Gold STANDARD INVESTMENTS

Charming 3-bedroom, 2.5-bathroom home nestled in the vibrant heart of "The Valley"!



6042 Fair Ave

NORTH HOLLYWOOD, CA 91606







- 1,500 sqft
- 3 bedroom
- 2.5 bathrooms
- built in 1991
- $633/sqft
- $-- HOA

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KEVIN GOLD DRE #02122996

DESIGN-FORWARD
INCOME PROPERTY









This North Hollywood home uniquely combines thoughtful design with income potential, serving as both a comfortable residence and a successful short-term rental. Located near Burbank Airport and Universal Studios, it features a flexible layout with 3 bedrooms and 2.5 bathrooms, including a studio-style suite with high ceilings and a private entrance. The space is designed for *sensory integration* and functions as a playroom, enhancing rental appeal. With eligibility for year-round short-term rentals, the property accommodates both owner-occupants and investors, adapting to various income strategies.

Owner-Occupied Model (Front House Only)
Based on renting the front house at an average nightly rate of $300, assuming 15 rental days per month (owner occupies the property the remaining days).

- Owner-occupant model
- Average nightly rate: $300
- Rental use assumption: 15 days per month
- Projected gross income: approximately $54,000 annually
- Estimated NOI: approximately $43,020
- Projected cap rate at $995,000 list price: approximately 4.3%

Full rental model

- Average nightly rate: $400
- Projected gross income: approximately $110,400 annually
- Estimated NOI: approximately $88,984
- Projected cap rate at $985,000 list price: approximately 8.9%

Supported by a solid guest reputation and steady demand, this property demonstrates that available dates tend to book swiftly. A harmonious blend of home, creative space, and income-generating potential, this design-forward property is tailored for contemporary living and travel preferences.

3BD + 2.5BA | APPROX. 1,500 SQ FT

offered at **$985,000**