

11611
BURBANK BLVD



5 UNITS | NOHO

IREA

David Leibowitz | Partner
818.574.5132 | dleibowitz@irea.com
DRE 01912487

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818.574.5132 | dleibowitz@irea.com

DRE 01912487

IREA

16501 Ventura Blvd, Ste 448

Encino, CA 91436

818.386.6888 | 310.328.5208

02113651

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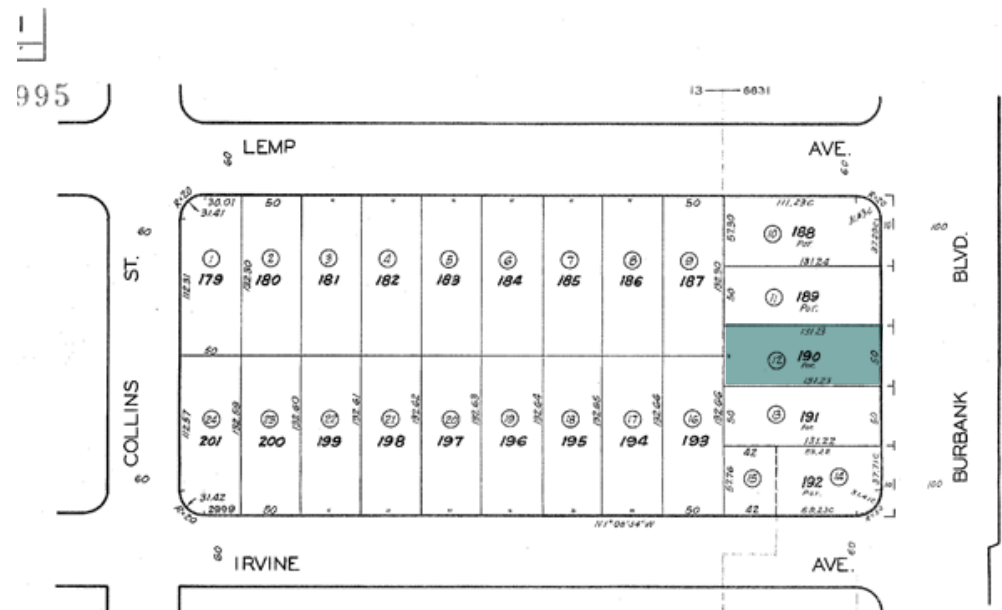
11611

BURBANK BLVD



ADDRESS	11611 Burbank Blvd North Hollywood, CA 91601
UNITS	5
YEAR BUILT	1949/2025
BUILDING SF	4,734 SF*
LOT SF	6,542 SF/.15 AC
PARKING	6
APN	2338-031-012

*Buyer to Verify







11611 BURBANK BLVD - IREA

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HIGHLIGHTS



LOCATED IN PRIME NOHO

Adjacent to the Arts District
Walking distance to Metro Station



IDEAL UNIT MIX

One very large 3-Bed/2-Bath T/H unit (perfect for owner), two 2-Bed/2-Bath, and two 1-Bed/1-Bath units



ADDITIONAL DWELLING UNITS

Two ADU's built in 2025 (not subject to LA Rent Control)



LUXURY FINISHES

All units have been beautifully renovated with high end finishes throughout including custom fireplaces



