



*Conceptual Rendering

OFFERING MEMORANDUM
Two Fully RTI Lots to Build 4 SFRs + 2 ADUs

6740-6746

Ben Ave
North Hollywood CA

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Marcus & Millichap
LAAA TEAM



*Conceptual Rendering

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OFFERING SUMMARY

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PRICING SUMMARY

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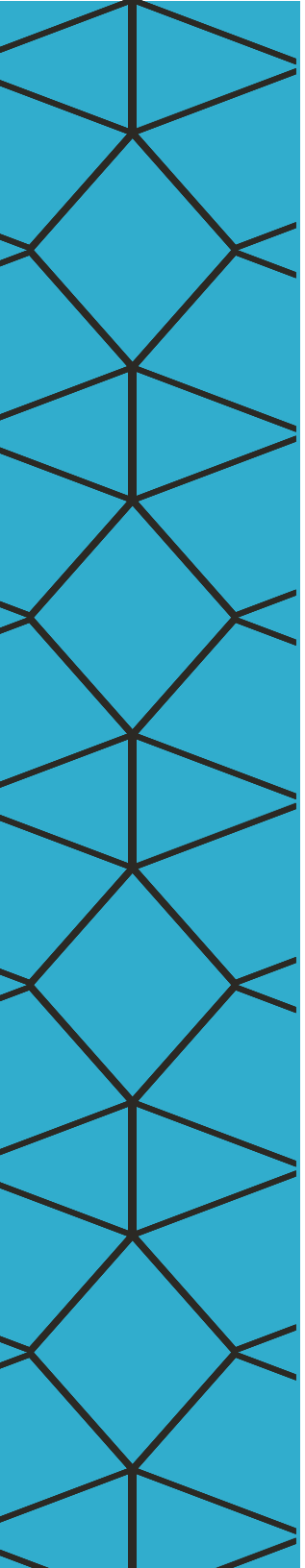
MARKET COMPARABLES

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MARKET OVERVIEW

OFFERING SUMMARY





THE OFFERING

The LAAA Team of Marcus and Millichap is excited to introduce the rare opportunity to develop two lots located at 6740-6746 Ben Avenue in North Hollywood, California. The Offering totals 16,001 square feet of land and is RTI (ready-to-issue) for 4 Single Family Homes + 2 ADUs.

LOT #1 - 6740 BEN AVE: Two SFRs + Detached ADU (Lot 49 | APN: 2322-011-024)

Lot Area: 8,000.50 SF
Zoning: R1 -1
SFR-1: 1st Floor (982.5 SF) + 2nd Floor (1,010 SF) = 1,992.5 SF
SFR-2: 1st Floor (982.5 SF) + 2nd Floor (1,010 SF) = 1,992.5 SF
Total RFA: SFR-1 (1,992.5 SF) + SFR-2 (1,992.5 SF) + ADU (730 SF) = 4,715 SF

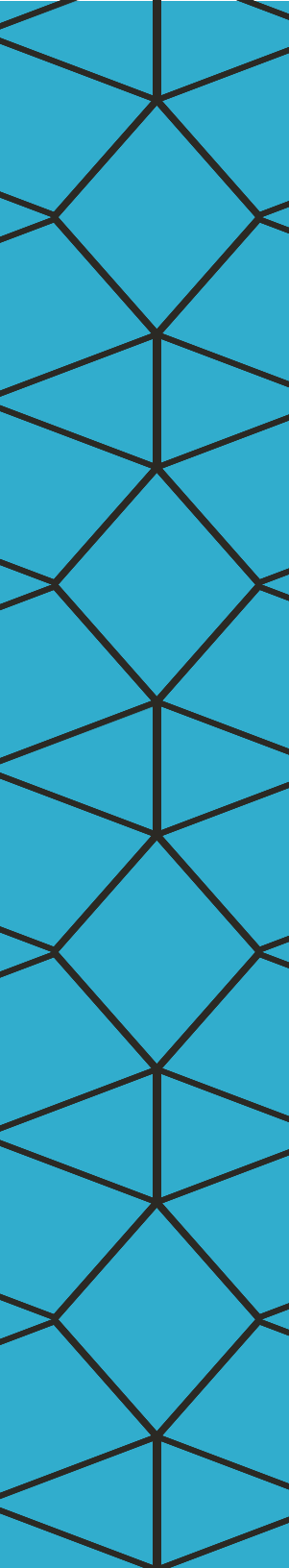
LOT #2 - 6746 BEN AVE: Two SFRs + Detached ADU (Lot 48 | APN: 2322-011-024)

Lot Area: 8,000.50 SF
Zoning: R1 -1
SFR-1: 1st Floor (982.5 SF) + 2nd Floor (1,010 SF) = 1,992.5 SF
SFR-2: 1st Floor (982.5 SF) + 2nd Floor (1,010 SF) = 1,992.5 SF
Total RFA: SFR-1 (1,992.5 SF) + SFR-2 (1,992.5 SF) + ADU (730 SF) = 4,715 SF

North Hollywood is experiencing a surge in new construction, with numerous projects underway or recently completed. The neighborhood is attracting developers due to its convenient location in the San Fernando Valley and its status as a transportation hub with access to major freeways and public transit. New apartment buildings and mixed-use developments are rising along busy thoroughfares, offering residents easy access to shops, restaurants, and entertainment. Additionally, many of these new constructions feature eco-friendly and sustainable designs, reflecting a growing concern for the environment and a desire for more energy-efficient buildings. With the increase in new development, North Hollywood is poised to become a more vibrant and dynamic community.

INVESTMENT HIGHLIGHTS

- Both Lots Delivered Fully RTI
- Two Lots - 16,001 SF in Total Zoned R1-1
- Ideal Development Site in North Hollywood
- Build 4 Single Family Homes Plus 2 ADUs
- Great Unit Mix of (2) and (4) Bedroom Units
- Located in a Dense Rental Market
- Close to Public Transportation, Schools and Employment



PRICING SUMMARY





PRICING DETAILS

| | |
|-----------------|--------------------|
| PRICE | \$1,595,000 |
| Buildable Units | 6 |
| Price/Buildable | \$265,833 |
| Land SF | 16,001 |
| Price/Land SF | \$99.68 |
| Lot Acres | 0.37 |

| | |
|----------------------|--|
| PROPERTY INFO | |
| Address: | 6740-6746 Ben Ave, North Hollywood, CA 91605 |
| APN: | 2322-011-024 |
| Zoning: | R1-1 |
| Status | RTI |

| BUILDABLE UNITS | UNIT TYPE | AVG SF | PROJECTED RENTS |
|-----------------|----------------------|---------|-----------------|
| 4 | 4 Bed / 3 Bath House | 1,992.5 | \$5,500 |
| 2 | 2 Bed / 2 Bath ADU | 730 | \$2,800 |

