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CA DRE# 01898026



HOUZE REAL ESTATE MGMT & DEVELOPMENT

A Division of Alactic Systems

CA DRE# 01094448



INTRINSIC VALUE

THE INTRINSIC CAP RATE IS BASED ON THE TOTAL CASH FLOW A MULTIFAMILY ASSET CAN PRODUCE IF ALL POTENTIAL INCOME IS UNLOCKED

9.92%
Pre-Tax
Cash Flow

20.23%
5 YR Average
Annual Return

7.84%
Cap Rate

9.42%
Intrinsic Value
Cap Rate

123%
5 YR Return on
Cost

8.62
GRM

\$178,621
Per Unit

METRICS AFTER EXPENSE AND INCOME FROM ADDING
10 ATTACHED AND 8 DETACHED ADUS LEAVING 43 PARKING SPACES



THE ASSET

PRICE:	\$8,400,000	APN #:	2353-017-011
NUMBER OF UNITS:	40	UNIT MIX:	8 (STUDIOS) 32 (1+1)
BUILDING SQFT APPROXIMATE:	24,098	LOT SIZE APPROXIMATE:	24,098
PARKING:	40	YEAR BUILT:	1965



PROPERTY HIGHLIGHTS

- PRIME NORTH HOLLYWOOD LOCATION
- ONLY \$210K/UNIT
- POTENTIAL TO ADD 18 ADUS WITH NO LOSS OF PARKING
- LESS THAN A MILE TO THE METRO
- NEW ELECTRIC SUBPANELS IN 2024
- COPPER PLUMBING 2004
- REROOF IN 2015
- 100 GALLON WATER HEATER & EXPANSION TANK IN 2023

METRICS AFTER EXPENSE AND INCOME FROM ADDING UNITS

- SEE PAGES 61, 62 & 63 FOR IN PLACE RENT FINANCIALS



PROPERTY PHOTOS

11175 HUSTON ST. NORTH HOLLYWOOD CA 91601









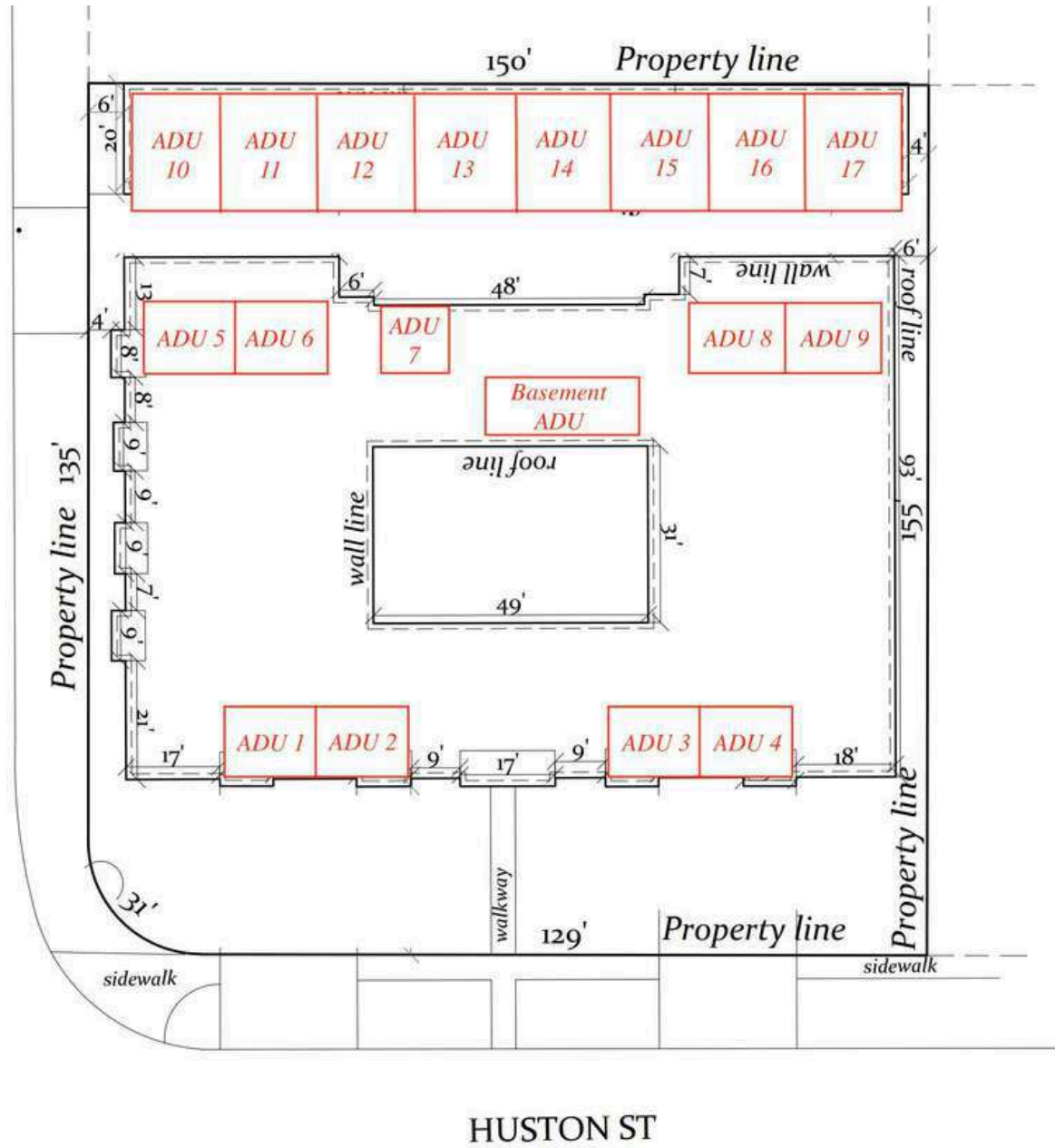


ADU POTENTIAL

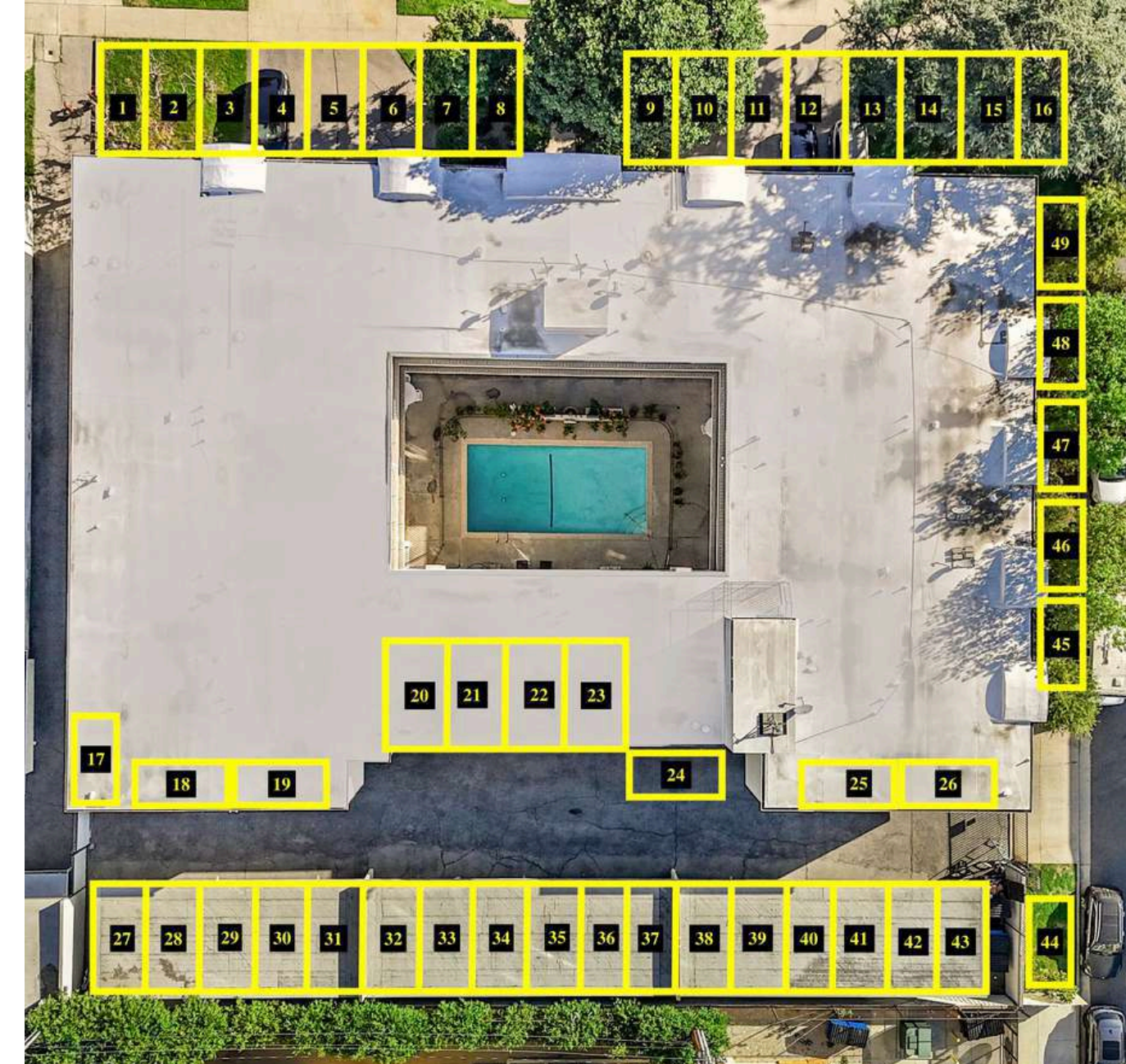
11175 HUSTON ST. NORTH HOLLYWOOD CA 91601