BUILDING AMENITIES

Washer/Dryer inside each unit, solar panels, one charging station for EV



VACANT UNITS

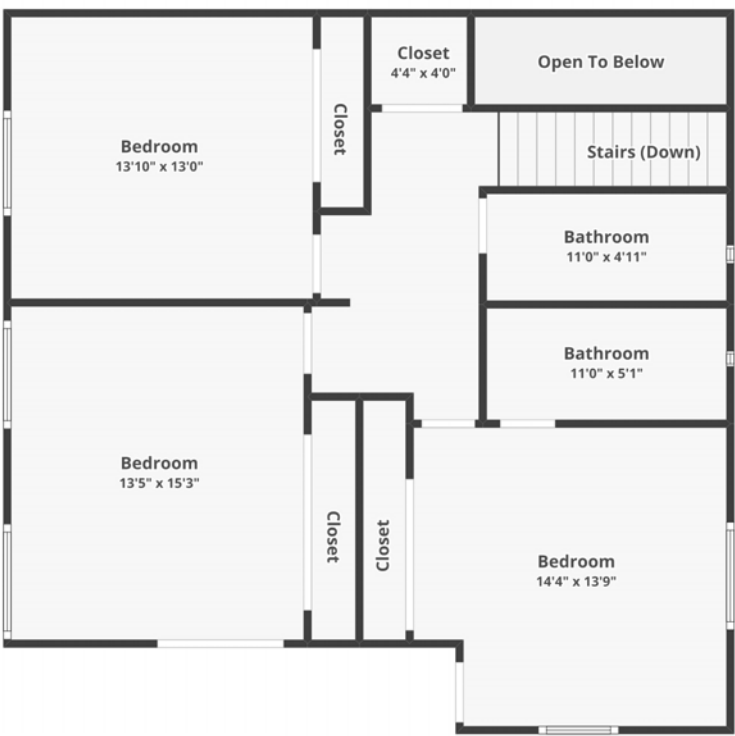
All five units delivered vacant



FLOOR PLANS



FLOOR 1

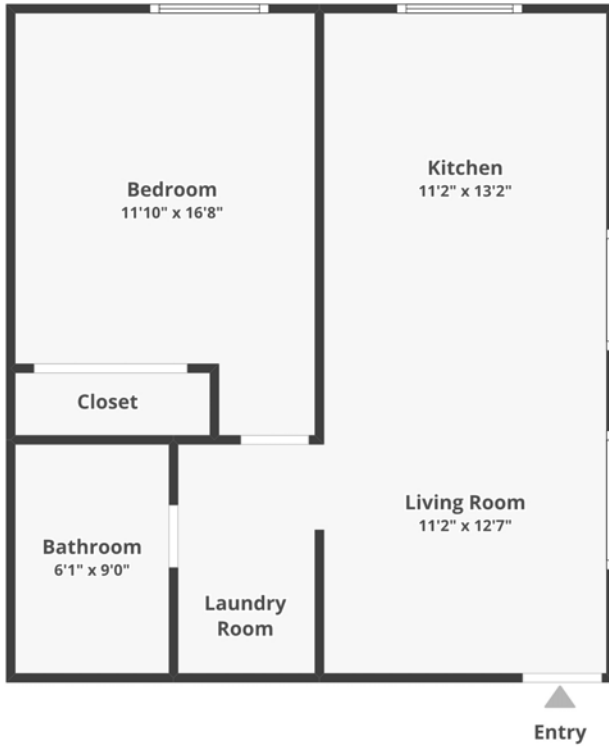


FLOOR 2



CLICK FOR 3D WALK THROUGH
Unit 1

Floor plans cannot be used for building or design purposes. Sizes and dimensions are approximate.



