



4215 Vineland Avenue
North Hollywood, CA 91602

Rare 32-Unit + 1 Non Conforming Pool/Rec Room Multifamily Opportunity in the heart of North Hollywood

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THE JEFF LOUKS GROUP

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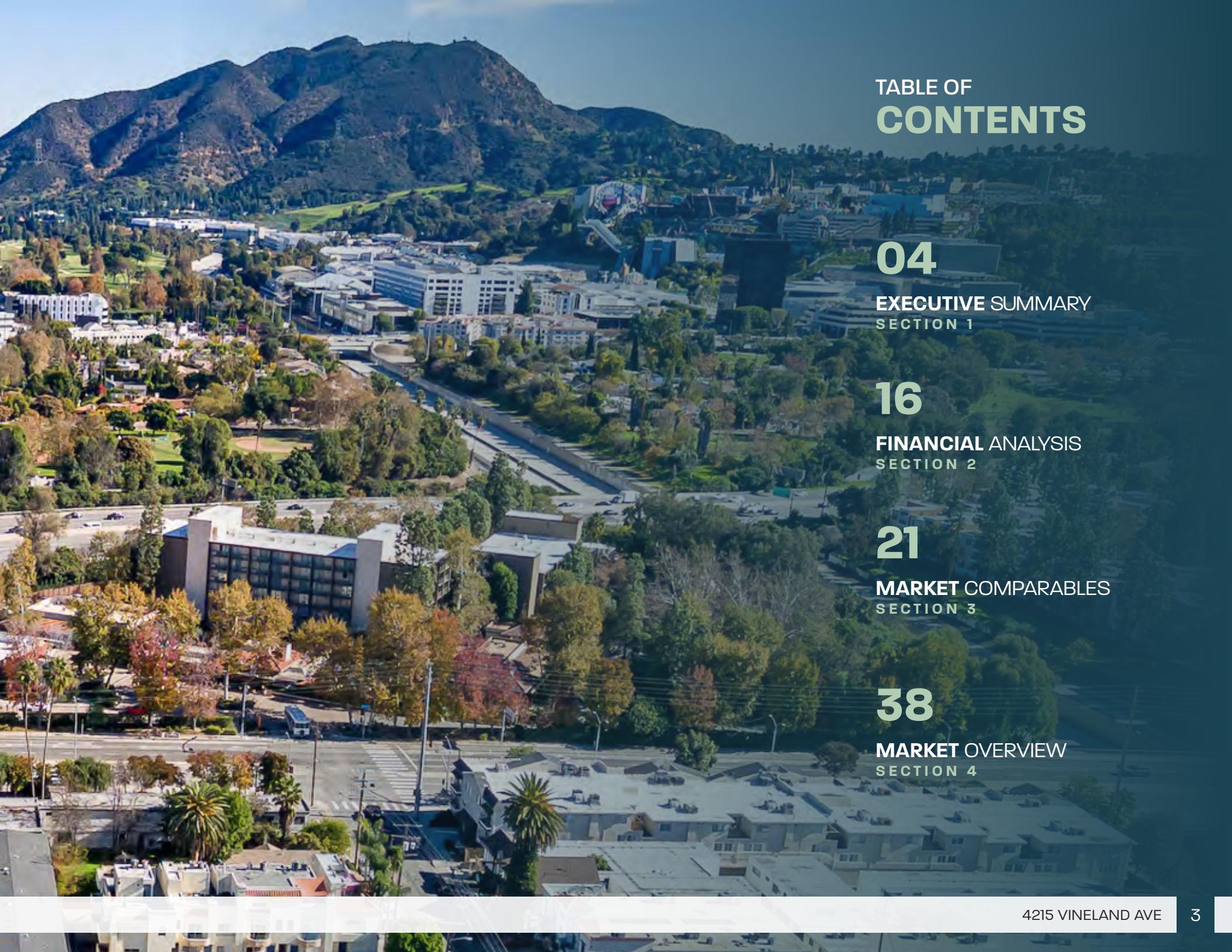
The background of the slide is a high-angle aerial photograph of a city, likely Los Angeles, showing a mix of residential neighborhoods, commercial buildings, and a large, green, hilly area in the distance. The sky is clear and blue.

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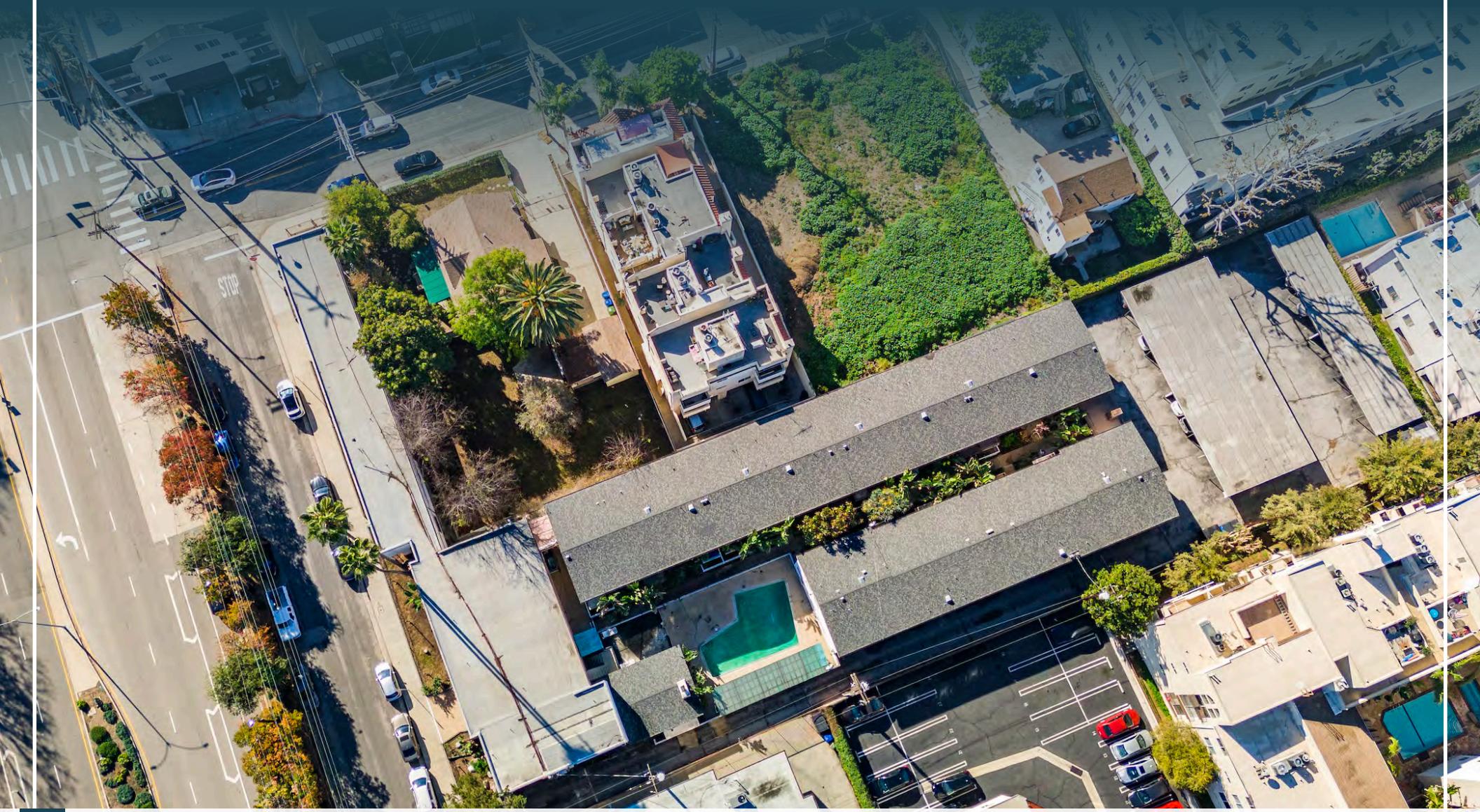
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SECTION 1

Executive Summary

4215 Vineland Avenue
North Hollywood, CA 91602





4215 Vineland Avenue
North Hollywood, CA 91602



4215 VINELAND AVE

Investment Overview

4215 Vineland Avenue presents a rare opportunity to acquire a 32-unit value-add multifamily asset in the heart of North Hollywood, directly adjacent to Studio City.

Built in 1962, the property offers an immediate path to upside with 20 units delivered vacant and potential to convert a pool/rec room into a legal Studio ADU without the need for a build out. Additionally, investors can unlock the opportunity to add an additional 10 ADUs on the property per SB1211 (Buyer to verify). This is a phenomenal chance to execute a renovation program and stabilize at market rents without delay.

The surrounding neighborhood continues to benefit from substantial residential and commercial development, driven by its proximity to major entertainment employers, transit corridors, and the retail and dining amenities of the NoHo Arts District and Studio City. This central San Fernando Valley location supports strong tenant demand and long-term rent growth, making 4215 Vineland Avenue a compelling investment for both private and institutional operators seeking scalable value-add potential in a high-performance rental market.

32
UNITS

1
NON-CONFORMING
POOL/REC ROOM

1962
BUILT

28,494
BUILDING SF

Investment Highlights



Multifamily Property

32-unit + 1 non-conforming pool/rec room multifamily building built in 1962



Value-Add Potential

Pool/Rec Room which can be converted to a legal, Studio ADU (Buyer to verify)



Diverse Unit Mix

Delivered with 20 vacant units—immediate value-add and lease-up potential

(19) 1 Bed / 1 Bath

(10) 2 Bed / 1.75 Bath

(2) 2 Bed / 1.5 Bath Townhomes

(1) 3 Bed / 1.5 Bath

(1) Pool/Rec Room



Desirable Location

Highly desirable North Hollywood location adjacent to Studio City. Strong rental demand fueled by proximity to major studios and employment center



Prime Access

Walkable to retail, dining, and entertainment in the NoHo Arts District and easy access to the 101, 170 & 134 Freeways and Metro transit options.



