

6003 Craner Avenue



7-UNIT APARTMENT BUILDING | NORTH HOLLYWOOD, CALIFORNIA

6003 Craner Avenue

NORTH HOLLYWOOD, CA 91606

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An architectural rendering of a modern urban development at night. The scene features a tall, multi-story building with a grid of windows on the left. In the center, a large, semi-transparent number '01' is overlaid. To the right, a lower building with a glass facade and a balcony is visible. The foreground shows a pedestrian walkway with people, a bicycle, and some landscaping. The overall atmosphere is vibrant and modern.

01

Executive Summary

6003 Craner Avenue

Property Summary

Pricing Summary

OFFERING PRICE		\$1,790,000
PRICE/UNIT		\$255,714
PRICE/SF		\$402.43
GRM	11.54	10.77
CAP RATE	5.54%	6.14%
	Current	Market

Property Summary

Units	7
Year Built	1983
Gross SF	4,448
Lot SF	7,252
APN	2414-004-035
Floors	2

Investment Highlights

- 7 Units in the Heart of North Hollywood close to the NoHo Arts District, studios, restaurants, and transit
- Property features a pitched roof, secured parking, on site laundry and intercom entry
- Unit mix consists of (6) 1+1 units and (1) 2+1 unit
- Subject to AD 1482 rent control
- Upside on existing rents



Property Overview

Equity Union Commercial is proud to represent this 7 unit property in

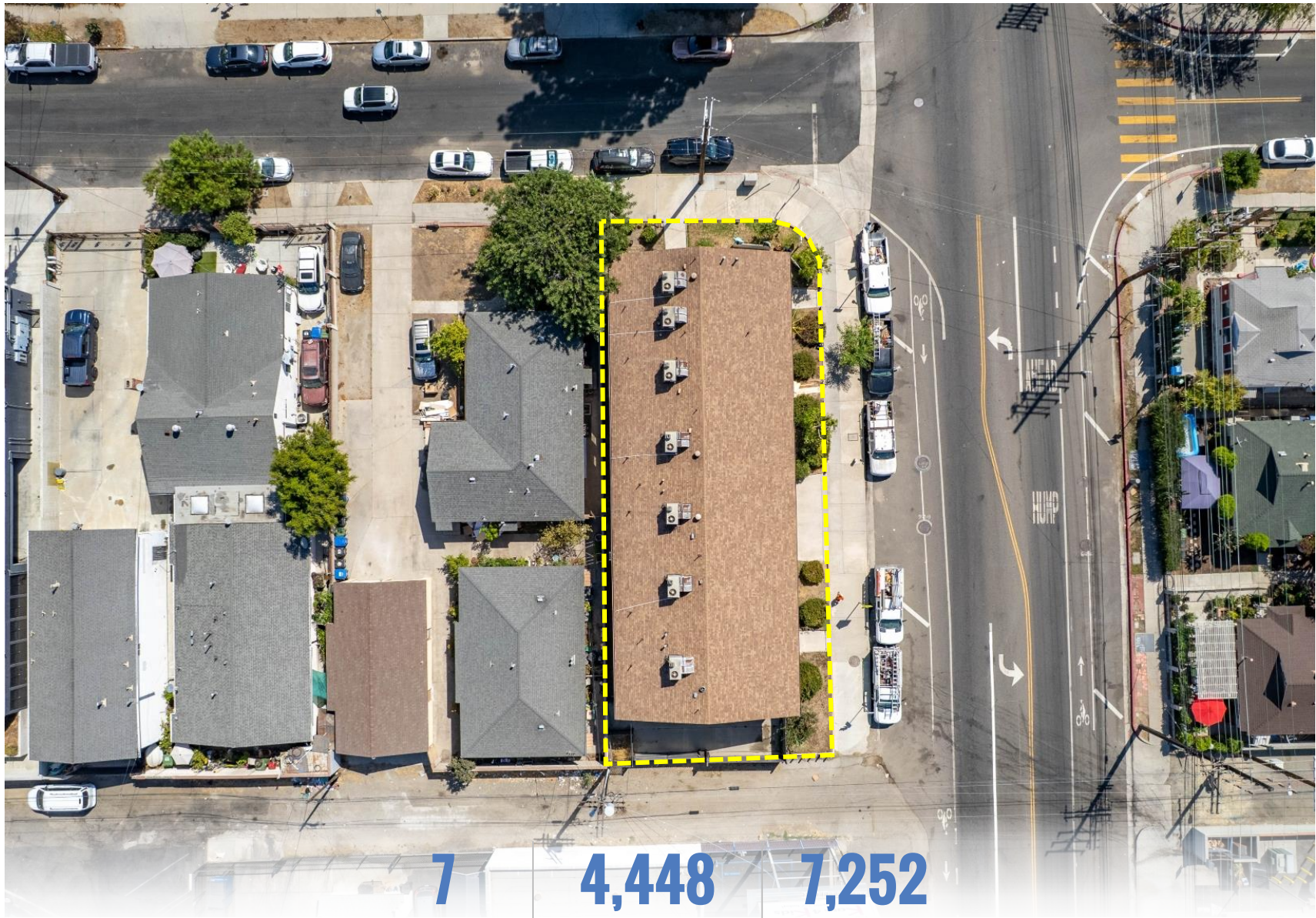
North Hollywood. The property was constructed in 1983. Its unit mix consists of (7) 1+1 units. With a lot size of 7,252 square feet, the property has a total of 4,448 rentable square feet.