Rent Disclaimer:
 Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

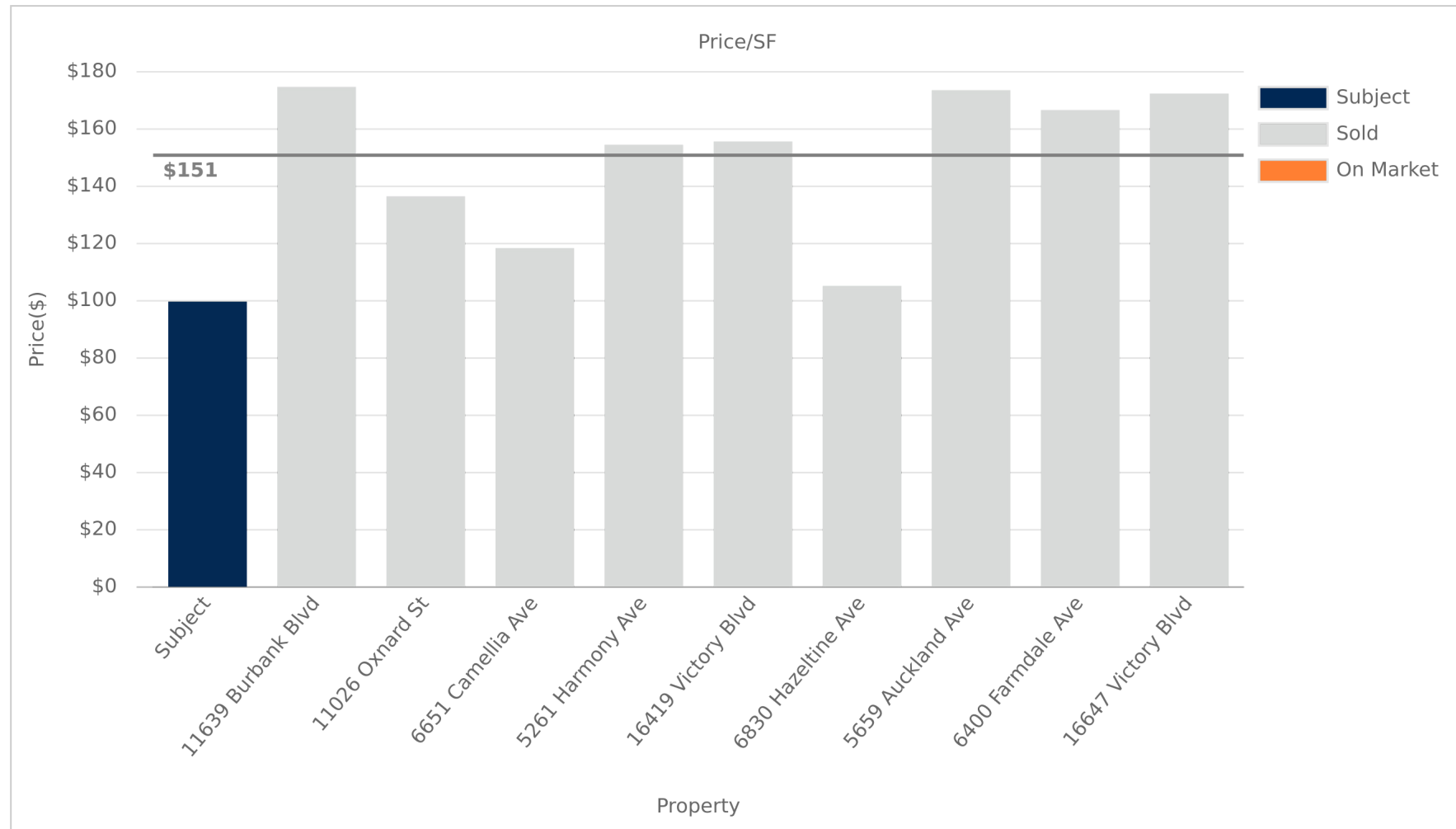
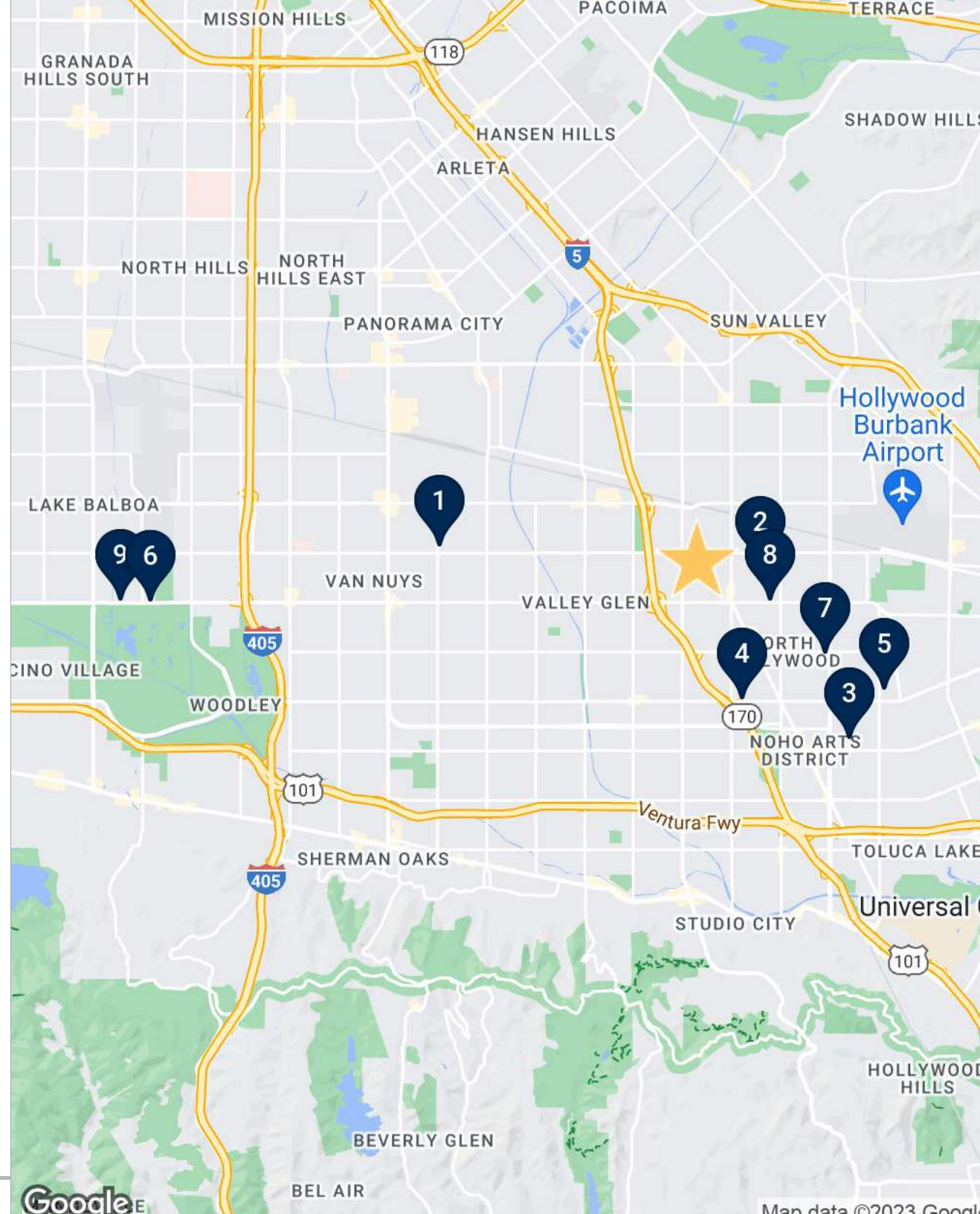


MARKET COMPARABLES

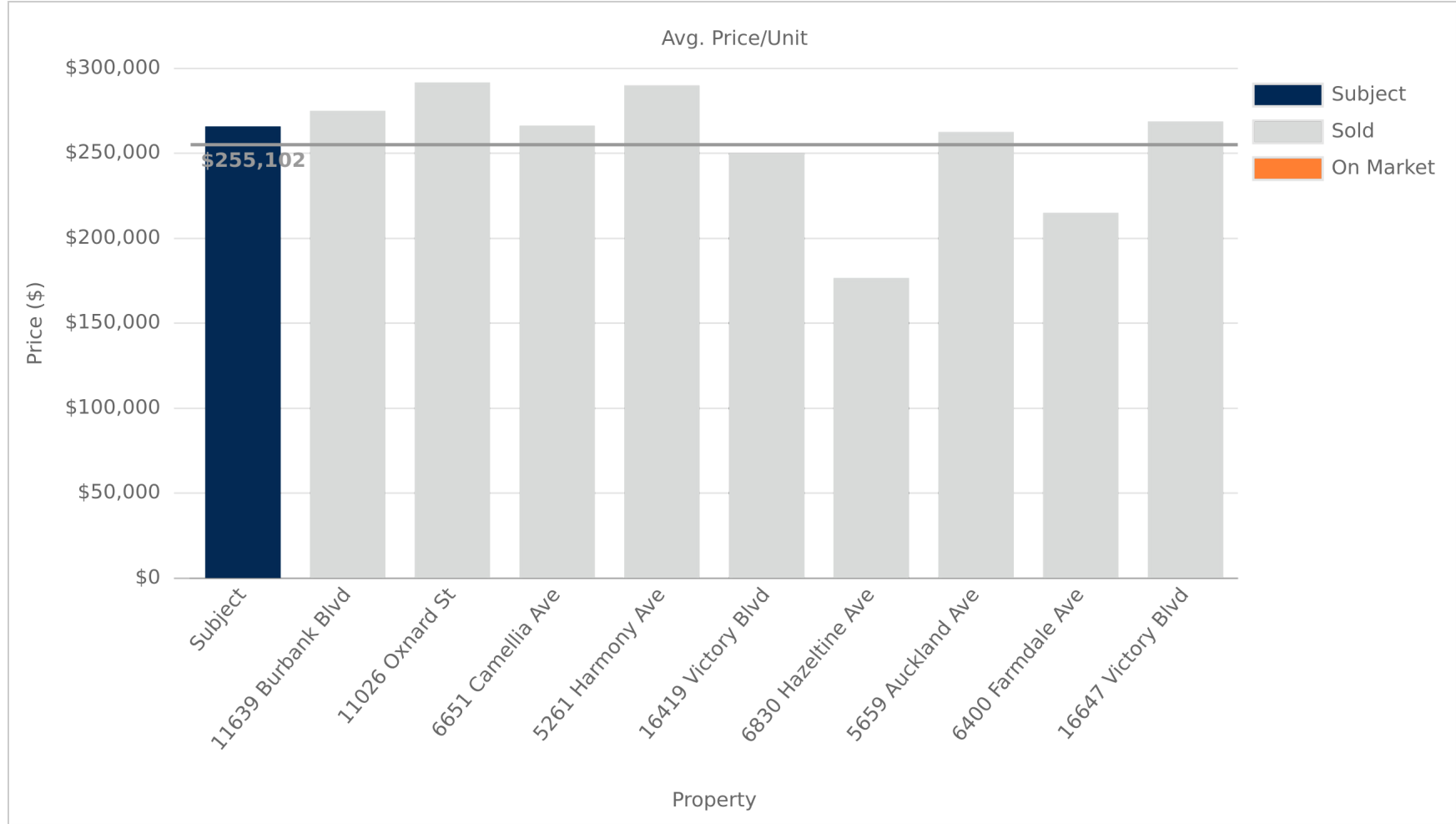


SALE COMPS MAP

- ★ 6740-6746 Ben Ave
- 1 6830 Hazeltine Ave
- 2 6651 Camellia Ave
- 3 5261 Harmony Ave
- 4 11639 Burbank Blvd
- 5 5659 Auckland Ave
- 6 16419 Victory Blvd
- 7 11026 Oxnard St
- 8 6400 Farmdale Ave
- 9 16647 Victory Blvd