CLICK FOR 3D WALK THROUGH
Unit 2 and 3



CLICK FOR 3D WALK THROUGH
Unit 4 and 5

INTERIOR



INTERIOR



INTERIOR



INTERIOR



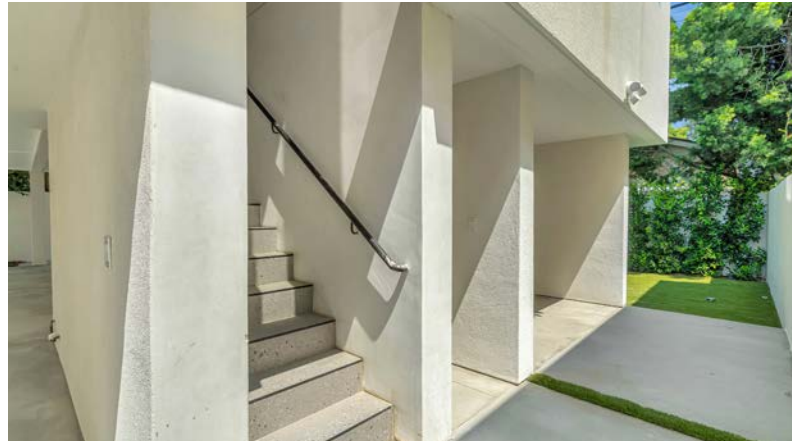
INTERIOR



INTERIOR

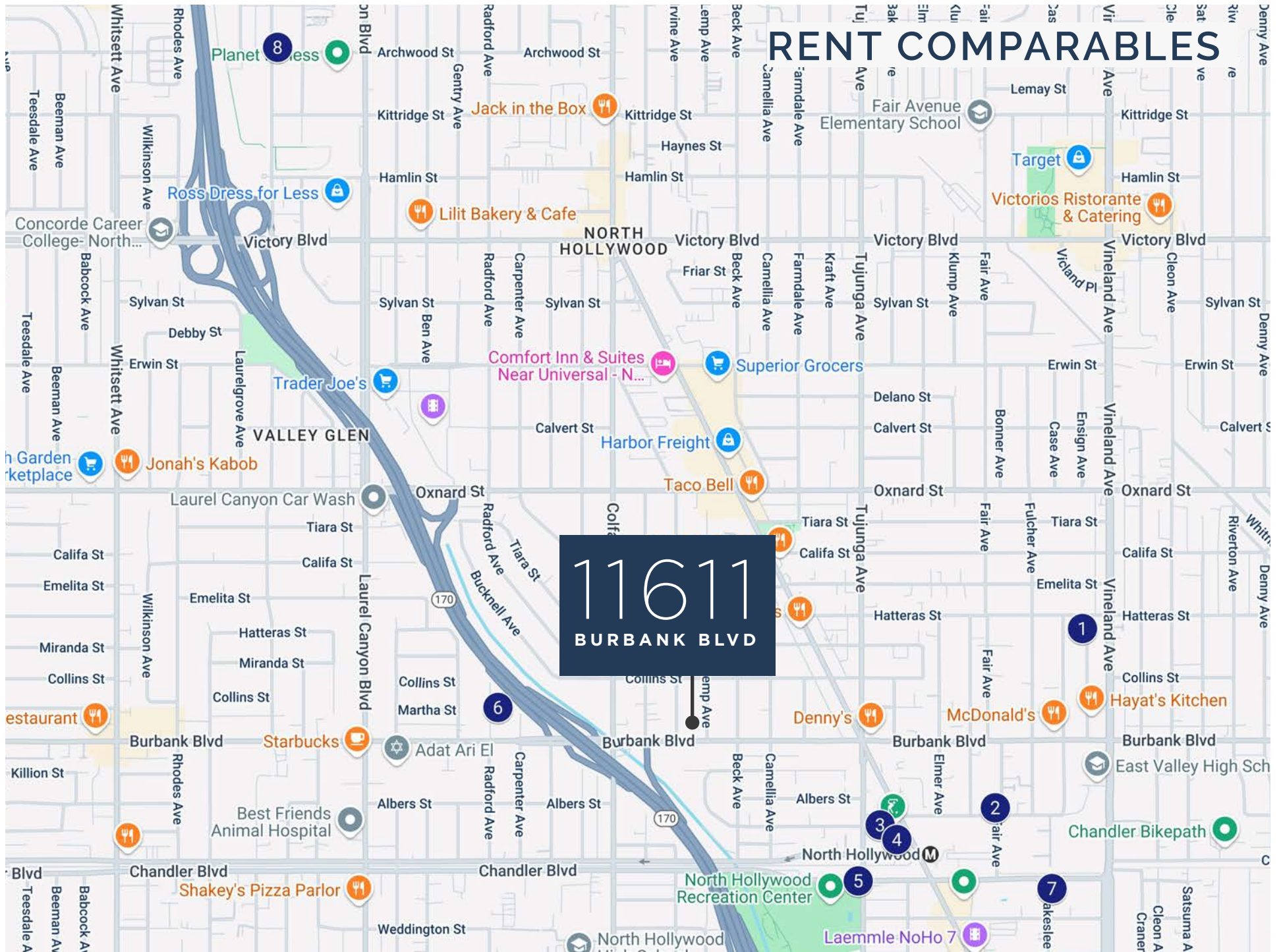


EXTERIOR



EXTERIOR





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RENT COMPARABLES

Property	Year Built	# of Units	1+1			2+2			3+2		
			Rent	SF	Rent/SF	Rent	SF	Rent/SF	Rent	SF	Rent/SF
1 5751 Ensign Ave <i>North Hollywood, CA 91601</i>	1938/2025	SFR				\$3,850	900	\$4.28			
2 5505 Bonner Ave <i>North Hollywood, CA 91601</i>	2018	32	\$2,500	695	\$3.60	\$3,350	1030	\$3.25			
3 5440 Tujunga Ave <i>North Hollywood, CA 91601</i>	2008	100	\$2,588 \$2,841	860 860	\$3.01 \$3.30	\$3,625 \$4,085 \$4,465	1261 1237 1443	\$2.87 \$3.30 \$3.09			
4 11311 Chandler Blvd <i>North Hollywood, CA 91601</i>	2022	127	\$2,852 \$3,055	803 788	\$3.55 \$3.88	\$3,554 \$3,950	1029 1154	\$3.45 \$3.42	\$5,408 \$6,117	1264 1580	\$4.28 \$3.87
5 11404 Chandler Blvd <i>North Hollywood, CA 91601</i>	2017	82				\$3,395					
6 5630 Radford Ave <i>Valley Village, CA 91607</i>	1952/2025	SFR							\$6,000	1698	\$3.53
7 11058 Chandler Blvd <i>North Hollywood, CA 91601</i>	2019	223	\$2,696 \$2,786	609 609	\$4.43 \$4.57	\$3,678 \$3,853 \$3,948	1045 1082 1082	\$3.52 \$3.56 \$3.65			
8 6700 St Clair Ave <i>North Hollywood, CA 91606</i>	1943/2025	SFR							\$5,300	1200	\$4.42
AVERAGES	2017	113	\$2,760	746	\$3.76	\$3,796	1126	\$3.44	\$5,706	1436	\$4.03
SUBJECT (AVERAGES)	1949 & 20225	5	\$3,150	695	\$4.53	\$3,990	900	\$4.43	\$5,900	1700	\$3.47

RENT COMPARABLES



1

5751 ENSIGN AVE
North Hollywood, CA 91601

Year Built	1938/2025		
Units	SFR		
2+2	Rent	SF	\$/SF
	\$3,850	900	\$4.28



2

5505 BONNER AVE
North Hollywood, CA 91601

Year Built	2018		
Units	32		
1+1	Rent	SF	\$/SF
	\$2,500	695	\$3.60
2+2	Rent	SF	\$/SF
\$3,350	1,030	1,030	\$3.25



3

5440 TUJUNGA AVE
North Hollywood, CA 91601

Year Built	2008		
Units	100		
1+1	Rent	SF	\$/SF
	\$2,588	860	\$3.01
	\$2,841	860	\$3.30
2+2	Rent	SF	\$/SF
	\$3,625	1,261	\$2.87
	\$4,085	1,237	\$3.30
	\$4,465	1,443	\$3.09



4

11311 CHANDLER BLVD
North Hollywood, CA 91601

Year Built	2022		
Units	127		
1+1	Rent	SF	\$/SF
	\$3,016	788	\$3.83
2+2	Rent	SF	\$/SF
	\$3,625	1,154	\$3.14
	\$3,950	1,154	\$3.42



5

11404 CHANDLER BLVD
North Hollywood, CA 91601

Year Built	2017		
Units	82		
3+2	Rent	SF	\$/SF
	\$3,995		



6

5630 RADFORD AVE
Valley Village, CA 91607

Year Built	1952/2025		
Units	SFR		
3+2	Rent	SF	\$/SF
	\$6,000	1,698	\$3.53



7

11058 CHANDLER BLVD
North Hollywood, CA 91601

Year Built	2019		
Units	223		
1+1	Rent	SF	\$/SF
	\$2,696	609	\$4.43
	\$2,786	609	\$4.57
2+2	Rent	SF	\$/SF
	\$3,678	1,045	\$3.52
	\$3,853	1,082	\$3.56
	\$3,948	1,082	\$3.65