North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access of public transportation with the Metro rail stations and the North Hollywood Red Line and Orange line bus ways. They also have easy access to the 101, 170, and 134 freeways.

North Hollywood is currently working on a \$1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers. This, combined with an already thriving Arts District, makes North Hollywood a smart place to invest.



Property Layout



TOTAL UNITS

BUILDING SF

LOT SF



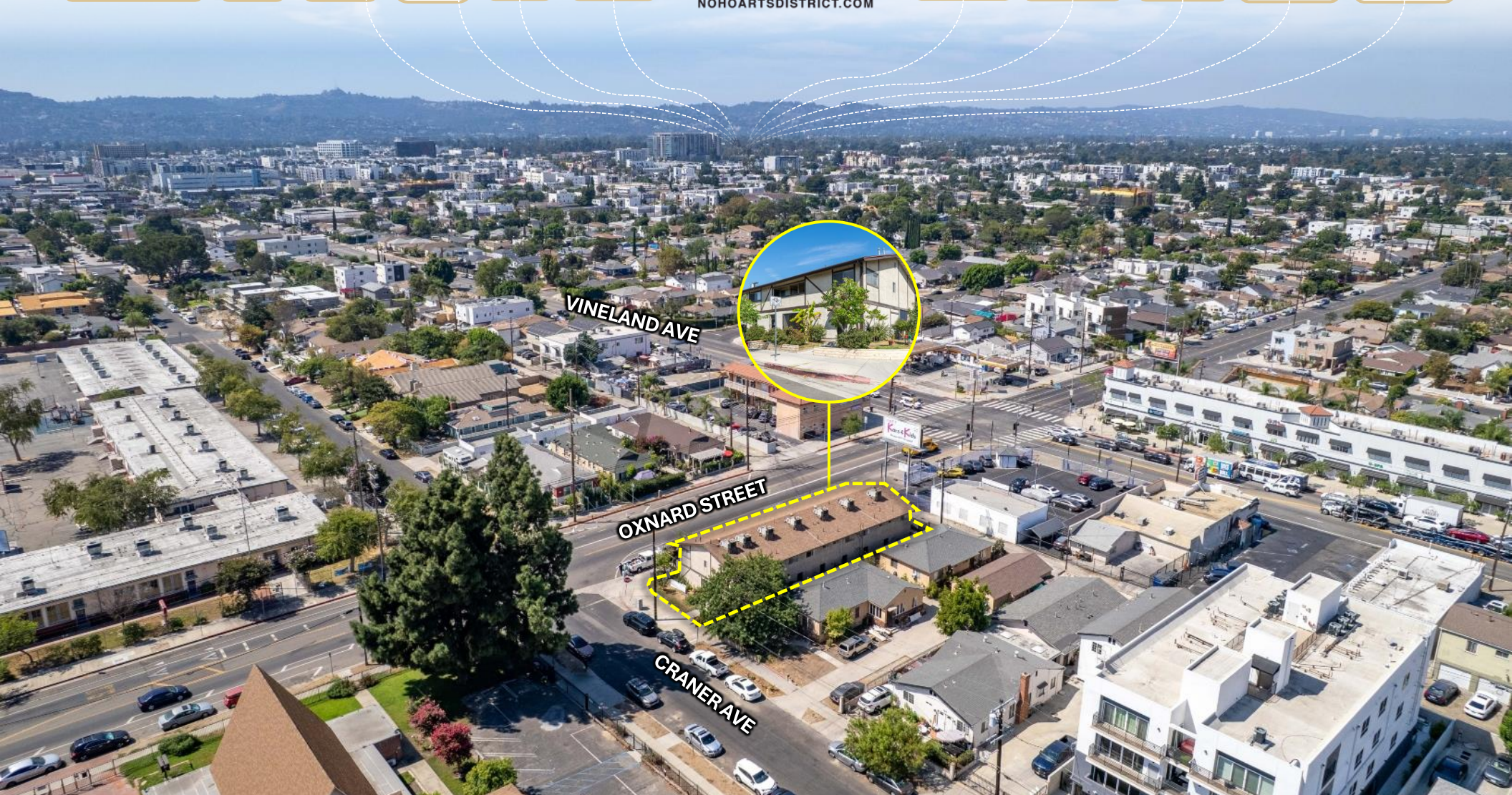


Interior Gallery



Prime Central Location

Facing Southwest Toward NoHo Arts District



An architectural rendering of a modern building at 6003 Craner Avenue. The building features a ground-floor storefront for a cafe named "look outdoors" with large glass windows and an outdoor seating area where several people are sitting at tables. Above the storefront, there are two large, vibrant murals. The mural on the left is abstract with swirling colors of blue, yellow, and red. The mural on the right is more figurative, depicting a person in a blue dress with a large floral pattern. The building has a mix of brick and light-colored panels. In the background, a taller, modern building with many balconies is visible. The foreground shows a paved plaza with