

OFFERING MEMORANDUM

7325 ATOLL AVE.

NORTH HOLLYWOOD, CA 91605

*Unlock Opportunity
with Versatile Industrial
Space*





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EXECUTIVE SUMMARY

INVEST IN NORTH HOLLYWOOD'S DYNAMIC INDUSTRIAL ZONE

This industrial asset is strategically located at 7325 Atoll Avenue in North Hollywood, positioned within the dynamic Los Angeles County market. Built in 1952, the property encompasses approximately 9,995 square feet of gross building area situated on a well-proportioned $\pm 12,751$ square foot lot (0.29 acres). The property benefits from LAM2 zoning designation ideal for owner-users, which allows for light industrial and manufacturing uses, providing versatile options for potential tenants or owners.

The property's North Hollywood location offers excellent accessibility, situated near major transportation arteries including the 170 Hollywood Freeway and Interstate 5, facilitating efficient distribution and commuter access throughout the Greater Los Angeles area. The immediate area has seen steady industrial demand due to its proximity to major entertainment studios, media companies, and the San Fernando Valley's robust business community. The property's location within minutes of Burbank Airport further enhances its strategic value for businesses requiring convenient air transportation access.

The building's functional design and established industrial zoning, combined with its location in a sought-after Los Angeles County submarket, position this asset as an attractive opportunity for investors or owner-users seeking presence in this thriving industrial corridor.

