

6726 BECK AVENUE

NORTH HOLLYWOOD, CA 91606

Marcus & Millichap
THE RAYMUNDO GROUP

\$1,300,000 | 4 MULTIFAMILY UNITS

HALF OF THE UNITS WERE CONSTRUCTED IN 2004 – NOT SUBJECT TO LA RENT CONTROL
FULL COPPER PLUMBING AND NEWER ROOF
AVAILABLE WITH ADJACENT 6727 CAMELLIA AVENUE FOR LARGE BLOCK-TO-BLOCK LOT

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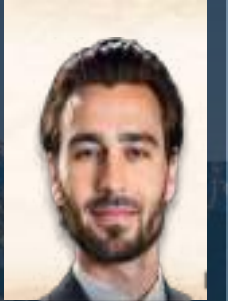
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TABLE OF CONTENTS

▼

SECTION 1	INVESTMENT OVERVIEW
SECTION 2	LOCATION OVERVIEW
SECTION 3	PRICING AND FINANCIAL ANALYSIS
SECTION 4	PROPERTY DESCRIPTION
SECTION 5	SALES COMPARABLES
SECTION 6	RENT COMPARABLES

6726 BECK AVENUE, NORTH HOLLYWOOD, CA 91606

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Half of the Units Constructed in 2004 and Not Subject to Los Angeles Rent Control
- Full Copper Plumbing with New Roof Installed in 2021
- Available with Adjacent 6727 Camellia Avenue Property, Providing Large 13,297 Square Foot Block-to-Block Parcels Spanning Over ¼ Acre
- Potential to Dramatically Improve Income via Construction of ADUs (Buyer to Verify)
- Tier 1 TOC Designation
- Not on LADBS Seismic Retrofit List (Buyer to Verify)
- One Mile to New NoHo West Mixed-Use Campus and Short Drive to Proposed \$1 Billion District NoHo Development
- Additional Income Stream Created via On-Site Laundry Facilities



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 6726 Beck Avenue, a well-maintained four-unit multifamily property located in vibrant North Hollywood, CA. The 6,751 square foot lot features two separate buildings totaling 2,448 square feet. One of the buildings was constructed in 2004, making both two-bedroom units within exempt from Los Angeles rent control.

Being listed for sale along with the adjacent property at 6727 Camellia Avenue could allow an investor to control two parcels that span block-to-block and cover approximately 13,297 square feet of land. Both parcels are situated within a Tier 1 TOC zone, and a new owner may be able to boost revenue substantially by adding ADUs to the lot.

The property features full copper plumbing and the owner has maintained the property well, including the installation of a brand new roof in 2021. New window screens, exterior lighting, and security cameras were added recently as well. The on-site laundry facilities offer a supplemental income stream to a new investor.

With its solid pipeline of recent and upcoming development projects, North Hollywood has benefited from a strong influx of capital. The new NoHo West mixed-use development features a Trader Joe's, Nordstrom Rack, Regal Cinema, LA Fitness, and several other shops and restaurants as its accompanying 644-unit multifamily development moves forward through construction. A proposed \$1 billion mixed-use campus, dubbed District NoHo and featuring approximately 22 million square feet of retail, restaurant, office, and residential space could come online just south of the property.

6726 Beck Avenue

North Hollywood, CA 91606

LISTING PRICE

\$1,300,000

PRICE/UNIT

\$325,000

PRICE/SF

\$531.05

CAP RATE - CURRENT

4.24%

GIM - CURRENT

14.48

CAP RATE - PRO FORMA

9.80%

GIM - PRO FORMA

7.81

THE OFFERING

Price	\$1,300,000
Down Payment	100% / \$1,300,000
Price/Unit	\$325,000
Price/SF	\$531.05
Number of Units	4
Rentable Square Feet	2,448 SF
Number of Buildings	2
Number of Stories	1
Year Built	1956/2004
Lot Size	6,751 SF

VITAL DATA

CAP Rate - Current	4.24%
GIM - Current	14.48
Net Operating Income - Current	\$55,077
CAP Rate - Pro Forma	9.80%
GIM - Pro Forma	7.81
Net Operating Income - Pro Forma	\$127,447

PROPERTY DETAILS

THE OFFERING

Property Address:	6726 Beck Avenue North Hollywood, CA 91606
Assessor's Parcel Number:	2320-016-007
Zoning:	LARD1.5

SITE DESCRIPTION

Number of Units:	4
Number of Buildings:	2
Number of Stories:	1
Year Built:	1956/2004
Rentable Square Feet:	2,448 SF
Lot Size:	6,751 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Pitched

OFFERING PRICE:

\$1,300,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

UNIT MIX

No. of Units	Unit Type	Approx. Sqare Feet
2	1 Bdr 1 Bath	520
2	2 Bdr 1 Bath	704
4	TOTAL	2,448

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NORTH HOLLYWOOD, CALIFORNIA

Tucked between Studio City, Burbank, Toluca Lake and Valley Village, the core of North Hollywood has a neighborhood vibe all its own - densely urban and very much up-and-coming. North Hollywood is over 5.87 square miles, has a diverse residential demographic and several convenient transportation options. The city connects to Hollywood or Downtown LA in a matter of minutes via the Red Line and Orange Line, which are two major regional Metro hubs for the San Fernando Valley. For cars, NoHo has plenty of nearby freeways, the 5, 101, 170, and 134.



NORTH HOLLYWOOD METRO STATION



NOHO WEST SHOPPING



LAKESIDE GOLF CLUB TOLUCA LAKE



THE NOHO GATEWAY SIGN

The city is most famous for the NoHo Arts District, a community with theatres, arts galleries, cafes, shops, dance studios, and music recording studios. In 1992, the business and theatre owners established this special district to support the LA Department of Cultural Affairs and the name "NoHo" is meant to be a play off the well-known "SoHo Arts District" in New York City. North Hollywood's landscape has recently transformed with the construction of condominium towers on Lankershim Blvd in a neighborhood of older one-story bungalows and small apartment complexes. Currently, the NoHo Arts District is teamed up with the Community Redevelopment Agency-Los Angeles to work on beautifying the North Hollywood area to attract even more businesses. Their recent focus has been to revamp store fronts on Lankershim Blvd, Magnolia Blvd, and Burbank Blvd.



