

**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](http://www.TrimaxLA.com)



[Hartsook@TrimaxLA.com](mailto: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.

The infographic is set against a background image of a modern townhouse building. It features several data points in white text on a cyan background, and cyan text on a white background. The word 'Overview' is written in large white letters at the top.

<b>6.22%* CAP RATE INVESTMENT</b>		
<b>18,432</b> Rentable SF	<b>13,537</b> Lot SF	<b>24/25</b> Year Built
<b>4 Buildings</b> Property	<b>12 Units</b> 8 Units + 4 ADU's	
<b>New Construction Built in 2024</b>		
<b>Very Walkable</b>	<b>14</b> Parking Spaces	
<b>Solar Panels</b>	<b>High End Appliances</b>	
<b>LA City RSO</b> * See details on Page 6-8 about Cap Rate		

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

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### 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)
- \*6.00% Cap Rate (Performs at a 6.22% 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**

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

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### • 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 under the LA City RSO.

**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

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**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: \$650,352 (\$54,196/mo)
  - Rental Income After Scheduled 3% Rent Escalations: \$669,863 (\$55,822/mo)
- Operational Expenses: \$140,765 (\$11,730/mo)
  - Operational Expenses After Scheduled 3% Rent Escalations: \$141,351 (\$11,779/mo)
    - Doesn't include debt service and based on current ownership expenses plus future adjustments

**Rent Control:** The property is currently under LA City RSO

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: \$8,500,000.
- See following pages for further details.

# FINANCIAL ANALYSIS



## Income & Expense Schedule (Inclusive of Escalation)

PURCHASE PRICE	\$	8,500,000.00
DOWN PAYMENT 35%	\$	2,805,000.00
INTEREST RATE	5.750%	
INCOME:		
MONTHLY INCOME	\$	55,821.88
YEARLY INCOME	\$	669,862.56
EXPENSES:		
INSURANCE (EST)	\$	10,000.00
REPAIR/MAINTENANCE	\$	3,000.00
RESERVES	\$	3,600.00
PROPERTY TAX ON PURCHASE 1.25%	\$	106,250.00
VACANCY 3%	\$	20,095.88
TOTAL EXPENSES	\$	142,945.88
<b>NOI</b>	<b>\$</b>	<b>526,916.68</b>
DEBT SERVICE 30 YEAR AMORTIZATION AT 5.75%	\$	398,813.69

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

## PURCHASE BREAKDOWN AND RETURNS (Inclusive of Escalation)

	MONTHLY INCOME	YEARLY INCOME
GROSS INCOME (CURRENT W/ ESCALATIONS)	\$ 55,821.88	\$ 669,862.56
	MONTHLY EXPENSES	YEARLY EXPENSES
INSURANCE	\$ 783.75	\$ 9,405.04
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	\$ 8,854.17	\$ 106,250.00
	\$ -	
VACANCY 3%	\$ 1,674.66	\$ 20,095.88
	\$ -	
Total Expenses	\$ 11,779.24	\$ 141,350.92
YEARLY NOI BEFORE MORTGAGE EXPENSE		\$ 528,511.64
	MONTHLY MORTGAGE EXPENSE	YEARLY MTG EXPENSES
MORTGAGE EXPENSE	\$33,234.47	\$ 398,813.69
NET OPERATING INCOME (PRE MORTGAGE)	\$ 11,779.24	\$ 141,350.92
	Monthly NOI (after debt service)	\$ 10,808.16
	Yearly NOI (after debt service)	\$ 129,697.95

DISCLAIMERS:

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

## 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	2/1/26	1/30/27	1800	\$ 5,000.00	\$ 5,150.00	2/1/27	\$ 5,000.00	\$ -	\$ 5,150.00
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	\$ 5,096.00	\$ 5,248.88	4/1/25	\$ 5,096.00	\$ -	\$ 5,248.88
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
<b>TOTAL</b>		<b>44</b>	<b>48</b>				<b>18,900.00</b>	<b>\$ 54,196.00</b>	<b>\$ 55,543.88</b>		<b>\$ 57,696.00</b>	<b>\$ -</b>	<b>\$ 55,821.88</b>

