

# 661 Wilkinson Ave

North Hollywood, CA 91606



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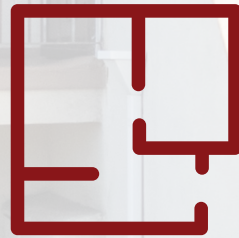


## PROPERTY SUMMARY

**661 WILKINSON AVE**



**4,760 SQFT**



**6,665 SQFT LOT**



**R3 LA ZONING**

## PROPERTY OVERVIEW

### 661 WILKINSON AVE

Excellent Investment Opportunity: 6-Unit Apartment Complex in North Hollywood Welcome to 6661 Wilkinson Avenue, North Hollywood, a well-maintained two-story, 6-unit apartment complex offering a total of 4,760 sq ft of living space on a 6,665 sq ft lot. The property features five 1-bedroom, 1-bath units and one spacious 3-bedroom, 2-bath unit, providing an ideal mix of layouts to attract a variety of tenants. Residents enjoy the convenience of a shared laundry facility and seven detached parking spaces, ensuring comfort and practicality for all occupants. Located in a desirable and centrally positioned North Hollywood neighborhood, this property offers strong rental demand, stable income potential, and long-term value growth. Whether you're a seasoned investor or expanding your portfolio, 6661 Wilkinson Avenue presents a rare opportunity to own a well-cared-for income property in a thriving rental market.



Well maintained  
6 unit apartment  
complex in the heart  
of North Hollywood.



Features five  
1 bedroom, 1  
bathroom units  
and one spacious  
3 bedroom, 2  
bathroom unit.



Shared on site  
laundry facility and  
seven detached  
parking spaces for  
tenant convenience.



Strong rental  
demand and stable  
income potential in  
a prime location.



Excellent  
opportunity for  
investors seeking  
long term growth  
and reliable returns.

**OFFERED AT \$2,100,000**











# DEMOGRAPHICS

## OVERVIEW

The area around 661 Wilkinson Ave in North Hollywood is a busy, well-established urban neighborhood with a relatively young population and a mix of families and individuals. Housing is mostly made up of apartments and multi-unit buildings, with many residents renting. The community has a moderate income level and is conveniently located for commuting and access to city amenities.



38

MEDIAN AGE



44k

POPULATION



33%

RATE  
OF HOMEOWNERSHIP



\$67k

AVERAGE  
HOUSEHOLD INCOME

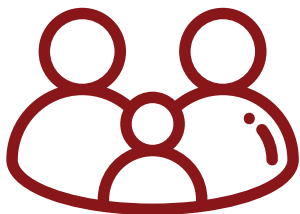


67%

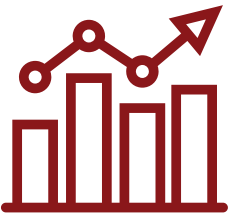
EMPLOYED



DEMOGRAPHICS



MAJORITY  
FAMILY-OCCUPIED



MAJORITY  
ATTENDED COLLEGE

	5 MILE 2024 PER CAPITA	5 MILE 2024 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$817	\$2,310
HEALTH CARE	\$544	\$1,537
TRANSPORTATION & MAINTENANCE	\$2,920	\$8,258
HOUSEHOLD	\$607	\$1,717
FOOD & ALCOHOL	\$3,309	\$9,358
ENTERTAINMENT, HOBBIES & PETS	\$1,649	\$4,665
APPAREL	\$632	\$1,788



# NEIGHBORHOOD OVERVIEW

The neighborhood around 661 Wilkinson Ave in North Hollywood is a vibrant and creative area known for its artsy atmosphere, walkable streets, and lively local scene. It offers easy access to shops, cafés, and entertainment, while still maintaining a comfortable neighborhood feel with nearby parks and community spaces. The area blends urban energy with everyday convenience, making it an attractive place to live.



## GAS

CHEVRON

SHELL

## COFFEE

CARA VANA COFFEE SHOP

URBANECAFÉ

## BANKS

U.S. BANK

BANK OF AMERICA



## RESTAURANTS

THAI ME UP!

