

# 13103 BARBARA ANN STREET

NORTH HOLLYWOOD, CALIFORNIA 91605

Marcus & Millichap  
THE RAYMUNDO GROUP

*Barbara Ann*  
13103 APTS.

**\$6,388,888 | 41 MULTIFAMILY UNITS**

**ATTRACTIVELY PRICED AT \$155,827 PER UNIT AND A 9.89 GRM | BRAND NEW ELECTRICAL SUBPANELS IN 2026  
APPROXIMATELY 47% RENT UPSIDE | FIRST TIME ON MARKET IN OVER 30 YEARS**

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13103 BARBARA ANN STREET, NORTH HOLLYWOOD, CA 91605



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# 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

13103 BARBARA ANN STREET, NORTH HOLLYWOOD, CA 91605

# INVESTMENT OVERVIEW

*Barbara Ann*  
13103 APTS.

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# INVESTMENT HIGHLIGHTS

- All Electrical Subpanels Replaced in 2026, New Water Heater and Storage Tank in 2025, All New Windows
- Attractively Priced at Only \$155,827 per Unit
- Excellent Repositioning Opportunity — Approximately 47% in Proven Rent Upside
- Marketed for Sale for First Time in Over 30 Years
- Ample On-Site Parking — Space for 55 Vehicles
- Large 39,420 Square Foot Corner Lot with Space for Potential ADUs (Buyer to Verify)
- Convenient Shopping Access — Trader Joe's, Ralphs, Home Depot, and Vallarta Supermarkets All Within Three Miles
- Additional Income Streams Generated via Parking Fees and Laundry Collections
- Not on LADBS Seismic Retrofit List

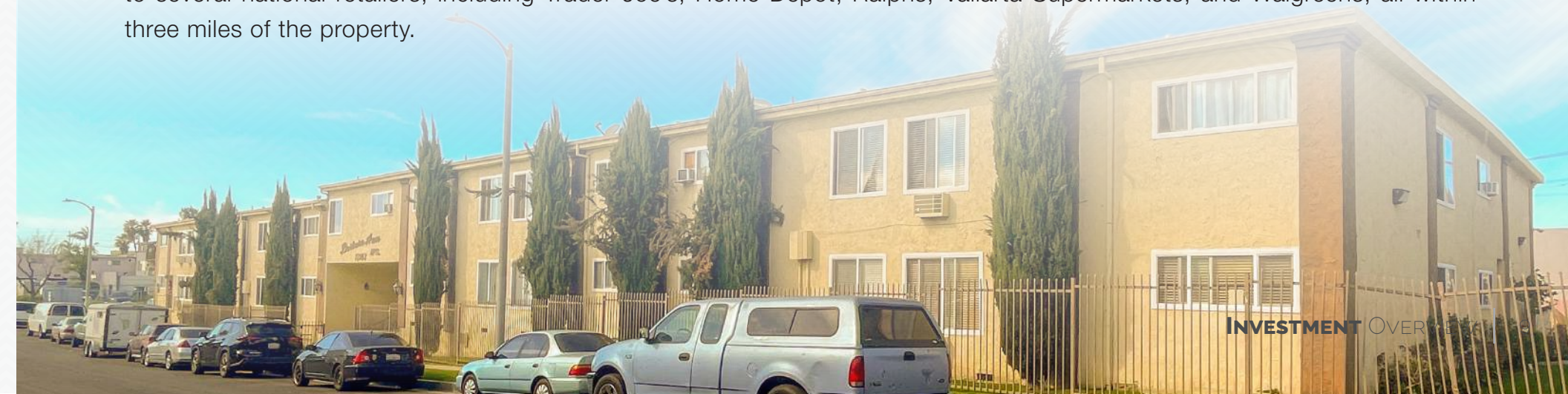


# INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 13103 Barbara Ann Street, a 41-unit multifamily property located in North Hollywood, CA. The property has been under the same ownership for more than 30 years and current rents offer extensive room for growth. This creates a prime repositioning opportunity for a new owner to refresh apartment interiors and amenities to potentially recapture the 47% rent upside. The attractive asking price of only \$155,827 per unit allows an investor to gain a sizeable foothold in the dense North Hollywood rental market at a relatively low price. In fact, only one property has sold at a lower price per unit in North Hollywood in the past year (Source: CoStar COMPS).

The current owner has replaced all electrical subpanels throughout the building in 2026, which could help to reduce both insurance and utility costs substantially. A brand new water heater and storage tank were also installed in 2025, and all windows have been replaced and upgraded. The building does not appear on the Los Angeles Department of Building & Safety's Seismic Retrofit List, saving a new investor from an otherwise burdensome expense. The property offers a generous amount of on-site parking to tenants with 55 spaces, or 1.34 spaces per bedroom. The surplus of parking spaces helps provide additional income, as does the on-site laundry facility.

Located near the intersection of Sherman Way and Coldwater Canyon Avenue, the property allows tenants convenient access to the Greater Los Angeles Metro Area via the nearby 170 Freeway. Residents also enjoy the building's proximity to several national retailers, including Trader Joe's, Home Depot, Ralphs, Vallarta Supermarkets, and Walgreens, all within three miles of the property.



# 13103 BARBARA ANN STREET

North Hollywood, CA 91605

### LISTING PRICE

**\$6,388,888**

### PRICE/UNIT

**\$155,827**

### PRICE/SF

**\$263**

### CAP RATE - CURRENT

**5.16%**

### GRM - CURRENT

**9.89**

### CAP RATE - PRO FORMA

**9.56%**

### GRM - PRO FORMA

**6.74**

### THE OFFERING

Price	<b>\$6,388,888</b>
Down Payment	100% / \$6,388,888
Price/Unit	\$155,827
Price/SF	\$263
Number of Units	41
Rentable Square Feet	24,256 SF
Number of Buildings	1
Number of Stories	2
Year Built	1972
Lot Size	39,420 SF

### VITAL DATA

CAP Rate - Current	5.16%
GRM - Current	9.89
Net Operating Income - Current	\$329,825
Net Cash Flow After Debt Service - Current	5.16% / \$329,825
CAP Rate - Pro Forma	9.56%
GRM - Pro Forma	6.74
Net Operating Income - Pro Forma	\$610,704
Net Cash Flow After Debt Service - Pro Forma	9.56% / \$610,704

## PROPERTY DETAILS

### THE OFFERING

Property Address:	13103 Barbara Ann Street North Hollywood, CA 91605
Assessor's Parcel Number:	2327-014-010
Zoning:	LAR3

### SITE DESCRIPTION

Number of Units:	41
Number of Buildings:	1
Number of Stories:	2
Year Built:	1972
Rentable Square Feet:	24,256 SF
Lot Size:	39,420 SF
Parking:	54 Spaces
Type of Ownership:	Fee Simple

### CONSTRUCTION

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



**OFFERING PRICE:**  
**\$6,388,888**

### 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
41	1 Bdr 1 Bath	575
<b>41</b>	<b>TOTAL</b>	<b>24,256</b>

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# LOCATION OVERVIEW

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# North Hollywood

A WELCOME  
RESPITE  
FROM THE  
HECTIC  
ENERGY OF  
LA

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.

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.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP

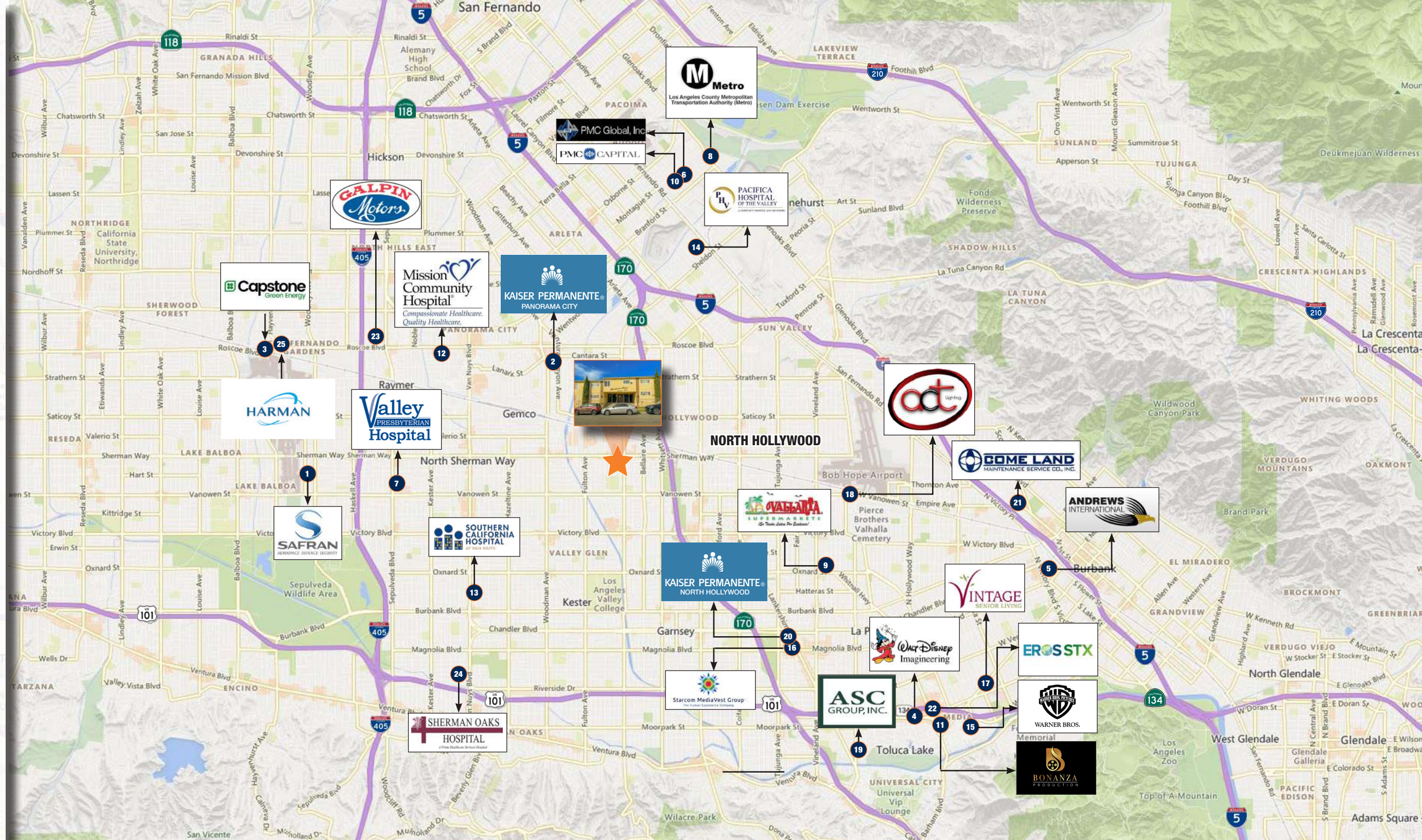


# MAJOR EMPLOYERS

## Employees

1	Safran Aerospace Defence Security	3,810
2	Kaiser Foundation Hospitals-Kaiser Permanente	2,700
3	Capstone Green Energy	1,989
4	TWDC Enterprises 18 Corp	1,802
5	Andrews International Inc	1,700
6	PMC Global Inc	1,603
7	Valley Presbyterian Hospital	1,600
8	Los Angeles County Metropolitan Transportation Authority	1,408
9	Vallarta Food Enterprises Inc-Supermercado Vallarta	1,171
10	PMC Capital Partners LLC	1,000
11	Bonanza Productions Inc	1,000
12	Mission Community Hospital-Deanco Healthcare LLC-	700
13	Alta Hollywood Community Hospital Van Nuys	631
14	Pacifica Hospital of Valley	607
15	Warner Bros Transatlantic Inc	590
16	Starcom Worldwide Inc	566
17	Vintage Senior Management Inc	565
18	ACT Lighting Inc	556
19	ASC Casting Group Inc	536
20	Kaiser Foundation Hospitals-North Hollywood	534
21	Come Land Maintenance Service Inc.	513
22	Eros Stx Global Corporation	502
23	Galpin Motors Inc	500
24	Sherman Oaks Hospital - Prime Healthcare Services	500
25	Harman International Industry	500

