

6727 CAMELLIA AVENUE

NORTH HOLLYWOOD, CALIFORNIA 91606

Marcus & Millichap
THE RAYMUNDO GROUP

\$1,050,000 | 3 MULTIFAMILY UNITS

FULL COPPER PLUMBING AND NEWER ROOF
AVAILABLE WITH ADJACENT 6726 BECK AVENUE FOR LARGE BLOCK-TO-BLOCK LOT
TIER 1 TOC DESIGNATION

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified 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, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

NON - ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap

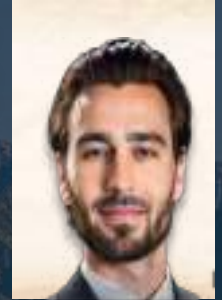
16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436
www.marcusmillichap.com

EXCLUSIVELY LISTED BY:

BEN SAVOY

ASSOCIATE INVESTMENTS
NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1915 DIRECT
(818) 602-8850 MOBILE
Ben.Savoy@marcusmillichap.com



RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1855 DIRECT
(818) 219-6146 MOBILE
Rick.Raymundo@marcusmillichap.com



Marcus & Millichap
THE RAYMUNDO GROUP

REAL ESTATE INVESTMENT SALES | FINANCING | RESEARCH | ADVISORY SERVICES

16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436
www.marcusmillichap.com



6727



TABLE OF CONTENTS

▼

SECTION 1	INVESTMENT OVERVIEW
SECTION 2	LOCATION OVERVIEW
SECTION 3	PRICING AND FINANCIAL ANALYSIS
SECTION 4	PROPERTY DESCRIPTION
SECTION 5	SALES COMPARABLES
SECTION 6	RENT COMPARABLES



Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

6727 CAMELLIA AVENUE, NORTH HOLLYWOOD, CA 91606

INVESTMENT OVERVIEW

Marcus & Millichap
THE RAYMUNDO GROUP

INVESTMENT HIGHLIGHTS

- Available with Adjacent 6726 Beck Avenue Property, Providing Large 13,297 Square Foot Block-to-Block Parcels Spanning Over ¼ Acre
- Full Copper Plumbing with New Roof Installed in 2021
- Potential to Dramatically Improve Income via Construction of ADUs (Buyer to Verify)
- Tier 1 TOC Designation
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- One Mile to New NoHo West Mixed-Use Campus and Short Drive to Proposed \$1 Billion District NoHo Development
- Additional Income Stream Created via On-Site Laundry Facilities



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 6727 Camellia Avenue, a well-maintained triplex located in vibrant North Hollywood, CA. Situated on a 6,546 square foot lot, the building contains two one-bedroom units and one two-bedroom unit, spanning a total of 1,850 square feet. The property is not on the Los Angeles Department of Building and Safety's seismic retrofit list (Buyer to verify), saving a new investor from otherwise costly repairs.

Being listed for sale along with the adjacent property at 6726 Beck Avenue could allow an investor to control two parcels that span block-to-block and cover approximately 13,297 square feet of land. Both parcels are situated within a Tier 1 TOC zone, and a new owner may be able to boost revenue substantially by adding ADUs to the lot.

The property features full copper plumbing and the owner has maintained the property well, including the installation of a brand new roof in 2021. New window screens, exterior lighting, and security cameras were added recently as well. The on-site laundry facilities offer a supplemental income stream to a new investor.

With its solid pipeline of recent and upcoming development projects, North Hollywood has benefited from a strong influx of capital. The new NoHo West mixed-use development features a Trader Joe's, Nordstrom Rack, Regal Cinema, LA Fitness, and several other shops and restaurants as its accompanying 644-unit multifamily development moves forward through construction. A proposed \$1 billion mixed-use campus, dubbed District NoHo and featuring approximately 22 million square feet of retail, restaurant, office, and residential space could come online just south of the property.

6727 Camellia Avenue

North Hollywood, CA 91606

LISTING PRICE

\$1,050,000

PRICE/UNIT

\$350,000

PRICE/SF

\$567.57

CAP RATE - CURRENT

3.18%

GIM - CURRENT

17.46

CAP RATE - PRO FORMA

10.21%

GIM - PRO FORMA

7.59

THE OFFERING

Price	\$1,050,000
Down Payment	100% / \$1,050,000
Price/Unit	\$350,000
Price/SF	\$567.57
Number of Units	3
Rentable Square Feet	1,850 SF
Number of Buildings	1
Number of Stories	1
Year Built	1956
Lot Size	6,546 SF

VITAL DATA

CAP Rate - Current	3.18%
GIM - Current	17.46
Net Operating Income - Current	\$33,411
CAP Rate - Pro Forma	10.21%
GIM - Pro Forma	7.59
Net Operating Income - Pro Forma	\$107,252

PROPERTY DETAILS

THE OFFERING

Property Address: 6727 Camellia Avenue
North Hollywood, CA 91606
Assessor's Parcel Number: 2320-016-017
Zoning: LARD1.5

SITE DESCRIPTION

Number of Units: 3
Number of Buildings: 1
Number of Stories: 1
Year Built: 1956
Rentable Square Feet: 1,850 SF
Lot Size: 6,546 SF
Type of Ownership: Fee Simple

CONSTRUCTION

Framing: Wood Frame
Exterior: Stucco
Parking Surface: Asphalt
Roof: Pitched

OFFERING PRICE:

\$1,050,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

UNIT MIX

No. of Units	Unit Type	Approx. Squire Feet
2	1 Bdr 1 Bath	500
1	2 Bdr 1 Bath	850
3	TOTAL	1,850



Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

6727 CAMELLIA AVENUE, NORTH HOLLYWOOD, CA 91606

LOCATION OVERVIEW

Marcus & Millichap
THE RAYMUNDO GROUP

NORTH HOLLYWOOD, CALIFORNIA

Tucked between Studio City, Burbank, Toluca Lake and Valley Village, the core of North Hollywood has a neighborhood vibe all its own - densely urban and very much up-and-coming. North Hollywood is over 5.87 square miles, has a diverse residential demographic and several convenient transportation options. The city connects to Hollywood or Downtown LA in a matter of minutes via the Red Line and Orange Line, which are two major regional Metro hubs for the San Fernando Valley. For cars, NoHo has plenty of nearby freeways, the 5, 101, 170, and 134.



NORTH HOLLYWOOD METRO STATION



THE NOHO GATEWAY SIGN

The city is most famous for the NoHo Arts District, a community with theatres, arts galleries, cafes, shops, dance studios, and music recording studios. In 1992, the business and theatre owners established this special district to support the LA Department of Cultural Affairs and the name “NoHo” is meant to be a play off the well-known “SoHo Arts District” in New York City. North Hollywood’s landscape has recently transformed with the construction of condominium towers on Lankershim Blvd in a neighborhood of older one-story bungalows and small apartment complexes. Currently, the NoHo Arts District is teamed up with the Community Redevelopment Agency-Los Angeles to work on beautifying the North Hollywood area to attract even more businesses. Their recent focus has been to revamp store fronts on Lankershim Blvd, Magnolia Blvd, and Burbank Blvd.



