

Multifamily FOR SALE

11001 HORTENSE ST.

11001 Hortense Street, Toluca Lake, CA 91602



For more information

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Price: \$1,895,000

Highlights

- 7 units in excellent West Toluca Lake rental pocket
- Substantial upside in existing rents
- Excellent unit mix consisting of (1) studio unit, (5) 1+1 units, and (1) 2+1 unit
- Property features updated electrical and newer roof
- The building has 5 enclosed garages with possible ADU potential

Investment Details



Analysis

Analysis Date January 2026

Property

Property Type Multifamily
Property Address 11001 Hortense St.
City, State 11001 Hortense Street
West Toluca Lake, CA 91602
Year Built 1949

Purchase Information

Purchase Price \$1,895,000
Units 7
Total Rentable SF 4,671
Lot Size 8,432 sf

Income & Expense

Gross Operating Income \$139,191
Monthly GOI \$11,599
Total Annual Expenses (\$48,548)
Monthly Expenses (\$4,046)

Financial Information

All Cash

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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Executive Summary



Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,895,000
Investment - Cash	\$1,895,000

Investment Information

Purchase Price	\$1,895,000
Price per Unit	\$270,714
Price per SF	\$405.69
Expenses per Unit	(\$6,935)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$143,496
Total Vacancy and Credits	(\$4,305)
Operating Expenses	(\$48,548)
Net Operating Income	\$90,643
Debt Service	\$0
Cash Flow Before Taxes	\$90,643

Financial Indicators

Cash-on-Cash Return Before Taxes	4.78%
Debt Coverage Ratio	N/A
Capitalization Rate	4.78%
Gross Rent Multiplier	13.21
Gross Income / Square Feet	\$30.72
Gross Expenses / Square Feet	(\$10.39)
Operating Expense Ratio	34.88%

Pro Forma Summary

Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	\$143,496	\$20,499	\$171,600	\$24,514
- Less: Vacancy	(\$4,305)	(\$615)	(\$5,148)	(\$735)
Effective Gross Income	\$139,191	\$19,884	\$166,452	\$23,779

Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Insurance	\$5,050	\$721	\$5,050	\$721
Gas	\$235	\$34	\$235	\$34
Water	\$5,826	\$832	\$5,826	\$832
Trash	\$3,912	\$559	\$3,912	\$559
Maintenance and Repairs	\$8,525	\$1,218	\$8,525	\$1,218
Gardening	\$2,100	\$300	\$2,100	\$300
Pest	\$400	\$57	\$400	\$57
Property Taxes	\$22,500	\$3,214	\$22,500	\$3,214
Total Expenses	(\$48,548)	(\$6,935)	(\$48,548)	(\$6,935)
Net Operating Income	\$90,643	\$12,949	\$117,904	\$16,843

Pro Forma Summary



Investment Summary

Price	\$1,895,000
Year Built	1949
Units	7
Price/Unit	\$270,714
RSF	4,671
Price/RSF	\$405.69
Lot Size	8,432 sf
Floors	2
APN	2353-032-025
Cap Rate	4.78%
Market Cap Rate	6.22%
GRM	13.21
Market GRM	11.04

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1+1	5	\$1,761	\$8,803	\$2,000	\$10,000
2+1	1	\$1,960	\$1,960	\$2,600	\$2,600
Studio	1	\$1,195	\$1,195	\$1,700	\$1,700
Totals	7		\$11,958		\$14,300

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$143,496	\$171,600
- Less: Vacancy	(\$4,305)	(\$5,148)
Effective Gross Income	\$139,191	\$166,452
- Less: Expenses	(\$48,548)	(\$48,548)
Net Operating Income	\$90,643	\$117,904

Annualized Expenses

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Gardening	\$2,100	\$2,100
Pest	\$400	\$400
Property Taxes	\$22,500	\$22,500
Total Expenses	\$48,548	\$48,548
Expenses Per RSF	\$10.39	\$10.39
Expenses Per Unit	\$6,935	\$6,935

Property Description



7 Units in West Toluca Lake

Equity Union Commercial is proud to represent this 7 unit property in West Toluca Lake.