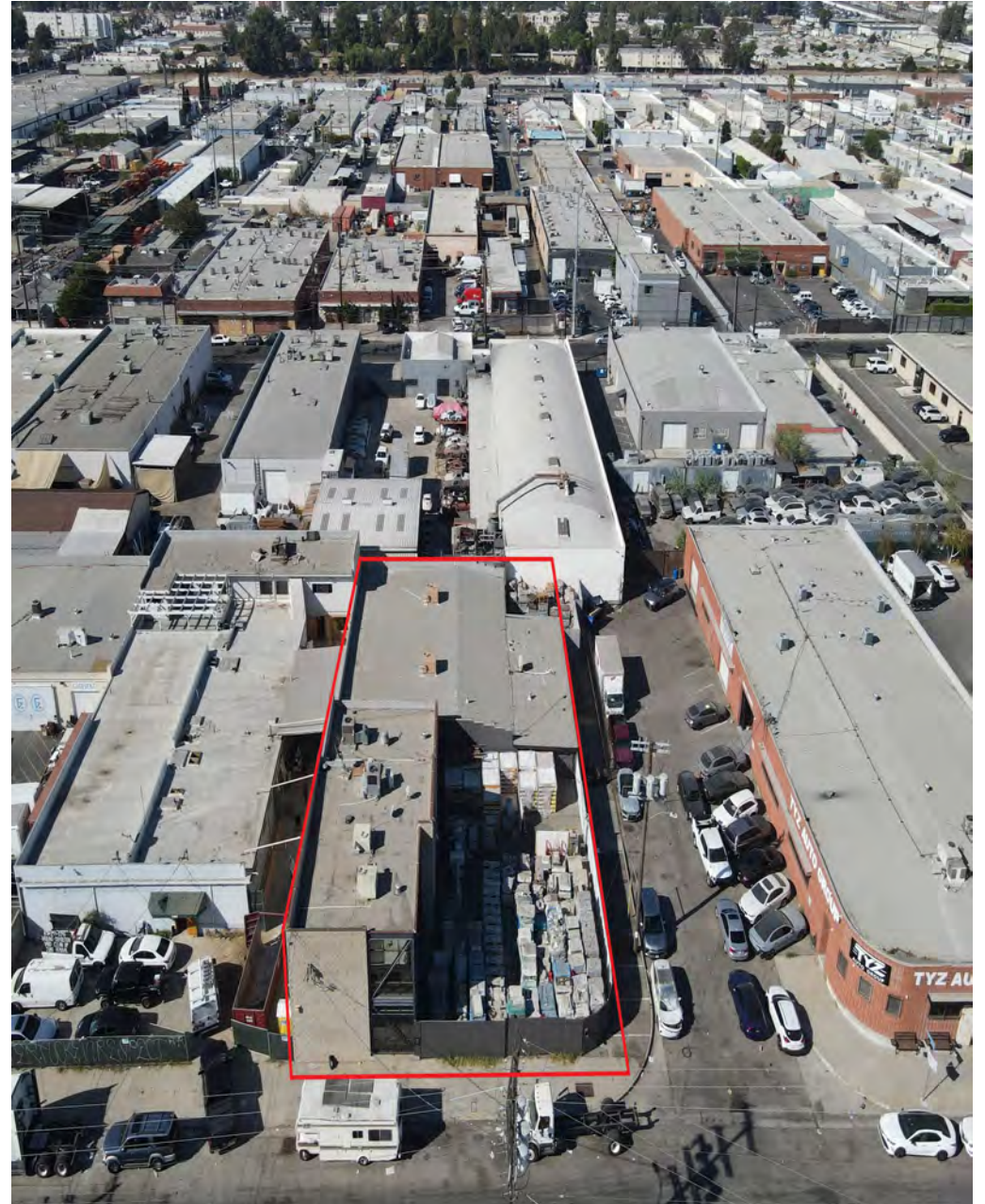


ADDRESS	7325 Atoll Ave North Hollywood, CA 91605
SUBMARKET	Los Angeles County
PROPERTY TYPE	Industrial
YEAR BUILT	1952
GROSS BUILDING AREA	$\pm 9,995$ SF
INDUSTRIAL SPACE	$\pm 6,893$ SF
OFFICE SPACE	$\pm 3,711$ SF
<i>*Buyer verify property and land size</i>	
LOT SIZE	$\pm 12,751$ SF / 0.29 AC
ZONING	LAM2
PARCEL NUMBER	2327-002-001
PARKING	16 SPACES

INVESTMENT HIGHLIGHTS

- Prime North Hollywood Location - Situated in a high-demand Los Angeles County submarket, near major transportation routes.
- Proximity to Key LA Industries - Close to major studios, media hubs, and the San Fernando Valley business community
- Owner-user industrial property opportunity
- LAM2 Zoning – Flexible zoning allows for light industrial and manufacturing uses, ideal for versatile tenant options. Adjacent to commercial and residential zones
- Strategic Accessibility – Easy access to the 170 Hollywood Freeway, Interstate 5, and Burbank Airport, supporting efficient logistics.