UNIVERSAL CITYWALK



TELEVISION ACADEMY SABAN MEDIA CENTER



SOUTHERN PACIFIC-PACIFIC ELECTRIC STATION



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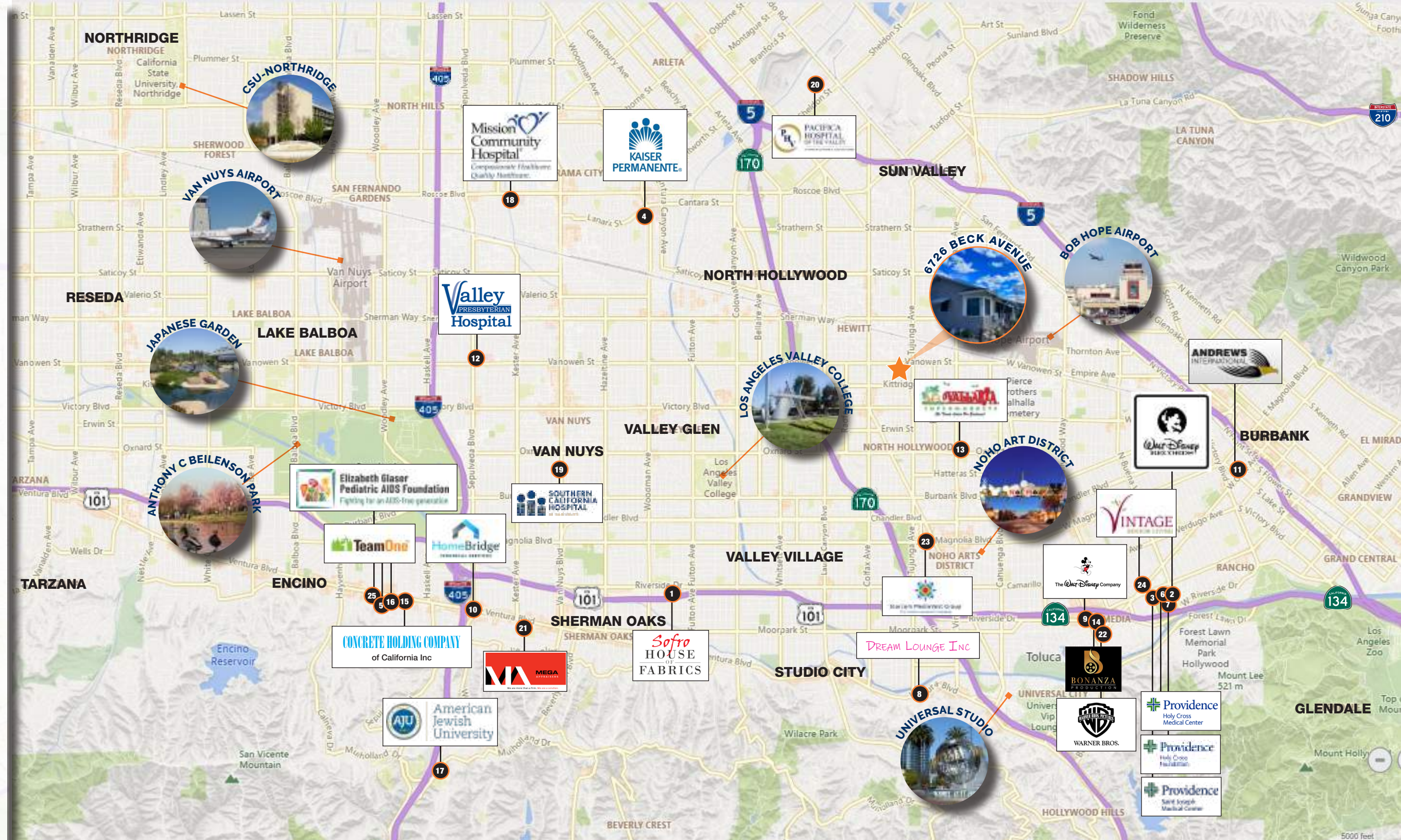
NOHO ARTS CENTER

MAJOR EMPLOYERS

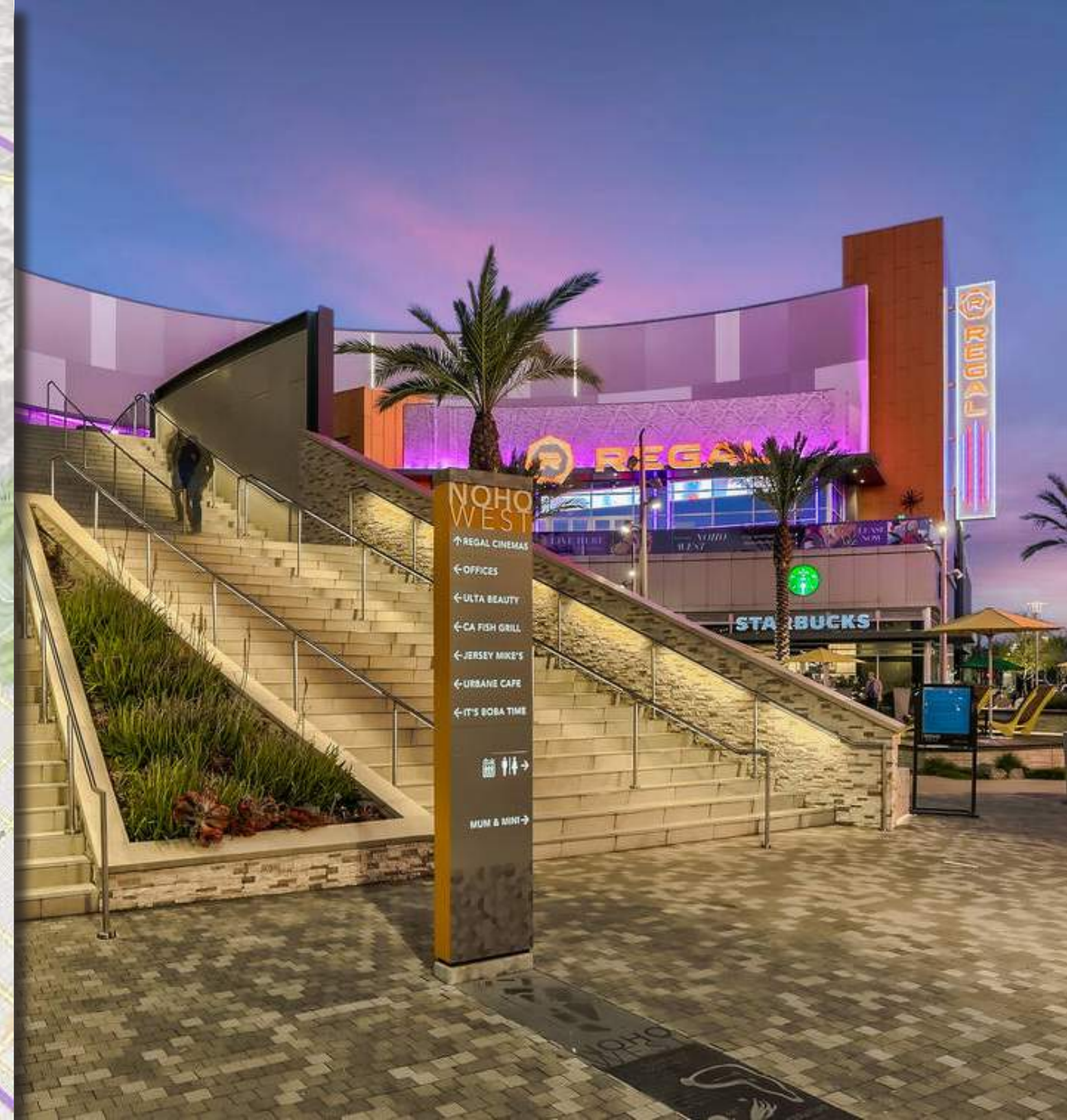
	Employees	
1	Sofro Fabrics Inc / House of Fabrics	3,810
2	Walt Disney Records Direct	2,990
3	Providence Holy Cross	2,931
4	Kaiser Permanente	2,700
5	Team-One Employment Specialists LLC	2,392
6	Providence Holy Cross Foundation	2,000
7	Providence St. Joseph Medical Center	2,000
8	Dream Lounge Inc	1,989
9	TWDC Enterprises 18 Corp	1,802
10	Homebridge Financial Services Inc	1,700
11	Andrews International Inc	1,700
12	Valley Presbyterian Hospital	1,600
13	Vallarta Food Enterprises Inc	1,171
14	Bonanza Productions Inc	1,000
15	Concrete Holding Co Cal Inc	790
16	Team-One Staffing Services Inc	751
17	American Jewish University	700
18	Mission Community Hospital	700
19	Alta Hollywood Community Hospital Van Nuys	631
20	Mega Appraisers Inc	600
21	Warner Bros Transatlantic Inc	590
22	Starcom Worldwide Inc	566
23	Vintage Senior Management Inc	565
24	Elizabeth Glaser Pediatric AIDS Foundation	556
25	ACT Lighting Inc	556