some landscaping and a few people walking or sitting. A semi-transparent circular graphic is overlaid on the center of the image, containing the text "Financial Analysis" and "6003 Craner Avenue".

Financial Analysis

6003 Craner Avenue

Rent Roll

Unit #	Type	Current Rent	Market Rent	Notes
1	2+1	\$2,275	\$2,400	
2	1+1	\$1,610	\$1,850	
3	1+1	\$1,750	\$1,850	
4	1+1	\$1,850	\$1,850	Vacant
5	1+1	\$1,700	\$1,850	
6	1+1	\$1,700	\$1,850	
7	1+1	\$1,685	\$1,850	
Totals:		\$12,570	\$13,500	

Financial Analysis

Pricing Summary

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
6	1+1	\$1,716	\$10,295	\$1,850	\$11,100
1	2+1	\$2,275	\$2,275	\$2,400	\$2,400
Total Scheduled Rent			\$12,570		\$13,500

ANNUALIZED INCOME		Current	Market
Scheduled Gross Income		\$150,840	\$162,000
Less: Vacancy/Deductions	3%	(\$4,525)	3% (\$4,860)
Misc. Income		\$4,260	\$4,260
Effective Rental Income		\$150,575	\$161,400

ANNUALIZED EXPENSES		Current	Market
Insurance		\$4,537	\$4,537
Management Fee		\$6,804	\$6,804
Repairs and Maintenance		\$5,000	\$5,000
Pest Control		\$660	\$660
Trash		\$4,629	\$4,629
LADWP		\$6,610	\$6,610
Property Taxes		\$21,474	\$21,474
Misc.		\$1,500	\$1,500
Gas		\$240	\$240
ESTIMATED EXPENSES		\$51,454	\$51,454
Expenses/Unit		\$7,351	\$7,351
Expenses/SF		\$11.57	\$11.57
% of GOI		34.1%	31.8%