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



# DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	37,274	344,548	716,067
<b>2025 Estimate</b>			
Total Population	37,051	339,968	706,582
<b>2020 Census</b>			
Total Population	38,617	350,753	730,201
<b>2010 Census</b>			
Total Population	38,171	347,674	712,982
<b>Daytime Population</b>			
2025 Estimate	27,127	251,853	675,951
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	13,214	122,814	266,125
<b>2025 Estimate</b>			
Total Households	13,058	120,476	261,471
Average (Mean) Household Size	2.9	2.9	2.9
<b>2020 Census</b>			
Total Households	12,772	116,106	252,773
<b>2010 Census</b>			
Total Households	11,817	109,030	236,892
Growth 2025-2030	1.2%	1.9%	1.8%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	13,579	127,097	276,799
2025 Estimate	13,418	124,668	271,920
Owner Occupied	4,360	40,507	97,775
Renter Occupied	8,703	79,871	163,704
Vacant	360	4,192	10,449
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	13,058	120,476	261,471
1 Person Units	24.3%	26.3%	28.7%
2 Person Units	26.1%	26.2%	27.8%
3 Person Units	19.7%	17.7%	16.3%
4 Person Units	15.5%	14.1%	13.3%
5 Person Units	7.8%	8.1%	7.0%
6+ Person Units	6.6%	7.7%	6.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	7.4%	8.8%	12.3%
\$150,000-\$199,999	6.1%	8.1%	9.1%
\$100,000-\$149,999	14.2%	16.2%	17.5%
\$75,000-\$99,999	12.9%	12.7%	12.8%
\$50,000-\$74,999	18.2%	16.4%	15.4%
\$35,000-\$49,999	13.0%	11.6%	10.0%
\$25,000-\$34,999	7.1%	7.8%	6.7%
\$15,000-\$24,999	8.0%	7.7%	6.7%
Under \$15,000	13.0%	10.6%	9.5%
Average Household Income	\$86,922	\$92,195	\$103,649
Median Household Income	\$65,510	\$71,169	\$82,279
Per Capita Income	\$30,291	\$33,290	\$39,611
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	37,051	339,968	706,582
Under 20	22.2%	23.0%	22.3%
20 to 34 Years	22.6%	23.6%	23.6%
35 to 39 Years	7.7%	7.8%	8.2%
40 to 49 Years	13.2%	13.6%	13.9%
50 to 64 Years	19.3%	18.6%	18.4%
Age 65+	15.0%	13.4%	13.6%
Median Age	39.0	38.0	38.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	26,504	240,057	505,676
Elementary (0-8)	12.6%	15.1%	12.8%
Some High School (9-11)	7.7%	9.9%	8.6%
High School Graduate (12)	26.3%	22.5%	20.2%
Some College (13-15)	19.1%	18.1%	18.1%
Associate Degree Only	8.0%	7.0%	7.2%
Bachelor's Degree Only	19.3%	20.1%	23.2%
Graduate Degree	7.0%	7.3%	9.8%
<b>Population by Gender</b>			
2025 Estimate Total Population	37,051	339,968	706,582
Male Population	49.9%	50.2%	50.0%
Female Population	50.1%	49.8%	50.0%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

# DEMOGRAPHICS SUMMARY



## POPULATION

In 2025, the population in your selected geography is 706,582. The population has changed by -0.90 since 2010. It is estimated that the population in your area will be 716,067 five years from now, which represents a change of 1.3 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 8,995 people per square mile.



## HOUSEHOLDS

There are currently 261,471 households in your selected geography. The number of households has changed by 10.38 since 2010. It is estimated that the number of households in your area will be 266,125 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.9 people.



## INCOME

In 2025, the median household income for your selected geography is \$82,279, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 61.58 since 2010. It is estimated that the median household income in your area will be \$97,806 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 \$39,611, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$103,649, compared with the U.S. average, which is \$103,571.



## EMPLOYMENT

In 2025, 371,174 people in your selected area were employed. The 2010 Census revealed that 54 of employees are in white-collar occupations in this geography, and 23.8 are in blue-collar occupations. In 2025, 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 \$836,945 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 95,349.00 owner-occupied housing units and 141,546.00 renter-occupied housing units in your area.



## EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 32.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.3 percent in the selected area compared with the 19.6 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT



  
**74 WALK SCORE**  
 "VERY WALKABLE"  
 Most errands can be accomplished on foot.



13103 BARBARA ANN STREET, NORTH HOLLYWOOD, CA 91605

# PRICING & FINANCIAL ANALYSIS

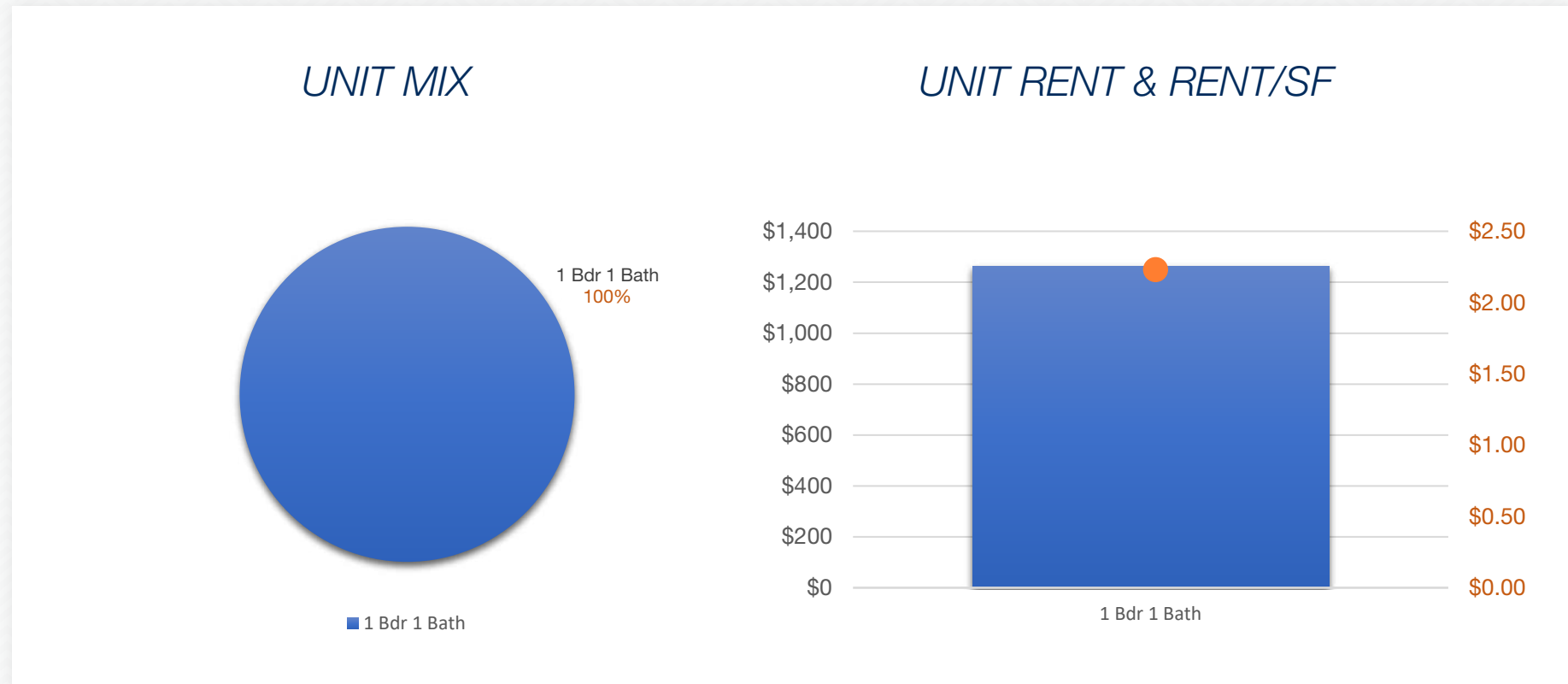
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# UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
41	1 Bdr 1 Bath	575	\$837-1,895	\$2.23	\$52,559	\$1,895	\$3.30	\$77,695
<b>41</b>	<b>TOTAL</b>	<b>24,256</b>			<b>\$52,559</b>			<b>\$77,695</b>



# INCOME & EXPENSES

<i>INCOME</i>	Current	Per Unit	Pro Forma	Per Unit
<b>GROSS POTENTIAL RENT</b>	<b>\$630,708</b>	<b>\$15,383</b>	<b>\$932,340</b>	<b>\$22,740</b>
Laundry Income	\$6,164	\$150	\$6,164	\$150
Parking Income	\$7,497	\$183	\$7,497	\$183
SCEP Fees	\$1,339	\$33	\$1,339	\$33
<b>GROSS POTENTIAL INCOME</b>	<b>\$645,708</b>	<b>\$15,749</b>	<b>\$947,340</b>	<b>\$23,106</b>
Vacancy/Collection Allowance (GPR)	3.0% / \$18,921	\$461	3.0% / \$27,970	\$682
<b>EFFECTIVE GROSS INCOME</b>	<b>\$626,787</b>	<b>\$15,287</b>	<b>\$919,370</b>	<b>\$22,424</b>

