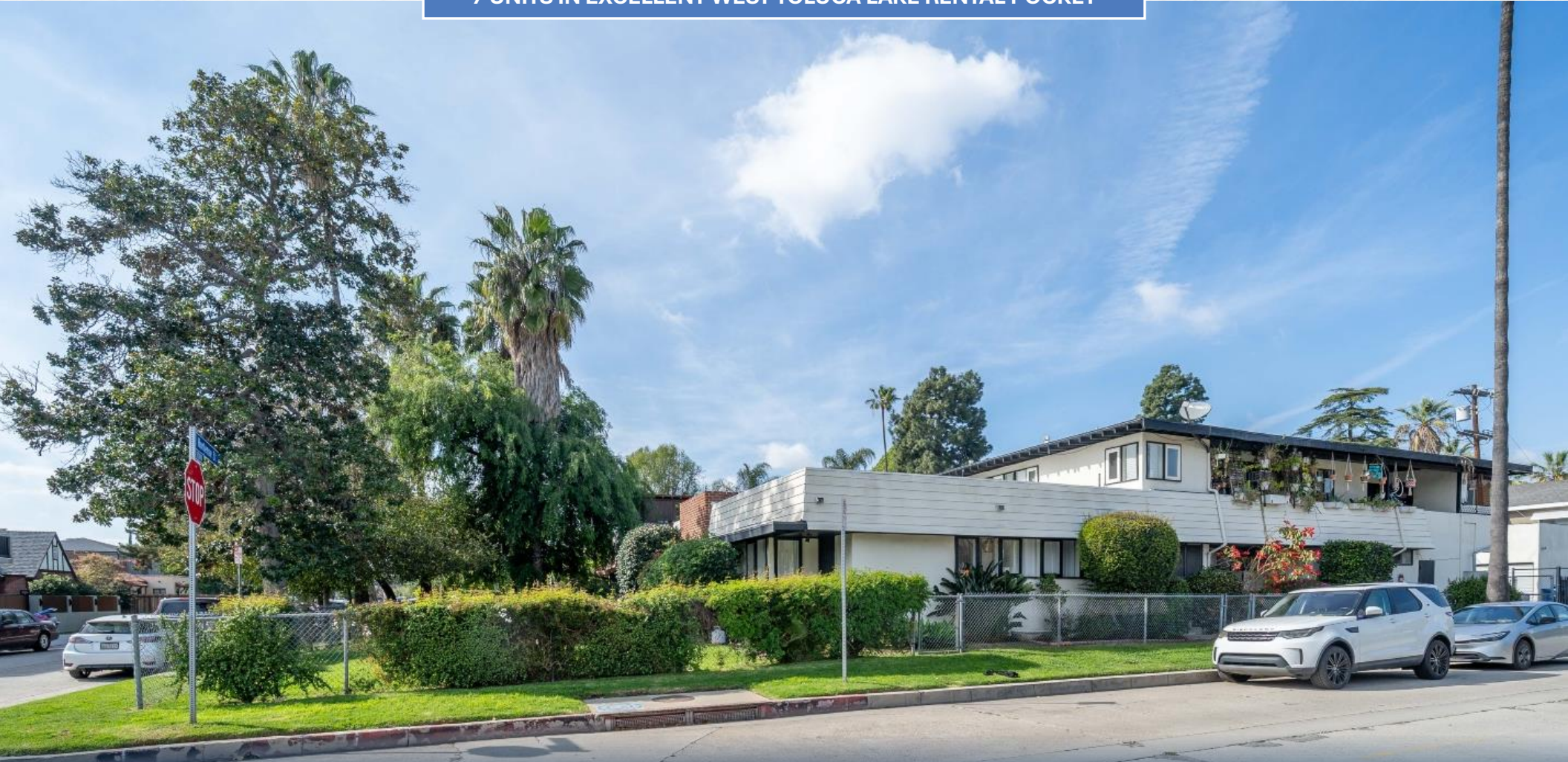


# 11001 | HORTENSE STREET WEST TOLUCA LAKE, CA 91602

7 UNITS IN EXCELLENT WEST TOLUCA LAKE RENTAL POCKET



ValleyApartmentSales.com

CINDY HILL, CCIM ▪ (818) 640-4360 ▪ cindyhill@valleyapartmentsales.com ▪ CA Lic: 00885625

