

6945 HINDS AVENUE

NORTH HOLLYWOOD, CALIFORNIA 91605

Marcus & Millichap
THE RAYMUNDO GROUP

\$1,950,000 | 10 MULTIFAMILY UNITS

ALL SEISMIC RETROFIT REPAIRS COMPLETED | APPROXIMATELY 53% UPSIDE
UPGRADED ELECTRICAL PANELS, ROOF, AND WINDOWS
MOSTLY TWO BEDROOM UNITS IN DENSE VALLEY SUBMARKET

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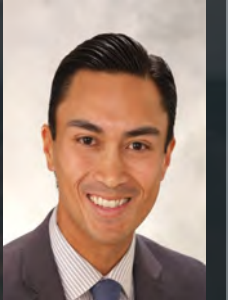
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6945 HINDS AVENUE, NORTH HOLLYWOOD, CA 91605

INVESTMENT OVERVIEW

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INVESTMENT HIGHLIGHTS

- Excellent Unit Mix – Almost Entirely Two-Bedroom Units
- Tremendous Repositioning Opportunity – Current Rents Approximately 53% Below Market
- All Seismic Retrofit Repairs Completed (Buyer to Verify)
- Upgraded Electrical Panels, Roof, and Vinyl Windows
- One Mile from NOHO West Shopping Center Featuring Trader Joe’s, Nordstrom Rack, LA Fitness, and Regal Cinemas
- Corner Lot with Visibility on Both Hart Street and Hinds Avenue
- Additional Income Stream Provided via On-Site Laundry Facilities



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 6945 Hinds Avenue, a 10-unit multifamily property in North Hollywood, CA. Constructed in 1963, the property sits on a corner lot and contains mostly two-bedroom units. A new investor may be able to add significant value to the asset as current rents sit well below those of similar neighboring properties. With approximately 53% rent upside, the investment provides a long runway for future income growth.

Fortunately for a new investor, the property’s expensive seismic retrofit repairs have already been completed (Buyer to verify). The building also features upgraded electrical panels, vinyl windows, and an upgraded roof, helping the owner to save on maintenance, utility, and insurance costs. There is on-site parking for 12 vehicles, while the laundry facilities provide a supplemental income stream for the owner.

Located near the intersection of Laurel Canyon Boulevard and Vanowen Street, the property allows tenants convenient access to the 5 and 170 Freeways. The recently constructed NOHO West shopping center sits just one mile from the property, offering a convenient shopping and dining destination for residents. In addition to the Trader Joe’s, Nordstrom Rack, LA Fitness, and Regal Cinemas featured in that center, the local neighborhood also includes Costco, Home Depot, and Target.

6945 Hinds Avenue

NORTH HOLLYWOOD, CA 91605

\$1,950,000

LISTING PRICE

\$195,000

PRICE/UNIT

\$232.64

PRICE/SF

5.62%

CAP RATE - CURRENT

10.66

GIM - CURRENT

10.20%

CAP RATE - PRO FORMA

6.99

GIM - PRO FORMA

THE OFFERING

Price	\$1,950,000
Down Payment	100% / \$1,950,000
Price/Unit	\$195,000
Price/SF	\$232.64
Number of Units	10
Rentable Square Feet	8,382 SF
Number of Buildings	1
Number of Stories	2
Year Built	1963
Lot Size	8,999 SF

VITAL DATA

CAP Rate - Current	5.62%
GIM - Current	10.66
Net Operating Income - Current	\$109,576
CAP Rate - Pro Forma	10.20%
GIM - Pro Forma	6.99
Net Operating Income - Pro Forma	\$198,859

PROPERTY DETAILS

THE OFFERING

Property Address: 6945 Hinds Avenue
North Hollywood, CA 91605
Assessor's Parcel Number: 2321-014-005
Zoning: LAR3

SITE DESCRIPTION

Number of Units: 10
Number of Buildings: 1
Number of Stories: 2
Year Built: 1963
Rentable Square Feet: 8,382 SF
Lot Size: 8,999 SF
Parking: 12 Parking Spaces
Type of Ownership: Fee Simple

CONSTRUCTION

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



OFFERING PRICE:
\$1,950,000

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. Squire Feet
1	1 Bdr 1 Bath	575
8	2 Bdr 1 Bath	850
1	3 Bdr 2 Bath	1,000
10	TOTAL	8,382

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LOCATION OVERVIEW

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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 CENTER



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



AMELIA EARHART LIBRARY



NOHO ARTS CENTER

DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	44,050	296,239	705,725
2023 Estimate			
Total Population	43,571	290,761	691,915
2020 Census			
Total Population	42,606	291,726	700,355
2010 Census			
Total Population	44,240	287,824	681,196
Daytime Population			
2023 Estimate	33,263	245,305	653,815
HOUSEHOLDS			
2028 Projection			
Total Households	14,330	107,130	260,365
2023 Estimate			
Total Households	14,092	104,524	254,077
Average (Mean) Household Size	3.1	2.8	2.7
2020 Census			
Total Households	13,978	103,178	250,812
2010 Census			
Total Households	13,231	96,181	235,000
Growth 2023-2028	1.7%	2.5%	2.5%
HOUSING UNITS			
Occupied Units			
2028 Projection	14,799	111,166	270,415
2023 Estimate	14,595	108,809	264,712
Owner Occupied	3,396	36,049	94,856
Renter Occupied	10,696	68,475	159,221
Vacant	503	4,285	10,635
Persons in Units			
2023 Estimate Total Occupied Units	14,092	104,524	254,077
1 Person Units	22.7%	27.6%	28.7%
2 Person Units	22.0%	26.7%	27.6%
3 Person Units	17.2%	16.4%	15.8%
4 Person Units	17.0%	14.0%	13.4%
5 Person Units	10.5%	7.5%	7.0%
6+ Person Units	10.6%	7.8%	7.5%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$200,000 or More	3.1%	6.8%	9.8%
\$150,000-\$199,999	4.5%	6.8%	7.5%
\$100,000-\$149,999	9.9%	15.3%	16.0%
\$75,000-\$99,999	12.3%	13.6%	13.4%
\$50,000-\$74,999	15.4%	15.8%	15.1%
\$35,000-\$49,999	13.6%	11.3%	10.5%
\$25,000-\$34,999	10.8%	8.1%	8.0%
\$15,000-\$24,999	13.1%	9.6%	8.5%
Under \$15,000	17.1%	12.7%	11.3%
Average Household Income	\$66,359	\$89,818	\$103,525
Median Household Income	\$45,134	\$62,739	\$69,329
Per Capita Income	\$21,651	\$32,518	\$38,234
POPULATION PROFILE			
Population By Age			
2023 Estimate Total Population	43,571	290,761	691,915
Under 20	26.1%	22.4%	22.6%
20 to 34 Years	25.6%	24.6%	23.8%
35 to 39 Years	7.9%	8.2%	8.4%
40 to 49 Years	13.1%	13.7%	14.1%
50 to 64 Years	16.6%	18.4%	18.2%
Age 65+	10.6%	12.7%	12.9%
Median Age	34.0	36.8	37.1
Population 25+ by Education Level			
2023 Estimate Population Age 25+	29,157	207,703	495,172
Elementary (0-8)	20.0%	12.8%	12.4%
Some High School (9-11)	12.7%	9.2%	8.4%
High School Graduate (12)	23.4%	20.6%	19.6%
Some College (13-15)	17.1%	19.8%	18.9%
Associate Degree Only	7.3%	8.1%	7.4%
Bachelor's Degree Only	15.0%	21.8%	23.9%
Graduate Degree	4.6%	7.7%	9.4%
Population by Gender			
2023 Estimate Total Population	43,571	290,761	691,915
Male Population	50.9%	50.4%	50.2%
Female Population	49.1%	49.6%	49.8%

DEMOGRAPHICS SUMMARY



POPULATION

In 2023, the population in your selected geography is 691,915. The population has changed by 1.57 since 2010. It is estimated that the population in your area will be 705,725 five years from now, which represents a change of 2.0 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 37.1, compared with the U.S. average, which is 38.7. The population density in your area is 8,808 people per square mile.