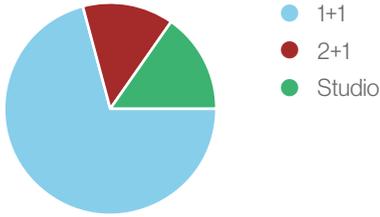
The property was constructed in 1949. Its unit mix consists of (1) studio, (5) 1+1 units, and (1) 2+1 unit. With a lot size of 8,432 square feet, the property has a total of 4,671 rentable square feet.

Toluca Lake is a tranquil and friendly community, nestled between North Hollywood and Burbank. The neighborhood boasts a shopping district with excellent cocktail bars, sushi restaurants, and homey cafes and diners, all of which give it a manageable yet interesting atmosphere. Toluca Lake's residential streets have a relaxed feel. The neighborhood's residents also have quick access to the 134, 101, and 170 freeways.

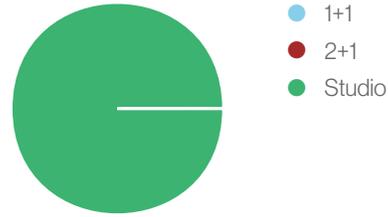
Unit Mix Report

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
5	1+1	0	\$1,761	\$8,803	\$2,000	\$10,000
1	2+1	0	\$1,960	\$1,960	\$2,600	\$2,600
1	Studio	0	\$1,195	\$1,195	\$1,700	\$1,700
7		0		\$11,958		\$14,300

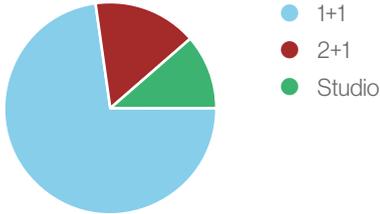
UNIT MIX



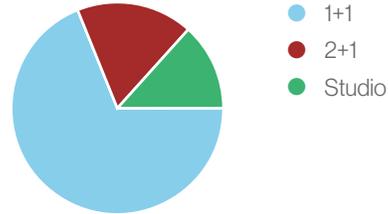
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



Unit Rent Roll

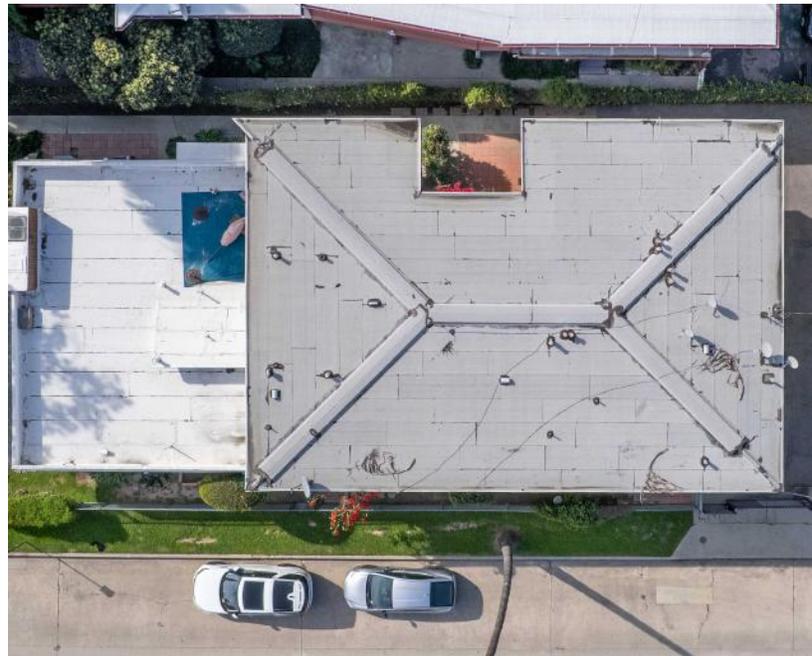


Unit	Description	Current Rent	Pro Forma Rent	Comments
11001	2+1	\$1,960	\$2,600	
11001 1/2	1+1	\$1,786	\$2,000	
11003	1+1	\$1,879	\$2,000	
11003 1/2	1+1	\$1,513	\$2,000	
11005	1+1	\$1,730	\$2,000	
11005 1/2	1+1	\$1,895	\$2,000	
11005 3/4	Studio	\$1,195	\$1,700	