**This information is conceptual only. Buyers are advised to conduct a thorough investigation and consult with professionals as to the feasibility of adding ADUs.*

BELFLOWER AVE

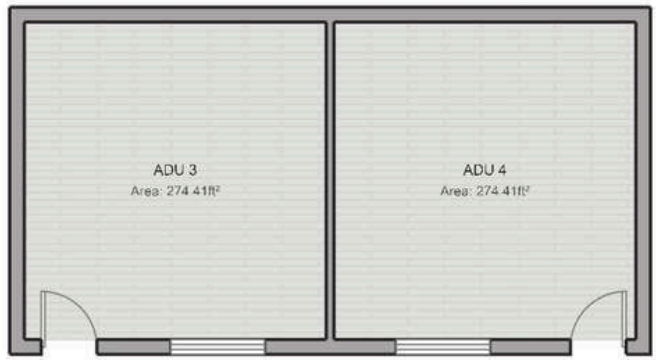
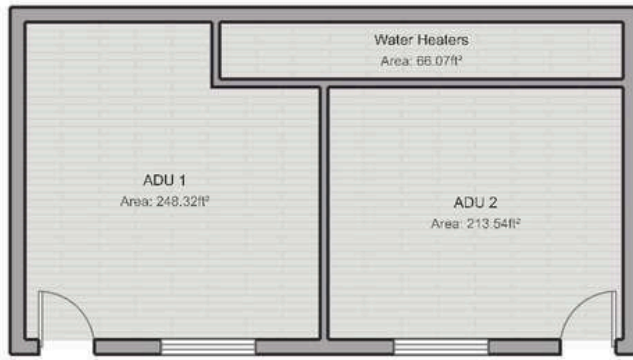
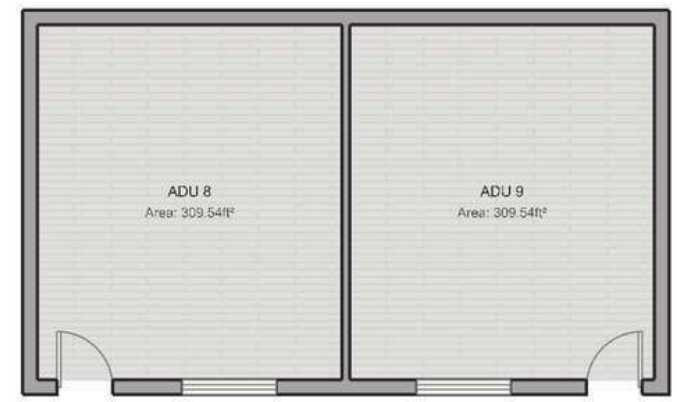
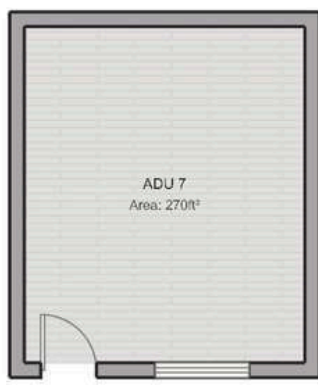
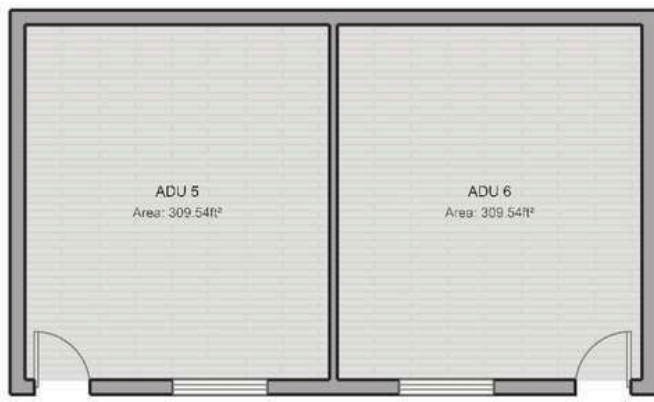
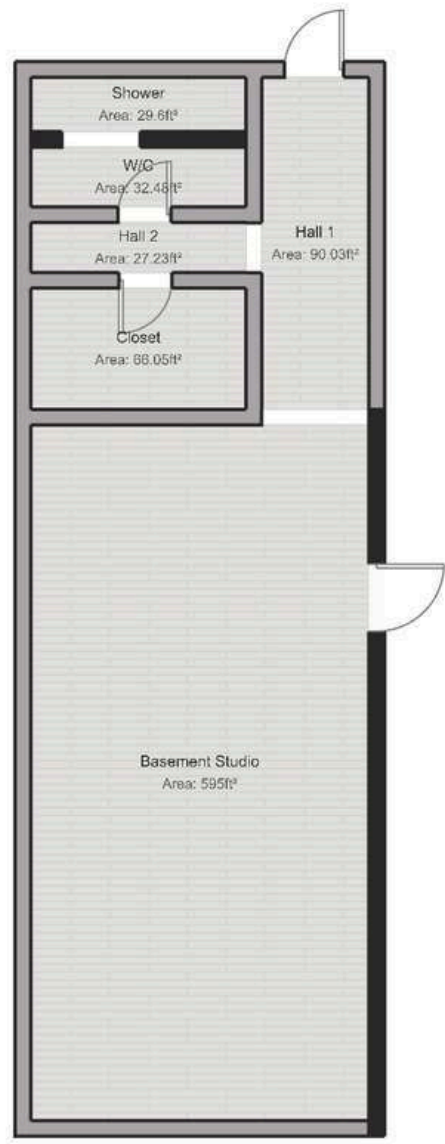


PROPOSED ADUs



PROPOSED PARKING

Spaces #44-49 are non-permitted and not guaranteed.