Investment Opportunity

Ideal for investors seeking a scalable repositioning opportunity with significant upside potential.



ADU Potential

The total is calculated as follows:

- 1 ADU by converting an existing legal recreation room that is currently non-conforming
- Up to 8 detached ADUs by repurposing existing detached carports and/or constructing new units above them while preserving required parking
- Up to 2 attached ADUs (one per apartment building), subject to additional feasibility review and City approval

Please note: These figures reflect an initial feasibility assessment only. A comprehensive code review, parking analysis, and on-site verification will be necessary to confirm the final number of units and their configurations. Buyer to do their own investigations.



Vineland Pool / Rec Room

Opportunity to Convert to a legal ADU



Buyer to verify





LAKESIDE GOLF CLUB



RIO VISTA ELEMENTARY

NORTH WEDDINGTON PARK



VINELAND AVE

4215 VINELAND AVENUE

AQUA VISTA ST



UNIVERSAL CITY OVERLOOK

FRYMAN CANYON PARK

Public
Storage

Ralphs



REDWHITE
AMERICAN Bistro

VINELAND AVE

AQUA VISTA ST

4215 VINELAND AVENUE







BARNES & NOBLE

EREWON

SHERMAN OAKS



STUDIO CITY

WALTER REED MIDDLE SCHOOL

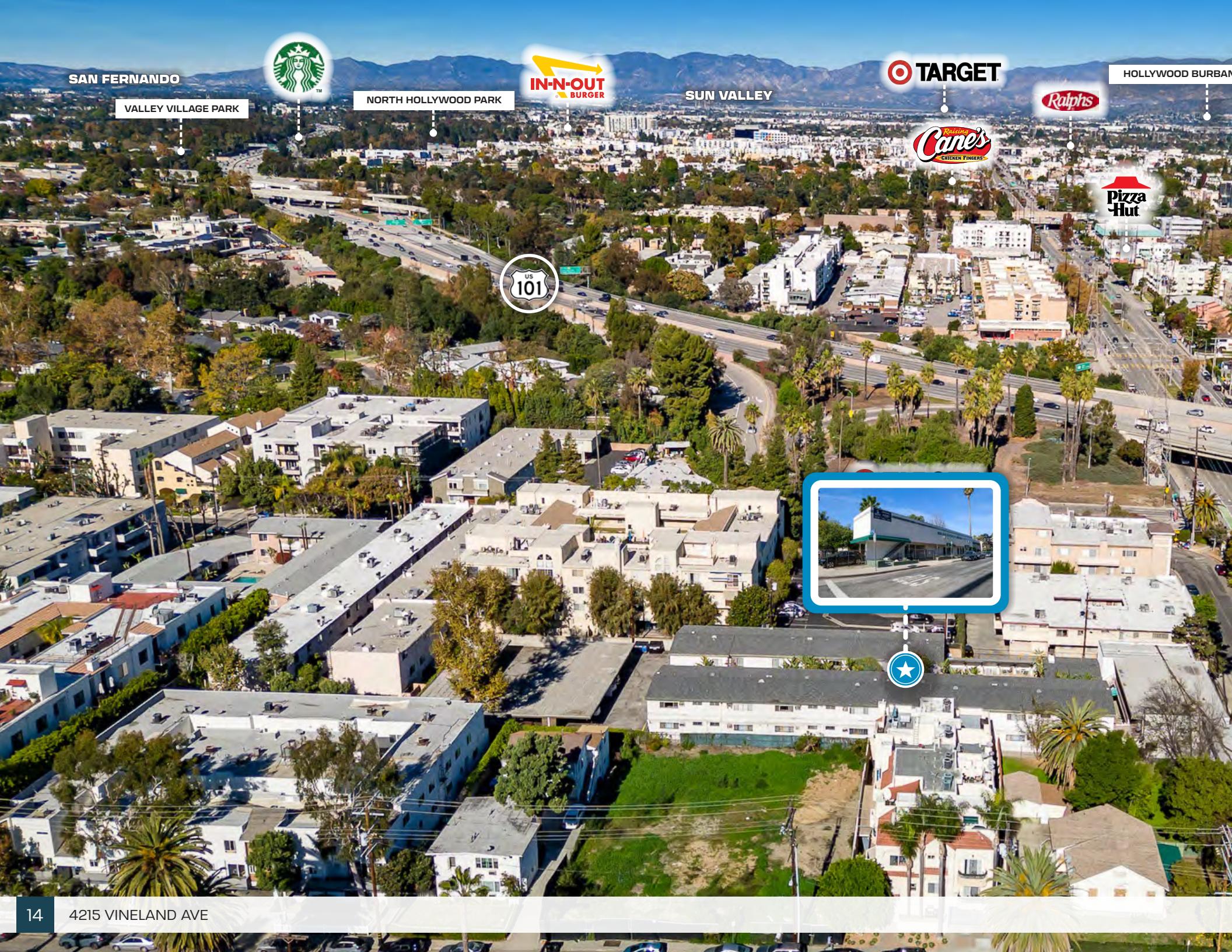
WOODBRIDGE PARK

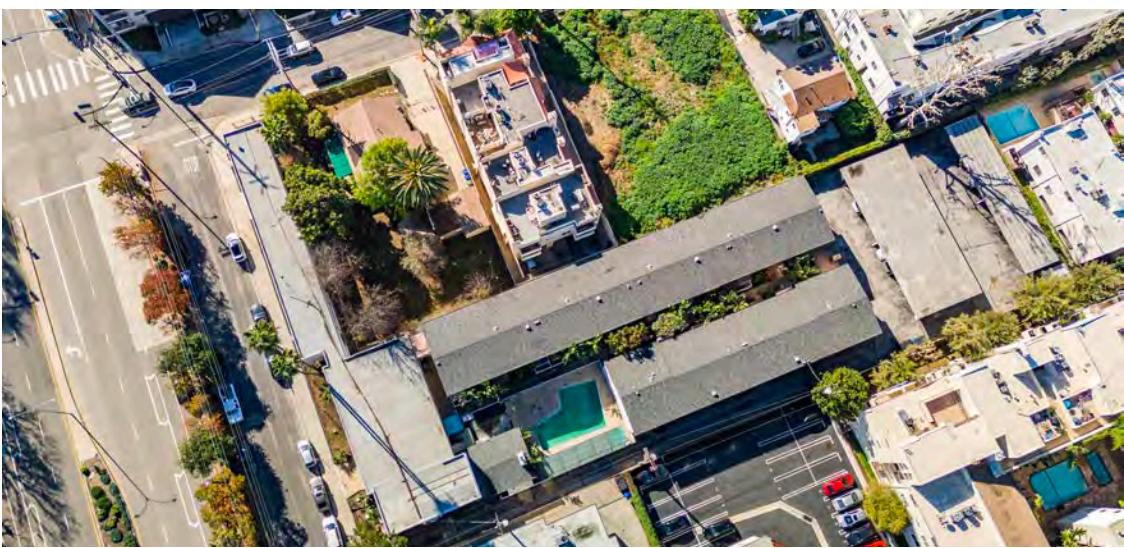
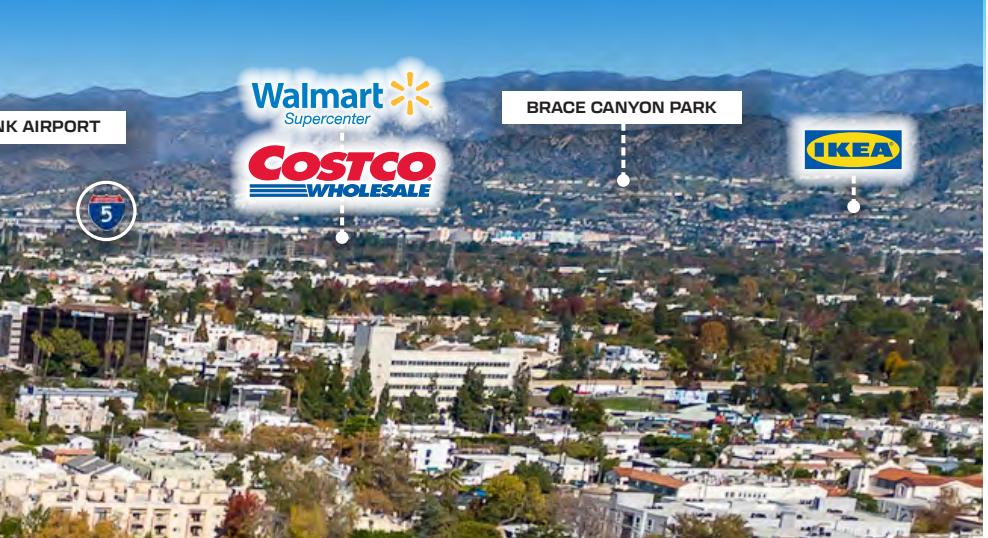
ROSA VISTA ST



ACAMA ST

VINELAND AVE





SECTION 2

Financial Analysis

4215 Vineland Avenue
North Hollywood, CA 91602



Rent Roll Summary

# OF UNITS	UNIT TYPE	CURRENT		POTENTIAL	
		AVG RENT/UNIT	MONTHLY INCOME	AVG RENT/UNIT	MONTHLY INCOME
19	1+1	\$1,927	\$36,608	\$2,150	\$40,850
10	2+1.75	\$2,206	\$22,059	\$2,650	\$26,500
2	2+1.5 TH	\$2,421	\$4,842	\$2,700	\$5,400
1	3+1.5	\$1,734	\$1,734	\$3,195	\$3,195
1	Pool/Rec Room	\$0	\$0	\$1,800	\$1,800
TOTAL SCHEDULED RENT		\$1,977	\$65,243	\$2,356	\$77,745
ANNUALIZED SCHEDULED GROSS INCOME			\$782,915		\$932,940



