



5712 CAMELLIA AVE
NORTH HOLLYWOOD, CA 91601

14 UNITS - NORTH HOLLYWOOD LOCATION - VALUE ADD OPPORTUNITY

TABLE OF CONTENTS

01

PROPERTY DETAILS

Property Summary
The Opportunity
Investment Highlights

02

FINANCIAL ANALYSIS

Rent Roll
Pricing Details

03

MARKET COMPARABLES

Sold Comparables
Rent Comparables

04

AREA OVERVIEW

Location
Accessibility
Employment
Demographics

EXCLUSIVELY LISTED BY



MICHAEL STERMAN

Senior Vice President Investments
Director - National Multi Housing Group
Tel: (818) 212-2784
Michael.Sterman@marcusmillichap.com
License CA: #01911703

STERMANMFG.COM

An aerial photograph of a residential neighborhood in North Hollywood, California. The image shows a dense collection of multi-story apartment buildings and houses. A prominent red callout box with a white background and a red border is centered in the middle of the image. The box contains the address "5712 CAMELLIA AVE NORTH HOLLYWOOD, CA 91601" in black text. A red vertical line extends from the bottom of the callout box to a red dot on the roof of a large, light-colored apartment building. The surrounding area includes streets with cars, trees, and a clear blue sky with some clouds. In the background, there are rolling hills and mountains under a bright sky.

5712
CAMELLIA AVE
NORTH HOLLYWOOD, CA 91601







An aerial, high-angle photograph of a city, likely Los Angeles, showing a dense urban landscape with a large body of water in the foreground. The image is blurred, creating a soft, atmospheric effect. The text is overlaid on the right side of the image.

01

PROPERTY
DETAILS

THE OPPORTUNITY

The Sterman Multi-Family Group of Marcus & Millichap is pleased to present 5712 Camellia Avenue, a 14-unit apartment building located in the desirable North Hollywood submarket of Los Angeles. Built in 1989, the property is situated on an approximately 11,252 square foot lot with roughly 15,200 square feet of rentable area. The unit mix includes four (4) one-bedroom/one-bath units and ten (10) two-bedroom/two-bath units, offering spacious floor plans that appeal to strong and consistent rental demand. The property is not subject to the Los Angeles Rent Stabilization Ordinance, providing investors meaningful operational flexibility and long-term income growth potential.

5712 Camellia Avenue is ideally located near the NoHo Arts District, offering residents convenient access to a vibrant mix of dining, retail, and entertainment options, as well as the Metro B Line (Red Line). The property also benefits from excellent connectivity via the 101 and 170 freeways, allowing easy access to major employment centers throughout the San Fernando Valley and Greater Los Angeles.

Offered at a price below replacement cost of approximately \$282 per square foot, the asset presents an attractive value proposition. Additional features include spacious units, central air conditioning and heating in all units, and select units with private balconies and fireplaces, enhancing tenant appeal in a high-demand rental market.