SITE PLAN

Front ADU's	
ADU 1 (Partial Water Heater):	248 Sqft
ADU 2 (Full Water Heaters at Back):	214 Sqft
ADU 3	274 Sqft
ADU 4	274 Sqft

Back ADU's	
ADU 5:	310 Sqft
ADU 6:	310 Sqft
ADU 7:	270 Sqft
ADU 8:	310 Sqft
ADU 9:	310 Sqft

Basement ADU	
BASEMENT ADU:	859 Sqft



CURRENT CONDITIONS



AFTER PROPOSED ADU



CURRENT CONDITIONS



AFTER PROPOSED ADU





CURRENT CONDITIONS



AFTER PROPOSED ADU

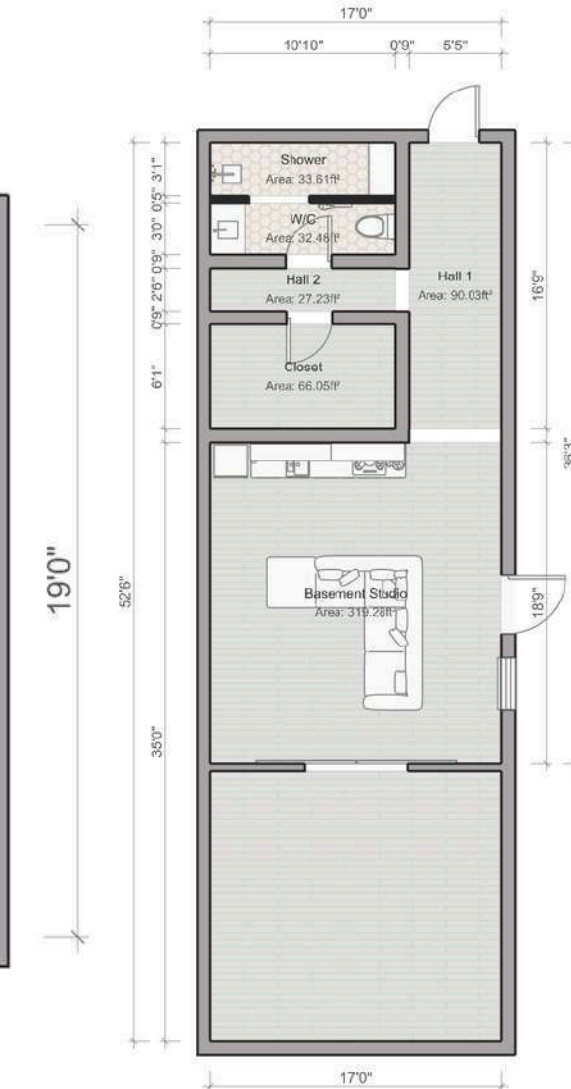
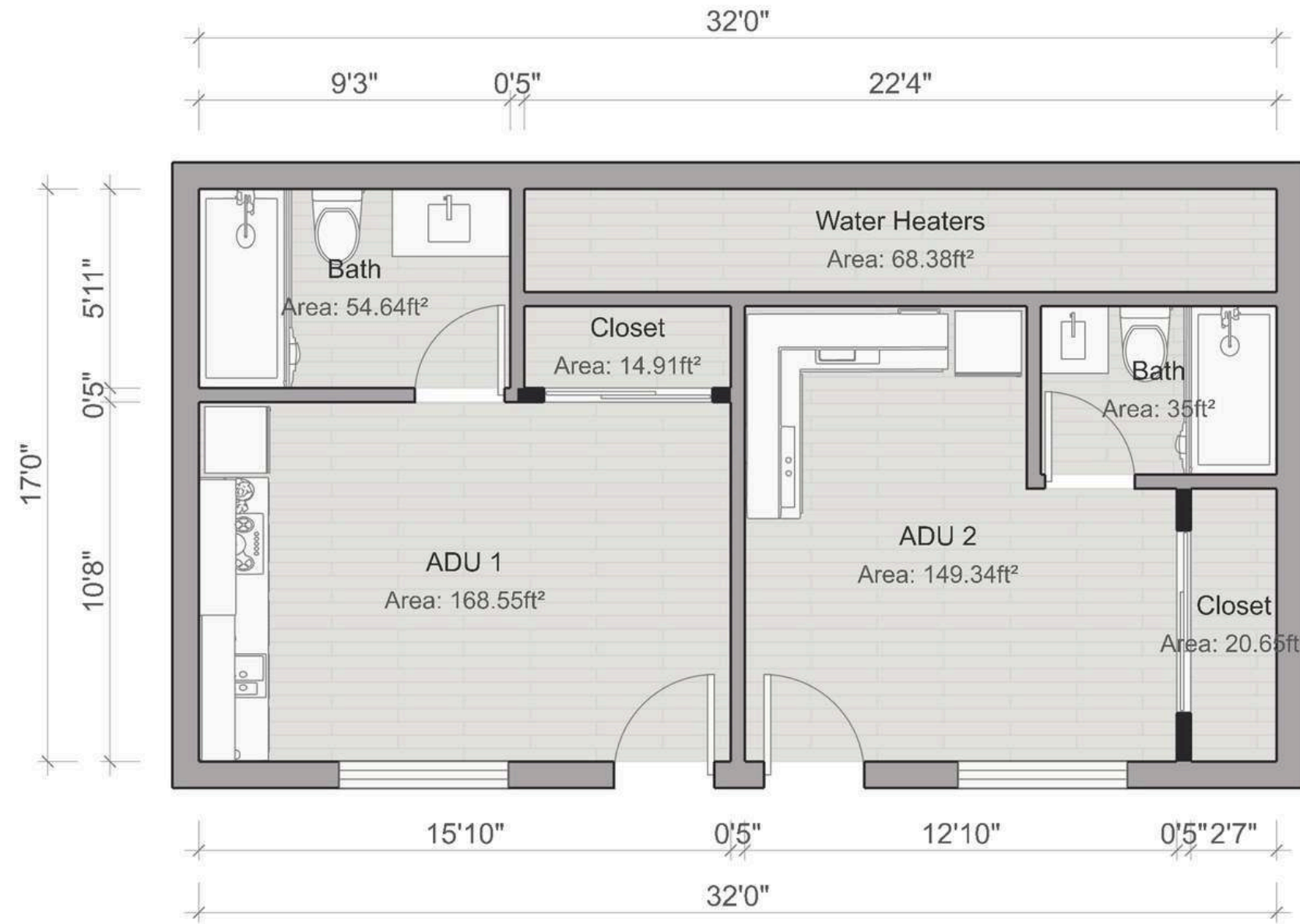


CURRENT CONDITIONS



AFTER PROPOSED ADUs

ADU FLOOR PLANS



ADU Rendering



ADU Rendering





LOCATION OVERVIEW

11175 HUSTON ST., NORTH HOLLYWOOD, CA 91601



Nearby
**Restaurants,
 Bars & Shops**

- Dragon Street Sushi
- Skinny's Lounge & Pure Barre
- Electric Car Charging Stations
- Pyramido Mediterranean Grill
- The Seafood Shop Gourmet & Charcuterie
- Modern Pamper Salon
- Starbucks
- Raising Cane's
- CVS
- Habit Burger & Grill

DISCOVER THE
District NoHo

NOHO West is a long-awaited retail and entertainment destination in the heart of North Hollywood.

This all-new Community Plaza brings the brands and experiences you love close to home and offers a place to celebrate local artistry and color. The architecture and landscaping at NOHO West provide a mix of eclectic LA style, allowing for a truly connected community experience. Enjoy everything from morning coffee to business lunches, date nights or family get-togethers. And spend less time in traffic, giving you more time for the things that really matter. Because NOHO West offers convenience at every turn.