# INSURANCE QUOTE



Honeycomb Programs Inc.  
141 W Jackson Blvd Suite 1510A  
Chicago, IL 60604

## Your Honeycomb Quote

Dear La Brea Resort LLC,

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:** \$ 9,919.03  
**Quote Valid Until:** 03/05/2026 or effective date whichever comes sooner  
**Proposal Number:** BQ444836-20210203

**Named Insured:** La Brea Resort LLC  
**Agency Name:** Insure Pal LLC  
**Producer Name:** Bobby Babaknia  
**Policy Start Date:** 01/15/2026 \*Standard time zone at property location  
**Policy End Date:** 01/15/2027 \*Standard time zone at property location

## Property Information

**Address:** 10821-10829 Hartsook St, North Hollywood, CA 91601, USA  
**Year Built:** 2024  
**Square Footage:** 18,435 sqft.  
**Construction Type:** Wood Frame

## COVERAGE & LIMITS

### POLICY COVERAGE

#### (Section I Commercial Property)

	LIMIT OF LIABILITY
Building 1-4 (Blanket):	
Limit	\$ 7,000,000
Valuation	Replacement Cost
Coinsurance	Agreed Value
Roof Valuation	Replacement Cost
Building 5: Detached Garage(s) Blanket	
Limit	\$ 0
Valuation	Replacement Cost
Coinsurance	Agreed Value
Roof Valuation	Replacement Cost
Business Personal Property	\$ 0
Valuation	Replacement Cost
Coinsurance	90%
Business Income And Extra Expense:	
Rental Value	\$ 666,000
Coinsurance	100%
Dependent Properties	See In Hexagon Sch.
Increased Period Of Restoration	Not Covered
Post Loss Ordinance Or Law	Not Covered
Extended Period of Indemnity	60 Days
Covered Causes of Loss	Special Form
Inflation Guard	See In Hexagon Sch.
Certified Terrorism Coverage	Covered
Ordinance or Law A	See In Hexagon Sch.
Ordinance or Law B	See In Hexagon Sch.
Ordinance or Law C	See In Hexagon Sch.
Hexagon Coverage	Covered

Property Premium: \$ 8,117.39



## 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 <i>Any one premise</i>
Medical Expense Limit	\$ 5,000 <i>Any one person</i>
Personal and advertising injury limit	\$ 1,000,000 <i>Any one person or organization</i>

General Liability Premium: \$ 1,801.64

### 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	See In Hexagon Sch.
Equipment Breakdown	Not Covered
Employee Benefits Liability	Not Covered
Hired Non-Owned Auto	Not Covered
Directors & Officers	Not Covered

Optional Coverages Premium: \$ 0.00

## PREMIUM BREAKDOWN

---

Commerical Property Coverage Part	\$ 7,618.23
General Liability Coverage Part	\$ 1,786.81
Optional Coverage Premium	\$ 0.00
Certified Terrorism Coverage Premium	\$ 513.99
Policy Fee**	\$ 0.00
<b>TOTAL:</b>	<b>\$ 9,919.03</b>

Certified Terrorism Coverage Premium\* \$ 513.99

\*Included in Total

\*\* Policy fees are non-refundable at any time including but not limited to if policy is cancelled at a later date. Where applicable, installment fees, convenience fees and other fees may not be eligible for a refund if policy is cancelled at a later date.

\*\*\* if the named insured elects to cancel the policy before the expiration date, a Short-Rate Cancellation Fee of 10% of the remaining unearned premium will apply.

For Example: If the policy's annual premium is \$12,000 and the named insured cancels with 8 months remaining, the unearned premium would be \$8,000, resulting in a Short-Rate Cancellation Fee of \$800.

Exception: The Short-Rate Cancellation Fee will not apply if the named insured provides documented proof of selling the insured location.



