



Conceptual **Rendering**

Offering Memorandum - RTI Land

Old Address

11405 Archwood Street

North Hollywood, CA 91606

New Site Address

6701 N. Tujunga Avenue

North Hollywood, CA 91606

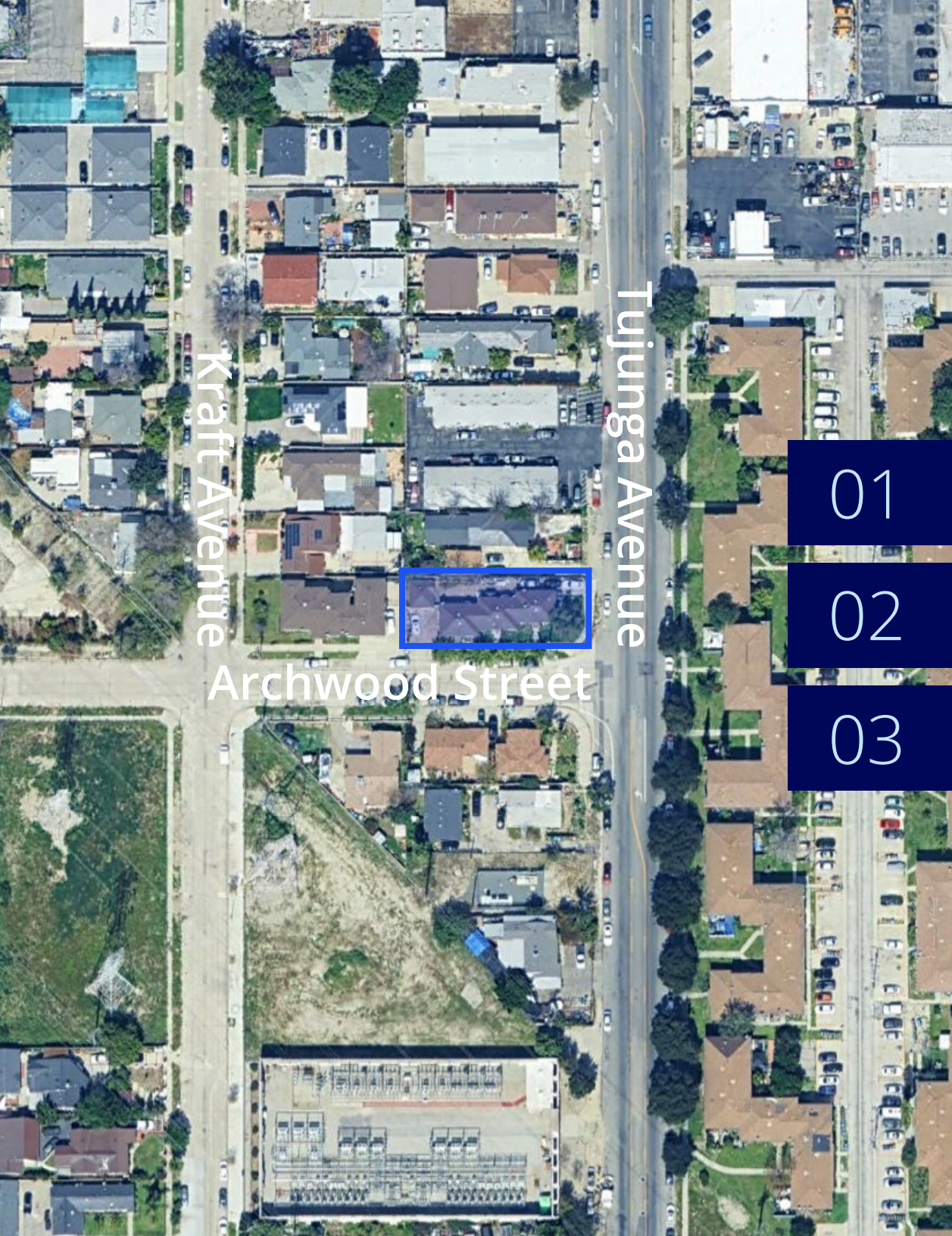
The Ghobadi Team
Apartment Building Specialists

Our Mission

Our mission is to provide our clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals with expertise in the Los Angeles, San Fernando Valley and Tri-Cities markets aims to maximize returns while safeguarding the best interests of our clients.