HOUSEHOLDS

There are currently 254,077 households in your selected geography. The number of households has changed by 8.12 since 2010. It is estimated that the number of households in your area will be 260,365 five years from now, which represents a change of 2.5 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2023, the median household income for your selected geography is \$69,329, compared with the U.S. average, which is currently \$68,480. The median household income for your area has changed by 34.11 since 2010. It is estimated that the median household income in your area will be \$82,418 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 \$38,234, compared with the U.S. average, which is \$39,249. The current year's average household income in your area is \$103,525, compared with the U.S. average, which is \$100,106.



EMPLOYMENT

In 2023, 355,072 people in your selected area were employed. The 2010 Census revealed that 56.4 of employees are in white-collar occupations in this geography, and 22.2 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 \$697,592 in 2023, compared with the U.S. median of \$268,796. In 2010, there were 92,681.00 owner-occupied housing units and 142,321.00 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 9.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.7 percent, and 23.9 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 7.4 percent vs. 8.5 percent, respectively.

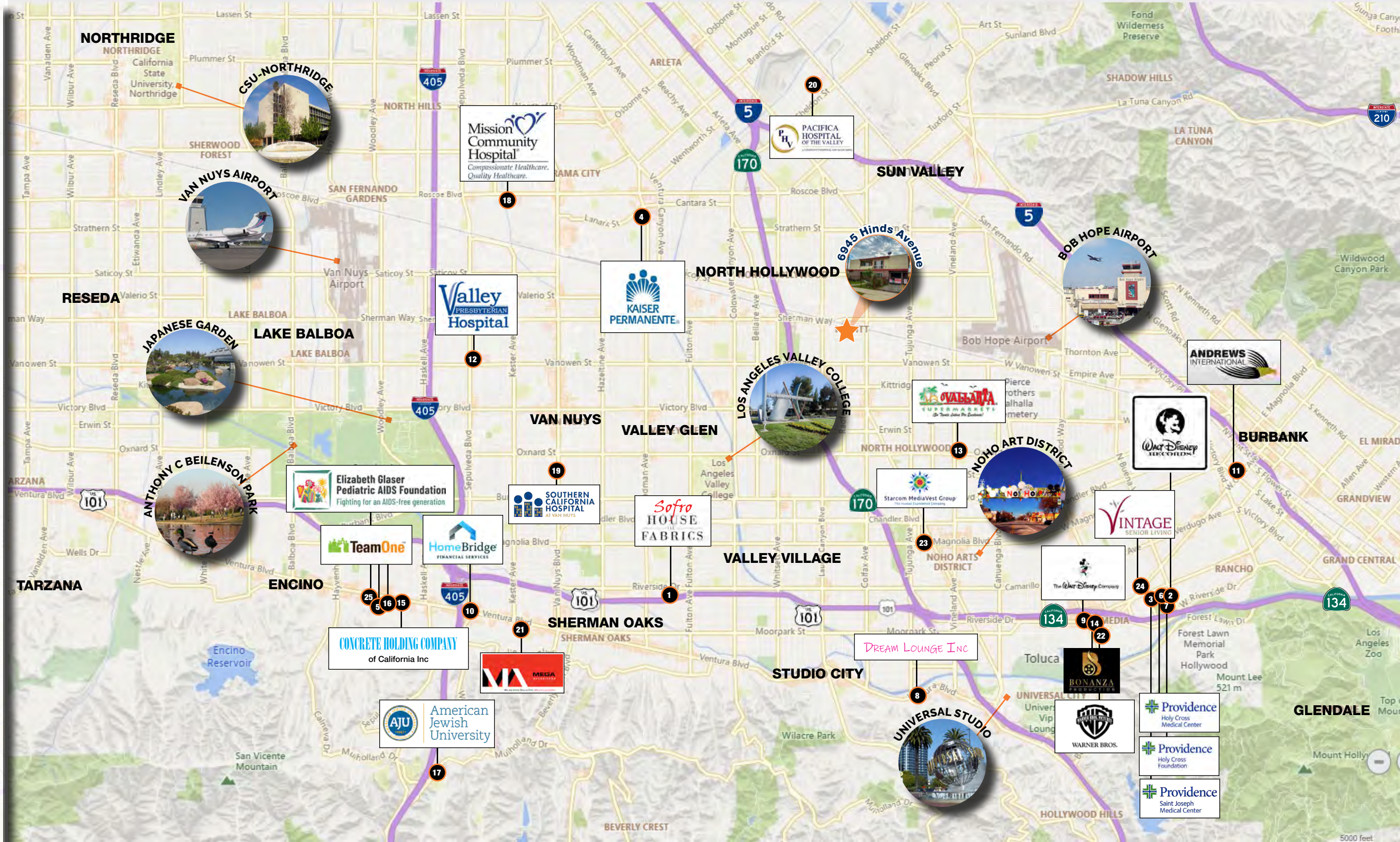
The area had fewer high-school graduates, 19.6 percent vs. 26.9 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.9 percent in the selected area compared with the 20.1 percent in the U.S.

