



5950 Fulcher Ave  
North Hollywood, CA 91601



5950 FULCHER AVE  
NORTH HOLLYWOOD, CA 91601

## EXCLUSIVELY PRESENTED BY:

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**Metro Realty Center, Inc,**

16112 Sherman Way  
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# PROPERTY SUMMARY

Offering Price	\$2,595,000.00
Building SqFt	6,950 SqFt
Lot Size (acres)	0.24
Year Built	1958
Subdivision Name	10092
County	Los Angeles
Parcel ID / APN	2337-020-033
Construction	WOOD

# INVESTMENT SUMMARY

Presenting an investment opportunity at 5950 Fulcher Avenue, situated in the heart of North Hollywood, a dynamic and rapidly growing neighborhood. This charming 13-unit apartment building, constructed in 1958, features a mix of 11 one-bedroom units and 2 studio units. The building spans 6,950 square feet and is ideally positioned on a 10,288 square foot lot.

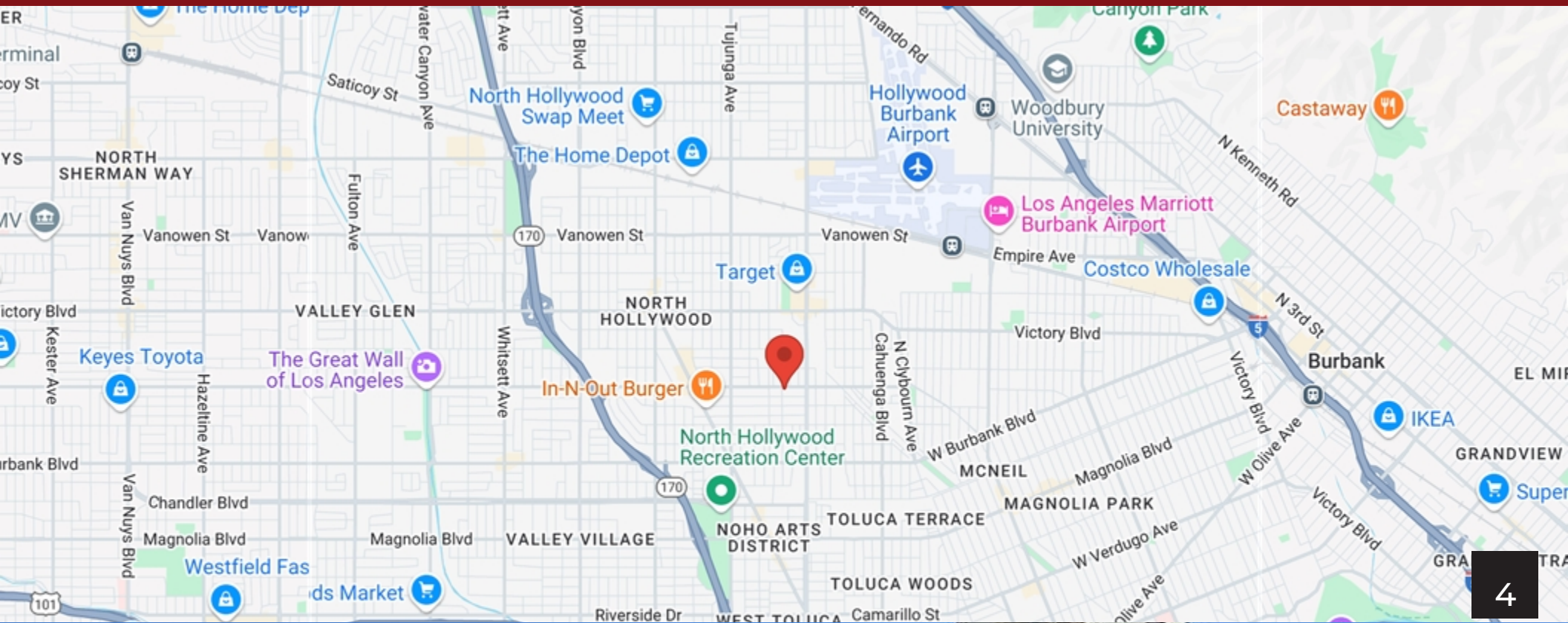
The property is zoned LARD2 and located near the vibrant NoHo Arts District, popular restaurants, trendy cafes, and shopping destinations ensures high tenant demand, contributing to long-term rental stability. Noteworthy upgrades include mostly copper plumbing and a new roof installed in 2012, providing investors with peace of mind and reducing near-term maintenance costs. Many units have been remodeled enhancing both tenant satisfaction and the building's marketability. Additional amenities, such as an on-site laundry facility and 6 parking spaces.