1,216
MARKET RATE
UNITS

311
AFFORDABLE
UNITS

105,000
SQ FT RETAIL &
RESTAURANT

580
SQ FT
OFFICE

3,313
PARKING
SPACES

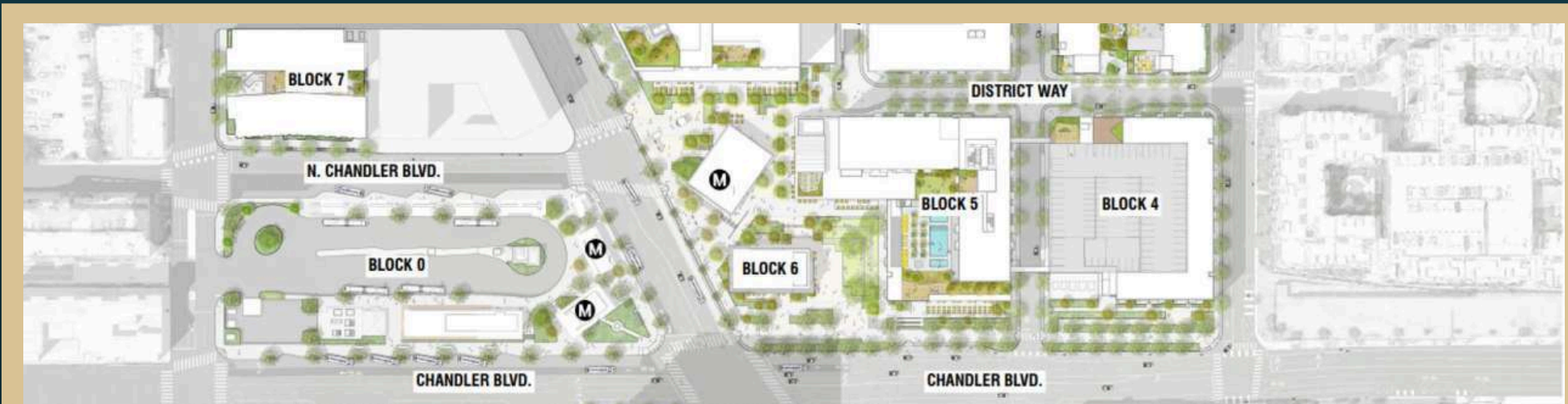
WITH
750
RESERVED FOR
METRO BUS AND RAIL
PASSENGERS

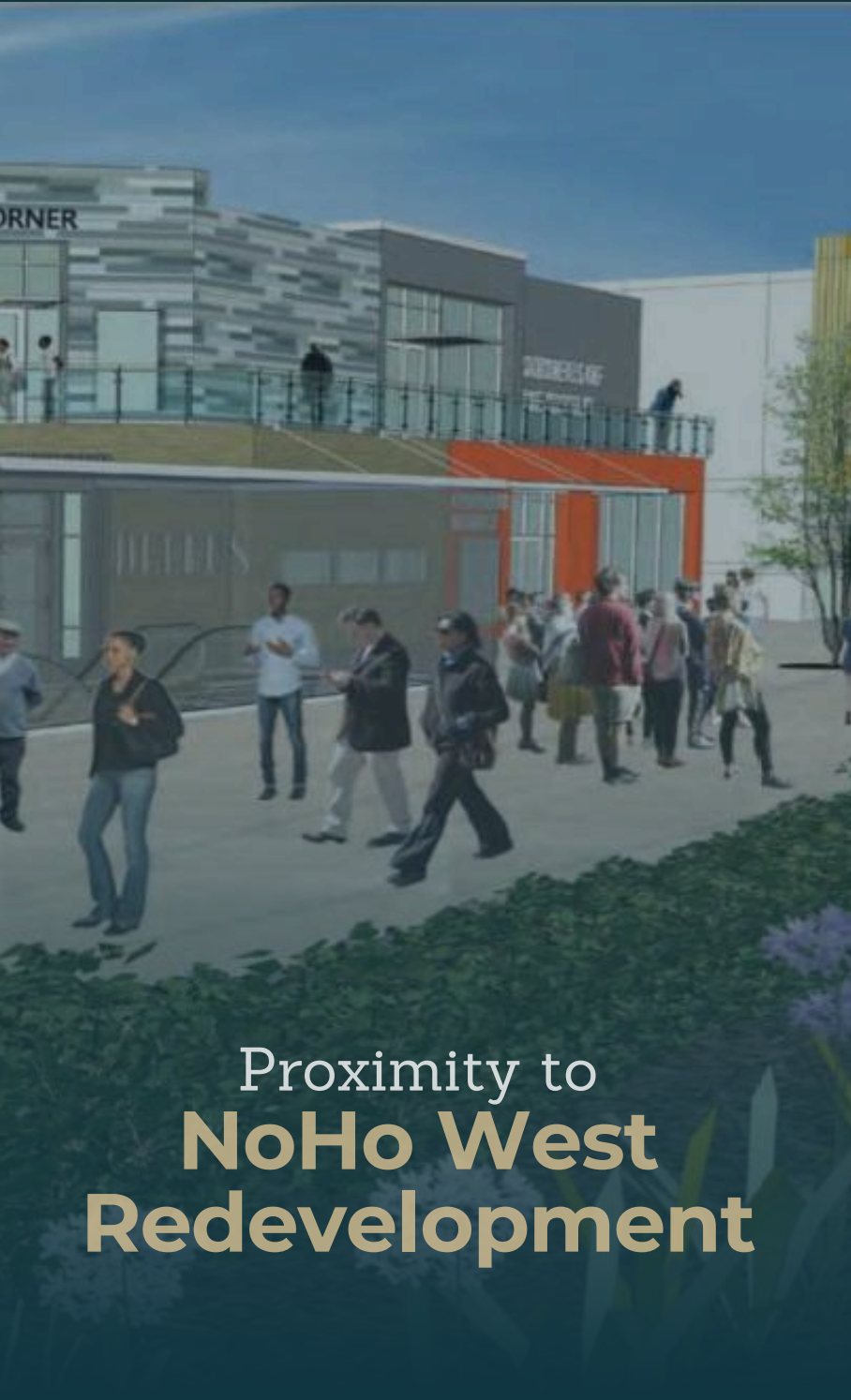
[LEARN MORE HERE](#)





The District NoHo project is a transformative 16-acre, transit-oriented development in North Hollywood that will bring nearly 1,500 new housing units—including 25% affordable—alongside 60,000 sq ft of retail, 450,000 sq ft of office space, and major upgrades to the Metro station and bus transit center. With construction beginning soon and phased completion over the next decade, the project will significantly increase local housing supply, boost walkability, and attract long-term rental demand—positioning nearby properties to benefit from rising property values and tenant interest.





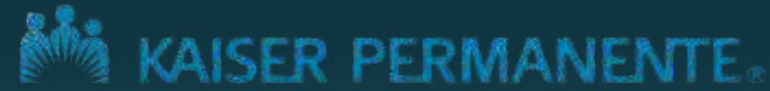
Proximity to
**NoHo West
Redevelopment**

NoHo West

NOHO West is a long-awaited retail and entertainment destination in the heart of North Hollywood. This all-new Community Plaza brings the brands and experiences you love close to home and offers a place to celebrate local artistry and color. The architecture and landscaping at NOHO West provide a mix of eclectic LA style, allowing for a truly connected community experience. Enjoy everything from morning coffee to business lunches, date nights or family get-togethers. And spend less time in traffic, giving you more time for the things that really matter. Because NOHO West offers convenience at every turn.