4215 VINELAND AVE
Rent Roll Detail

NO.	TYPE	CURRENT RENT
1	2+1.75 [Vacant]	\$2,650
2	2+1.75	\$1,428
3	2+1.75	\$1,441
4	2+1.75	\$1,415
5	2+1.75 [Vacant]	\$2,650
6	2+1.75 [Vacant]	\$2,650
7	2+1.75 [Vacant]	\$2,650
8	2+1.75	\$1,875
9	1+1 [Vacant]	\$2,150
10	1+1 [Vacant]	\$2,150
11	1+1	\$1,243
12	1+1 [Vacant]	\$2,150
13	1+1	\$1,567
14	1+1 [Vacant]	\$2,150
15	1+1 [Vacant]	\$2,150
16	1+1 [Vacant]	\$2,150
17	1+1 [Vacant]	\$2,150
18	1+1 [Vacant]	\$2,150

4215 VINELAND AVE
Rent Roll Detail

NO.	TYPE	CURRENT RENT
19	1+1 [Vacant]	\$2,150
20	1+1 [Vacant]	\$2,150
21	1+1 [Vacant]	\$2,150
22	1+1	\$1,232
23	1+1	\$1,558
24	1+1 [Vacant]	\$2,150
25	1+1	\$1,513
26	3+1.5	\$1,734
27	1+1 [Vacant]	\$2,150
28	2+1.75 [Vacant]	\$2,650
29	2+1.75 [Vacant]	\$2,650
30	2+1.5 TH	\$2,142
31	2+1.5 TH [Vacant]	\$2,700
32	1+1	\$1,545
33	Pool/Rec Room	
TOTAL		\$65,243

Pricing Analysis

OPERATING DATA

		CURRENT	PRO FORMA	
PRICE	\$8,750,000	\$782,915		\$932,940
DOWN PAYMENT	\$8,750,000	4.0%	\$31,317	4.0%
NUMBER OF UNITS	32	TOTAL EFFECTIVE RENTAL INCOME	\$751,599	\$895,622
PRICE PER UNIT	\$273,438	OTHER INCOME	\$3,060	\$24,660
CURRENT GRM	11.18	EFFECTIVE GROSS INCOME	\$754,659	\$920,282
MARKET GRM	9.38	LESS: EXPENSES	41.6%	\$342,028
CURRENT CAP	5.04%	NET OPERATING INCOME	\$441,086	\$578,254
MARKET CAP	6.61%	CASH FLOW	\$441,086	\$578,254
YEAR BUILT	1962	DEBT SERVICE	\$0	\$0
LOT SIZE	0.92 AC	NET CASH FLOW AFTER DEBT SERVICE	5.04%	\$578,254
GROSS SF	28,494	PRINCIPAL REDUCTION	\$0	\$0
PRICE PER GROSS SF	\$307.08	TOTAL RETURN	5.04%	\$578,254

ESTIMATED EXPENSES

	CURRENT	PRO FORMA
REAL ESTATE TAXES	\$105,000	\$105,000
INSURANCE	\$42,741	\$42,741
UTILITIES	\$39,600	\$39,600
TRASH REMOVAL	\$14,400	\$14,400
REPAIRS & MAINTENANCE	\$40,349	\$60,523
LANDSCAPING	\$6,300	\$6,300
ON-SITE MANAGER	\$19,200	\$19,200
MISC. EXPENSES	\$8,250	\$8,250
MANAGEMENT FEE	\$37,733	\$46,014
TOTAL EXPENSES	\$313,573	\$342,028
EXPENSES/UNIT	\$9,502	\$10,364
EXPENSES/SF	\$11.00	\$12.00



SECTION 3

Market Comparables

4215 Vineland Avenue
North Hollywood, CA 91602



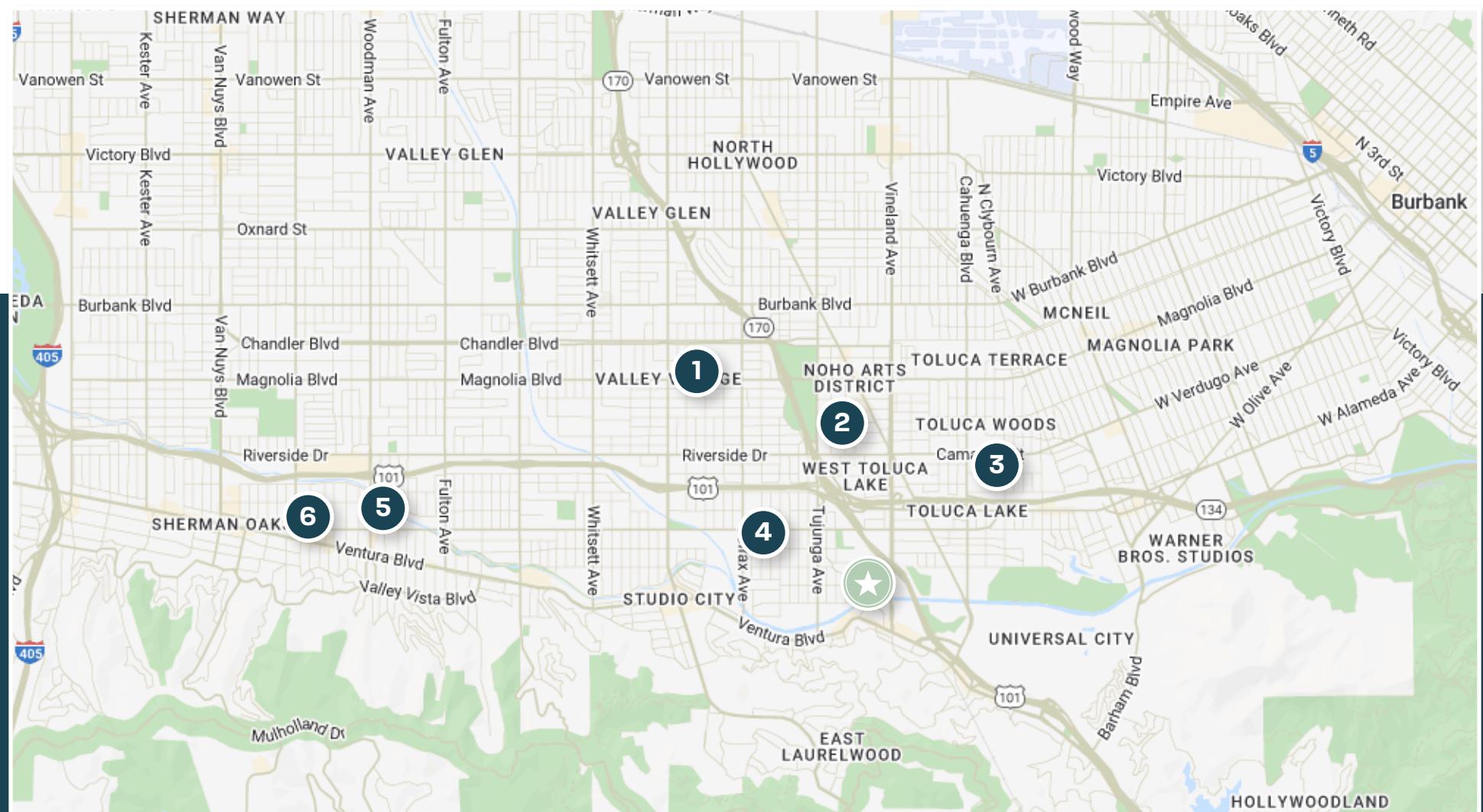
Sales Comparables

#	ADDRESS	PRICE	BUILDING SF	PRICE/SF	PRICE/UNIT	CAP	GRM	UNITS	BUILT	UNIT MIX	SALE DATE
	1 15300-5330 Radford Ave North Hollywood, CA 91607	\$8,190,000	31,369	\$261.09	\$227,500	4.94%	11.92	36	1955	15)2+1 19)1+1 2) Studio	11/24/2025
	2 5056 Tujunga Ave North Hollywood, CA 91601	\$5,000,000	15,564	\$321.25	\$250,000	5.68%	11.2	20	1953	2)2+1 18)1+1	2/3/2025
	3 4624 Cahuenga Blvd Toluca Lake, CA 91602	\$9,100,000	35,860	\$253.76	\$284,375	5.11%	11.08	32	1968	30)2+2 2)1+1	6/17/2025
	4 4350 Troost Ave Studio City, CA 91604	\$3,437,500	13,094	\$262.42	\$214,844	4.57%	11.01	16	1964	1)3+2 1)2+2 14)1+1	9/30/2025
	5 4436 Woodman Ave Sherman Oaks, CA 91423	\$2,700,000	6,566	\$411.21	\$168,750	5.05%	11.38	16	1962	1)2+1 15)1+1	7/25/2025
	6 4421-4427 Murietta Ave Sherman Oaks, CA 91423	\$6,350,000	19,660	\$322.99	\$264,583	5.46%	11.25	24	1955	12)2+1 12)1+1	6/20/2025
COMPS AVERAGE				\$408.71	\$325,809	4.33%	13.76				
	S 4215 Vineland Ave North Hollywood, CA 91602	\$8,750,000	13,302	\$307.08	\$273,438	5.04%	11.18	32	1962	(19) 1 Bed / 1 Bath (1) 2 Bed / 1 Bath (flat) (9) 2 Bed / 1.75 Bath (2) 2 Bed / 1.5 Bath Townhomes (1) 3 Bed / 1.5 Bath	