<i>EXPENSES</i>	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	\$75,860	\$1,850	\$75,860	\$1,850
Insurance	\$29,107	\$710	\$29,107	\$710
Utilities	\$85,342	\$2,082	\$85,342	\$2,082
Repairs & Maintenance	\$20,500	\$500	\$20,500	\$500
Trash	\$21,395	\$522	\$21,395	\$522
Management Fee	\$25,071	\$611	\$36,775	\$897
Reserves & Replacements	\$8,200	\$200	\$8,200	\$200
Landscaping & Pool	\$8,000	\$195	\$8,000	\$195
Pest Control	\$1,548	\$38	\$1,548	\$38
Unit Turnover	\$10,250	\$250	\$10,250	\$250
On-Site Payroll	\$11,688	\$285	\$11,688	\$285
<b>TOTAL EXPENSES</b>	<b>\$296,962</b>	<b>\$7,243</b>	<b>\$308,665</b>	<b>\$7,528</b>
Expenses per SF	\$12.24		\$12.73	
% of EGI	47.4%		33.6%	
<b>NET OPERATING INCOME</b>	<b>\$329,825</b>	<b>\$8,045</b>	<b>\$610,704</b>	<b>\$14,895</b>

# RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 2	1 Bdr 1 Bath	575	\$1,850	\$3.22
Unit 3	1 Bdr 1 Bath	575	\$1,895	\$3.30
Unit 4	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 5	1 Bdr 1 Bath	575	\$1,825	\$3.17
Unit 6	1 Bdr 1 Bath	575	\$1,352	\$2.35
Unit 7	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 8	1 Bdr 1 Bath	575	\$1,820	\$3.17
Unit 9	1 Bdr 1 Bath	575	\$1,392	\$2.42
Unit 10	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 11	1 Bdr 1 Bath	575	\$1,781	\$3.10
Unit 12	1 Bdr 1 Bath	575	\$1,071	\$1.86
Unit 13	1 Bdr 1 Bath	575	\$1,895	\$3.30
Unit 14	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 15	1 Bdr 1 Bath	575	\$1,032	\$1.79
Unit 16	1 Bdr 1 Bath	575	\$1,131	\$1.97
Unit 17	1 Bdr 1 Bath	575	\$933	\$1.62
Unit 18	1 Bdr 1 Bath	575	\$933	\$1.62
Unit 19	1 Bdr 1 Bath	575	\$1,750	\$3.04
Unit 20	1 Bdr 1 Bath	575	\$1,750	\$3.04
Unit 21	1 Bdr 1 Bath	575	\$1,213	\$2.11
Unit 22	1 Bdr 1 Bath	575	\$837	\$1.46

# RENT ROLL (CONTINUED)

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 23	1 Bdr 1 Bath	575	\$869	\$1.51
Unit 24	1 Bdr 1 Bath	575	\$1,103	\$1.92
Unit 25	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 26	1 Bdr 1 Bath	575	\$1,071	\$1.86
Unit 27	1 Bdr 1 Bath	575	\$1,100	\$1.91
Unit 28	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 29	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 30	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 31	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 32	1 Bdr 1 Bath	575	\$1,750	\$3.04
Unit 33	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 34	1 Bdr 1 Bath	575	\$1,004	\$1.75
Unit 35	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 36	1 Bdr 1 Bath	575	\$1,042	\$1.81
Unit 37	1 Bdr 1 Bath	575	\$1,850	\$3.22
Unit 38	1 Bdr 1 Bath	Vacant	\$1,895	\$3.30
Unit 39	1 Bdr 1 Bath	Vacant	\$1,895	\$3.30
Unit 40	1 Bdr 1 Bath	Manager	\$974	\$1.69
Unit 41	1 Bdr 1 Bath		\$1,042	\$1.81
2	Total	Vacant	1,150	\$3,790
39	Total	Occupied	22,425	\$48,769
<b>41</b>	<b>Total</b>		<b>23,575</b>	<b>\$52,559</b>

Manager's unit has been set to market for the purpose of this underwriting

# FINANCIAL OVERVIEW

## Property Details

<i>Location</i>	13103 Barbara Ann Street North Hollywood, CA 91605
Price	<b>\$6,388,888</b>
Down Payment	\$6,388,888
Number of Units	41
Price/Unit	\$155,827
Rentable Square Feet	24,256 SF
Price/SF	\$263
CAP Rate - Current	5.16%
CAP Rate - Pro Forma	9.56%
GRM - Current	9.89
GRM - Pro Forma	6.74
Year Built	1972
Lot Size	39,420 SF
Type of Ownership	Fee Simple

## Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
41	1 Bdr 1 Bath	575	\$837-1,895	\$52,559
<b>41</b>	<b>TOTAL</b>	<b>24,256</b>		<b>\$52,559</b>

## Annualized Operating Data

<i>Income</i>	Current	Pro Forma
<b>Gross Potential Rent</b>	<b>\$630,708</b>	<b>\$932,340</b>
Other Income	\$15,000	\$15,000
Gross Potential Income	\$645,708	\$947,340
Less: Vacancy / Deductions (GPR)	3.0% / \$18,921	3.0% / \$27,970
Effective Gross Income	\$626,787	\$919,370
Less: Expenses	\$296,962	\$308,665
<b>Net Operating Income</b>	<b>\$329,825</b>	<b>\$610,704</b>

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$75,860	\$75,860
Insurance	\$29,107	\$29,107
Utilities	\$85,342	\$85,342
Repairs & Maintenance	\$20,500	\$20,500
Trash	\$21,395	\$21,395
Management Fee	\$25,071	\$36,775
Reserves & Replacements	\$8,200	\$8,200
Landscaping & Pool	\$8,000	\$8,000
Pest Control	\$1,548	\$1,548
Unit Turnover	\$10,250	\$10,250
On-Site Payroll	\$11,688	\$11,688
<b>Total Expenses</b>	<b>\$296,962</b>	<b>\$308,665</b>
<b>Expenses / Unit</b>	<b>\$7,243</b>	<b>\$7,528</b>
<b>Expenses / SF</b>	<b>\$12.24</b>	<b>\$12.73</b>
<b>% of EGI</b>	<b>47.4%</b>	<b>33.6%</b>



41

UNITS

1972

YEAR BUILT

24,256 SF

RENTABLE SF

39,420 SF

LOT SIZE

13103 BARBARA ANN STREET, NORTH HOLLYWOOD, CA 91605

*Barbara Ann*  
13103 APTS.

PROPERTY  
DESCRIPTION

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# PROPERTY SUMMARY

## THE OFFERING

Property Address	13103 Barbara Ann Street North Hollywood, CA 91605
Assessor's Parcel Number	2327-014-010
Zoning	LAR3

## SITE DESCRIPTION

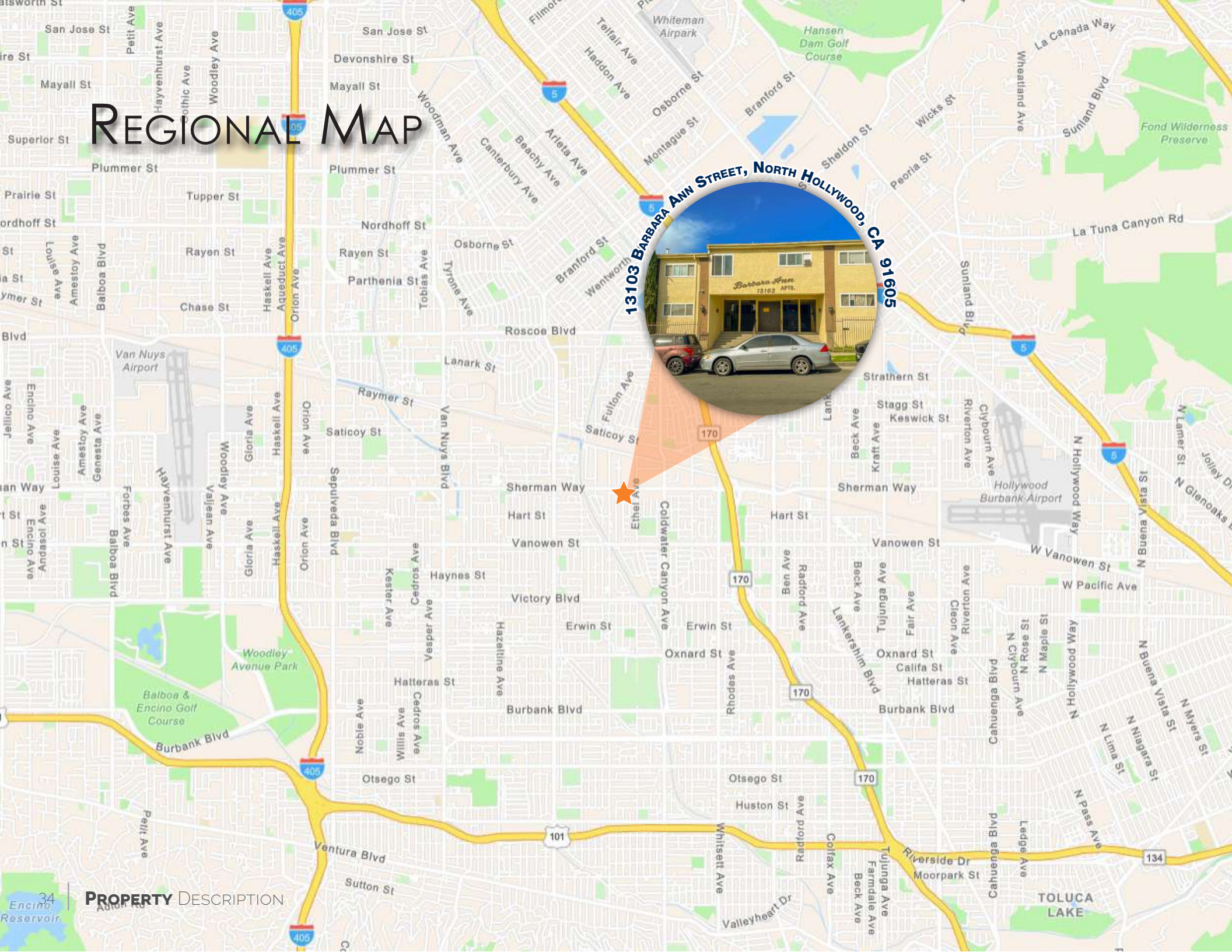
Number of Units	41
Number of Buildings	1
Number of Stories	2
Year Built	1972
Rentable Square Feet	24,256 SF
Lot Size	39,420 SF
Parking	54 Spaces
Type of Ownership	Fee Simple