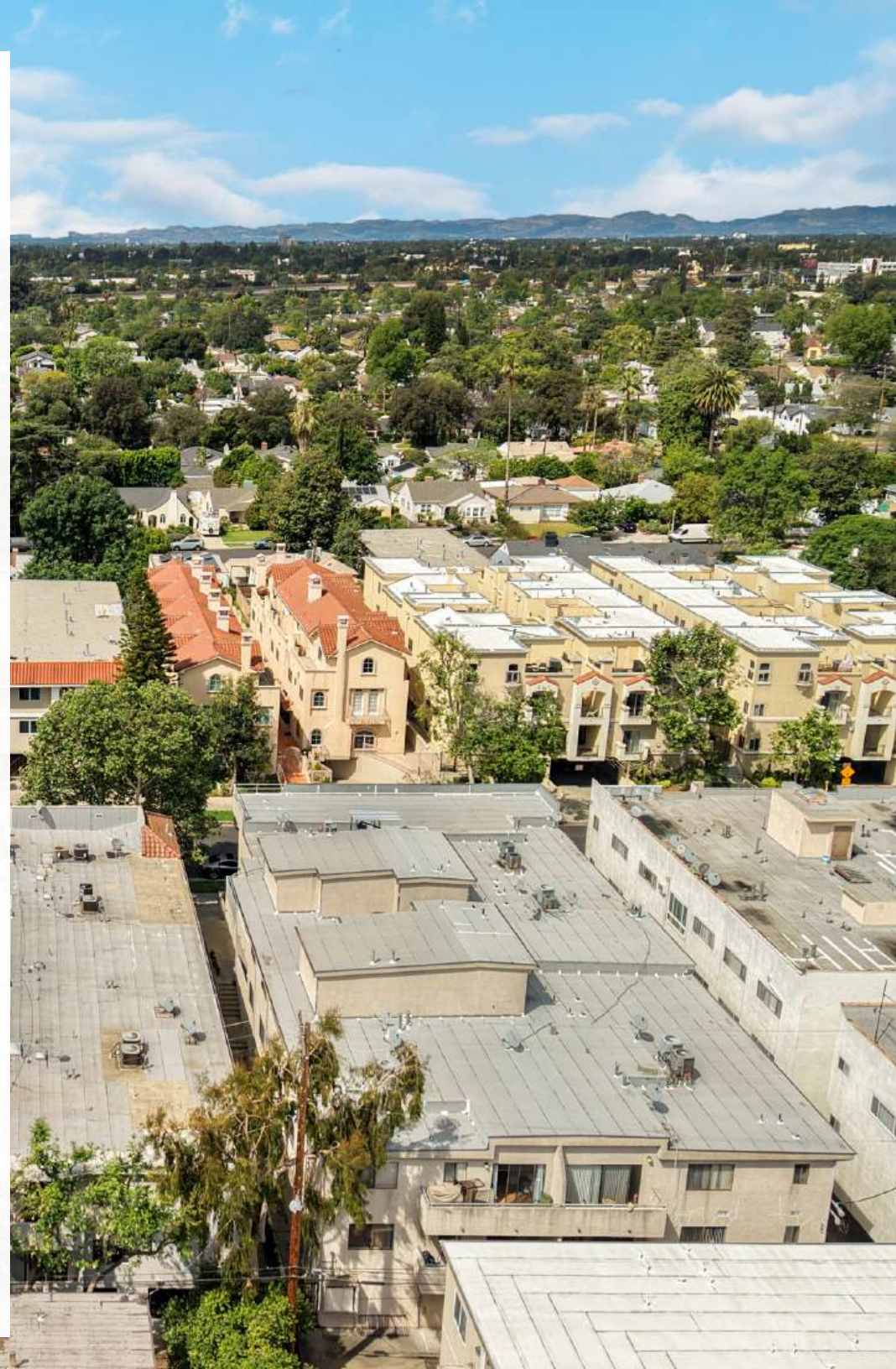
PROPERTY SUMMARY

PRICING

Offering Price	\$4,295,000	
Price/Unit	\$306,786	
Price/SQFT	\$282.57	
CAP Rate	4.54% Current	5.77% Market
GRM	12.80 Current	10.48 Market

THE ASSET

Number of Units	14
Year Built	1989
Unit Mix	(4) 1 Bed + 1 Bath (10) 2 Bed + 2 Bath
Gross SqFt	15,200
Lot Size	11,252
Zoning	LAR3
Parcel Number	2338-022-013



INVESTMENT HIGHLIGHTS

North Hollywood location

Built in 1989 – Not Subject to the Los Angeles Rent Stabilization Ordinance

14-unit apartment building featuring an attractive mix of four (4) one-bedroom/one-bath and ten (10) two-bedroom/two-bath units

Approximately 15,200 square feet of rentable area on an 11,252 square foot lot

Spacious units with central air conditioning and heating throughout; select units feature private balconies and fireplaces

