



7107 Coldwater Canyon Blvd
North Hollywood, CA 91605



7107 COLDWATER CANYON
BLVD
NORTH HOLLYWOOD, CA
91605

EXCLUSIVELY PRESENTED BY:

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KREG @ Escala Realty

8255 Firestone Blvd, Suite #301
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PROPERTY SUMMARY

| | |
|------------------|----------------|
| Offering Price | \$1,585,000.00 |
| Building SqFt | 4,504 SqFt |
| Lot Size (acres) | 0.16 |
| Levels | 2 |
| Units | 6.00 |
| Year Built | 1958 |
| Subdivision Name | 20721 |
| County | Los Angeles |
| Parcel ID / APN | 2327-018-066 |
| Construction | WOOD |

INVESTMENT SUMMARY

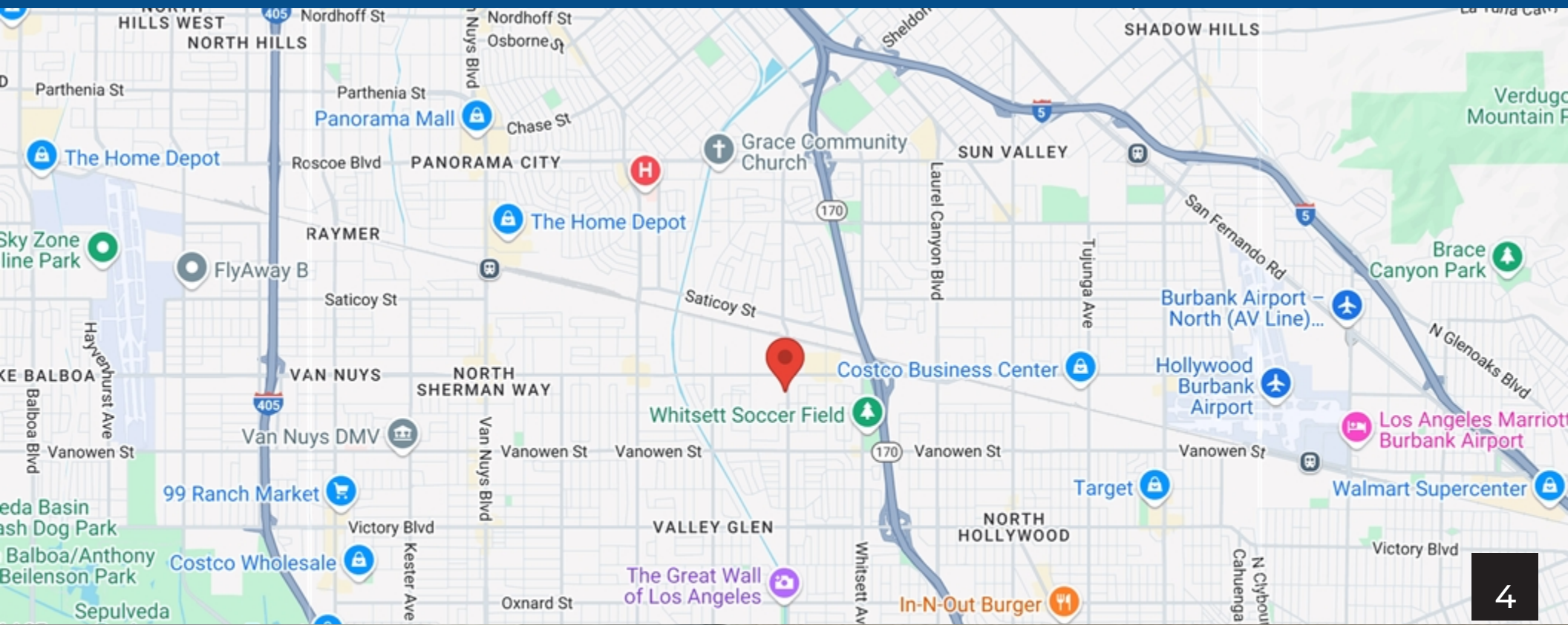
PRICE IMPROVEMENT! Rare Investment Opportunity On Coldwater Canyon Avenue—Strong Income with Expansion Upside.

Unlock the full potential of this 6-unit multi-family property. With four renovated units already commanding top market rents, this income-generating gem is an ideal acquisition for both seasoned investors and first-time multifamily buyers who are looking to transition from SFR rentals. The unit mix of four 2 bed/1 bath and two 1 bed/1bath is ideal with each unit having 1 covered parking space. All units have separate gas and electricity meters. Most importantly, there is value-add potential with the possibility of adding 1-2 new units as the adjacent owner is already doing (confirm with the city), bringing 2 two bedrooms units to market rent after tenant turnover, plus the opportunity to double the parking, and thereby maximize cash flow by leasing extra parking spaces, & renting out storage closets. Whether you're scaling a growing portfolio or stepping for the first time into multi-family ownership, this well-maintained, high-demand asset is an opportunity that shouldn't be missed. Property sales along the Coldwater Canyon corridor are few and far between.