## CONSTRUCTION

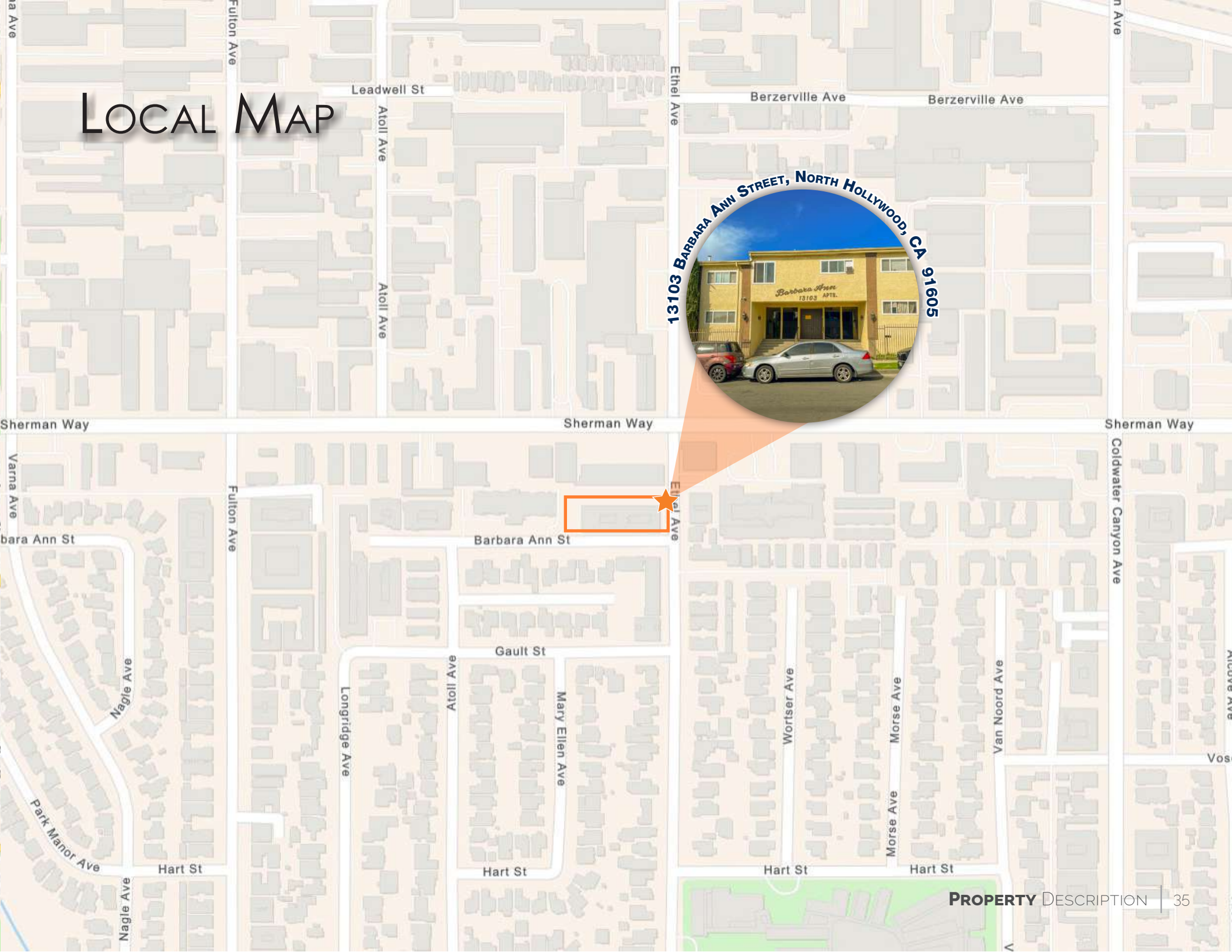
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Asphalt
Roof	Flat