LAND SALES COMPS



★ **6740-6746 Ben Ave**
6740 Ben Ave, North Hollywood, CA 91606

| | | | |
|----------------|-------------|------------------|-----------|
| Listing Price: | \$1,595,000 | Price/SF: | \$99.68 |
| COE: | - | Number Of Units: | 6 |
| Lot Size: | 0.37 Acres | Price/Unit: | \$265,833 |
| Total SF: | 16,001 SF | | |



1 **6830 Hazeltine Ave**
6830 Hazeltine Ave Van Nuys, CA 91405

| | | | |
|-------------|-------------|------------------|-----------|
| Sale Price: | \$1,060,000 | Price/SF: | \$105.16 |
| COE: | 01/12/2022 | Number Of Units: | 6 |
| Lot Size: | 0.23 Acres | Price/Unit: | \$176,666 |
| Total SF: | 10,080 SF | | |

Plans submitted for 6 homes.

LAND SALES COMPS



2 6651 Camellia Ave
6651 Camellia Ave North Hollywood, CA 91606

| | | | |
|-------------|------------|------------------|-----------|
| Sale Price: | \$799,000 | Price/SF: | \$118.37 |
| COE: | 08/20/2020 | Number Of Units: | 3 |
| Lot Size: | 0.15 Acres | Price/Unit: | \$266,333 |
| Total SF: | 6,750 SF | | |

RTI for 3 units.



3 5261 Harmony Ave
5261 Harmony Ave North Hollywood, CA 91601

| | | | |
|-------------|-------------|------------------|-----------|
| Sale Price: | \$1,160,000 | Price/SF: | \$154.48 |
| COE: | 02/19/2021 | Number Of Units: | 4 |
| Lot Size: | 0.17 Acres | Price/Unit: | \$290,000 |
| Total SF: | 7,509 SF | | |

RTI for 4 units.



4 11639 Burbank Blvd
11639 Burbank Blvd North Hollywood, CA 91601

| | | | |
|-------------|-------------|------------------|-----------|
| Sale Price: | \$1,100,000 | Price/SF: | \$174.69 |
| COE: | 03/12/2019 | Number Of Units: | 4 |
| Lot Size: | 0.14 Acres | Price/Unit: | \$275,000 |
| Total SF: | 6,297 SF | | |

RTI for 4 units.



5 5659 Auckland Ave
5659 Auckland Ave North Hollywood, CA 91601

| | | | |
|-------------|-------------|------------------|-----------|
| Sale Price: | \$1,050,000 | Price/SF: | \$173.53 |
| COE: | 08/19/2022 | Number Of Units: | 4 |
| Lot Size: | 0.14 Acres | Price/Unit: | \$262,500 |
| Total SF: | 6,051 SF | | |

RTI for 4 units.

LAND SALES COMPS



6 16419 Victory Blvd
16419 Victory Blvd Van Nuys, CA 91406

| | | | |
|-------------|-------------|------------------|-----------|
| Sale Price: | \$1,000,000 | Price/SF: | \$155.62 |
| COE: | 07/29/2021 | Number Of Units: | 4 |
| Lot Size: | 0.15 Acres | Price/Unit: | \$250,000 |
| Total SF: | 6,426 SF | | |

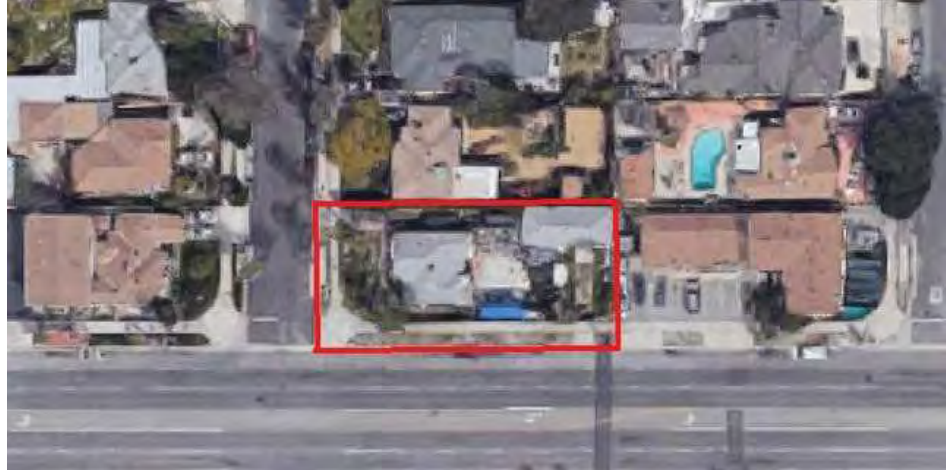
RTI for 4 units.



7 11026 Oxnard St
11026 Oxnard St North Hollywood, CA 91606

| | | | |
|-------------|------------|------------------|-----------|
| Sale Price: | \$875,000 | Price/SF: | \$136.46 |
| COE: | 04/29/2020 | Number Of Units: | 3 |
| Lot Size: | 0.15 Acres | Price/Unit: | \$291,666 |
| Total SF: | 6,412 SF | | |

RTI for 3 units.



8 6400 Farmdale Ave
6400 Farmdale Ave North Hollywood, CA 91606

| | | | |
|-------------|-------------|------------------|-----------|
| Sale Price: | \$1,290,000 | Price/SF: | \$166.60 |
| COE: | 11/22/2022 | Number Of Units: | 6 |
| Lot Size: | 0.18 Acres | Price/Unit: | \$215,000 |
| Total SF: | 7,743 SF | | |

RTI for 6 units.



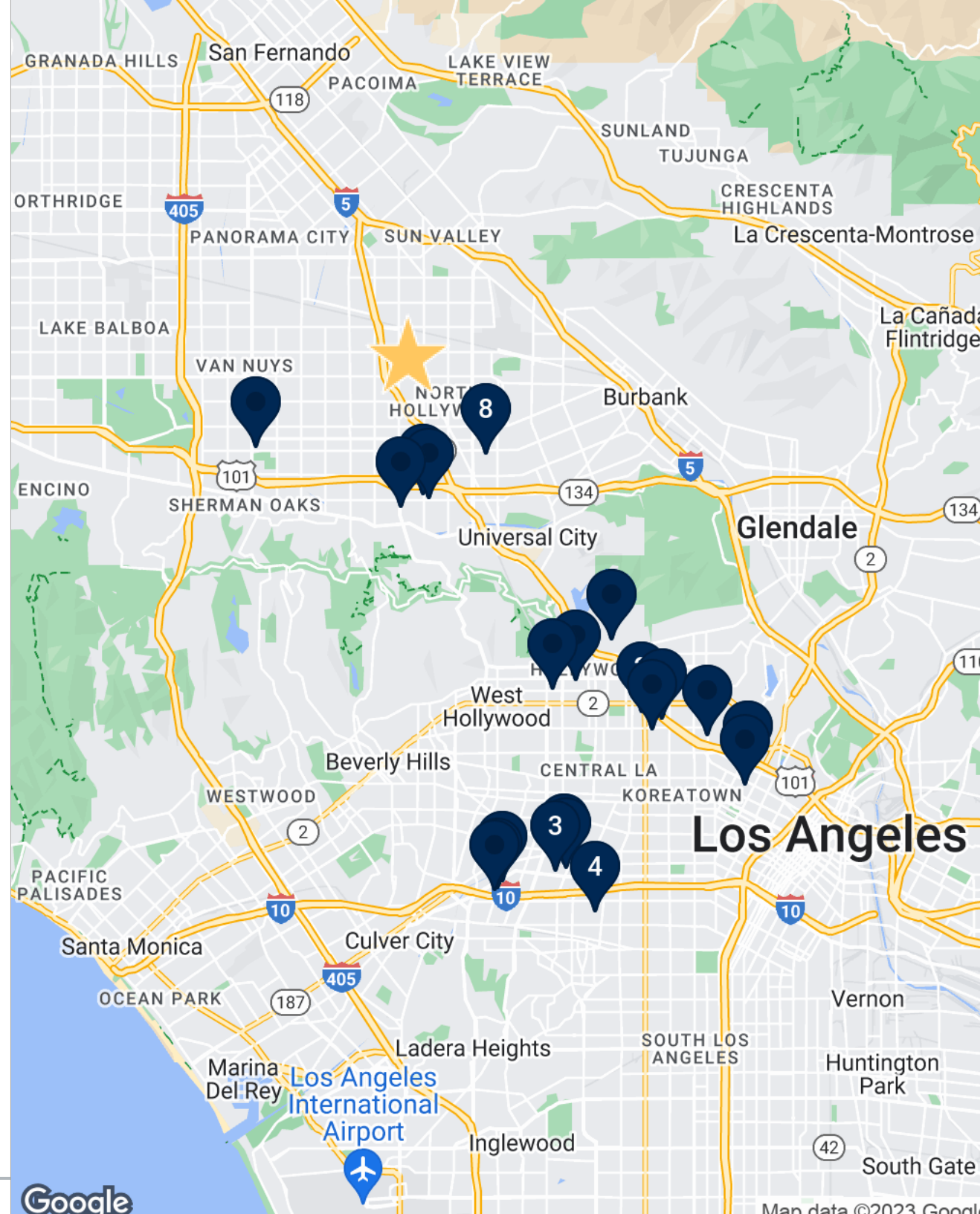
9 16647 Victory Blvd
16647 Victory Blvd Van Nuys, CA 91406

| | | | |
|-------------|-------------|------------------|-----------|
| Sale Price: | \$1,075,000 | Price/SF: | \$172.33 |
| COE: | 07/11/2023 | Number Of Units: | 4 |
| Lot Size: | 0.14 Acres | Price/Unit: | \$268,750 |
| Total SF: | 6,238 SF | | |