Sales Comparables

SUBJECT PROPERTY

- 1 5300-5330 Radford Ave
- 2 5056 Tujunga Ave
- 3 4624 Cahuenga Blvd
- 4 4350 Troost Ave
- 5 4436 Woodman Ave
- 6 4421-4427 Murietta Ave



4215 VINELAND AVE
SALES COMPARABLES

1



2



5300-5330 Radford Ave

North Hollywood, CA 91607

PRICE	\$8,190,000
BUILDING SF	31,369
PRICE/SF	\$261.09
PRICE/UNIT	\$227,500
CAP RATE	4.94%
GRM	11.92
# UNITS	36
YEAR BUILT	1955
SALE DATE	11/24/2025
UNIT MIX	15)2+1 19)1+1 2)Studio

5056 Tujunga Ave

North Hollywood, CA 91601

PRICE	\$5,000,000
BUILDING SF	15,564
PRICE/SF	\$321.25
PRICE/UNIT	\$250,000
CAP RATE	5.68%
GRM	11.2
# UNITS	20
YEAR BUILT	1953
SALE DATE	2/3/2025
UNIT MIX	2)2+1 18)1+1

4215 VINELAND AVE
SALES COMPARABLES

3



4



4624 Cahuenga Ave

Toluca Lake, CA 91602

PRICE	\$9,100,000
BUILDING SF	35,860
PRICE/SF	\$253.76
PRICE/UNIT	\$284,375
CAP RATE	5.11%
GRM	11.08
# UNITS	32
YEAR BUILT	1968
SALE DATE	6/17/2025
UNIT MIX	30)2+2 2)1+1

4350 Troost Ave

Studio City, CA 91604

PRICE	\$3,437,500
BUILDING SF	13,094
PRICE/SF	\$262.42
PRICE/UNIT	\$262.42
CAP RATE	4.57%
GRM	11.01
# UNITS	16
YEAR BUILT	1964
SALE DATE	9/30/2025
UNIT MIX	1)3+2 1)2+2 14)1+1

4215 VINELAND AVE

SALES COMPARABLES

5



4436 Woodman Ave

Sherman Oaks, CA 91423

PRICE	\$2,700,000
BUILDING SF	6,566
PRICE/SF	\$411.21
PRICE/UNIT	\$168,750
CAP RATE	5.05%
GRM	11.38
# UNITS	16
YEAR BUILT	1962
SALE DATE	7/25/2025
UNIT MIX	1)2+1 15)1+1

6



4421 Murietta Ave

Sherman Oaks, CA 91423

PRICE	\$6,350,000
BUILDING SF	19,660
PRICE/SF	\$322.99
PRICE/UNIT	\$264,583
CAP RATE	5.46%
GRM	11.25
# UNITS	24
YEAR BUILT	1955
SALE DATE	6/20/2025
UNIT MIX	12)2+1 12)1+1

4215 VINELAND AVE

SALES COMPARABLES



4215 Vineland Ave
North Hollywood, CA 91602

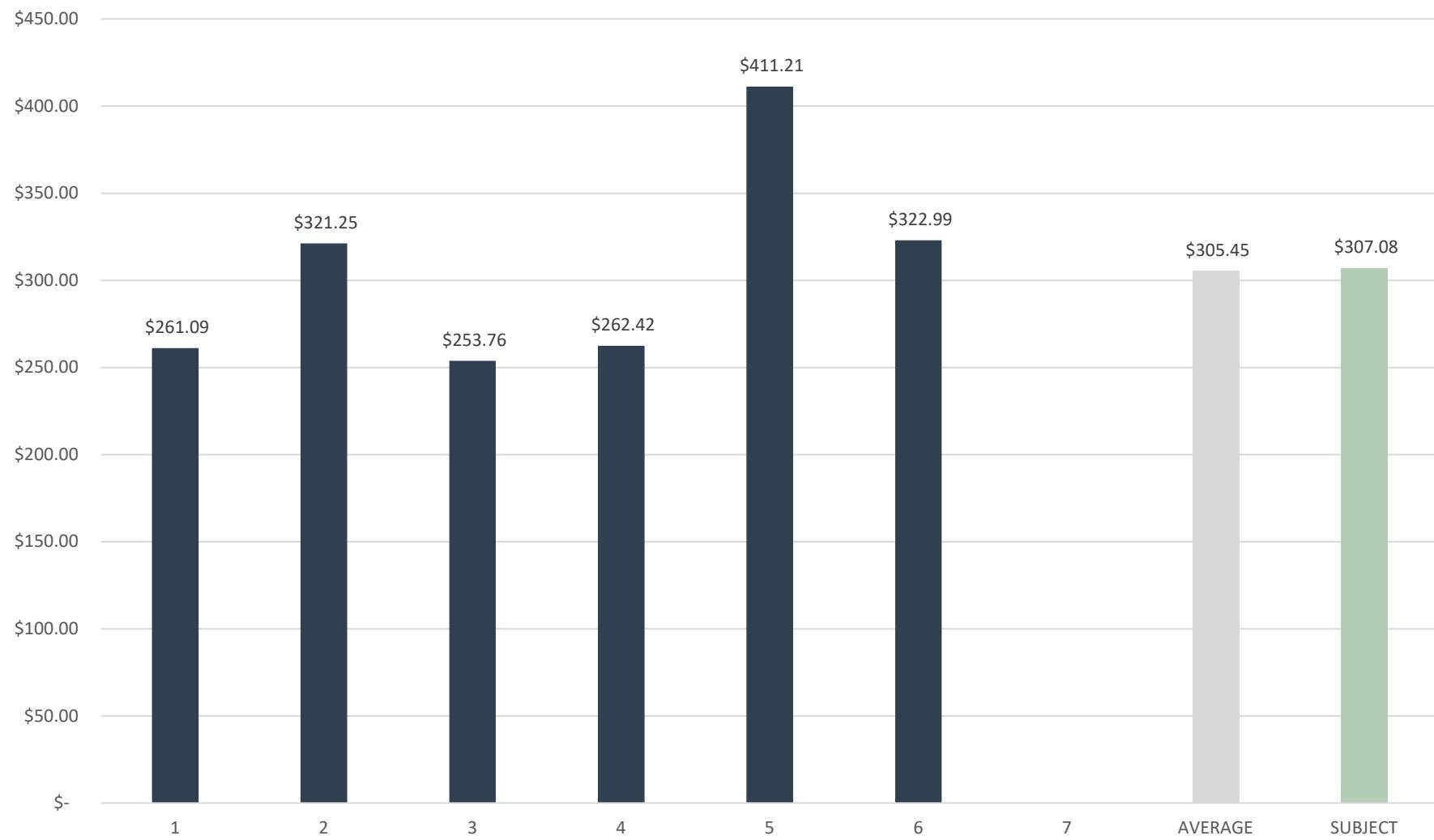
PRICE	\$8,750,000
BUILDING SF	28,494
PRICE/SF	\$307.08
# UNITS	32
PRICE/UNIT	\$273,438
CAP RATE	5.04%
GRM	11.18
YEAR BUILT	1962

UNIT MIX

(19) 1 Bed / 1 Bath
(1) 2 Bed / 1 Bath (flat)
(9) 2 Bed / 1.75 Bath
(2) 2 Bed / 1.5 Bath Townhomes
(1) 3 Bed / 1.5 Bath

