

5763 Laurel Canyon Blvd., Valley Village CA

KW Commercial is pleased to present the exclusive opportunity to acquire a **VALUE ADD potential 16 Unit Apartment Complex** in Valley Village, CA. This multi-family property is comprised of four 2BD/1BA units, eight 1BD/1BA units, and four single units.

This property includes a 9,348 SF leveled vacant lot that is zoned R1. With excellent proximity to shopping, entertainment districts, restaurants, and freeways this community is conveniently and centrally located.

- Jason Choi DRE 02043421
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The Offering

List Price \$4,490,000 (Price breakdown: \$3,744,000 for apartment property + \$746,000 for empty back lot)

**Must be purchased together*

Cap Rate 6.1% CAP

**Back Lot priced at \$746,000 not included in cap rate calculations*

Building Size 11,018 SF

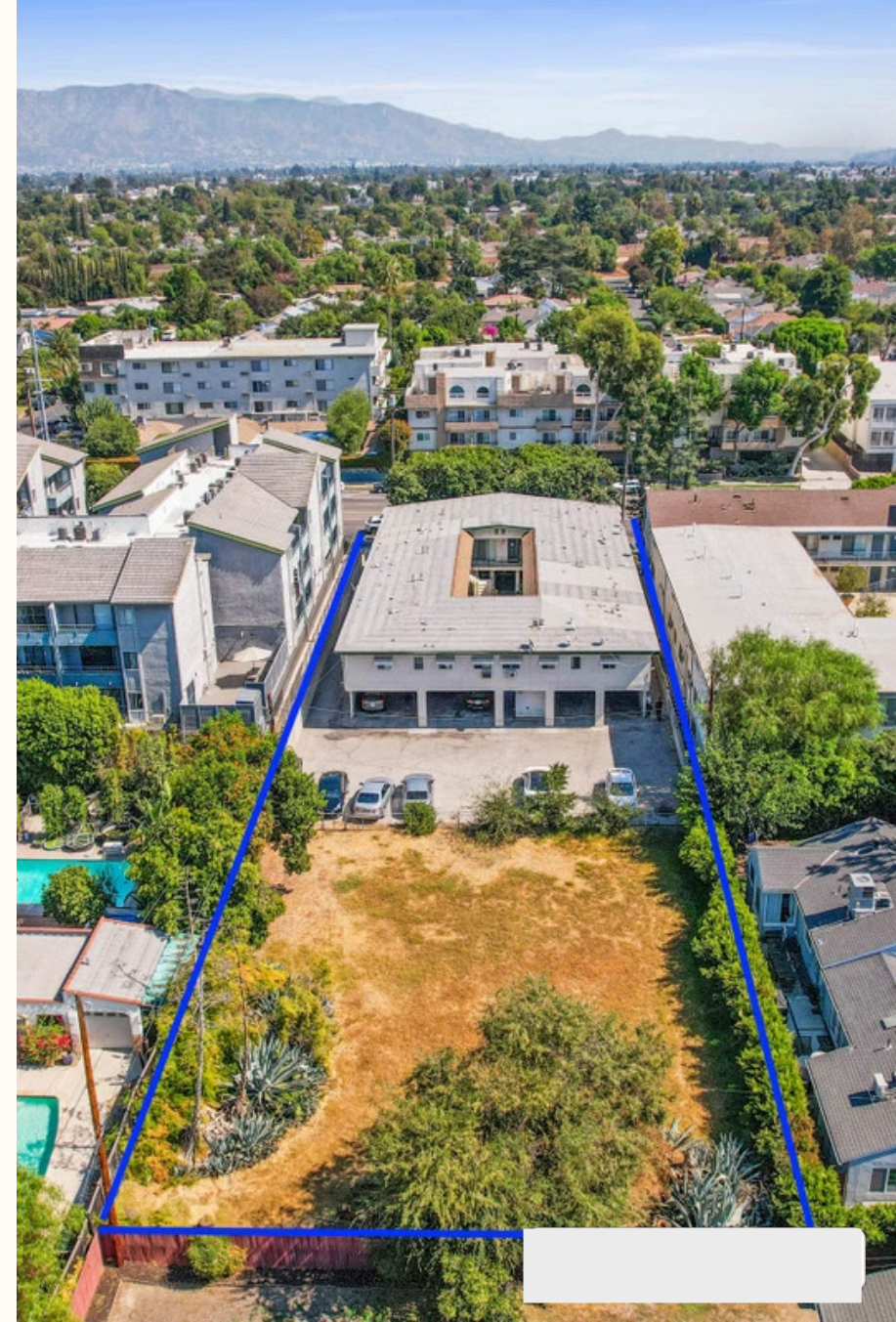