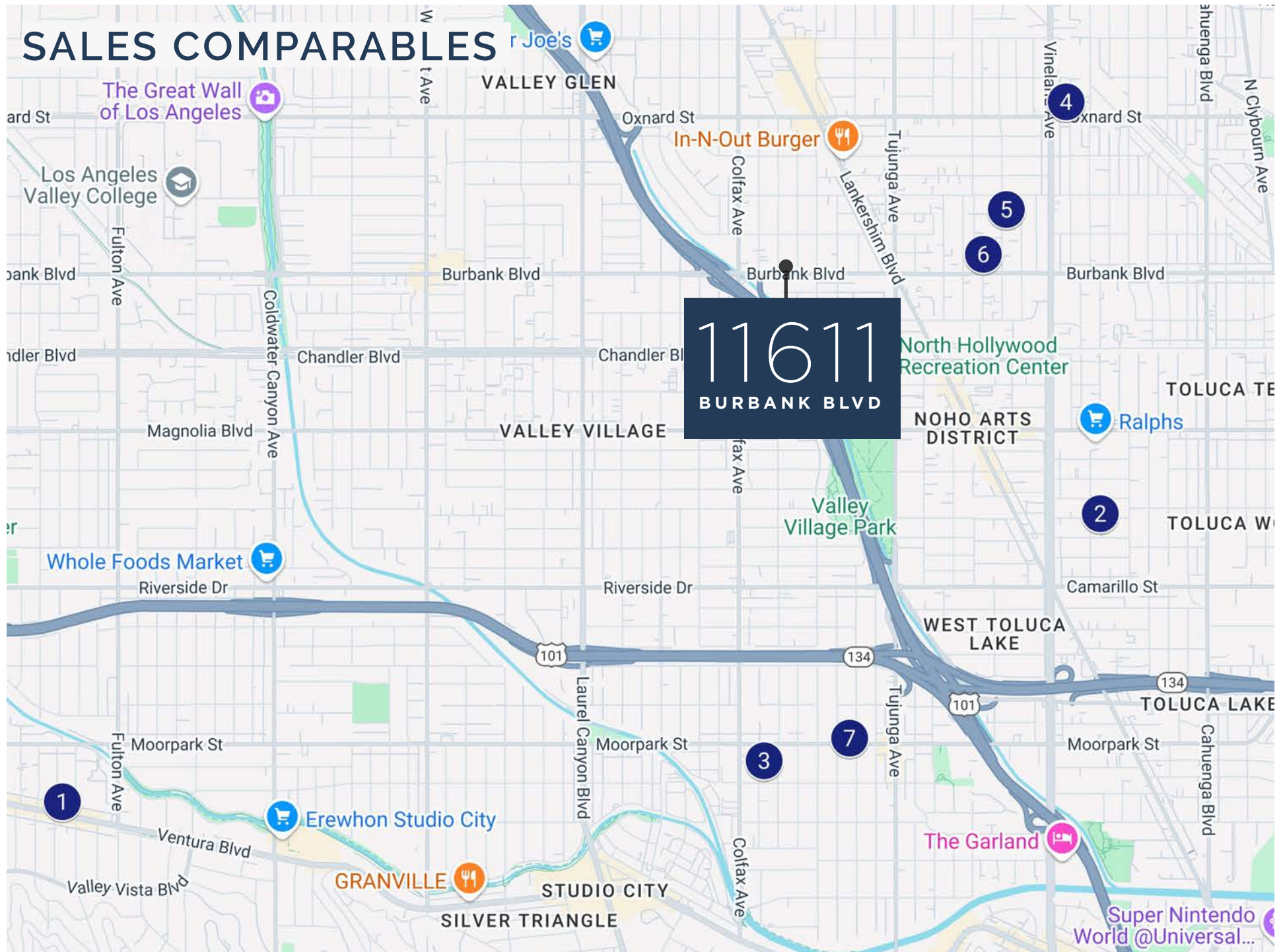


8

6700 ST CLAIR AVE
North Hollywood, CA 91601

Year Built	1943/2025		
Units	SFR		
3+2	Rent	SF	\$/SF
	\$5,300	1,200	\$4.42

SALES COMPARABLES



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SALES COMPARABLES

	Property	Year Built	Sales Price	# of Units	Price/Unit	Gross SF	Avg Gross SF/Unit	Price/SF	CAP Rate	GRM	COE
1	4212 Greenbush Ave <i>Sherman Oaks, CA 91423</i>	2007	\$4,500,000	6	\$750,000	13,380	2,230	\$336		14.74	07/09/25
2	10847 Morrison St <i>North Hollywood, CA 91601</i>	2024	\$4,395,000	6	\$732,500	10,242	1,707	\$429	5.92%	12.37	03/18/25
3	4374 Troost <i>Studio City, CA 91604</i>	2011	\$4,650,000	6	\$775,000	10,070	1,678	\$462	5.00%	14.00	01/03/25
4	6025 Craner Ave <i>North Hollywood, CA 91606</i>	2019	\$4,000,000	6	\$666,667	13,653	2,276	\$293			12/31/24
5	5740 Fulcher Ave <i>North Hollywood, CA 91601</i>	2024	\$3,460,000	5	\$692,000	8,132	1,626	\$425		13.50	12/19/24
6	5630 N Fair Ave <i>North Hollywood, CA 91601</i>	2018	\$7,625,000	15	\$508,333	28,381	1,892	\$269	5.17%	13.93	10/31/24
7	11469 Moorpark St <i>North Hollywood, CA 91602</i>	2008	\$3,407,000	6	\$567,833	9,330	1,555	\$365	4.48%	14.34	10/31/24
	SALE AVERAGES	2016	\$4,576,714	7	670,333	13,313	1,852	\$368	5.14%	13.81	
	SUBJECT	1949 & 20225	\$3,500,000	5	\$700,000	4,734	947	\$739	5.19%	14.45	

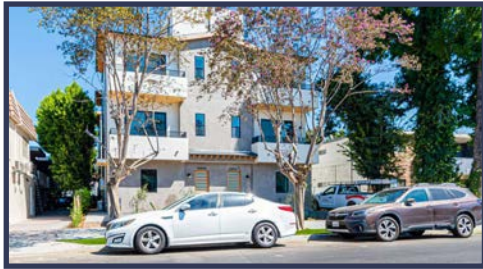
SALES COMPARABLES



1 4212 GREENBRUSH AVE

Sherman Oaks, CA 91423

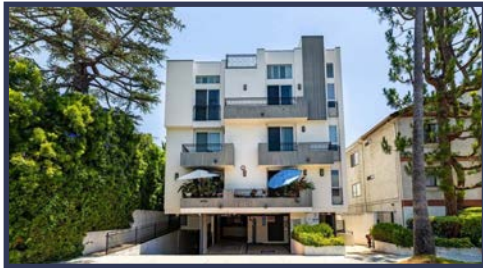
BUILT	SALES PRICE	UNITS	PRICE/UNIT	GROSS SF	AVG	PRICE/SF	CAP	GRM	CLOSE OF ESCROW
2007	\$4,500,000	6	\$750,000	13,380	2,230	\$336		14.74	July 9, 2025