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

Employees



NOTABLE LOCAL RETAILERS & RESTAURANTS



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	40,129	286,224	657,837
2023 Estimate			
Total Population	39,605	281,255	644,612
2020 Census			
Total Population	38,871	281,851	651,942
2010 Census			
Total Population	40,522	277,305	632,153
Daytime Population			
2023 Estimate	31,738	258,937	636,008
HOUSEHOLDS			
2028 Projection			
Total Households	13,025	107,085	249,438
2023 Estimate			
Total Households	12,777	104,590	243,386
Average (Mean) Household Size	3.1	2.7	2.6
2020 Census			
Total Households	12,647	103,304	240,248
2010 Census			
Total Households	12,088	96,318	224,976
Growth 2023-2028	1.9%	2.4%	2.5%
HOUSING UNITS			
Occupied Units			
2028 Projection	13,457	111,243	259,501
2023 Estimate	13,228	108,982	254,006
Owner Occupied	3,254	37,197	90,521
Renter Occupied	9,523	67,393	152,866
Vacant	451	4,392	10,620
Persons in Units			
2023 Estimate Total Occupied Units	12,777	104,590	243,386
1 Person Units	21.4%	29.0%	29.7%
2 Person Units	22.5%	27.7%	28.4%
3 Person Units	17.7%	16.2%	15.7%
4 Person Units	17.4%	13.6%	13.1%
5 Person Units	10.8%	6.8%	6.5%
6+ Person Units	10.2%	6.8%	6.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	3.3%	7.8%	10.4%
\$150,000-\$199,999	4.4%	7.2%	7.6%
\$100,000-\$149,999	10.4%	15.6%	16.1%
\$75,000-\$99,999	12.7%	13.7%	13.5%
\$50,000-\$74,999	16.0%	15.5%	14.9%
\$35,000-\$49,999	13.1%	10.8%	10.2%
\$25,000-\$34,999	10.8%	7.8%	7.8%
\$15,000-\$24,999	12.4%	9.2%	8.4%
Under \$15,000	17.0%	12.4%	11.2%
Average Household Income	\$67,771	\$94,646	\$106,080
Median Household Income	\$46,309	\$65,509	\$70,776
Per Capita Income	\$22,071	\$35,412	\$40,263
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	39,605	281,255	644,612
Under 20	26.9%	21.8%	21.8%
20 to 34 Years	25.5%	24.4%	23.6%
35 to 39 Years	8.5%	8.3%	8.4%
40 to 49 Years	13.6%	13.9%	14.2%
50 to 64 Years	16.4%	18.6%	18.6%
Age 65+	9.1%	13.0%	13.5%
Median Age	33.7	37.2	37.7
Population 25+ by Education Level			
2023 Estimate Population Age 25+	26,260	203,026	467,294
Elementary (0-8)	18.8%	11.7%	11.2%
Some High School (9-11)	13.1%	8.5%	7.8%
High School Graduate (12)	24.0%	19.7%	19.0%
Some College (13-15)	17.3%	20.1%	19.2%
Associate Degree Only	7.4%	8.4%	7.7%
Bachelor's Degree Only	14.6%	23.3%	24.9%
Graduate Degree	4.9%	8.4%	10.1%
Population by Gender			
2023 Estimate Total Population	39,605	281,255	644,612
Male Population	51.5%	50.3%	50.1%
Female Population	48.5%	49.7%	49.9%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2023, the population in your selected geography is 644,612. The population has changed by 1.97 since 2010. It is estimated that the population in your area will be 657,837 five years from now, which represents a change of 2.1 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 37.7, compared with the U.S. average, which is 38.7. The population density in your area is 8,206 people per square mile.



HOUSEHOLDS

There are currently 243,386 households in your selected geography. The number of households has changed by 8.18 since 2010. It is estimated that the number of households in your area will be 249,438 five years from now, which represents a change of 2.5 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2023, the median household income for your selected geography is \$70,776, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 34.10 since 2010. It is estimated that the median household income in your area will be \$84,171 five years from now, which represents a change of 18.9 percent from the current year.

The current year per capita income in your area is \$40,263, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$106,080, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 334,855 people in your selected area were employed. The 2010 Census revealed that 58.8 of employees are in white-collar occupations in this geography, and 20.6 are in blue-collar occupations. In 2023, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$720,668 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 88,535.00 owner-occupied housing units and 136,444.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2023 had a lower level of educational attainment when compared with the U.S. averages. Only 10.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 24.9 percent completed a bachelor's degree, compared with the national average of 20.2 percent.

The number of area residents with an associate degree was lower than the nation's at 7.7 percent vs. 8.5 percent, respectively.

The area had fewer high-school graduates, 19.0 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.2 percent in the selected area compared with the 20.1 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

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PRICING & FINANCIAL ANALYSIS

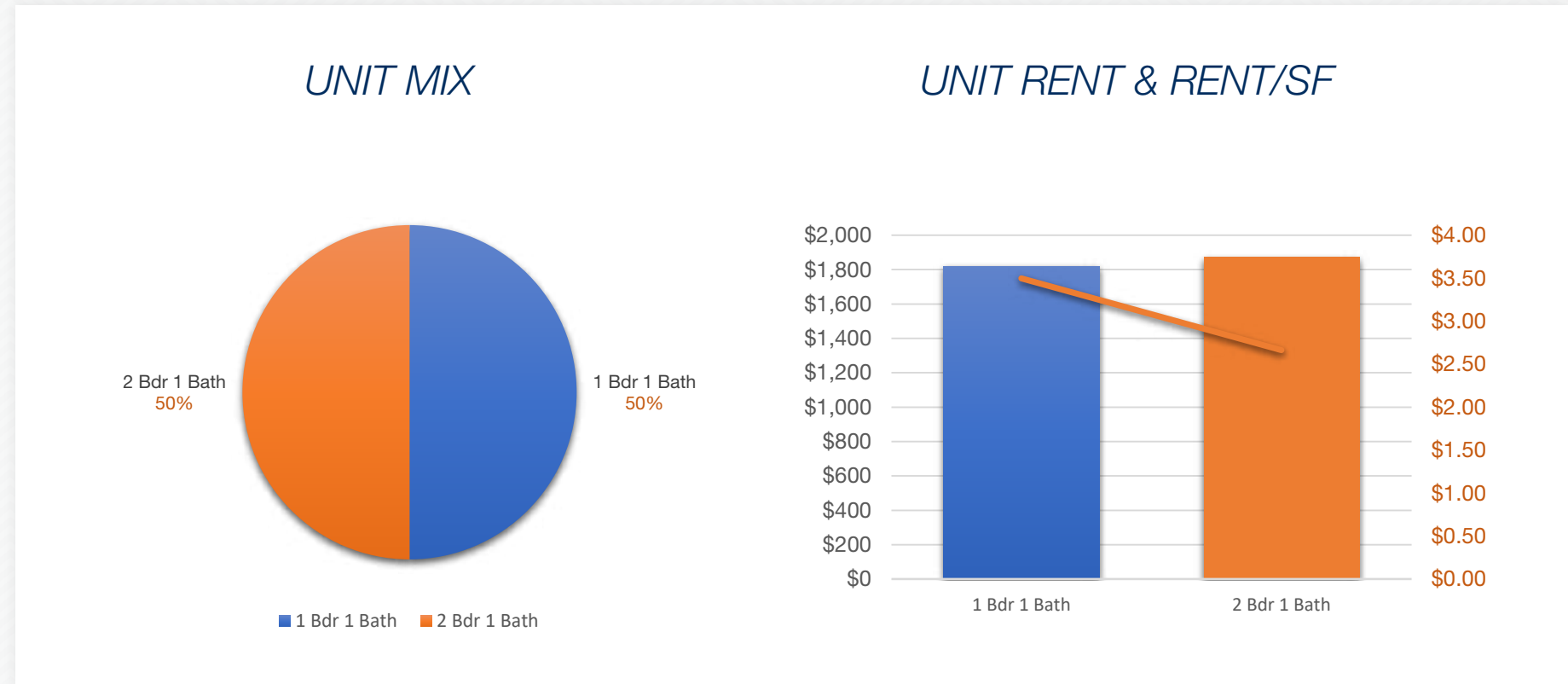
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
2	1 Bdr 1 Bath	520	\$1,716-\$1,924	\$3.50	\$3,640	\$1,995	\$3.84	\$3,990
2	2 Bdr 1 Bath	704	\$1,450-\$2,300	\$2.66	\$3,750	\$2,395	\$3.40	\$4,790
4	TOTAL	2,448			\$7,390			\$8,780



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$88,680	\$22,170	\$105,360	\$26,340
Laundry Income	\$1,080	\$270	\$1,080	\$270
Potential ADU Income			\$60,000	\$15,000
GROSS POTENTIAL INCOME	\$89,760	\$22,440	\$166,440	\$41,610
Vacancy/Collection Allowance (GPR)	3.0% / \$2,660	\$665	3.0% / \$3,161	\$790
EFFECTIVE GROSS INCOME	\$87,100	\$21,775	\$163,279	\$40,820
EXPENSES				
Real Estate Taxes	\$15,596	\$3,899	\$15,596	\$3,899
Insurance	\$2,938	\$734	\$2,938	\$734
Utilities	\$3,634	\$909	\$3,634	\$909
Repairs & Maintenance	\$2,000	\$500	\$2,000	\$500
Management Fee	\$4,355	\$1,089	\$8,164	\$2,041
Reserves & Replacements	\$800	\$200	\$800	\$200
Landscaping	\$1,500	\$375	\$1,500	\$375
Pest Control	\$200	\$50	\$200	\$50
Unit Turnover	\$1,000	\$250	\$1,000	\$250
TOTAL EXPENSES	\$32,023	\$8,006	\$35,832	\$8,958
Expenses per SF	\$13.08		\$14.64	
% of EGI	36.8%		21.9%	
NET OPERATING INCOME	\$55,077	\$13,769	\$127,447	\$31,862