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



5000 feet

NOTABLE LOCAL RETAILERS & RESTAURANTS



6945 HINDS AVENUE, NORTH HOLLYWOOD, CA 91605

PRICING & FINANCIAL ANALYSIS

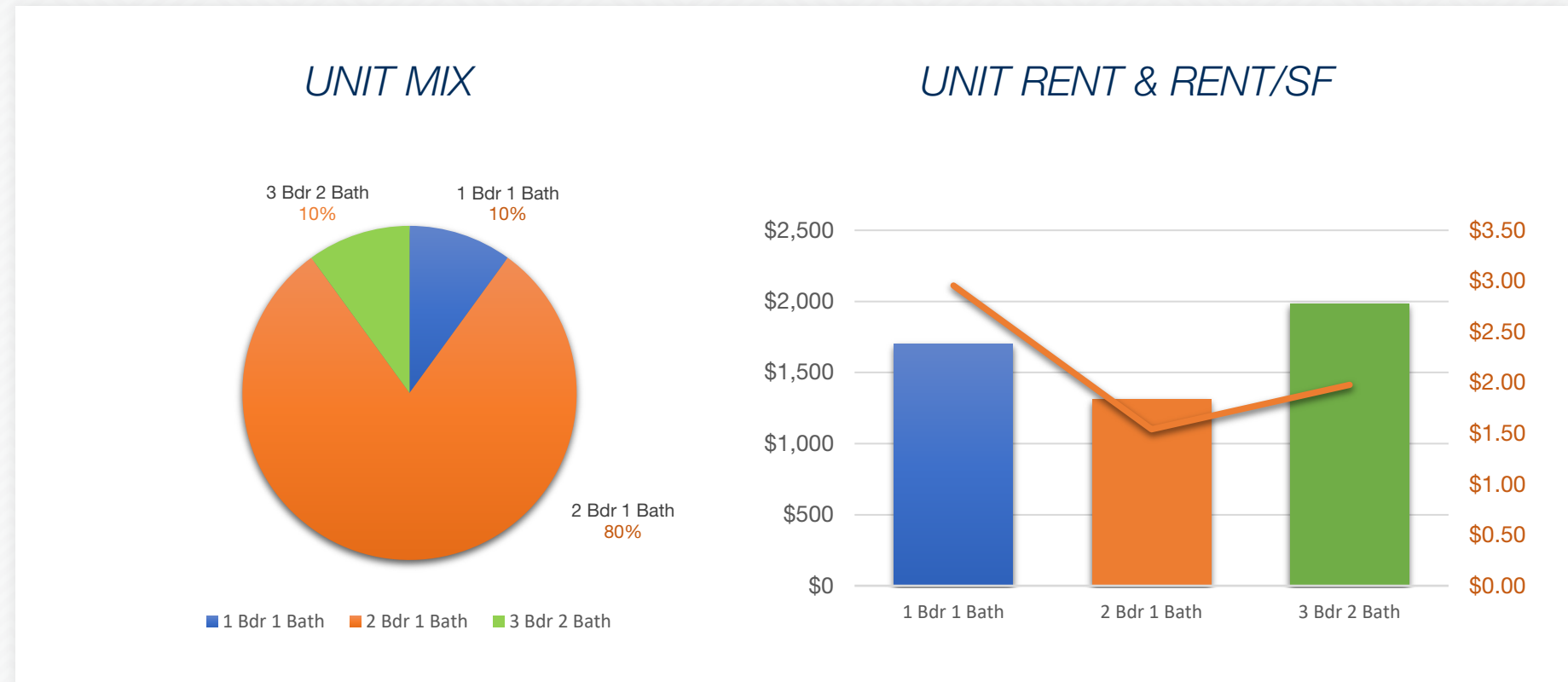
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UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/SF	Monthly Income	Pro Forma Rents	Rent/SF	Monthly Income
1	1 Bdr 1 Bath	575	\$1,795	\$3.12	\$1,795	\$1,795	\$3.12	\$1,795
8	2 Bdr 1 Bath	850	\$747-\$1,951	\$1.63	\$11,106	\$2,295	\$2.70	\$18,360
1	3 Bdr 2 Bath	1,000	\$2,059	\$2.06	\$2,059	\$2,795	\$2.80	\$2,795
10	TOTAL	8,382			\$14,960			\$22,950



INCOME & EXPENSES

	Current	Per Unit	Pro Forma	Per Unit
INCOME				
GROSS POTENTIAL RENT	\$179,520	\$17,952	\$275,400	\$27,540
Additional Income	\$3,396	\$340	\$3,396	\$340
GROSS POTENTIAL INCOME	\$182,916	\$18,292	\$278,796	\$27,880
Vacancy/Collection Allowance (GPR)	3.0% / \$5,386	\$539	3.0% / \$8,262	\$826
EFFECTIVE GROSS INCOME	\$177,530	\$17,753	\$270,534	\$27,053
EXPENSES				
Real Estate Taxes	\$23,394	\$2,339	\$23,394	\$2,339
Insurance	\$9,220	\$922	\$9,220	\$922
Utilities	\$15,002	\$1,500	\$15,002	\$1,500
Repairs & Maintenance	\$5,000	\$500	\$5,000	\$500
Trash	\$3,037	\$304	\$3,037	\$304
Management Fee	\$7,101	\$710	\$10,821	\$1,082
Reserves & Replacements	\$2,000	\$200	\$2,000	\$200
Landscaping	\$1,200	\$120	\$1,200	\$120
Unit Turnover	\$2,000	\$200	\$2,000	\$200
TOTAL EXPENSES	\$67,954	\$6,795	\$71,675	\$7,167
Expenses per SF	\$8.11		\$8.55	
% of EGI	38.3%		26.5%	
NET OPERATING INCOME	\$109,576	\$10,958	\$198,859	\$19,886

RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF
Unit 1	1 Bdr 1 Bath	Vacant	575	\$1,795	\$3.12
Unit 2	2 Bdr 1 Bath		850	\$889	\$1.05
Unit 3	2 Bdr 1 Bath		850	\$1,843	\$2.17
Unit 4	2 Bdr 1 Bath		850	\$1,951	\$2.30
Unit 5	2 Bdr 1 Bath		850	\$1,058	\$1.24
Unit 6	2 Bdr 1 Bath		850	\$1,381	\$1.62
Unit 7	2 Bdr 1 Bath		850	\$747	\$0.88
Unit 8	2 Bdr 1 Bath	Vacant	850	\$2,295	\$2.70
Unit 9	2 Bdr 1 Bath		850	\$942	\$1.11
Unit 10	3 Bdr 2 Bath		1000	\$2,059	\$2.06
2	Total	Vacant	1,425	\$4,090	
8	Total	Occupied	6,950	\$10,870	
10	Total		8,375	\$14,960	

FINANCIAL OVERVIEW

Property Details	
<i>Location</i>	6945 Hinds Avenue North Hollywood, CA 91605
Price	\$1,950,000
Down Payment	100% / \$1,950,000
Number of Units	10
Price/Unit	\$195,000
Rentable Square Feet	8,382 SF
Price/SF	\$232.64
CAP Rate - Current	5.62%
CAP Rate - Pro Forma	10.20%
GRM - Current	10.66
GRM - Pro Forma	6.99
Year Built	1963
Lot Size	8,999 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
1	1 Bdr 1 Bath	575	\$1,795	\$1,795
8	2 Bdr 1 Bath	850	\$747-\$1,951	\$11,106
1	3 Bdr 2 Bath	1,000	\$2,059	\$2,059
10	TOTAL	8,382		\$14,960

Annualized Operating Data

<i>Income</i>	Current	Pro Forma
Gross Potential Rent	\$179,520	\$275,400
Other Income	\$3,396	\$3,396
Gross Potential Income	\$182,916	\$278,796
Less: Vacancy / Deductions (GPR)	3.0% / \$5,386	3.0% / \$8,262
Effective Gross Income	\$177,530	\$270,534
Less: Expenses	\$67,954	\$71,675
Net Operating Income	\$109,576	\$198,859

Expenses

	Current	Pro Forma
Real Estate Taxes	\$23,394	\$23,394
Insurance	\$9,220	\$9,220
Utilities	\$15,002	\$15,002
Repairs & Maintenance	\$5,000	\$5,000
Trash	\$3,037	\$3,037
Management Fee	\$7,101	\$10,821
Reserves & Replacements	\$2,000	\$2,000
Landscaping	\$1,200	\$1,200
Unit Turnover	\$2,000	\$2,000
Total Expenses	\$67,954	\$71,675
Expenses / Unit	\$6,795	\$7,167
Expenses / SF	\$8.11	\$8.55
% of EGI	38.3%	26.5%