Parcel Size 0.52 Acres

Empty Back Lot Size 9,348 SF

Year Built 1958

Parcel Number 234-026-016

Zoning Apartment parcel R3. Empty back lot zoned R1



Convenient Living in the Heart of the City

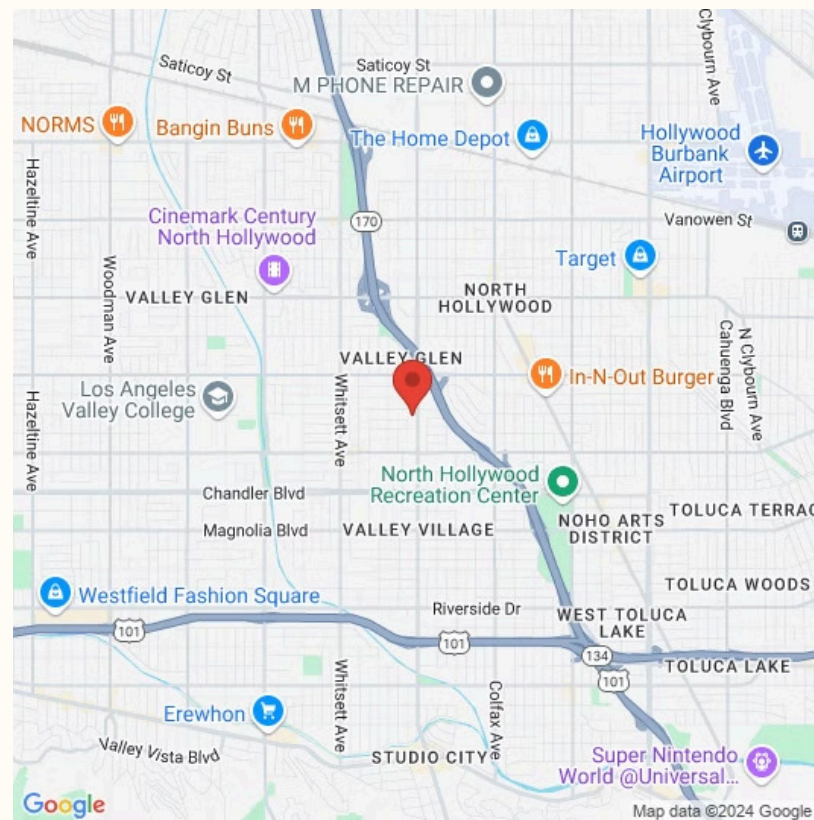
Amenities

Building amenities include washer and dryer machines, newly upgraded building beams to meet the newly adopted City earthquake codes. Two new 100 gallon capacity water heaters were installed in late 2023. Roof condition is in good-excellent condition as new roofing material was installed in sections of the roof in 2019 and also in 2023. A new ABS main drain line was installed in 2021. Water piping is all copper.

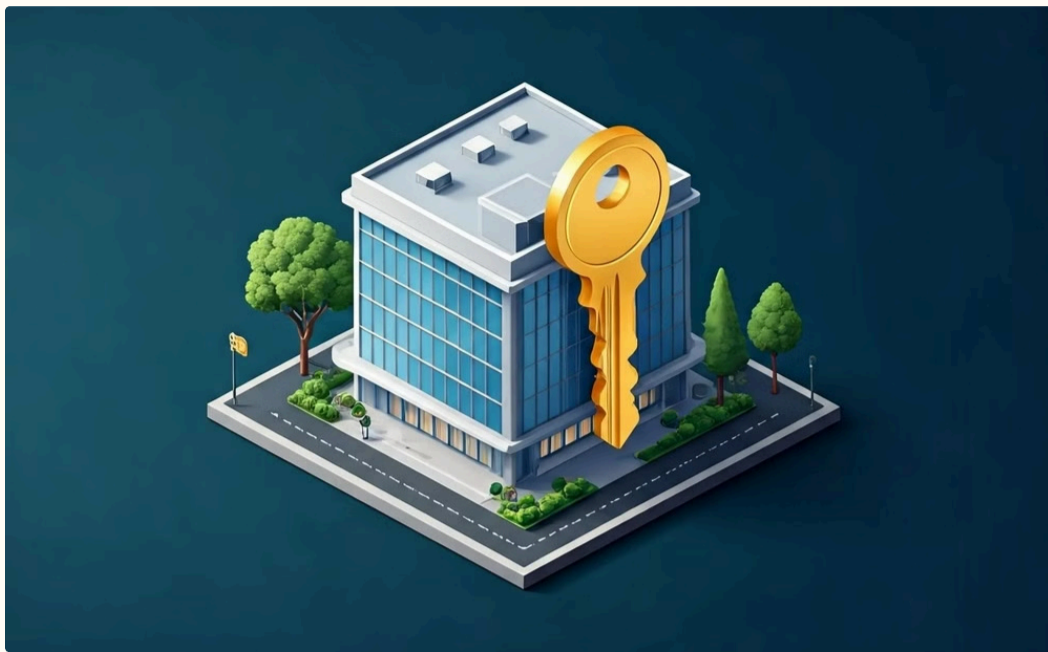


Prime Location

Easy access to the Hollywood Freeway but no Freeway traffic noise. Close proximity to the metro station, and walking distance to the new **NOHO West Retail and Entertainment Community Plaza.**