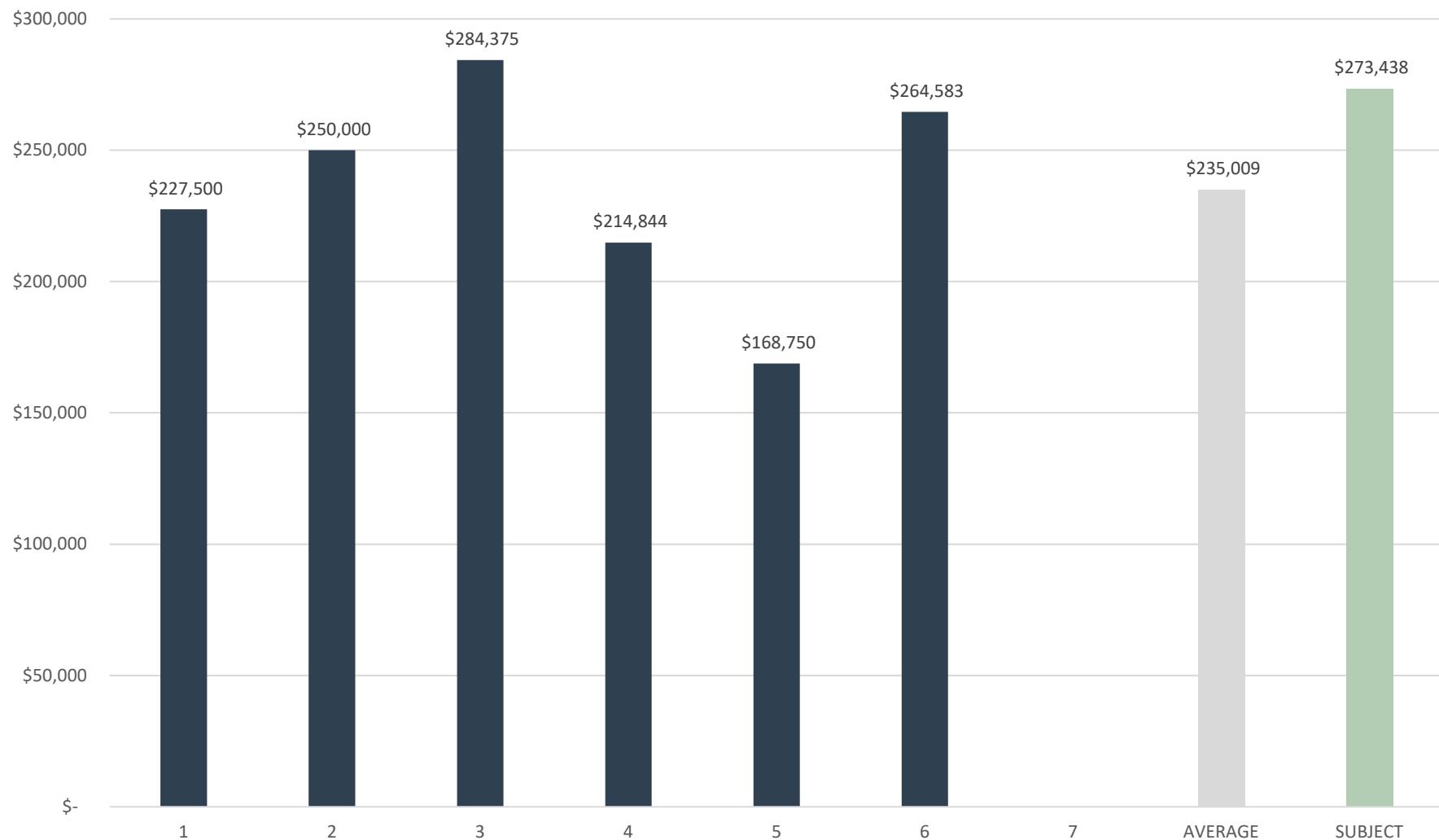
Sales Comparables

PRICE PER SF



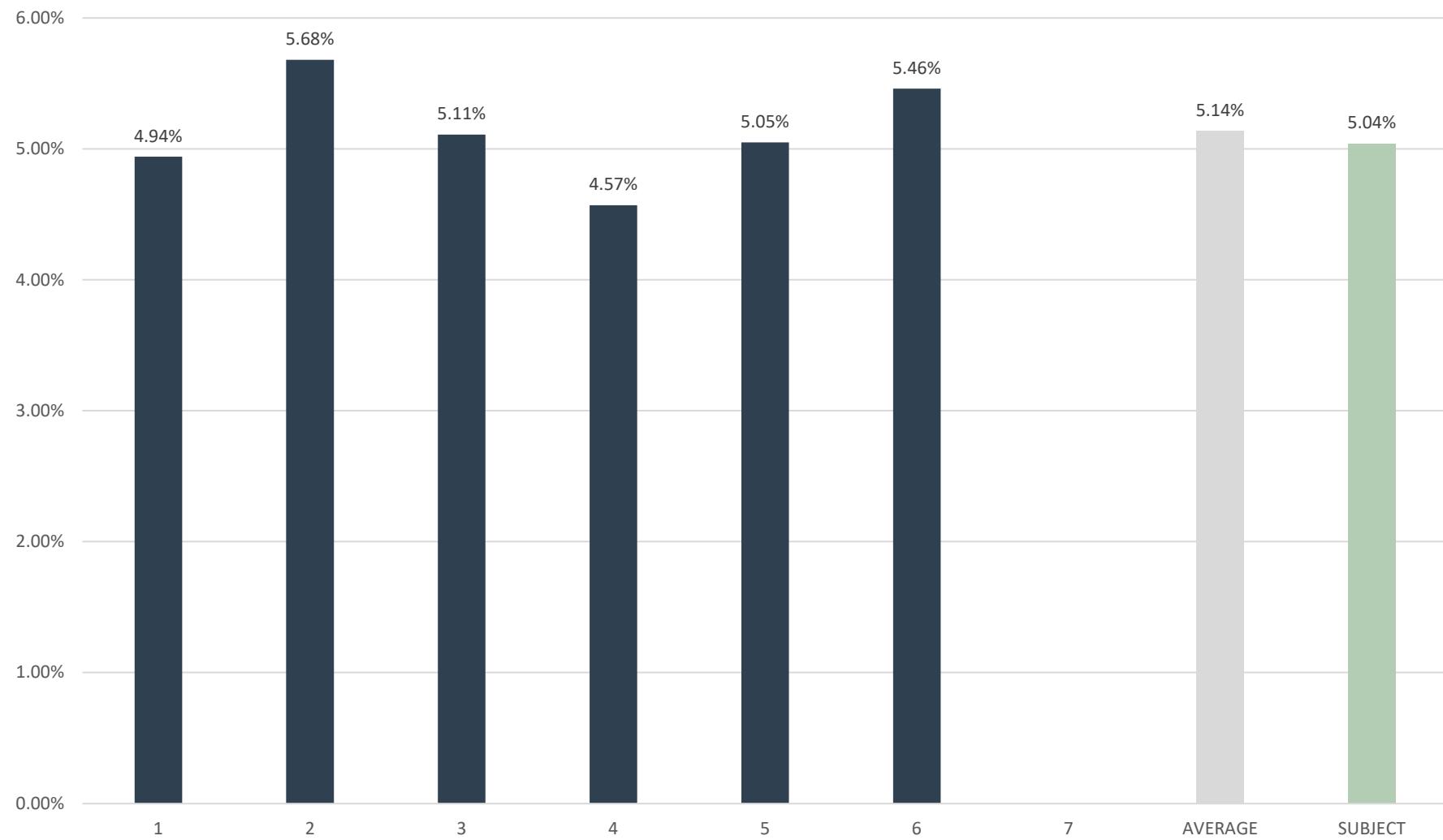
Sales Comparables

PRICE PER UNIT



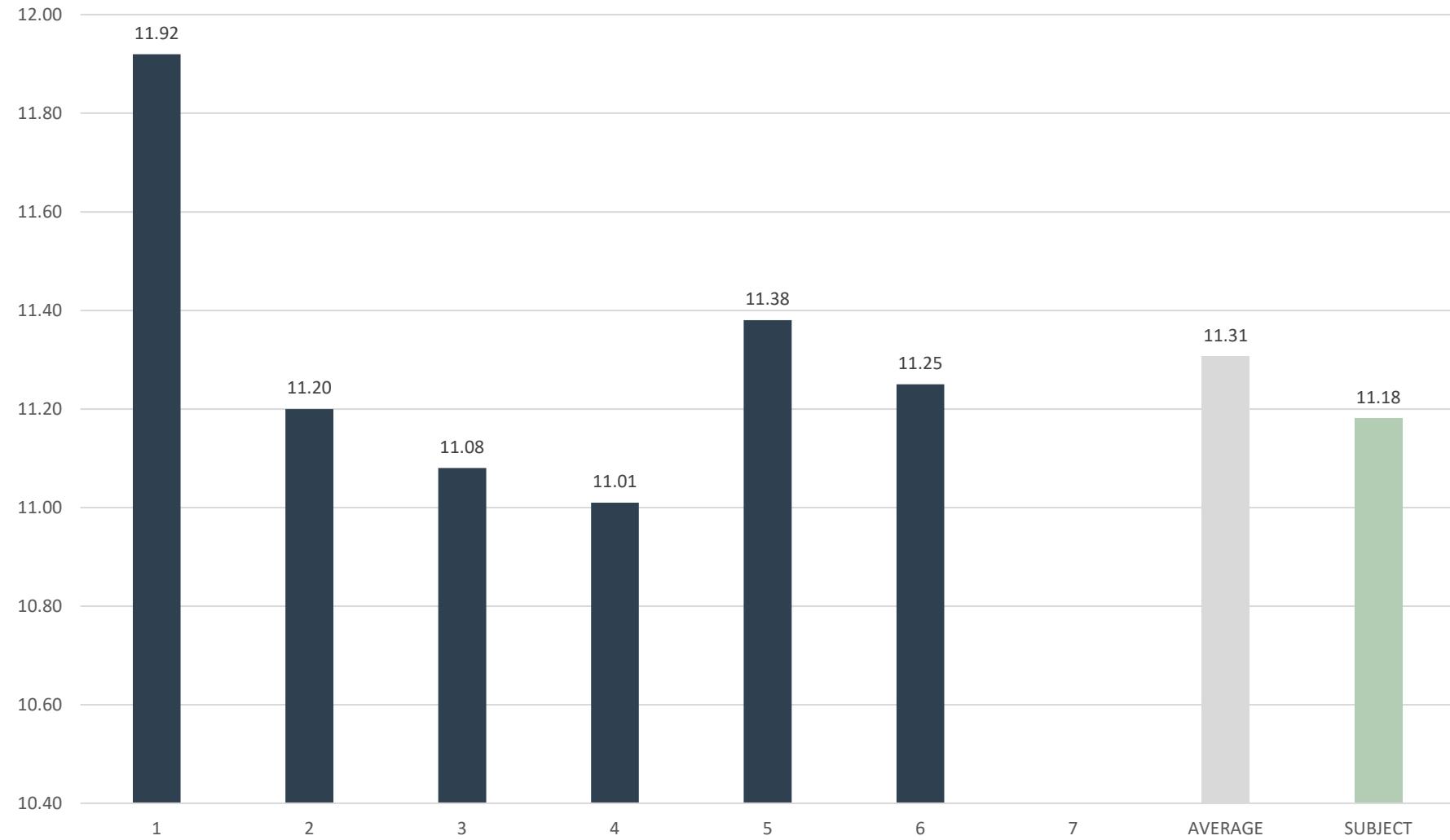
Sales Comparables

CAP RATE



Sales Comparables

GRM



Rent Comparables

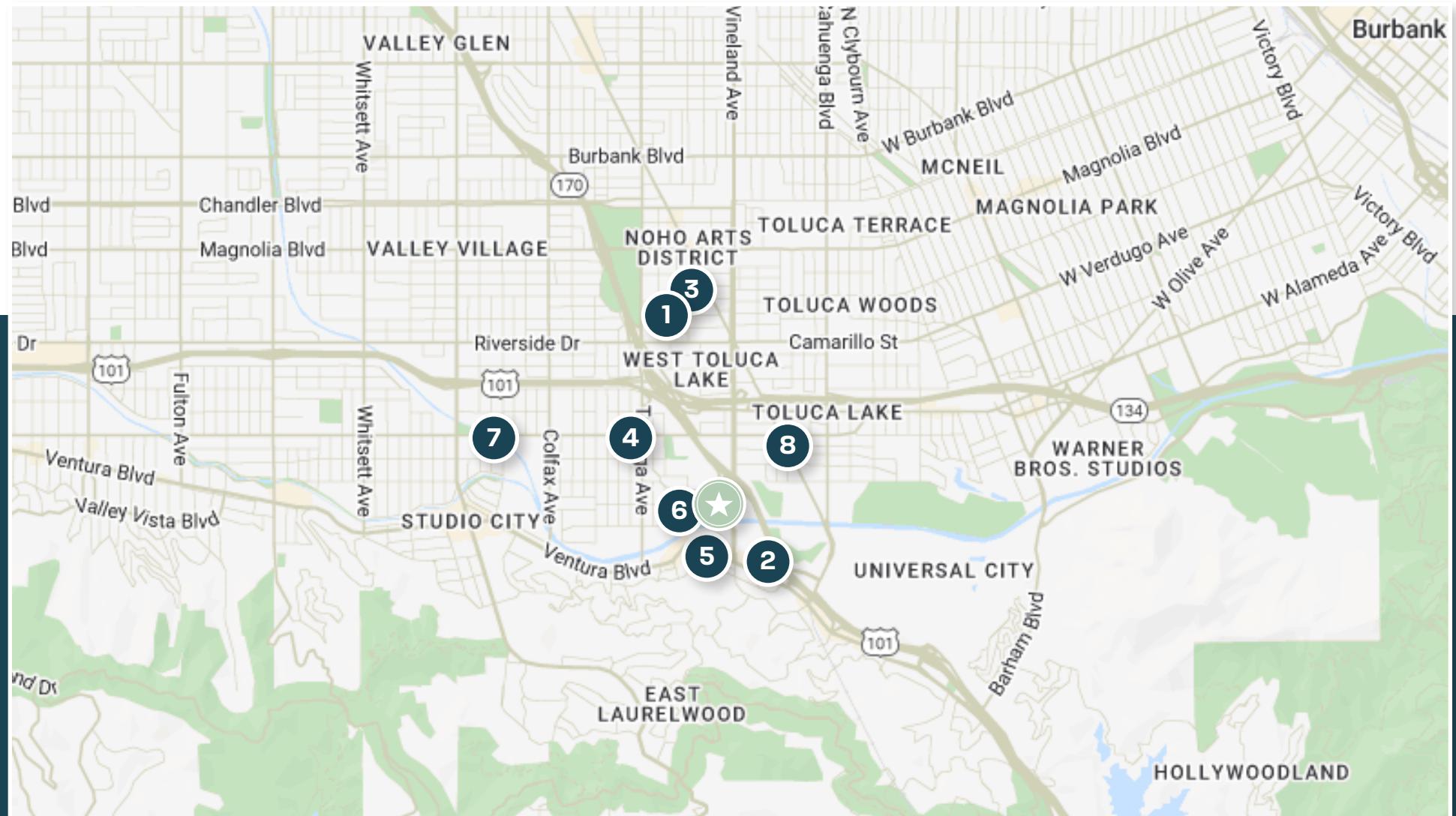
#	ADDRESS	UNITS	BUILT	STUDIOS		1+1		2+2		3+2	
				TYPE	RENT	TYPE	RENT	TYPE	RENT	TYPE	RENT
1	11310 Camarillo St North Hollywood, CA 91602	25	1965					2+2	\$2,795		
2	10937 Fruitland Dr Studio City, CA 91604	44	1971					2+1	\$2,795		
3	11310 Camarillo St North Hollywood, CA 91602	25	1965			1+1	\$2,350				
4	4251 Tujunga Ave Studio City, CA 91604	13	1971			1+1	\$2,225				