# 11001 HORTENSE STREET

WEST TOLUCA LAKE, CA 91602

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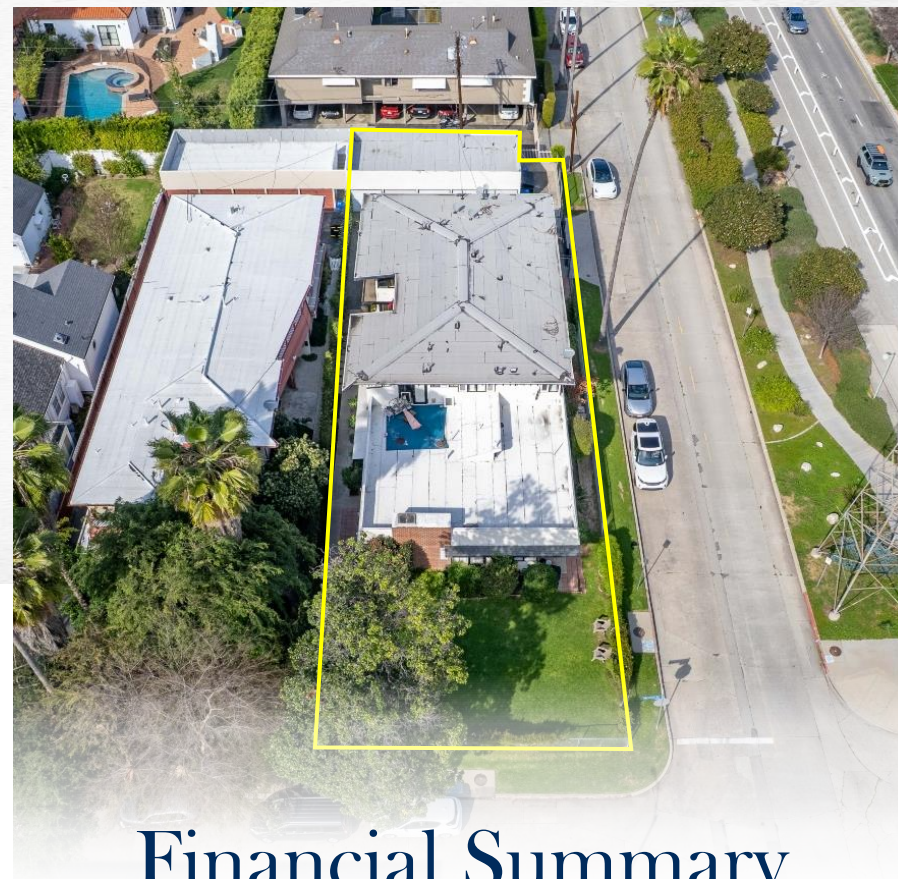
An aerial photograph of a residential neighborhood, likely in Los Angeles, featuring a mix of single-story and two-story houses, many with swimming pools, and numerous palm trees. The image is overlaid with a semi-transparent blue filter. In the foreground, a large white number '01' is positioned on the left, with a horizontal line extending from its base to the right. Below the number, the text 'EXECUTIVE SUMMARY' is written in a white, serif font.

01  
EXECUTIVE SUMMARY

# PROPERTY SUMMARY

## THE ASSET

<b>UNITS</b>	7
<b>YEAR BUILT</b>	1949
<b>GROSS SF</b>	4,671
<b>LOT SF</b>	8,432
<b>APN</b>	2353-032-025
<b>FLOORS</b>	2



## Financial Summary

### PRICING

<b>OFFERING PRICE</b>	<b>\$1,800,000</b>	
<b>PRICE/UNIT</b>	<b>\$257,143</b>	
<b>PRICE/SF</b>	<b>\$385.36</b>	
<b>GRM</b>	12.54	<b>10.49</b>
<b>CAP RATE</b>	5.10%	<b>6.61%</b>
	Current	<b>Market</b>

# Property Highlights

**Equity Union Commercial is proud to represent this 7-unit property in North Hollywood.**

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.

North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access to public transportation with the Metro rail stations and the North Hollywood Red Line and Orange Line busways. They also have easy access to the 101, 170, and 134 freeways. North Hollywood is currently working on a \$1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers. This, combined with an already thriving Arts District, makes North Hollywood a smart place to invest.