Located just minutes from the North Hollywood Metro Station, the NoHo Arts District, and major freeways, this property offers easy access to all of Los Angeles, further enhancing its appeal to current and future tenants.



# INVESTMENT HIGHLIGHTS

- Built 1958 Subject to LA Rent Control
  - 13 units with Mix of eleven 1bedroom units and two Singles
  - Well maintained building
  - 6,950 sqft building on 10,288 sqft lot
  - Laundry Room
  - 6 parking spaces
  - Roof replaced in 2012
  - Mostly copper plumbing
  - Majority of units have been remodeled
  - Zoned LARD2
  - Soft Story was completed in 2021
  - Located just north of Oxnard Street
  - Minutes from NoHo Art District and Metro Station
  - Short drive to 170, 101, 134 freeways







PRIVATE PROPERTY  
NO TRESPASSING  
PENALTY \$400

PRIVATE PARKING  
NO PARKING  
EXCEPT FOR  
EMERGENCY VEHICLES  
POLICE (916) 474-6000

STOP

NO PARKING

EXCEPT FOR  
EMERGENCY VEHICLES

POLICE (916) 474-6000



# LOCATION HIGHLIGHTS

- North Hollywood Station 17 min walk / 0.9 miles  
Hollywood Burbank Airport Station 5 min / 2.4 miles
- Freeways 134 & 170 5 min / 1.3 miles  
101 Freeway 9 min / 3.6 miles
- Hollywood Burbank (BUR) 5 min / 2.4 miles  
Los Angeles (LAX) 36 min / 24.3 miles
- The Local food and bar scene is robust, and the bohemian vibe of NoHo Art District attracts tenants.
- NoHo has become popular amongst artists, actors, writers and filmmakers seeking balance between easy access to Hollywood and a quieter suburban environment.





# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	EXPENSE REIMBURSEMENTS	LEASE FROM	LEASE TO	NOTES
1	1 BR. 1 BA.	0	\$21,593.28	\$0.00		11/01/2023	12/14/2025	
2	1 BR. 1 BA.	0	\$21,593.28	\$0.00		05/01/2025	04/30/2026	
3	1 BR. 1 BA.	0	\$11,993.28	\$0.00		05/06/1999	-	
4	1 BR. 1 BA.	0	\$21,353.28	\$0.00		07/23/2023	-	
5	SINGLE	0	\$15,593.28	\$0.00		11/01/2023	-	
6	1 BR. 1 BA.	0	\$14,812.68	\$0.00		04/01/2009	-	
7	1 BR. 1 BA.	0	\$10,522.32	\$0.00		04/01/1990	-	
8	1 BR. 1 BA.	0	\$19,397.28	\$0.00		05/04/2021	-	
9	1 BR. 1 BA.	0	\$20,393.28	\$0.00		06/19/2025	-	Vacant
10	SINGLE	0	\$18,653.28	\$0.00		06/19/2025	-	Vacant
11	1 BR. 1 BA.	0	\$20,393.28	\$0.00		06/19/2025	-	Vacant
12	1 BR. 1 BA.	0	\$22,053.00	\$0.00		07/01/2022	-	
14	1 BR. 1 BA.	0	\$19,193.28	\$0.00		08/24/2024	-	
Total Occupied		0	\$237,544.80					
TOTAL		0	\$237,544.80		\$0.00			

# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

PRICING	\$2,595,000.00
IN PLACE NOI	\$161,508.80
IN PLACE CAP RATE	6.22%
YEAR 1 NOI	\$169,779.39
YEAR 1 CAP RATE	6.54%
YEAR 1 LEVERAGED CASH / CASH RETURN	6.54%

## GENERAL INFORMATION

ANALYSIS PERIOD	5
ANALYSIS START DATE	03/26/2025
INCOME GROWTH RATE	4.00%
ADDITIONAL INCOME GROWTH RATE	1.00%
PROPERTY INSURANCE GROWTH RATE	3.00%
PROPERTY TAX GROWTH RATE	3.00%
MARKET RENT/SF	\$3.37