INVESTMENT HIGHLIGHTS

- Excellent Unit Mix 4 2BR + 1 BTH & 2 1BR + 1 BTH; Four of Six Units Remodeled with Kitchen Stone Counters, Laminate Flooring, AC Wall Units, Dining Room Ceiling Fans, & Bathroom Vanities
- Four of Six Units Command Market Rent with Further Upside Upon Tenant Turnover in the Remaining Unimproved 2+1 Units
- Well Maintained Bldg With Copper Plumbing Throughout & New Roof Installed in 2020
- Expansion Opportunity For Additional Unit (s) & Additional Income. Adjacent Property Owner Has Similar Footprint and is Building Additional Unit(s) in the Rear. Buyer to Verify With City. Any Future Unit Build-Out could also Generate Income from Added Tandem Parking Spaces and Individual Unit Storage Closets.





LOCATION HIGHLIGHTS

- Strategically positioned just west of the CA 170 freeway, this property benefits from exceptional connectivity to major employment hubs, high visibility, and as a result consistently enjoys strong tenant demand.



RENT ROLL

| UNIT | TENANT NAME | SQFT | ANNUAL RENT | ANNUAL RENT/SQFT | EXPENSE REIMBURSEMENTS | LEASE FROM | LEASE TO | NOTES |
|----------------|--------------------|------|--------------|------------------|------------------------|------------|----------|--------------------|
| 1 | Confidential: 2BR | 850 | \$16,920.00 | \$19.91 | | 10/01/2010 | - | Unit Not Remodeled |
| 2 | Confidential: 1 BR | 600 | \$20,340.00 | \$33.90 | | 04/01/2023 | - | |
| 3 | Confidential: 2BR | 850 | \$21,000.00 | \$24.71 | | 07/01/2020 | - | |
| 4 | Confidential: 2BR | 850 | \$21,468.00 | \$25.26 | | 07/01/2015 | - | Unit Not Remodeled |
| 5 | Confidential: 1 BR | 600 | \$19,140.00 | \$31.90 | | 10/01/2022 | - | |
| 6 | Confidential: 2BR | 850 | \$23,940.00 | \$28.16 | | 02/01/2023 | - | |
| Total Occupied | | 4600 | \$122,808.00 | | | | | |
| TOTAL | | 4600 | \$122,808.00 | | \$0.00 | | | |

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

| | |
|-------------------------------------|----------------|
| PRICING | \$1,585,000.00 |
| PRICE PSF | \$344.57 |
| IN PLACE NOI | \$97,820.42 |
| IN PLACE CAP RATE | 6.17% |
| YEAR 1 NOI | \$80,441.66 |
| YEAR 1 CAP RATE | 5.08% |
| YEAR 1 LEVERAGED CASH / CASH RETURN | 5.08% |

GENERAL INFORMATION

| | |
|--------------------------|-------------|
| ANALYSIS PERIOD | 1 |
| ANALYSIS START DATE | 07/06/2025 |
| EXPENSE SOURCE | OWNER |
| INCOME GROWTH RATE | 3.00% |
| PROPERTY TAX GROWTH RATE | \$21,063.00 |
| MARKET RENT/SF | \$0.00 |

EXPENSE BREAKDOWN

| | |
|------------------------|-------------|
| GENERAL EXPENSES | |
| GARDENER | \$2,840.00 |
| LA HOUSING DEPT | \$640.14 |
| BUSINESS TAX | \$152.59 |
| TRASH | \$3,741.65 |
| WATER/ELECTRIC | \$9,515.84 |
| TOTAL GENERAL EXPENSES | \$16,890.22 |
| PROPERTY INSURANCE | \$5,601.00 |
| PROPERTY TAX | \$2,496.36 |
| TOTAL EXPENSES | \$24,987.58 |

