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# 10945 Hesby Street North Hollywood 91601



Exceptional five-unit investment opportunity in a prime North Hollywood location. The property offers convenient access to major freeways, Burbank, Downtown Los Angeles, and West Los Angeles. Features include separate meters, garage parking, and consistently strong rental demand, making this an attractive and reliable asset.

5 units featuring (4 )1bd + 1 bath & (1) 1 studio  
**2,818 sq ft building**      **5805 sq ft lot**

**Listing Price \$ 995,000**

Jeff Politz  
Maxam Properties  
DRE: 1132270  
310.850.1500

Jill Fischer-Politz  
The One Luxury Properties  
DRE: 00907458  
818.231.9207

# Operating Income Statement

10945 Hesby Street North Hollywood

Unit	Income/ Monthly	Total
10945 Hesby 1/4	\$650.00	\$7,800
10945 Hesby	\$1,881.00	\$22,572
10945 Hesby 1/2	\$1,920.00	\$23,040
10947 Hesby	\$921.00	\$11,052
10947 Hesby 1/2	\$859.00	\$10,308
Total	\$6,231.00	\$74,772

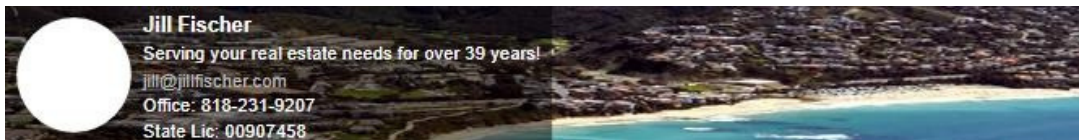
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Riley Alexander Management  
2961 Sierra Drive  
Westlake Village, CA 91362  
818-585-3177

Income/Expense Statement by Category  
10945 Hesby St  
01/01/2024 - 12/31/2024

Income	Amount
4000 Rental Income	73,127.00
Total Income	73,127.00
Expenses	Amount
6200 Repairs	1,345.00
6250 Utilities	6,418.45
6350 Insurance	3,817.63
6550 Cleaning and Maint	1,980.00
8000 Taxes	3,946.51
8910 Management	2,858.88
8990 Bank Fees	15.45
9060 Postage	81.35
Total Expenses	20,463.27
Net Total	52,663.73



### 5325 Cleon Ave



**Closed • Quadruplex •**

List / Sold:  
**\$899,999 / \$910,000 ↑**

9 days active in MLS • Sold On 08/22/2025

4 units • \$225,000/unit • 2,352 sqft • 5,747 sqft lot • \$386.90/sqft • Built in 1955

BAC:

High-Demand NoHo Arts District Location! Located in the heart of one of LA's most dynamic and sought-after neighborhoods, 5325 Cleon Ave is a rare 4-unit multifamily property offering incredible potential for investors or owner-users. Built in 1955, the property spans approximately 2,352 sq ft on a 5,747 sq ft lot. Each of the four units features 1 bedroom and 1 bathroom with spacious, light-filled... [More](#)

North Hollywood • [Map](#) \_

ML# BB25139396

### 11606 Friar St



**Closed • Quadruplex •**

List / Sold:  
**\$1,095,000 / \$975,000 ↓**

0 days active in MLS • Sold On 07/29/2025

4 units • \$273,750/unit • 3,122 sqft • 7,475 sqft lot • \$312.30/sqft • Built in 1944

BAC:

SOLD PRIOR TO PROCESSING... [More](#)

North Hollywood • [Map](#) \_

ML# SR25116062

### 6709 Lemp Ave



**Closed • Apartment •**

List / Sold:  
**\$1,200,000 / \$1,150,000 ↓**

0 days active in MLS • Sold On 06/18/2025

5 units • \$240,000/unit • 3,078 sqft • 7,799 sqft lot • \$373.62/sqft • Built in 1931

BAC:

Situated at 6709 Lemp Ave in the heart of North Hollywood, this property offers a unique blend of convenience, accessibility, and vibrant urban living. Featuring a unit mix of four 1-bedroom, 1-bath units and one 2-bedroom, 1-bath unit, this property is an excellent investment or leasing opportunity for those looking to cater to North Hollywood's thriving rental market. Its thoughtful design, combined ... [More](#)

North Hollywood • [Map](#) \_

ML# SR25077944

### 11419 Cumpston St



**Closed • Apartment •**

List / Sold:  
**\$1,350,000 / \$1,225,000 ↓**

18 days active in MLS • Sold On 05/29/2025

6 units • \$225,000/unit • 2,880 sqft • 5,744 sqft lot • \$425.35/sqft • Built in 1955

BAC:

We are pleased to present this ideal multi-unit investment opportunity is located at 11419 Cumpston St., North Hollywood, California. Built in 1955, the property consists of six well-maintained one-bedroom - one-bathroom units, totaling approximately 2,880 square feet on a 5,744-square-foot lot. Situated in a high-demand rental market, the property is nestled in a densely populated area with convenien... [More](#)

North Hollywood • [Map](#) \_

ML# SR25074625



# 10945 Hesby Street





# Recently Represented Properties by Jeff Politz and Jill Fischer



**4503-4505 Fulton Ave  
Sherman Oaks 91423**  
Eight - 1 bd/ 1bth units



**14870 Albers St  
Sherman Oaks 91411**  
Duplex



**10376-10380 Almayo Ave  
Los Angeles 90064**  
17 unit apartment building



**2625 Chariton St.  
Los Angeles 90034**  
Four unit building



**11122 W. Washington  
Culver City 90232**  
6720 SF 100% Leased,  
Currently in escrow



**10957 National Blvd  
Los Angeles 90064**  
Four unit building



**3517 Sepulveda Blvd  
West LA 90034** Five  
unit building



**14525 Dickens St  
Sherman Oaks 91403**  
Three free-standing units

◆  
**Jeffrey Politz**

**Maxim Properties**  
DRE# 1132270

**C: 310.850.1500**

**Jill Fischer-Politz**

**The One Luxury Properties. C:818.231.9207**  
DRE# 00907458

## Jeffrey Politz

DRE #01137420

Jeffrey L. Politz is a seasoned real estate professional with 35 years of experience in the Los Angeles market. As a licensed agent, Jeffrey has built an outstanding reputation specializing in the sale of multi-family residential and industrial properties. His extensive knowledge of the commercial property landscape, combined with his dedication to client satisfaction, has earned him the trust and loyalty of numerous long-term and repeat clients. Known for his excellent rapport with colleagues and clients alike, Jeffrey continues to be a respected and reliable figure in the Los Angeles real estate community.

## Jill Fischer

DRE #00907458

Jill Fischer has been a leading real estate professional for over 39 years, specializing in the Los Angeles and Ventura counties. As the consistent top producer at her firm, Jill's expertise spans both residential properties and multi-family apartment buildings. Her extensive experience and vast knowledge have earned her a sterling reputation in the industry. She has earned her California Broker's designation and is committed to providing the highest level of service and guidance to her clients.