5	4176 Arch Dr Studio City, CA 91604	52	1963	Studio	\$1,895						
6	11151 Aqua Vista St Studio City, CA 91602	34	1978	Studio	\$1,885						
7	4350 Troost Ave Studio City, CA 91604	16	1964							3+2	\$3,195
8	10855 Whipple St Studio City, CA 91602	22	1963							3+2	\$3,300
AVERAGE					\$1,890		\$2,288		\$2,795		\$3,248
S	4215 Vineland Ave West Hollywood, CA 91602	32	1962			1+1 Market	\$1,927 \$2,150	2 + 2 Market	\$2,242 \$2,658	3 + 1.5 Market	\$1,734 \$3,195

Rent Comparables

SUBJECT PROPERTY

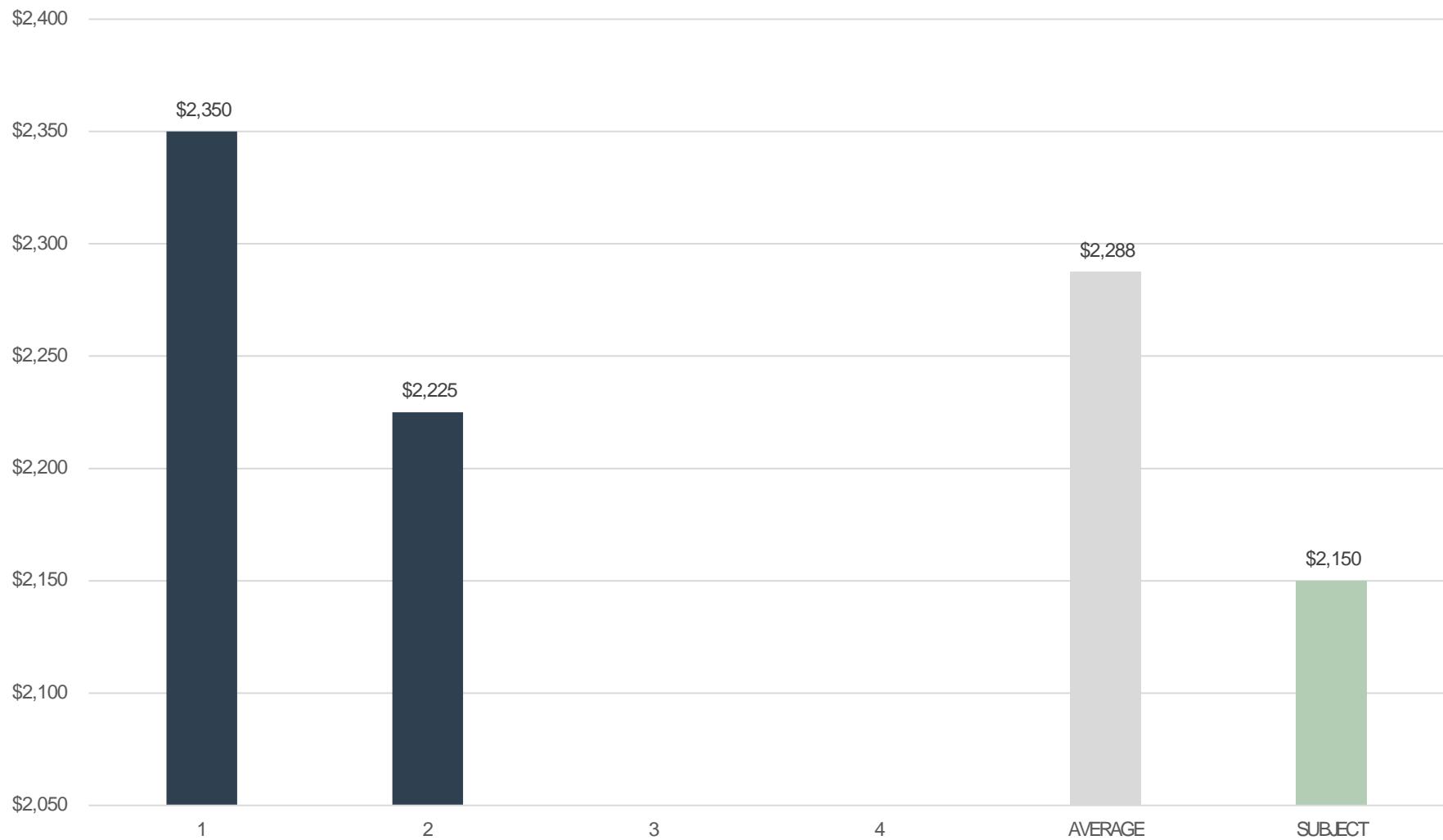
- 1 11310 Camarillo St
- 2 10937 Fruitland Dr
- 3 11310 Camarillo St
- 4 4251 Tujunga Ave

- 5 4176 Arch Dr
- 6 11151 Aqua Vista St
- 7 4350 Troost Ave
- 8 10855 Whipple Ave