Guiding Principles

Honesty | Integrity | Experience | Market Knowledge



Kraft Avenue

Tujiunga Avenue

Archwood Street

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01

Property
Profile

Redevelopment **Information**

Project: 22 Unit Apartment Building
ED1 Project - 100% Affordable Housing

Property Snapshot - New Address

6701 N. Tujunga Avenue
North Hollywood, CA 91606

Address

LARD1.5

Zoning

2320-019-014

APNs

4

Stories

Ready to Issue (RTI)

Status

None required

Parking Spaces

22

Number of Units

24

Bicycle Parking Spaces

±11,635 square feet

Project Building Area

Tier 2

Transit Oriented Community (TOC)

±6,790 square feet

Lot Size

Privately funded project,

not subject to prevailing wages

Unit Mix

19

1-Bed Units

3

2-Bed Units

Current **Property**



Current **Property**

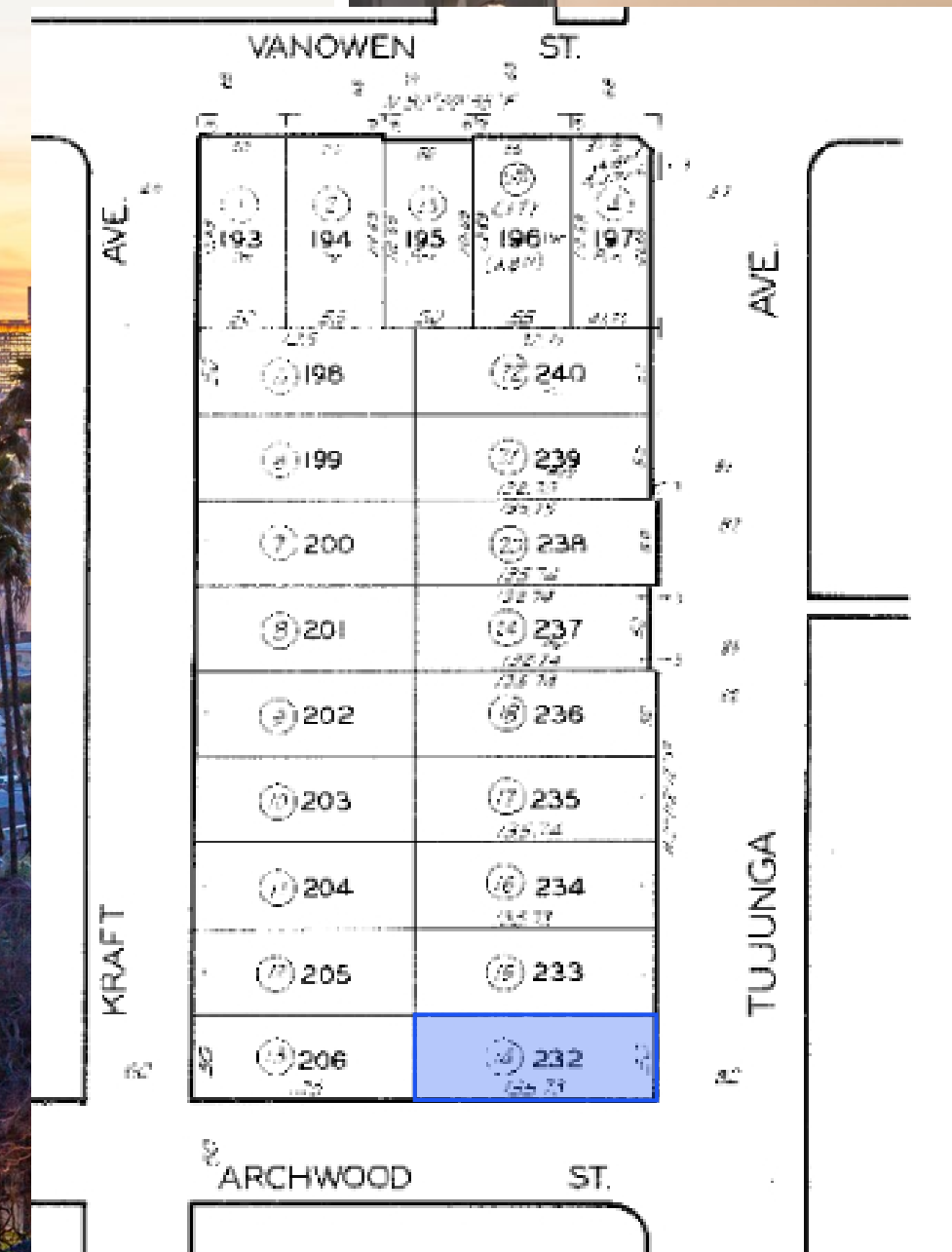


Current **Property**



Property Highlights

- ◆ Currently a vacant triplex
- ◆ Redevelopment - 22 unit apartment building
- ◆ ED1 project – 100% affordable housing
- ◆ RTI Project – Ready to pull the permit and break ground
- ◆ Building area: 11,635 square feet
- ◆ Lot Area: 6,790 square feet
- ◆ 19 one-bedroom and 3 two-bedroom units
- ◆ No parking
- ◆ 24 bicycle spaces
- ◆ APN: 2320-019-014
- ◆ Privately funded project, not subject to prevailing wages



02

Financials

Financials

Price	\$1,210,000
Units	22
Price/Buildable Unit	\$55,000
Project Building Area (SF)	±11,635
Lot Size (SF)	±6,790
Zoning	LARD1.5
APN	2320-019-014
Transit Oriented Community (TOC)	Tier2

Rent Roll

Unit #	Unit Type	Square Feet	Affordability Level / Manager's Unit	Schedule Type	Location of Unit in Building
101	1 Bed + 1 Bath	380	Manager's Unit	N/A	Central
102	1 Bed + 1 Bath	380	Low Income	CTCAC Sch. 9	Central
103	1 Bed + 1 Bath	384	Very Low Income	HCD Sch. 6	South West Corner
104	1 Bed + 1 Bath	403	Low Income	HCD Sch. 6	North West Corner
201	1 Bed + 1 Bath	380	Low Income	CTCAC Sch. 9	Central
202	1 Bed + 1 Bath	380	Low Income	CTCAC Sch. 9	Central
203	1 Bed + 1 Bath	380	Low Income	CTCAC Sch. 9	South West Corner
204	1 Bed + 1 Bath	403	Low Income	CTCAC Sch. 9	North West Corner
205	2 Bed + 1 Bath	408	Extremely Low Income	HCD Sch. 6	North East Corner
206	1 Bed + 1 Bath	480	Low Income	CTCAC Sch. 9	South East Corner
301	1 Bed + 1 Bath	380	Very Low Income	HCD Sch. 6	Central
302	1 Bed + 1 Bath	380	Low Income	CTCAC Sch. 9	Central
303	1 Bed + 1 Bath	380	Low Income	CTCAC Sch. 9	South West Corner
304	1 Bed + 1 Bath	403	Low Income	CTCAC Sch. 9	North West Corner
305	2 Bed + 1 Bath	408	Low Income	CTCAC Sch. 9	North East Corner
306	1 Bed + 1 Bath	480	Low Income	CTCAC Sch. 9	South East Corner
401	1 Bed + 1 Bath	380	Low Income	CTCAC Sch. 9	Central
402	1 Bed + 1 Bath	380	Low Income	HCD Sch. 6	Central
403	1 Bed + 1 Bath	380	Low Income	CTCAC Sch. 9	South West Corner
404	1 Bed + 1 Bath	403	Low Income	CTCAC Sch. 9	North West Corner
405	2 Bed + 1 Bath	408	Low Income	CTCAC Sch. 9	North East Corner
406	1 Bed + 1 Bath	480	Low Income	CTCAC Sch. 9	South East Corner

* Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

03

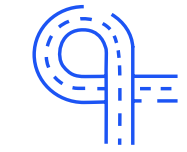
Area

Overview

North Hollywood Essentials

Welcome to North Hollywood, a distinctive neighborhood in the San Fernando Valley where artistic energy meets residential comfort. Known locally as NoHo, this community has evolved from its agricultural beginnings into a cultural destination, anchored by the NoHo Arts District. Current rental options include apartment communities and single-family homes, with average monthly rents starting at \$1,773 for studios and reaching \$3,605 for four-bedroom units. The area's rental market maintains steady pricing across different unit sizes. Notable areas include the Arts District, the residential streets near Valley Village, and the established communities along Magnolia Boulevard.

The neighborhood centers around landmarks like the El Portal Theatre and the Academy of Television Arts & Sciences. Residents enjoy the North Hollywood Recreation Center, which offers tennis courts, swimming pools, and green spaces for outdoor activities. Transportation became more accessible with the Metro B Line subway station, connecting North Hollywood to downtown Los Angeles and other parts of the city. The area serves students through North Hollywood High School and several private educational institutions. Originally named Lankershim, the community adopted its current name in 1927, though it sits six miles from Hollywood proper. Recent developments, including the NoHo West complex, have added new shopping and dining options while preserving the area's artistic heritage.