Local Hotspots



Lankershim Arts Center



Metro



NoHo Arts DISTRICT



Universal Studios



The Academy of Television Arts & Sciences Hall of Fame Plaza



Wat Thai Temple



NEARBY DEVELOPMENTS
11175 HUSTON ST., NORTH HOLLYWOOD, CA 91601



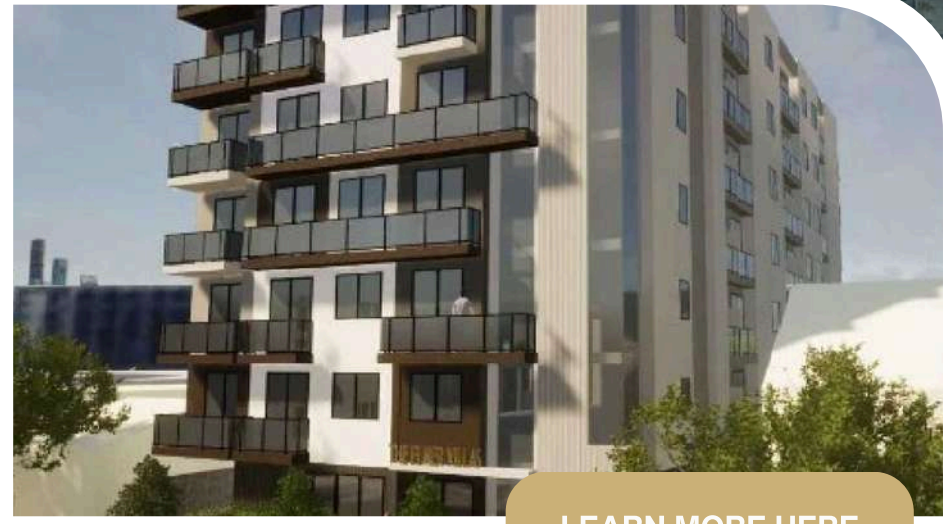
10912 HUSTON ST 38 units

[LEARN MORE HERE](#)



5100 N BAKMAN AVE 65 units

[LEARN MORE HERE](#)



5519 N ELMER AVE 87 units

[LEARN MORE HERE](#)



11469 BURBANK BLVD 75 units

[LEARN MORE HERE](#)



11410 BURBANK BLVD 84 units

[LEARN MORE HERE](#)



5151 DENNY AVE 80 units

[LEARN MORE HERE](#)

11218 W CALIFA ST 76 units

[LEARN MORE HERE](#)

5550 N FULCHER AVE 30 units

[LEARN MORE HERE](#)

5633 N FARMDALE AVE 48 units

[LEARN MORE HERE](#)

6144 N HAZELHURST PL 49 units

[LEARN MORE HERE](#)

12001 VICTORY BLVD 294 units, 8,000 Sq Ft Commercial

[LEARN MORE HERE](#)

5547 N ELMER AVE 84 units

[LEARN MORE HERE](#)



FINANCIAL ANALYSIS

11175 HUSTON ST., NORTH HOLLYWOOD, CA 91601

FINANCIAL ANALYSIS

AFTER 18 ADUs WITH CONSTRUCTION COSTS

Summary	Current Rents	Market Rents	Proposed Financing	
Price	\$8,400,000		First Loan Amount	\$4,725,000 NEW
Down Payment 44%	\$3,675,000		Terms	5.35% 3YR i/o
ADU Construction Costs	\$1,960,000	\$1,960,000		
Exterior Rehab	\$0	\$0		
Interior Rehab	\$0	\$0		
Total Cost	\$10,360,000	\$10,360,000		
Total Cash Investment	\$5,635,000	\$5,635,000		
Number of Units	58		Rental Upside:	24%
Cost per Unit	\$178,621		Parking:	43
GRM	8.62	6.96		
CAP	7.84%	10.51%		
	CURRENT	MARKET		
Year Built / Age	1965			
Approx. Lot Size	23,190			
Approx. Bldg SF	30,881			
Cost per Net RSF	\$335			

Scheduled Income		Current Rents	Market Rents			
No. of Units	Bdrms/ Baths	Approx. Sq. Ftg.	Monthly Rent/Unit (\$)	Monthly Income (\$)	Monthly Rent/Unit (\$)	Monthly Income (\$)
8	S		\$1,528	\$12,226	\$1,795	\$14,360
32	1+1		\$1,560	\$49,933	\$2,295	\$73,440

ADUs		Current Rents	Market Rents			
No. of Units	Bdrms/ Baths	Approx. Sq. Ftg.	Monthly Rent/Unit (\$)	Monthly Income (\$)	Monthly Rent/Unit (\$)	Monthly Income (\$)
Rent Increase During ADU Construction \$1,865						
4	S	310	\$1,695	\$6,780	\$1,695	\$6,780
3	S	274	\$1,650	\$4,950	\$1,650	\$4,950
2	S (248 & 214)	231	\$1,595	\$3,190	\$1,595	\$3,190
1	1+1	859	\$2,195	\$2,195	\$2,195	\$2,195
8	1+1	425	\$2,295	\$18,360	\$2,295	\$18,360
Total Scheduled Rent				\$99,499		\$123,275

Current rents include ADU construction costs and ADU income. Market rents include ADU construction cost with ADU income and all units at market rents.

ANNUALIZED OPERATING DATA

AFTER 18 ADUs WITH CONSTRUCTION COSTS

Total Gross Current Monthly Rents	Current	Market
Total Scheduled Rent	\$99,499	\$123,275
Laundry	\$479	\$479
Other Income	\$228	\$228
Monthly Scheduled Gross Income	\$100,206	\$123,982
Annualized Scheduled Gross Income	\$1,202,470	\$1,487,779

Annualized Operating Data	Current Rents	Market Rents
Scheduled Gross Income	\$1,202,470	\$1,487,779
Vacancy Rate Reserve	(\$36,074) 3.0%	(\$44,633) 3.0%
Gross Operating Income	\$1,166,396	\$1,443,145
Expenses	(\$354,404) -29.5%	(\$354,404) -24%
Net Operating Income	\$811,992	\$1,088,741
Loan Payments	(\$252,788)	(\$316,621)
Pre-Tax Cash Flow	\$559,205 9.92%	\$772,121 13.70%
Principal Reduction	\$0	\$70,875
Total Return	\$559,205 9.92%	\$842,996 14.96%

Estimated Expenses	Current	Market
Taxes	\$105,000	\$105,000
Insurance	\$42,921	\$42,921
Utilities	\$77,249	\$77,249
Trash	\$20,239	\$20,239
Gardner	\$1,800	\$1,800
Off Site Mgr	\$34,992	\$34,992
On Site Mgr	\$20,003	\$20,003
Misc/Rsrvs	\$23,200	\$23,200
Maint/Rprs	\$29,000	\$29,000
Total Expenses	\$354,404	\$354,404
Per Net Sq. Ft.	(\$11.48)	(\$11.48)
Per Unit	(\$6,110)	(\$6,110)

CASH FLOW ANALYSIS

AFTER 18 ADUs WITH CONSTRUCTION COSTS

Cash Flow Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Disposition Cash Flow
Scheduled Gross Income	\$754,993	\$1,202,471	\$1,238,290	\$1,275,185	\$1,313,186	\$1,352,327
Vacancy Rate Reserve	(\$22,650)	(\$36,074)	(\$37,149)	(\$38,256)	(\$39,396)	(\$40,570)
Capital Improvement Recoup From Tenants						
Gross Operating Income	\$732,343	\$1,166,397	\$1,201,142	\$1,236,929	\$1,273,790	\$1,311,757
Estimated Expenses	(\$279,275)	(\$354,404)	(\$365,036)	(\$375,987)	(\$387,267)	(\$398,885)
Net Operating Income	\$453,069	\$811,993	\$836,106	\$860,942	\$886,524	\$912,873
ADU / Tuck Under Retrofit Costs	(\$1,960,000)					
Exterior Rehab	\$0					
Interior Rehab	\$0					
Number of Units Turned						
Loan Payments	(\$252,788)	(\$252,788)	(\$252,788)	(\$316,621)	(\$316,621)	(\$316,621)
Pre-Tax Cash Flow	(\$1,759,719)	\$559,205	\$583,318	\$544,322	\$569,903	\$596,252
Pre-Tax Cash on Cash Return	-47.88%	9.92%	10.35%	9.66%	10.11%	10.58%
Cap Rate	5.39%	7.84%	8.07%	8.31%	8.56%	8.81%
Property Value Based on Below Disposition Cap Rate		\$13,580,000				\$15,680,000
Original Loan Amount		(\$4,725,000)				(\$4,725,000)
Principal Reduction	\$0	\$0	\$0	\$70,875	\$71,875	\$142,750
Closing Costs Including ULA if Applicable		(\$1,129,404)				(\$1,225,824)
Cash at Sale		\$7,725,596				\$9,871,926
Cash Flow Stream (Pre-Tax)	(\$3,675,000)	(\$1,759,719)	\$559,205	\$583,318	\$544,322	\$10,441,829
	Total Cost ↓	2 yr Net Return ↓	Return on Cost ↓		5 Yr Net Return ↓	Return on Cost ↓
Return on Cost	(\$5,434,719)	\$2,290,877	42.15%		\$6,693,955	123.17%
5 Yr Average Annual Return (IRR Compounding)	20.23%					
Rent Increase Assumption	3.00%					
Disposition Cap Rate	5.50%					

**The figures above assume adding 18 ADUs and are merely projections to be verified by Buyer. Seller and his/her representative do not warrant the accuracy of these figures. Buyer to conduct his/her own due diligence.