RETURN		Current	Market
NOI		\$99,121	\$109,946



URBAN EATS

Market Comparables

6003 Craner Avenue

Sales Comparables

PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 14718 Sylvan Street Van Nuys, CA 91411	8	1980	5,046	7 - 1+1 1 - 2+2	5/18/2026	\$1,800,000	\$225,000	\$356.72	-	-
	2 12944 Vanowen Street North Hollywood, CA 91605	6	1978	6,440	1 - 1+1 5 - 2+2	5/26/2026	\$1,550,000	\$258,333	\$240.68	-	-
	3 13015 Vanowen Street North Hollywood, CA 91605	10	1984	4,811	2 - Studio 5 - 1+1 1 - 2+1 2 - 2+2	1/8/2026	\$2,175,000	\$217,500	\$452.09	5.59%	11.5
	4 11218 Oxnard Street North Hollywood, CA 91606	6	1985	4,152	1 - 1+1 5 - 1+1.5	9/10/2025	\$2,000,000	\$333,333	\$481.70	5.80%	11.7
	5 13227 Vanowen Street North Hollywood, CA 91605	10	1984	7,982	4 - 1+1 6 - 2+1	7/20/2026	\$2,300,000	\$230,000	\$288.15	6.75%	9.3
AVERAGES		8	1982	5,686				\$252,833	\$363.87	6.05%	10.8
	S Subject 6003 Craner Avenue North Hollywood, CA 91606	7	1983	4,448	6 - 1+1 1 - 2+1	On Market	\$1,790,000	\$255,714	\$402.43	5.54%	11.54

Sales Comparables

6003 Craner Avenue
North Hollywood, CA 91606

S



SUBJECT		Units	Unit Type
Offering Price	\$1,790,000	6	1+1
Price/Unit	\$255,714	1	2+1
Price/SF	\$402		
Cap Rate	5.54%		
GRM	11.54		
Total Units	7		
Year Built	1983		

14718 Sylvan Street
Van Nuys, CA 91411

1



COE	5/18/2026	Units	Unit Type
Sales Price	\$1,800,000	7	1+1
Price/Unit	\$225,000	1	2+2
Price/SF	\$357		
Cap Rate	-		
GRM	-		
Total Units	8		
Year Built	1980		

12944 Vanowen Street
North Hollywood, CA 91605

2



COE	5/26/2026	Units	Unit Type
Sales Price	\$1,550,000	1	1+1
Price/Unit	\$258,333	5	2+2
Price/SF	\$241		
Cap Rate	-		
GRM	-		
Total Units	6		
Year Built	1978		

Sales Comparables

13015 Vanowen Street
North Hollywood, CA 91605

3



COE	1/8/2026	Units	Unit Type
Sales Price	\$2,175,000	2	Studio
Price/Unit	\$217,500	5	1+1
Price/SF	\$452	1	2+1
Cap Rate	5.59%	2	2+2
GRM	11.50		
Total Units	10		
Year Built	1984		

11218 Oxnard Street
North Hollywood, CA 91606

4



COE	9/10/2025	Units	Unit Type
Sales Price	\$2,000,000	1	1+1
Price/Unit	\$333,333	5	1+1.5
Price/SF	\$482		
Cap Rate	5.80%		
GRM	11.70		
Total Units	6		
Year Built	1985		

