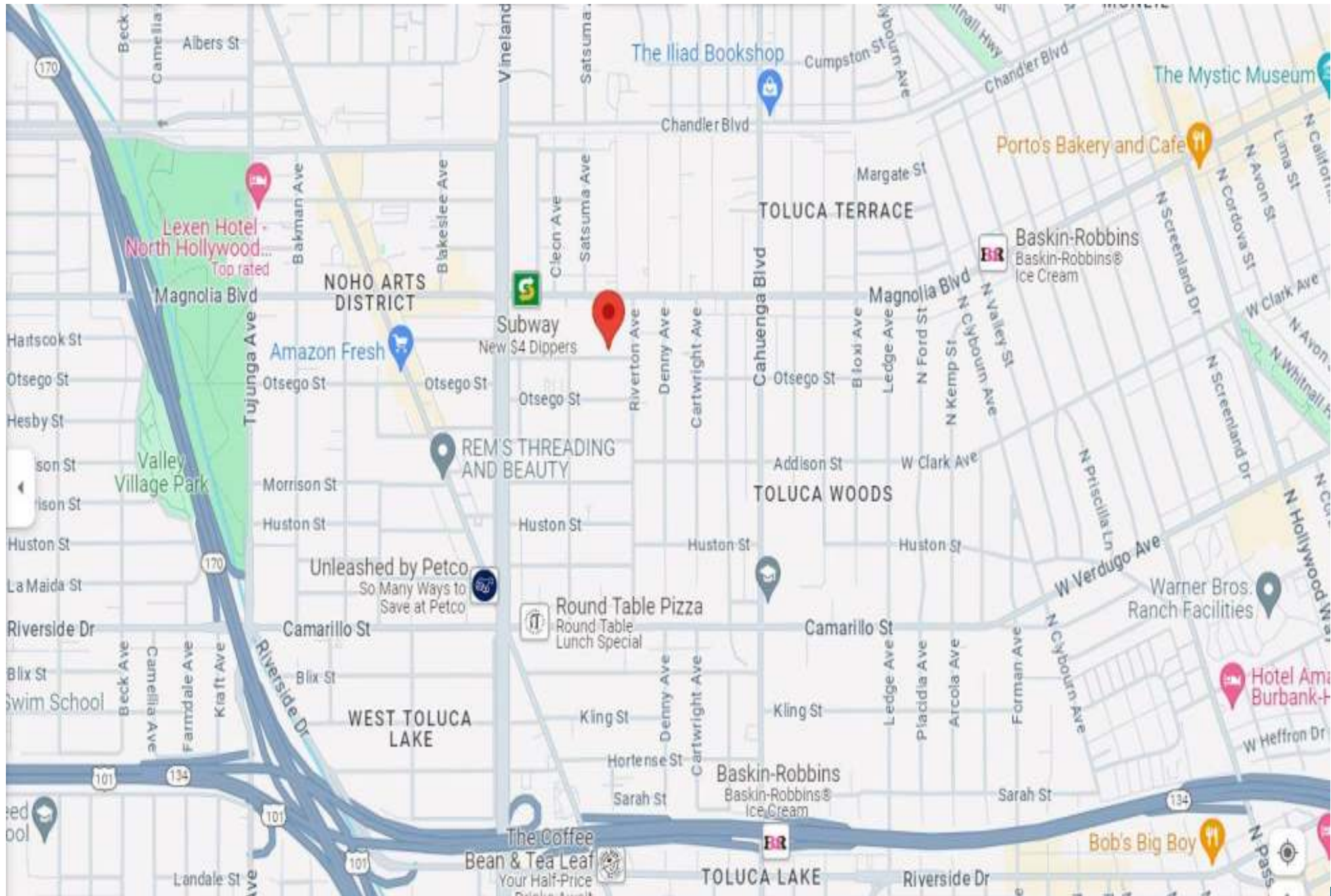
REAR BLDG - REAR VIEW

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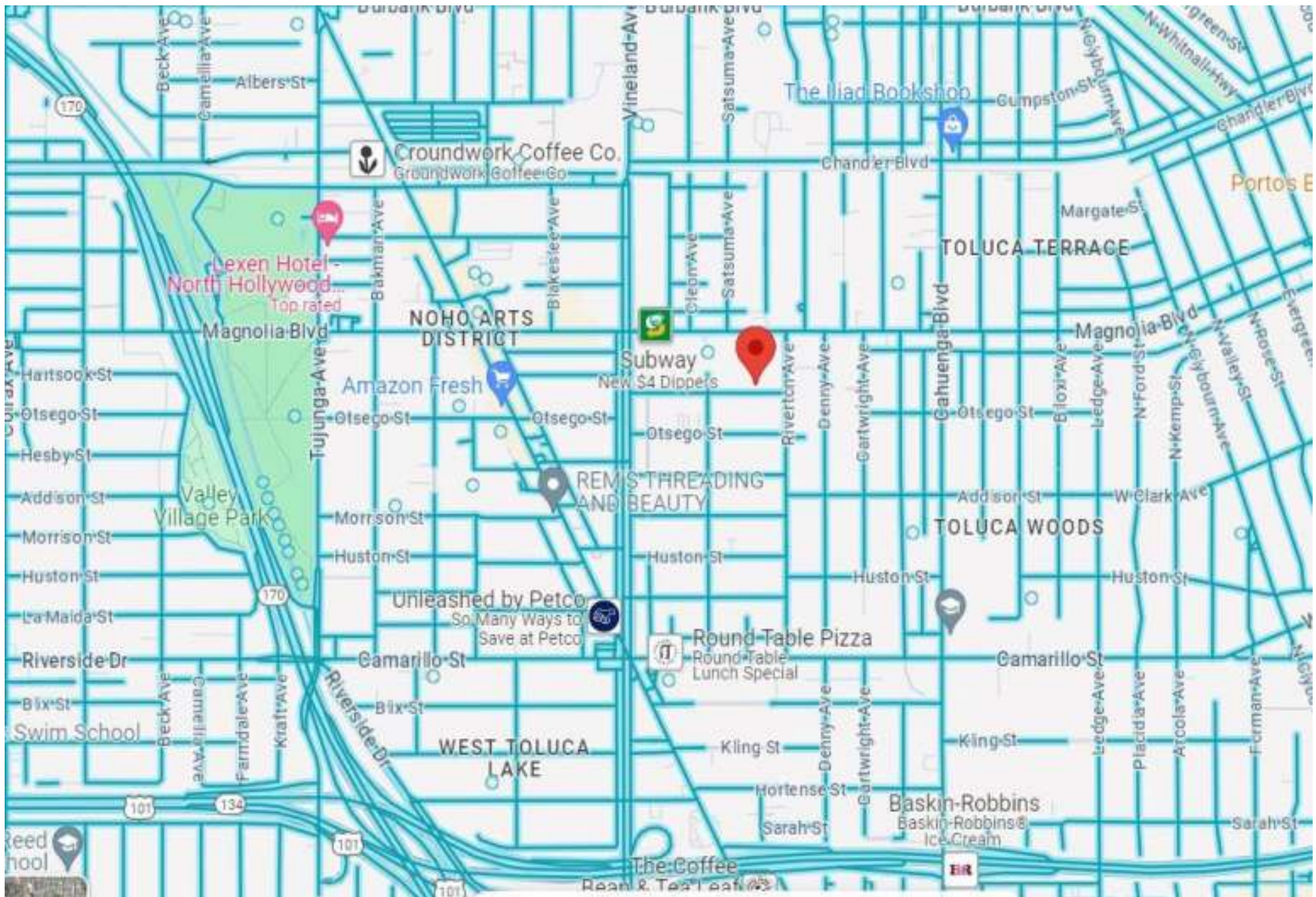
MAPS & AERIALS



MAP LOCATION OF PROPERTY



MAP – LIVE TRAFFIC VIEW



SATELLITE MAP VIEW





DEMOGRAPHICS

DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	129,275	562,619	2,438,394
2023 Population	134,683	567,315	2,456,469
2028 Population Projection	133,015	556,799	2,410,641
Annual Growth 2010-2023	0.3%	0.1%	0.1%
Annual Growth 2023-2028	-0.2%	-0.4%	-0.4%
Median Age	40.8	41	39.8
Bachelor's Degree or Higher	40%	38%	36%
U.S. Armed Forces	61	259	766

THIS INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS

Households	2 mile	5 mile	10 mile
2010 Households	57,121	230,024	918,778
2023 Households	59,184	231,293	920,616
2028 Household Projection	58,328	226,645	901,531
Annual Growth 2010-2023	0.6%	0.4%	0.5%
Annual Growth 2023-2028	-0.3%	-0.4%	-0.4%
Owner Occupied Households	17,748	80,917	303,172