RENT ROLL

Unit Number	Unit Type	Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath	520	\$1,716	\$3.30
Unit 2	1 Bdr 1 Bath	520	\$1,924	\$3.70
Unit 3	2 Bdr 1 Bath	704	\$1,450	\$2.06
Unit 4	2 Bdr 1 Bath	704	\$2,300	\$3.27
Total		Vacant		
4	Total	Occupied	2,448	\$7,390
4	Total		2,448	\$7,390

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	6726 Beck Avenue North Hollywood, CA 91606
Price	\$1,300,000
Down Payment	100% / \$1,300,000
Number of Units	4
Price/Unit	\$325,000
Rentable Square Feet	2,448 SF
Price/SF	\$531.05
CAP Rate - Current	4.24%
CAP Rate - Pro Forma	9.80%
GRM - Current	14.48
GRM - Pro Forma	7.81
Year Built	1956/2004
Lot Size	6,751 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
2	1 Bdr 1 Bath	520	\$1,716-1,924	\$3,640
2	2 Bdr 1 Bath	704	\$1,450-2,300	\$3,750
4	TOTAL	2,448		\$7,390

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$88,680	\$105,360
Other Income	\$1,080	\$61,080
Gross Potential Income	\$89,760	\$166,440
Less: Vacancy / Deductions (GPR)	3.0% / \$2,660	3.0% / \$3,161
Effective Gross Income	\$87,100	\$163,279
Less: Expenses	\$32,023	\$35,832
Net Operating Income	\$55,077	\$127,447

<i>Expenses</i>	Current	Pro Forma
Real Estate Taxes	\$15,596	\$15,596
Insurance	\$2,938	\$2,938
Utilities	\$3,634	\$3,634
Repairs & Maintenance	\$2,000	\$2,000
Management Fee	\$4,355	\$8,164
Reserves & Replacements	\$800	\$800
Landscaping	\$1,500	\$1,500
Pest Control	\$200	\$200
Unit Turnover	\$1,000	\$1,000
Total Expenses	\$32,023	\$35,832
Expenses / Unit	\$8,006	\$8,958
Expenses / SF	\$13.08	\$14.64
% of EGI	36.8%	21.9%

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PROPERTY DESCRIPTION

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Assessor's Parcel Number	2320-016-007
Zoning	LARD1.5

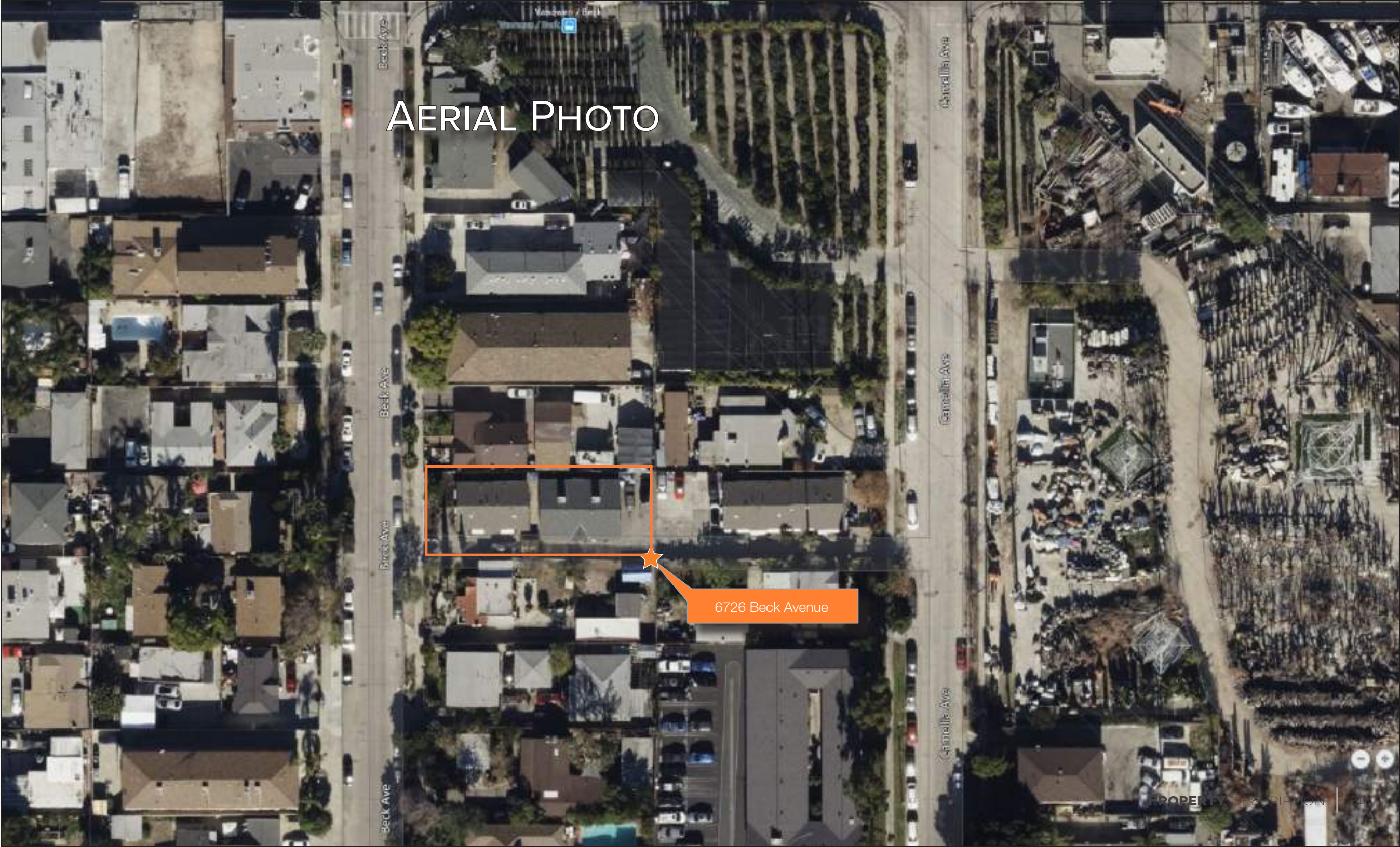
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Number of Units	4
Number of Buildings	2
Number of Stories	1
Year Built	1956/2004
Rentable Square Feet	2,448 SF
Lot Size	6,751 SF
Type of Ownership	Fee Simple