2 10847 MORRISON ST

N. Hollywood, CA 91601

BUILT	SALES PRICE	UNITS	PRICE/UNIT	GROSS SF	AVG	PRICE/SF	CAP	GRM	CLOSE OF ESCROW
2024	\$4,395,000	6	\$732,500	10,242	1,707	\$429	5.92%	12.37	Mar 18, 2025



3 4374 TROOST

Studio City, CA 91604

BUILT	SALES PRICE	UNITS	PRICE/UNIT	GROSS SF	AVG	PRICE/SF	CAP	GRM	CLOSE OF ESCROW
2011	\$4,650,000	6	\$775,000	10,242	1,678	\$462	5.00%	14.00	Jan 3, 2025



4 6025 CRANER AVE

N. Hollywood, CA 91606

BUILT	SALES PRICE	UNITS	PRICE/UNIT	GROSS SF	AVG	PRICE/SF	CAP	GRM	CLOSE OF ESCROW
2019	\$4,000,000	6	\$666,667	13,653	2,276	\$293			Dec 31, 2024

SALES COMPARABLES



5 5740 FULCHER AVE

N. Hollywood, CA 91601

BUILT	SALES PRICE	UNITS	PRICE/UNIT	GROSS SF	AVG	PRICE/SF	CAP	GRM	CLOSE OF ESCROW
2024	\$3,460,000	5	\$692,000	8,132	1,626	\$425		13.50	Dec 19, 2024



6 5630 N FAIR AVE

N. Hollywood, CA 91601

BUILT	SALES PRICE	UNITS	PRICE/UNIT	GROSS SF	AVG	PRICE/SF	CAP	GRM	CLOSE OF ESCROW
2018	\$7,625,000	15	\$508,333	28,381	1,892	\$269	5.17%	13.93	Oct 31, 2024



7 11469 MOORPARK ST

N. Hollywood, CA 91601

BUILT	SALES PRICE	UNITS	PRICE/UNIT	GROSS SF	AVG	PRICE/SF	CAP	GRM	CLOSE OF ESCROW
2008	\$3,407,000	6	\$567,833	9,330	1,555	\$365	4.48%	14.34	Oct 31, 2024

FINANCIALS

FINANCIAL INDICATORS

Price:	\$3,500,000
Down Payment:	\$3,500,000
Down Payment %:	100%
CAP Current:	5.19%
GRM Current:	14.45
CAP Market:	5.19%
GRM Market:	14.45
Cost Per Sq. Ft.:	\$739
Cost Per Unit:	\$700,000
Expenses Per Unit:	\$10,660
Expenses Per Sq Ft:	\$11.26

PROPERTY ABSTRACT

Units:	5
Year Built:	1949 & 20225
Lot Sq Ft:	6,542
* Building Gross Sq Ft:	4,734
Parking Spaces:	6

*Approximately - Buyer to verify

SOURCE OF INCOME

		CURRENT		MARKET	
# of Units	Unit Type	Avg Rent	Income	Avg Rent	Income
2	1+1	\$3,150	\$6,300	\$3,150	\$6,300
2	2+2	\$3,990	\$7,980	\$3,990	\$7,980
1	3+2 T/H	\$5,900	\$5,900	\$5,900	\$5,900
Total Rental Income:			\$20,180		\$20,180
Total Monthly Income:			\$20,180		\$20,180

ESTIMATED ANNUALIZED OPERATING DATA:

	CURRENT	MARKET
<i>Scheduled Gross Income:</i>	\$242,160	\$242,160
Less Vacancy: 3.0%	(\$7,265)	(\$7,265)
Gross Operating Income:	\$234,895	\$234,895
Less Expenses: 22.7%	(\$53,300)	(\$53,300)
<i>Net Operating Income:</i>	\$181,595	\$181,595
Pre-Tax Cash Flow:	\$181,595	\$181,595
Percentage Return:	5.19%	5.19%