CURRENT RENT ROLL WITH 18 ADUs AS OF 5/1/2026

Unit	Unit Type	Current Rent	Unit	Unit Type	Current Rent	Unit	Unit Type	Current Rent
1	1+1	\$1,405.95	21	1+1	\$1,499.35	ADU	S-ADU	\$1,695
2	S	\$1,116.93	22	1+1	\$1,950.00	ADU	S-ADU	\$1,695
3	1+1	\$1,518.43	23	1+1	\$1,141.67	ADU	S-ADU	\$1,695
4	S	\$1,630.90	24	1+1	\$1,290.15	ADU	S-ADU	\$1,695
5	1+1	\$1,401.49	25	1+1	\$1,357.63	ADU	S-ADU	\$1,650
6	S	\$1,695.00	26	1+1	\$1,156.29	ADU	S-ADU	\$1,650
7	1+1	\$2,060.00	27	1+1	\$1,375.63	ADU	S-ADU	\$1,650
8	S	\$1,675.00	28	1+1	\$2,054.85	ADU	S-ADU	\$1,595
9	1+1	\$1,365.78	29	1+1	\$1,145.05	ADU	S-ADU	\$1,595
10	1+1	\$1,290.15	30	1+1	\$1,995.00	ADU	1+1-ADU	\$2,195
11	1+1	\$1,950.00	31	S	\$1,149.55	ADU	1+1-ADU	\$2,295
12	1+1	\$1,372.25	32	1+1	\$1,194.43	ADU	1+1-ADU	\$2,295
13	1+1	\$2,150.00	33	1+1	\$1,906.47	ADU	1+1-ADU	\$2,295
14	1+1	\$1,392.97	34	S	\$1,569.04	ADU	1+1-ADU	\$2,295
15	S	\$1,695.00	35	1+1	\$1,715.26	ADU	1+1-ADU	\$2,295
16	1+1	\$1,425.12	36	1+1	\$957.21	ADU	1+1-ADU	\$2,295
17	1+1	\$1,995.00	37	1+1	\$2,094.75	ADU	1+1-ADU	\$2,295
18	S	\$1,695.00	38	1+1	\$1,395.87	ADU	1+1-ADU	\$2,295
19	1+1	\$1,911.00	39	1+1	\$1,371.13			
20	1+1	\$1,704.01	40	1+1	\$1,390.24			
						Monthly Rent		\$97,635
						Laundry		\$479
						Other Income		\$228
						Monthly Income		\$98,341
						Annual Income		\$1,180,093

FINANCIAL ANALYSIS

CURRENT

Summary	Current Rents	Market Rents	Proposed Financing		
Price	\$8,400,000		First Loan Amount	\$4,725,000	NEW
Down Payment	44%	\$3,675,000	Terms	5.35%	3YR i/o
Number of Units	40		Rental Upside:	41%	
Cost per Unit	\$210,000		Parking:	43	
GRM	11.13	7.91			
CAP	5.39%	8.94%			
	CURRENT	MARKET			
Year Built / Age	1965				
Approx. Lot Size	23,190				
Approx. Bldg SF	24,098				
Cost per Net RSF	\$349				

Scheduled Income		Current Rents	Market Rents			
No. of Units	Bdrms/ Baths	Approx. Sq. Ftg.	Monthly Rent/Unit (\$)	Monthly Income (\$)	Monthly Rent/Unit (\$)	Monthly Income (\$)
8	S		\$1,528	\$12,226	\$1,795	\$14,360
32	1+1		\$1,560	\$49,933	\$2,295	\$73,440
Total Scheduled Rent				\$62,160		\$87,800

ANNUALIZED OPERATING DATA

CURRENT

Total Gross Current Monthly Rents	Current	Market
Total Scheduled Rent	\$62,160	\$87,800
Laundry	\$479	\$479
Other Income	\$228	\$228
Monthly Scheduled Gross Income	\$62,866	\$88,507
Annualized Scheduled Gross Income	\$754,393	\$1,062,079

Annualized Operating Data	Current Rents	Market Rents
Scheduled Gross Income	\$754,393	\$1,062,079
Vacancy Rate Reserve	(\$22,632) 3.0%	(\$31,862) 3.0%
Gross Operating Income	\$731,761	\$1,030,216
Expenses	(\$279,275) -37.0%	(\$279,275) -26%
Net Operating Income	\$452,487	\$750,942
Loan Payments	(\$252,788)	(\$316,621)
Pre-Tax Cash Flow	\$199,699 5.43%	\$434,321 11.82%
Principal Reduction	\$0	\$70,875
Total Return	\$199,699 5.43%	\$505,196 13.75%

Estimated Expenses	Current	Market
Taxes	\$105,000	\$105,000
Insurance	\$33,493	\$33,493
Utilities	\$53,275	\$53,275
Trash	\$13,958	\$13,958
Gardner	\$1,800	\$1,800
Off Site Mgr	\$21,953	\$21,953
On Site Mgr	\$13,795	\$13,795
Misc/Rsrvs	\$16,000	\$16,000
Maint/Rprs	\$20,000	\$20,000
Total Expenses	\$279,275	\$279,275
Per Net Sq. Ft.	(\$11.59)	(\$11.59)
Per Unit	(\$6,982)	(\$6,982)

CURRENT RENT ROLL AS OF 5/1/2026


Unit	Unit Type	Current Rent
1	1+1	\$1,405.95
2	S	\$1,116.93
3	1+1	\$1,518.43
4	S	\$1,630.90
5	1+1	\$1,401.49
6	S	\$1,695.00
7	1+1	\$2,060.00
8	S	\$1,675.00
9	1+1	\$1,365.78
10	1+1	\$1,290.15
11	1+1	\$1,950.00
12	1+1	\$1,372.25
13	1+1	\$2,150.00
14	1+1	\$1,392.97
15	S	\$1,695.00
16	1+1	\$1,425.12
17	1+1	\$1,995.00
18	S	\$1,695.00
19	1+1	\$1,911.00
20	1+1	\$1,704.01

Unit	Unit Type	Current Rent
21	1+1	\$1,499.35
22	1+1	\$1,950.00
23	1+1	\$1,141.67
24	1+1	\$1,290.15
25	1+1	\$1,357.63
26	1+1	\$1,156.29
27	1+1	\$1,375.63
28	1+1	\$2,054.85
29	1+1	\$1,145.05
30	1+1	\$1,995.00
31	S	\$1,149.55
32	1+1	\$1,194.43
33	1+1	\$1,906.47
34	S	\$1,569.04
35	1+1	\$1,715.26
36	1+1	\$957.21
37	1+1	\$2,094.75
38	1+1	\$1,395.87
39	1+1	\$1,371.13
40	1+1	\$1,390.24