Offered at a price below replacement cost of approximately \$282 per square foot

Centrally located near the NoHo Arts District with convenient access to dining, retail, and entertainment

Excellent connectivity to the 101 and 170 freeways, as well as the Metro B Line



5712
 CAMELLIA AVE
 NORTH HOLLYWOOD, CA 91601



02

FINANCIAL
ANALYSIS

RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
101	2 Bed + 2 Bath	\$2,246	\$2,600	Includes 8% Increase
102	2 Bed + 2 Bath	\$2,600	\$2,600	Occupied
103	1 Bed + 1 Bath	\$2,000	\$2,000	Vacant
104	1 Bed + 1 Bath	\$1,663	\$2,000	Includes 8% Increase
105	2 Bed + 2 Bath	\$2,138	\$2,600	Includes 8% Increase
106	2 Bed + 2 Bath	\$1,836	\$2,600	Includes 8% Increase
107	2 Bed + 2 Bath	\$2,495	\$2,600	Occupied
201	2 Bed + 2 Bath	\$2,600	\$2,600	Vacant
202	2 Bed + 2 Bath	\$1,296	\$2,600	Includes 8% Increase
203	1 Bed + 1 Bath	\$1,890	\$2,000	Includes 8% Increase
204	1 Bed + 1 Bath	\$1,836	\$2,000	Includes 8% Increase
205	2 Bed + 2 Bath	\$1,722	\$2,600	Includes 8% Increase
206	2 Bed + 2 Bath	\$1,782	\$2,600	Includes 8% Increase
207	2 Bed + 2 Bath	\$1,722	\$2,600	Includes 8% Increase
		\$27,828	\$34,000	

RENT ROLL SUMMARY

UNIT #	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
4	1 Bed + 1 Bath	\$1,847	\$7,389	\$2,000	\$8,000
10	2 Bed + 2 Bath	\$2,044	\$20,439	\$2,600	\$26,000
TOTAL SCHEDULED RENT:			\$27,828		\$34,000

PRICING DETAILS

PRICING	
OFFERING PRICE	\$4,295,000
Number of Units	14
Price per Unit	\$306,786
Price per SqFt	\$282.57
Gross SqFt	15,200
Lot Size	11,252
Year Built	1989

RETURNS	CURRENT	MARKET
Cap Rate	4.54%	5.77%
GRM	12.80	10.48

ANNUALIZED INCOME	CURRENT	MARKET
Gross Potential Rent	\$333,938	\$408,000
Laundry	\$1,680	\$1,680
Gross Scheduled Income	\$335,618	\$409,680
Vacancy Reserve	(\$10,069) 3%	(\$20,484) 5%
Effective Gross Income	\$325,550	\$389,196
Less: Expenses	(\$130,522) 39%	(\$141,458) 35%
Net Operating Income	\$195,028	\$247,738

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$51,540	\$51,540
Insurance	\$15,200	\$15,200
Utilities	\$20,874	\$20,874
Main. & Repairs	\$16,781	\$25,171
Off-Site Management (4%)	\$13,022	\$15,567
Landscaping	\$3,670	\$3,670
Rubbish	\$5,935	\$5,935
Misc. + Reserves	\$3,500	\$3,500
Total Expenses	\$130,522	\$141,458
Expenses/Unit	\$9,322.99	\$10,104.14
Expenses/SF	\$8.59	\$9.31



03

MARKET
COMPARABLES

SOLD COMPARABLES

- 1 11205 Peach Grove St, North Hollywood, CA 91601
- 2 12235 Magnolia Blvd, Valley Village, CA 91607
- 3 5418 Hermitage Ave, Valley Village, CA 91607
- 4 10933 Huston St, North Hollywood, CA 91601
- 5 10833-10835 Camarillo St, North Hollywood, CA 91602
- 6 11218 Oxnard St, North Hollywood, CA 91606
- S 5712 Camellia Ave. North Hollywood, CA 91601**

