



7107 Coldwater Canyon Blvd
North Hollywood, CA 91605



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BLVD
NORTH HOLLYWOOD, CA
91605

EXCLUSIVELY PRESENTED BY:

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KREG @ Escala Realty

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PROPERTY SUMMARY

Offering Price	\$1,450,000.00
Building SqFt	4,504 SqFt
Lot Size (acres)	0.16
Levels	2
Units	6.00
Year Built	1958
Subdivision Name	20721
County	Los Angeles
Parcel ID / APN	2327-018-066
Construction	WOOD

INVESTMENT SUMMARY

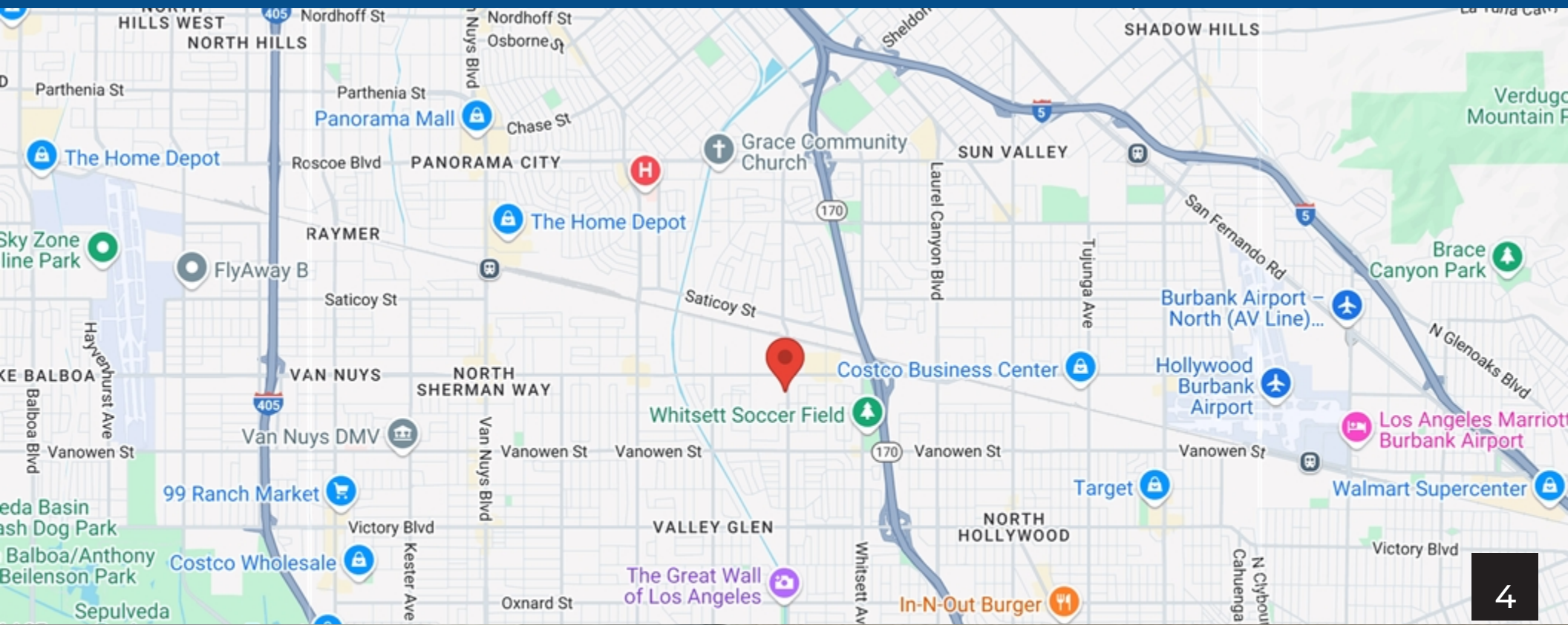
PRICE IMPROVEMENT! Rare Investment Opportunity On Coldwater Canyon Avenue—Strong Income with Expansion Upside.