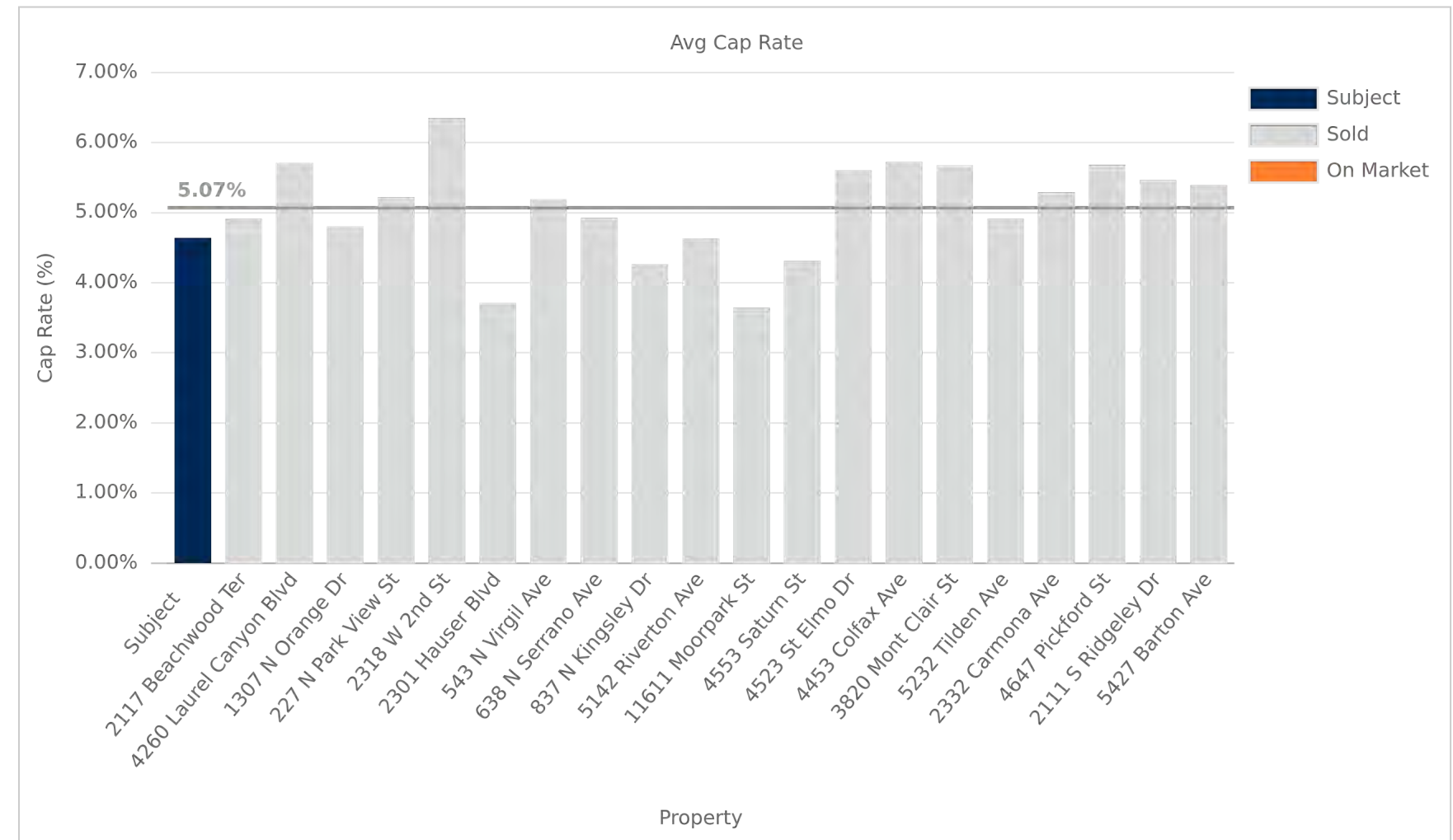
RTI for 4 units.