## ADDITIONAL INCOME BREAKDOWN

LAUNDRY INCOME	\$1,500.00
TOTAL ADDITIONAL INCOME	\$1,500.00

## EXPENSE BREAKDOWN

GENERAL EXPENSES	
WATER & POWER	\$11,060.00
GAS	\$5,100.00
PEST CONTROL	\$766.00
LANDSCAPE	\$1,200.00
LICENSE AND FEES	\$1,158.00
MAINTENANCE & REPAIR	\$6,500.00
TRASH	\$3,912.00
TOTAL GENERAL EXPENSES	\$29,696.00
PROPERTY INSURANCE	\$10,400.00
PROPERTY TAX	\$31,140.00
MANAGEMENT FEE	\$6,300.00
TOTAL EXPENSES	\$77,536.00





# CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
POTENTIAL GROSS REVENUE						
BASE RENTAL REVENUE	\$237,544.80	\$247,046.59	\$256,928.46	\$267,205.59	\$277,893.82	\$289,009.57
SCHEDULED BASE RENTAL REVENUE	\$237,544.80	\$247,046.59	\$256,928.46	\$267,205.59	\$277,893.82	\$289,009.57
ADDITIONAL INCOME	\$1,500.00	\$1,515.00	\$1,530.15	\$1,545.45	\$1,560.91	\$1,576.52
TOTAL POTENTIAL GROSS REVENUE	\$239,044.80	\$248,561.59	\$258,458.61	\$268,751.05	\$279,454.72	\$290,586.09
EFFECTIVE GROSS REVENUE	\$239,044.80	\$248,561.59	\$258,458.61	\$268,751.05	\$279,454.72	\$290,586.09
OPERATING EXPENSES						
PROPERTY TAX	\$31,140.00	\$32,074.20	\$33,036.43	\$34,027.52	\$35,048.34	\$36,099.79
INSURANCE	\$10,400.00	\$10,712.00	\$11,033.36	\$11,364.36	\$11,705.29	\$12,056.45
MANAGEMENT FEE	\$6,300.00	\$6,300.00	\$6,300.00	\$6,300.00	\$6,300.00	\$6,300.00
GENERAL EXPENSES	\$29,696.00	\$29,696.00	\$29,696.00	\$29,696.00	\$29,696.00	\$29,696.00
TOTAL OPERATING EXPENSES	\$77,536.00	\$78,782.20	\$80,065.79	\$81,387.88	\$82,749.64	\$84,152.25
NET OPERATING INCOME	\$161,508.80	\$169,779.39	\$178,392.82	\$187,363.17	\$196,705.09	\$206,433.84
CAP RATE	6.22%	6.54%	6.87%	7.22%	7.58%	7.96%