Renter Occupied Households	40,580	145,728	598,359
Avg Household Size	2.2	2.4	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.9B	\$7.8B	\$30.3B

THIS INFORMATION IS DEEMED RELIABLE BUT NOT GUARANTEED.

DEMOGRAPHICS

Income	2 mile	5 mile	10 mile
Avg Household Income	\$102,261	\$106,921	\$102,076
Median Household Income	\$76,150	\$76,436	\$72,152
< \$25,000	10,040	40,194	170,977
\$25,000 - 50,000	10,011	38,724	161,590
\$50,000 - 75,000	9,208	35,220	143,483
\$75,000 - 100,000	7,226	26,253	101,703
\$100,000 - 125,000	6,788	23,432	90,392
\$125,000 - 150,000	3,997	15,593	61,004
\$150,000 - 200,000	4,953	19,413	74,872
\$200,000+	6,960	32,464	116,595

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CONTACT INFORMATION



FRED NABATI

424.704.3373 (call/text)

Fred@TrimaxLA.com

DRE # 01276914

Trimax Realty, Inc.

291 S. La Cienega Blvd., Suite 409

Beverly Hills, CA 90211

DRE # 01896700



PowerBrokers Real Estate



STACY DIANE BLAUGRUND

310-621-8336

StacyBlaugrund@gmail.com

DRE # 01328402