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PROPERTY DESCRIPTION

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PROPERTY SUMMARY

THE OFFERING

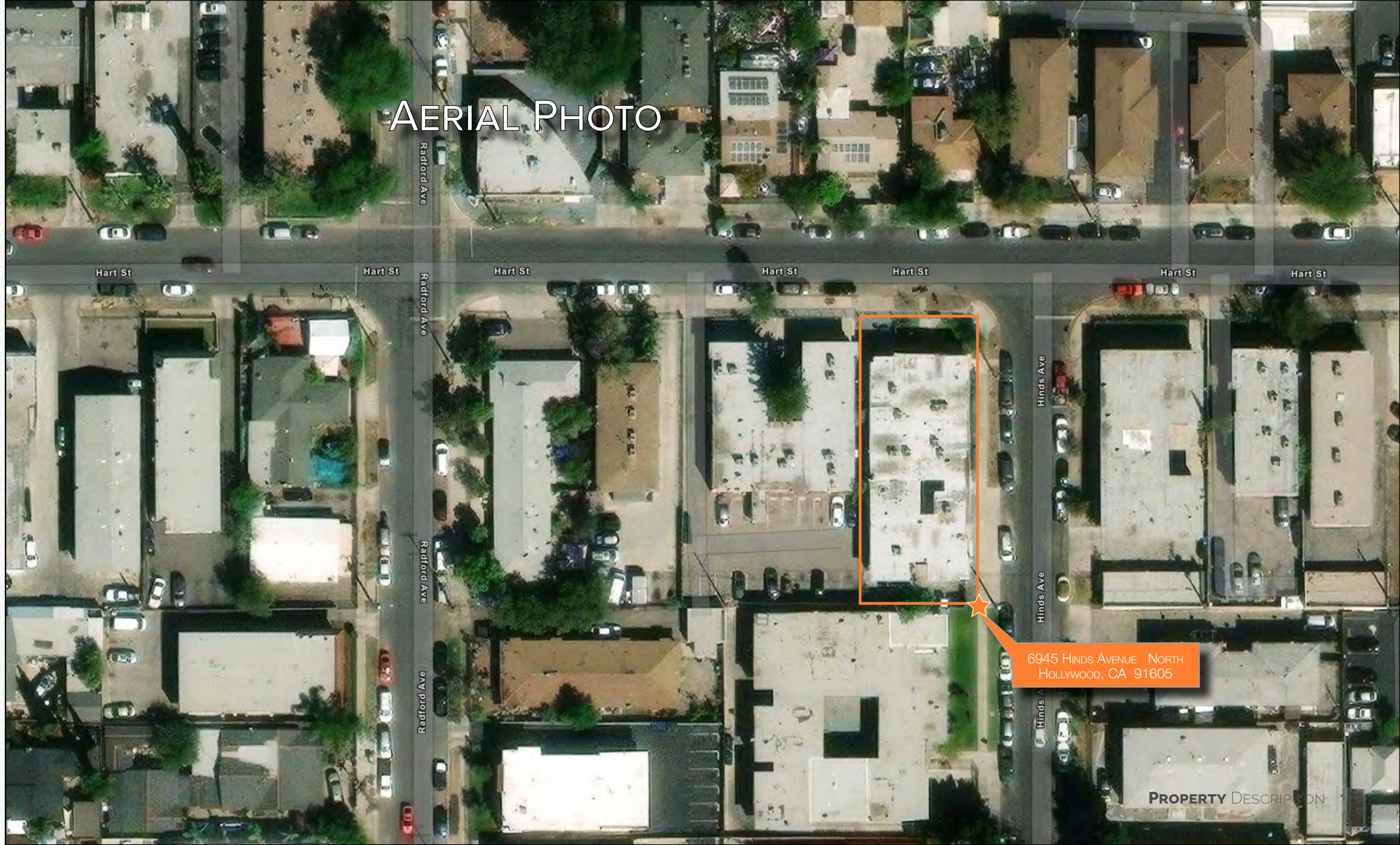
Property Address	6945 Hinds Avenue North Hollywood, CA 91605
Assessor's Parcel Number	2321-014-005
Zoning	LAR3

SITE DESCRIPTION

Number of Units	10
Number of Buildings	1
Number of Stories	2
Year Built	1963
Rentable Square Feet	8,382 SF
Lot Size	8,999 SF
Parking	12 Parking Spaces
Type of Ownership	Fee Simple

CONSTRUCTION

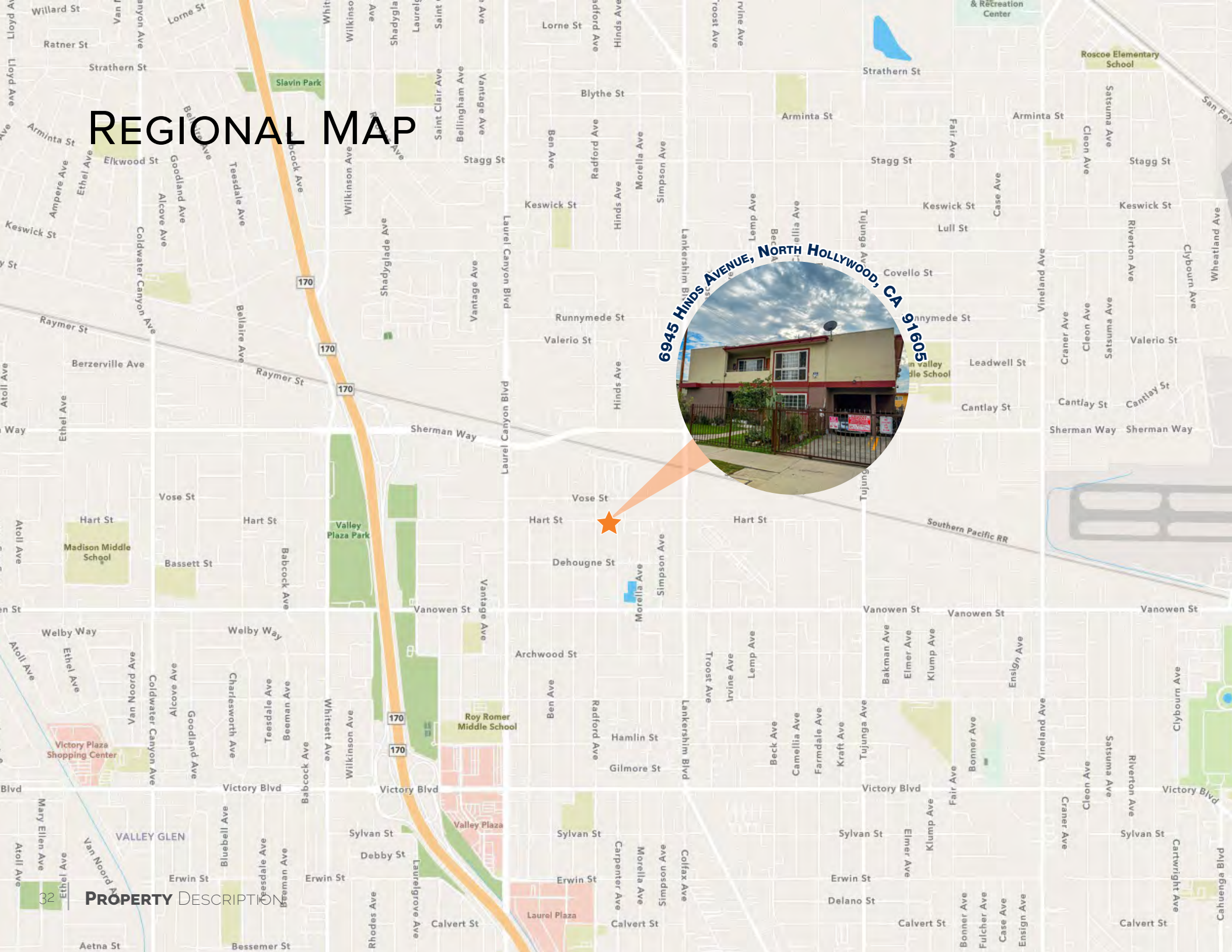
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat



AERIAL PHOTO

6945 HINDS AVENUE NORTH
HOLLYWOOD, CA 91605

REGIONAL MAP



LOCAL MAP





PROPERTY PHOTOS

PROPERTY PHOTOS



6945 HINDS AVENUE, NORTH HOLLYWOOD, CA 91605

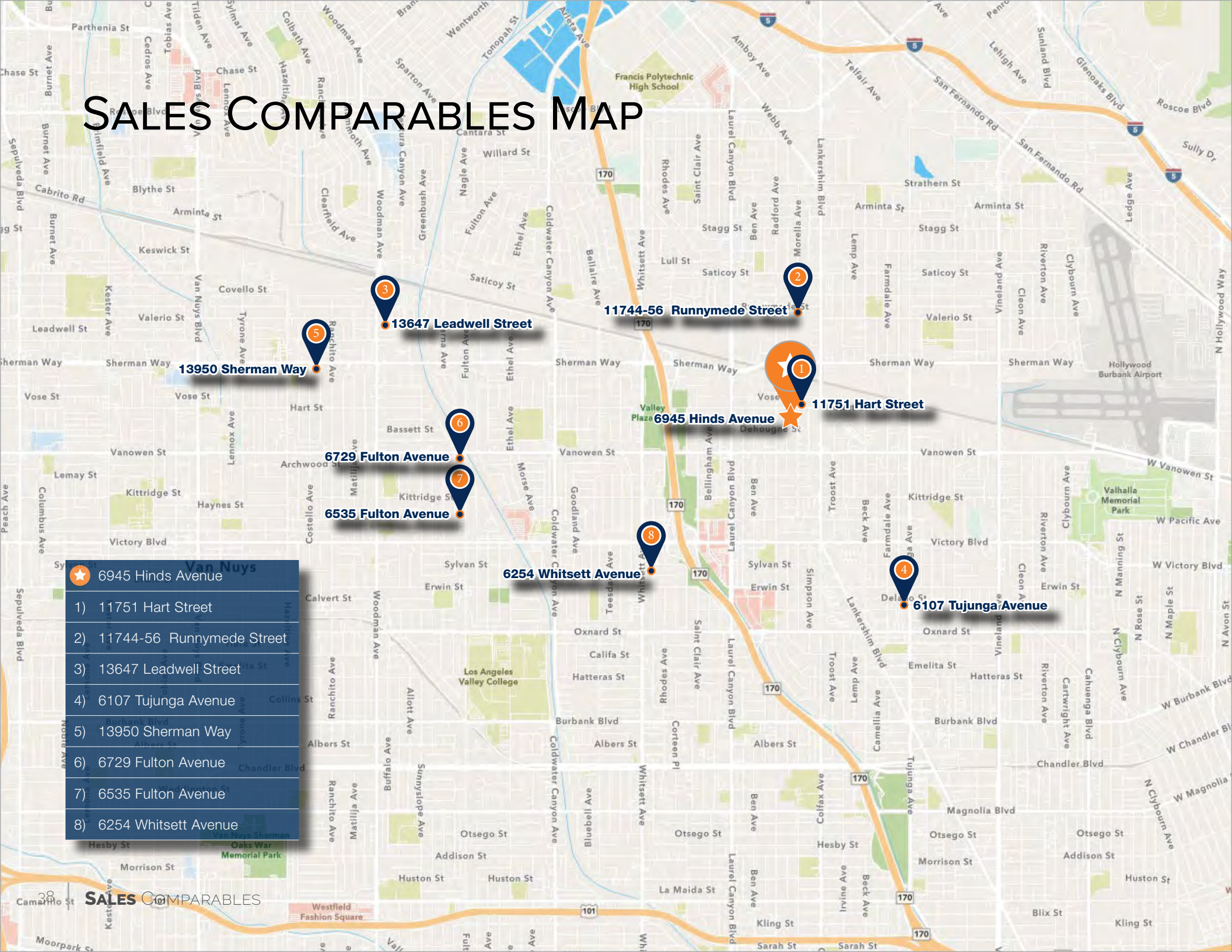
SALES COMPARABLES

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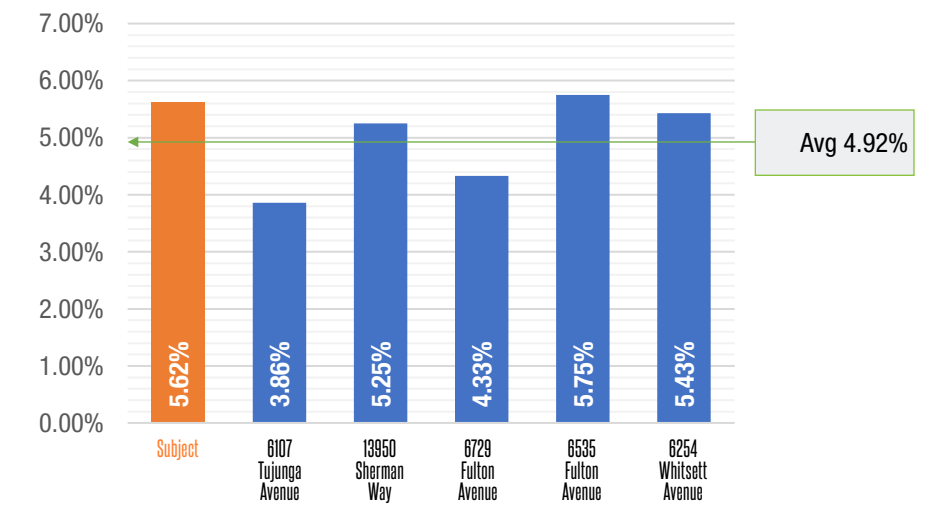
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SALES COMPARABLES MAP