# SALES COMPARABLES

5611 Fulcher Ave  
North Hollywood, California 91601

Built 1964 GRM 9.64 per unit \$ 204,762 Per Sq. ft. \$358.63



5327 Auckland Ave.  
North Hollywood, California 91601

Built: 1963 GRM 13.55 Per Unit \$ 221,429 Per sq. ft. \$295.63



6254 Whitsett Ave  
North Hollywood, California 91601

Built 1956 GRM 12.9 Per Unit \$229,167 Per sq. ft. \$ 270.24



PRICE	\$4,300,000.00
SALE DATE	08/23/2024
CAP RATE%	7.30
BUILDING SIZE	11,990 SQFT
NUMBER OF UNITS	21.00

PRICE	\$1,550,000.00
SALE DATE	11/19/2024
CAP RATE%	4.94
BUILDING SIZE	5,243 SQFT
NUMBER OF UNITS	7.00

PRICE	\$1,375,000.00
SALE DATE	07/05/2024
CAP RATE%	5.43
BUILDING SIZE	5,088 SQFT
NUMBER OF UNITS	6.00



# SALES COMPARABLES

12020 Hamlin St  
North Hollywood, California 91606

Built 1963 Price per Unit \$ 231,429 Price per sq. ft. \$258.54



11848 Oxnard st.  
North Hollywood, California 91606

Built 1957 GRM 11.69 Price per Unit \$196,429 Price Per sq. ft. \$ 271.42



5223 Auckland Ave  
North Hollywood, California 91601

Built 1957 GRM 13.6 Price per Unit \$241,667 Price per sq. ft. \$225.65



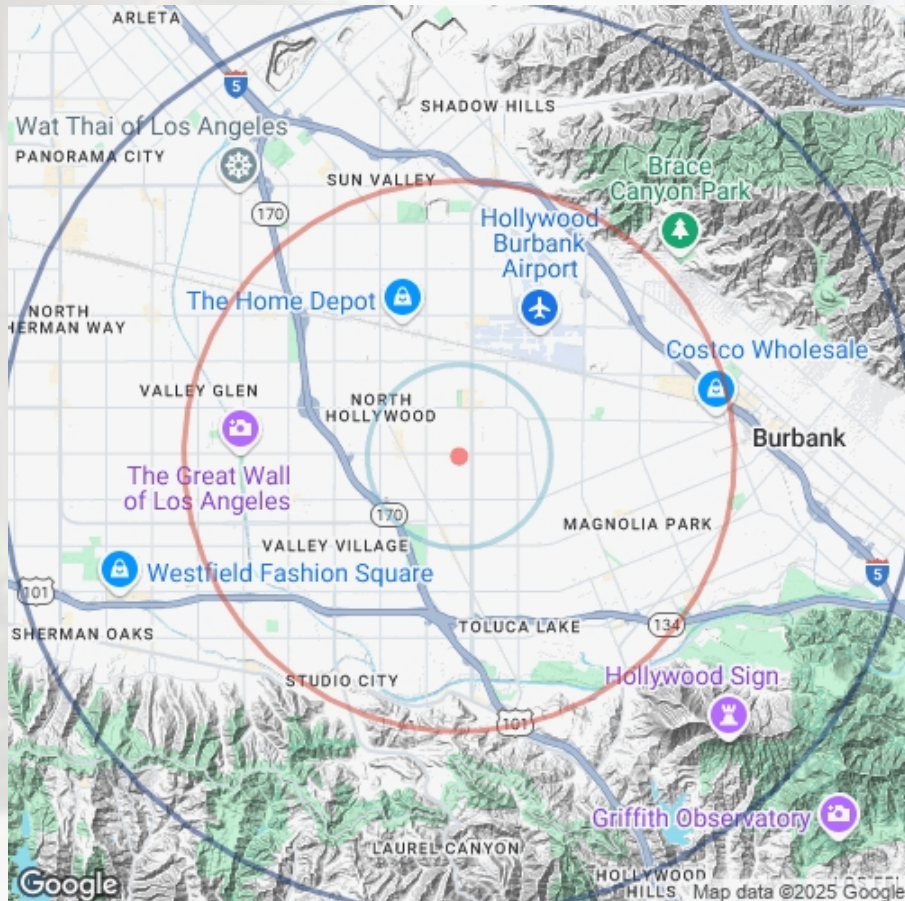
PRICE	\$1,620,000.00
SALE DATE	04/16/2024
BUILDING SIZE	6,266 SQFT
NUMBER OF UNITS	7.00