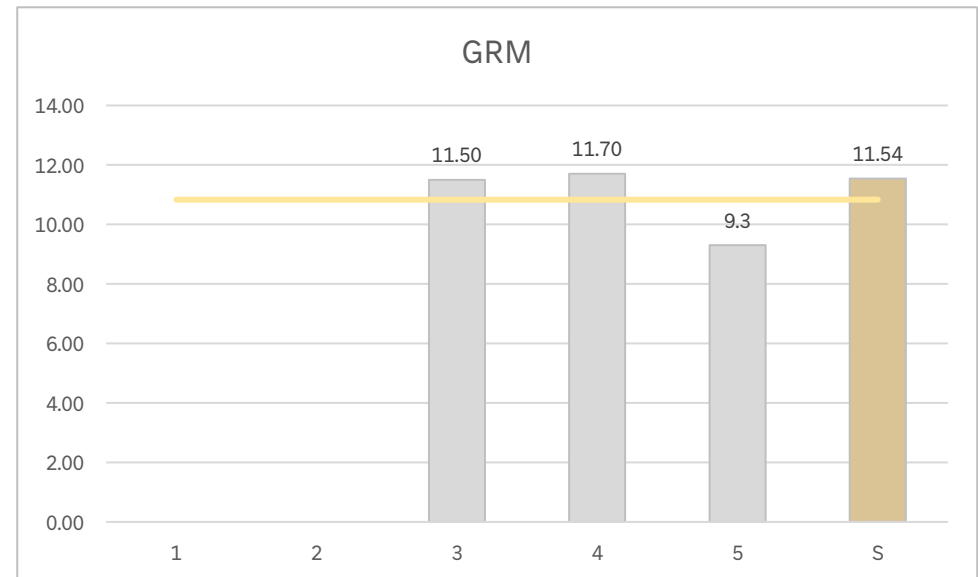
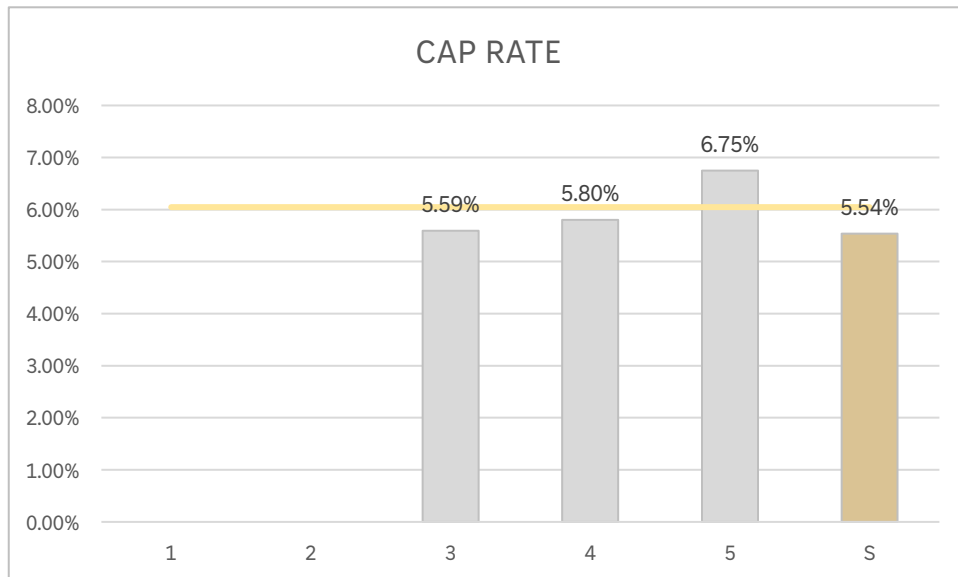
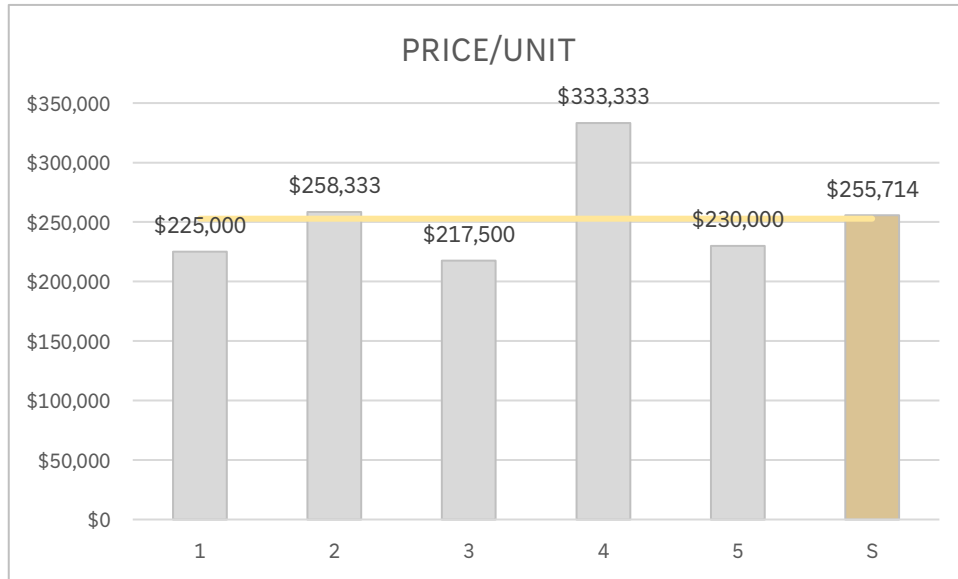
13227 Vanowen Street
North Hollywood, CA 91605