Rent Roll and Expenses



Rent Roll

***RENT ON 2/1/25*

UNIT 1 (1 bed) \$1,241

UNIT 2 (2 bed) \$1,825

UNIT 3 (single unit) \$1,037.35

UNIT 4 (1 bed) \$1,635

UNIT 5 (1 bed) \$1,695

UNIT 6 (1 bed) \$1,126.74

UNIT 7 (single unit) \$1,221.76

UNIT 8 (1 bed) \$1,650

UNIT 9 (2 bed) \$1,658.80

UNIT 10 (single unit) \$1,450

UNIT 11 (1 bed) \$1,695

UNIT 12 (1 bed) \$1,107.55

****No UNIT 13**

UNIT 14 (single unit) \$1,435

UNIT 15 (2 bed) \$1,850

UNIT 16 (2 bed) \$1,820

UNIT 17 (1 bed) \$1,615

MONTHLY SUBTOTAL \$24,013.20

MONTHLY SCEP AND EQ TOTAL \$117.78

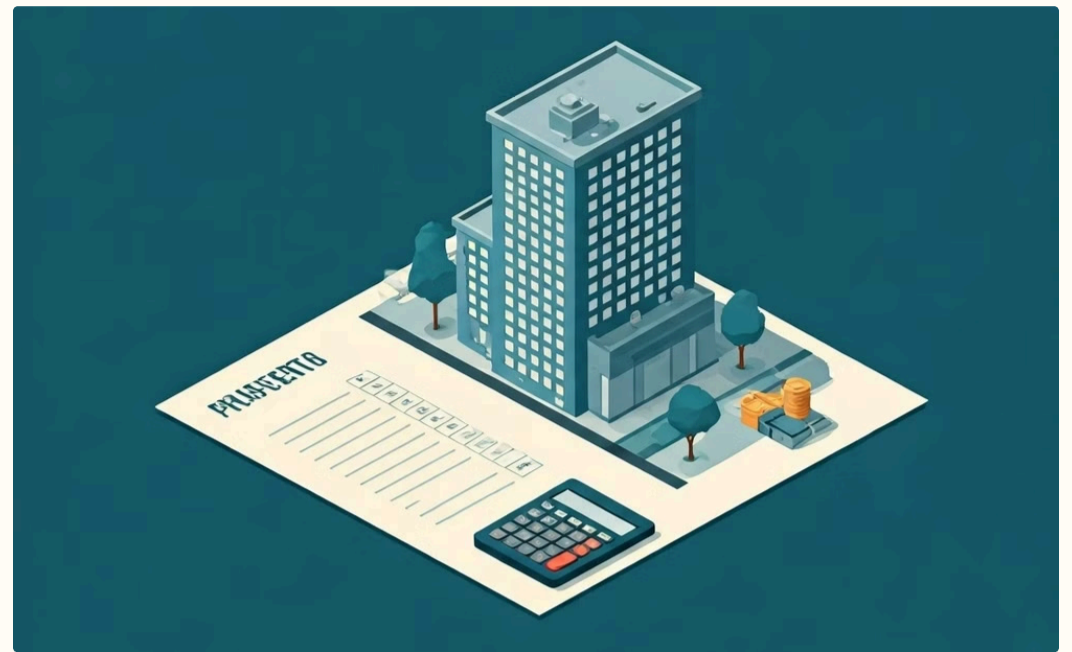
MONTHLY VOLUNTARY CONTRIBUTION \$150

IN UNIT LAUNDRY FEE \$30

COIN LAUNDRY INCOME \$250

MONTHLY GRAND TOTAL \$24,610.98

ANNUAL GRAND TOTAL \$295,331.76



Expenses

County and City Tax \$18,461

Insurance \$5,500.00

Landscape \$840.00

LADWP \$15,300.00

Gas \$5,786

Trash \$4,800.00

On-Site Manager \$1,800.00

Estimated Maintenance \$14,000.00

TOTAL ESTIMATED

ANNUAL EXPENSES \$66,487

TOTAL NET INCOME:

\$295,331.76

-\$66,487.00

\$228,844.76

Unit Mix

(4) Single Unit

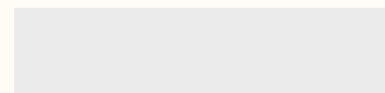
Consists of a living/bedroom area, along with kitchen, bathroom and hallway cabinets. ± 550 SF

(8) One-Bedroom

The perfect blend of privacy and open-concept living in our thoughtfully laid-out one-bedroom apartments. ±650 SF

(4) Two-Bedroom

Spacious and flexible, two-bedroom floor plans cater to every lifestyle, offering ample room to live, work, and entertain. ±750-800 SF



VALUE ADD POTENTIAL



LEVELED BACK LOT

The 9,348 SF back lot is zoned R1 and offers direct access, **presenting numerous development possibilities.**



LOW MONTH TO MONTH RENT

The low month-to-month rent offers an attractive upside and flexible living option.



MAJOR NEW DEVELOPMENT IN THE IMMEDIATE AREA

NOHO West, a long-awaited retail and entertainment destination, is a short walk away and offers a vibrant new community plaza.



Contact Us

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