PRICE	\$2,750,000.00
SALE DATE	04/05/2024
CAP RATE%	6.00
BUILDING SIZE	10,132 SQFT
NUMBER OF UNITS	14.00

PRICE	\$1,450,000.00
SALE DATE	01/18/2024
CAP RATE%	5.26
BUILDING SIZE	6,426 SQFT
NUMBER OF UNITS	6.00

# DEMOGRAPHICS

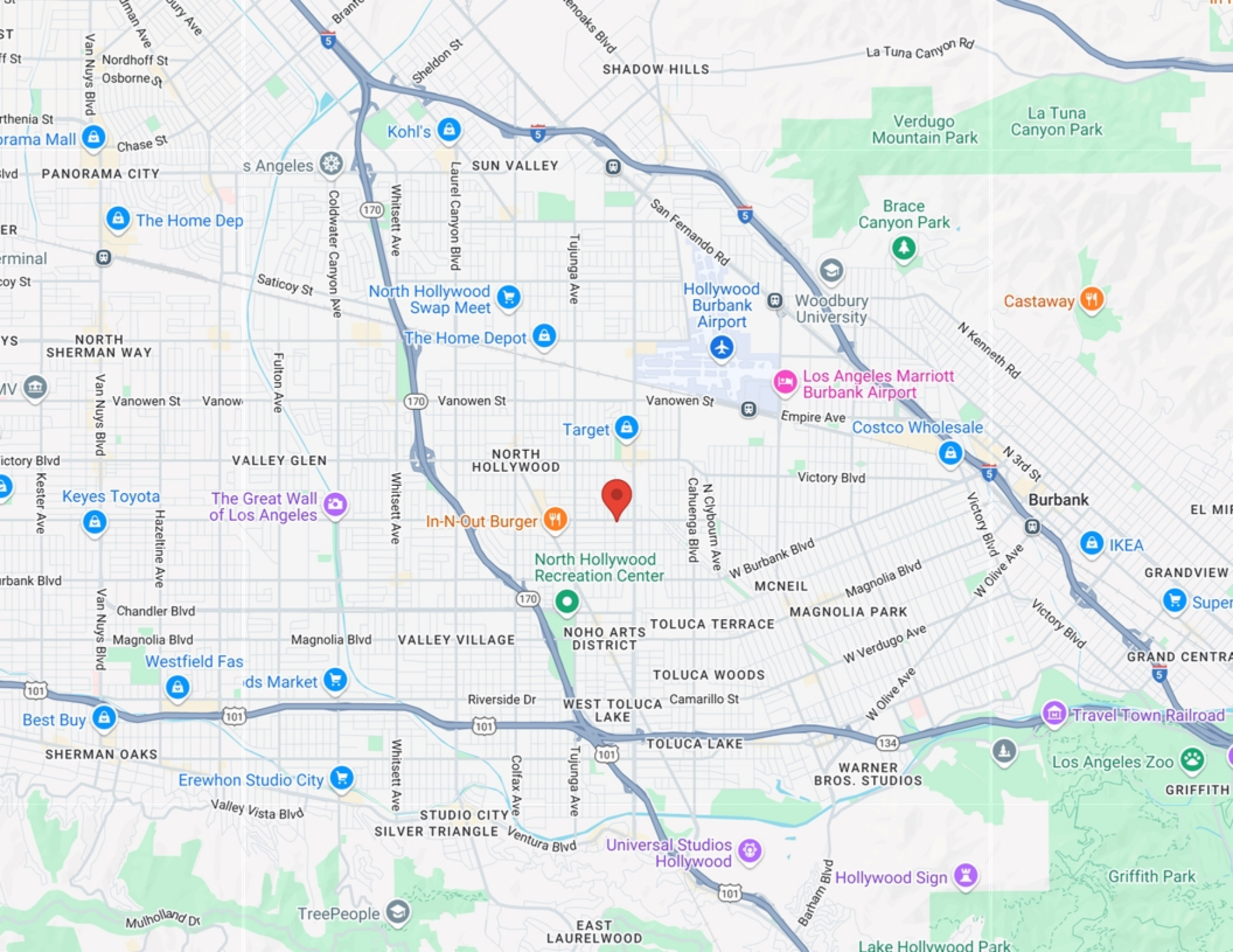
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	47,109	274,508	545,742
2010 Population	46,163	277,823	557,845
2025 Population	46,015	281,585	562,255
2030 Population	46,382	280,941	558,967
2025-2030 Growth Rate	0.16 %	-0.05 %	-0.12 %
2025 Daytime Population	37,638	289,415	575,757



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	2,197	11,072	20,446
\$15000-24999	1,237	6,783	13,212
\$25000-34999	1,367	6,527	12,380
\$35000-49999	2,096	9,442	18,557
\$50000-74999	3,131	16,251	31,528
\$75000-99999	2,497	14,647	27,138
\$100000-149999	3,000	19,828	37,029
\$150000-199999	1,701	12,257	23,095
\$200000 or greater	1,715	19,234	41,766
Median HH Income	\$ 69,904	\$ 86,882	\$ 88,560
Average HH Income	\$ 95,891	\$ 128,234	\$ 135,195

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	15,659	103,993	204,798
2010 Total Households	16,415	106,040	208,768
2025 Total Households	18,942	116,044	225,153
2030 Total Households	19,665	118,387	229,014
2025 Average Household Size	2.4	2.4	2.47
2025 Owner Occupied Housing	4,357	39,415	84,258
2030 Owner Occupied Housing	4,625	40,740	86,545
2025 Renter Occupied Housing	14,585	76,629	140,895
2030 Renter Occupied Housing	15,040	77,647	142,470
2025 Vacant Housing	1,086	5,821	11,144
2025 Total Housing	20,028	121,865	236,297







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