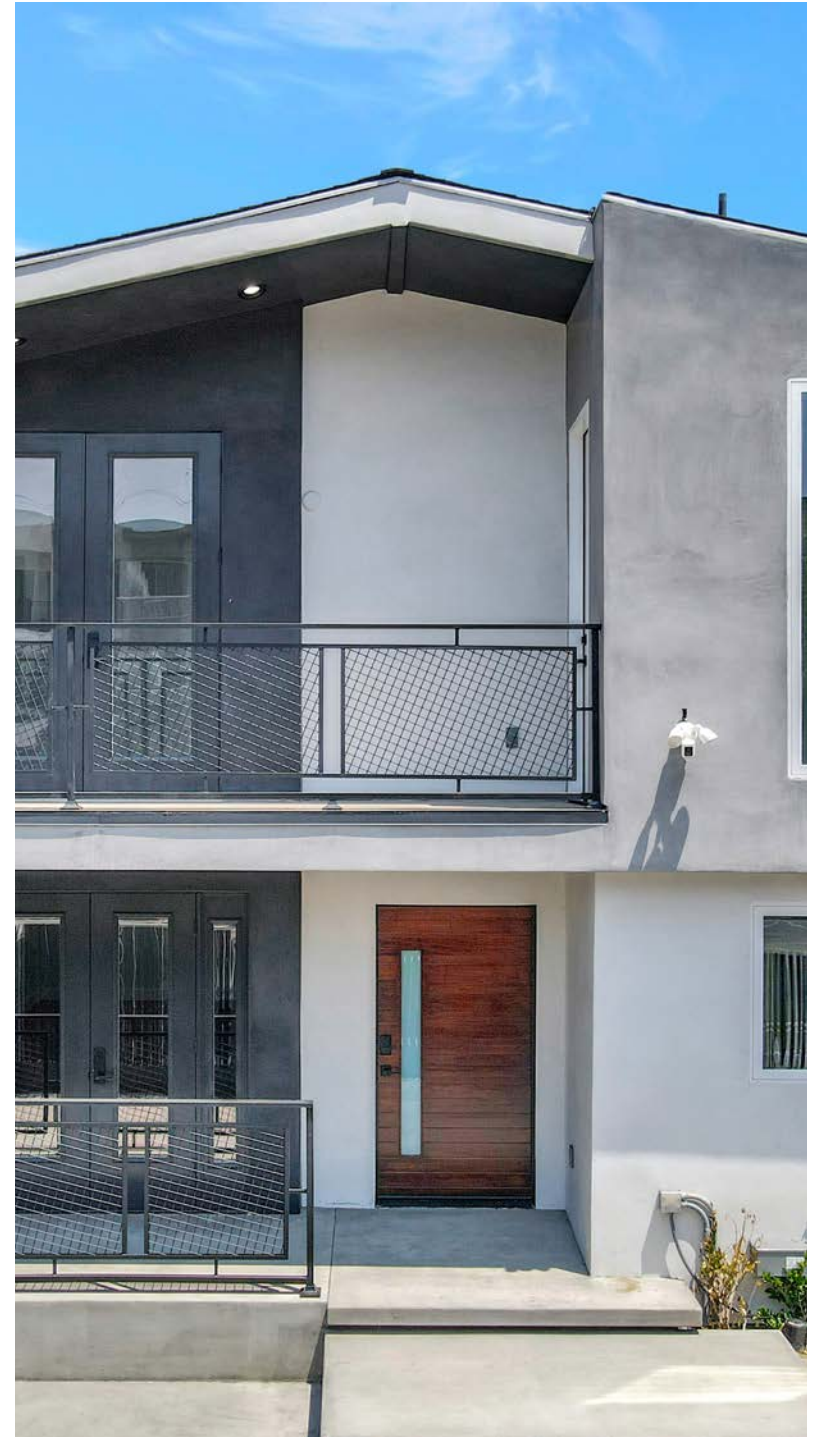
EXPENSES

ESTIMATED ANNUALIZED EXPENSES

Taxes:	1.2% of price	\$42,000
Insurance:	Estimate:	\$7,000
Utilities:	Estimate:	\$1,000
Gardener:	\$75 per month	\$900
Repairs & Maintenance:	\$300 per unit	\$1,500
Pest Control:	\$75 per month	\$900
Total Expenses:		\$53,300

RENT ROLL

UNIT	TYPE	CURRENT	MARKET
		RENT	RENT
1	3+2 T/H	\$5,900	\$5,900
2	1+1	\$3,150	\$3,150
3	1+1	\$3,150	\$3,150
4	2+2	\$3,990	\$3,990
5	2+2	\$3,990	\$3,990
Monthly Rent:		\$20,180	\$20,180
Annual Rent:		\$ 242,160	\$ 242,160



LOCATION

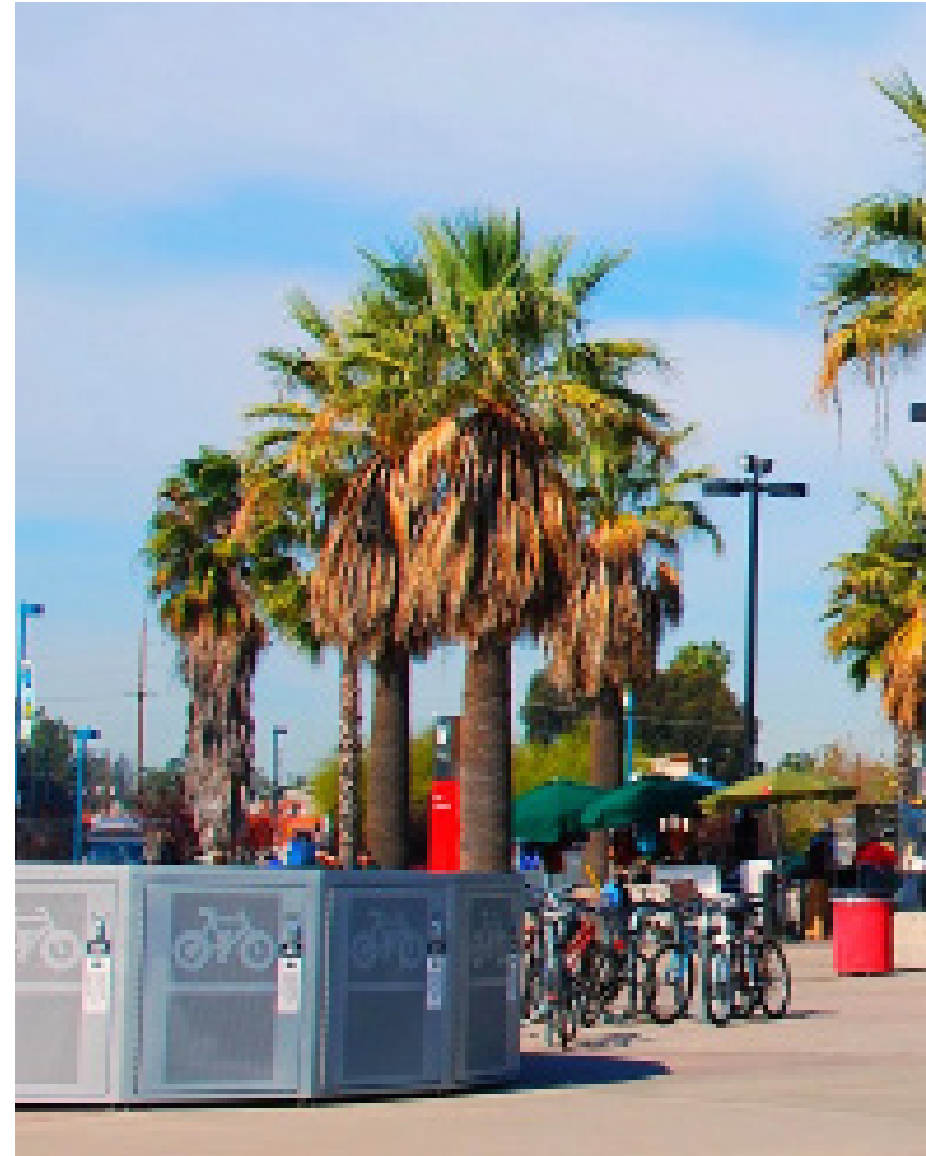


North Hollywood, located in the eastern San Fernando Valley, originated as an independent city before annexation into the City