NORTH HOLLYWOOD



SOLD COMPARABLES

S



**5712 CAMELLIA AVE
NORTH HOLLYWOOD, CA 91601**

Price	\$4,400,000
Units	14
Bldg SF	15,200
Year Built	1989
Cap Rate	4.54%
GRM	12.80
Price/SF	\$282.57
Price/Unit	\$306,786
Close of Escrow	N/A
Unit Mix	(4) 1+1 (10) 2+2

1



**11205 PEACH GROVE ST
NORTH HOLLYWOOD, CA 91601**

Price	\$1,800,000
Units	6
Bldg SF	5,548
Year Built	1987
Cap Rate	5.11%
GRM	12.35
Price/SF	\$324.44
Price/Unit	\$300,000
Close of Escrow	3/18/2026
Unit Mix	(1) Studio (1) 1+1 (4) 2+2

2



**12235 MAGNOLIA BLVD
VALLEY VILLAGE, CA 91607**

Price	\$5,140,000
Units	17
Bldg SF	18,805
Year Built	1983
Cap Rate	5.60%
GRM	10.99
Price/SF	\$273.33
Price/Unit	\$302,353
Close of Escrow	12/24/2025
Unit Mix	(2) Studio (15) 1+1

SOLD COMPARABLES



3
5418 HERMITAGE AVE
VALLEY VILLAGE, CA 91607

Price	\$2,050,000
Units	7
Bldg SF	4,736
Year Built	1985
Cap Rate	4.51%
GRM	12.59
Price/SF	\$432.85
Price/Unit	\$292,857
Close of Escrow	11/21/2025
Unit Mix	(1) Studio (5) 1+1 (1) 2+2

4
10933 HUSTON ST
NORTH HOLLYWOOD, CA 91601

Price	\$13,145,000
Units	40
Bldg SF	37,088
Year Built	1989
Cap Rate	5.13%
GRM	11.61
Price/SF	\$354.43
Price/Unit	\$328,625
Close of Escrow	10/15/2025
Unit Mix	(3) 1+1 (37) 2+2

5
10833-10835 CAMARILLO ST
NORTH HOLLYWOOD, CA 91602

Price	\$2,900,000
Units	8
Bldg SF	6,396
Year Built	2003
Cap Rate	5.93%
GRM	11.40
Price/SF	\$453.41
Price/Unit	\$362,500
Close of Escrow	9/26/2025
Unit Mix	(8) 2+2

SOLD COMPARABLES

6



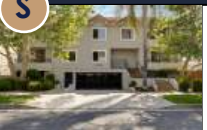
**11218 OXNARD ST
NORTH HOLLYWOOD, CA 91606**

Price	\$2,000,000
Units	6
Bldg SF	4,152
Year Built	1985
Cap Rate	5.53%
GRM	11.38
Price/SF	\$481.70
Price/Unit	\$333,333
Close of Escrow	9/9/2025
Unit Mix	(6) 1+1

SOLD COMPARABLES

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
1	 11205 Peach Grove St North Hollywood, CA 91601	6	3/18/2026	1987	(1) Studio (1) 1+1 (4) 2+2	\$1,800,000	\$300,000	\$324.44	5.11%	12.35
2	 12235 Magnolia Blvd Valley Village, CA 91607	17	12/24/2025	1983	(2) Studio (15) 1+1	\$5,140,000	\$302,353	\$273.33	5.60%	10.99
3	 5418 Hermitage Ave Valley Village, CA 91607	7	11/21/2025	1985	(1) Studio (5) 1+1 (1) 2+2	\$2,050,000	\$292,857	\$432.85	4.51%	12.59
4	 10933 Huston St North Hollywood, CA 91601	40	10/15/2025	1989	(3) 1+1 (37) 2+2	\$13,145,000	\$328,625	\$354.43	5.13%	11.61
5	 10833-10835 Camarillo St North Hollywood, CA 91602	8	9/26/2025	2003	(8) 2+2	\$2,900,000	\$362,500	\$453.41	5.93%	11.40
6	 11218 Oxnard St North Hollywood, CA 91606	6	9/9/2025	1985	(6) 1+1	\$2,000,000	\$333,333	\$481.70	5.53%	11.38
						\$4,505,833	\$319,945	\$386.69	5.30%	11.72