5



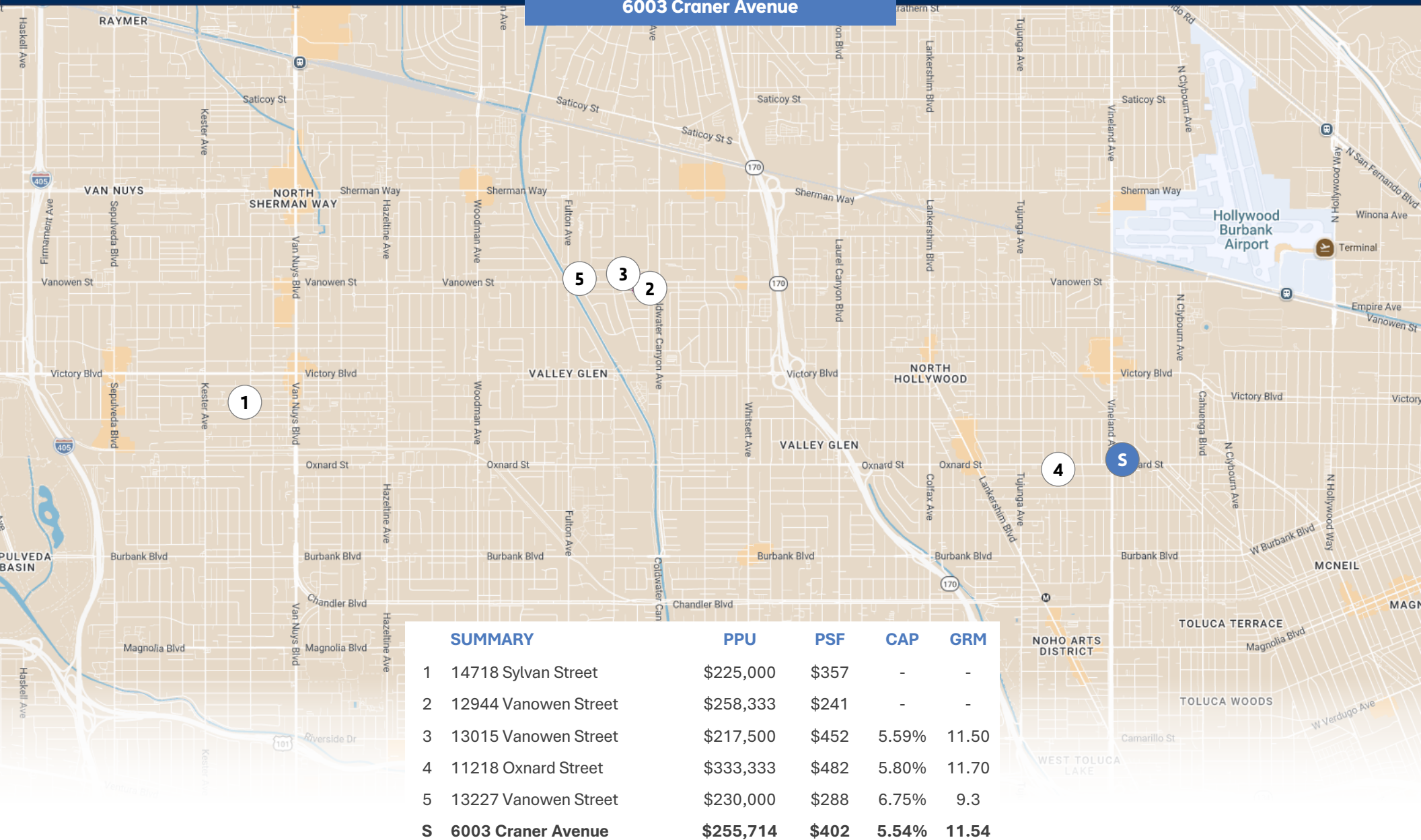
COE	7/20/2026	Units	Unit Type
Sales Price	\$2,300,000	4	1+1
Price/Unit	\$230,000	6	2+1
Price/SF	\$288		
Cap Rate	6.75%		
GRM	9.30		
Total Units	10		
Year Built	1984		