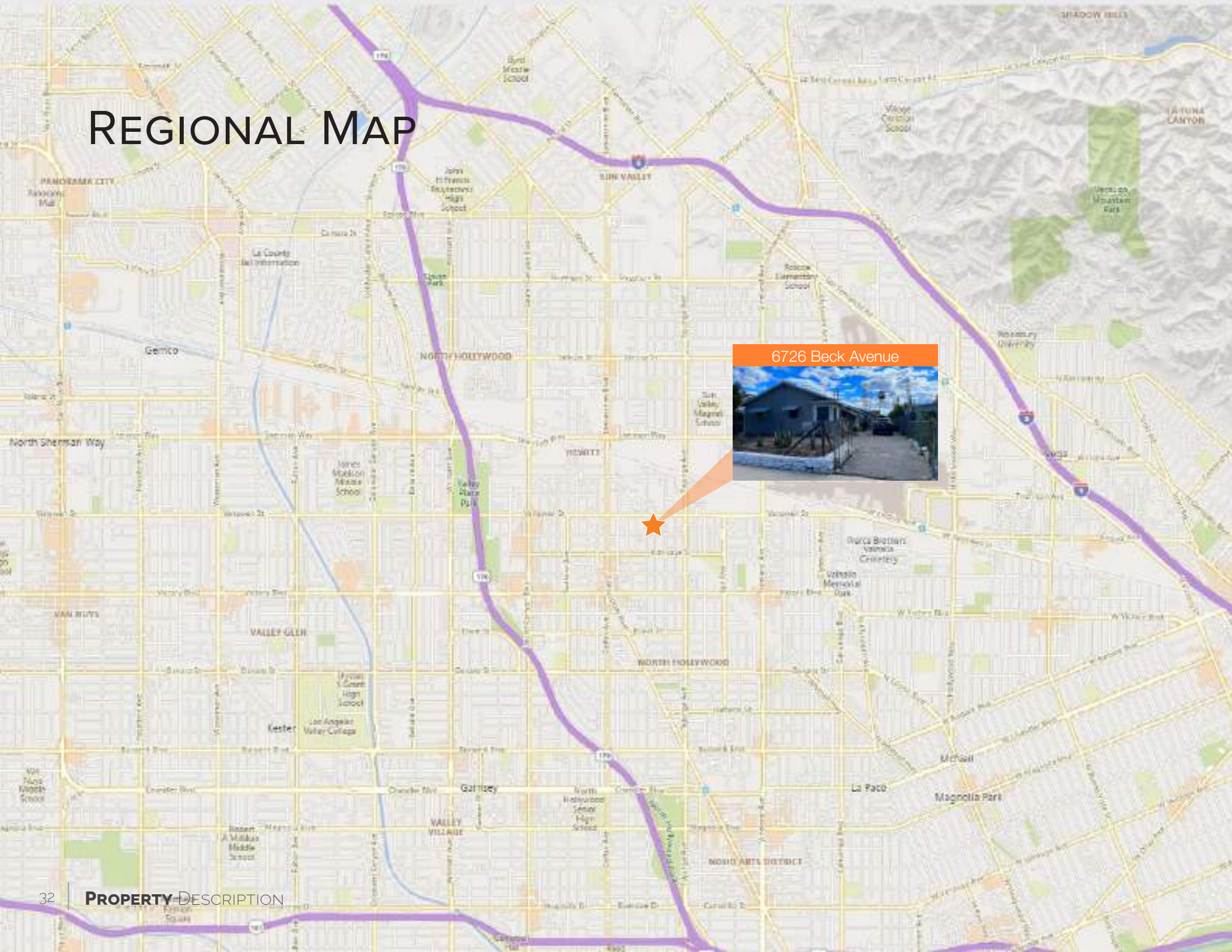
CONSTRUCTION

Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Pitched

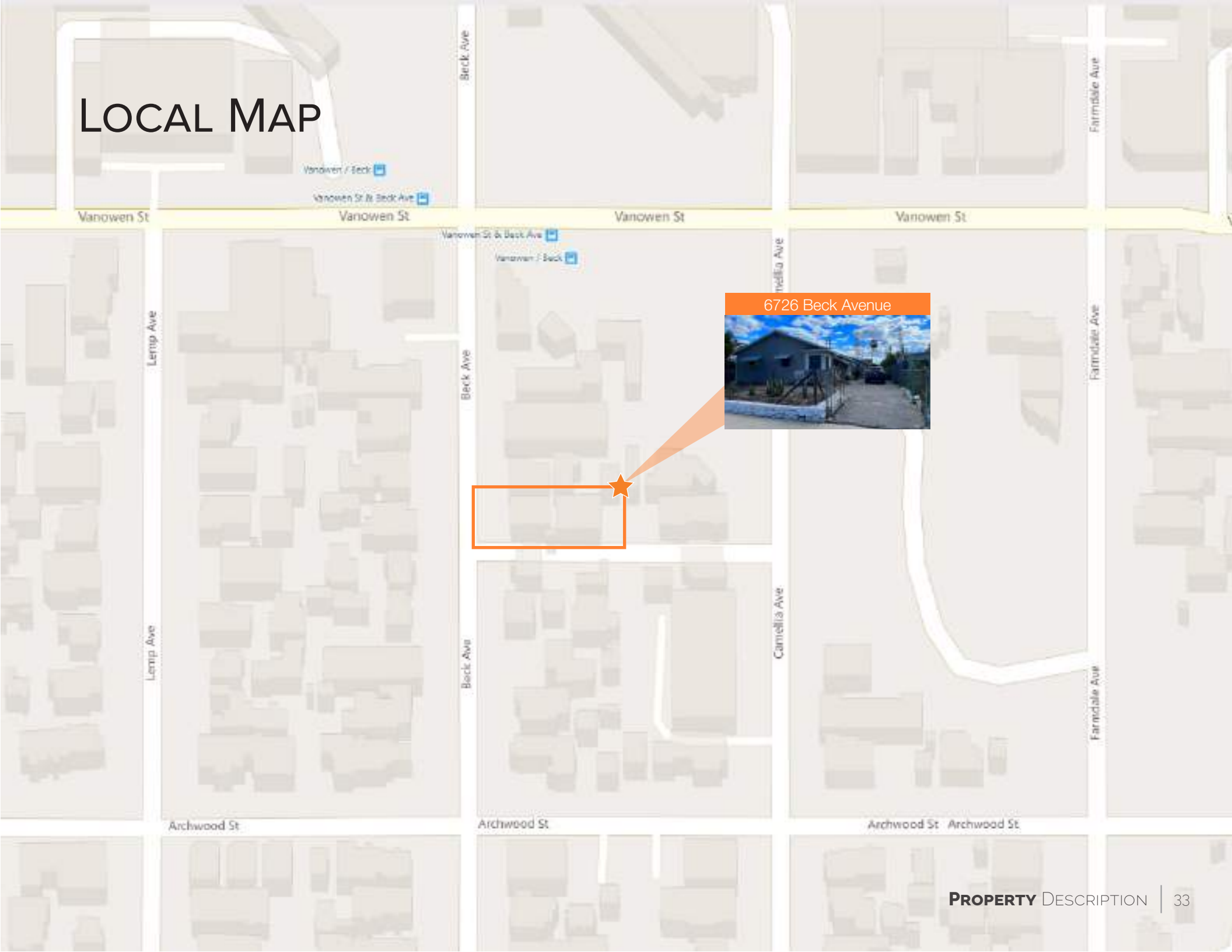
AERIAL PHOTO



REGIONAL MAP



LOCAL MAP





PROPERTY
PHOTOS

PROPERTY
PHOTOS



6726 BECK AVENUE, NORTH HOLLYWOOD, CA 91606

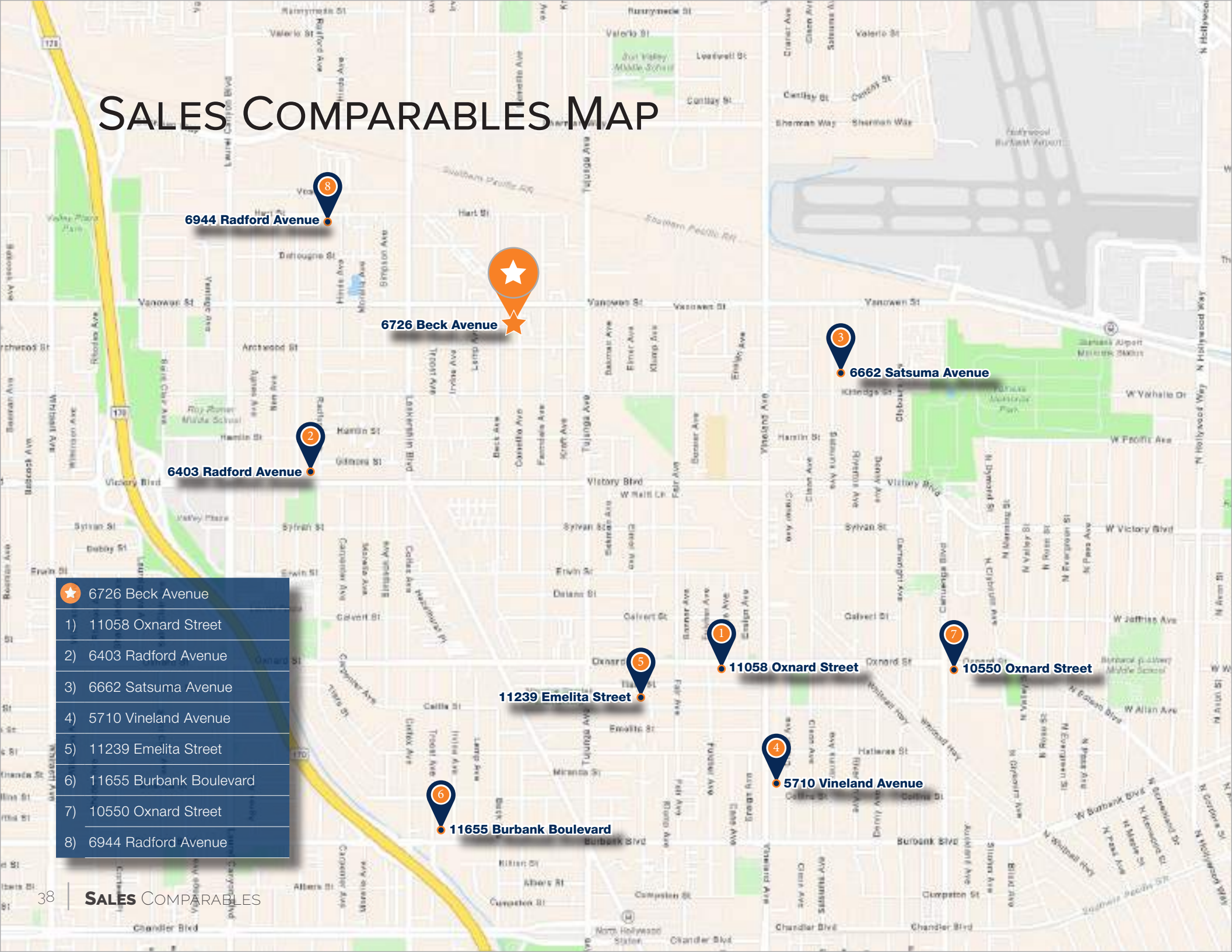
SALES COMPARABLES

Marcus & Millichap

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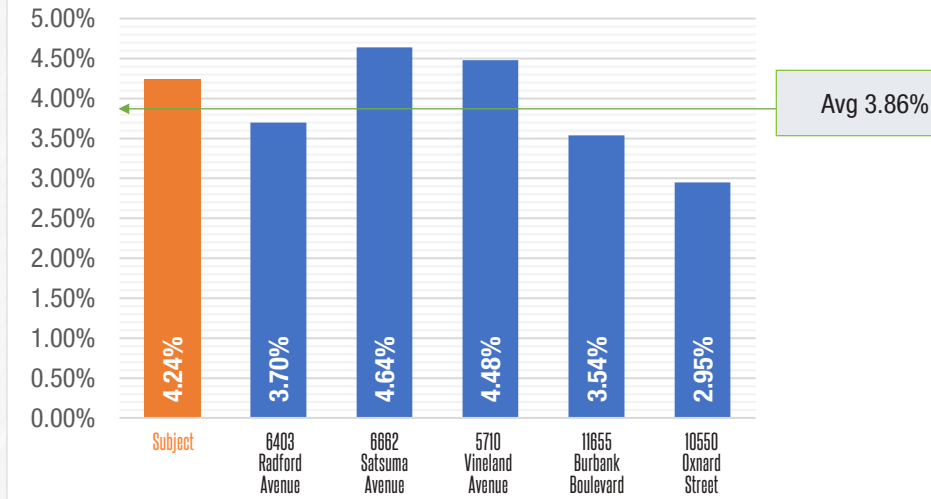
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SALES COMPARABLES MAP