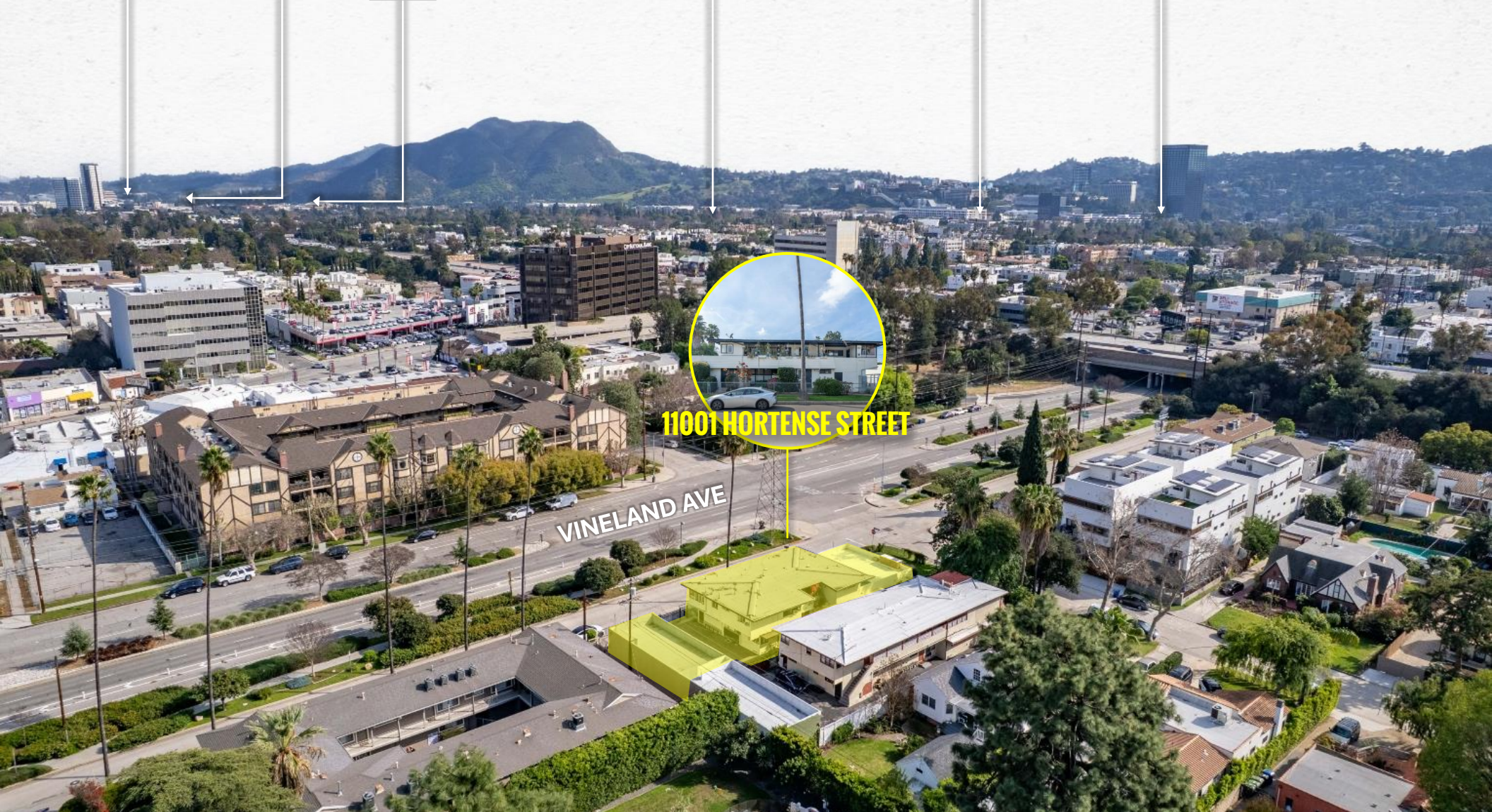
## Property OVERVIEW

- 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





# Vicinity Map



11001 HORTENSE STREET

VINELAND AVE



02  
FINANCIAL ANALYSIS

# Financial Analysis

11001 HORTENSE STREET

## PRICING

<b>OFFERING PRICE</b>	<b>\$1,800,000</b>	
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<b>FLOORS</b>	2

## MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
5	1+1	\$1,761	\$8,803	\$2,000	\$10,000
1	2+1	\$1,960	\$1,960	\$2,600	\$2,600
1	Studio	\$1,195	\$1,195	\$1,700	\$1,700
<b>Total Scheduled Rent</b>			<b>\$11,958</b>		<b>\$14,300</b>

## ANNUALIZED INCOME

	Current	Market
<b>Scheduled Gross Income</b>	<b>\$143,496</b>	<b>\$171,600</b>
Less: Vacancy/Deductions	3% (\$4,305)	3% (\$5,148)
<b>Effective Rental Income</b>	<b>\$139,191</b>	<b>\$166,452</b>

## ANNUALIZED EXPENSES

	Current	Market
Insurance	\$5,050	\$5,050
Gas	\$235	\$235
Water	\$5,826	\$5,826
Trash	\$3,912	\$3,912
Maintenance and Repairs	\$8,525	\$8,525
Gardening	\$2,100	\$2,100
Pest	\$400	\$400
Property Taxes	\$21,366	\$21,366
<b>ESTIMATED EXPENSES</b>	<b>\$47,414</b>	<b>\$47,414</b>
Expenses/Unit	\$6,773	\$6,773
Expenses/SF	\$10.15	\$10.15
% of GOI	33.0%	27.6%

## RETURN

	Current	Market
<b>NOI</b>	<b>\$91,777</b>	<b>\$119,038</b>

# Rent Roll








11001 HORTENSE STREET

Unit #	Type	Current Rent	Market Rent
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
<b>Totals:</b>		<b>\$11,958</b>	<b>\$14,300</b>