SUBJECT PROPERTY

	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
S	 5712 Camellia Ave North Hollywood, CA 91601	14	N/A	1989	(4) 1+1 (10) 2+2	\$4,295,000	\$306,786	\$282.57	4.54%	12.80

RENT COMPARABLES

- 1 11459 Collins St, Los Angeles, CA 91601
- 2 5105 Bakman Ave, Los Angeles, CA 91601
- 3 11840 Chandler Blvd, North Hollywood, CA 91607
- 4 5633 Colfax Ave, North Hollywood, CA 91601
- 5 5811 Tujunga Ave, Los Angeles, CA 91601
- 6 6041 Whitsett Ave, Los Angeles, CA 91606
- S 5712 Camellia Ave. North Hollywood, CA 91601**

NORTH HOLLYWOOD



RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
ONE BEDROOM					
1	 11459 Collins St Los Angeles, CA 91601	1 Bed + 1 Bath	\$1,995	700	\$2.85
2	 5105 Bakman Ave Los Angeles, CA 91601	1 Bed + 1 Bath	\$1,995	650	\$3.07
3	 11840 Chandler Blvd North Hollywood, CA 91607	1 Bed + 1 Bath	\$1,925	500	\$3.85
TWO BEDROOM					
4	 5633 Colfax Ave North Hollywood, CA 91601	2 Bed + 2 Bath	\$2,550	1100	\$2.32
5	 5811 Tujunga Ave Los Angeles, CA 91601	2 Bed + 2 Bath	\$2,595	1100	\$2.36
6	 6041 Whitsett Ave Los Angeles, CA 91606	2 Bed + 2 Bath	\$2,595	1500	\$1.73



5712

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of greenery and buildings. The sky is a clear, vibrant blue with a few wispy white clouds. The text '04' is overlaid in the upper left corner in a large, dark blue, serif font.

04

AREA
OVERVIEW

NORTH HOLLYWOOD

North Hollywood is one of the San Fernando Valley's fastest-growing rental markets, offering a vibrant, transit-oriented lifestyle with strong appeal to creative professionals.