# REGIONAL MAP



# LOCAL MAP

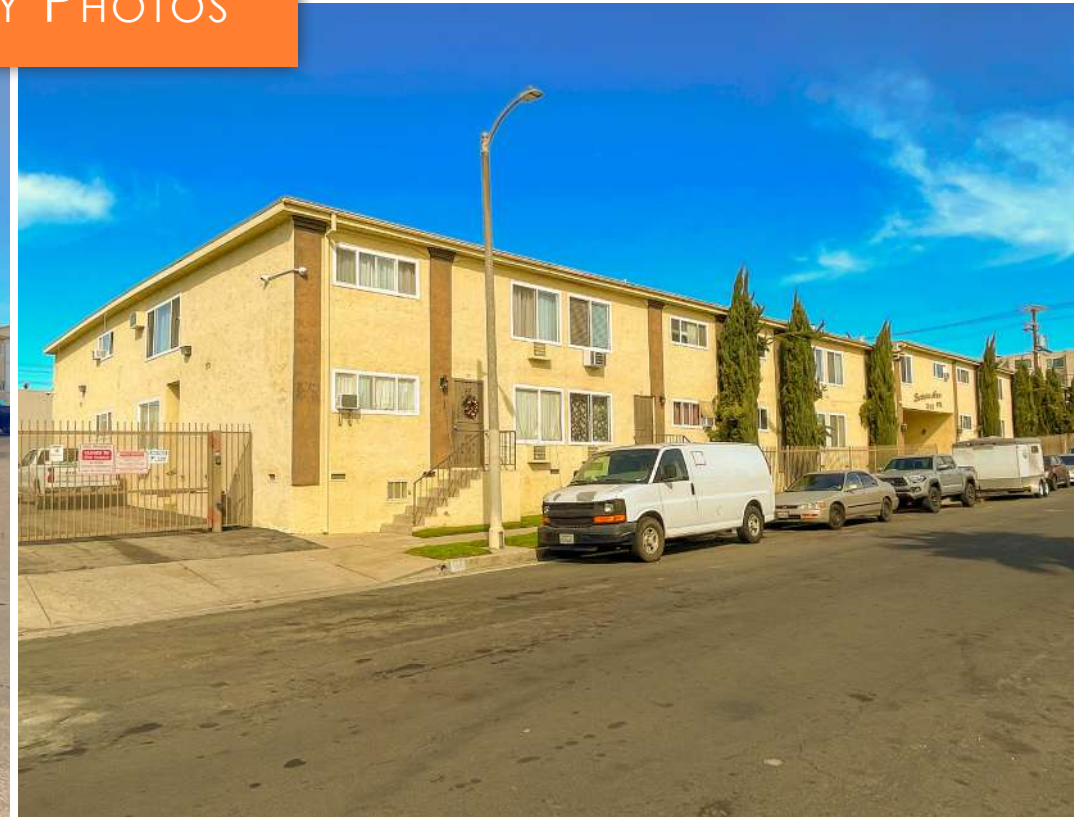






PROPERTY PHOTOS

PROPERTY PHOTOS

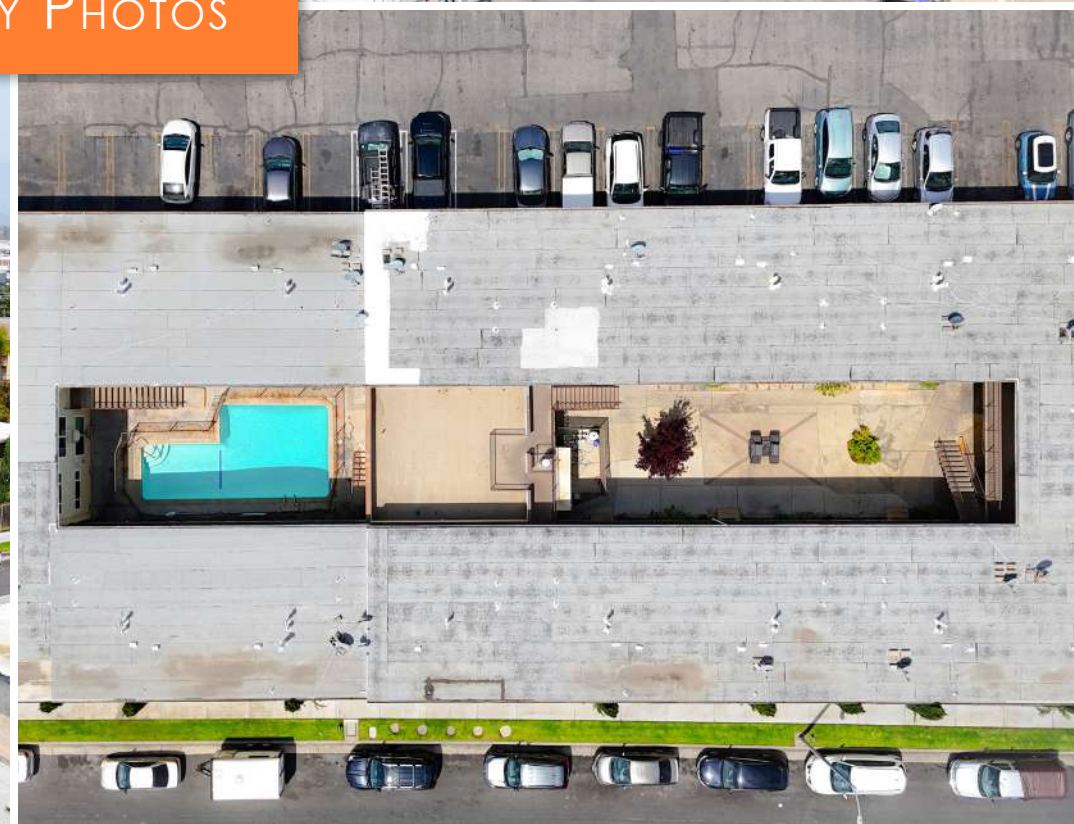


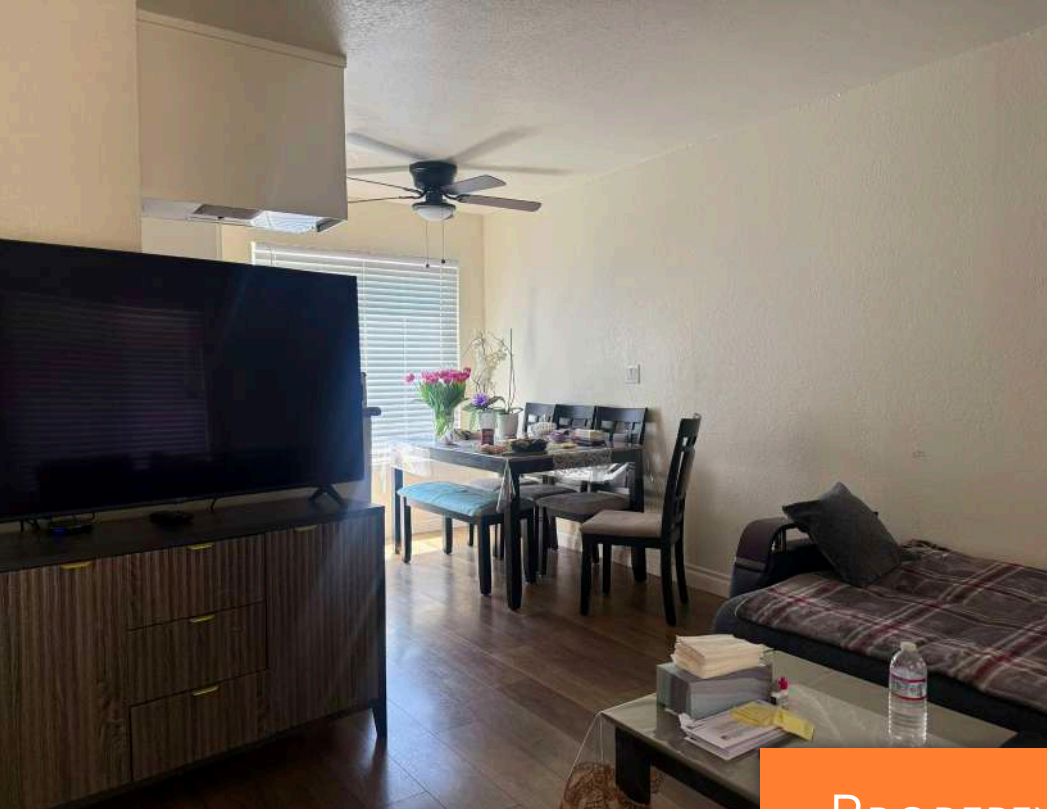


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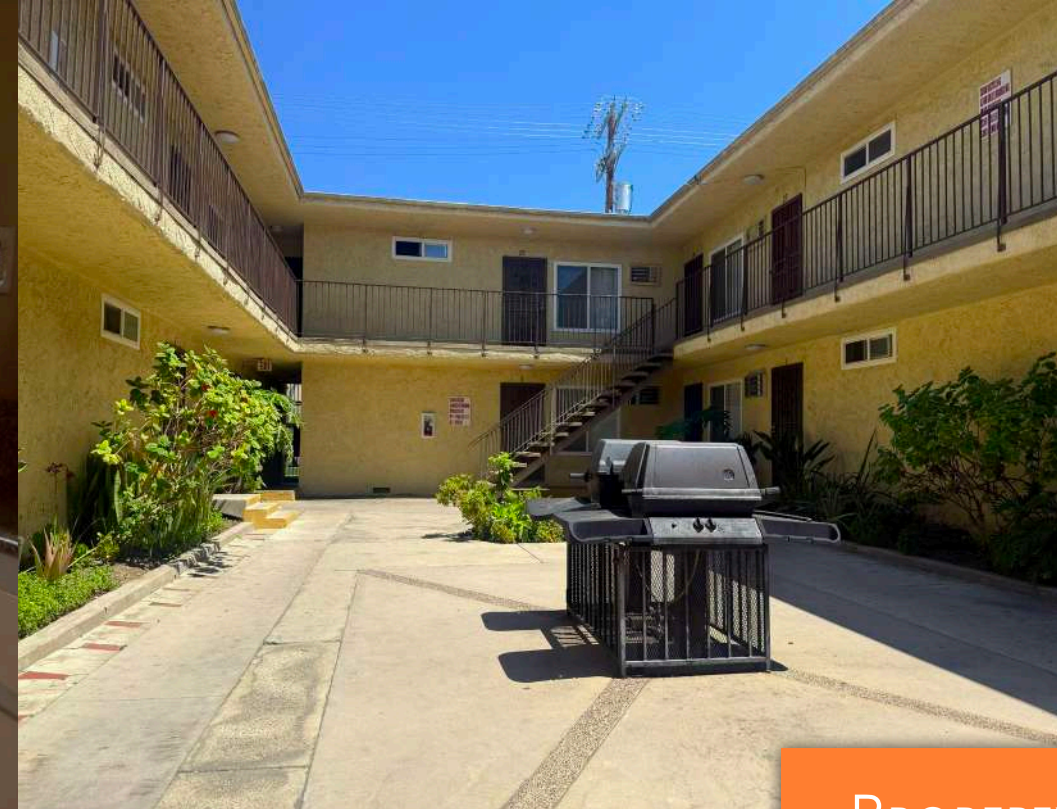


PROPERTY PHOTOS

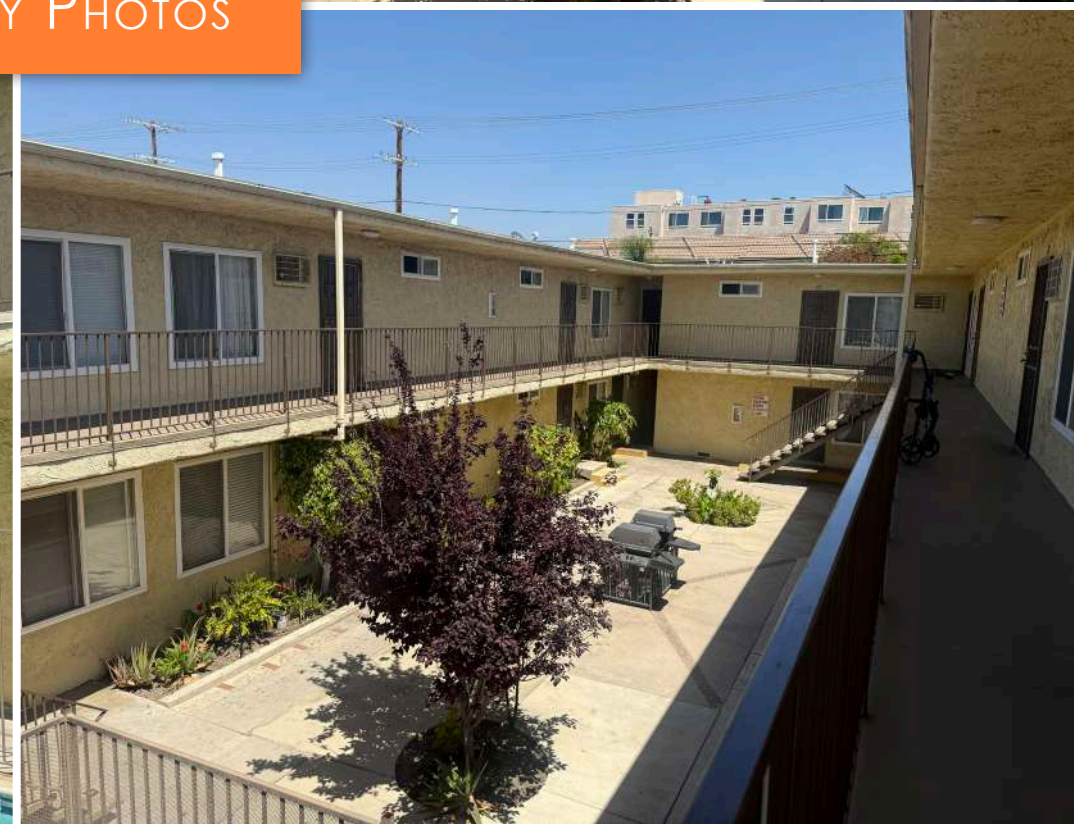
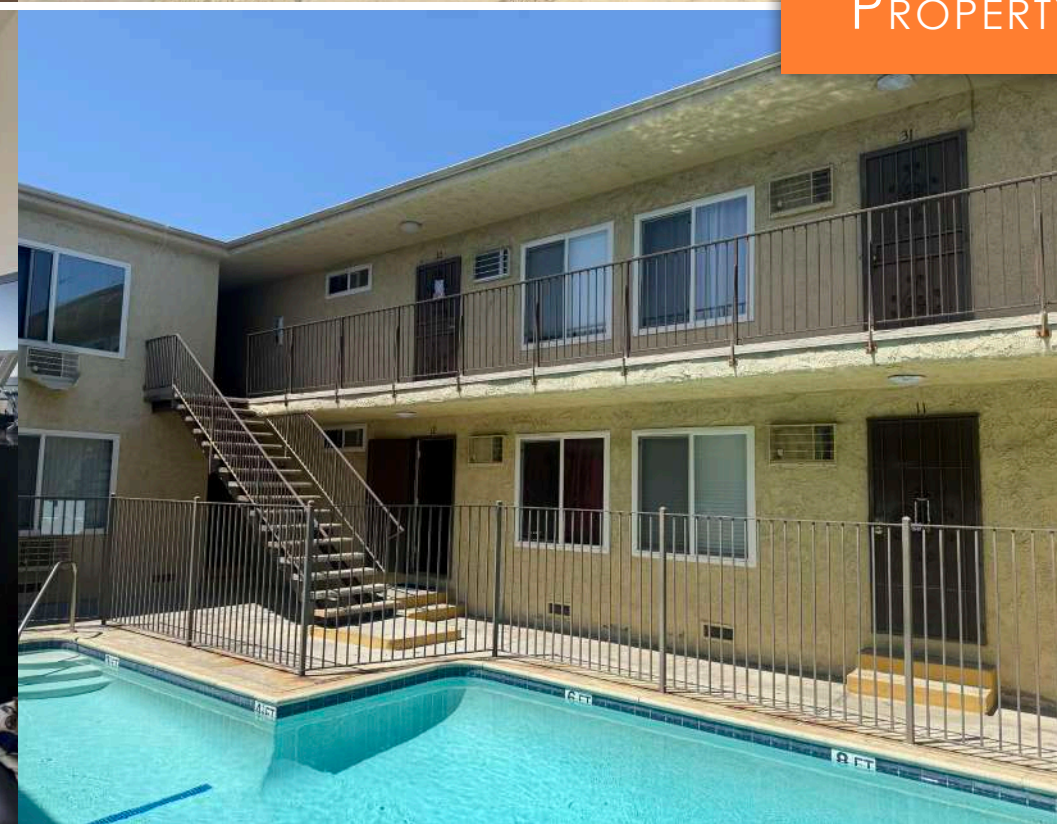
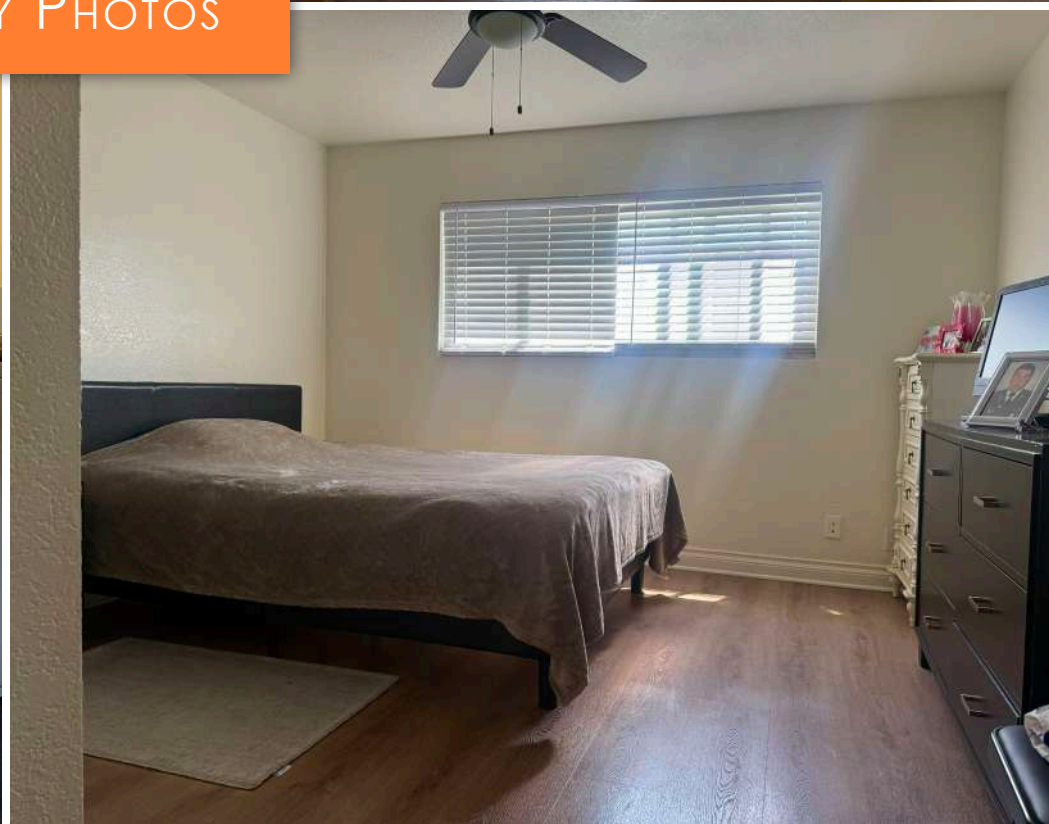
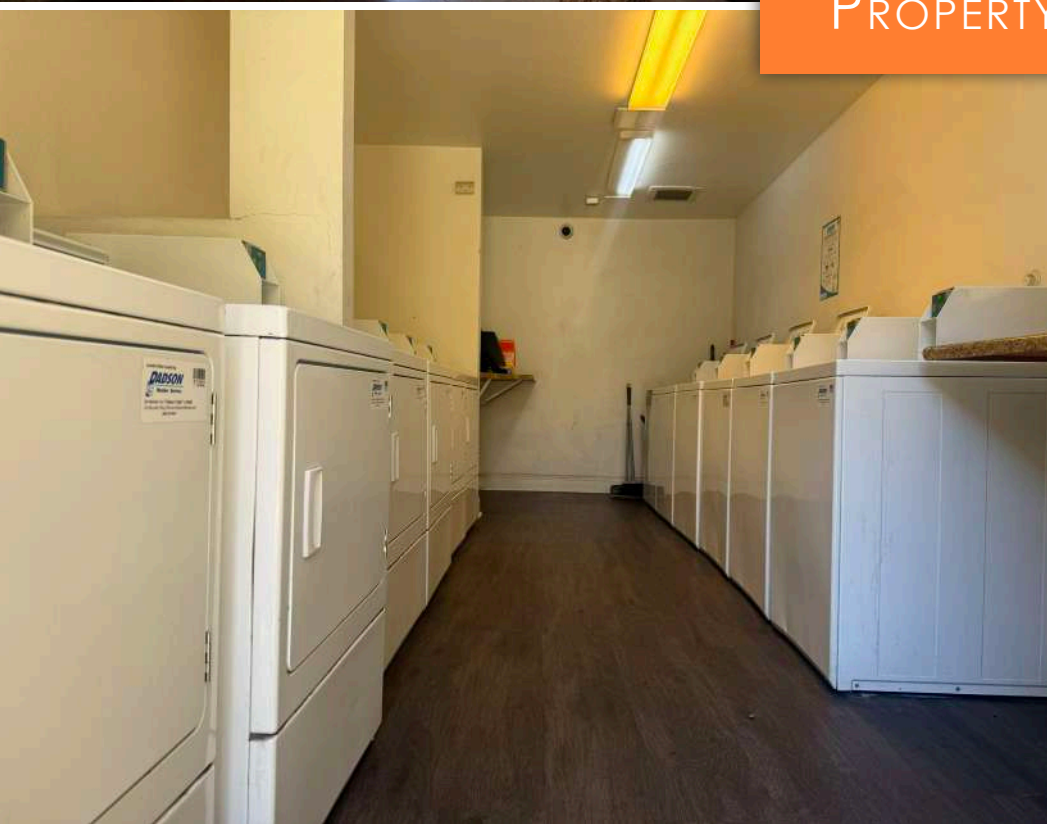