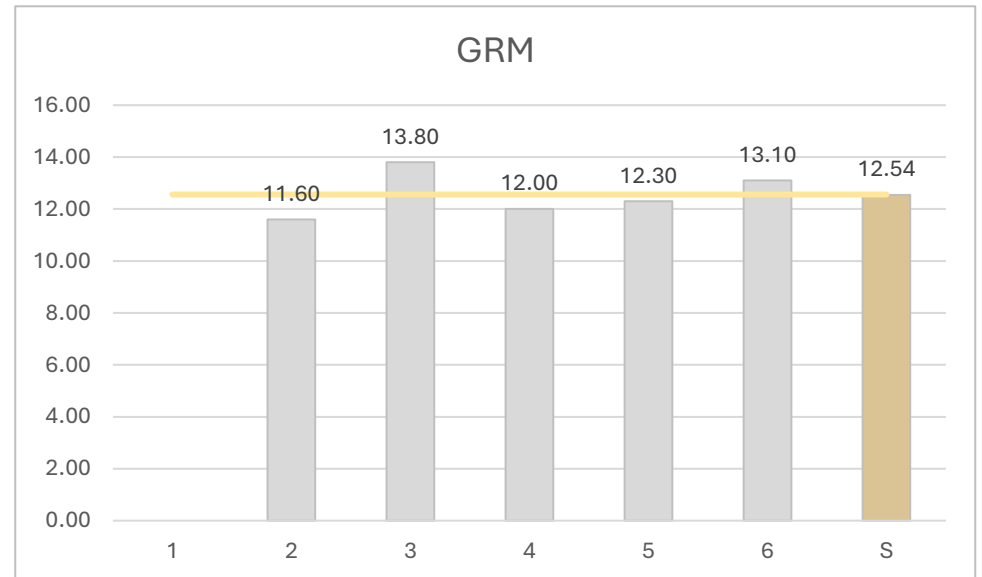
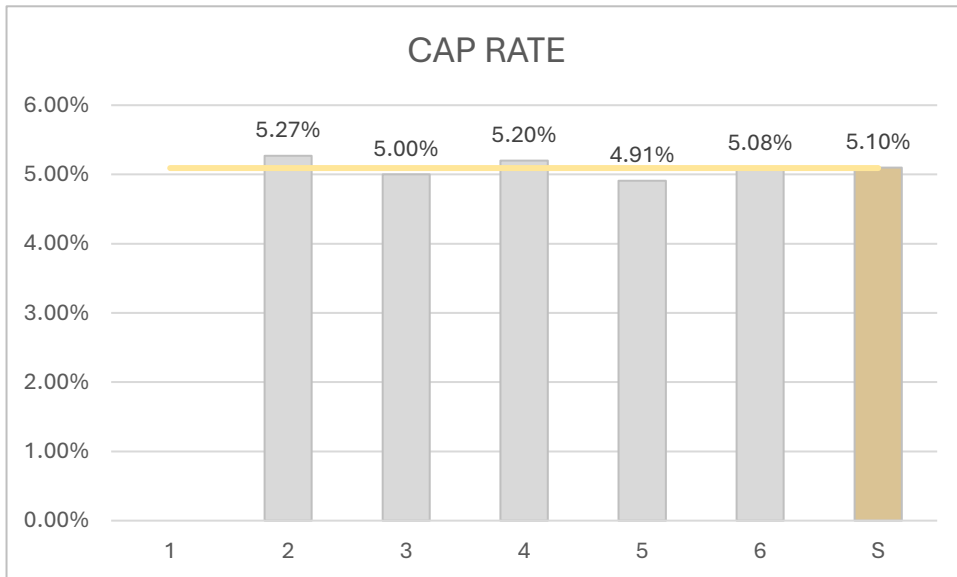
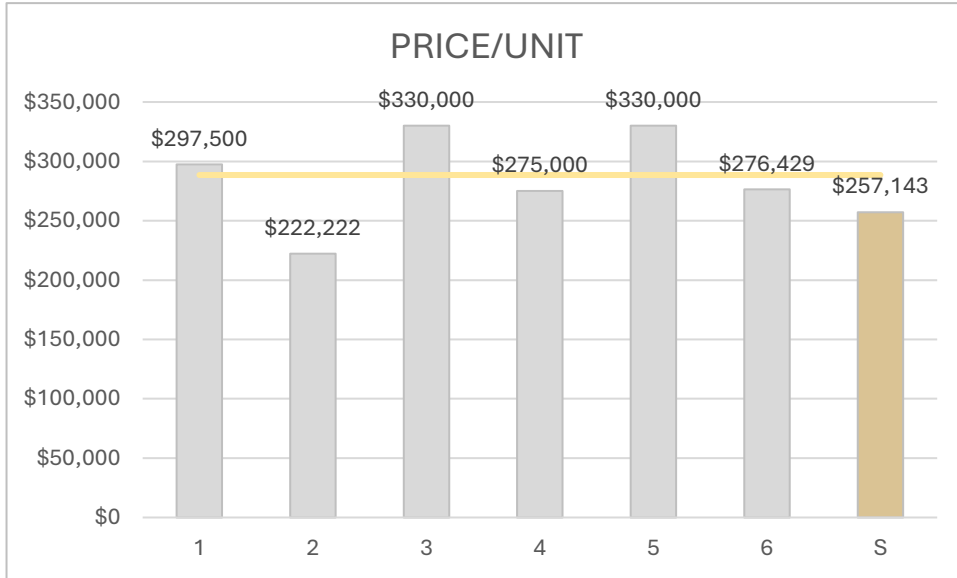