# PROPERTY PHOTOS

# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



# INTERIOR PHOTOS



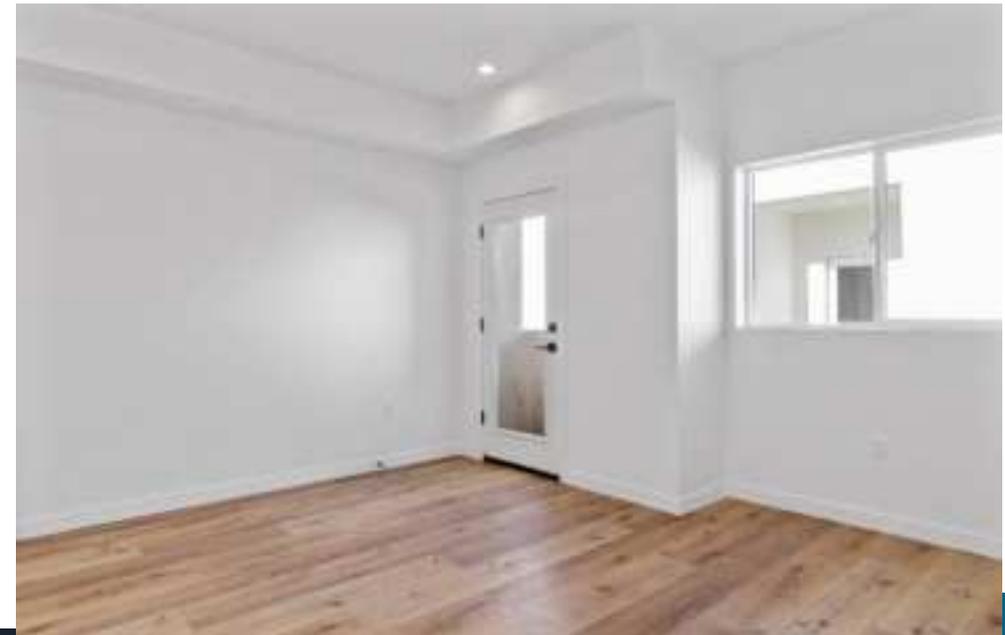
## INTERIOR PHOTOS



# INTERIOR PHOTOS



## INTERIOR PHOTOS



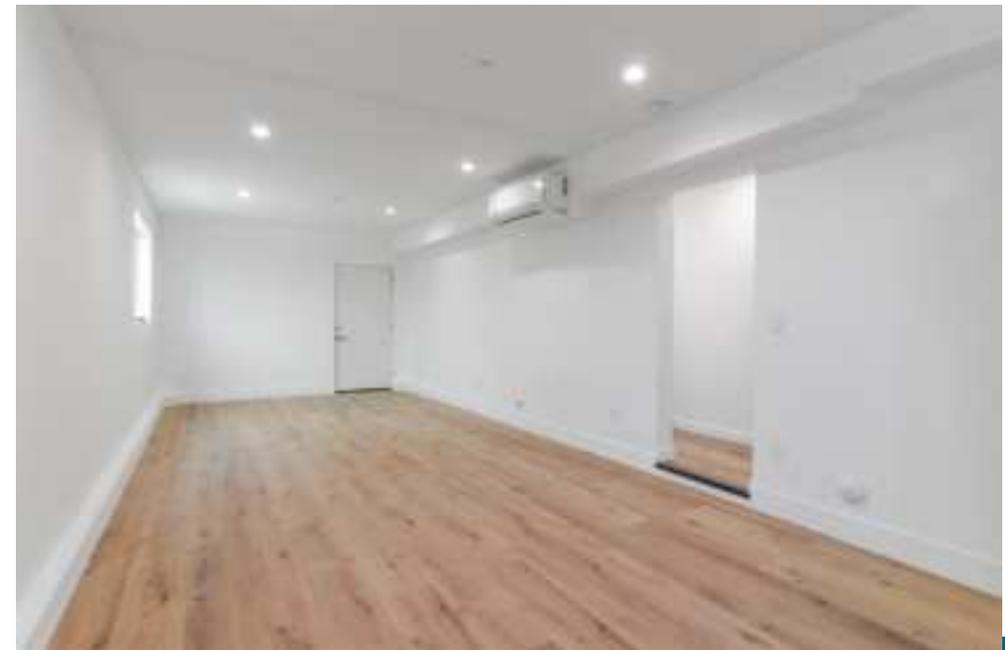
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## EXTERIOR PHOTOS