NOHO WEST SHOPPING



LAKESIDE GOLF CLUB TOLUCA LAKE



UNIVERSAL CITYWALK



TELEVISION ACADEMY SABAN MEDIA CENTER



SOUTHERN PACIFIC-PACIFIC ELECTRIC STATION



AMELIA EARHART LIBRARY

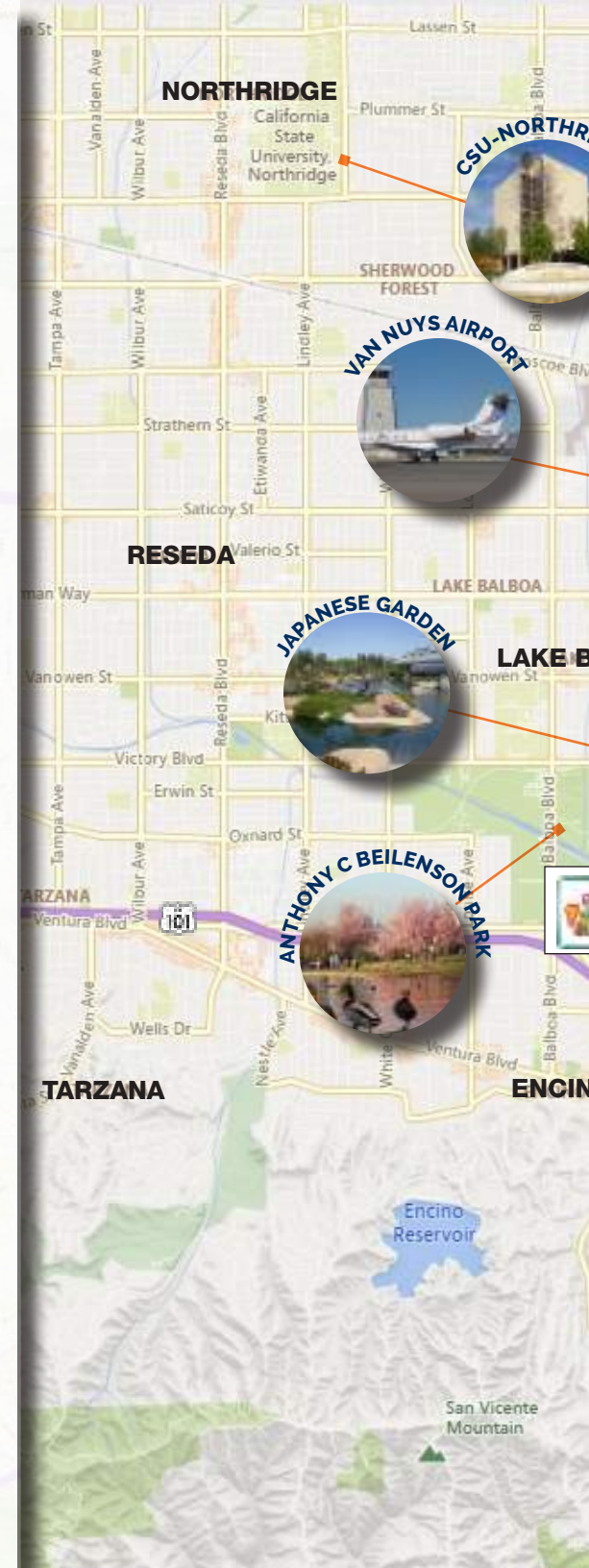


NOHO ARTS CENTER

MAJOR EMPLOYERS

	Employees
1 Sofro Fabrics Inc / House of Fabrics	3,810
2 Walt Disney Records Direct	2,990
3 Providence Holy Cross	2,931
4 Kaiser Permanente	2,700
5 Team-One Employment Specialists LLC	2,392
6 Providence Holy Cross Foundation	2,000
7 Providence St. Joseph Medical Center	2,000
8 Dream Lounge Inc	1,989
9 TWDC Enterprises 18 Corp	1,802
10 Homebridge Financial Services Inc	1,700
11 Andrews International Inc	1,700
12 Valley Presbyterian Hospital	1,600
13 Vallarta Food Enterprises Inc	1,171
14 Bonanza Productions Inc	1,000
15 Concrete Holding Co Cal Inc	790
16 Team-One Staffing Services Inc	751
17 American Jewish University	700
18 Mission Community Hospital	700
19 Alta Hollywood Community Hospital Van Nuys	631
20 Mega Appraisers Inc	600
21 Warner Bros Transatlantic Inc	590
22 Starcom Worldwide Inc	566
23 Vintage Senior Management Inc	565
24 Elizabeth Glaser Pediatric AIDS Foundation	556
25 ACT Lighting Inc	556

Employees





Mission Community Hospital
Compassionately. Faithfully. Quality Healthcare.

KAISER PERMANENTE

PACIFICA HOSPITAL OF THE VALLEY

Valley PRESBYTERIAN Hospital

NORTH HOLLYWOOD

SUN VALLEY

6727 CAMELLIA AVENUE

BOB HOPE AIRPORT

LOS ANGELES VALLEY COLLEGE

VALLEY GLEN

VAN NUYS

6727 CAMELLIA AVENUE

NOHO ART DISTRICT

ANDREWS INTERNATIONAL

BURBANK

Walt Disney Studios

Elizabeth Glaser Pediatric AIDS Foundation
Fighting for an AIDS-free generation

SOUTHERN CALIFORNIA HOSPITAL

TeamOne

HomeBridge

VALLEY VILLAGE

Star Line Pediatric Group

VINTAGE

The Walt Disney Company

CONCRETE HOLDING COMPANY
of California Inc

MEGA

Safta HOUSE OF FABRICS

DREAM LOUNGE INC

BONANZA PRODUCTION

AJU American Jewish University

UNIVERSAL STUDIO

WARNER BROS.