of Los Angeles. In more recent years, the neighborhood has become one of the most densely populated in the Valley, and is home to both the NoHo Arts District and the Academy of Television Arts & Sciences. The industrial sector of North Hollywood plays a vital role in its overall economy and development, primarily driven by its close proximity to the entertainment industry centers of Burbank and Universal City.



The North Hollywood Metro station is a major transportation hub in Los Angeles. While not a Metrolink station itself, it provides connections to the Metrolink system through other stations like Union Station.

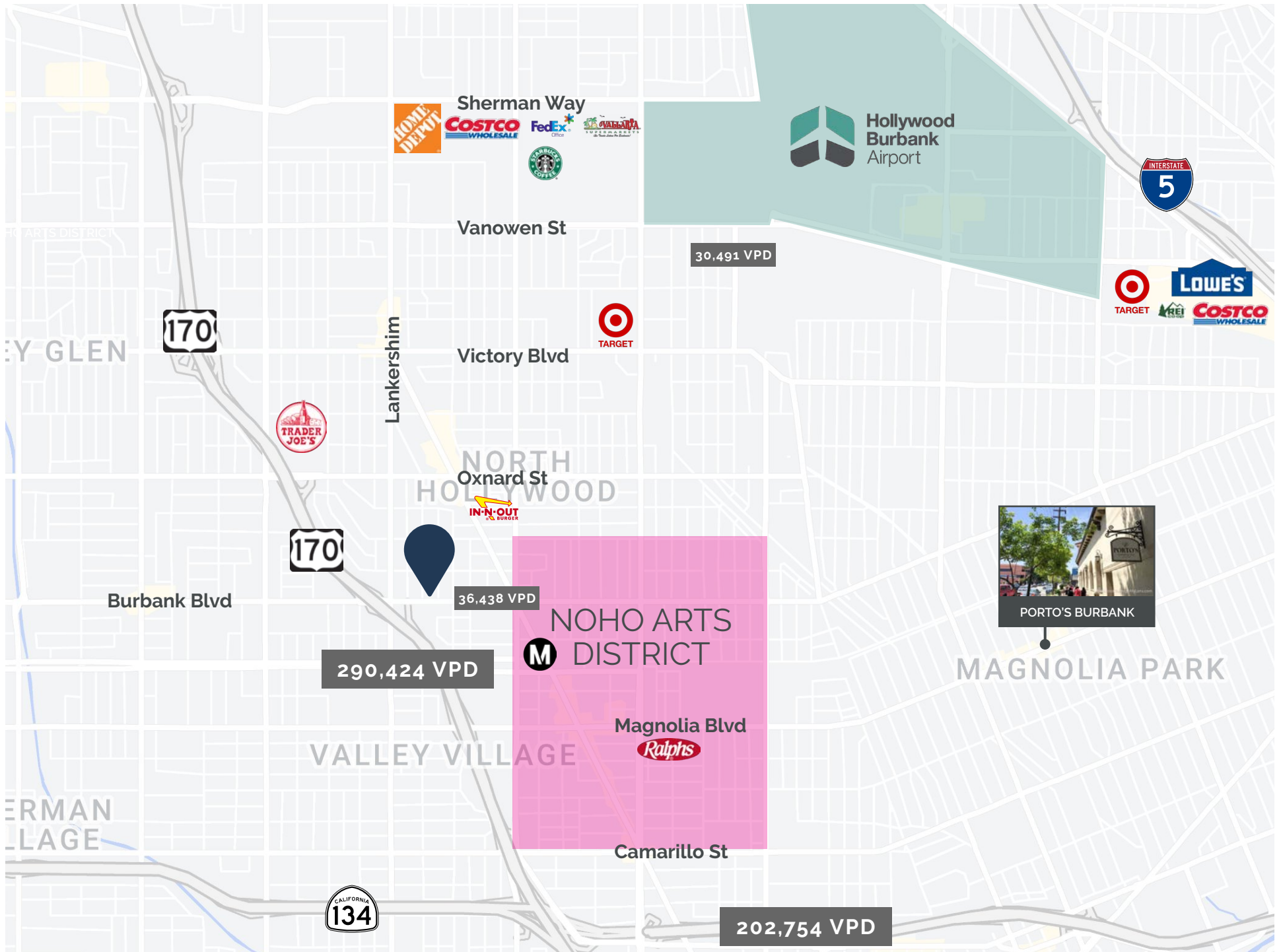




EMPLOYERS

North Hollywood has a diverse range of notable employers including Walmart, Costco, Amazon, UPS, McDonald's, The Home Depot, and the United States Postal Service. Additionally, the area has a strong presence in the entertainment industry, with companies like Universal Studios and Broadcast Music, Inc. (BMI).