FLOOR PLANS  
OF  
ORIGINAL  
8 UNITS



# ORIGINAL 8 UNITS - FLOOR PLAN PHOTO 1





# ORIGINAL 8 UNITS - FLOOR PLAN PHOTO 3

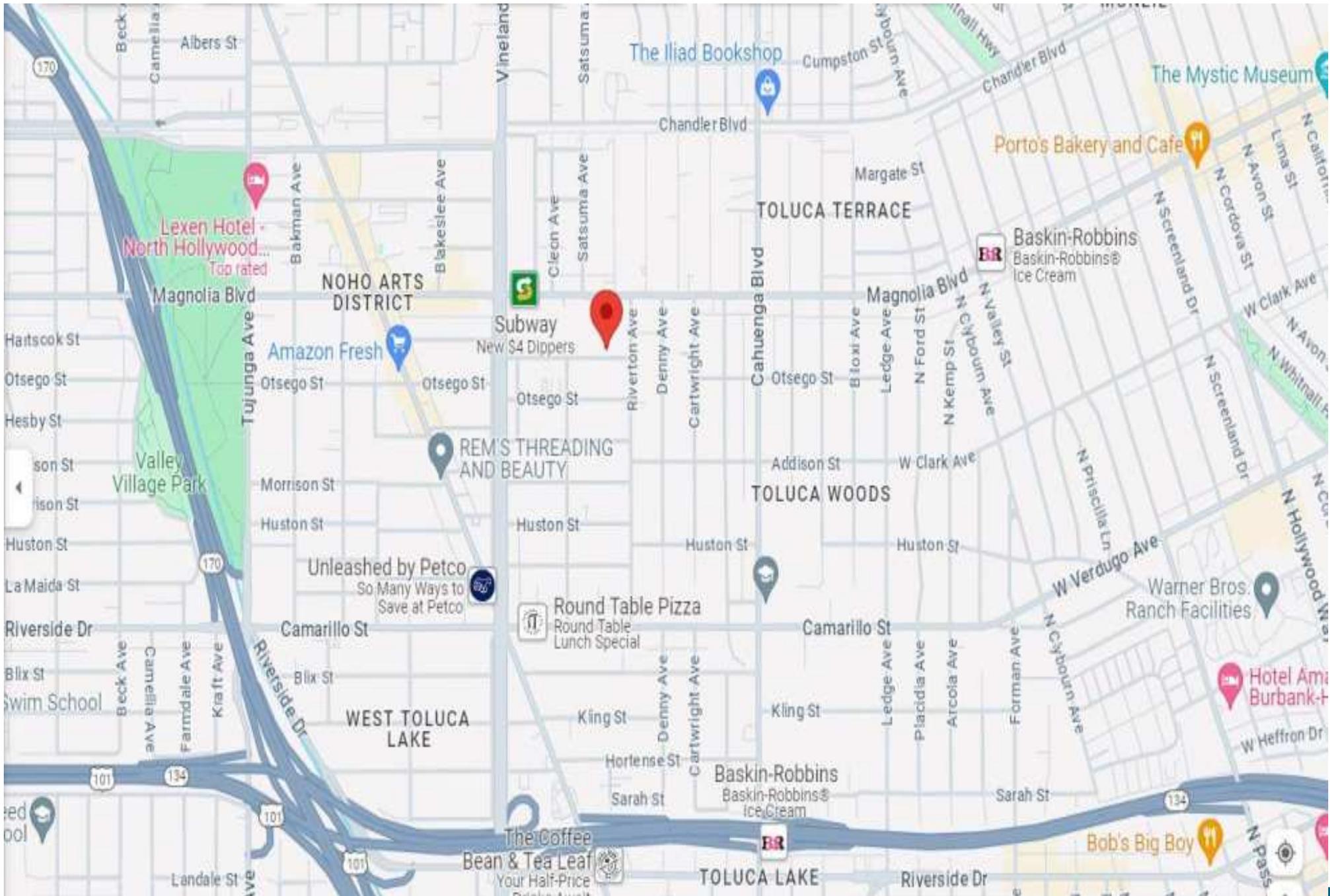




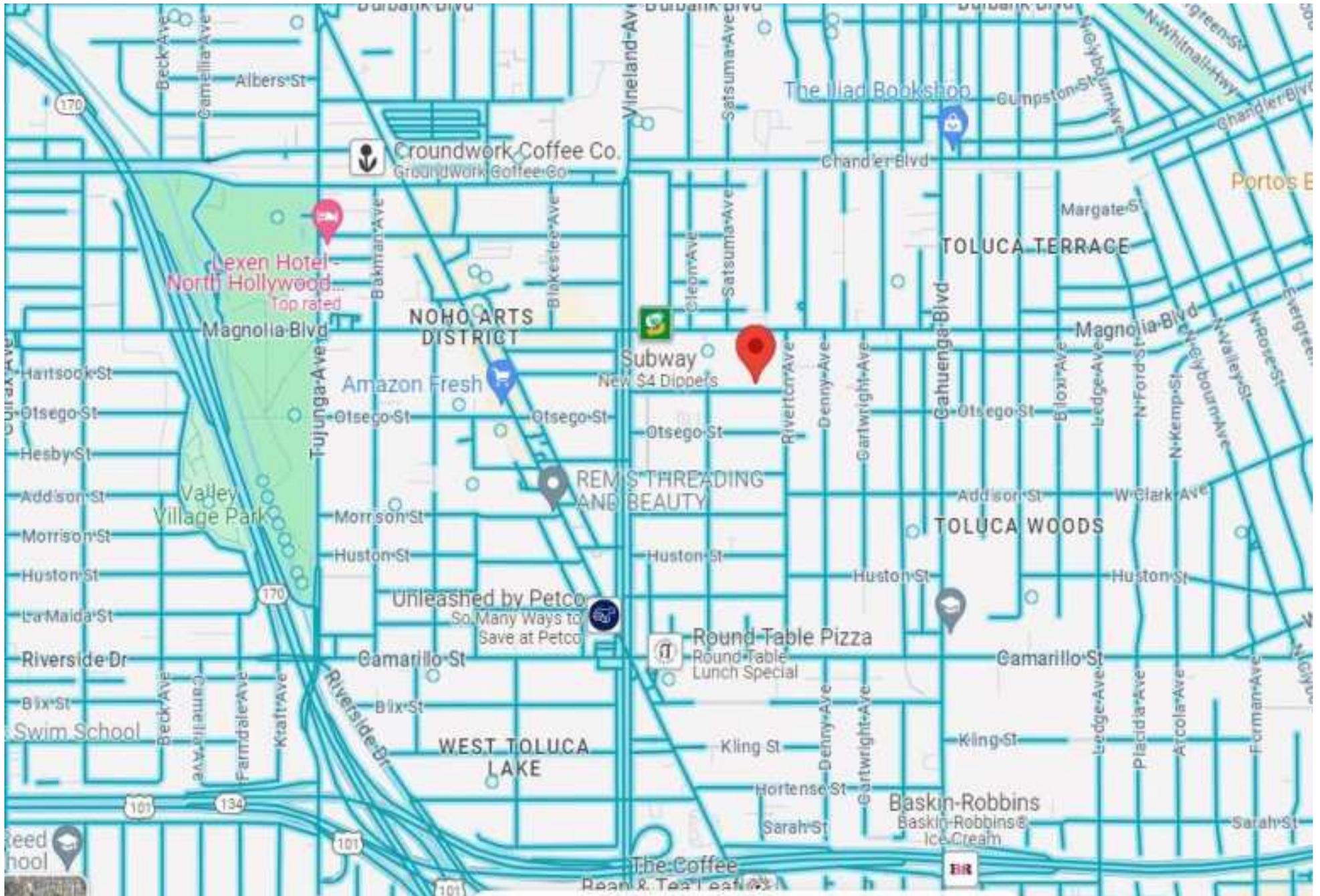