03  
MARKET COMPARABLES

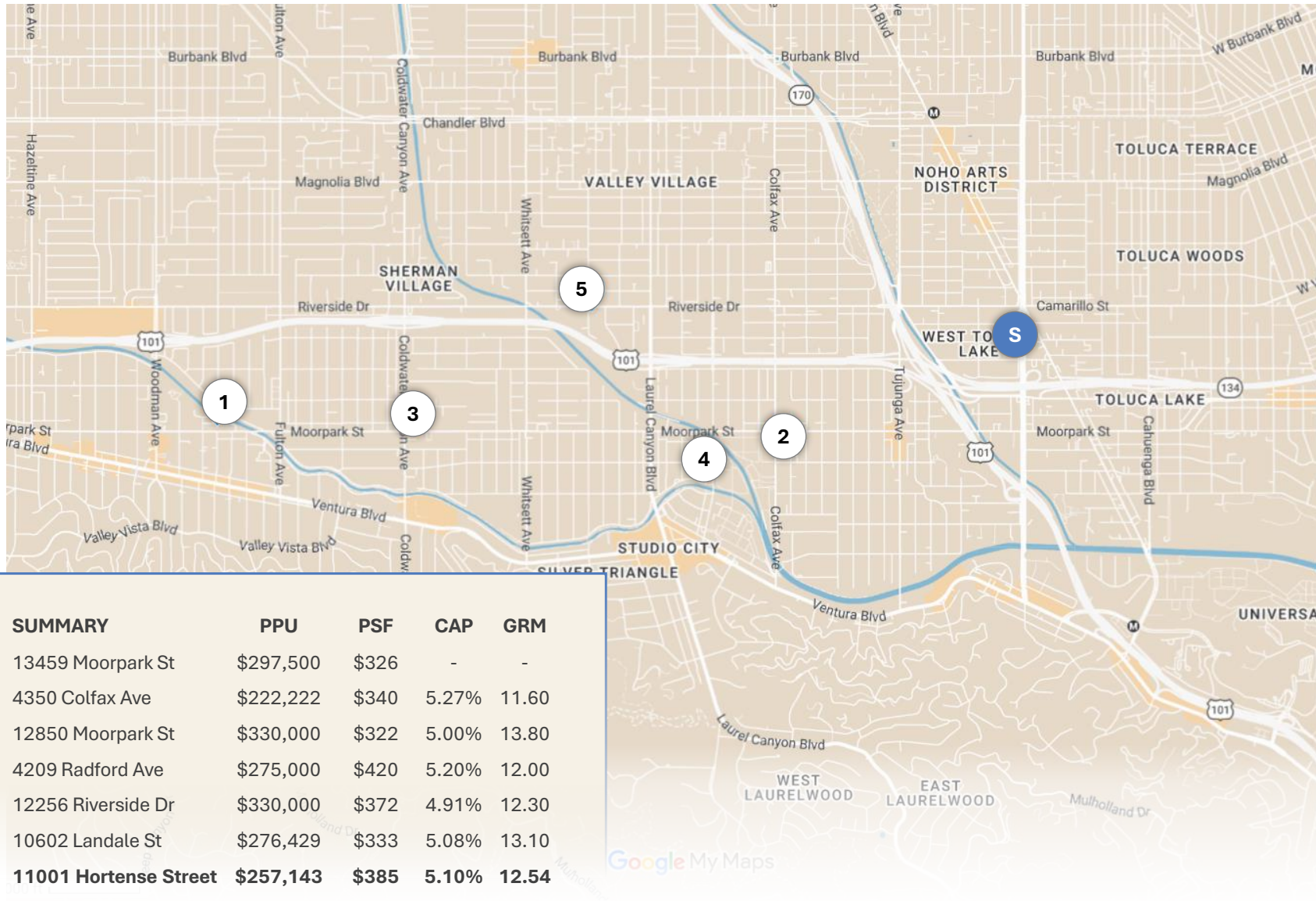
# SALES COMPARABLES

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	<b>1 13459 Moorpark St</b> Sherman Oaks, CA 91423	6	1956	5,480	5 - 1+1 1 - 3+2	12/24/2025	<b>\$1,785,000</b>	\$297,500	\$325.73	-	-
	<b>2 4350 Colfax Ave</b> Studio City, CA 91604	9	1958	5,884	7 - 1+1 2 - 2+1	11/21/2025	<b>\$2,000,000</b>	\$222,222	\$339.90	5.27%	11.6
	<b>3 12850 Moorpark St</b> Studio City, CA 91604	5	1963	5,131	5 - 2+2	4/18/2025	<b>\$1,650,000</b>	\$330,000	\$321.57	5.00%	13.8
	<b>4 4209 Radford Ave</b> Studio City, CA 91604	7	1953	4,578	7 - 1+1	3/25/2025	<b>\$1,925,000</b>	\$275,000	\$420.49	5.20%	12.0
	<b>5 12256 Riverside Dr</b> Valley Village, CA 91607	5	1961	4,430	1 - 1+1 2 - 2+1 2 - 3+2	1/8/2026	<b>\$1,650,000</b>	\$330,000	\$372.46	4.91%	12.3
	<b>6 10602 Landale St</b> Toluca Lake, CA 91602	7	1956	5,808	5 - 1+1 2 - 2+1	12/8/2025	<b>\$1,935,000</b>	\$276,429	\$333.16	5.08%	13.10
<b>AVERAGES</b>		<b>7</b>	<b>1958</b>	<b>5,219</b>				<b>\$288,525</b>	<b>\$352.22</b>	<b>5.09%</b>	<b>12.6</b>
	<b>S Subject</b> <b>11001 Hortense Street</b> North Hollywood, CA 91602	7	1949	4,671	5 - 1+1 1 - 2+1 1 - Studio	On Market	<b>\$1,800,000</b>	\$257,143	\$385.36	5.10%	12.54

# SALES COMPARABLES



# SALES COMPARABLES





04  
LOCATION OVERVIEW

# Toluca Lake

## California

Toluca Lake is an affluent neighborhood within the city of Los Angeles that is situated in the southeast portion of the San Fernando Valley. Nestled against the northern base of the Hollywood Hills, the community of Toluca Lake is an oasis of charm and civility in the midst of the bustling metropolis of Los Angeles. Rich in history, Toluca Lake (or 'the Village' to the locals) is an area like no other, featuring an inviting and picturesque walking quarter flanked by three major film studios.