SALE COMPS MAP

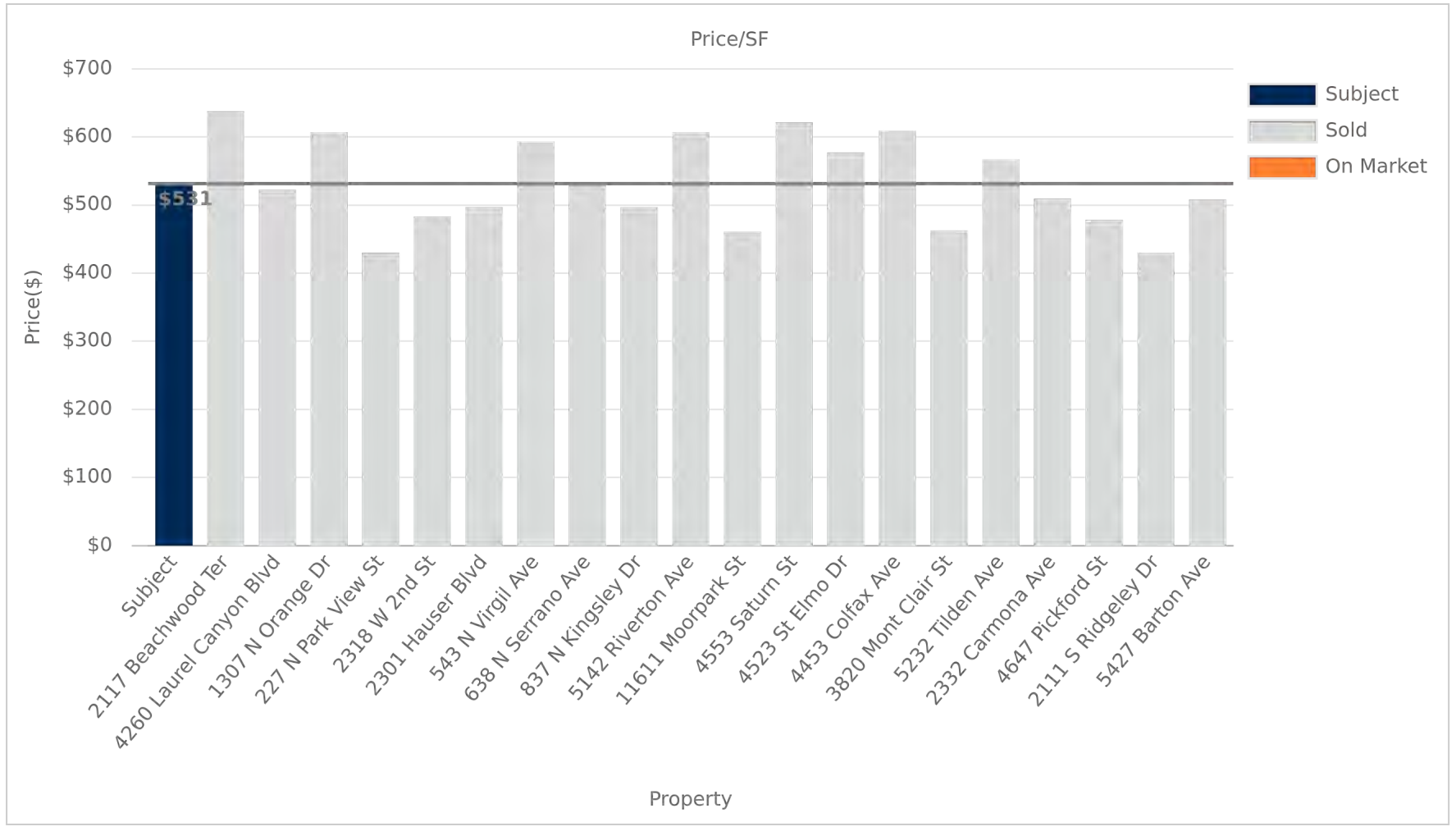
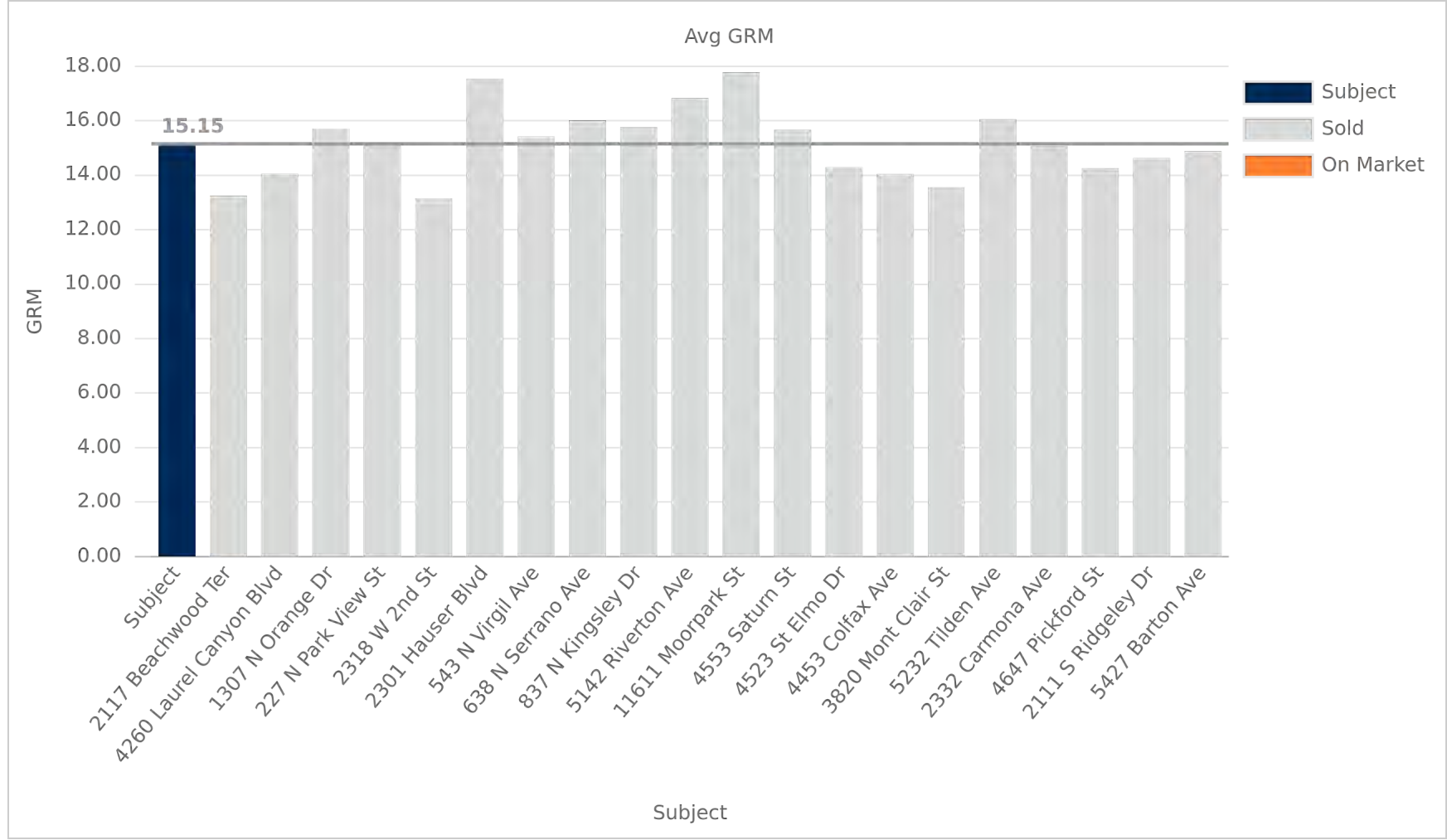
- ★ 6740-6746 Ben Ave
- 1 2111 S Ridgeley Dr
- 2 5427 Barton Ave
- 3 4647 Pickford St
- 4 3820 Mont Clair St
- 5 4453 Colfax Ave
- 6 4523 St Elmo Dr
- 7 4553 Saturn St
- 8 5142 Riverton Ave
- 9 837 N Kingsley Dr
- 10 638 N Serrano Ave
- 11 543 N Virgil Ave
- 12 2301 Hauser Blvd
- 13 2318 W 2nd St
- 14 227 N Park View St
- 15 1307 N Orange Dr
- 16 4260 Laurel Canyon Blvd
- 17 2332 Carmona Ave
- 18 2117 Beachwood Ter
- 19 1611 Moorpark St
- 20 5232 Tilden Ave
- 21 6611 Leland Way



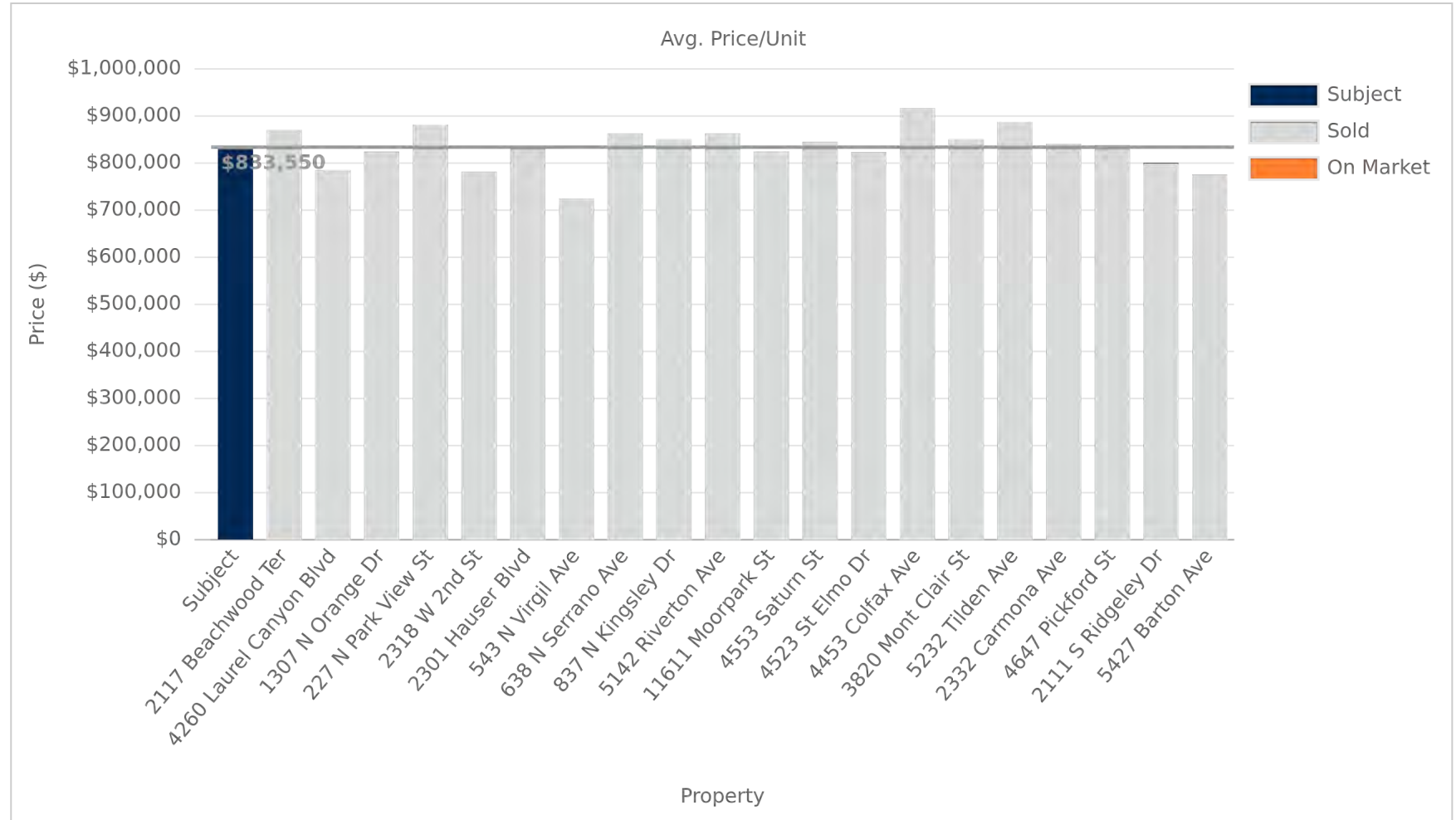
NEW CONSTRUCTION SALES COMPS



NEW CONSTRUCTION SALES COMPS



NEW CONSTRUCTION SALES COMPS



★ **6740-6746 Ben Ave**
6740 Ben Ave, North Hollywood, CA 91606

| | | | |
|----------------|-------------|------------------|-----------|
| Listing Price: | \$5,000,000 | Price/SF: | \$530.22 |
| Property Type: | Multifamily | GRM: | 15.1 |
| NOI: | \$231,841 | Cap Rate: | 4.64% |
| Occupancy: | - | Year Built: | 2024 |
| COE: | - | Number Of Units: | 6 |
| Lot Size: | 0.37 Acres | Price/Unit: | \$833,333 |
| Total SF: | 9,430 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------------|---------|------|---------|---------|---------|
| 2 Bed / 2 Bath ADU | 2 | 33.3 | 730 | \$2,800 | \$3.84 |
| 4 Bed / 3 Bath House | 4 | 66.7 | 1,993 | \$5,500 | \$2.76 |
| TOTAL/AVG | 6 | 100% | 1,572 | \$4,600 | \$2.93 |