MAPS  
&  
AERIALS



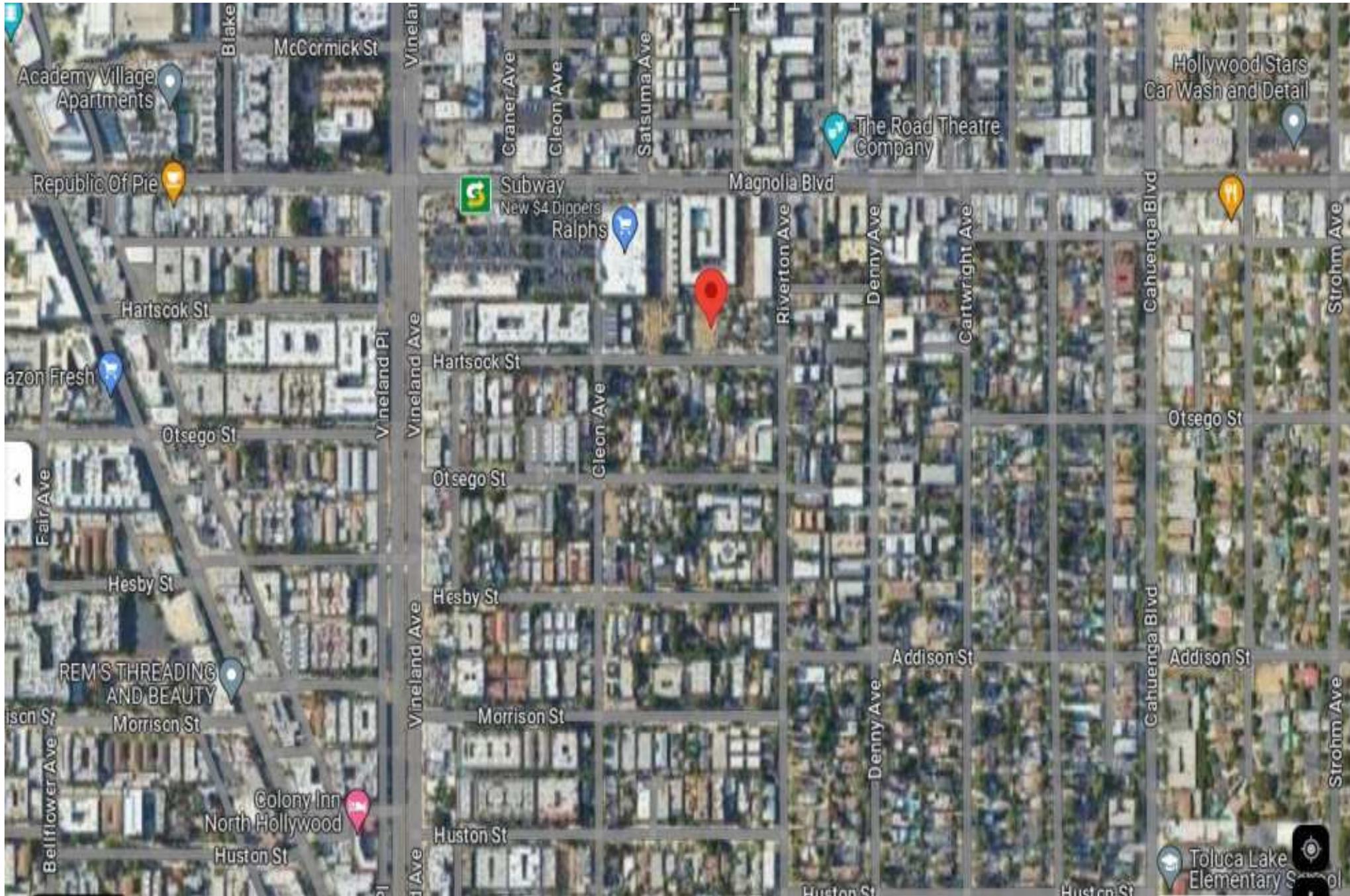
# MAP LOCATION OF PROPERTY



# 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

THIS INFORMATION IS DEEMED REALIABLE BUT NOT GUARANTEED.



## CONTACT INFORMATION



### **FRED NABATI**

424.704.3373 (call/text)

[Fred@TrimaxLA.com](mailto: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](mailto:StacyBlaugrund@gmail.com)

DRE # 01328402