  
**9,576**  
Population

  
**\$105,170**  
Median HH  
Income

  
**\$1.6M**  
Median Home  
Value



## Shopping & Dining

### RESTAURANTS



**Prosecco Trattoria:** Where Eric and his crew make you feel part of the family with their top-notch Italian dishes.

**Hungry Crowd:** Michael will greet you with a smile and serve up some of the most creative plates in the village.

**Red Maple Cafe:** Brian captures the essence of Toluca Lake's community spirit with every cup of coffee and tasty dish.

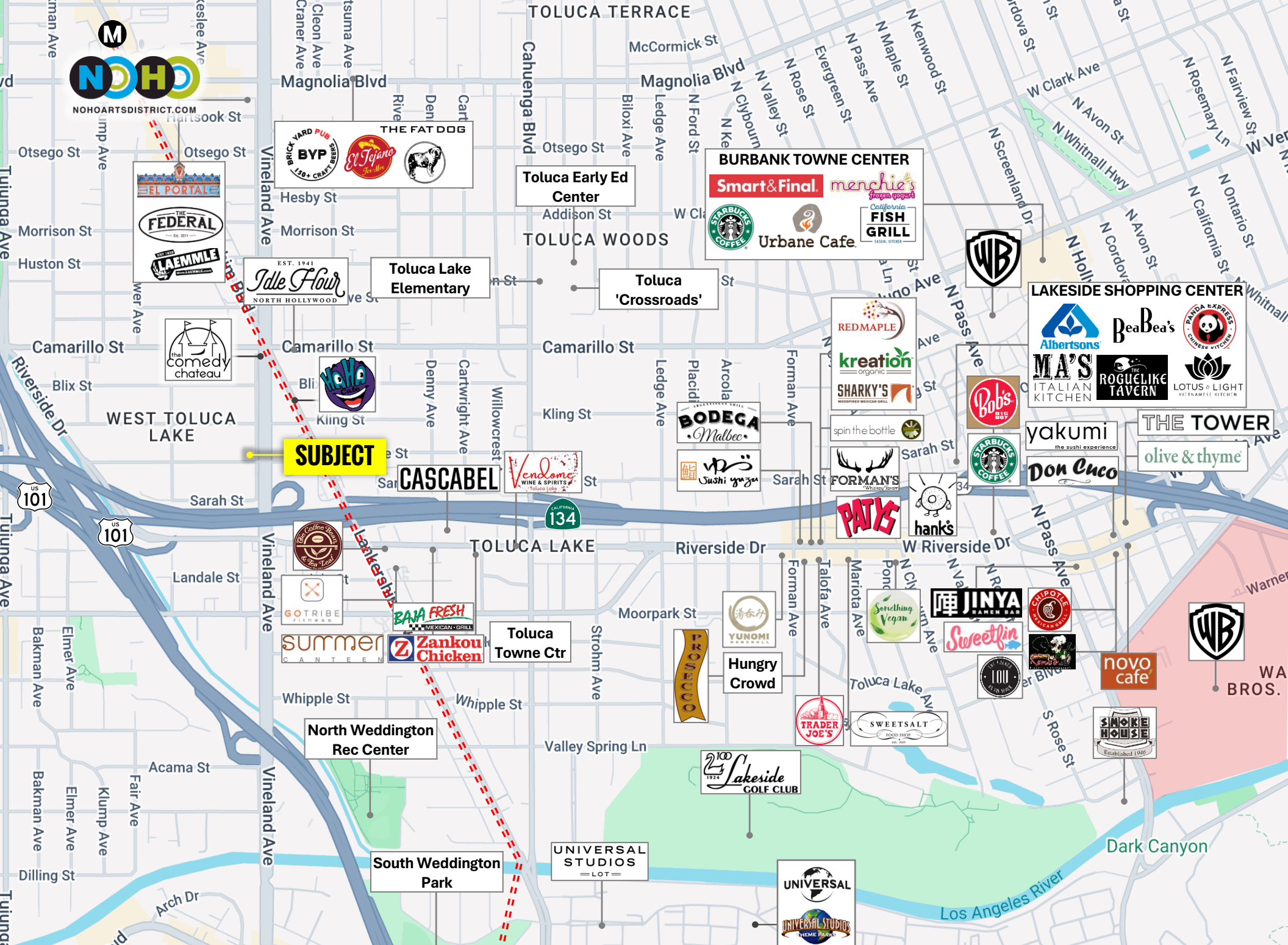
### LOCAL SHOPS

**Generales & Generales Fine Jewelers:** Need something special? Peter and Sylvia have you covered with jewelry that's sure to impress.

**Pergolina:** Paulanna isn't just the owner; she's part of the fabric of Toluca Lake, offering gifts and treasures that tell a story.

**Spin the bottle:** a hybrid retail wine shop & bar featuring small production artisanal wines from around the world. As many as 25 wines are available by the glass.





**SUBJECT**

# HIGH BARRIER-TO-ENTRY -MARKET

Demand for single-family homes in the Toluca Lake submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Toluca Lake has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Toluca Lake tends to be competitive, with properties often selling quickly at or above asking prices.