Sales Comparables



SALES COMPARABLES

6003 Craner Avenue





Location Overview

6003 Craner Avenue

NOHO

Arts District

At about 1.5 square miles, the district's general markers run from Chandler Avenue to the north, Cahuenga Boulevard to the east, Tujunga Avenue to the west, and Camarillo Street to the south. The major cross streets are Lankershim and Magnolia Boulevards, which in the last two decades have emerged as the intersection of an ever-evolving vibrant urban community filled with small theaters, arts-related activities and classes, restaurants and bars, apartments, and mixed-use buildings.



LIBATIONS

Federal Bar
District Pub
Brickyard Pub
Player One
Tiki No
No Bar
Firefly

FITNESS

AT1 Fitness
24 Hr Fitness
No Limit
GoTribe Fitness
Pure Barre
HK Fitness
Orangetheory

EATS/CAFES

Amazon Fresh
El Tejano
Republic of Pie
Café NoHo
Tamashii Ramen
Vicious Dogs
Pitfire Pizza
City Kitchen Cafe

THE "IT" NEIGHBORHOOD



Area Overview

The NoHo Arts District is one of the most walkable neighborhoods in all of Los Angeles. This hip, urban core allows residents to live, work and play in one locale. Filled with live theaters, professional dance studios, art galleries, recording studios, boutiques and a myriad of dining options, the NoHo Arts District is considered one of the most popular cultural destinations in Los Angeles.

Today, The NoHo Arts District, in conjunction with greater North Hollywood, is being transformed into a regional center, in large part as a result of the construction of Metro Stations for the B Line and the G Line, two lines that have made the neighborhood into a regional hub for the San Fernando Valley.

Arts District Makeover



ARTS

District PATH TO PROGRESS



TRANSIT ORIENTED

This transit-oriented development includes approximately 1,500 multifamily residential units, over 300 of which will be affordable



OVER 600K OF RETAIL & OFFICE

100,000SF of community serving retail and restaurant space, and 500,000SF of office space that are all integrated with a new, integrated transit center as well as bicycle and parking facilities.



TRANSIT FACILITIES

The first phase will include the consolidation of the transit facilities at Metro's North Hollywood Station. This would begin after project approval by the City and the Metro Board, which is anticipated in early 2023.



THOUSANDS OF JOBS

The project will create thousands of new job opportunities in the construction, service, and office sectors as well as substantial property and business tax revenue to the City and County of Los Angeles.



Employment Hubs



Employer	Employees
Warner Bros. Discovery	▪ 10,890
The Walt Disney Company	▪ 10,000
NBCUniversal	▪ 35,000
Universal Studios Hollywood	▪ 10,000
Netflix	▪ 850
Nickelodeon Animation Studio	▪ 895
Providence Saint Joseph Medical Center	▪ 2,574
Hollywood Burbank Airport	▪ 2,734

Economic Drivers

World-Class Employment Hub

North Hollywood benefits from immediate access to the renowned Burbank Media District, one of the nation's most prominent entertainment and content production hubs. Major employers including Warner Bros. Discovery, The Walt Disney Company, NBCUniversal, Netflix, and Universal Studios Hollywood attract thousands of professionals in entertainment, media, technology, and creative industries. Complementing these employment centers are Providence Saint Joseph Medical Center and Hollywood Burbank Airport, which provide stable healthcare, aviation, and support-sector employment.

Strong Workforce & Housing Demand

This diverse employment base fuels strong housing demand throughout the San Fernando Valley, particularly in North Hollywood, where residents enjoy convenient access to major job centers via the US-101, I-5, SR-170, and Metro B Line. The area's concentration of high-paying creative, healthcare, and professional services jobs continues to attract a well-educated workforce, supporting long-term renter demand and reinforcing North Hollywood's position as one of Los Angeles' most desirable rental and investment markets.

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