

OFFERING MEMORANDUM

4454 BAKMAN AVE

NORTH HOLLYWOOD, CA 91602



TONY BOYAJIAN
REALTOR® | DRE #01877967
818.324.7639
tboyajian@kwcommercial.com

MICHAEL TOOTIKIAN
SR. RELATIONSHIP MANAGER
DRE #00802699
818.613.0006
mtootikian@conradpm.com

CONRAD
PROPERTY MANAGEMENT INC.

KW
COMMERCIAL
DRE #01428774

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SUBJECT PROPERTY

4454 BAKMAN AVENUE





Offering Price \$1,975,000

Units House + 3 Units

APN 2366-003-001

Gross SF 4,774 SQFT

Lot Size 8,246 SQFT

PROPERTY DESCRIPTION

KW Commercial in association with Conrad Property Management are pleased to present for sale for the first time in over 50 years a true value-add opportunity located in the prominent North Hollywood/ Studio City, West Toluca Lake submarket.

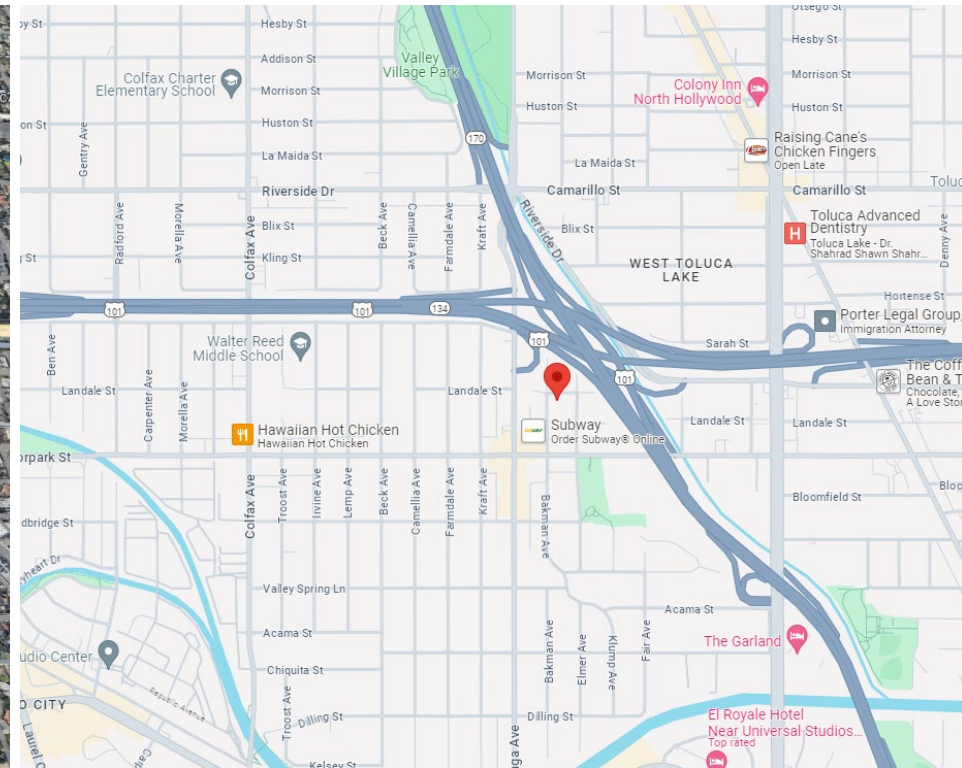
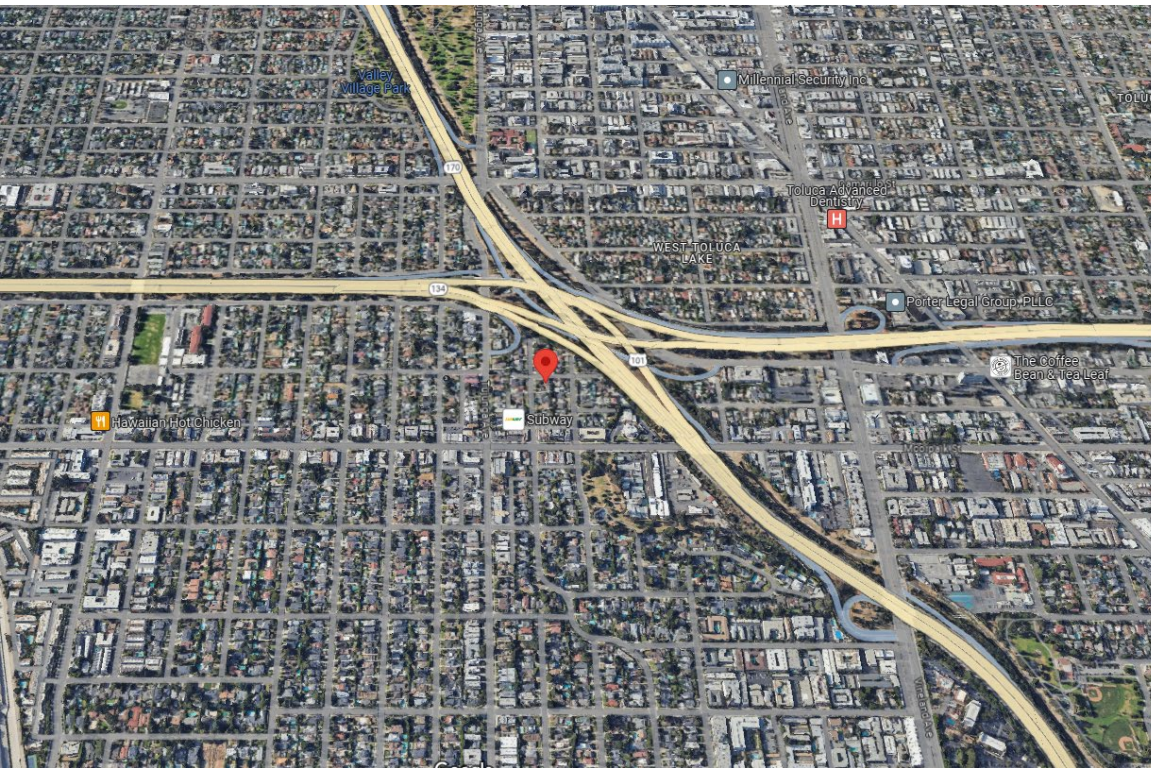
Conveniently located on the southeast corner of Bakman Ave and Landale St, 4454 Bakman Ave is a one-of-a-kind 4-unit apartment building comprised of a single-family residence on Bakman Ave and 3-units on Landale St (11320 Landale St).