PROPERTY PHOTOS



PROPERTY PHOTOS



13103 BARBARA ANN STREET, NORTH HOLLYWOOD, CA 91605

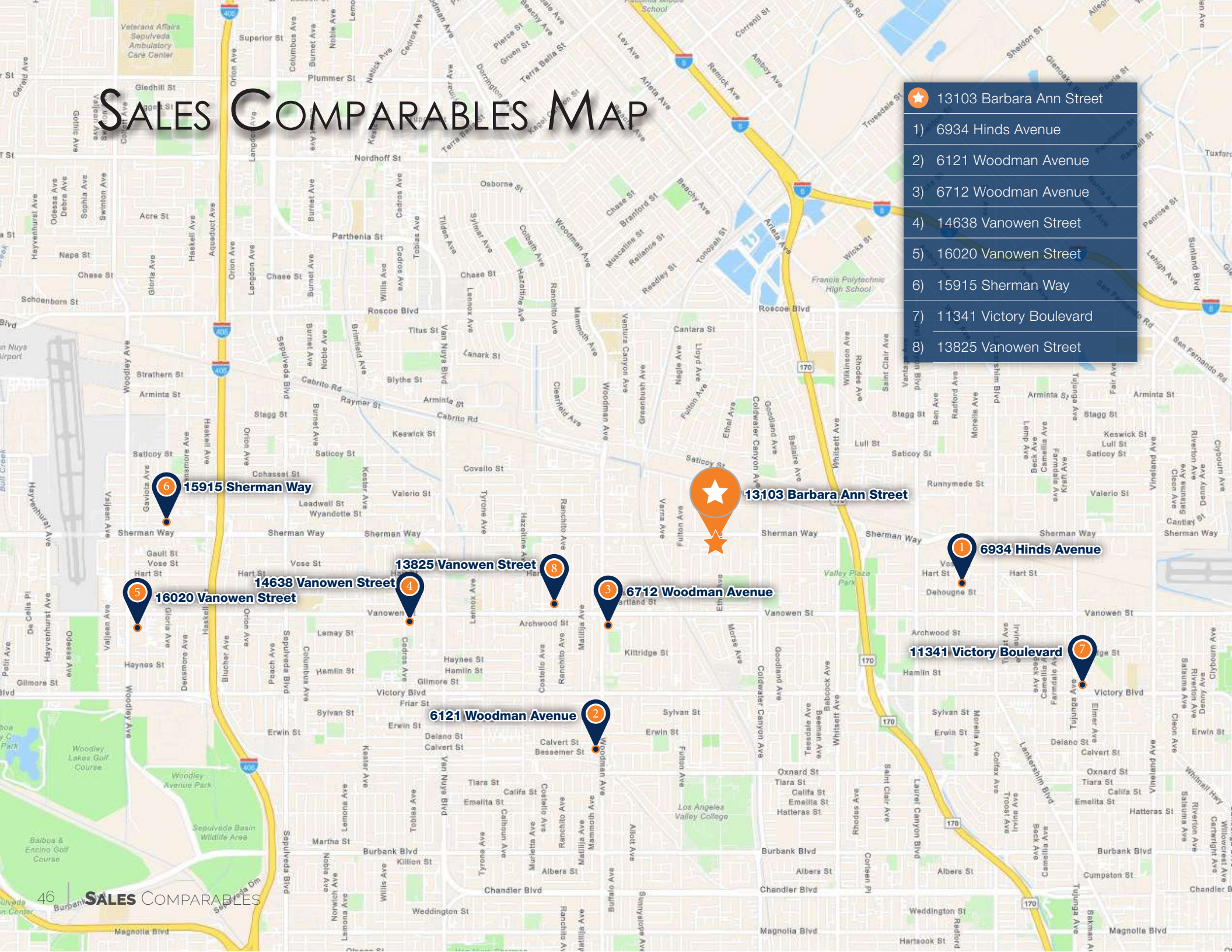
# SALES COMPARABLES

Marcus & Millichap

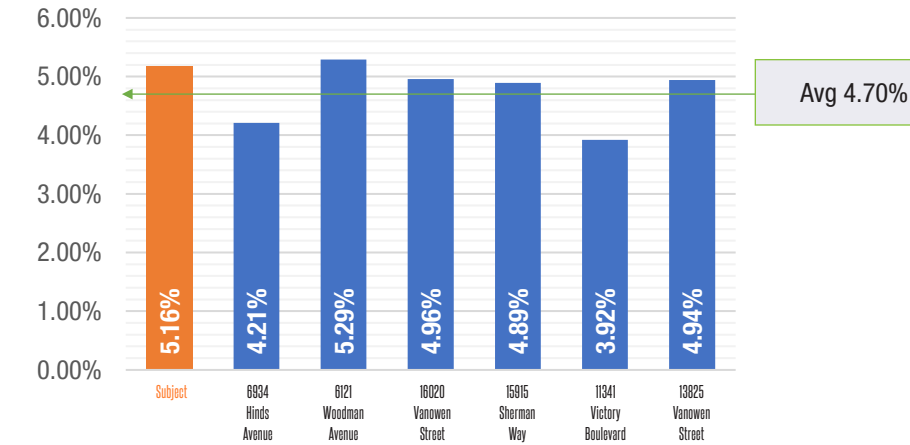
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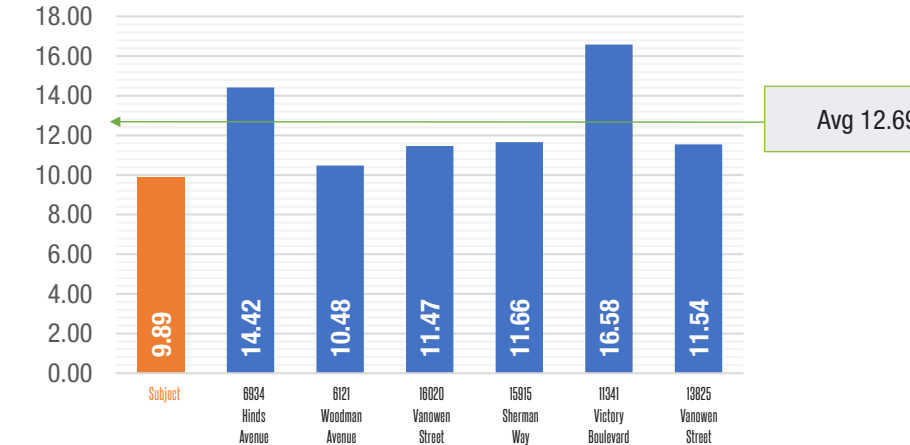
# SALES COMPARABLES MAP