Major Roads

170 Hollywood Freeway
6 min / 1.7 miles

Interstate 5 Feeway
11 min / 4.1 miles



Transportation

North Hollywood Station
4 min / 1.7 miles

Hollywood Burbank
Airport Station
3 min / 1.8 miles

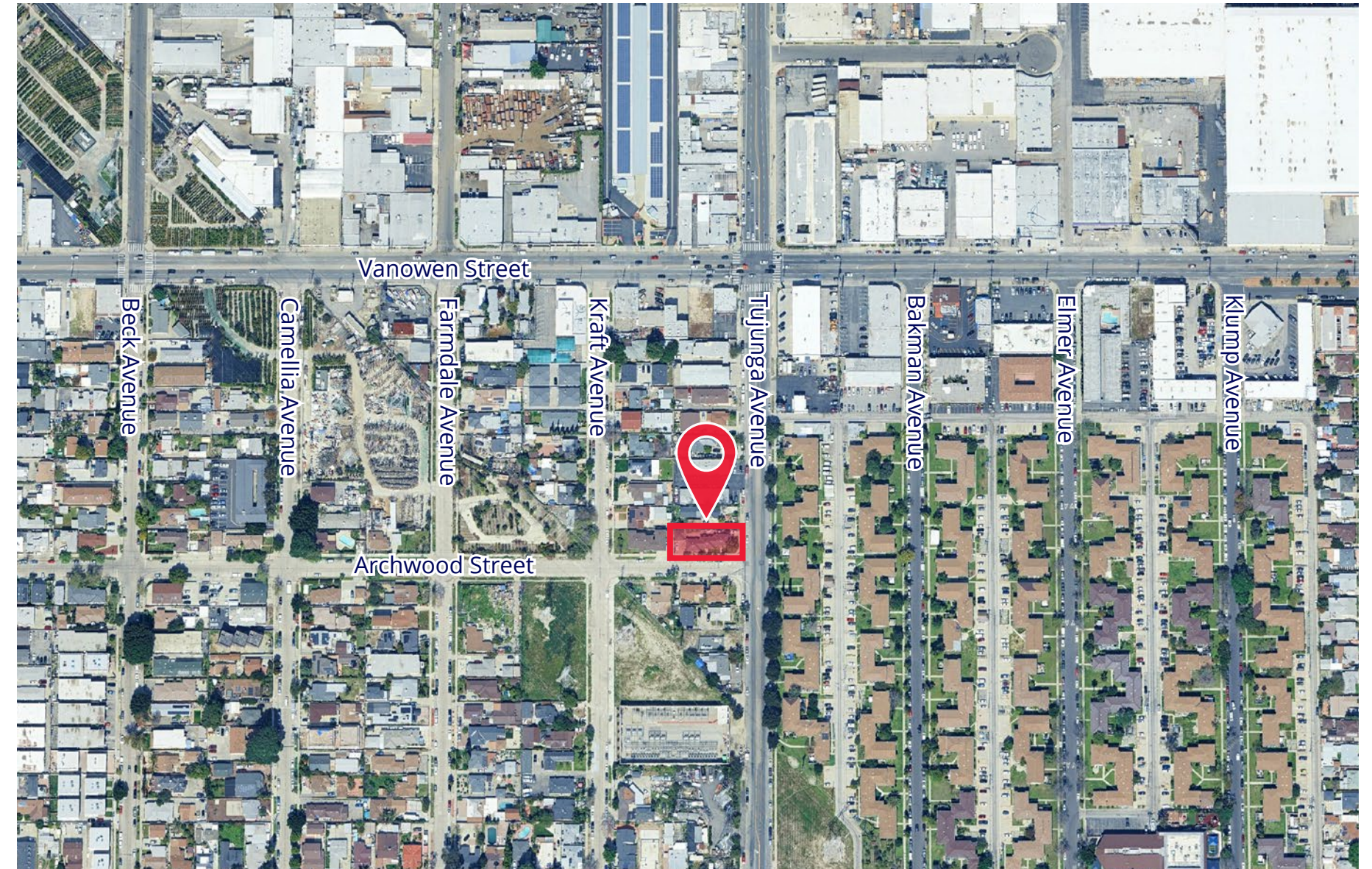
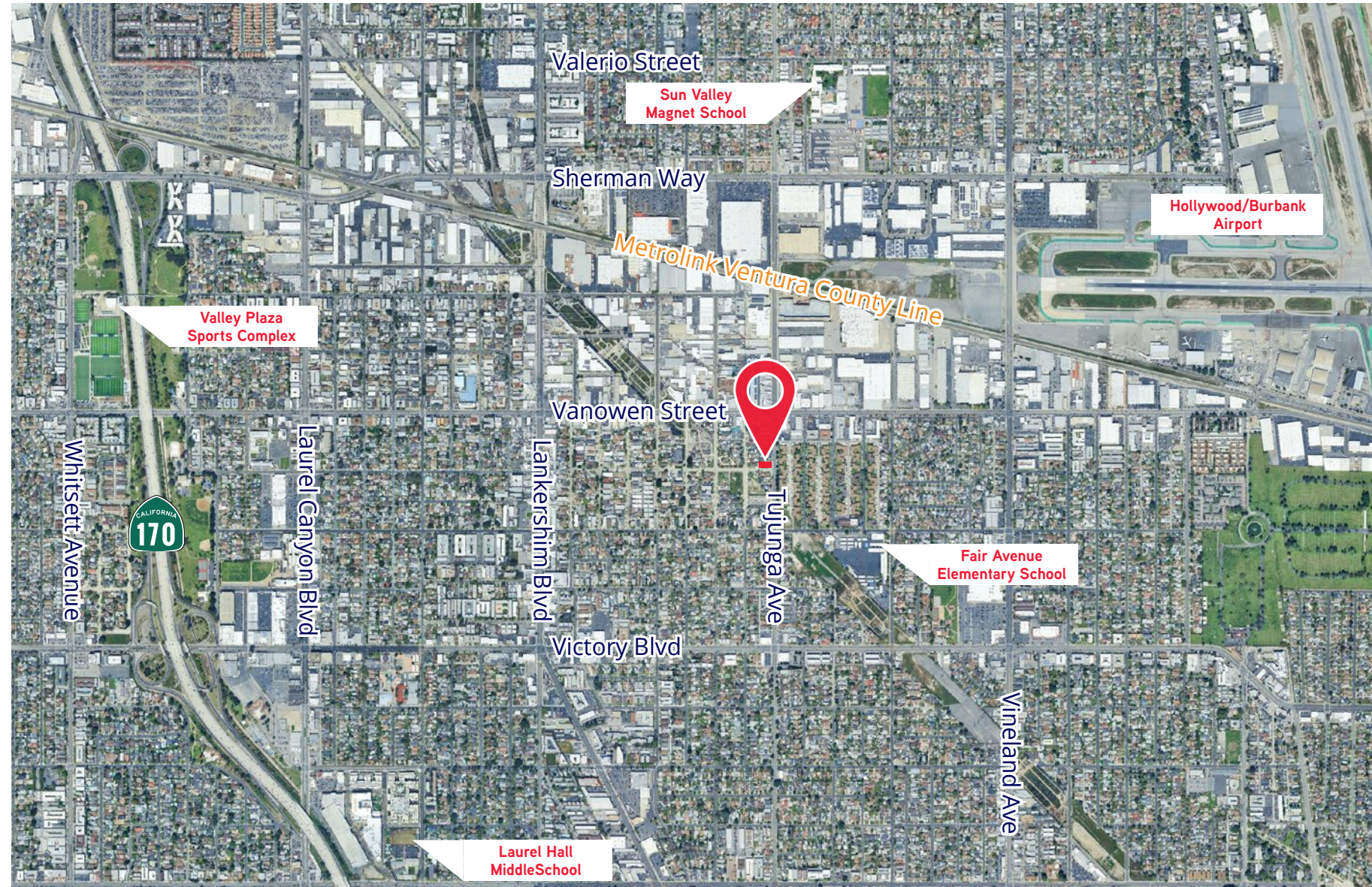