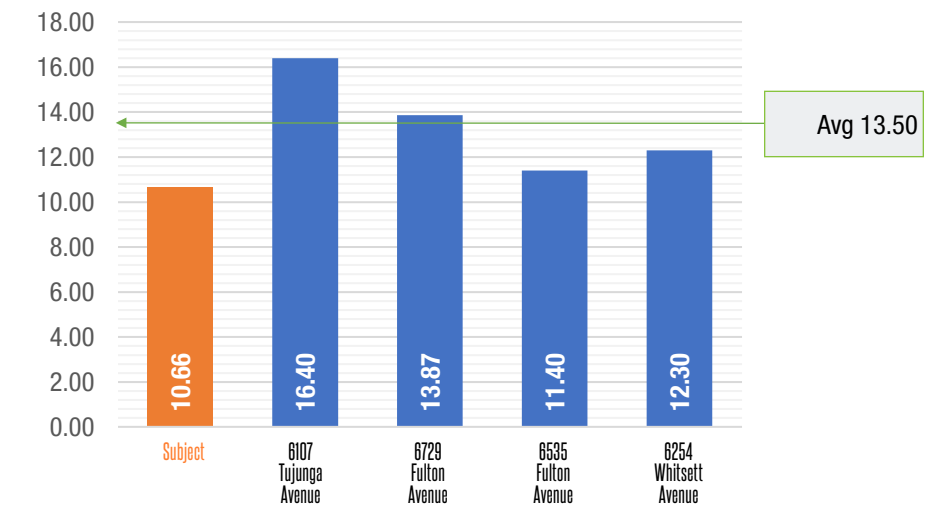


- ★ 6945 Hinds Avenue
- 1) 11751 Hart Street
- 2) 11744-56 Runnymede Street
- 3) 13647 Leadwell Street
- 4) 6107 Tujunga Avenue
- 5) 13950 Sherman Way
- 6) 6729 Fulton Avenue
- 7) 6535 Fulton Avenue
- 8) 6254 Whitsett Avenue

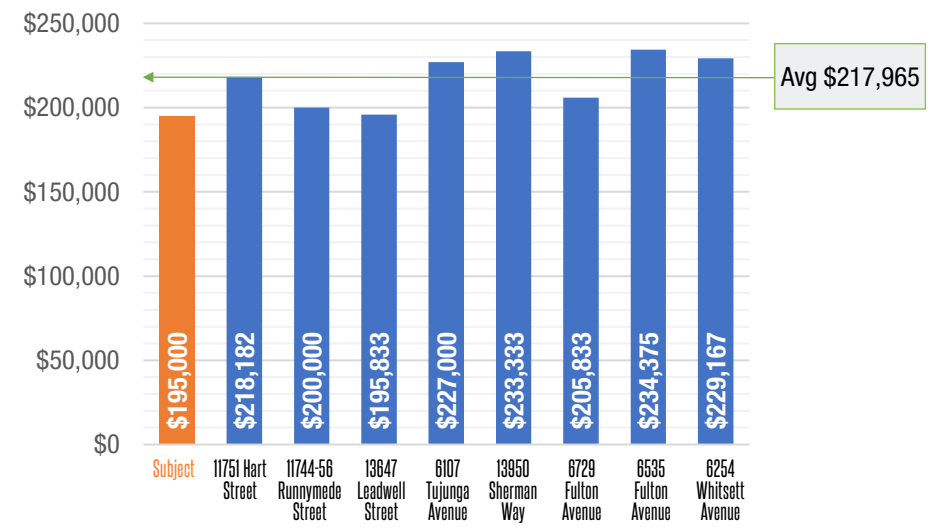
AVERAGE CAP RATE



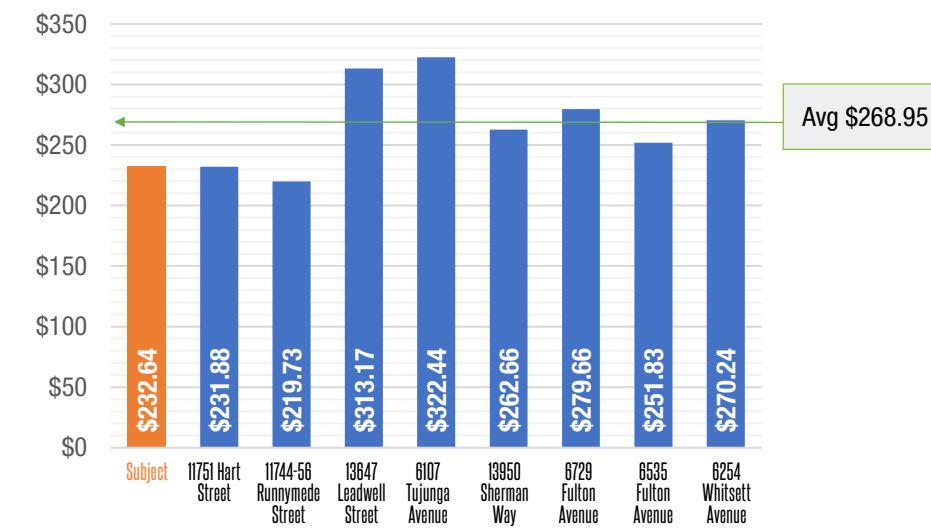
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





**6945 Hinds Avenue
North Hollywood, CA 91605**

Subject Property

Total No. of Units: 10
 Year Built: 1963
 Rentable SF: 8,382 SF
 Lot Size: 8,999 SF
Listing Price: \$1,950,000
 Price/Unit: \$195,000
 Price/SF: \$232.64
 CAP Rate: 5.62%
 GRM: 10.66

No. of Units	Unit Type
1	1 Bdr 1 Bath
8	2 Bdr 1 Bath
1	3 Bdr 2 Bath



**11751 Hart Street
North Hollywood, CA 91605**

Close of Escrow: 02/25/25
 Total No. of Units: 11
 Year Built: 1964
 Rentable SF: 10,350 SF
 Lot Size: 10,964 SF
Sales Price: \$2,400,000
 Price/Unit: \$218,182
 Price/SF: \$231.88

No. of Units	Unit Type
2	1 Bdr 1 Bath
9	2 Bdr 2 Bath



**11744-56 Runnymede Street
North Hollywood, CA 91605**

Close of Escrow: 02/21/25
 Total No. of Units: 40
 Year Built: 1970
 Rentable SF: 36,408 SF
 Lot Size: 59,294 SF
Sales Price: \$8,000,000
 Price/Unit: \$200,000
 Price/SF: \$219.73

No. of Units	Unit Type
12	1 Bdr 1 Bath
20	2 Bdr 1 Bath
8	3 Bdr 2 Bath



**13647 Leadwell Street
Van Nuys, CA 91405**

Close of Escrow: 12/19/24
 Total No. of Units: 6
 Year Built: 1950
 Rentable SF: 3,752 SF
 Lot Size: 11,726 SF
Sales Price: \$1,175,000
 Price/Unit: \$195,833
 Price/SF: \$313.17

No. of Units	Unit Type
4	1 Bdr 1 Bath
2	2 Bdr 1 Bath

4



**6107 Tujunga Avenue
North Hollywood, CA 91606**

Close of Escrow: 12/19/24
Total No. of Units: 5
Year Built: 1957
Rentable SF: 3,520 SF
Lot Size: 5,345 SF
Sales Price: \$1,135,000
Price/Unit: \$227,000
Price/SF: \$322.44
CAP Rate: 3.86%
GRM: 16.40

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

5



**13950 Sherman Way
Van Nuys, CA 91405**

Close of Escrow: 12/02/24
Total No. of Units: 6
Year Built: 1959
Rentable SF: 5,330 SF
Lot Size: 7,797 SF
Sales Price: \$1,400,000
Price/Unit: \$233,333
Price/SF: \$262.66
CAP Rate: 5.25%