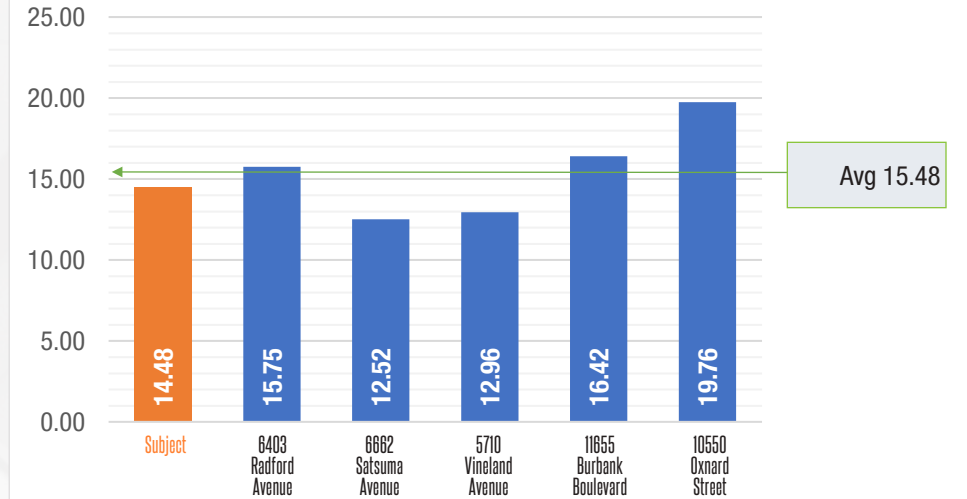


- ★ 6726 Beck Avenue
- 1) 11058 Oxnard Street
- 2) 6403 Radford Avenue
- 3) 6662 Satsuma Avenue
- 4) 5710 Vineland Avenue
- 5) 11239 Emelita Street
- 6) 11655 Burbank Boulevard
- 7) 10550 Oxnard Street
- 8) 6944 Radford Avenue

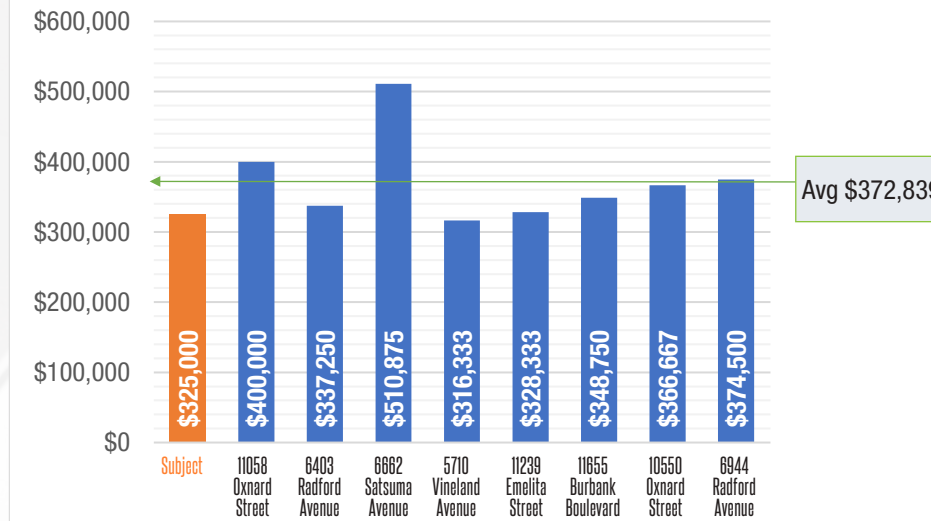
AVERAGE CAP RATE



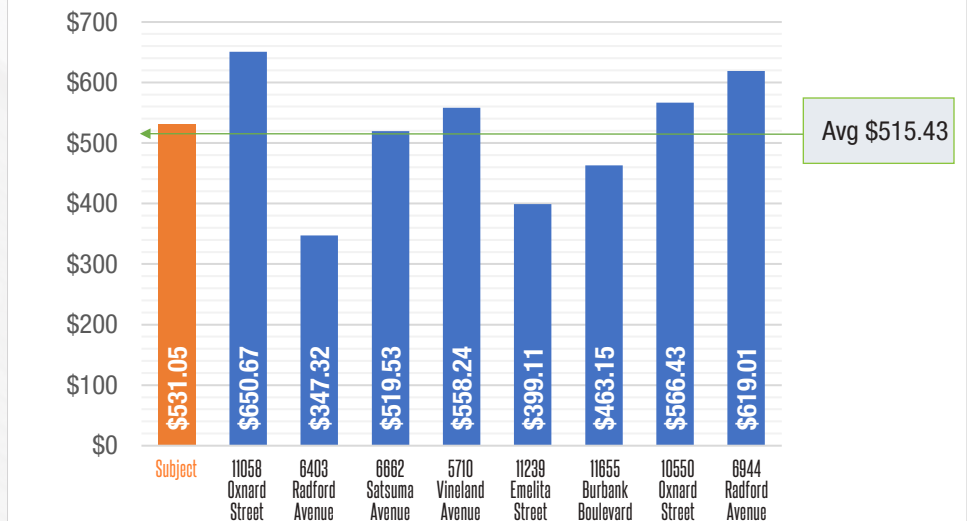
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**6726 Beck Avenue
North Hollywood, CA 91606**

