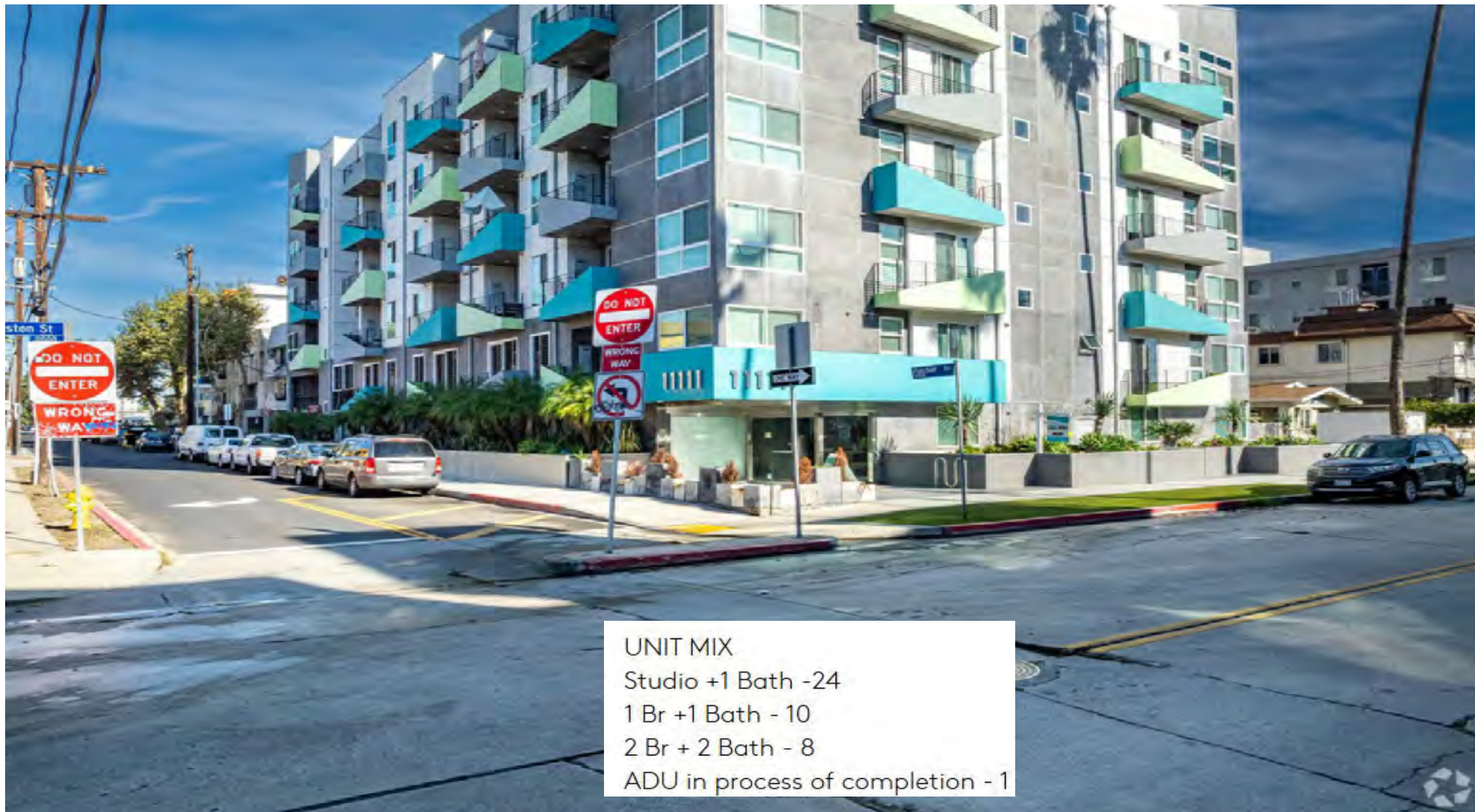


5 Ones LLC

Presented By:
Elite Estate

11111 Cumpston St, North Hollywood, CA 91601



5 Ones LLC

11111 Cumpston St, North Hollywood, CA 91601

Property Details

Price: \$20,599,000

- > Prime North Hollywood location near the Metro Red Line transit, major freeways (101, 134, 170), studios, theaters, restaurants, coffee shops, and parks.
- > Strong tenant base with consistent occupancy history and high demand for rentals. Appealing unit layouts with functional floor plans.
- > Low maintenance. Transit-Oriented Asset – Close proximity to the North Hollywood Metro Station (B Line / Red Line).

View the full listing here: <https://www.loopnet.com/Listing/11111-Cumpston-St-North-Hollywood-CA/39435559/>

Price: \$17,999,000
No. Units: 42 +1 ADU in progress
Property Type: Multifamily
Property Subtype: Apartment
Apartment Style: Mid Rise
Building Class: B
Sale Type: Investment
Cap Rate: 4.00%
Lot Size: 16,561 SF
Gross Building Area: 34,928 SF
No. Stories: 4
Year Built: 2020
Parking Ratio: 0/1,000 SF
Zoning Description: LAR4
APN / Parcel ID: 2350-003-065

Seller Gross Income and Maintenance Expenses

11111 Cumpston St., North Hollywood, CA 91601 - 42 Units +1 ADU in Progress

Name of Expense	Cost	Notes
Business Tax	\$ 1,090.00	
Delta Elevator	\$ 8,948.00	
Fire Alarm	\$ 1,230.00	
Fire Extinguisher	\$ 170.00	
HVAC	\$ 4,450.00	
Insurance	\$ 17,415.00	
LACO Weigh	\$ 203.00	
LAHD	\$ 2,786.00	
Maintenance	\$ 6,000.00	
On-Site Management	\$ 26,400.00	
Pest Control	\$ 1,164.00	
Telephone Expense/Alarm	\$ 6,155.00	
Misscellaneous	\$ 1,000.00	
Total Maintenance Expenses:	\$ 77,011.00	
Total Gross Income (\$98K x 12 months):	\$ 1,176,000.00	
North Hollywood RE Tax Area Interest Rate: 1.18738 %		

FINANCIAL OFFERING:

Seller offers assumable \$4.5M loan at 3.75% through 2030.

5 Ones LLC

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Location



5 Ones LLC

11111 Cumpston St, North Hollywood, CA 91601

Property Photos



Primary Photo



11111-cumpston-st 2nd photo

5 Ones LLC

11111 Cumpston St, North Hollywood, CA 91601

Property Photos



Building Photo



Building Photo

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11111 Cumpston St, North Hollywood, CA 91601

Property Photos



Building Photo

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This property description has been prepared solely for informational purposes. The information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to its accuracy or completeness. Prospective purchasers should conduct their own independent investigations and due diligence.

Information from public sites is deemed reliable but not guaranteed. All measurements are approximate. Buyer shall conduct its own investigation. Seller's Broker is not liable for any information derived from public sources of information.



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