Unlock the full potential of this 6-unit multi-family property. With four renovated units already commanding top market rents, this income-generating gem is an ideal acquisition for both seasoned investors and first-time multifamily buyers who are looking to transition from SFR rentals. The unit mix of four 2 bed/1 bath and two 1 bed/1bath is ideal with each unit having 1 covered parking space. All units have separate gas and electricity meters. Most importantly, there is value-add potential with the possibility of adding 1-2 new units as the adjacent owner is already doing (confirm with the city), bringing 2 two bedrooms units to market rent after tenant turnover, plus the opportunity to double the parking, and thereby maximize cash flow by leasing extra parking spaces, & renting out storage closets. Whether you're scaling a growing portfolio or stepping for the first time into multi-family ownership, this well-maintained, high-demand asset is an opportunity that shouldn't be missed. Property sales along the Coldwater Canyon corridor are few and far between.



INVESTMENT HIGHLIGHTS

- Excellent Unit Mix 4 2BR + 1 BTH & 2 1BR + 1 BTH; Four of Six Units Remodeled with Kitchen Stone Counters, Laminate Flooring, AC Wall Units, Dining Room Ceiling Fans, & Bathroom Vanities
- Four of Six Units Command Market Rent with Further Upside Upon Tenant Turnover in the Remaining Unimproved 2+1 Units
- Well Maintained Bldg With Copper Plumbing Throughout & New Roof Installed in 2020
- Expansion Opportunity For Additional Unit (s) & Additional Income. Adjacent Property Owner Has Similar Footprint and is Building Additional Unit(s) in the Rear. Buyer to Verify With City. Any Future Unit Build-Out could also Generate Income from Added Tandem Parking Spaces and Individual Unit Storage Closets.





LOCATION HIGHLIGHTS

- Strategically positioned just west of the CA 170 freeway, this property benefits from exceptional connectivity to major employment hubs, high visibility, and as a result consistently enjoys strong tenant demand.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	EXPENSE REIMBURSEMENTS	LEASE FROM	LEASE TO	NOTES
1	Confidential: 2BR	850	\$16,920.00	\$19.91		10/01/2010	-	Unit Not Remodeled
2	Confidential: 1 BR	600	\$20,340.00	\$33.90		04/01/2023	-	
3	Confidential: 2BR	850	\$21,000.00	\$24.71		07/01/2020	-	
4	Confidential: 2BR	850	\$21,468.00	\$25.26		07/01/2015	-	Unit Not Remodeled
5	Confidential: 1 BR	600	\$19,140.00	\$31.90		10/01/2022	-	
6	Confidential: 2BR	850	\$23,940.00	\$28.16		02/01/2023	-	
Total Occupied		4600	\$122,808.00					
TOTAL		4600	\$122,808.00		\$0.00			

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$1,450,000.00
PRICE PSF	\$315.22
IN PLACE NOI	\$97,820.42
IN PLACE CAP RATE	6.75%
YEAR 1 NOI	\$80,441.66
YEAR 1 CAP RATE	5.55%
YEAR 1 LEVERAGED CASH / CASH RETURN	5.55%

GENERAL INFORMATION

ANALYSIS PERIOD	1
ANALYSIS START DATE	07/06/2025
EXPENSE SOURCE	OWNER
INCOME GROWTH RATE	3.00%
PROPERTY TAX GROWTH RATE	\$21,063.00
MARKET RENT/SF	\$0.00

EXPENSE BREAKDOWN

GENERAL EXPENSES	
GARDENER	\$2,840.00
LA HOUSING DEPT	\$640.14
BUSINESS TAX	\$152.59
TRASH	\$3,741.65
WATER/ELECTRIC	\$9,515.84
TOTAL GENERAL EXPENSES	\$16,890.22
PROPERTY INSURANCE	\$5,601.00
PROPERTY TAX	\$2,496.36
TOTAL EXPENSES	\$24,987.58