NoHo Arts District



Distance from Property

NoHo Arts District	.1 mi
NoHo Station	.6 mi
Burbank Airport	4.0 mi
Van Nuys FlyAway Terminal	10.5 mi



Chandler Bike Path Murals

With a relaxed and down-to-earth vibe, North Hollywood provides a walkable hub of creativity with theaters like the El Portal, Laemmle NoHo 7, the Chandler Bike Path Murals, art galleries and dance studios. Beyond the arts, North Hollywood provides easy access to Universal Studios Hollywood, the Los Angeles Zoo, and other cultural landmarks. Browse vintage shops and local boutiques in the Arts District, easy to explore on foot.

[illegible]



NoHo Metro Station

Northwestern Terminus of the B Line Subway
and the Eastern Terminus of the G Line Bus
Rapid Transit, and Union Station Connection



Freeways

Easy Access to LA's Extensive Freeways
Including the 170, 405, and 101



Airports

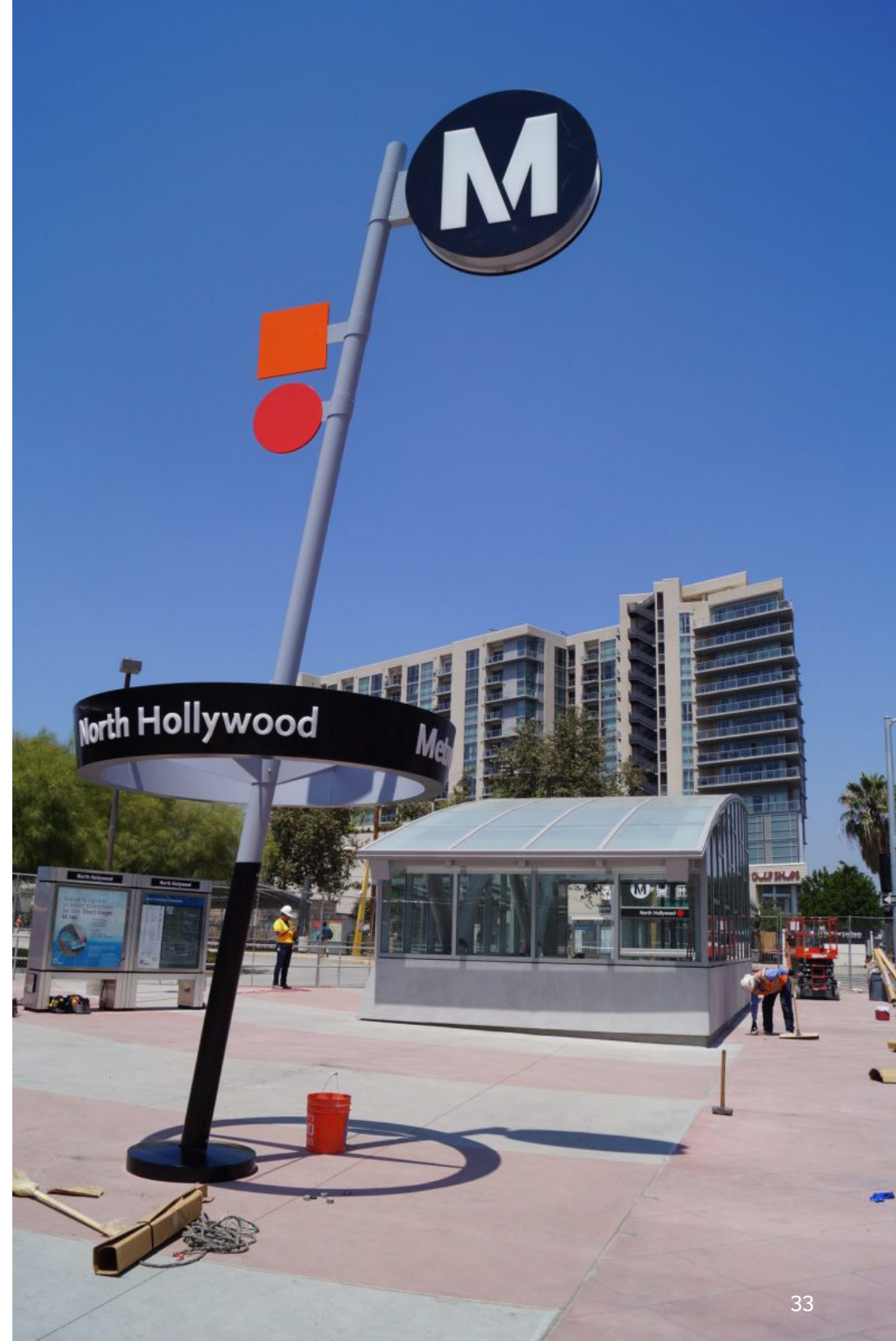
4 Miles to BUR

30 Miles to LAX, Van Nuys FlyAway 10.5 mi



DASH NoHo

Local Bus Route Operated by LADOT Serves
Various Destinations within North Hollywood



DEMOGRAPHICS

3 Miles From Property



Population

1 Mile Radius	47,645
3 Mile Radius	289,553
5 Mile Radius	597,588



Median Age



Average Household Size



Education

Bachelor/Grad/Prof Degree	43%
High School Grad	86%
No High School Diploma	16%

\$130,284

Average Household Income

Income

Median Household	\$88,910
Avg Income/Person	\$53,613
Household Med Wealth	\$64,741



Housing

Median Rent	\$1,988
Median House Value	\$1.2M



Total Businesses

Total Businesses	18,003
Total Employees	92,141



Unemployment Rate

DEMOGRAPHICS

3 Miles From Property



2024	289,553
2029	301,039
2034	310,465

TOTAL POPULATION



2024	118,390
2029	123,297
2034	127,300

TOTAL HOUSEHOLDS



2024	\$88,910
2029	\$116,284

MEDIAN HOUSEHOLD
INCOME



1-Mile	15,636
3-Mile	77,031
5-Mile	141,062

RENTER OCCUPIED
HOUSING UNITS

Sources: Placer.ai, U.S. Census Bureau of Labor Statistics; Wikipedia

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