Currently vacant and in need of complete rehabilitation, the single-family residence presents an exciting opportunity for customization and enhancement. This property is truly a builder's/developer's dream. The spacious house on Bakman Ave boasts impressive features including three bedrooms with one (1) full bath and two (2) 3/4 baths, two cozy fireplaces, perfect for chilly evenings, ample living space including a living room, family room/den, bonus room, and a private patio, ideal for outdoor relaxation.

The 3-units are comprised of two (2) one-bedroom/one-bath apartments and one (1) two-bedroom/one-half-bath apartment. Individual hot water heaters, copper plumbing, and on-site parking enhance the appeal and functionality of the property. Total building square feet is approximately 4,774 and sits on a lot size approximately 8,245 square feet of land.



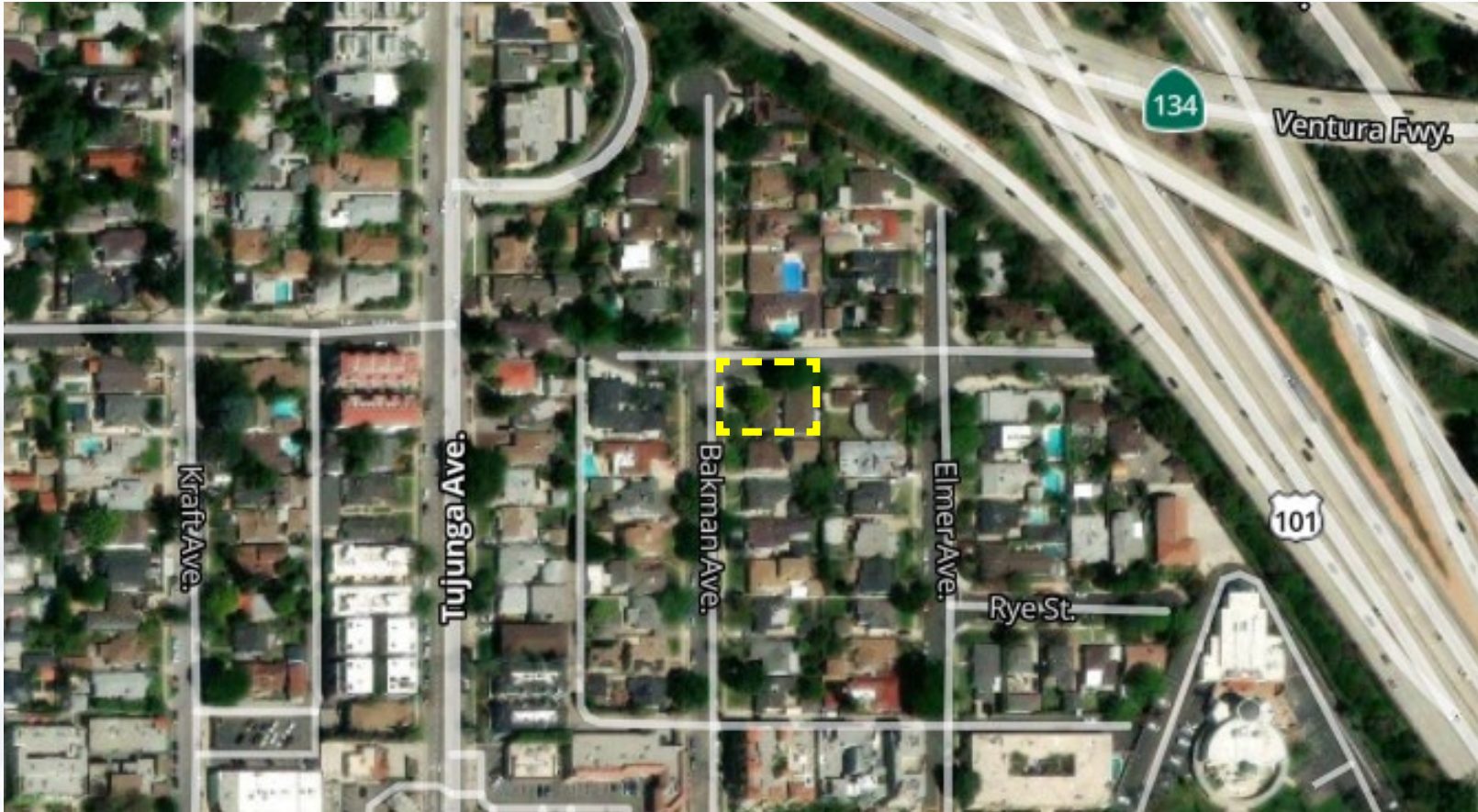
LOCATION OVERVIEW



With its prime location, versatile unit composition, and significant potential for renovation, 4454 Bakman Ave represents an ideal investment opportunity for those looking to capitalize on the thriving real estate market. Whether you're an experienced developer seeking your next project or an investor looking to maximize returns, this property offers endless possibilities for growth and success.

