

6819 LAUREL CANYON BOULEVARD NORTH HOLLYWOOD, CA 91605



20-UNIT COMPLEX NOT SUBJECT TO LOCAL RENT CONTROL | BUILT-IN 1982
OFFERED AT \$225K PER UNIT & \$258 PER FOOT | APPROX. 60% RENTAL UPSIDE

COMPASS

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PROPERTY FINANCIALS



PROPERTY HIGHLIGHTS



- 6819 Laurel Canyon Blvd. is a 20-unit value-add complex in North Hollywood that is NOT SUBJECT to local rent control. Built-in 1982, this courtyard-style complex allows for annual rental increases of 5% + CPI (currently 8.9%).
- Offered at \$225,000 per unit, \$258 per foot.
- Situated on a spacious 14,555 SF lot with ample unused space that offers an opportunity to add ADUs (buyer to verify).
- Comprised of (16) 2-bdrm. and 2-bath units (3) 1-bdrm. units and a studio.
- Value-add opportunity with approx. 60% rental upside. At projected market rents, the property will stabilize at a 9.45% CAP and 7.78 GRM (based on renovated units in the area).
- Located just north of Vanowen St. & 2.5 mile from the NoHo Arts District.
- Property amenities include ample subterranean parking (approx. 37 spaces), a new roof, and a new water heater.

| | | |
|----------------|------------|----------------|
| Price | Year Built | # of Units |
| \$4,500,000 | 1982 | 20 |
| Price per Unit | Bldg. Size | Price per Foot |
| \$225,000 | 17,466 SF | \$258 |
| Lot Size | Zoning | APN |
| 14,555 SF | LAR3 | 4281-016-015 |