Providence Holy Cross Medical Center

Providence Holy Cross Medical Center

Providence Saint Joseph Medical Center

GLENDALE

NOTABLE LOCAL RETAILERS & RESTAURANTS



KOHL'S



The Plant Shopping Center

Food 4 Less

Denny's

El Super



Bank of America



COSTCO



STAPLES



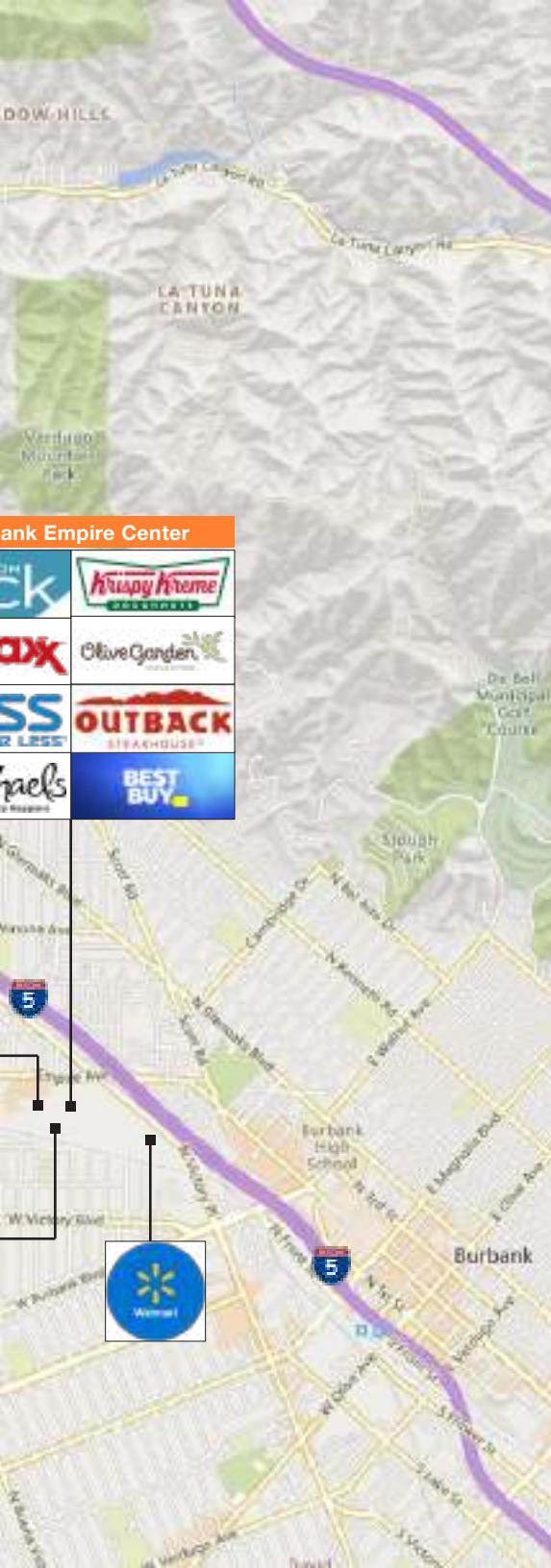
NoHo West



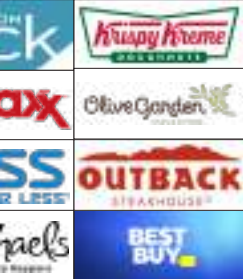
HARBOR FREIGHT

SUPERIOR GROCERS





Bank Empire Center



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	40,129	286,224	657,837
2023 Estimate			
Total Population	39,605	281,255	644,612
2020 Census			
Total Population	38,871	281,851	651,942
2010 Census			
Total Population	40,522	277,305	632,153
Daytime Population			
2023 Estimate	31,738	258,937	636,008
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	13,025	107,085	249,438
2023 Estimate			
Total Households	12,777	104,590	243,386
Average (Mean) Household Size	3.1	2.7	2.6
2020 Census			
Total Households	12,647	103,304	240,248
2010 Census			
Total Households	12,088	96,318	224,976
Growth 2023-2028	1.9%	2.4%	2.5%
HOUSING UNITS			
	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	13,457	111,243	259,501
2023 Estimate	13,228	108,982	254,006
Owner Occupied	3,254	37,197	90,521
Renter Occupied	9,523	67,393	152,866
Vacant	451	4,392	10,620
Persons in Units			
2023 Estimate Total Occupied Units	12,777	104,590	243,386
1 Person Units	21.4%	29.0%	29.7%
2 Person Units	22.5%	27.7%	28.4%
3 Person Units	17.7%	16.2%	15.7%
4 Person Units	17.4%	13.6%	13.1%
5 Person Units	10.8%	6.8%	6.5%
6+ Person Units	10.2%	6.8%	6.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	3.3%	7.8%	10.4%
\$150,000-\$199,999	4.4%	7.2%	7.6%
\$100,000-\$149,999	10.4%	15.6%	16.1%
\$75,000-\$99,999	12.7%	13.7%	13.5%
\$50,000-\$74,999	16.0%	15.5%	14.9%
\$35,000-\$49,999	13.1%	10.8%	10.2%
\$25,000-\$34,999	10.8%	7.8%	7.8%
\$15,000-\$24,999	12.4%	9.2%	8.4%
Under \$15,000	17.0%	12.4%	11.2%
Average Household Income	\$67,771	\$94,646	\$106,080
Median Household Income	\$46,309	\$65,509	\$70,776
Per Capita Income	\$22,071	\$35,412	\$40,263
POPULATION PROFILE			
	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate Total Population	39,605	281,255	644,612
Under 20	26.9%	21.8%	21.8%
20 to 34 Years	25.5%	24.4%	23.6%
35 to 39 Years	8.5%	8.3%	8.4%
40 to 49 Years	13.6%	13.9%	14.2%
50 to 64 Years	16.4%	18.6%	18.6%
Age 65+	9.1%	13.0%	13.5%
Median Age	33.7	37.2	37.7
Population 25+ by Education Level			
2023 Estimate Population Age 25+	26,260	203,026	467,294
Elementary (0-8)	18.8%	11.7%	11.2%
Some High School (9-11)	13.1%	8.5%	7.8%
High School Graduate (12)	24.0%	19.7%	19.0%
Some College (13-15)	17.3%	20.1%	19.2%
Associate Degree Only	7.4%	8.4%	7.7%
Bachelor's Degree Only	14.6%	23.3%	24.9%
Graduate Degree	4.9%	8.4%	10.1%
Population by Gender			
2023 Estimate Total Population	39,605	281,255	644,612
Male Population	51.5%	50.3%	50.1%
Female Population	48.5%	49.7%	49.9%

DEMOGRAPHICS SUMMARY



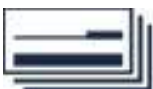
POPULATION

In 2023, the population in your selected geography is 644,612. The population has changed by 1.97 since 2010. It is estimated that the population in your area will be 657,837 five years from now, which represents a change of 2.1 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 37.7, compared with the U.S. average, which is 38.7. The population density in your area is 8,206 people per square mile.



HOUSEHOLDS

There are currently 243,386 households in your selected geography. The number of households has changed by 8.18 since 2010. It is estimated that the number of households in your area will be 249,438 five years from now, which represents a change of 2.5 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2023, the median household income for your selected geography is \$70,776, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 34.10 since 2010. It is estimated that the median household income in your area will be \$84,171 five years from now, which represents a change of 18.9 percent from the current year.

The current year per capita income in your area is \$40,263, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$106,080, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 334,855 people in your selected area were employed. The 2010 Census revealed that 58.8 of employees are in white-collar occupations in this geography, and 20.6 are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$720,668 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 88,535.00 owner-occupied housing units and 136,444.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 10.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 24.9 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.7 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 19.0 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.2 percent in the selected area compared with the 20.1 percent in the U.S.



Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

6727 CAMELLIA AVENUE, NORTH HOLLYWOOD, CA 91606

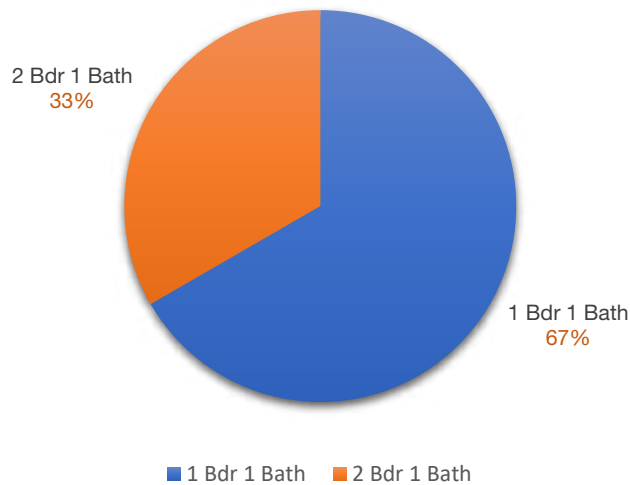
PRICING & FINANCIAL ANALYSIS

Marcus & Millichap
THE RAYMUNDO GROUP

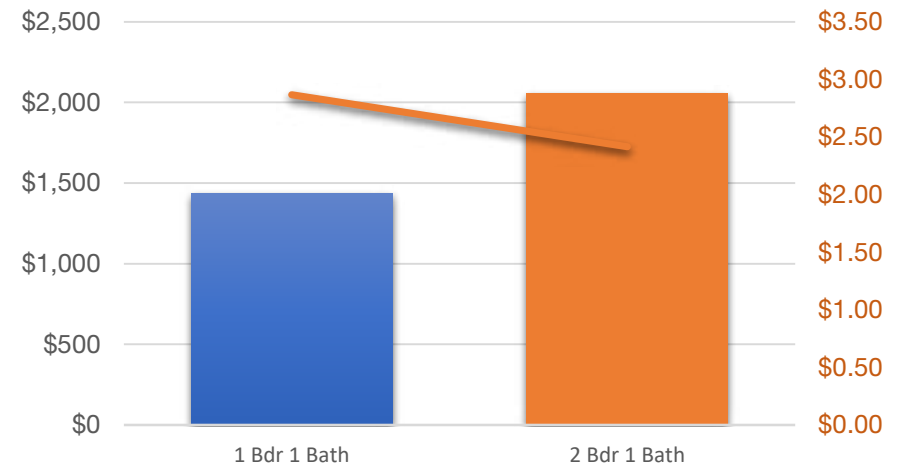
UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
2	1 Bdr 1 Bath	500	\$1,151-\$1,717	\$2.87	\$2,868	\$1,975	\$3.95	\$3,950
1	2 Bdr 1 Bath	850	\$2,054	\$2.42	\$2,054	\$2,495	\$2.94	\$2,495
3	TOTAL	1,850			\$4,922			\$6,445

UNIT MIX



UNIT RENT & RENT/SF



INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	\$59,064	\$19,688	\$77,340	\$25,780
Laundry Income	\$1,080	\$360	\$1,080	\$360
Potential ADU Income			\$60,000	\$20,000
GROSS POTENTIAL INCOME	\$60,144	\$20,048	\$138,420	\$46,140
Vacancy/Collection Allowance (GPR)	3.0% / \$1,772	\$591	3.0% / \$2,320	\$773
EFFECTIVE GROSS INCOME	\$58,372	\$19,457	\$136,100	\$45,367
<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$12,597	\$4,199	\$12,597	\$4,199
Insurance	\$2,220	\$740	\$2,220	\$740
Utilities	\$2,726	\$909	\$2,726	\$909
Repairs & Maintenance	\$1,500	\$500	\$1,500	\$500
Management Fee	\$2,919	\$973	\$6,805	\$2,268
Reserves & Replacements	\$600	\$200	\$600	\$200
Landscaping	\$1,500	\$500	\$1,500	\$500
Pest Control	\$150	\$50	\$150	\$50
Unit Turnover	\$750	\$250	\$750	\$250
TOTAL EXPENSES	\$24,961	\$8,320	\$28,847	\$9,616
Expenses per SF	\$13.49		\$15.59	
% of EGI	42.8%		21.2%	
NET OPERATING INCOME	\$33,411	\$11,137	\$107,252	\$35,751