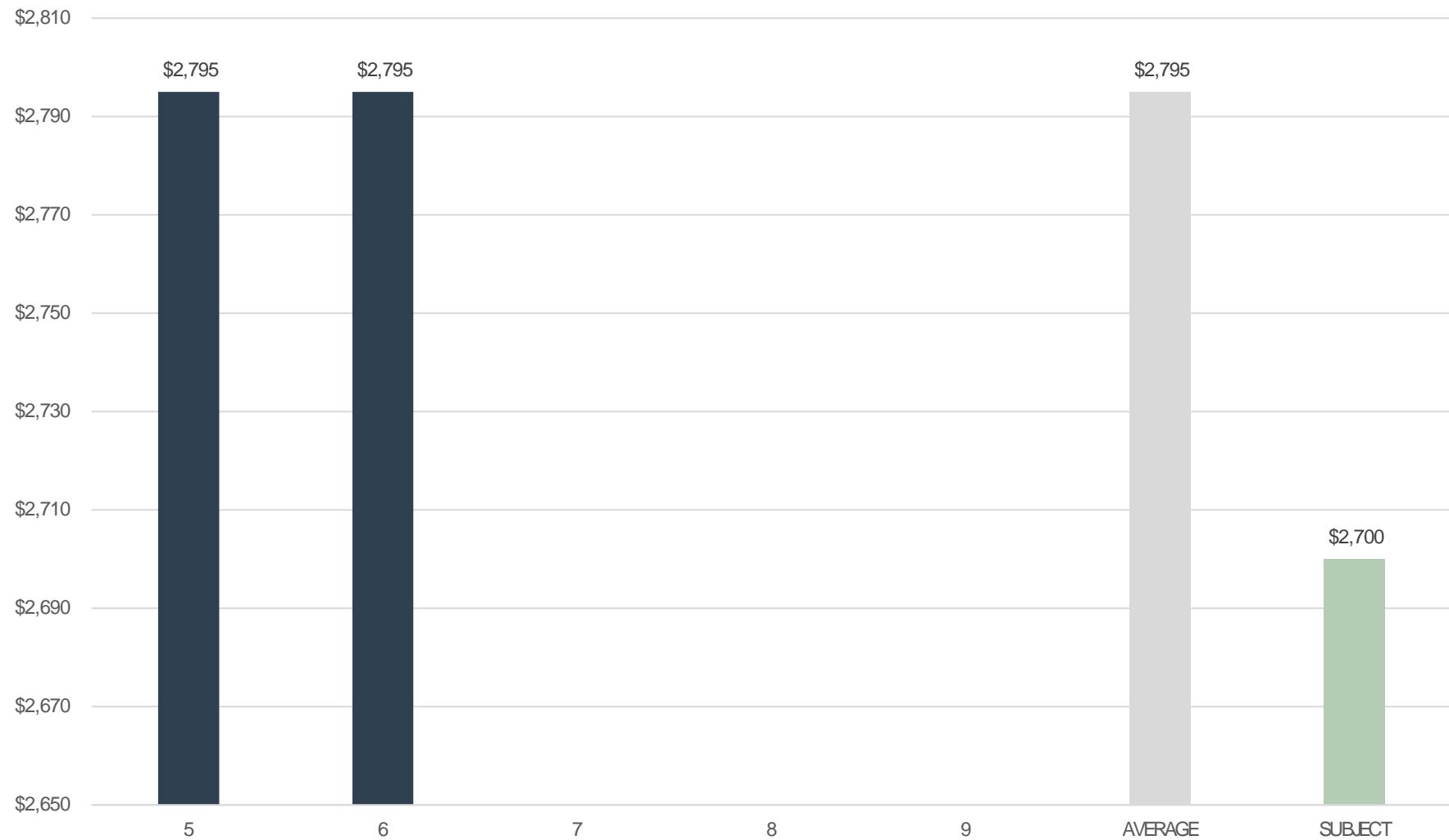
Rent Comparables

1 BEDROOM



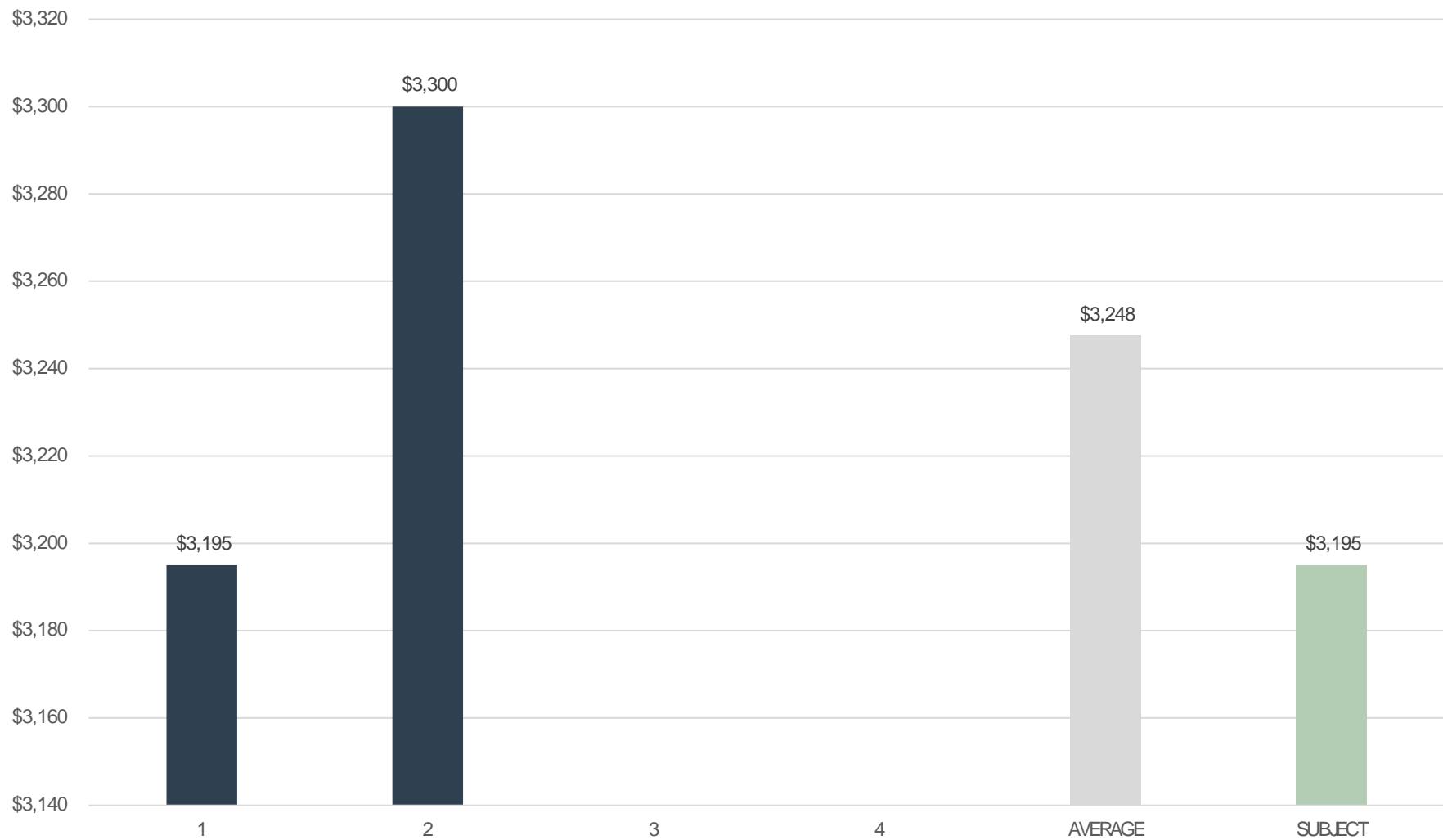
Rent Comparables

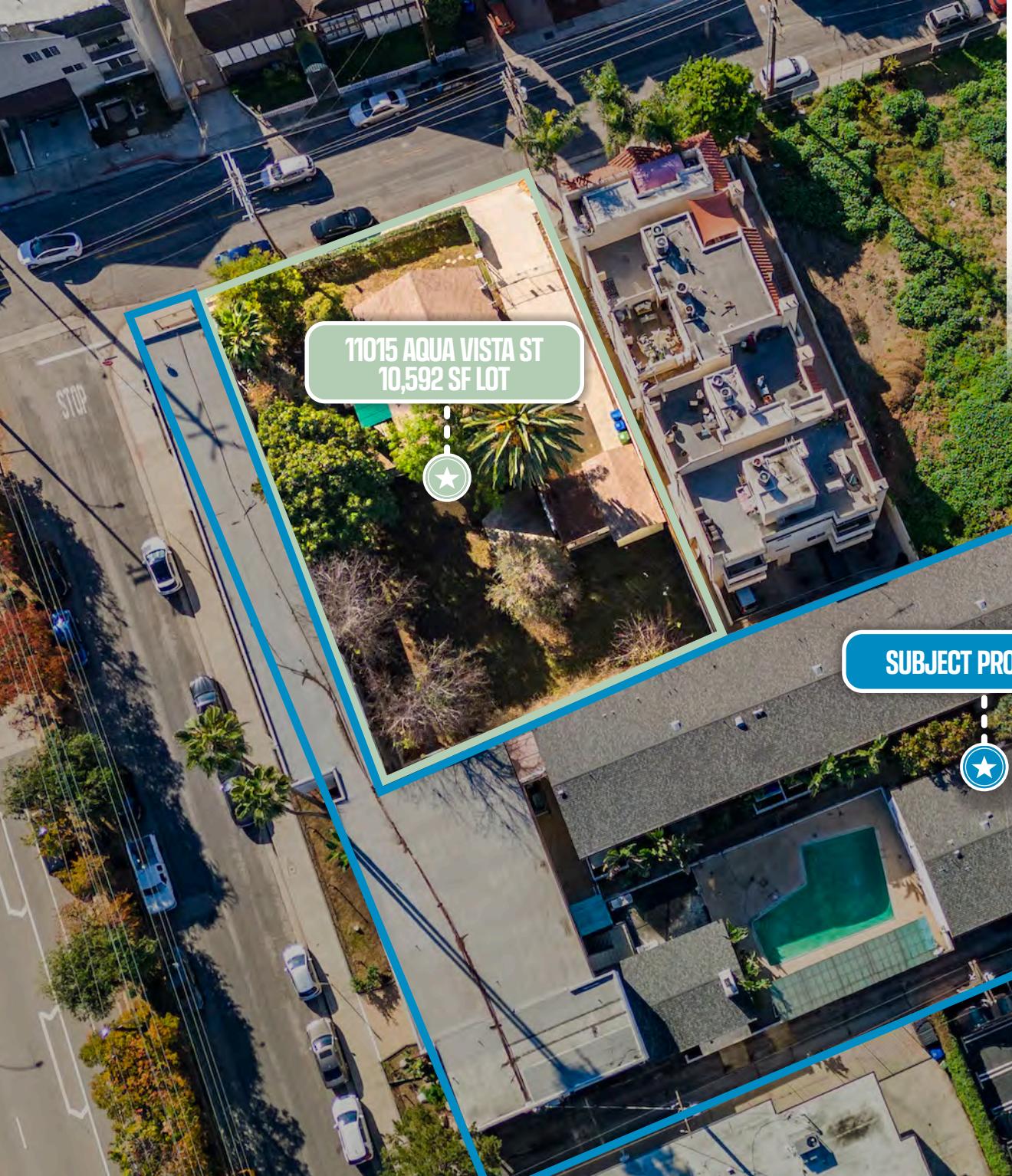
2 BEDROOM



Rent Comparables

3 BEDROOM





11015 AQUA VISTA STREET For Sale

Directly next door and separately available for sale. 10,592 SF lot - zoned R3. Please contact brokers for more information.

SECTION 4

Market Overview

4215 Vineland Avenue
North Hollywood, CA 91602





The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unin-corporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean, and on the south by Orange County. The area is home to nearly 10 million residents and is the largest metropolitan area in the country. A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro. The city of Los Angeles accounts for about 3.8 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center. The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain. Los Angeles will host the 2028 Summer Olympic and Paralympic games. The games are serving as a catalyst for infrastructure improvements and will introduce numerous new tourists to the market.

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide, a list that includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, as it connects the two local ports to the transcontinental rail network east of downtown.



UNIVERSAL STUDIOS



WARNER BROTHERS
STUDIOS



WALT DISNEY
STUDIOS

CLOSE PROXIMITY NORTH HOLLYWOOD CALIFORNIA



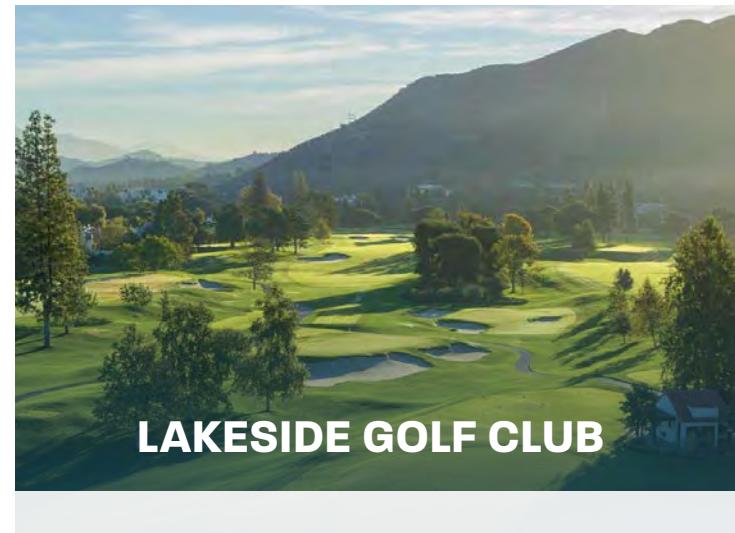
NOHO ARTS DISTRICT



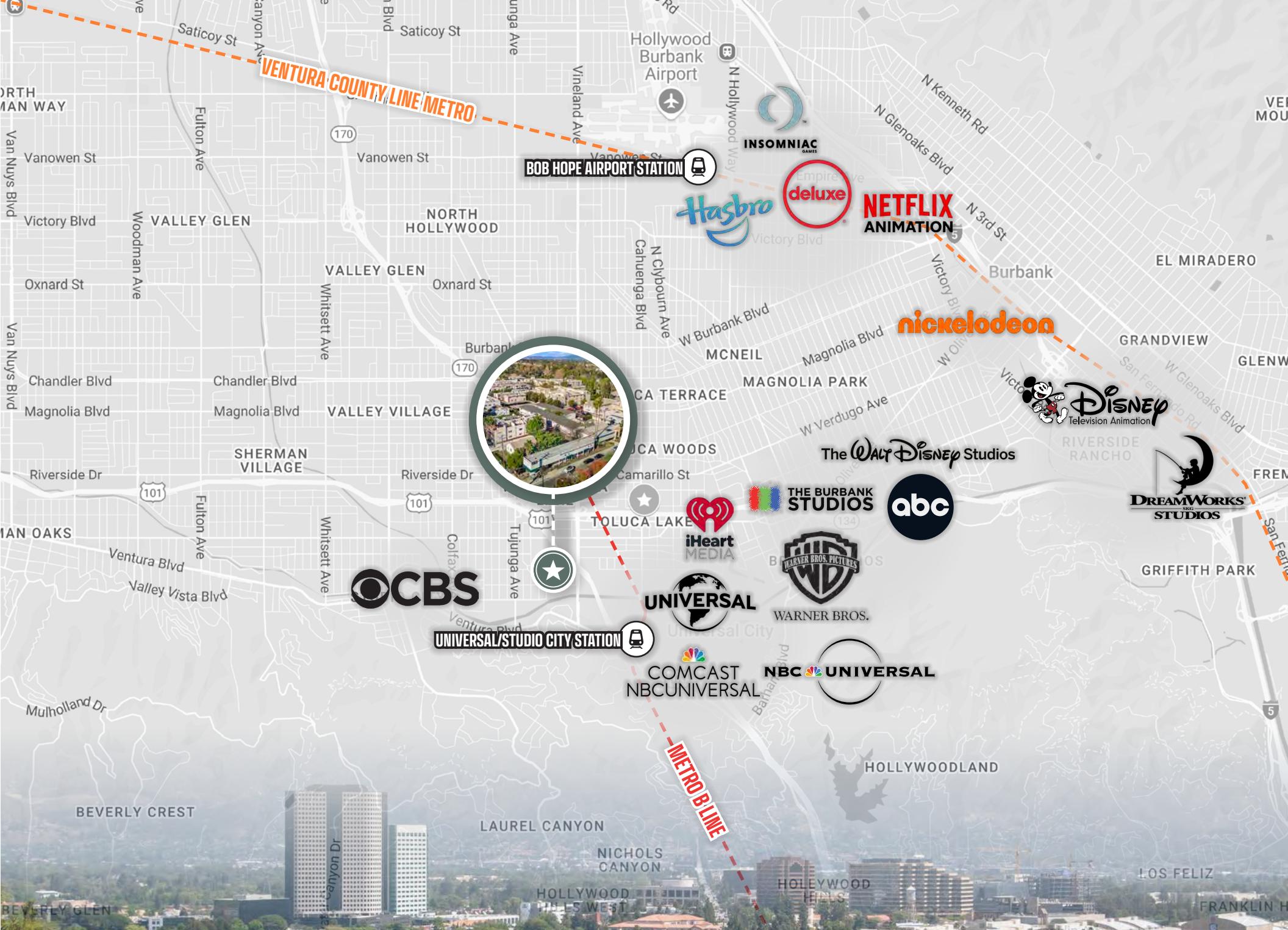