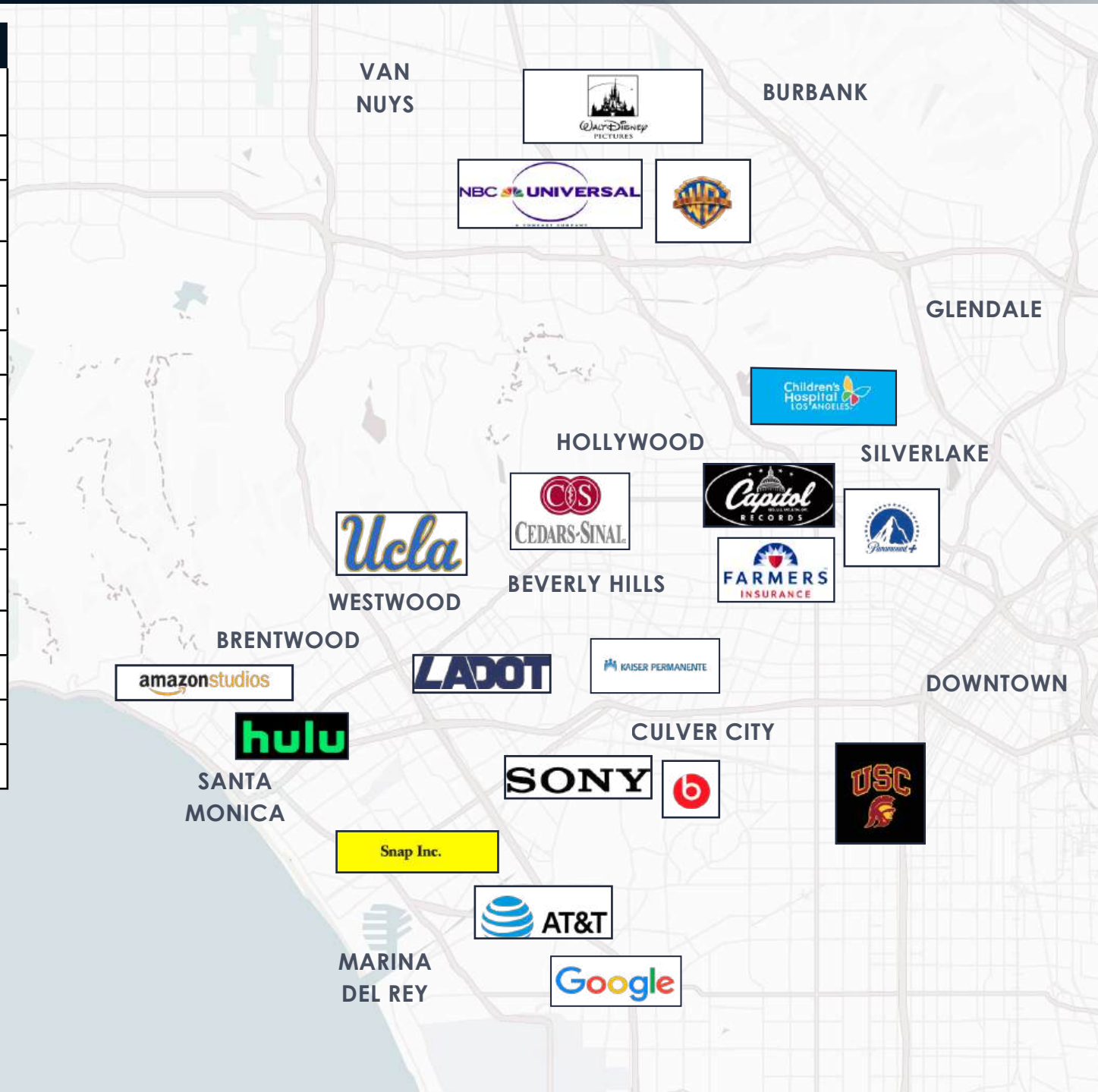
Anchored by nearby major studios such as Universal, Warner Bros., and Disney, along with a growing base of media and production companies, the area attracts consistent renter demand. The NoHo Arts District adds to its appeal with theaters, cafés, restaurants, and nightlife.

With access to the Metro B Line and proximity to the 101, 170, and 134 Freeways, North Hollywood provides convenient connectivity to Hollywood, Downtown LA, and Burbank—making it an increasingly desirable submarket for both residents and multifamily investors.



TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	27,000
Target Corp	20,000
NBC Universal	15,000
Cedars-Sinai Medical Center	14,000
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
AT&T Inc.	10,500
Warner Bros. Entertainment Inc.	10,000
Farmer's Insurance Group	8,000
Children's Hospital Los Angeles	6,400
Paramount Pictures	4,500
Capitol Records	600



NORTH HOLLYWOOD DEMOGRAPHICS

72,700
TOTAL POPULATION

38
MEDIAN AGE

31,000
TOTAL HOUSEHOLDS

\$74,000
AVERAGE HOUSEHOLD INCOME

5712 CAMELLIA AVE

NORTH HOLLYWOOD, CA 91601

EXCLUSIVELY LISTED BY



MICHAEL STERMAN

Senior Vice President Investments

Director - National Multi Housing Group

Tel: (818) 212-2784

Michael.Sterman@marcusmillichap.com

License CA: #01911703

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Marcus & Millichap. This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of an tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.) 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 an reasonably attainable.