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	2 Bdr 1 Bath	850	\$2,054	\$2.42
Unit 2	1 Bdr 1 Bath	500	\$1,151	\$2.30
Unit 3	1 Bdr 1 Bath	500	\$1,717	\$3.43
	Total	Vacant		
3	Total	Occupied	1,850	\$4,922
3	Total		1,850	\$4,922

FINANCIAL OVERVIEW

Property Details

<i>Location</i>	6727 Camellia Avenue North Hollywood, CA 91606
Price	\$1,050,000
Down Payment	100% / \$1,050,000
Number of Units	3
Price/Unit	\$350,000
Rentable Square Feet	1,850 SF
Price/SF	\$567.57
CAP Rate - Current	3.18%
CAP Rate - Pro Forma	10.21%
GRM - Current	17.46
GRM - Pro Forma	7.59
Year Built	1956
Lot Size	6,546 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
2	1 Bdr 1 Bath	500	\$1,151-\$1,717	\$2,868
1	2 Bdr 1 Bath	850	\$2,054	\$2,054
3	TOTAL	1,850		\$4,922

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$59,064	\$77,340
Other Income	\$1,080	\$61,080
Gross Potential Income	\$60,144	\$138,420
Less: Vacancy / Deductions (GPR)	3.0% / \$1,772	3.0% / \$2,320
Effective Gross Income	\$58,372	\$136,100
Less: Expenses	\$24,961	\$28,847
Net Operating Income	\$33,411	\$107,252

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$12,597	\$12,597
Insurance	\$2,220	\$2,220
Utilities	\$2,726	\$2,726
Repairs & Maintenance	\$1,500	\$1,500
Management Fee	\$2,919	\$6,805
Reserves & Replacements	\$600	\$600
Landscaping	\$1,500	\$1,500
Pest Control	\$150	\$150
Unit Turnover	\$750	\$750
Total Expenses	\$24,961	\$28,847
Expenses / Unit	\$8,320	\$9,616
Expenses / SF	\$13.49	\$15.59
% of EGI	42.8%	21.2%



Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

6727 CAMELLIA AVENUE, NORTH HOLLYWOOD, CA 91606

PROPERTY DESCRIPTION

Marcus & Millichap
THE RAYMUNDO GROUP

PROPERTY SUMMARY

THE OFFERING

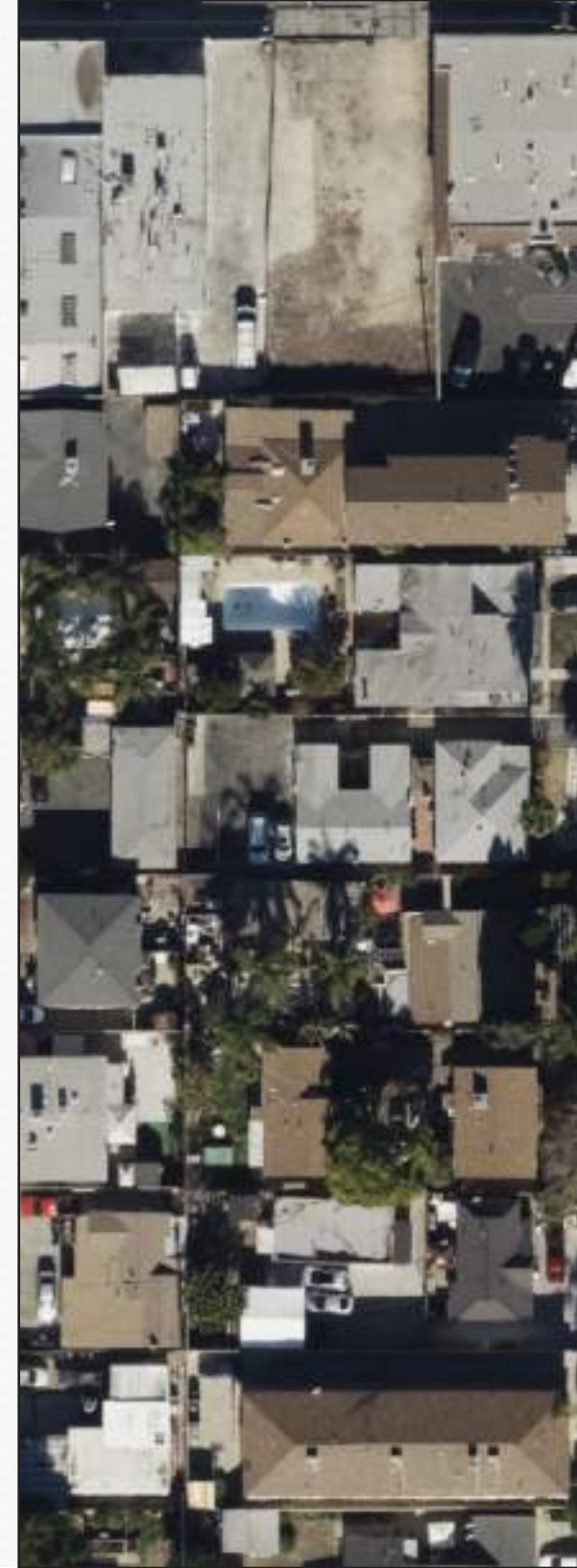
Property Address	6727 Camellia Avenue North Hollywood, CA 91606
Assessor's Parcel Number	2320-016-017
Zoning	LARD1.5

SITE DESCRIPTION

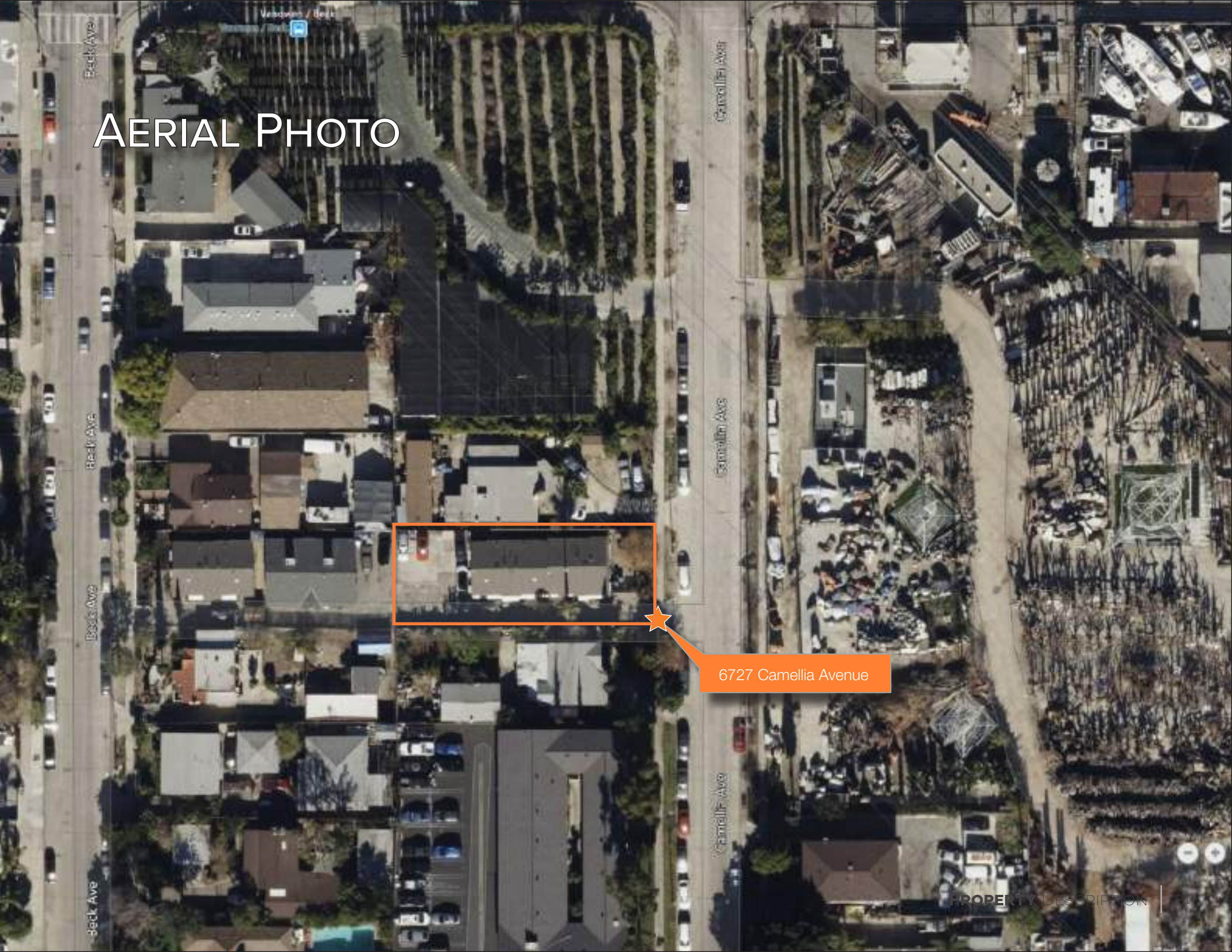
Number of Units	3
Number of Buildings	1
Number of Stories	1
Year Built	1956
Rentable Square Feet	1,850 SF
Lot Size	6,546 SF
Type of Ownership	Fee Simple

CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Asphalt
Roof	Pitched

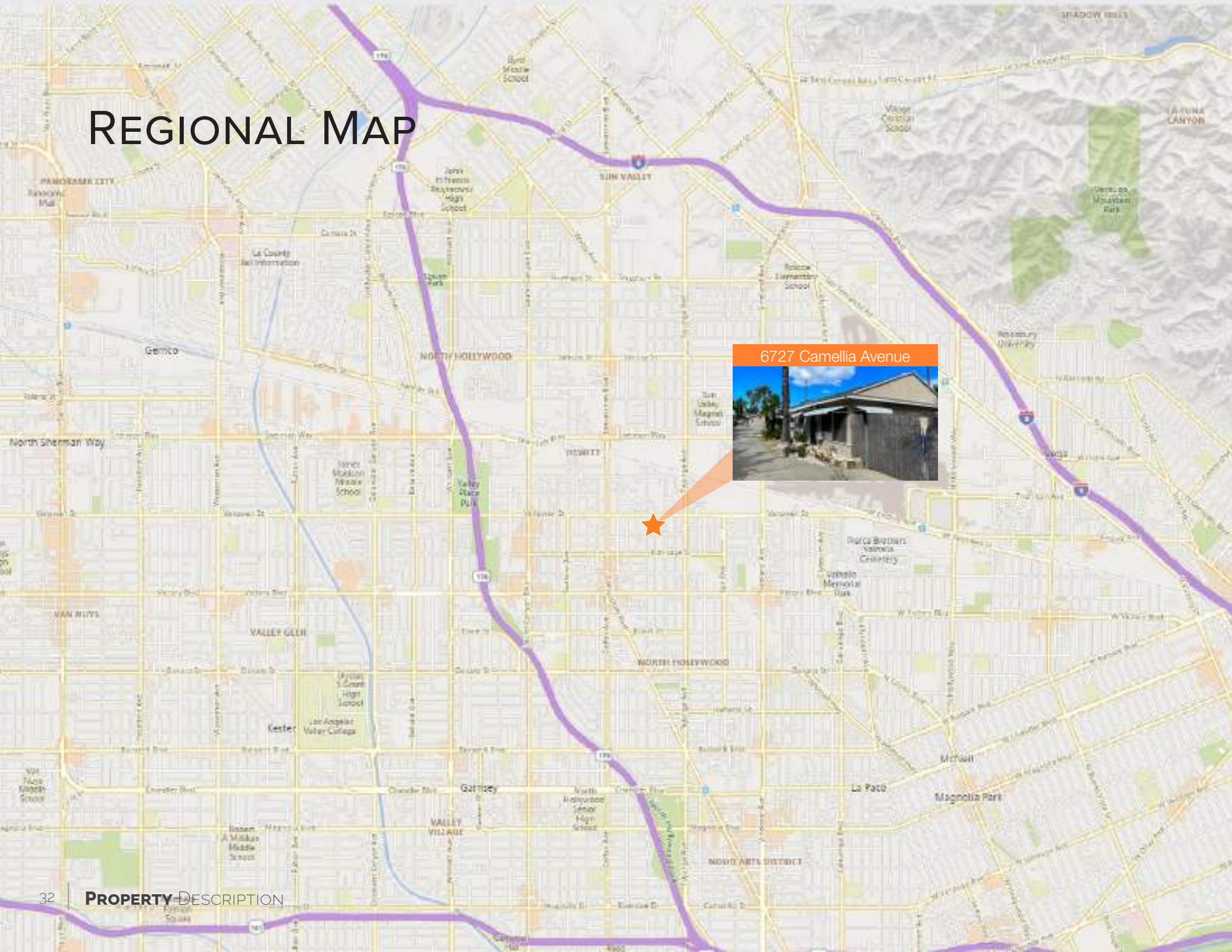


AERIAL PHOTO



6727 Camellia Avenue

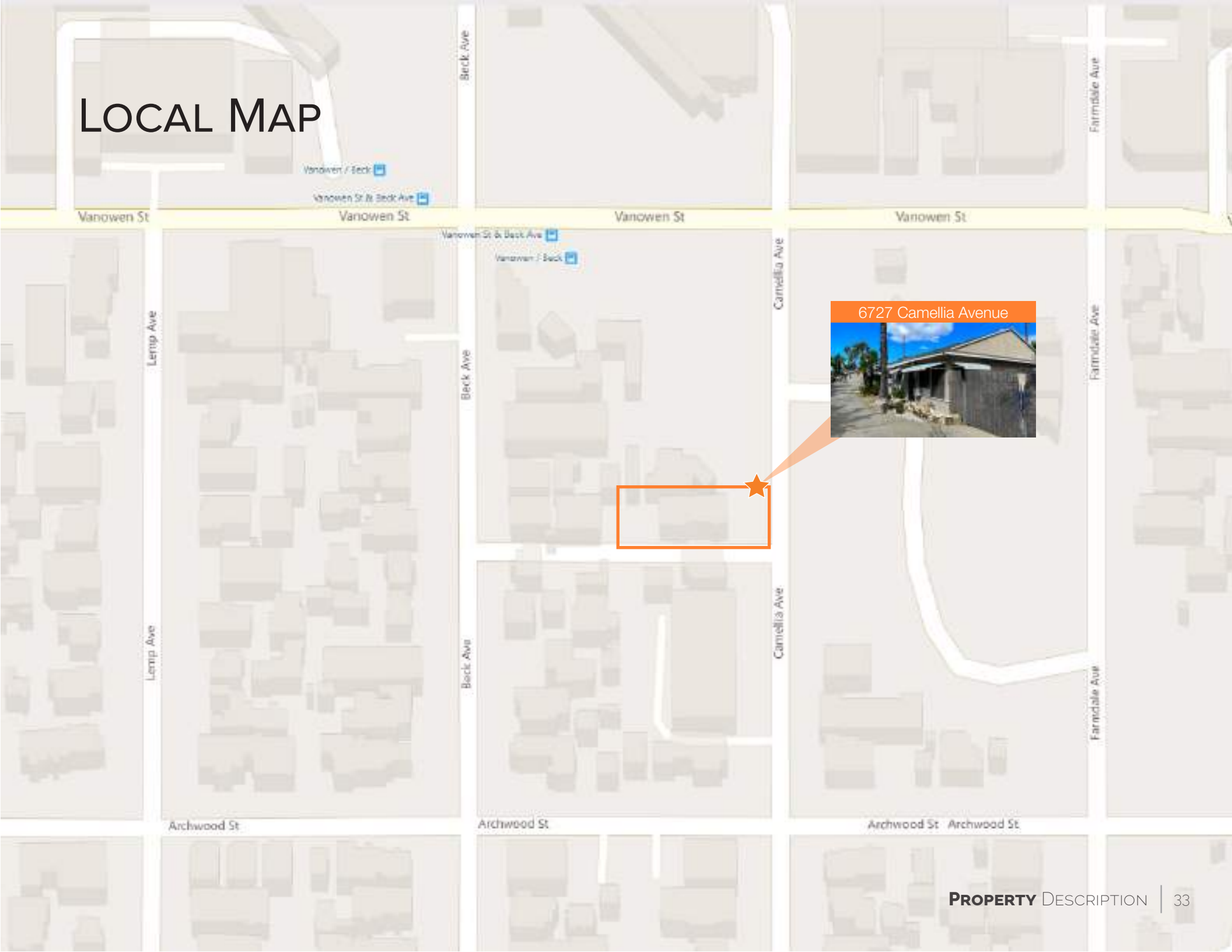
REGIONAL MAP



6727 Camellia Avenue



LOCAL MAP





PROPERTY
PHOTOS





PROPERTY
PHOTOS





Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

6727 CAMELLIA AVENUE, NORTH HOLLYWOOD, CA 91606

SALES COMPARABLES

Marcus & Millichap
THE RAYMUNDO GROUP

SALES COMPARABLES MAP

6944 Radford Avenue

6727 Camellia Avenue

6403 Radford Avenue

6662 Satsuma Avenue

11239 Emelita Street

11058 Oxnard Street

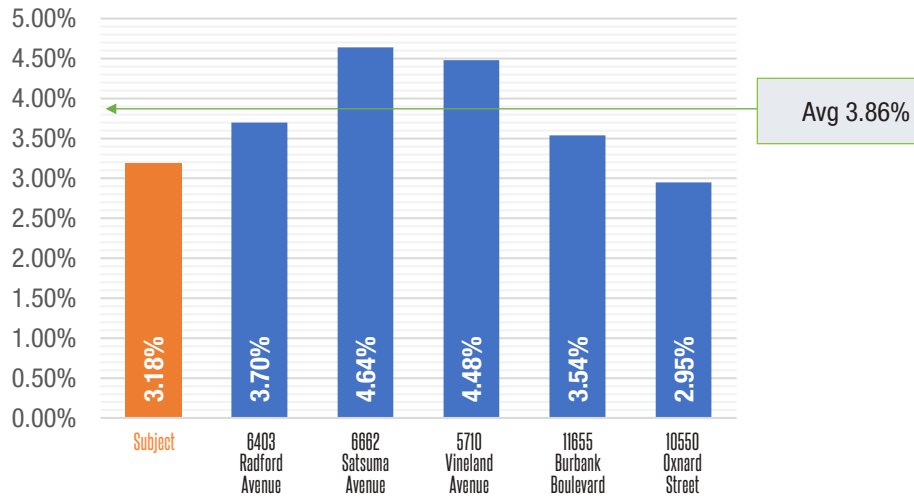
10550 Oxnard Street

5710 Vineland Avenue