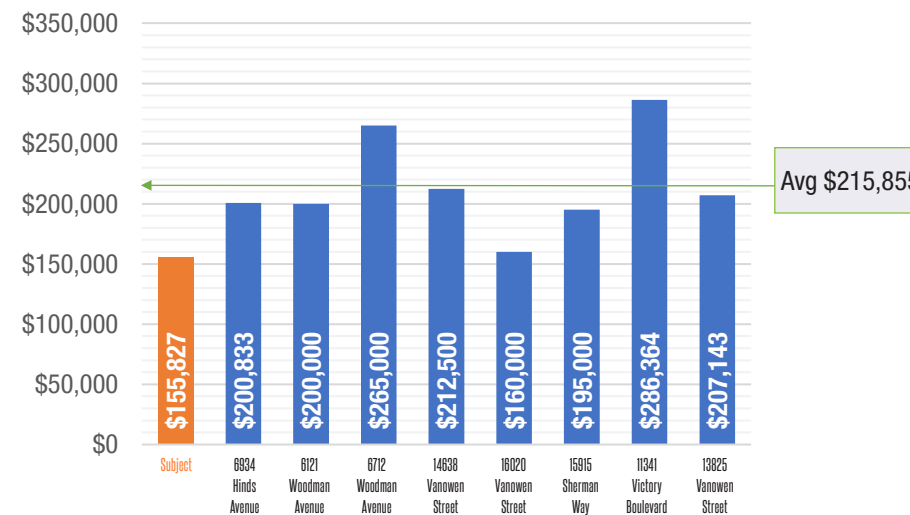
### AVERAGE CAP RATE



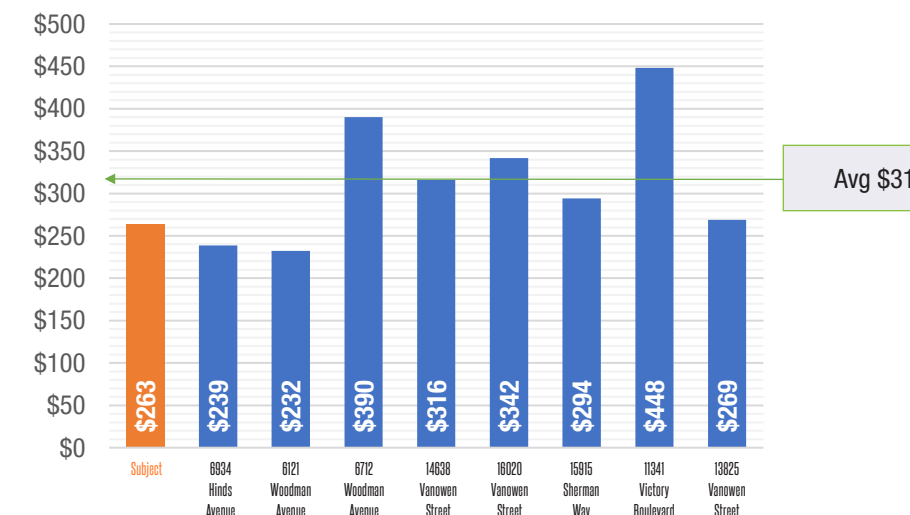
### AVERAGE GRM



### AVERAGE PRICE PER UNIT



### AVERAGE PRICE PER SQUARE FOOT





**13103 Barbara Ann Street  
North Hollywood, CA 91605**

*Subject Property*

Total No. of Units: 41  
 Year Built: 1972  
 Rentable SF: 24,256 SF  
 Lot Size: 39,420 SF  
**Listing Price: \$6,388,888**  
 Price/Unit: \$155,827  
 Price/SF: \$263  
 CAP Rate: 5.16%  
 GRM: 9.89

No. of Units	Unit Type
41	1 Bdr 1 Bath



**6934 Hinds Avenue  
North Hollywood, CA 91605**

Close of Escrow: 03/25/26  
 Total No. of Units: 6  
 Year Built: 1957  
 Rentable SF: 5,048 SF  
 Lot Size: 7,905 SF  
**Sales Price: \$1,205,000**  
 Price/Unit: \$200,833  
 Price/SF: \$239  
 CAP Rate: 4.21%  
 GRM: 14.42

No. of Units	Unit Type
2	1 Bdr 1 Bath
4	2 Bdr 1 Bath



**6121 Woodman Avenue  
Van Nuys, CA 91401**

Close of Escrow: 03/20/26  
 Total No. of Units: 45  
 Year Built: 1970  
 Rentable SF: 38,766 SF  
 Lot Size: 35,719 SF  
**Sales Price: \$9,000,000**  
 Price/Unit: \$200,000  
 Price/SF: \$232  
 CAP Rate: 5.29%  
 GRM: 10.48

No. of Units	Unit Type
13	Single 1 Bath
16	1 Bdr 1 Bath
16	2 Bdr 1 Bath



**6712 Woodman Avenue  
Van Nuys, CA 91401**

Close of Escrow: 12/26/25  
 Total No. of Units: 100  
 Year Built: 1976  
 Rentable SF: 67,948 SF  
 Lot Size: 86,248 SF  
**Sales Price: \$26,500,000**  
 Price/Unit: \$265,000  
 Price/SF: \$390

No. of Units	Unit Type
100	1 Bdr 1 Bath

4



**14638 Vanowen Street  
Van Nuys, CA 91405**

Close of Escrow: 10/10/25  
Total No. of Units: 6  
Year Built: 1950  
Rentable SF: 4,032 SF  
Lot Size: 5,481 SF  
**Sales Price: \$1,275,000**  
Price/Unit: \$212,500  
Price/SF: \$316

No. of Units	Unit Type
6	1 Bdr 1 Bath

5



**16020 Vanowen Street  
Van Nuys, CA 91406**

Close of Escrow: 08/14/25  
Total No. of Units: 10  
Year Built: 1958  
Rentable SF: 4,684 SF  
Lot Size: 8,499 SF  
**Sales Price: \$1,600,000**  
Price/Unit: \$160,000  
Price/SF: \$342  
CAP Rate: 4.96%  
GRM: 11.47

No. of Units	Unit Type
10	1 Bdr 1 Bath

6



**15915 Sherman Way  
Van Nuys, CA 91406**

Close of Escrow: 06/02/25  
Total No. of Units: 12  
Year Built: 1956  
Rentable SF: 7,950 SF  
Lot Size: 6,238 SF  
**Sales Price: \$2,340,000**  
Price/Unit: \$195,000  
Price/SF: \$294  
CAP Rate: 4.89%  
GRM: 11.66

No. of Units	Unit Type
12	1 Bdr 1 Bath

7



**11341 Victory Boulevard  
North Hollywood, CA 91606**

Close of Escrow: On Market  
Total No. of Units: 11  
Year Built: 1977  
Rentable SF: 7,030 SF  
Lot Size: 12,196 SF  
**Sales Price: \$3,150,000**  
Price/Unit: \$286,364  
Price/SF: \$448  
CAP Rate: 3.92%  
GRM: 16.58

No. of Units	Unit Type
11	1 Bdr 1 Bath

8



**13825 Vanowen Street  
Van Nuys, CA 91405**

Close of Escrow: On Market  
 Total No. of Units: 14  
 Year Built: 1977  
 Rentable SF: 10,793 SF  
 Lot Size: 14,374 SF  
**Sales Price: \$2,900,000**  
 Price/Unit: \$207,143  
 Price/SF: \$269  
 CAP Rate: 4.94%  
 GRM: 11.54

No. of Units	Unit Type
4	Single 1 Bath
8	1 Bdr 1 Bath
2	2 Bdr 2 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	6934 Hinds Avenue North Hollywood, CA 91605	3/25/2026	6	1957	\$1,205,000	\$200,833	\$239	4.21%	14.42
2	6121 Woodman Avenue Van Nuys, CA 91401	3/20/2026	45	1970	\$9,000,000	\$200,000	\$232	5.29%	10.48
3	6712 Woodman Avenue Van Nuys, CA 91401	12/26/2025	100	1976	\$26,500,000	\$265,000	\$390	N/A	N/A
4	14638 Vanowen Street Van Nuys, CA 91405	10/10/2025	6	1950	\$1,275,000	\$212,500	\$316	N/A	N/A
5	16020 Vanowen Street Van Nuys, CA 91406	8/14/2025	10	1958	\$1,600,000	\$160,000	\$342	4.96%	11.47
6	15915 Sherman Way Van Nuys, CA 91406	6/2/2025	12	1956	\$2,340,000	\$195,000	\$294	4.89%	11.66
7	11341 Victory Boulevard North Hollywood, CA 91606	On Market	11	1977	\$3,150,000	\$286,364	\$448	3.92%	16.58
8	13825 Vanowen Street Van Nuys, CA 91405	On Market	14	1977	\$2,900,000	\$207,143	\$269	4.94%	11.54
<b>A V E R A G E S</b>						<b>\$215,855</b>	<b>\$316</b>	<b>4.70%</b>	<b>12.69</b>
★	13103 Barbara Ann Street North Hollywood, CA 91605	<i>Subject Property</i>	41	1972	\$6,388,888	\$155,827	\$263	5.16%	9.89