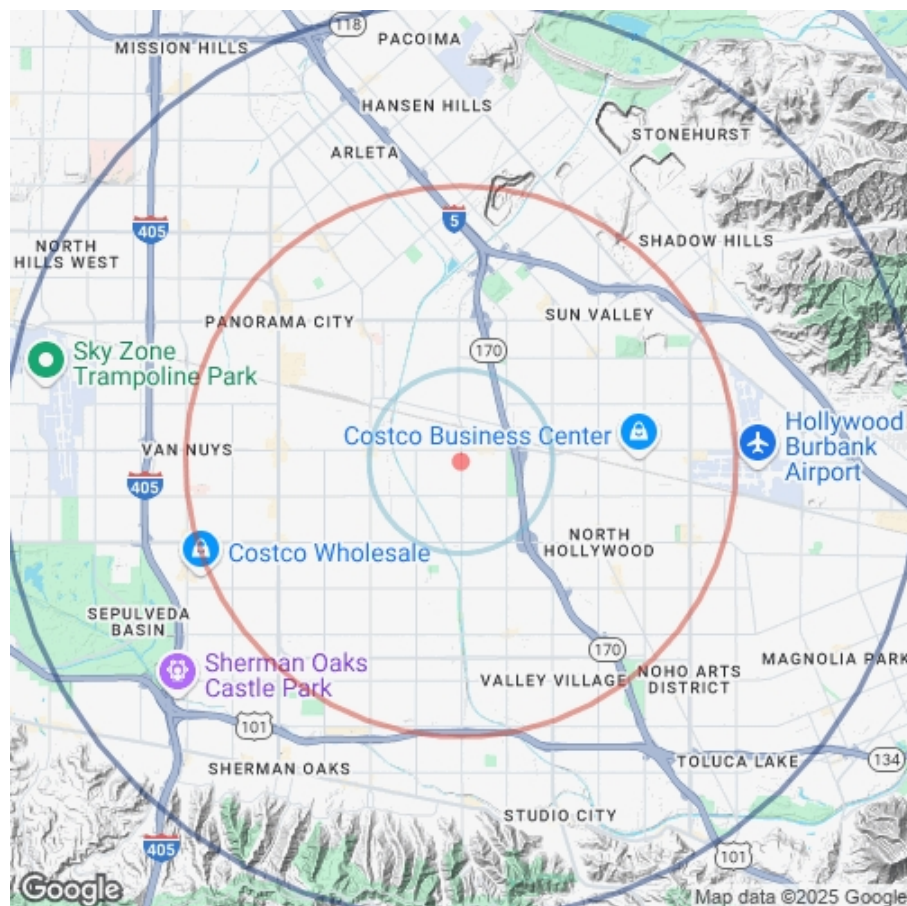


CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$122,808.00	\$126,492.24
SCHEDULED BASE RENTAL REVENUE	\$122,808.00	\$126,492.24
TOTAL POTENTIAL GROSS REVENUE	\$122,808.00	\$126,492.24
EFFECTIVE GROSS REVENUE	\$122,808.00	\$126,492.24
OPERATING EXPENSES		
PROPERTY TAX	\$2,496.36	\$23,559.36
INSURANCE	\$5,601.00	\$5,601.00
GENERAL EXPENSES	\$16,890.22	\$16,890.22
TOTAL OPERATING EXPENSES	\$24,987.58	\$46,050.58
NET OPERATING INCOME	\$97,820.42	\$80,441.66
CAP RATE	6.75%	5.55%

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,956	329,684	689,811
2010 Population	35,960	332,564	712,099
2025 Population	34,184	327,349	712,657
2030 Population	33,560	324,454	707,384
2025-2030 Growth Rate	-0.37 %	-0.18 %	-0.15 %
2025 Daytime Population	29,660	273,031	665,503



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,593	11,410	23,711
\$15000-24999	835	8,107	15,642
\$25000-34999	799	7,805	15,682
\$35000-49999	1,320	11,612	23,251
\$50000-74999	2,165	18,130	38,418
\$75000-99999	1,581	14,615	32,565
\$100000-149999	1,624	18,056	43,584
\$150000-199999	879	10,549	25,735
\$200000 or greater	1,281	13,903	40,527
Median HH Income	\$ 64,870	\$ 75,038	\$ 83,288
Average HH Income	\$ 96,341	\$ 105,823	\$ 124,088

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	10,712	103,452	233,224
2010 Total Households	11,181	104,554	238,742
2025 Total Households	12,077	114,187	259,120
2030 Total Households	12,196	116,000	263,361
2025 Average Household Size	2.79	2.83	2.72
2025 Owner Occupied Housing	4,051	39,027	96,581
2030 Owner Occupied Housing	4,190	40,416	99,439
2025 Renter Occupied Housing	8,026	75,160	162,539
2030 Renter Occupied Housing	8,006	75,584	163,922
2025 Vacant Housing	374	4,469	11,155
2025 Total Housing	12,451	118,656	270,275



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DETAILS.**