\$105,170

Median Household Income



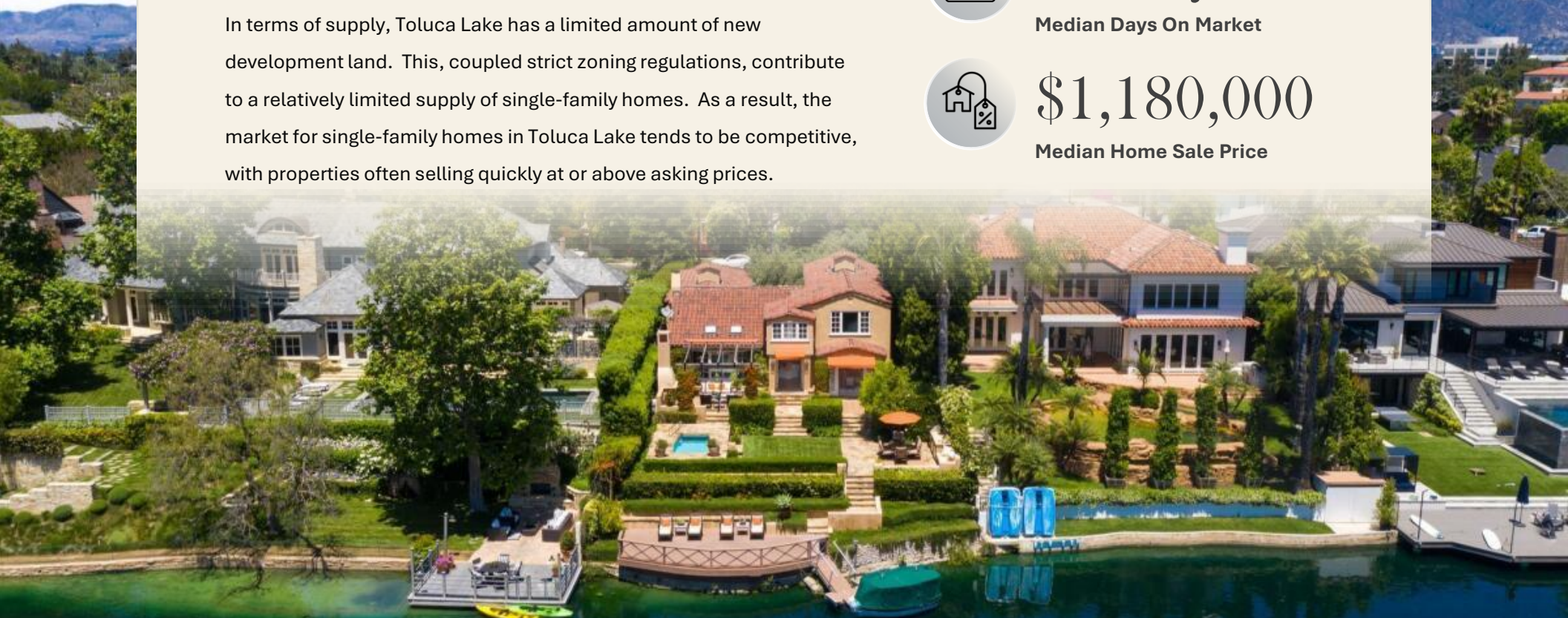
89 Days

Median Days On Market



\$1,180,000

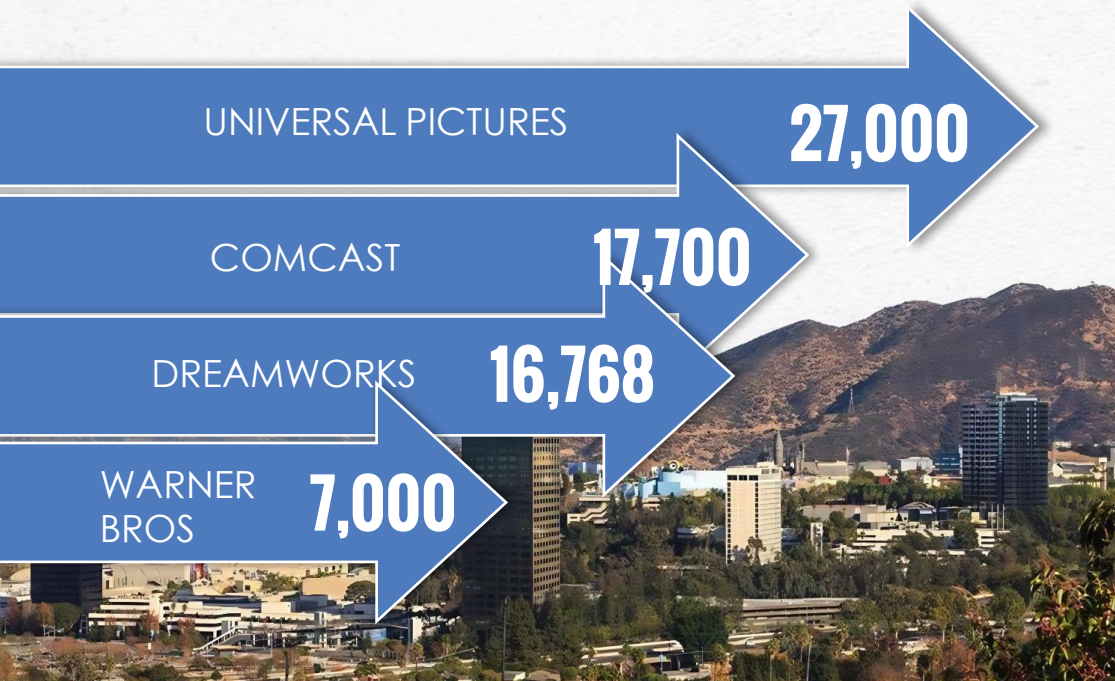
Median Home Sale Price



# Employment Hubs



## TOP REGIONAL EMPLOYERS



# AREA LANDMARKS

Toluca Lake is a tree-lined community with diverse houses give off a vibe that's more relaxed than the rest of Los Angeles. It's a small retreat where the fast pace of city life slows down a bit.