Monthly Rent	\$62,160
Laundry	\$479
Other Income	\$228
Monthly Income	\$62,866
Annual Income	\$754,393



Estimates for 8 Detached ADUs

		11175 Huston St, North Hollywood, CA			
\$850,000 Total Estimate		8 Units Studio Apts	\$106,250 Cost Per Unit	~425 sq ft Per Unit	
PROPERTY INFO		SCOPE OF WORK		UNIT SPECIFICATIONS	
Address	11175 Huston St	Demolition & Site Prep	\$55,000	Unit Type	Studio
City	North Hollywood, CA	Foundation & Structural	\$110,000	Units Proposed	8
Project Type	Units Above Carport	Framing & Rough Carpentry	\$130,000	Unit Size	~425 sq ft each
New Units	8 Studio Units	Plumbing — 8 Units	\$80,000	Total New Sq Ft	~3,400 sq ft
Total New Sqft	~3,400 sq ft	Electrical — 8 Units	\$75,000	Cost Per Unit	\$75,000
Est. Timeline	6–8 Months	HVAC — 8 Units	\$60,000	Bathrooms	1 Full Bath Per Unit
License	1063173	Stucco, Insulation & Drywall	\$85,000	Kitchen	1 Kitchenette Per Unit
Phone	(818) 205-9551	Flooring & Finishes	\$90,000	Parking Impact	None
Email	ariel@vanguardconstructiongroup.com	Cabinetry & Fixtures	\$85,000	Zoning Check	Required
Website	www.vanguardconstructiongroup.com	Doors, Windows & Hardware	\$40,000	Est. Timeline	6–8 Months
		Paint & Final Finishes	\$25,000	Soft Costs	Not included
Note	Excl. plans & soft costs	Inspections	\$15,000	Contingency	Buyer to budget 10–15%
TOTAL ESTIMATE		TOTAL	\$850,000 <i>Excludes architectural, engineering, permits & soft costs.</i>		
<small>VCG Van Nuys, CA (818) 383-8662 info@vanguardconstructiongroup.com vanguardconstructiongroup.com This estimate is preliminary. Final pricing subject to plans, permits & site conditions.</small>					



Licensed & Bonded - CSLB #1006879

DESIGN-BUILD CONTRACT (ADU)

Los Angeles Santa Monica West Hollywood Beverly Hills Pasadena Burbank Torrance

Contact Name: Kelly	Subject Property: 11175 Huston St
Contact Phone:	Services Provided: Engineering & Construction
Contact Email:	Cost of Work: \$1,285,000.00


GENERAL DESCRIPTION OF WORK

This Contract sets forth the scope of engineering services to obtain a ready-to-issue (“RTI”) permit and construction services between Sturdy Builds, Inc. (“Contractor”) and (“Owner/Agent”) for improvements at the Subject Property. The Project consists of the construction of the following Accessory Dwelling Unit(s) (“ADUs”):

- Number of ADUs:** Eight (8)
- Type:** Attached Detached Both
- Location:** On Top Of The Carport
- Approximate Total ADU Square Footage:** 3,300 SF

All construction work performed under this Contract shall comply with all applicable building codes, regulations, and municipal ordinances governing ADU construction in the jurisdiction where the Property is located, including any amendments or local authority requirements in effect at the time permits are issued.

Estimates for 10 Detached ADUs



11175 Huston St, North Hollywood, CA

\$750,000
Total Estimate

10 Units
Studio
Apts

\$75,000
Cost Per
Unit

~340 sq ft
Per Unit

PROPERTY INFO		SCOPE OF WORK		UNIT SPECIFICATIONS	
Address	11175 Huston St	Demolition & Site Prep	\$45,000	Unit Type	Studio
City	North Hollywood, CA	Foundation & Structural	\$95,000	Units Proposed	10
Project Type	Parking Conversion	Framing & Rough Carpentry	\$85,000	Unit Size	~340 sq ft each
New Units	10 Studio Units	Plumbing — 10 Units	\$80,000	Total New Sq Ft	~3,400 sq ft
Total New Sqft	~3,400 sq ft	Electrical — 10 Units	\$75,000	Cost Per Unit	\$75,000
Est. Timeline	6–8 Months	HVAC — 10 Units	\$60,000	Bathrooms	1 Full Bath Per Unit
License	1063173	Insulation & Drywall	\$55,000	Kitchen	1 Kitchenette Per Unit
Phone	(818) 205-9551	Flooring & Finishes	\$90,000	Parking Impact	Converted to Units
Email	ariel@vanguardconstructiongroup.com	Cabinetry & Fixtures	\$85,000	Zoning Check	Required
Website	www.vanguardconstructiongroup.com	Doors, Windows & Hardware	\$40,000	Est. Timeline	6–8 Months
		Paint & Final Finishes	\$25,000	Soft Costs	Not included
Note	Excl. plans & soft costs	Inspections	\$15,000	Contingency	Buyer to budget 10–15%
TOTAL ESTIMATE		TOTAL	\$750,000 <i>Excludes architectural, engineering, permits & soft costs.</i>		

VCG | Van Nuys, CA | (818) 383-8662 | info@vanguardconstructiongroup.com | vanguardconstructiongroup.com | This estimate is preliminary. Final pricing subject to plans, permits & site conditions.



Licensed & Bonded - CSLB #1006879

DESIGN-BUILD CONTRACT (ADU)

Los Angeles Santa Monica West Hollywood Beverly Hills Pasadena Burbank Torrance

Contact Name: Kelly	Subject Property: 11175 Huston St
Contact Phone:	Services Provided: Engineering & Construction
Contact Email:	Cost of Work: \$1,240,000.00

GENERAL DESCRIPTION OF WORK

This Contract sets forth the scope of engineering services to obtain a ready-to-issue (“RTI”) permit and construction services between Sturdy Builds, Inc. (“Contractor”) and (“Owner/Agent”) for improvements at the Subject Property. The Project consists of the construction of the following Accessory Dwelling Unit(s) (“ADUs”):

- Number of ADUs:** Ten (10)
- Type:** Attached Detached Both
- Location:** Tuck under garage space
- Approximate Total ADU Square Footage:** 3,700 SF

All construction work performed under this Contract shall comply with all applicable building codes, regulations, and municipal ordinances governing ADU construction in the jurisdiction where the Property is located, including any amendments or local authority requirements in effect at the time permits are issued.