Property Photos



Property Photos

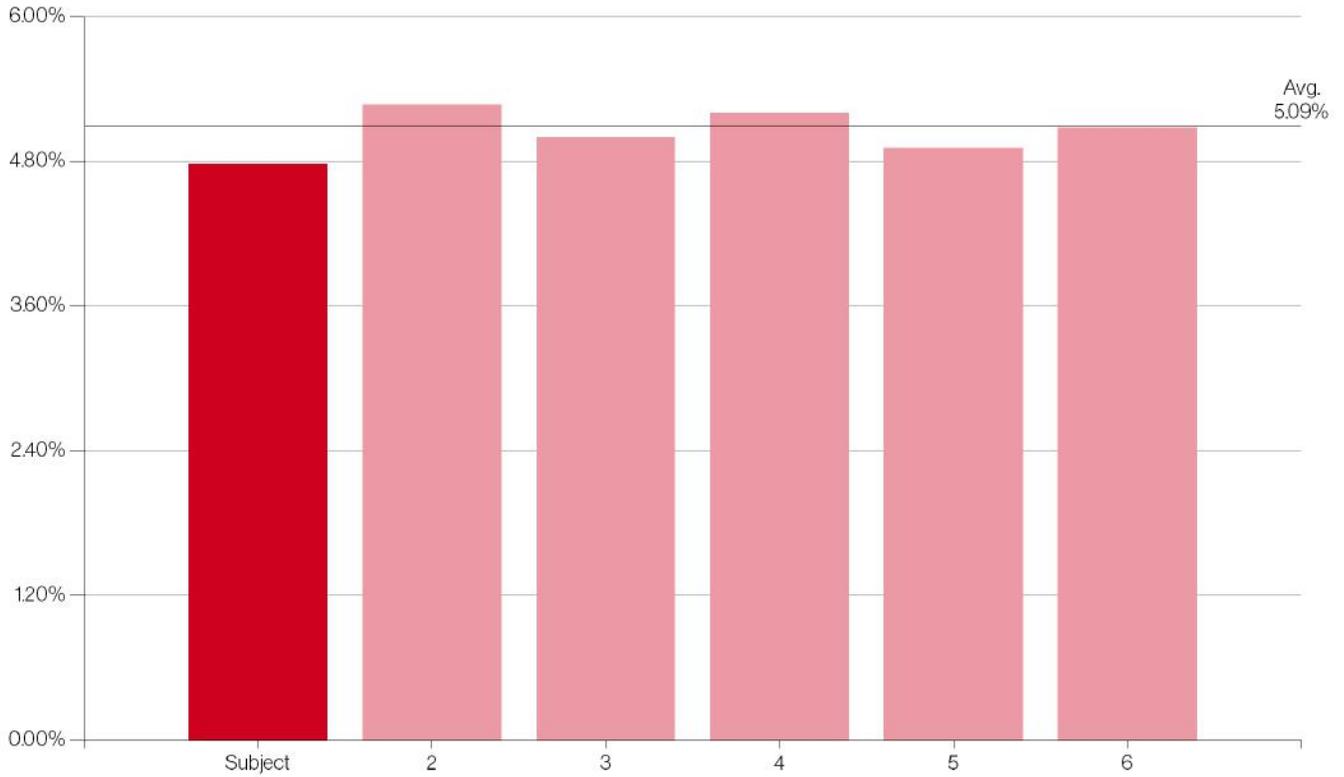


Property Photos

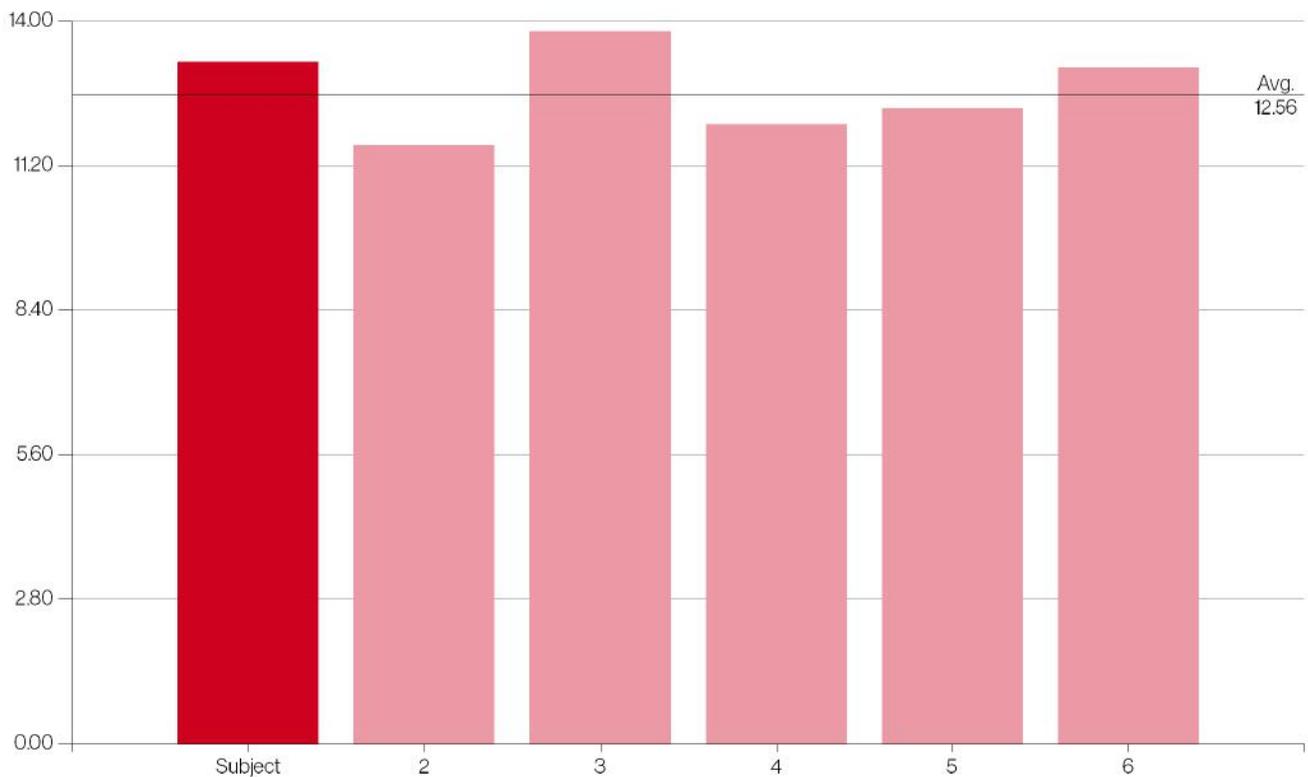


Sale Comparables

Cap Rate

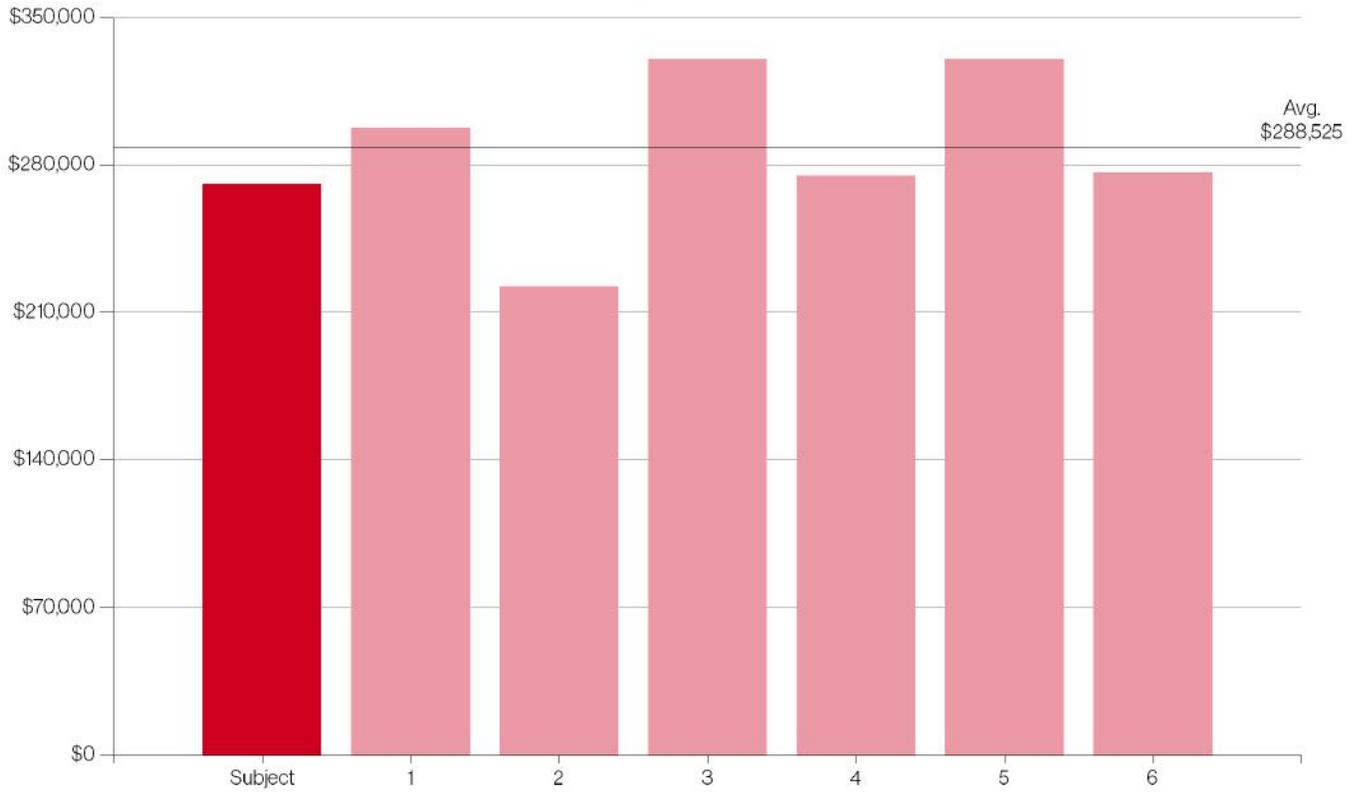


Gross Rent Multiplier

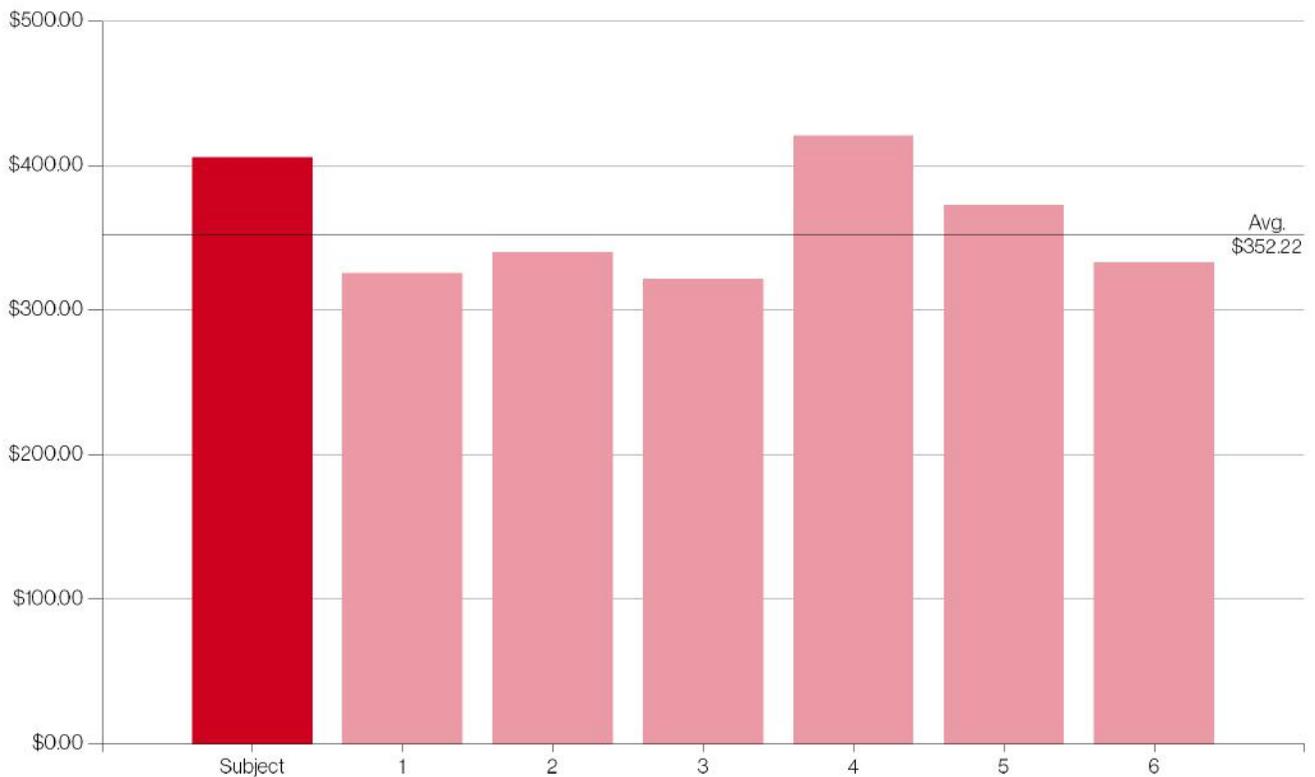


Sale Comparables

Price per Unit



Price per SF



Sale Comparables



Sale Price	\$1,895,000
Units	7
Price/Unit	\$270,714
Price/SF	\$405.69
Lot Size	8,432
Cap Rate	4.78%
GRM	13.21