4454 Bakman Ave has an excellent Walk Score of 84 as it is just a few short blocks from quaint boutique retail, art galleries, restaurants and cafes in charming Tujunga Village, Woodbridge Park and less than a one mile walk to the world famous Ventura Boulevard. The property is also just a short drive from dining and entertainment options in North Hollywood and Toluca Lake and easy local access to nearby job centers of Universal City, Burbank and Sherman Oaks. The property is also conveniently located near the 101, 134 and 170 freeways for access to Hollywood, Downtown LA, Glendale and Pasadena to the east and Encino, Woodland Hills, Westlake Village and Thousand Oaks to the west.

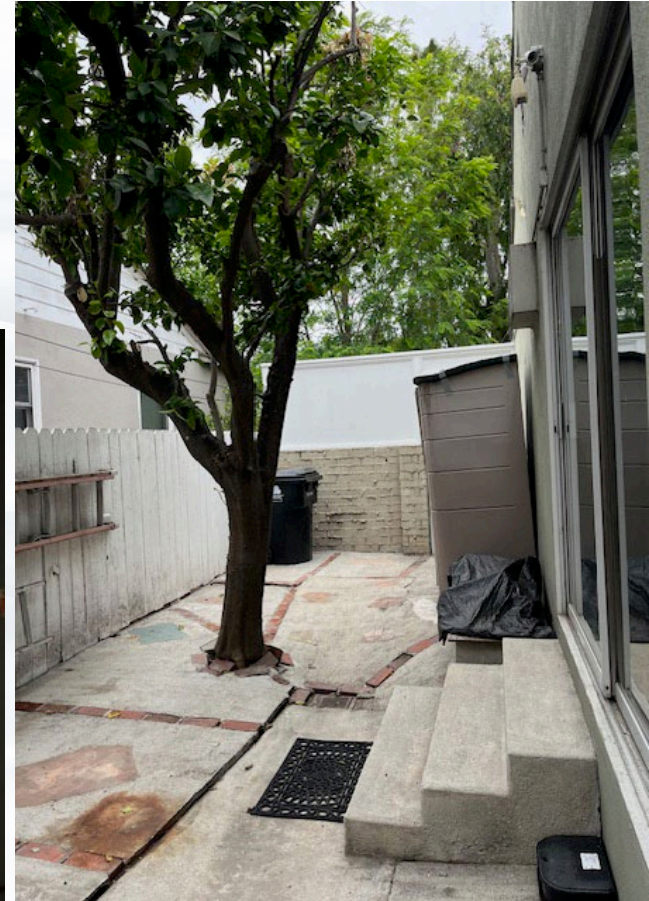
PROPERTY HIGHLIGHTS



- First time on the market in over 50 Years
- True value-add opportunity in the prominent Studio City/ North Hollywood/West Toluca Lake submarket
- Conveniently located on the southeast corner of Bakman Ave and Landale St
- Exceptional opportunity for builder/developer and/or owner-user
- Single-family residence (complete rehab opportunity) and a 3-unit apartment on the same lot
- Excellent Walk Score of 84
- Individual Hot Water Heaters
- Copper Plumbing
- Just a few short blocks from quaint boutique retail, art galleries, restaurants and cafes in Tujunga Village, and less than a one-mile walk to the world-famous Ventura Boulevard







FINANCIAL SUMMARY

4454 BAKMAN AVENUE



FINANCIAL SUMMARY

4454 BAKMAN AVENUE

SUBJECT PROPERTY

PRICING

OFFERING PRICE **\$1,975,000**

MONTHLY RENT SCHEDULE

UNIT TYPE	# OF UNITS	RENT RANGE	TOTAL RENT
1 + 1	2	\$1,263 - \$1,338	\$2,601
2 + 1.5	1	\$1,778	\$1,778
3 + 2.5 SFR	1	\$5,000*	\$5,000*
Total Monthly Income			\$9,379

*SFR - Currently vacant. Rent is projected after complete renovation

ANNUALIZED EXPENSES

CURRENT

Real Estate Taxes	\$24,687
Insurance	\$4,902
Utilities	\$2,250
Landscaping	\$1,800
Pest	\$600

RETURN

CURRENT

Total Expenses	\$34,239
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