Subject Property

Total No. of Units: 4
 Year Built: 1956/2004
 Rentable SF: 2,448 SF
 Lot Size: 6,751 SF
Listing Price: \$1,300,000
 Price/Unit: \$325,000
 Price/SF: \$531.05
 CAP Rate: 4.24%
 GRM: 14.48

No. of Units	Unit Type
2	1 Bdr 1 Bath
2	2 Bdr 1 Bath



**11058 Oxnard Street
North Hollywood, CA 91606**

Close of Escrow: 10/30/24
 Total No. of Units: 4
 Year Built: 1950
 Rentable SF: 2,459 SF
 Lot Size: 6,406 SF
Sales Price: \$1,600,000
 Price/Unit: \$400,000
 Price/SF: \$650.67

No. of Units	Unit Type
2	Single 1 Bath
1	1 Bdr 1 Bath
1	2 Bdr 1 Bath



**6403 Radford Avenue
North Hollywood, CA 91606**

Close of Escrow: 09/05/24
 Total No. of Units: 4
 Year Built: 1940
 Rentable SF: 3,884 SF
 Lot Size: 8,346 SF
Sales Price: \$1,349,000
 Price/Unit: \$337,250
 Price/SF: \$347.32
 CAP Rate: 3.70%
 GRM: 15.75

No. of Units	Unit Type
1	1 Bdr 1 Bath
2	2 Bdr 1 Bath
1	3 Bdr 2 Bath



**6662 Satsuma Avenue
North Hollywood, CA 91606**

Close of Escrow: 05/28/24
 Total No. of Units: 3
 Year Built: 1957
 Rentable SF: 2,950 SF
 Lot Size: 7,356 SF
Sales Price: \$1,532,625
 Price/Unit: \$510,875
 Price/SF: \$519.53
 CAP Rate: 4.64%
 GRM: 12.52

No. of Units	Unit Type
1	Single 1 Bath
2	3 Bdr 2 Bath

4



**5710 Vineland Avenue
North Hollywood, CA 91601**

Close of Escrow: 03/26/24
Total No. of Units: 3
Year Built: 1945
Rentable SF: 1,700 SF
Lot Size: 5,360 SF
Sales Price: \$949,000
Price/Unit: \$316,333
Price/SF: \$558.24
CAP Rate: 4.48%
GRM: 12.96

No. of Units	Unit Type
1	1 Bdr 1 Bath
2	2 Bdr 1 Bath

5



**11239 Emelita Street
North Hollywood, CA 91601**

Close of Escrow: In Escrow
Total No. of Units: 3
Year Built: 1950
Rentable SF: 2,468 SF
Lot Size: 6,998 SF
Sales Price: \$985,000
Price/Unit: \$328,333
Price/SF: \$399.11

No. of Units	Unit Type
2	1 Bdr 1 Bath
1	3 Bdr 1 Bath

6



**11655 Burbank Boulevard
North Hollywood, CA 91601**

Close of Escrow: In Escrow
Total No. of Units: 4
Year Built: 1928
Rentable SF: 3,012 SF
Lot Size: 7,775 SF
Sales Price: \$1,395,000
Price/Unit: \$348,750
Price/SF: \$463.15
CAP Rate: 3.54%
GRM: 16.42

No. of Units	Unit Type
2	1 Bdr 1 Bath
2	3 Bdr 1 Bath

7



**10550 Oxnard Street
North Hollywood, CA 91606**

Close of Escrow: On Market
Total No. of Units: 3
Year Built: 1943
Rentable SF: 1,942 SF
Lot Size: 7,254 SF
Sales Price: \$1,100,000
Price/Unit: \$366,667
Price/SF: \$566.43
CAP Rate: 2.95%
GRM: 19.76

No. of Units	Unit Type
3	1 Bdr 1 Bath



**6944 Radford Avenue
North Hollywood, CA 91605**

Close of Escrow: On Market
 Total No. of Units: 4
 Year Built: 1949
 Rentable SF: 2,420 SF
 Lot Size: 9,000 SF
Sales Price: \$1,498,000
 Price/Unit: \$374,500
 Price/SF: \$619.01

No. of Units	Unit Type
4	1 Bdr 1 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	11058 Oxnard Street	10/30/24	4	1950	\$1,600,000	\$400,000	\$650.67	N/A	N/A
2	6403 Radford Avenue	09/05/24	4	1940	\$1,349,000	\$337,250	\$347.32	3.70%	15.75
3	6662 Satsuma Avenue	05/28/24	3	1957	\$1,532,625	\$510,875	\$519.53	4.64%	12.52
4	5710 Vineland Avenue	03/26/24	3	1945	\$949,000	\$316,333	\$558.24	4.48%	12.96
5	11239 Emelita Street	In Escrow	3	1950	\$985,000	\$328,333	\$399.11	N/A	N/A
6	11655 Burbank Boulevard	In Escrow	4	1928	\$1,395,000	\$348,750	\$463.15	3.54%	16.42
7	10550 Oxnard Street	On Market	3	1943	\$1,100,000	\$366,667	\$566.43	2.95%	19.76
8	6944 Radford Avenue	On Market	4	1949	\$1,498,000	\$374,500	\$619.01	N/A	N/A
A V E R A G E S						\$372,839	\$515.43	3.86%	15.48
★	6726 Beck Avenue	<i>Subject Property</i>	4	1956/2004	\$1,300,000	\$325,000	\$531.05	4.24%	14.48