Year Built	1949

Units	Unit Type
5	1+1
1	2+1
1	Studio

11001 Hortense St.

11001 Hortense Street, West Toluca Lake, CA 91602



1	Sale Price	\$1,785,000
	Units	6
	Price/Unit	\$297,500
	Price/SF	\$325.73
	Lot Size	5,828
	Year Built	1956
	Sale Date	12/24/2025

Units	Unit Type
5	1 Bedroom 1 Bath
1	3 Bedroom 2 Bath

13459 Moorpark St.

13459 Moorpark Street, Sherman Oaks, CA 91423



2	Sale Price	\$2,000,000
	Units	9
	Price/Unit	\$222,222
	Price/SF	\$339.90
	Lot Size	7,600
	Cap Rate	5.27%
	GRM	11.6
	Year Built	1958
	Sale Date	11/21/2025

Units	Unit Type
7	1 Bedroom 1 Bath
2	2 Bedroom 1 Bath

4350 Colfax Ave.

4350 Colfax Avenue, Studio City, CA 91604

Sale Comparables

3



12850 Moorpark St.

12850 Moorpark Street, Studio City, CA 91604

Sale Price	\$1,650,000
Units	5
Price/Unit	\$330,000
Price/SF	\$321.57
Lot Size	5,663
Cap Rate	5.0%
GRM	13.8
Year Built	1963
Sale Date	4/18/2025

Units	Unit Type
5	2 Bedroom 2 Bath

4



4209 Radford Ave

4209 Radford Ave, Studio City, CA 91604

Sale Price	\$1,925,000
Units	7
Price/Unit	\$275,000
Price/SF	\$420.49
Lot Size	4,996
Cap Rate	5.2%
GRM	12.0
Year Built	1953
Sale Date	3/25/2025

Units	Unit Type
7	1 Bedroom 1 Bath

5



12256 Riverside Dr.

12256 Riverside Drive, Valley Village, CA 91607

Sale Price	\$1,650,000
Units	5
Price/Unit	\$330,000
Price/SF	\$372.46
Lot Size	6,970
Cap Rate	4.91%
GRM	12.3
Year Built	1961
Sale Date	1/8/2026