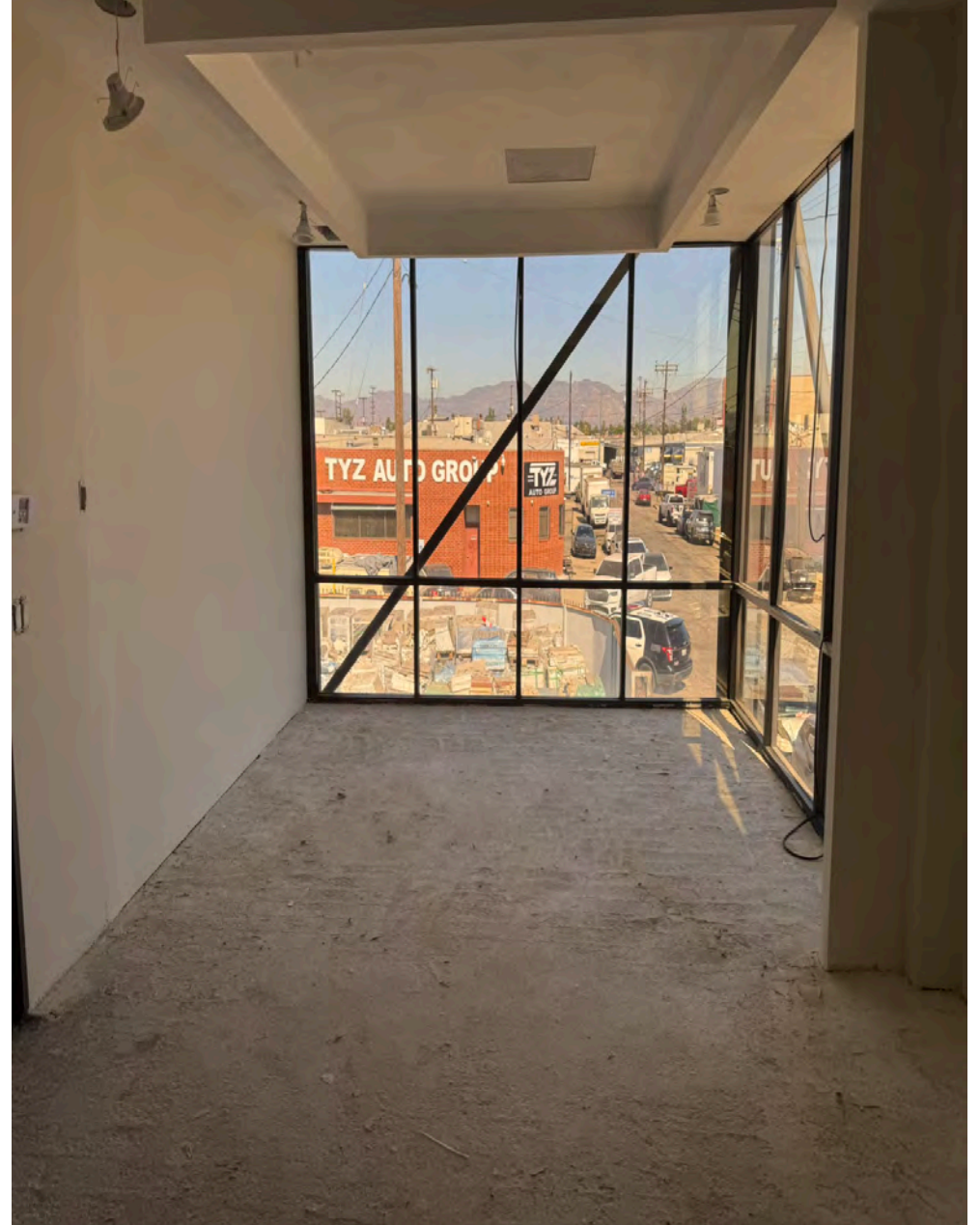




Interior Photos



Interior Photos



FINANCIAL ANALYSIS

FINANCIAL OVERVIEW

VALUATION		ANNUALIZED OPERATING PRO FORMA DATA	
ASKING PRICE	\$3,500,000		Pro Forma
PRO FORMA CAP RATE	6.00%	POTENTIAL BASE RENT	\$209,895
GROSS BUILDING AREA	± 9,995 SF	CAM RECOVERIES (NNN)	\$59,141
BUILDING PSF	\$350.18	GROSS POTENTIAL INCOME	\$269,036
LOT SIZE	± 12,751 SF	EFFECTIVE GROSS INCOME	\$269,036
LAND PSF	\$274.49	OPERATING EXPENSES	(\$59,141)
		EXPENSE RATIO	22.0%
		Net Operating Income	\$209,895

PRO FORMA OPERATING EXPENSES		
	Pro Forma	PSF
REAL ESTATE TAXES (1.19)	\$41,650	\$0.86
INSURANCE	\$6,497	\$0.65
UTILITIES	\$8,496	\$0.85
CITY BUSINESS CERTIFICATE	\$2,499	\$0.25
Total Operating Expenses	\$59,141	\$5.92

RENT ROLL

PRO FORMA

UNIT #	LEASE TYPE	SF	BUILDING SHARE	BASE RENT	PSF
1	NNN	9,995 SF	100.0%	\$17,491.25	\$1.75
ANNUAL TOTAL		9,995 SF		\$209,895.00	\$21.00 Avg.

OWN VS. RENT ANALYSIS

LEASE SCENARIO		
Lease Assumptions	PSF	Amount
Rent per month		\$17,491
Rent per SF		\$1.75
NNN		\$4,928.42
Start-up Costs	PSF	Amount
Prepaid rent and security deposit (2 mo.'s total)		\$34,983
Lessee TI costs, net of lessor TI allowance **		\$0
Total startup costs		\$39,911
Gross Monthly Costs:		
Rent payment	\$1.75	\$17,491
Lease operating costs **	\$0.15	\$1,499
Gross monthly cash cost	\$1.90	\$23,919

BUY SCENARIO		
Purchase Assumptions	PSF	Amount
Purchase price	\$350	\$3,500,000
Improvements - additional	\$0	\$0
Total	\$350	\$3,500,000
Start-up Costs	PSF	Amount
Borrower cash down payment (25%) *		\$700,000
Estimated fees on 1st mortgage **		\$0
Est. appraisal, enviromental, other fees **		\$5,000
Total startup costs		\$705,000
Gross Monthly Costs:		
Mortgage payment *	\$0.90	\$9,039
Ownership operating costs **	\$0.62	\$6,197
Gross monthly cash cost	\$1.52	\$15,236

OWN VS. RENT ANALYSIS CONT.

LEASE SCENARIO		
Lease Benefits (per month):		
Depreciation tax benefit at 35% tax rate	\$0	\$0
Avg. monthly principal paydown / equity build	\$0	\$0
Tax benefit on rent deduction at 35% tax rate	\$0.61	\$6,122
Tax benefit on operating costs at 35% tax rate	\$0.05	\$525
Lease-out income (net of tax at 35% rate)	\$0.00	\$0
	\$0.67	\$6,647
NET COST after lease benefits	\$1.73	\$17,272
Est. appreciation benefit, per month	\$0.00	\$0
NET COST after lease benefits	\$1.73	\$17,272

BUY SCENARIO		
Ownership Benefits - excl. appreciation (per month):		
Depreciation tax benefit at 35% tax rate	\$0.21	\$2,094
Avg. monthly principal paydown / equity build	\$0.35	\$3,524
Tax benefit on rent deduction at 35% tax rate	\$0.19	\$1,930
Tax benefit on operating costs at 35% tax rate	\$0.22	\$2,169
Lease-out income (net of tax at 35% rate)	\$0.00	\$0
Interest on startup cost difference (net of 35% tax)	-\$0.11	-\$1,081
	\$0.86	\$8,636
NET COST after ownership benefits excl. appreciation	\$0.66	\$6,600
Est. appreciation benefit, per month:	\$0.58	\$5,833
NET COST after ownership benefits incl. appreciation	\$0.08	\$766