1 **2111 S Ridgeley Dr**
2111 S Ridgeley Dr Los Angeles, CA 90016

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,200,000 | Price/SF: | \$430.98 |
| Property Type: | Multifamily | GRM: | 14.62 |
| NOI: | \$174,707 | Cap Rate: | 5.46% |
| Occupancy: | - | Year Built: | 2023 |
| COE: | 02/28/2023 | Number Of Units: | 4 |
| Lot Size: | 0.15 Acres | Price/Unit: | \$800,000 |
| Total SF: | 7,425 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|------|---------|
| 3 Bed / 4 Bath | 2 | 50 | | | |
| 4 Bed / 5 Bath | 2 | 50 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |

NEW CONSTRUCTION SALES COMPS



2 5427 Barton Ave
5427 Barton Ave Los Angeles, CA 90038

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,100,000 | Price/SF: | \$507.78 |
| Property Type: | Multifamily | GRM: | 14.87 |
| NOI: | \$167,139 | Cap Rate: | 5.39% |
| Occupancy: | - | Year Built: | 2023 |
| COE: | 03/30/2023 | Number Of Units: | 4 |
| Lot Size: | 0.15 Acres | Price/Unit: | \$775,000 |
| Total SF: | 6,105 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 3 Bed / 3 Bath | 2 | 50 | | | |
| 4 Bed / 4 Bath | 2 | 50 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



3 4647 Pickford St
4647 Pickford St Los Angeles, CA 90019

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,350,000 | Price/SF: | \$478.09 |
| Property Type: | Multifamily | GRM: | 14.25 |
| NOI: | \$190,360 | Cap Rate: | 5.68% |
| Occupancy: | - | Year Built: | 2022 |
| COE: | 02/16/2023 | Number Of Units: | 4 |
| Lot Size: | 0.16 Acres | Price/Unit: | \$837,500 |
| Total SF: | 7,007 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 4 Bed / 4 Bath | 4 | 100 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



4 3820 Mont Clair St
3820 Mont Clair St Los Angeles, CA 90018

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,400,000 | Price/SF: | \$462.46 |
| Property Type: | Multifamily | GRM: | 13.56 |
| NOI: | \$192,888 | Cap Rate: | 5.67% |
| Occupancy: | - | Year Built: | 2022 |
| COE: | 11/04/2022 | Number Of Units: | 4 |
| Lot Size: | 0.14 Acres | Price/Unit: | \$850,000 |
| Total SF: | 7,352 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 4 Bed / 4 Bath | 2 | 50 | | | |
| 5 Bed / 4 bath | 1 | 25 | | | |
| 6 Bed / 4 Bath | 1 | 25 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



5 4453 Colfax Ave
4453 Colfax Ave Studio City, CA 91602

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,665,000 | Price/SF: | \$609.41 |
| Property Type: | Multifamily | GRM: | 14.04 |
| NOI: | \$209,600 | Cap Rate: | 5.72% |
| Occupancy: | - | Year Built: | 2022 |
| COE: | 09/22/2022 | Number Of Units: | 4 |
| Lot Size: | 0.14 Acres | Price/Unit: | \$916,250 |
| Total SF: | 6,014 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 4 Bed / 4 Bath | 4 | 100 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |

NEW CONSTRUCTION SALES COMPS



6 4523 St Elmo Dr
4523 St Elmo Dr Los Angeles, CA 90019

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,290,000 | Price/SF: | \$576.89 |
| Property Type: | Multifamily | GRM: | 14.29 |
| NOI: | \$184,095 | Cap Rate: | 5.60% |
| Occupancy: | - | Year Built: | 2022 |
| COE: | 09/16/2022 | Number Of Units: | 4 |
| Lot Size: | 0.16 Acres | Price/Unit: | \$822,500 |
| Total SF: | 5,703 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|------|---------|
| 4 Bed / 4 Bath | 4 | 100 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



7 4553 Saturn St
4553 Saturn St Los Angeles, CA 90019

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,378,000 | Price/SF: | \$620.96 |
| Property Type: | Multifamily | GRM: | 15.66 |
| NOI: | \$145,537 | Cap Rate: | 4.31% |
| Occupancy: | - | Year Built: | 2021 |
| COE: | 06/23/2022 | Number Of Units: | 4 |
| Lot Size: | 0.16 Acres | Price/Unit: | \$844,500 |
| Total SF: | 5,440 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|------|---------|
| 4 Bed / 3 Bath | 4 | 100 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



8 5142 Riverton Ave
5142 Riverton Ave North Hollywood, CA 91601

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,450,000 | Price/SF: | \$606.97 |
| Property Type: | Multifamily | GRM: | 16.82 |
| NOI: | \$159,738 | Cap Rate: | 4.63% |
| Occupancy: | - | Year Built: | 2022 |
| COE: | 06/09/2022 | Number Of Units: | 4 |
| Lot Size: | 0.15 Acres | Price/Unit: | \$862,500 |
| Total SF: | 5,684 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|------|---------|
| 3 Bed / 3 Bath | 2 | 50 | | | |
| 4 Bed / 3 Bath | 2 | 50 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



9 837 N Kingsley Dr
837 N Kingsley Dr Los Angeles, CA 90029

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,400,000 | Price/SF: | \$496.50 |
| Property Type: | Multifamily | GRM: | 15.76 |
| NOI: | \$144,686 | Cap Rate: | 4.26% |
| Occupancy: | - | Year Built: | 2021 |
| COE: | 05/11/2022 | Number Of Units: | 4 |
| Lot Size: | 0.16 Acres | Price/Unit: | \$850,000 |
| Total SF: | 6,848 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|------|---------|
| 4 Bed / 4 Bath | 4 | 100 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |

NEW CONSTRUCTION SALES COMPS



10 638 N Serrano Ave
638 N Serrano Ave Los Angeles, CA 90004

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,450,000 | Price/SF: | \$533.07 |
| Property Type: | Multifamily | GRM: | 16.01 |
| NOI: | \$169,890 | Cap Rate: | 4.92% |
| Occupancy: | - | Year Built: | 2022 |
| COE: | 04/15/2022 | Number Of Units: | 4 |
| Lot Size: | 0.13 Acres | Price/Unit: | \$862,500 |
| Total SF: | 6,472 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 3 Bed / 4 Bath | 2 | 50 | | | |
| 4 Bed / 4 Bath | 2 | 50 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



11 543 N Virgil Ave
543 N Virgil Ave Los Angeles, CA 90004

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$2,900,000 | Price/SF: | \$593.29 |
| Property Type: | Multifamily | GRM: | 15.41 |
| NOI: | \$150,499 | Cap Rate: | 5.19% |
| Occupancy: | - | Year Built: | 2021 |
| COE: | 03/23/2022 | Number Of Units: | 4 |
| Lot Size: | 0.16 Acres | Price/Unit: | \$725,000 |
| Total SF: | 4,888 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 2 Bed / 1 Bath | 1 | 25 | | | |
| 3 Bed / 2 Bath | 1 | 25 | | | |
| 3 Bed / 3 Bath | 2 | 50 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



12 2301 Hauser Blvd
2301 Hauser Blvd Los Angeles, CA 90016

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,325,000 | Price/SF: | \$496.71 |
| Property Type: | Multifamily | GRM: | 17.54 |
| NOI: | \$123,240 | Cap Rate: | 3.71% |
| Occupancy: | - | Year Built: | 2021 |
| COE: | 01/07/2022 | Number Of Units: | 4 |
| Lot Size: | 0.14 Acres | Price/Unit: | \$831,250 |
| Total SF: | 6,694 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 3 Bed / 3 Bath | 1 | 25 | | | |
| 3 Bed / 3.5 Bath | 3 | 75 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



13 2318 W 2nd St
2318 W 2nd St Los Angeles, CA 90057

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,125,000 | Price/SF: | \$482.77 |
| Property Type: | Multifamily | GRM: | 13.15 |
| NOI: | \$198,578 | Cap Rate: | 6.35% |
| Occupancy: | - | Year Built: | 2021 |
| COE: | 10/20/2021 | Number Of Units: | 4 |
| Lot Size: | 0.14 Acres | Price/Unit: | \$781,250 |
| Total SF: | 6,473 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 4 Bed / 4 Bath | 2 | 50 | | | |
| 5 Bed / 4 Bath | 2 | 50 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |

NEW CONSTRUCTION SALES COMPS



14 227 N Park View St
227 N Park View St Los Angeles, CA 90026

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,526,000 | Price/SF: | \$430.00 |
| Property Type: | Multifamily | GRM: | 15.15 |
| NOI: | \$184,000 | Cap Rate: | 5.22% |
| Occupancy: | - | Year Built: | 2021 |
| COE: | 09/29/2021 | Number Of Units: | 4 |
| Lot Size: | 0.17 Acres | Price/Unit: | \$881,500 |
| Total SF: | 8,200 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|---------|------|---------|------|---------|
| 4 Bed / 4 Bath | 2 | 50 | | | |
| 4 Bed / 3.5 Bath | 2 | 50 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