13103 BARBARA ANN STREET, NORTH HOLLYWOOD, CA 91605

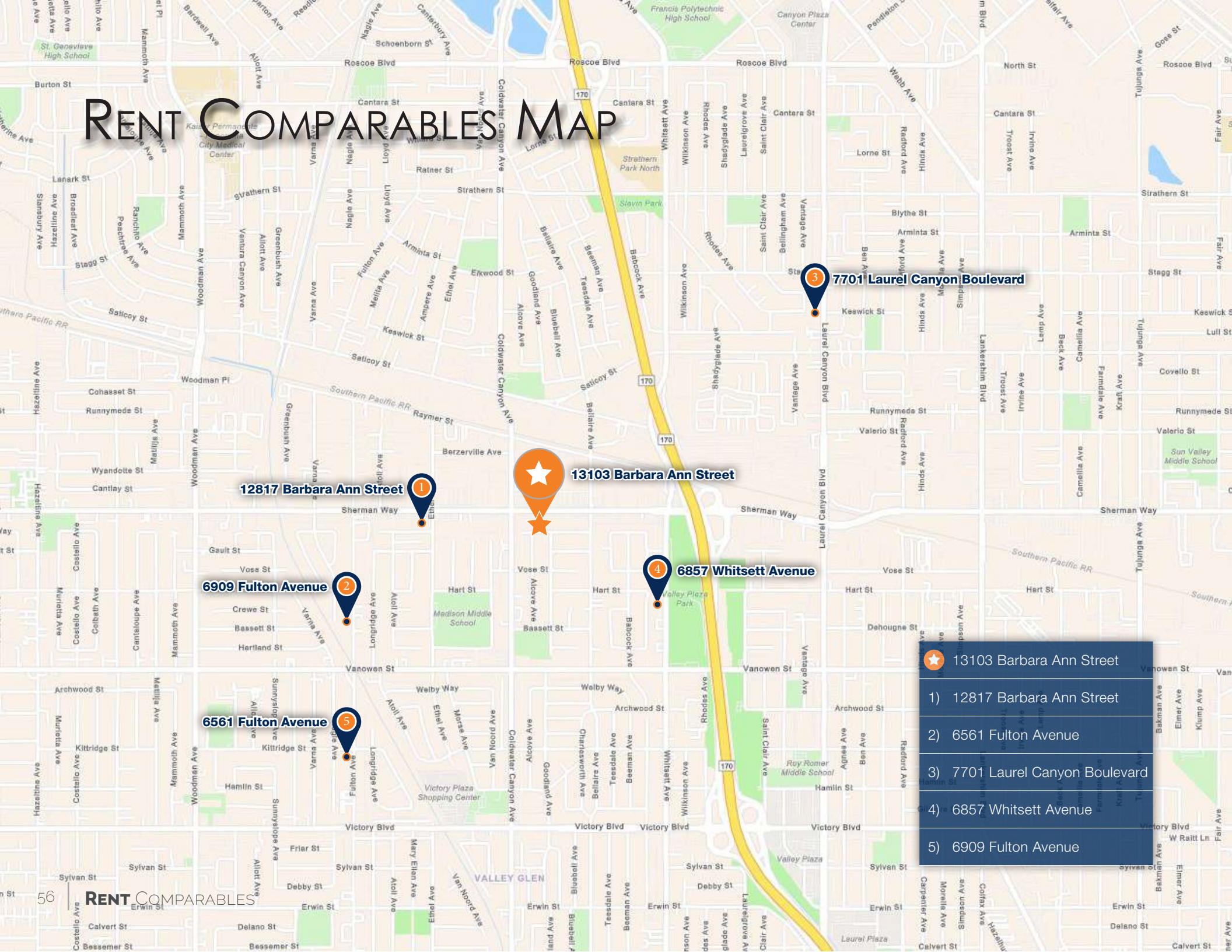
# RENT COMPARABLES

Marcus & Millichap

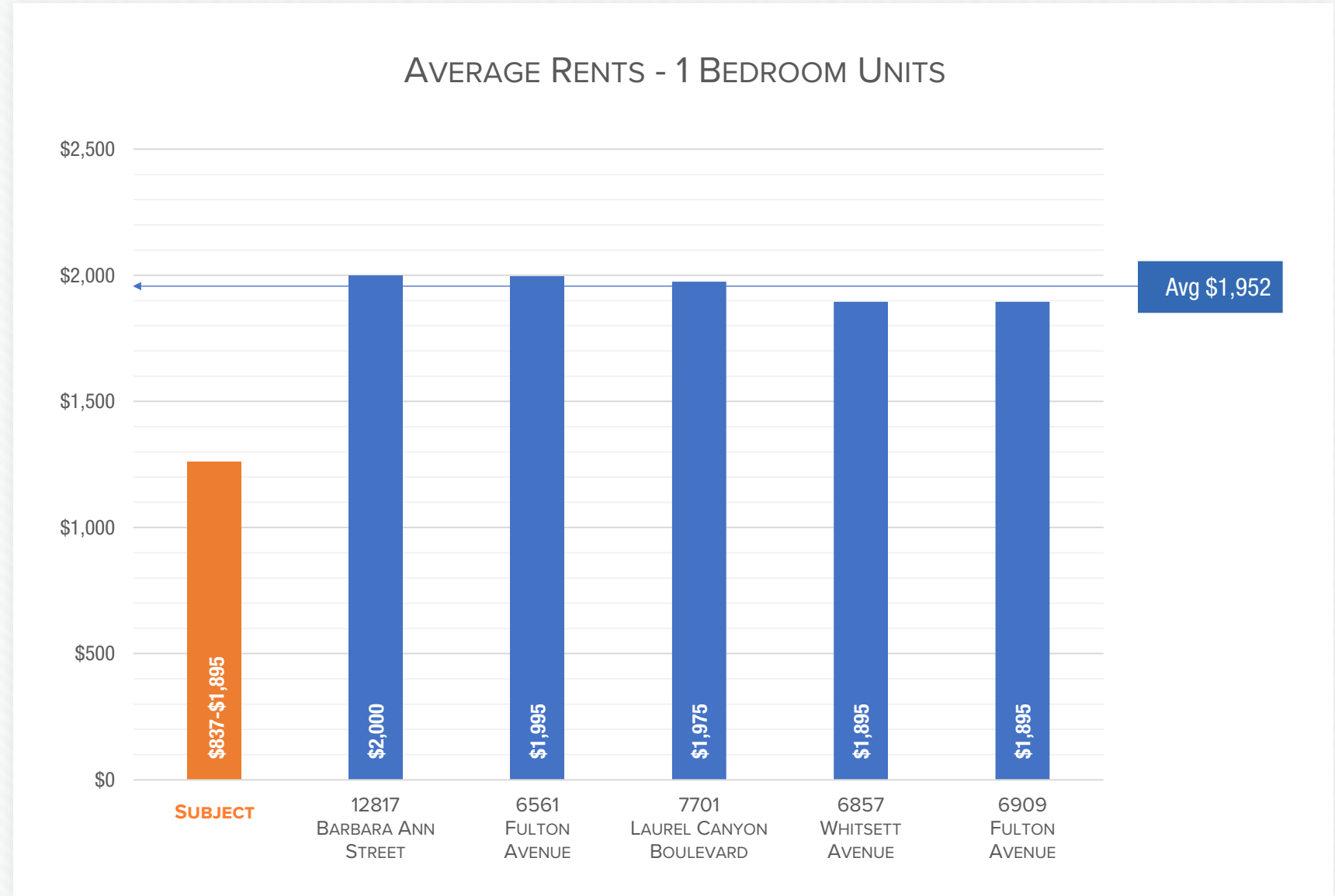
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# RENT COMPARABLES MAP



## AVERAGE RENTS - 1 BEDROOM UNITS



- ★ 13103 Barbara Ann Street
- 1) 12817 Barbara Ann Street
- 2) 6561 Fulton Avenue
- 3) 7701 Laurel Canyon Boulevard
- 4) 6857 Whitsett Avenue
- 5) 6909 Fulton Avenue



**13103 Barbara Ann Street  
North Hollywood, CA 91605**

Total No. of Units 41  
Year Built 1972

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	575	\$837-\$1,895	\$2.20



**12817 Barbara Ann Street  
North Hollywood, CA 91605**

Total No. of Units 12  
Year Built 1958

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	685	\$2,000	\$2.92

**Amenities**

Property features wood flooring, quartz countertops, balconies, mini-split HVAC units, and on-site laundry.



**6561 Fulton Avenue  
Van Nuys, CA 91401**

Total No. of Units 14  
Year Built 1964

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	500	\$1,995	\$3.99

**Amenities**

Property features wood flooring, white appliances, wall AC units, and on-site laundry.



**7701 Laurel Canyon Boulevard  
North Hollywood, CA 91605**

Total No. of Units 34  
Year Built 1985

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	623	\$1,975	\$3.17

**Amenities**

Property features wood and carpet flooring, wall AC units, white appliances, balconies, ceiling fans, and on-site laundry.



4

**6857 Whitsett Avenue  
North Hollywood, CA 91605**

Total No. of Units 6  
Year Built 1957

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$1,895	\$2.71

**Amenities**  
Property features wood and carpet flooring, wall AC units, white appliances, balconies, ceiling fans, and on-site laundry.



5

**6909 Fulton Avenue  
North Hollywood, CA 91605**

Total No. of Units 8  
Year Built 1965

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$1,895	\$3.16

**Amenities**  
Property features wood and carpet flooring, wall AC units, white appliances, balconies, ceiling fans, 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	12817 Barbara Ann Street North Hollywood, CA 91605	12	1958	1 Bdr 1 Bath	685	\$2,000	\$2.92
2	6561 Fulton Avenue Van Nuys, CA 91401	14	1964	1 Bdr 1 Bath	500	\$1,995	\$3.99
3	7701 Laurel Canyon Boulevard North Hollywood, CA 91605	34	1985	1 Bdr 1 Bath	623	\$1,975	\$3.17
4	6857 Whitsett Avenue North Hollywood, CA 91605	6	1957	1 Bdr 1 Bath	700	\$1,895	\$2.71
5	6909 Fulton Avenue North Hollywood, CA 91605	8	1965	1 Bdr 1 Bath	600	\$1,895	\$3.16
<b>A V E R A G E S</b>				<b>1 Bedroom</b>	<b>622</b>	<b>\$1,952</b>	<b>\$3.14</b>
★	13103 Barbara Ann Street North Hollywood, CA 91605	41	1972	1 Bdr 1 Bath	575	\$837-\$1,895	\$2.20

13103 BARBARA ANN STREET, NORTH HOLLYWOOD, CA 91605

*Barbara Ann*  
13103 APTS.

Exclusively Listed By:

**RICK E. RAYMUNDO**

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

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