International Airports

Hollywood Burbank (BUR)
4 min / 1.8 miles

Los Angeles (LAX)
36 min / 24.9 mile

Aerial Map



Demographics



Rent Occupied
75.1% within a
1 mile radius of property



Household Growth
within a 3 mile radius is expected
to reach 1.72% by 2030



Population Growth
within a 3 mile radius is expected
to reach -0.20% by 2030

Demographic Overview

Population	1 Mile	3 Miles	5 Miles
Total Population Est. 2025	39,266	270,714	605,955
Male	50.9%	50.1%	49.9%
Female	49.1%	49.9%	50.1%
Race & Ethnicity			
White	27.5%	43.6%	44.2%
Black	4.1%	4.5%	4.1%
American Indian/Alaska Native	2.2%	1.5%	1.4%
Asian	5.6%	8.1%	9.2%
Hawaiian/Pacific Islander	0.2%	0.1%	0.1%
Other	44.0%	27.6%	26.8%
Two or More Races	16.5%	14.7%	14.2%
Income			
Average Household Income	\$91,328	\$115,187	\$129,095
Median Household Income	\$66,890	\$81,096	\$86,044
Housing			
Median Housing Value	\$823,438	\$901,307	\$940,117
Owner Occupied	24.9%	35.2%	36.8%
Renter Occupied	75.1%	64.8%	63.2%

Source: American Community Survey (ACS), Esri and Bureau of Labor Statistics, U.S. Census

Top Employers

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Transportation/Material Moving	2,065	8,958	19,742
Sales and Sales Related	1,822	11,072	25,484
Office/Administrative Support	1,699	13,472	30,062
Building/Grounds Cleaning/Maintenance	1,560	6,375	14,161
Food Preparation/Serving Related	1,470	8,325	17,889
Construction/Extraction	1,335	6,701	16,507
Management	1,310	16,352	36,997
Healthcare Support	1,237	7,058	14,963
Production	1,234	6,339	13,302
Education/Training/Library	940	7,605	15,480
Arts/Design/Ent./Sports/Media	924	14,436	33,522
Personal Care/Service	857	5,096	10,540
Business/Financial	834	8,694	20,830



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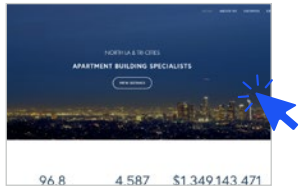
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Team Website



Team Brochure



Disclaimer

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