Units	Unit Type
1	1 Bedroom 1 Bath
2	2 Bedroom 1 Bath
2	3 Bedroom 2 Bath

Sale Comparables

6



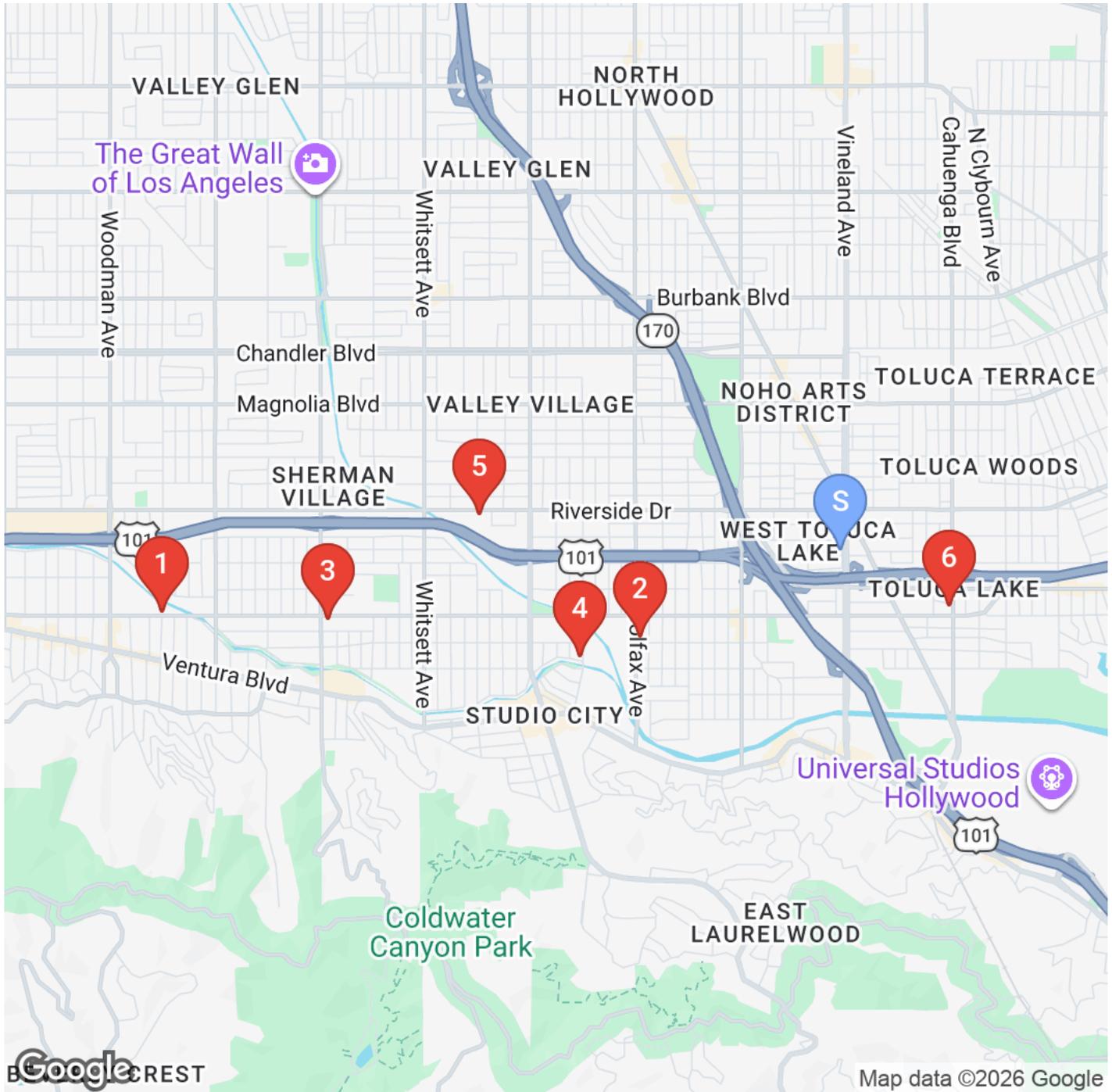
10602 Landale Street

10602 Landale Street, Toluca Lake, CA 91602

Sale Price	\$1,935,000
Units	7
Price/Unit	\$276,429
Price/SF	\$333.16
Lot Size	7,771
Cap Rate	5.08%
GRM	13.1
Year Built	1956
Sale Date	12/8/2025

Units	Unit Type
5	1 Bedroom 1 Bath
2	2 Bedroom 1 Bath

Sale Comparables



- S** 11001 Hortense Street
West Toluca Lake, CA, 91602
\$1,895,000
- 3** 12850 Moorpark Street
Studio City, CA, 91604
\$1,650,000
- 6** 10602 Landale Street
Toluca Lake, CA, 91602
\$1,935,000

- 1** 13459 Moorpark Street
Sherman Oaks, CA, 91423
\$1,785,000
- 4** 4209 Radford Ave
Studio City, CA, 91604
\$1,925,000

- 2** 4350 Colfax Avenue
Studio City, CA, 91604
\$2,000,000
- 5** 12256 Riverside Drive
Valley Village, CA, 91607
\$1,650,000