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

6



**6729 Fulton Avenue
Van Nuys, CA 91401**

Close of Escrow: 11/20/24
Total No. of Units: 6
Year Built: 1954
Rentable SF: 4,416 SF
Lot Size: 5,767 SF
Sales Price: \$1,235,000
Price/Unit: \$205,833
Price/SF: \$279.66
CAP Rate: 4.33%
GRM: 13.87

No. of Units	Unit Type
4	1 Bdr 1 Bath
2	2 Bdr 1 Bath

7



**6535 Fulton Avenue
Van Nuys, CA 91401**

Close of Escrow: 07/25/24
Total No. of Units: 16
Year Built: 1963
Rentable SF: 14,891 SF
Lot Size: 15,838 SF
Sales Price: \$3,750,000
Price/Unit: \$234,375
Price/SF: \$251.83
CAP Rate: 5.75%
GRM: 11.40

No. of Units	Unit Type
11	2 Bdr 1 Bath
2	2 Bdr 2 Bath
3	3 Bdr 2 Bath

8



**6254 Whitsett Avenue
North Hollywood, CA 91606**

Close of Escrow: 07/05/24
 Total No. of Units: 6
 Year Built: 1956
 Rentable SF: 5,088 SF
 Lot Size: 6,782 SF
Sales Price: \$1,375,000
 Price/Unit: \$229,167
 Price/SF: \$270.24
 CAP Rate: 5.43%
 GRM: 12.31

No. of Units	Unit Type
4	1 Bdr 1 Bath
2	2 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	11751 Hart Street North Hollywood, CA 91605	02/25/25	11	1964	\$2,400,000	\$218,182	\$231.88	N/A	N/A
2	11744-56 Runnymede Street North Hollywood, CA 91605	02/21/25	40	1970	\$8,000,000	\$200,000	\$219.73	N/A	N/A
3	13647 Leadwell Street Van Nuys, CA 91405	12/19/24	6	1950	\$1,175,000	\$195,833	\$313.17	N/A	N/A
4	6107 Tujunga Avenue North Hollywood, CA 91606	12/19/24	5	1957	\$1,135,000	\$227,000	\$322.44	3.86%	16.40
5	13950 Sherman Way Van Nuys, CA 91405	12/02/24	6	1959	\$1,400,000	\$233,333	\$262.66	5.25%	N/A
6	6729 Fulton Avenue Van Nuys, CA 91401	11/20/24	6	1954	\$1,235,000	\$205,833	\$279.66	4.33%	13.87
7	6535 Fulton Avenue Van Nuys, CA 91401	07/25/24	16	1963	\$3,750,000	\$234,375	\$251.83	5.75%	11.40
8	6254 Whitsett Avenue North Hollywood, CA 91606	07/05/24	6	1956	\$1,375,000	\$229,167	\$270.24	5.43%	12.31
A V E R A G E S						\$217,965	\$268.95	4.92%	13.50
★	6945 Hinds Avenue North Hollywood, CA 91605	<i>Subject Property</i>	10	1963	\$1,950,000	\$195,000	\$232.64	5.62%	10.66