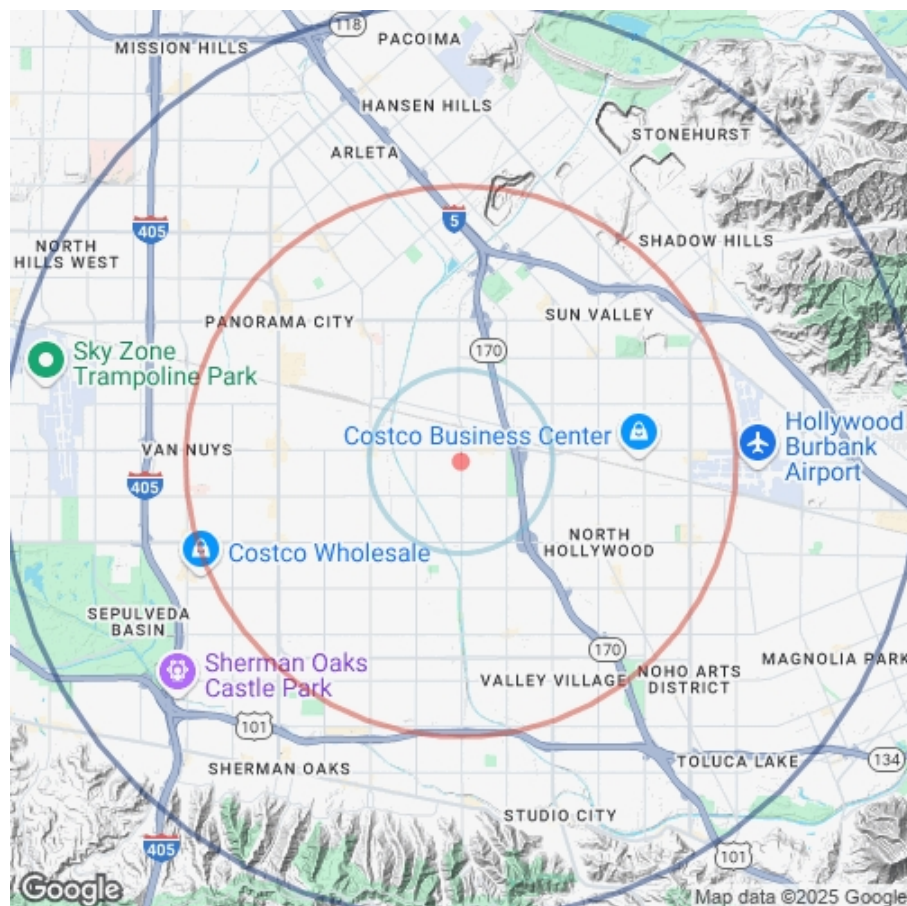


CASH FLOW PROJECTIONS

| | IN PLACE | YEAR 1 |
|-------------------------------|--------------|--------------|
| POTENTIAL GROSS REVENUE | | |
| BASE RENTAL REVENUE | \$122,808.00 | \$126,492.24 |
| SCHEDULED BASE RENTAL REVENUE | \$122,808.00 | \$126,492.24 |
| TOTAL POTENTIAL GROSS REVENUE | \$122,808.00 | \$126,492.24 |
| EFFECTIVE GROSS REVENUE | \$122,808.00 | \$126,492.24 |
| OPERATING EXPENSES | | |
| PROPERTY TAX | \$2,496.36 | \$23,559.36 |
| INSURANCE | \$5,601.00 | \$5,601.00 |
| GENERAL EXPENSES | \$16,890.22 | \$16,890.22 |
| TOTAL OPERATING EXPENSES | \$24,987.58 | \$46,050.58 |
| NET OPERATING INCOME | \$97,820.42 | \$80,441.66 |
| CAP RATE | 6.17% | 5.08% |

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|---------|---------|---------|
| 2000 Population | 35,956 | 329,684 | 689,811 |
| 2010 Population | 35,960 | 332,564 | 712,099 |
| 2025 Population | 34,184 | 327,349 | 712,657 |
| 2030 Population | 33,560 | 324,454 | 707,384 |
| 2025-2030 Growth Rate | -0.37 % | -0.18 % | -0.15 % |
| 2025 Daytime Population | 29,660 | 273,031 | 665,503 |



| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|------------|------------|
| less than \$15000 | 1,593 | 11,410 | 23,711 |
| \$15000-24999 | 835 | 8,107 | 15,642 |
| \$25000-34999 | 799 | 7,805 | 15,682 |
| \$35000-49999 | 1,320 | 11,612 | 23,251 |
| \$50000-74999 | 2,165 | 18,130 | 38,418 |
| \$75000-99999 | 1,581 | 14,615 | 32,565 |
| \$100000-149999 | 1,624 | 18,056 | 43,584 |
| \$150000-199999 | 879 | 10,549 | 25,735 |
| \$200000 or greater | 1,281 | 13,903 | 40,527 |
| Median HH Income | \$ 64,870 | \$ 75,038 | \$ 83,288 |
| Average HH Income | \$ 96,341 | \$ 105,823 | \$ 124,088 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|---------|---------|
| 2000 Total Households | 10,712 | 103,452 | 233,224 |
| 2010 Total Households | 11,181 | 104,554 | 238,742 |
| 2025 Total Households | 12,077 | 114,187 | 259,120 |
| 2030 Total Households | 12,196 | 116,000 | 263,361 |
| 2025 Average Household Size | 2.79 | 2.83 | 2.72 |
| 2025 Owner Occupied Housing | 4,051 | 39,027 | 96,581 |
| 2030 Owner Occupied Housing | 4,190 | 40,416 | 99,439 |
| 2025 Renter Occupied Housing | 8,026 | 75,160 | 162,539 |
| 2030 Renter Occupied Housing | 8,006 | 75,584 | 163,922 |
| 2025 Vacant Housing | 374 | 4,469 | 11,155 |
| 2025 Total Housing | 12,451 | 118,656 | 270,275 |



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PLEASE CONTACT THE KREG @ ESCALA REALTY ADVISOR FOR MORE
DETAILS.**