15 1307 N Orange Dr
1307 N Orange Dr Los Angeles, CA 90028

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,295,000 | Price/SF: | \$606.81 |
| Property Type: | Multifamily | GRM: | 15.71 |
| NOI: | \$158,229 | Cap Rate: | 4.80% |
| Occupancy: | - | Year Built: | 2021 |
| COE: | 08/27/2021 | Number Of Units: | 4 |
| Lot Size: | 0.12 Acres | Price/Unit: | \$823,750 |
| Total SF: | 5,430 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|---------|------|---------|------|---------|
| 2 Bed / 2 Bath | 1 | 25 | | | |
| 3 Bed / 3.5 Bath | 2 | 50 | | | |
| 4 Bed / 4 Bath | 1 | 25 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



16 4260 Laurel Canyon Blvd
4260 Laurel Canyon Blvd Studio City, CA 91604

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,140,000 | Price/SF: | \$522.20 |
| Property Type: | Multifamily | GRM: | 14.05 |
| NOI: | \$179,304 | Cap Rate: | 5.71% |
| Occupancy: | - | Year Built: | 2021 |
| COE: | 06/18/2021 | Number Of Units: | 4 |
| Lot Size: | 0.11 Acres | Price/Unit: | \$785,000 |
| Total SF: | 6,013 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|------|---------|
| 3 Bed / 3 Bath | 4 | 100 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



17 2332 Carmona Ave
2332 Carmona Ave Los Angeles, CA 90016

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$4,200,000 | Price/SF: | \$508.91 |
| Property Type: | Multifamily | GRM: | 15.07 |
| NOI: | \$222,389 | Cap Rate: | 5.29% |
| Occupancy: | - | Year Built: | 2022 |
| COE: | 01/06/2023 | Number Of Units: | 5 |
| Lot Size: | 0.14 Acres | Price/Unit: | \$840,000 |
| Total SF: | 8,253 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|------|---------|
| 2 Bed / 2 Bath | 1 | 20 | | | |
| 4 Bed / 5 Bath | 4 | 80 | | | |
| TOTAL/AVG | 5 | 100% | 0 | \$0 | |

NEW CONSTRUCTION SALES COMPS



18 2117 Beachwood Ter
2117 Beachwood Terrace Los Angeles, CA 90068

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$4,350,000 | Price/SF: | \$637.27 |
| Property Type: | Multifamily | GRM: | 13.25 |
| NOI: | \$213,447 | Cap Rate: | 4.91% |
| Occupancy: | - | Year Built: | 2019 |
| COE: | 03/23/2021 | Number Of Units: | 5 |
| Lot Size: | 0.16 Acres | Price/Unit: | \$870,000 |
| Total SF: | 6,826 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 3 Bed / 3 Bath | 2 | 40 | | | |
| 3 Bed / 4 Bath | 3 | 60 | | | |
| TOTAL/AVG | 5 | 100% | 0 | \$0 | |



19 11611 Moorpark St
11611 Moorpark St North Hollywood, CA 91602

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$4,950,000 | Price/SF: | \$460.77 |
| Property Type: | Multifamily | GRM: | 17.78 |
| NOI: | \$180,326 | Cap Rate: | 3.64% |
| Occupancy: | - | Year Built: | 2019 |
| COE: | 06/09/2022 | Number Of Units: | 6 |
| Lot Size: | 0.13 Acres | Price/Unit: | \$825,000 |
| Total SF: | 10,743 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 3 Bed / 2 Bath | 6 | 100 | | | |
| TOTAL/AVG | 6 | 100% | 0 | \$0 | |



20 5232 Tilden Ave
5232 Tilden Ave Sherman Oaks, CA 91401

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,550,000 | Price/SF: | \$566.91 |
| Property Type: | Multifamily | GRM: | 16.05 |
| NOI: | \$174,160 | Cap Rate: | 4.91% |
| Occupancy: | - | Year Built: | 2022 |
| COE: | 11/08/2022 | Number Of Units: | 4 |
| Lot Size: | 0.14 Acres | Price/Unit: | \$887,500 |
| Total SF: | 6,262 SF | | |

| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 3 Bed / 3 Bath | 2 | 50 | | | |
| 4 Bed / 3 Bath | 2 | 50 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |



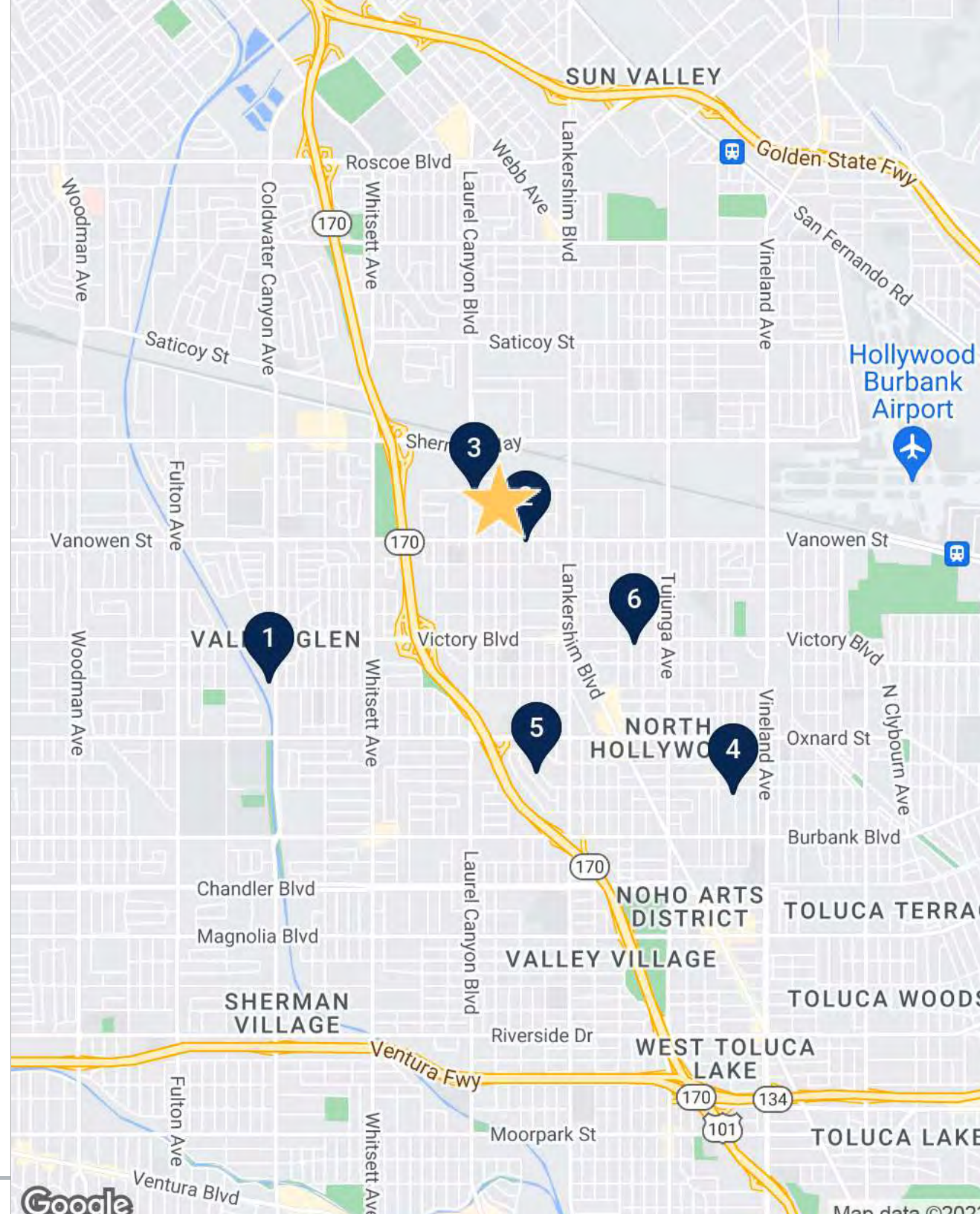
21 6611 Leland Way
6611 Leland Way Los Angeles, CA 90028

| | | | |
|----------------|-------------|------------------|-----------|
| Sale Price: | \$3,535,000 | Price/SF: | \$553.73 |
| Property Type: | Multifamily | GRM: | 15.42 |
| NOI: | \$170,397 | Cap Rate: | 4.82% |
| Occupancy: | - | Year Built: | 2020 |
| COE: | 09/07/2021 | Number Of Units: | 4 |
| Lot Size: | 0.15 Acres | Price/Unit: | \$883,750 |
| Total SF: | 6,384 SF | | |