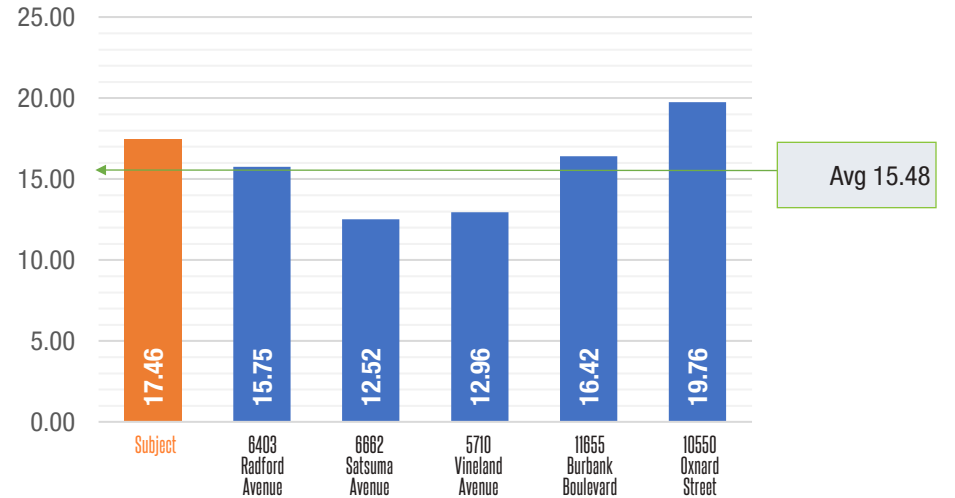
11655 Burbank Boulevard

- ★ 6727 Camellia Avenue
- 1) 11058 Oxnard Street
- 2) 6403 Radford Avenue
- 3) 6662 Satsuma Avenue
- 4) 5710 Vineland Avenue
- 5) 11239 Emelita Street
- 6) 11655 Burbank Boulevard
- 7) 10550 Oxnard Street
- 8) 6944 Radford Avenue

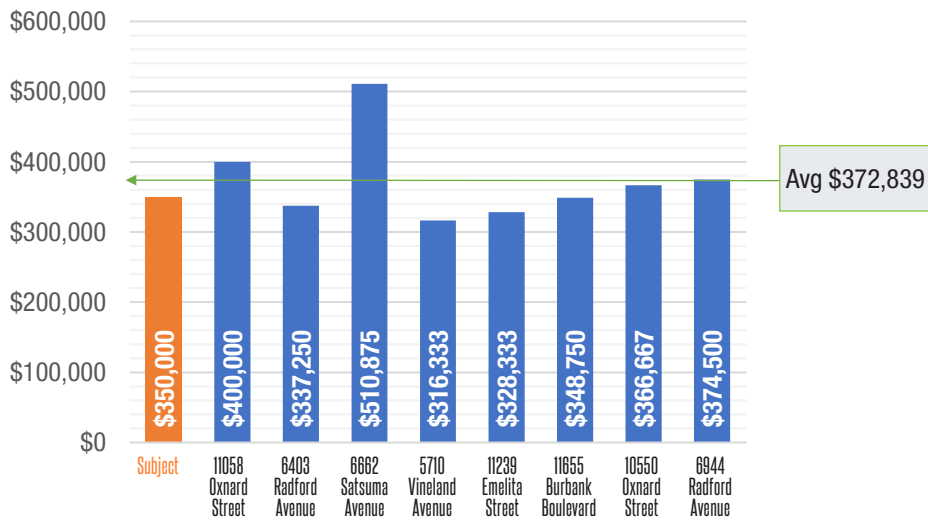
AVERAGE CAP RATE



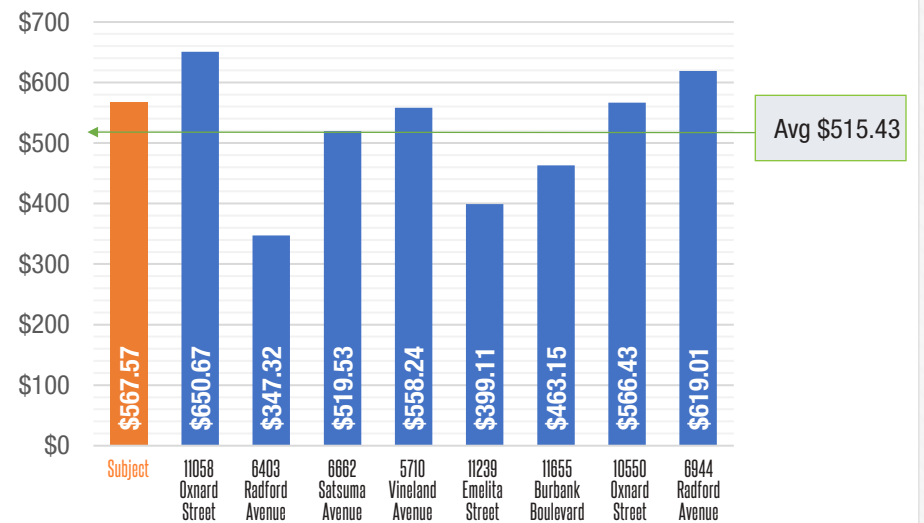
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**6727 Camellia Avenue
North Hollywood, CA 91606**

Subject Property

Total No. of Units: 3
 Year Built: 1956
 Rentable SF: 1,850 SF
 Lot Size: 6,546 SF
Listing Price: \$1,050,000
 Price/Unit: \$350,000
 Price/SF: \$567.57
 CAP Rate: 3.18%
 GRM: 17.46