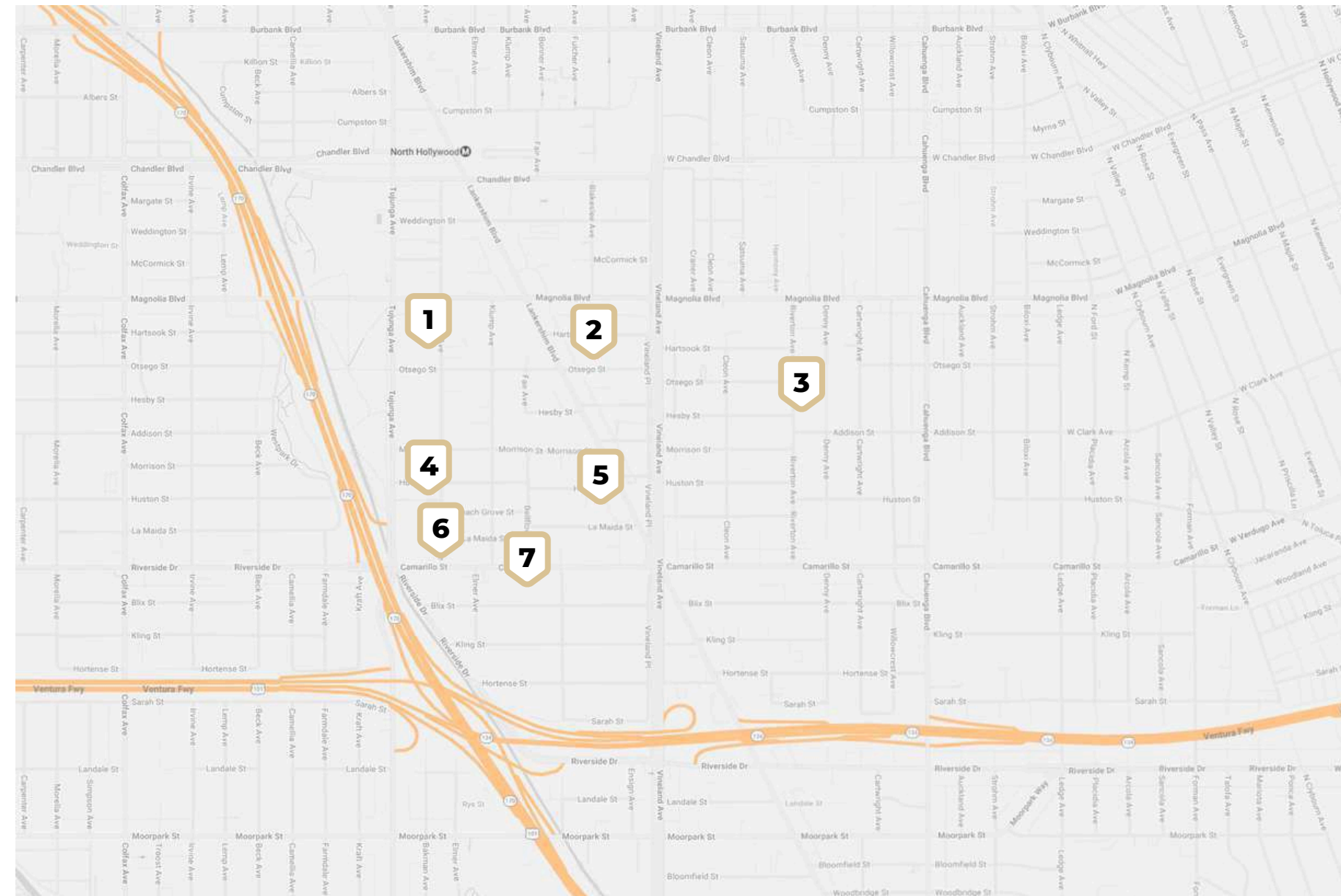
RENT COMPARABLES

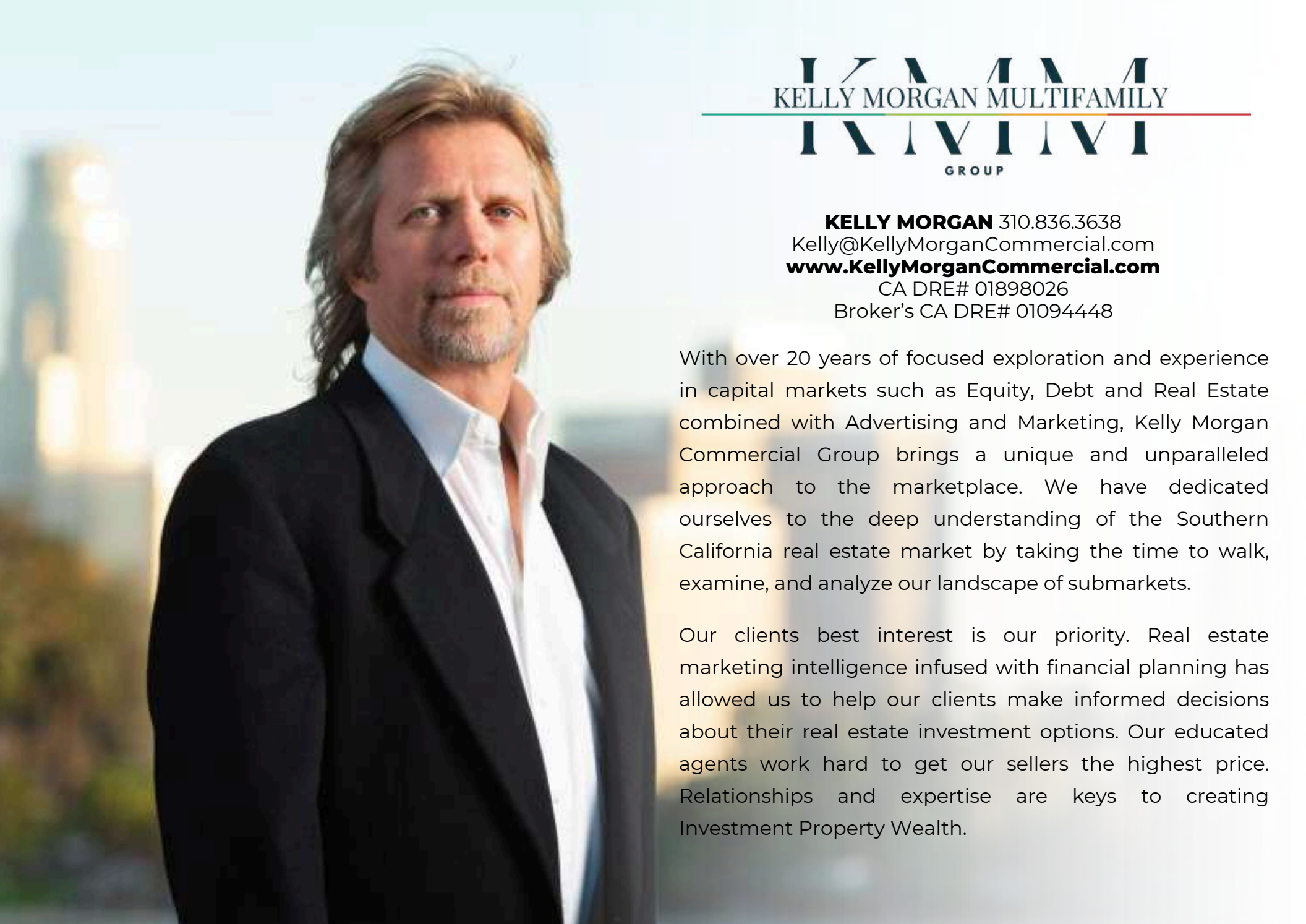
11175 HUSTON ST., NORTH HOLLYWOOD, CA 91601

Rent Comparables

	ADDRESS	Image	STUDIO			ONE BEDROOM			THREE BEDROOM			View Online
			Square Feet	Price	Unit Mix	Square Feet	Price	Unit Mix	Square Feet	Price	Unit Mix	
1	5121 Bakman Ave, North Hollywood, CA 91601		680	\$1,775	S							View Online
2	11047 Otsego St, North Hollywood, CA 91601		550	\$1,890	S							View Online
3	5022 Riverton Ave Unit 05, Los Angeles, CA 91601		770	\$1,750	S							View Online
4	11308 Huston St, North Hollywood, CA 91601						\$2,622	1+1				View Online
5	11120 Huston St, North Hollywood, CA 91601					774	\$3,399	1+1				View Online
6	4805 Bakman Ave Unit FL4-ID678, Los Angeles, CA 91601					707	\$2,500	1+1				View Online
7	11162 Camarillo St Unit 307, Los Angeles, CA 91602					795	\$2,707	1+1				View Online
												View Online

Rent Comparables Map





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Broker's CA DRE# 01094448

With over 20 years of focused exploration and experience in capital markets such as Equity, Debt and Real Estate combined with Advertising and Marketing, Kelly Morgan Commercial Group brings a unique and unparalleled approach to the marketplace. We have dedicated ourselves to the deep understanding of the Southern California real estate market by taking the time to walk, examine, and analyze our landscape of submarkets.

Our clients best interest is our priority. Real estate marketing intelligence infused with financial planning has allowed us to help our clients make informed decisions about their real estate investment options. Our educated agents work hard to get our sellers the highest price. Relationships and expertise are keys to creating Investment Property Wealth.