6945 HINDS AVENUE, NORTH HOLLYWOOD, CA 91605

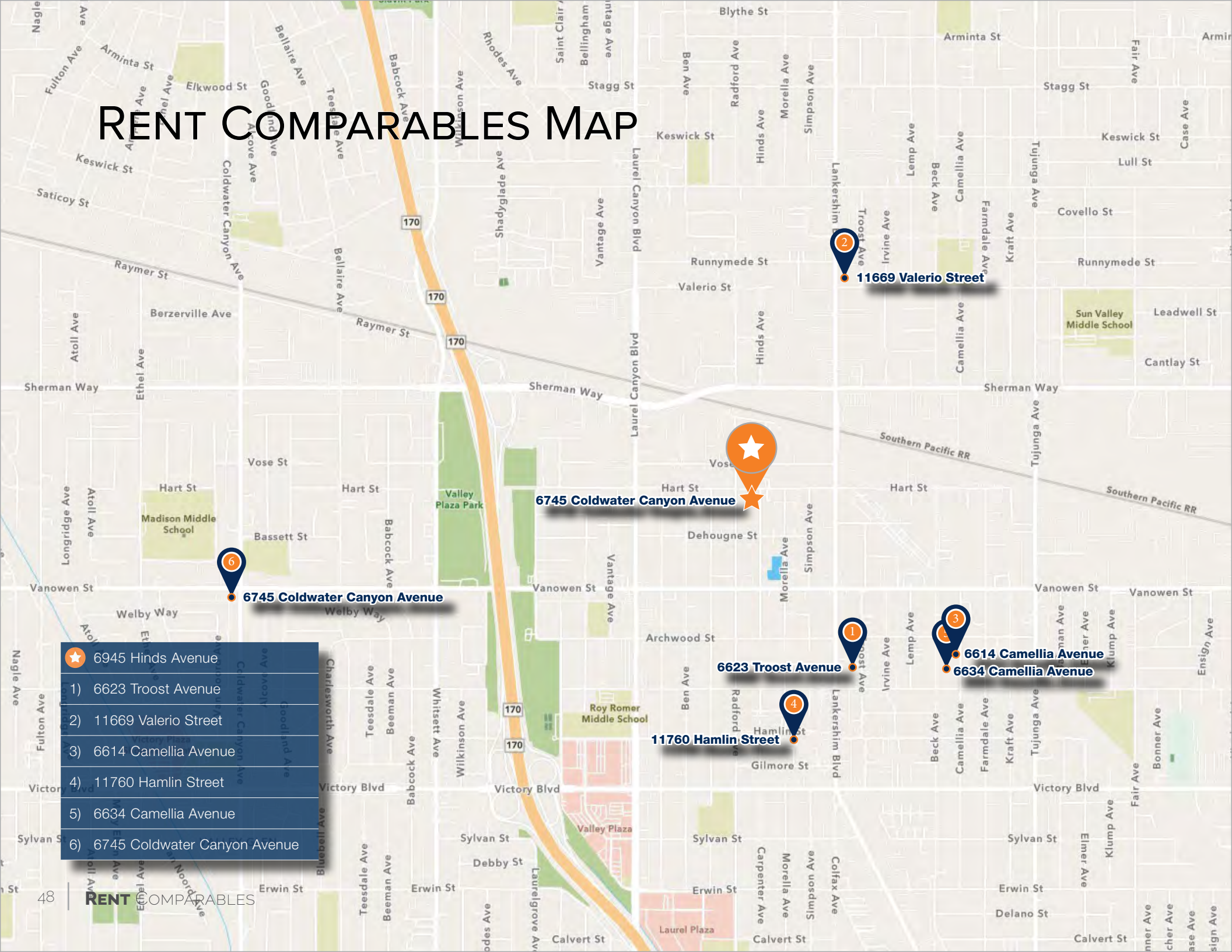
RENT COMPARABLES

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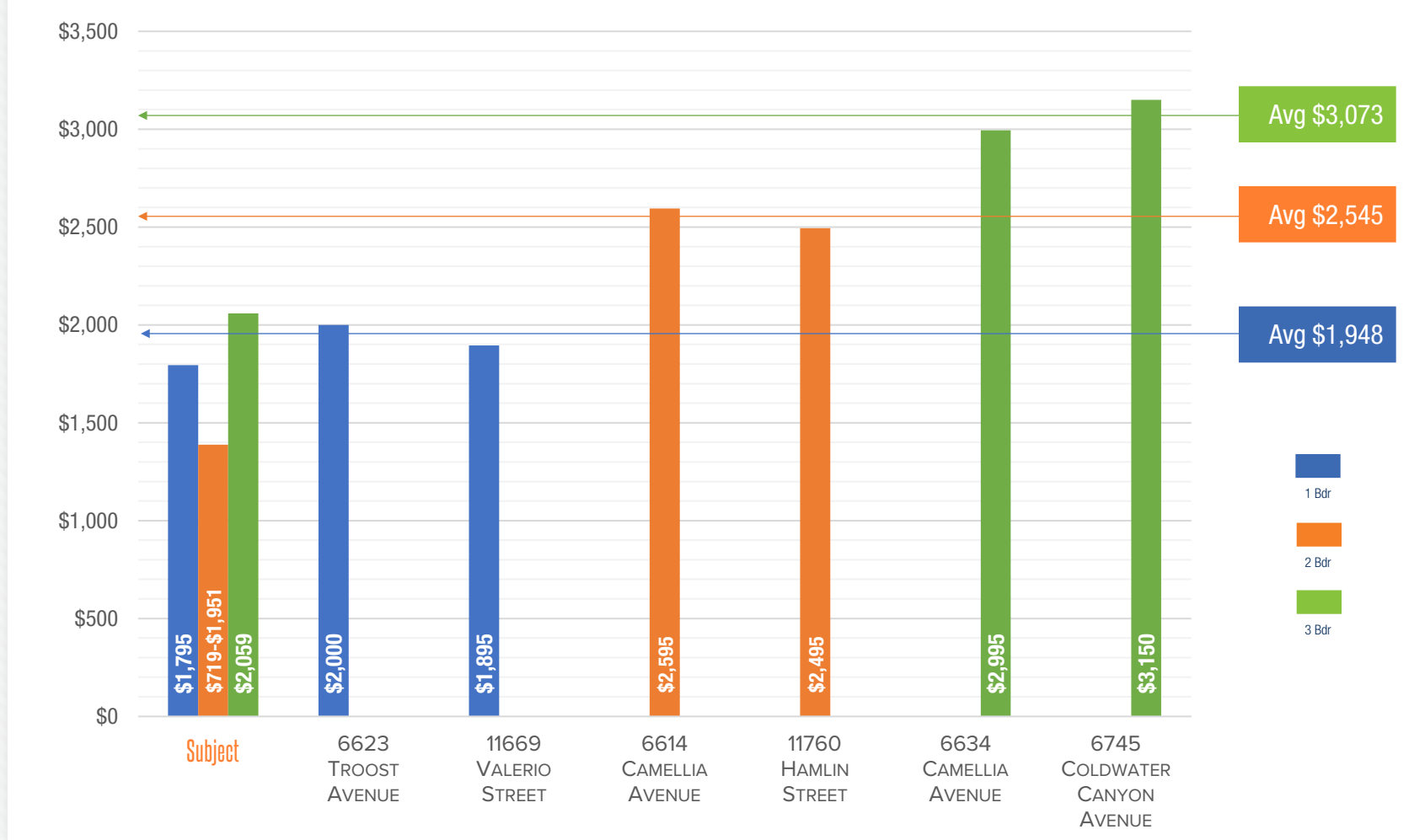
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RENT COMPARABLES MAP



- ★ 6945 Hinds Avenue
- 1) 6623 Troost Avenue
- 2) 11669 Valerio Street
- 3) 6614 Camellia Avenue
- 4) 11760 Hamlin Street
- 5) 6634 Camellia Avenue
- 6) 6745 Coldwater Canyon Avenue

AVERAGE RENTS - 1, 2 & 3 BEDROOM UNITS





**6945 Hinds Avenue
North Hollywood, CA 91605**

Total No. of Units 10
Year Built 1963

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	575	\$1,795	\$3.12
2 Bdr 1 Bath	850	\$747-\$1,951	\$1.63
3 Bdr 2 Bath	1,000	\$2,059	\$2.06



1

**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	\$2,000	\$3.33

Amenities

Property features wood flooring, granite countertops, stainless steel appliances, mini-split HVAC units, recessed lighting, and on-site laundry.



2

**11669 Valerio Street
North Hollywood, CA 91605**

Total No. of Units 99
Year Built 1979

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	750	\$1,895	\$2.53

Amenities

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



3

**6614 Camellia Avenue
North Hollywood, CA 91606**

Total No. of Units 3
Year Built 1940

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	950	\$2,595	\$2.73

Amenities

Property features wood flooring, granite countertops, and stainless steel appliances.

4



**11760 Hamlin Street
North Hollywood, CA 91606**

Total No. of Units	30
Year Built	1992

Unit Type	SF	Rent	Rent/SF
2 Bdr 2 Bath	930	\$2,495	\$2.68

Amenities

Property features wood flooring, white appliances, granite countertops, central air/heat, balconies, a swimming pool, and on-site laundry.

5



**6634 Camellia Avenue
North Hollywood, CA 91606**

Total No. of Units	4
Year Built	1953

Unit Type	SF	Rent	Rent/SF
3 Bdr 1 Bath	1,426	\$2,995	\$2.10

Amenities

Property features tile flooring, wall AC units, granite countertops, ceiling fans, and on-site laundry.

6



**6745 Coldwater Canyon Avenue
North Hollywood, CA 91606**

Total No. of Units	8
Year Built	1976

Unit Type	SF	Rent	Rent/SF
3 Bdr 2.5 Bath	1,627	\$3,150	\$1.94

Amenities

Property features wood flooring, quartz countertops, black appliances, recessed lighting, mini-split HVAC units, 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	6623 Troost Avenue North Hollywood, CA 91606	5	1959	1 Bdr 1 Bath	600	\$2,000	\$3.33
2	11669 Valerio Street North Hollywood, CA 91605	99	1979	1 Bdr 1 Bath	750	\$1,895	\$2.53
3	6614 Camellia Avenue North Hollywood, CA 91606	3	1940	2 Bdr 2 Bath	950	\$2,595	\$2.73
4	11760 Hamlin Street North Hollywood, CA 91606	30	1992	2 Bdr 2 Bath	930	\$2,495	\$2.68
5	6634 Camellia Avenue North Hollywood, CA 91606	4	1953	3 Bdr 1 Bath	1,426	\$2,995	\$2.10
6	6745 Coldwater Canyon Avenue North Hollywood, CA 91606	8	1976	3 Bdr 2.5 Bath	1,627	\$3,150	\$1.94
A V E R A G E S				1 Bedroom	675	\$1,948	\$2.89
				2 Bedroom	940	\$2,545	\$2.71
				3 Bedroom	1,527	\$3,073	\$2.01
★	6945 Hinds Avenue North Hollywood, CA 91605	10	1963	1 Bdr 1 Bath 2 Bdr 1 Bath 3 Bdr 2 Bath	575 850 1,000	\$1,795 \$747-\$1,951 \$2,059	\$3.12 \$1.63 \$2.06



10
 UNITS

1963
 YEAR BUILT

8,382 SF
 RENTABLE SF

8,999 SF
 LOT SIZE



6945 HINDS AVENUE, NORTH HOLLYWOOD, CA 91605

Exclusively Listed By:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP



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