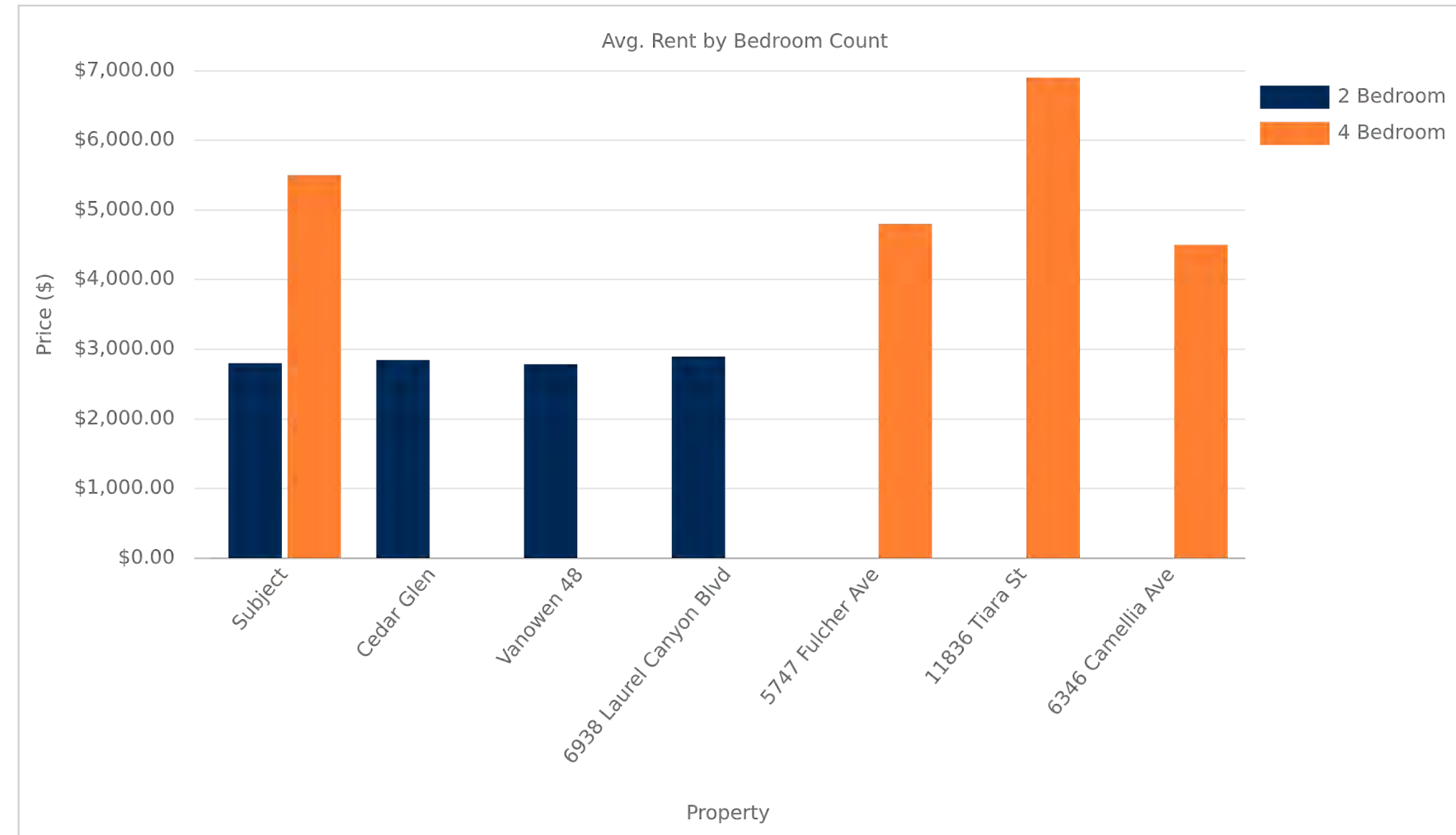
| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|------------------|----------|-------------|----------|------------|---------|
| 2 Bed / 2 Bath | 1 | 25 | | | |
| 3 Bed / 3 Bath | 1 | 25 | | | |
| 4 Bed / 3.5 Bath | 2 | 50 | | | |
| TOTAL/AVG | 4 | 100% | 0 | \$0 | |

RENT COMPS MAP

- ★ 6740-6746 Ben Ave
- 1 Cedar Glen
- 2 Vanowen 48
- 3 6938 Laurel Canyon Blvd
- 4 5747 Fulcher Ave
- 5 11836 Tiara St
- 6 6346 Camellia Ave



RENT COMPS



RENT COMPS

★ 6740-6746 Ben Ave
6740 Ben Ave, North Hollywood, CA 91606

🏠 6 Units | 🕒 Year Built 2024



| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------------|---------|------|---------|---------|---------|
| 2 Bed / 2 Bath ADU | 2 | 33.3 | 730 | \$2,800 | \$3.84 |
| 4 Bed / 3 Bath House | 4 | 66.7 | 1,993 | \$5,500 | \$2.76 |
| TOTAL/AVG | 6 | 100% | 1,572 | \$4,600 | \$2.93 |

📍 1 Cedar Glen
6201 Coldwater Canyon Ave, North Hollywood, CA 91606

🏠 53 Units | 🕒 Year Built 1971



| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|---------|---------|
| 2 Bed / 2 Bath | 1 | 100 | 924 | \$2,845 | \$3.08 |
| TOTAL/AVG | 1 | 100% | 924 | \$2,845 | \$3.08 |

📍 2 Vanowen 48
11848 Vanowen St, North Hollywood, CA 91605

🏠 35 Units | 🕒 Year Built 2023



| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|---------|---------|
| 2 Bed / 2 Bath | 1 | 100 | 865 | \$2,785 | \$3.22 |
| TOTAL/AVG | 1 | 100% | 865 | \$2,785 | \$3.22 |

📍 3 6938 Laurel Canyon Blvd
6938 Laurel Canyon Blvd, North Hollywood, CA 91605

🏠 50 Units | 🕒 Year Built 2006



| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|---------|---------|
| 2 Bed / 2 Bath | 1 | 100 | 980 | \$2,895 | \$2.95 |
| TOTAL/AVG | 1 | 100% | 980 | \$2,895 | \$2.95 |

RENT COMPS

4 5747 Fulcher Ave
5747 Fulcher Ave, North Hollywood, CA 91601

 4 Units |  Year Built 2021



| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|---------|---------|
| 4 Bed / 4 Bath | 1 | 100 | 1,839 | \$4,800 | \$2.61 |
| TOTAL/AVG | 1 | 100% | 1,839 | \$4,800 | \$2.61 |

5 11836 Tiara St
11836 Tiara St, North Hollywood, CA 91607

 1 Units |  Year Built 1952



| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|---------|---------|
| 4 Bed / 4 Bath | 1 | 100 | 1,936 | \$6,900 | \$3.56 |
| TOTAL/AVG | 1 | 100% | 1,936 | \$6,900 | \$3.56 |

6 6346 Camellia Ave
6346 Camellia Ave, North Hollywood, CA 91606

 5 Units |  Year Built 2022



| UNIT TYPE | # UNITS | % OF | SIZE SF | RENT | RENT/SF |
|----------------|---------|------|---------|---------|---------|
| 4 Bed / 3 Bath | 1 | 100 | 1,400 | \$4,500 | \$3.21 |
| TOTAL/AVG | 1 | 100% | 1,400 | \$4,500 | \$3.21 |



MARKET OVERVIEW



NORTH HOLLYWOOD



Natural Beauty, Boutique Dining, Famed Shopping an iconic urban experience.

North Hollywood, California, is a vibrant and diverse neighborhood located in the San Fernando Valley of Los Angeles. Known for its thriving arts and entertainment scene, North Hollywood has gained a reputation as the "NoHo Arts District." The area is home to numerous theaters, art galleries, and dance studios, attracting artists and performers from all over. The historic El Portal Theatre and the NoHo Arts Center are popular destinations for theater enthusiasts, showcasing a wide range of productions throughout the year. Additionally, the Academy of Television Arts & Sciences is located in North Hollywood, making it a hub for the television industry.

Apart from its artistic appeal, North Hollywood offers residents and visitors a variety of amenities and recreational opportunities. The neighborhood boasts several parks, including the expansive North Hollywood Park, where one can enjoy picnics, sports activities, or leisurely strolls. The nearby Tujunga Wash Greenway provides a scenic trail for walking, jogging, or biking. North Hollywood is also home to the North Hollywood Recreation Center, which features a swimming pool, basketball courts, and a skate park. With its many parks and recreational facilities, North Hollywood offers residents a chance to stay active and enjoy the outdoors.

North Hollywood is known for its diverse culinary scene, with a wide range of international cuisines available to suit any palate. Ventura Boulevard, the main thoroughfare in the neighborhood, is lined with an array of restaurants, cafes, and eateries. Here, one can find everything from traditional Mexican taquerias to trendy sushi bars and hip coffee shops. The neighborhood also hosts the annual NoHo Food Truck Fest, where foodies can sample a variety of delectable dishes from gourmet food trucks. Whether you're craving comfort food or looking to explore new flavors, North Hollywood offers an abundance of dining options to satisfy every taste.

In summary, North Hollywood, California, is a vibrant and culturally rich neighborhood known for its thriving arts and entertainment scene, diverse culinary offerings, and ample recreational opportunities. Whether you're a theater enthusiast, an outdoor enthusiast, or a food lover, North Hollywood has something to offer. With its lively atmosphere and diverse community, North Hollywood continues to be a sought-after destination for residents and visitors alike.

6740-6746

Ben Ave

North Hollywood CA

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LAAA TEAM