**Lakeside Golf Club:** a prestigious private golf club with a rich history dating back to its establishment in 1924. Known for its classic course design and well-manicured grounds, the club has long been a favored destination for golf enthusiasts seeking a challenging and enjoyable experience.

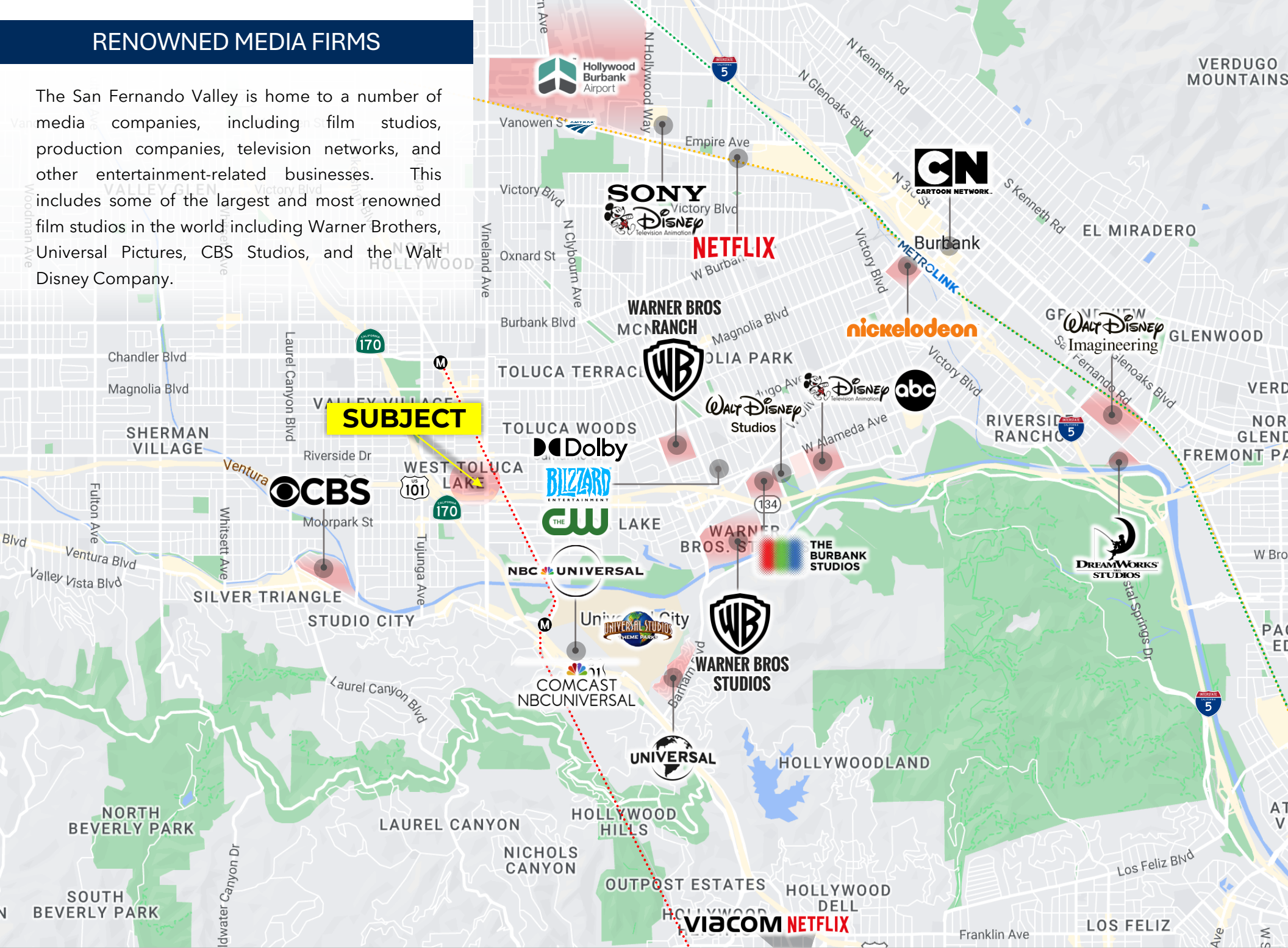
**CBS Studio Center:** This is a historic television and film studio complex that has been in operation since 1928. Many popular TV shows, such as Seinfeld and Gilligan's Island, were filmed here.

**Universal Studios Hollywood:** This is a popular theme park and movie studio that offers a variety of attractions, including rides, shows, and tours. It is located adjacent to Toluca Lake.

**Ventura Boulevard:** This is a major thoroughfare that runs through Toluca Lake and is known for its trendy shops, restaurants, and cafes. It is a great place to stroll, shop, and dine.

# RENOWNED MEDIA FIRMS

The San Fernando Valley is home to a number of media companies, including film studios, production companies, television networks, and other entertainment-related businesses. This includes some of the largest and most renowned film studios in the world including Warner Bros, Universal Pictures, CBS Studios, and the Walt Disney Company.



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