THE FRONT YARD

## BARS

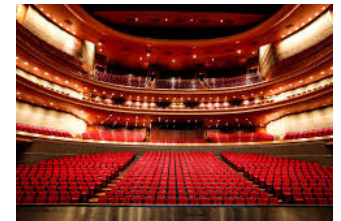
TIKI NO

THE OTHER DOOR

## THEATRES/SHOWS

CINEMARK CENTURY  
NORTH HOLLYWOOD

EL PORTAL THEATRE



## MUSEUM

WENDE MUSEUM

THE MUSEUM OF DEATH

## FITNESS

PLANET FITNESS

LA FITNESS

## SPAS

THE NOW MASSAGE

BURKE WILLIAMS DAY SPA





## AREA LAYOUT

The area around 661 Wilkinson Ave in North Hollywood is vibrant and well-connected, with a mix of residential, commercial, and cultural spaces. Close to the NoHo Arts District, it features theaters, galleries, cafes, and shops, while the nearby Metro Station offers easy access to greater Los Angeles. Retail and dining options like NOHO West add convenience, making the neighborhood lively and desirable.





# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
WHITSETT AVE	KITTRIDGE ST S	19,532	0.07 MI
WHITSETT AVE	ARCHWOOD ST S	18,692	0.08 MI
KITTRIDGE ST	WILKINSON AVE E	1,247	0.12 MI
S HOLLYWOOD FWY	VANOWEN ST N	179,914	0.13 MI
VANOWEN ST	WHITSETT AVE W	31,194	0.14 MI
KITTRIDGE ST	BABCOCK AVE W	2,195	0.14 MI
VANOWEN ST	BABCOCK AVE W	32,825	0.17 MI
WHITSETT AVE	HAMLIN ST S	18,983	0.19 MI
WHITSETT AVE	VANOWEN ST S	16,863	0.25 MI
LAURELGROVE AVE	HARTLAND ST S	870	0.30 MI



## RENT ROLL + EXPENSES

UNITS	ACTUAL RENT
3 BED / 2 BATH	\$3,500
1 BED / 1 BATH	\$1,800
1 BED / 1 BATH	\$1,263
1 BED / 1 BATH	\$1,800
1 BED / 1 BATH	\$1,750
1 BED / 1 BATH	\$1,720

MISC EXPENSES	
DWP	\$6,000
PROPERTY INSURANCE	\$5,000
LICENSING AND OTHER FEES	\$975
GAS	\$500
TRASH	\$3,600
PROPERTY TAXES	\$10,000
<b>TOTAL EXPENSE</b>	<b>\$ 26,075</b>

NOI  
\$118.321

RENTS PER YEAR  
\$141.996

LAUNDRY PER YEAR  
\$2,400

**TOTAL INCOME**  
**144.396.00**



# FINANCIAL OVERVIEW

Showing financials for this Market (Los Angeles - CA USA, Multi-Family).

## MONTHLY ACTUAL EXPENSES \$6819.78

REAL ESTATE TAXES	\$1,428.06
PROPERTY INSURANCE	\$683.83
UTILITIES	\$1,110.12
REPAIRS AND MAINTENANCE	\$1,083.80
MANAGEMENT FEES	\$561.17
PAYROLL & BENEFITS	\$1,132.05
ADVERTISING & MARKETING	\$125.56
PROFESSIONAL FEES	\$131.02
GENERAL & ADMINISTRATIVE	\$509.02
OTHER EXPENSES	\$55.15
GROUND RENT	—

## RENTAL INCOME

INCOME	2024	2023	*2022
BASE RENT	\$23,714.57	\$23,381.35	\$22,468.91
LAUNDRY/VENDING INCOME	\$150.80	\$142.91	\$130.96
PARKING INCOME	\$391.67	\$341.01	\$325.36
OTHER INCOME	\$1,329.91	\$1,282.58	\$1,156.35
<b>EFFECTIVE GROSS INCOME</b>	<b>\$25,159.31</b>	<b>\$24,787.47</b>	<b>\$23,765.65</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>\$10,487.91</b>	<b>\$10,306.78</b>	<b>\$9,379.08</b>
<b>NET OPERATING INCOME</b>	<b>\$14,660.70</b>	<b>\$14,480.69</b>	<b>\$14,386.58</b>
<b>NET CASH FLOW</b>	<b>\$14,407.10</b>	<b>\$14,201.18</b>	<b>\$13,452.32</b>
<b>NOI DSCR</b>	<b>1.72</b>	<b>1.72</b>	<b>1.93</b>
<b>OCCUPANCY RATE (%)</b>	<b>96.0</b>	<b>96</b>	<b>97.0</b>





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