6726 BECK AVENUE, NORTH HOLLYWOOD, CA 91606

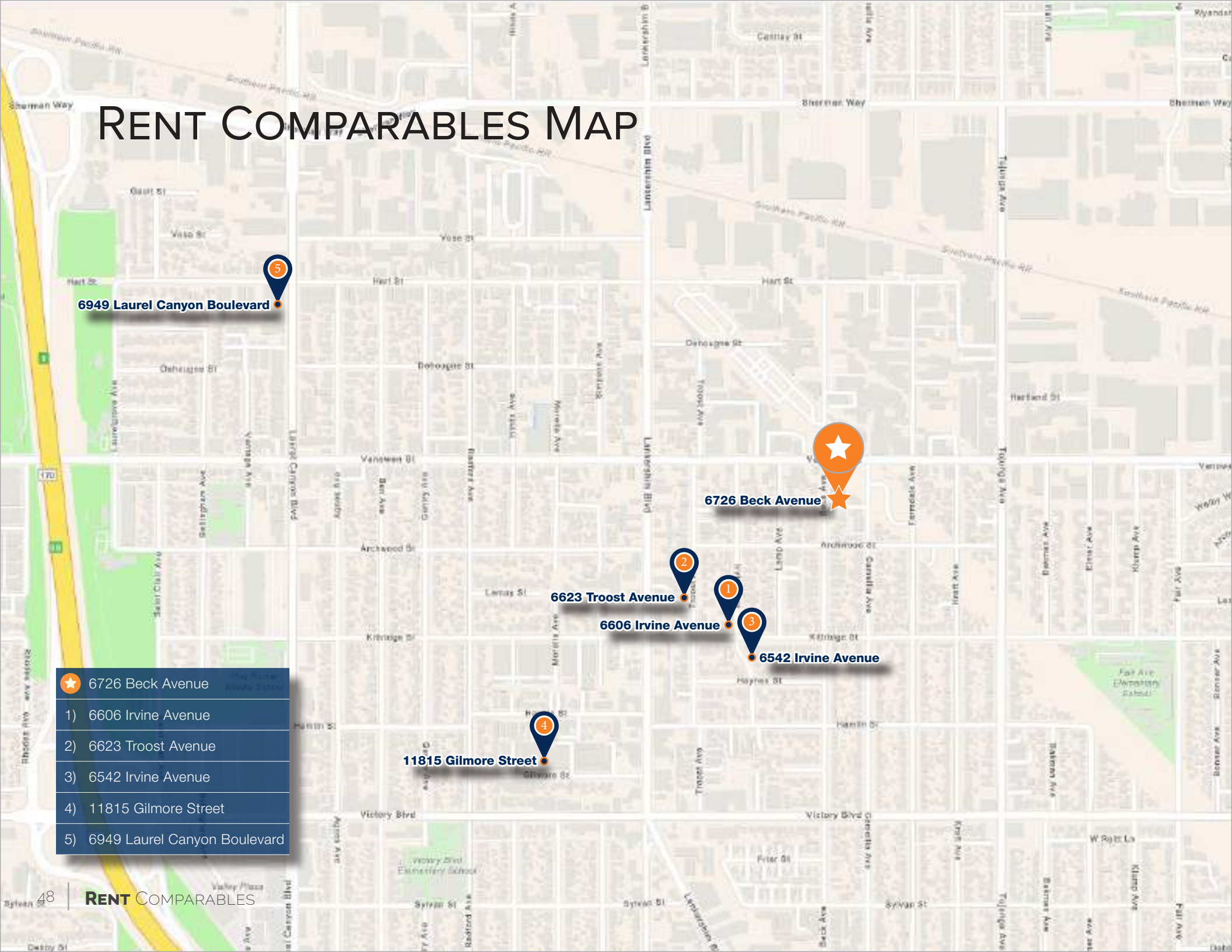
RENT COMPARABLES

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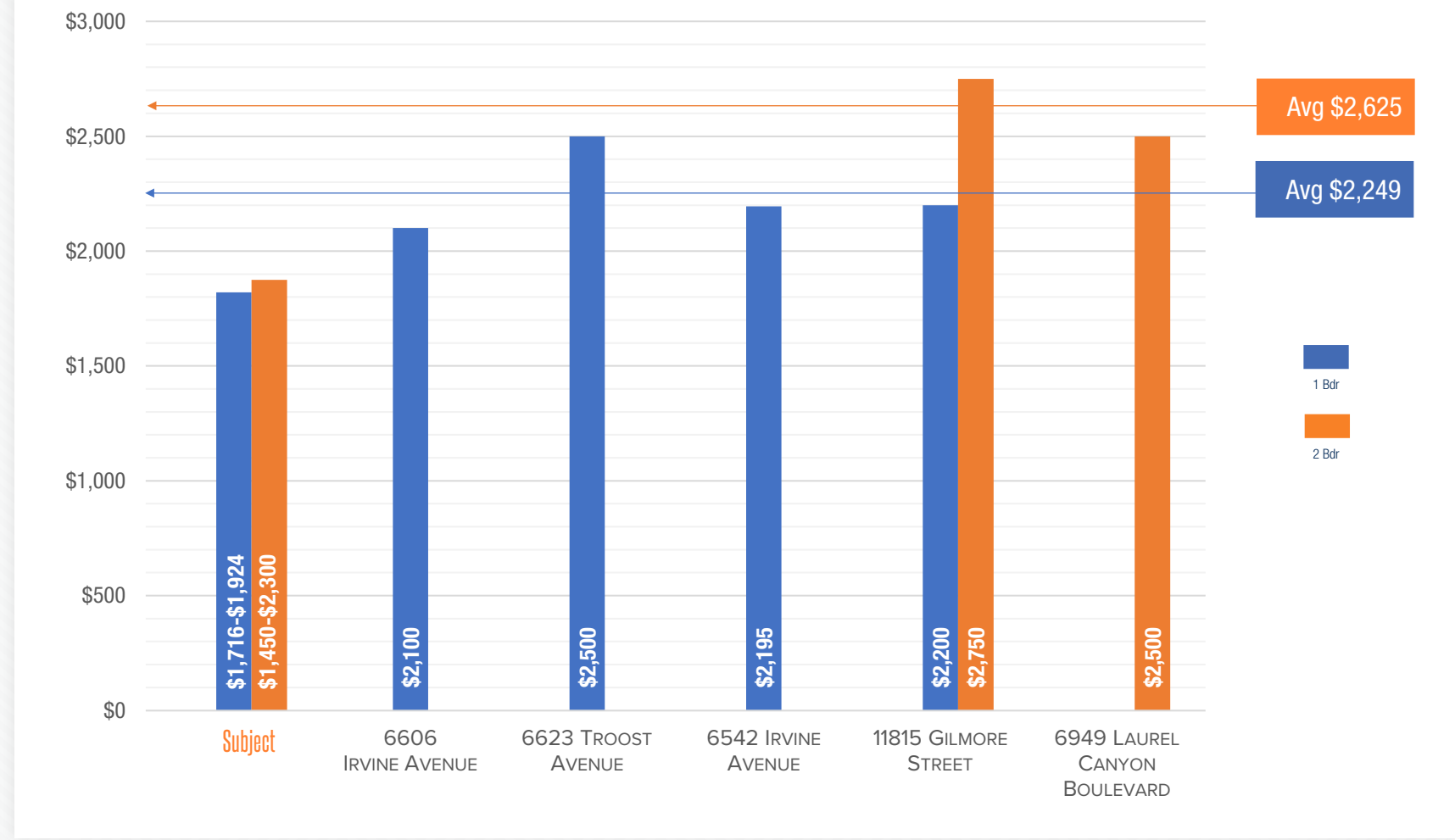
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RENT COMPARABLES MAP



- ★ 6726 Beck Avenue
- 1) 6606 Irvine Avenue
- 2) 6623 Troost Avenue
- 3) 6542 Irvine Avenue
- 4) 11815 Gilmore Street
- 5) 6949 Laurel Canyon Boulevard

AVERAGE RENTS - 1 & 2 BEDROOM UNITS





**6726 Beck Avenue
North Hollywood, CA 91606**

Total No. of Units 4
Year Built 1956/2004

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	520	\$1,716-\$1,924	\$3.50
2 Bdr 1 Bath	704	\$1,450-\$2,300	\$2.66



**6606 Irvine Avenue
North Hollywood, CA 91606**

Total No. of Units 7
Year Built 1961

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$2,100	\$3.00

Amenities

Property features wood flooring, wall AC units, granite countertops, stainless steel appliances, and on-site laundry.



**6623 Troost Avenue
North Hollywood, CA 91606**

Total No. of Units 5
Year Built 1959

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$2,500	\$4.17

Amenities

Property features wood flooring, stainless steel appliances, wall AC units, ceiling fans, and on-site laundry facilities.



**6542 Irvine Avenue
North Hollywood, CA 91606**

Total No. of Units 3
Year Built 1942

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	550	\$2,195	\$3.99

Amenities

Property features wood flooring, mini-split HVAC units, ceiling fans, stainless steel appliances, and quartz countertops.



4

**11815 Gilmore Street
North Hollywood, CA 91606**

Total No. of Units 49
Year Built 1980

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	692	\$2,200	\$3.18
2 Bdr 2 Bath	990	\$2,750	\$2.78

Amenities

Property features wood flooring, wall AC units, quartz countertops, stainless steel appliances, balconies, a swimming pool, and on-site laundry.



5

**6949 Laurel Canyon Boulevard
North Hollywood, CA 91605**

Total No. of Units 120
Year Built 1986

Unit Type	SF	Rent	Rent/SF
2 Bdr 1 Bath	826	\$2,500	\$3.03

Amenities

Property features wood and carpet flooring, wall AC units, ceiling fans, balconies, quartz countertops, stainless steel appliances, a swimming pool, and on-site laundry.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	6606 Irvine Avenue North Hollywood, CA 91606	7	1961	1 Bdr 1 Bath	700	\$2,100	\$3.00
2	6623 Troost Avenue North Hollywood, CA 91606	5	1959	1 Bdr 1 Bath	600	\$2,500	\$4.17
3	6542 Irvine Avenue North Hollywood, CA 91606	3	1942	1 Bdr 1 Bath	550	\$2,195	\$3.99
4	11815 Gilmore Street North Hollywood, CA 91606	49	1980	1 Bdr 1 Bath 2 Bdr 2 Bath	692 990	\$2,200 \$2,750	\$3.18 \$2.78
5	6949 Laurel Canyon Boulevard North Hollywood, CA 91605	120	1986	2 Bdr 1 Bath	826	\$2,500	\$3.03
A V E R A G E S				1 Bedroom 2 Bedroom	636 908	\$2,249 \$2,625	\$3.54 \$2.89
★	6727 Camellia Avenue North Hollywood, CA 91606	3	1956	1 Bdr 1 Bath 2 Bdr 1 Bath	500 850	\$1,151-\$1,716 \$2,054	\$2.87 \$2.42

6726 BECK AVENUE, NORTH HOLLYWOOD, CA 91606

Exclusively Listed By:

BEN SAVOY

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