No. of Units	Unit Type
2	1 Bdr 1 Bath
1	2 Bdr 1 Bath



**11058 Oxnard Street
North Hollywood, CA 91606**

Close of Escrow: 10/30/24
 Total No. of Units: 4
 Year Built: 1950
 Rentable SF: 2,459 SF
 Lot Size: 6,406 SF
Sales Price: \$1,600,000
 Price/Unit: \$400,000
 Price/SF: \$650.67

No. of Units	Unit Type
2	Single 1 Bath
1	1 Bdr 1 Bath
1	2 Bdr 1 Bath

2



**6403 Radford Avenue
North Hollywood, CA 91606**

Close of Escrow: 09/05/24
 Total No. of Units: 4
 Year Built: 1940
 Rentable SF: 3,884 SF
 Lot Size: 8,346 SF
Sales Price: \$1,349,000
 Price/Unit: \$337,250
 Price/SF: \$347.32
 CAP Rate: 3.70%
 GRM: 15.75

No. of Units	Unit Type
1	1 Bdr 1 Bath
2	2 Bdr 1 Bath
1	3 Bdr 2 Bath

3



**6662 Satsuma Avenue
North Hollywood, CA 91606**

Close of Escrow: 05/28/24
 Total No. of Units: 3
 Year Built: 1957
 Rentable SF: 2,950 SF
 Lot Size: 7,356 SF
Sales Price: \$1,532,625
 Price/Unit: \$510,875
 Price/SF: \$519.53
 CAP Rate: 4.64%
 GRM: 12.52

No. of Units	Unit Type
1	Single 1 Bath
2	3 Bdr 2 Bath

4



**5710 Vineland Avenue
North Hollywood, CA 91601**

Close of Escrow: 03/26/24
 Total No. of Units: 3
 Year Built: 1945
 Rentable SF: 1,700 SF
 Lot Size: 5,360 SF
Sales Price: \$949,000
 Price/Unit: \$316,333
 Price/SF: \$558.24
 CAP Rate: 4.48%
 GRM: 12.96

No. of Units	Unit Type
1	1 Bdr 1 Bath
2	2 Bdr 1 Bath

5



**11239 Emelita Street
North Hollywood, CA 91601**

Close of Escrow: In Escrow
 Total No. of Units: 3
 Year Built: 1950
 Rentable SF: 2,468 SF
 Lot Size: 6,998 SF
Sales Price: \$985,000
 Price/Unit: \$328,333
 Price/SF: \$399.11

No. of Units	Unit Type
2	1 Bdr 1 Bath
1	3 Bdr 1 Bath

6



11655 Burbank Boulevard North Hollywood, CA 91601

Close of Escrow: In Escrow

Total No. of Units: 4

Year Built: 1928

Rentable SF: 3,012 SF

Lot Size: 7,775 SF

Sales Price: \$1,395,000

Price/Unit: \$348,750

Price/SF: \$463.15

CAP Rate: 3.54%

GRM: 16.42

No. of Units	Unit Type
2	1 Bdr 1 Bath
2	3 Bdr 1 Bath

7



10550 Oxnard Street North Hollywood, CA 91606

Close of Escrow: On Market

Total No. of Units: 3

Year Built: 1943

Rentable SF: 1,942 SF

Lot Size: 7,254 SF

Sales Price: \$1,100,000

Price/Unit: \$366,667

Price/SF: \$566.43

CAP Rate: 2.95%

GRM: 19.76

No. of Units	Unit Type
3	1 Bdr 1 Bath



**6944 Radford Avenue
North Hollywood, CA 91605**

Close of Escrow: On Market
 Total No. of Units: 4
 Year Built: 1949
 Rentable SF: 2,420 SF
 Lot Size: 9,000 SF
Sales Price: \$1,498,000
 Price/Unit: \$374,500
 Price/SF: \$619.01

No. of Units	Unit Type
4	1 Bdr 1 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	11058 Oxnard Street	10/30/24	4	1950	\$1,600,000	\$400,000	\$650.67	N/A	N/A
2	6403 Radford Avenue	09/05/24	4	1940	\$1,349,000	\$337,250	\$347.32	3.70%	15.75
3	6662 Satsuma Avenue	05/28/24	3	1957	\$1,532,625	\$510,875	\$519.53	4.64%	12.52
4	5710 Vineland Avenue	03/26/24	3	1945	\$949,000	\$316,333	\$558.24	4.48%	12.96
5	11239 Emelita Street	In Escrow	3	1950	\$985,000	\$328,333	\$399.11	N/A	N/A
6	11655 Burbank Boulevard	In Escrow	4	1928	\$1,395,000	\$348,750	\$463.15	3.54%	16.42
7	10550 Oxnard Street	On Market	3	1943	\$1,100,000	\$366,667	\$566.43	2.95%	19.76
8	6944 Radford Avenue	On Market	4	1949	\$1,498,000	\$374,500	\$619.01	N/A	N/A
A V E R A G E S						\$372,839	\$515.43	3.86%	15.48
	6727 Camellia Avenue	<i>Subject Property</i>	3	1956	\$1,050,000	\$350,000	\$567.57	3.18%	17.46



Marcus & Millichap

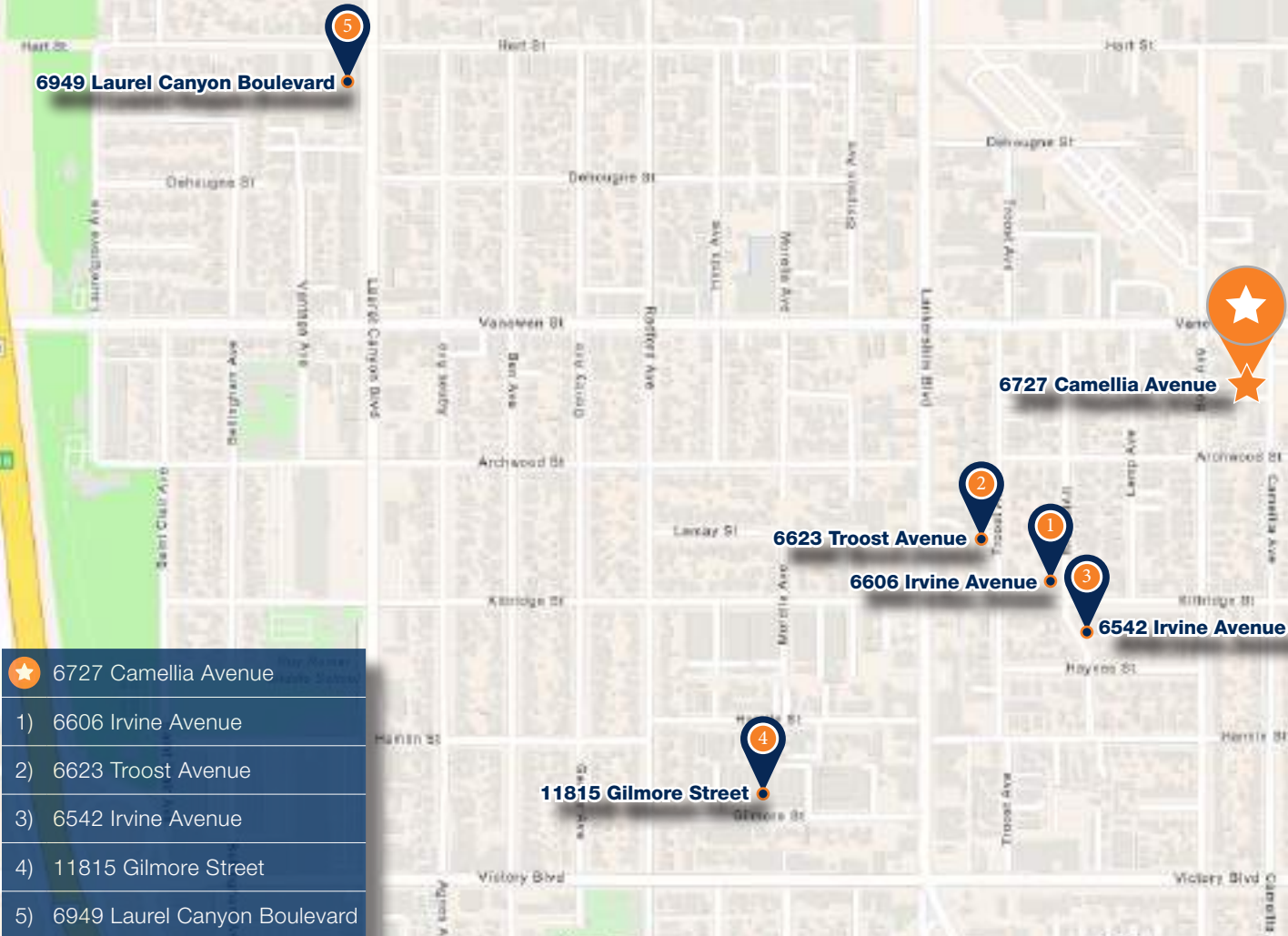
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