LOCATION OVERVIEW

MARKET OVERVIEW

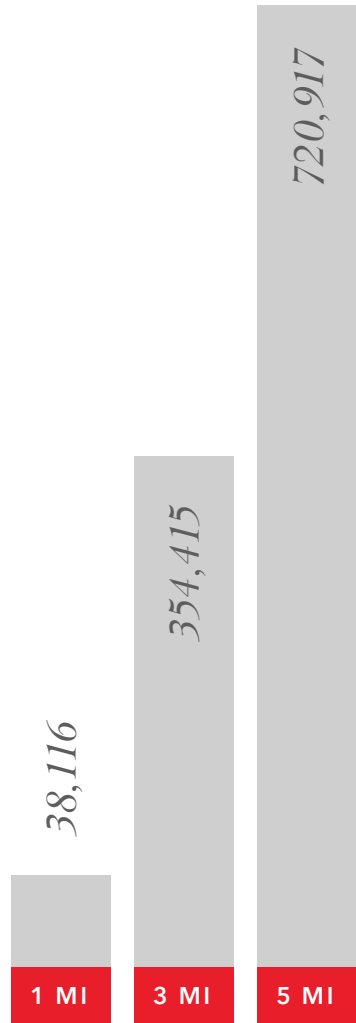
NORTH HOLLYWOOD, CA

North Hollywood, CA 91605 is a zip code area located in the San Fernando Valley region of Los Angeles, approximately 12 miles northwest of downtown Los Angeles. The area is strategically positioned with access to major transportation arteries including the 170 (Hollywood Freeway) and Interstate 5. Public transit is well-developed, with the North Hollywood Metro Station serving as a crucial transit hub offering connections via the Metro Red Line subway and numerous bus routes. This transit infrastructure provides residents and businesses with convenient access to various parts of Los Angeles County.

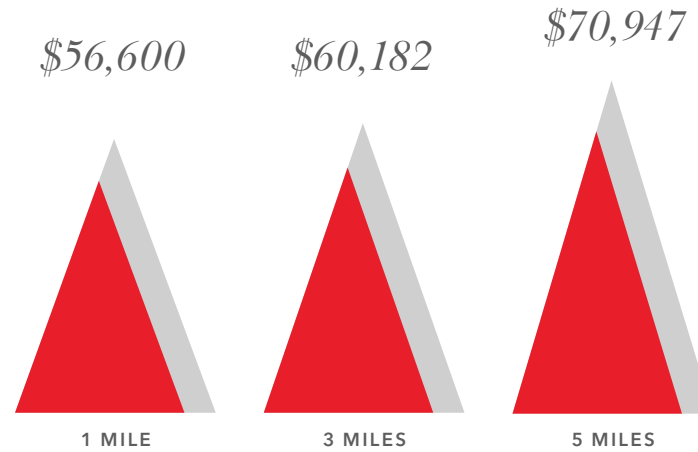
The local economy is characterized by a diverse mix of residential, commercial, and light industrial development. The area benefits from its proximity to the NoHo Arts District, a cultural hub known for its theaters, galleries, and entertainment venues. Major nearby attractions include Universal Studios Hollywood, the Hollywood Bowl, and Warner Bros. Studios. The area's commercial corridors feature a mix of retail establishments, restaurants, and service-oriented businesses, while the presence of several industrial parks provides additional employment opportunities.

DEMOGRAPHICS

ESTIMATED POPULATION



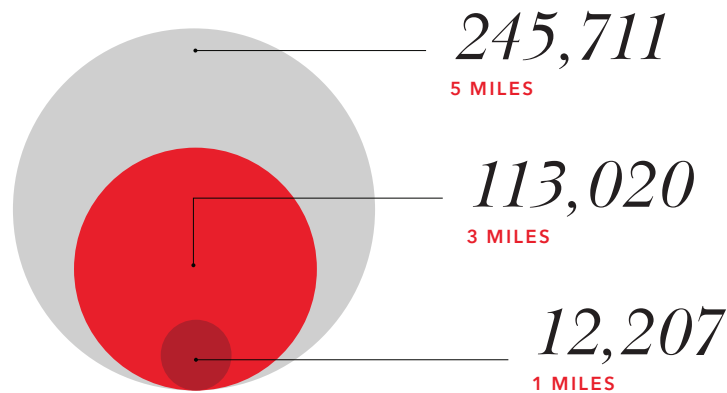
AVERAGE HOUSEHOLD INCOME



MEDIAN AGE



ESTIMATED HOUSEHOLDS



MEDIAN HOME VALUE



Data Source: CoStar

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