THE BURBANK STUDIOS



LA VALLEY COLLEGE



LAKESIDE GOLF CLUB



Los Angeles Demographics

DEMOCRAPHICS	1 MILE	3 MILE	5 MILE
Population	27,267	185,716	608,575
Median Age	40	40	40
Households	15,744	94,522	307,452
Renter Occupied Households	10,393	56,530	199,593
Bachelor's Degree Attainment	40.8%	36.6%	33.0%
Average Household Income	\$129,793	\$128,555	\$116,554
Median Household Income	\$102,605	\$103,427	\$92,069

Major Employers

MAJOR EMPLOYERS	EMPLOYEES
1 Yf Art Holdings Gp LLC	10,600
2 Ticketmaster Entertainment LLC	4,390
3 Burlington Coat Factory	4,041
4 Sofro Fabrics Inc	3,810
5 Walt Disney Records Direct-Disney	2,990
6 Providence Holy Cross	2,561
7 Rsg Group USA Inc-Golds Gym	2,000
8 Providnce Hlth Svcs Fndtn/San-Providnce Holy Cross	2,000
9 Providence Health System-Providence St Joseph Med	2,000
10 Andrews International Inc	1,700
11 Nbcuniversal Media LLC-Universal Pictures Intl	1,655
12 Certified Laboratories LLC	1,503
13 Walt Disney Company-Disney	1,460
14 McCormick & Schmick Holding-Mortons Steakhouse	1,433
15 Valet Parking Svc A Cal Partn-Valet Parking Service	1,268
16 Scanline Vfx Inc	1,200
17 IKEA Holding Us Inc-IKEA Burbank	1,176
18 Dreamworks Animation Pubg LLC	1,118
19 Walt Disney Imgning RES Dev In-Disney	1,011
20 Foh Holdings Inc	1,000
21 Arden-Mayfair Inc-Gelson Market	997
22 Los Angeles Philharmonic Assn-Bowl Store The	900
23 Los Angeles Philharmonic Assn-Hollywood Bowl	899
24 Vie De France Yamazaki Inc-Vie De France 683	834
25 Vintage Senior Management Inc	832

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