6727 CAMELLIA AVENUE, NORTH HOLLYWOOD, CA 91606

RENT COMPARABLES

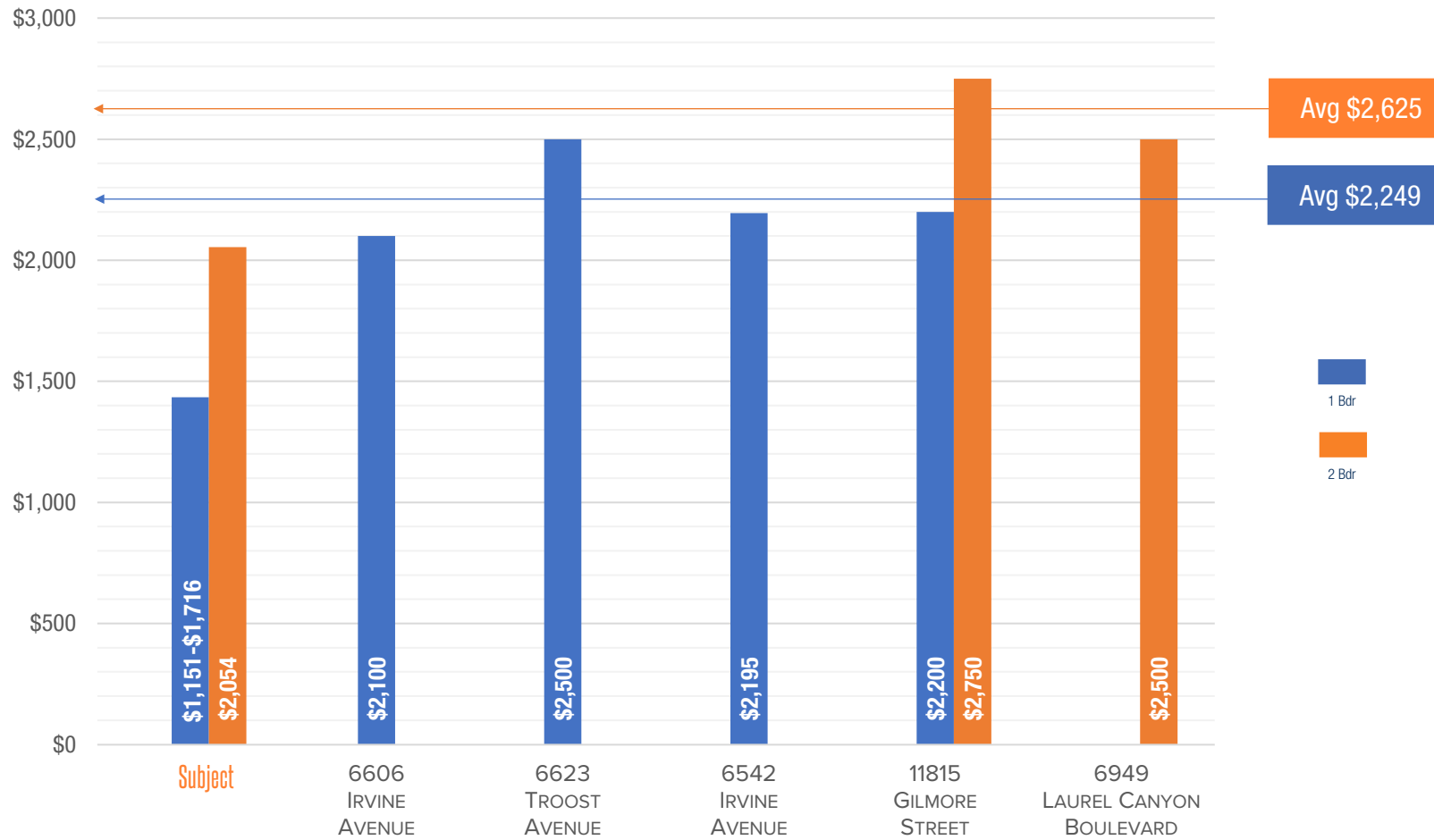
Marcus & Millichap
THE RAYMUNDO GROUP

RENT COMPARABLES MAP



- ★ 6727 Camellia Avenue
- 1) 6606 Irvine Avenue
- 2) 6623 Troost Avenue
- 3) 6542 Irvine Avenue
- 4) 11815 Gilmore Street
- 5) 6949 Laurel Canyon Boulevard

AVERAGE RENTS - 1 & 2 BEDROOM UNITS





**6727 Camellia Avenue
North Hollywood, CA 91606**

Total No. of Units 3
Year Built 1956

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	500	\$1,151-\$1,717	\$2.87
2 Bdr 1 Bath	850	\$2,054	\$2.42



**6606 Irvine Avenue
North Hollywood, CA 91606**

Total No. of Units 7
Year Built 1961

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$2,100	\$3.00

Amenities

Property features wood flooring, wall AC units, granite countertops, stainless steel appliances, and on-site laundry.

2



**6623 Troost Avenue
North Hollywood, CA 91606**

Total No. of Units 5
Year Built 1959

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$2,500	\$4.17

3



**6542 Irvine Avenue
North Hollywood, CA 91606**

Total No. of Units 3
Year Built 1942

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	550	\$2,195	\$3.99

4



**11815 Gilmore Street
North Hollywood, CA 91606**

Total No. of Units	49
Year Built	1980

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	692	\$2,200	\$3.18
2 Bdr 2 Bath	990	\$2,750	\$2.78

Amenities

Property features wood flooring, wall AC units, quartz countertops, stainless steel appliances, balconies, a swimming pool, and on-site laundry.

5



**6949 Laurel Canyon Boulevard
North Hollywood, CA 91605**


Total No. of Units	120
Year Built	1986

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	826	\$2,500	\$3.03

Amenities

Property features wood and carpet flooring, wall AC units, ceiling fans, balconies, quartz countertops, stainless steel appliances, a swimming pool, and on-site laundry.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	6606 Irvine Avenue North Hollywood, CA 91606	7	1961	1 Bdr 1 Bath	700	\$2,100	\$3.00
2	6623 Troost Avenue North Hollywood, CA 91606	5	1959	1 Bdr 1 Bath	600	\$2,500	\$4.17
3	6542 Irvine Avenue North Hollywood, CA 91606	3	1942	1 Bdr 1 Bath	550	\$2,195	\$3.99
4	11815 Gilmore Street North Hollywood, CA 91606	49	1980	1 Bdr 1 Bath 2 Bdr 2 Bath	692 990	\$2,200 \$2,750	\$3.18 \$2.78
5	6949 Laurel Canyon Boulevard North Hollywood, CA 91605	120	1986	2 Bdr 1 Bath	826	\$2,500	\$3.03
A V E R A G E S				1 Bedroom 2 Bedroom	636 908	\$2,249 \$2,625	\$3.54 \$2.89
	6727 Camellia Avenue North Hollywood, CA 91606	3	1956	1 Bdr 1 Bath 2 Bdr 1 Bath	500 850	\$1,151-\$1,717 \$2,054	\$2.87 \$2.42



Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2024 Marcus & Millichap. All rights reserved.

6727 CAMELLIA AVENUE, NORTH HOLLYWOOD, CA 91606

Exclusively Listed By:

BEN SAVOY

ASSOCIATE INVESTMENTS
NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1915 DIRECT
(818) 602-8850 MOBILE

Ben.Savoy@marcusmillichap.com



RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1855 DIRECT
(818) 219-6146 MOBILE

Rick.Raymundo@marcusmillichap.com



Marcus & Millichap
THE RAYMUNDO GROUP

REAL ESTATE INVESTMENT SALES | FINANCING | RESEARCH | ADVISORY SERVICES

16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436
www.marcusmillichap.com