KENNY STEVENS TEAM

EXTERIOR PHOTOGRAPHY

6819 LAUREL CANYON | NORTH HOLLYWOOD



EXTERIOR PHOTOGRAPHY

6819 LAUREL CANYON | NORTH HOLLYWOOD

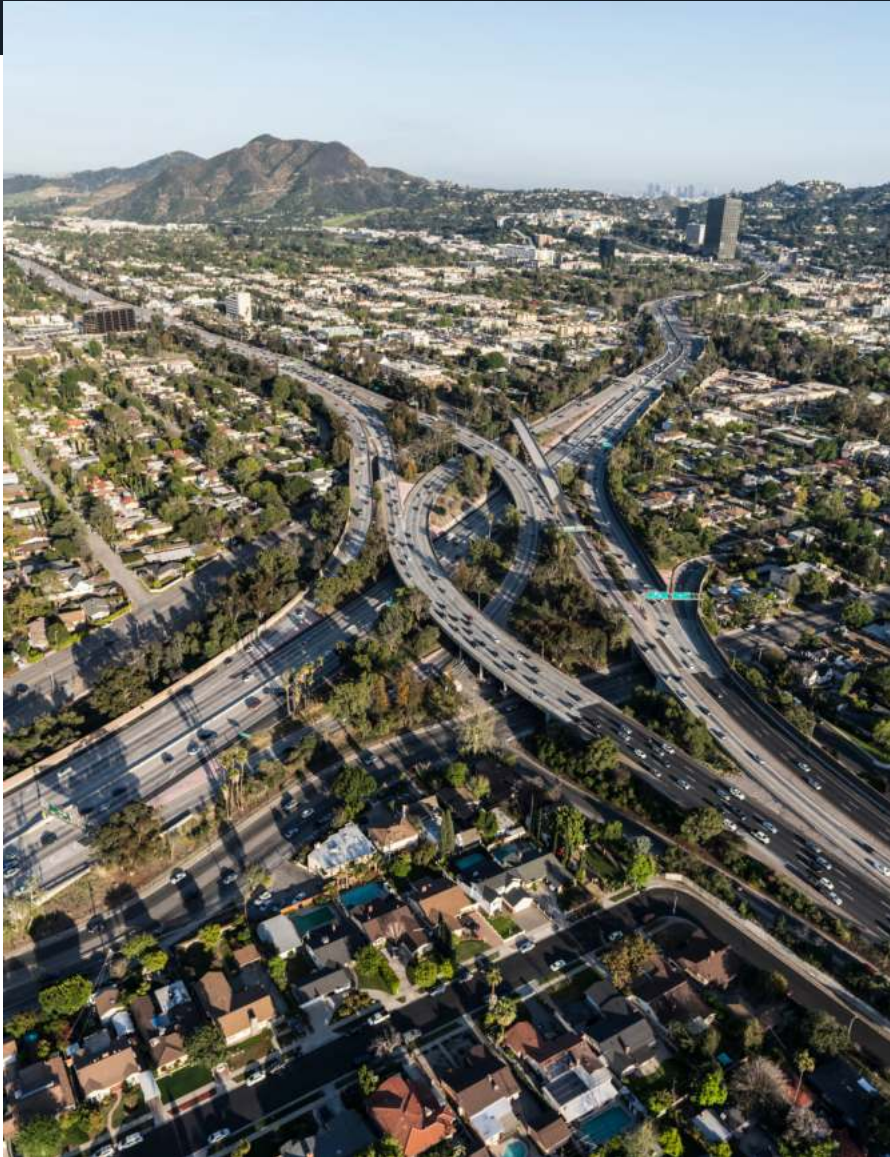




NEIGHBORHOOD OVERVIEW



ABOUT NORTH HOLLYWOOD



Where Creativity Meets Growth

North Hollywood (NoHo) is a dynamic neighborhood that blends artistic energy, transit-oriented convenience, and major development growth into one of LA's most exciting investment markets. Known for the NoHo Arts District, this community is a hub for performing arts, independent theaters, and creative professionals, making it a magnet for those drawn to LA's cultural heartbeat.

NoHo is home to a mix of artists, young professionals, and long-time Angelenos who value its blend of walkability, entertainment, and affordability compared to pricier LA neighborhoods. The neighborhood's charm extends beyond its artistic scene, offering a variety of vibrant hotspots. The NoHo Arts District serves as the creative epicenter, lined with independent theaters, comedy clubs, art galleries, and dance studios. North Hollywood Park provides a green oasis perfect for outdoor workouts, dog walks, and sports, while The Federal NoHo, a historic bank-turned-gastropub, offers craft cocktails and a lively nightlife scene.

Major developments are also shaping the future of NoHo, with the highly anticipated District NoHo set to bring nearly 1,500 new apartments, retail, and office space right next to the Metro station. NoHo West, a recently completed shopping, dining, and entertainment complex, is redefining the area's commercial landscape.

With Metro expansions, large-scale developments, and a booming creative scene, North Hollywood is evolving into a major residential and commercial destination. Whether you're drawn to its vibrant arts scene, convenient location, or long-term investment appeal, NoHo continues to prove it's one of LA's most exciting neighborhoods to watch.

NEARBY DEVELOPMENTS



KENNY STEVENS TEAM

1) DISTRICT NOHO

A game-changing transit-oriented development, District NoHo will bring nearly 1,500 apartments, including 300 affordable units. The project features a mix of studios, 1-, 2-, and 3-bdrm. units, alongside over 100,000 SF of retail, office, and public space, redefining NoHo as a premier live-work-play destination.

2) 5550 N. FULCHER AVE.

A 6-story, 34-unit apartment complex is set to rise in North Hollywood, featuring a mix of 1-, 2-, and 3-bdrm. units, with 4 affordable units reserved for low-income households. The development will include private balconies, a rooftop deck, and subterranean parking, offering modern amenities in a prime location near the NoHo Arts District.

3) 11338 W. BURBANK BLVD.

A 5-story, 50-unit apartment building will introduce studios, 1-, and 2-bdrm. units to North Hollywood. Developed by Dromena LLC, the project will feature 5 affordable units, private balconies, a rooftop deck, and subterranean parking, delivering contemporary living near the NoHo Arts District.

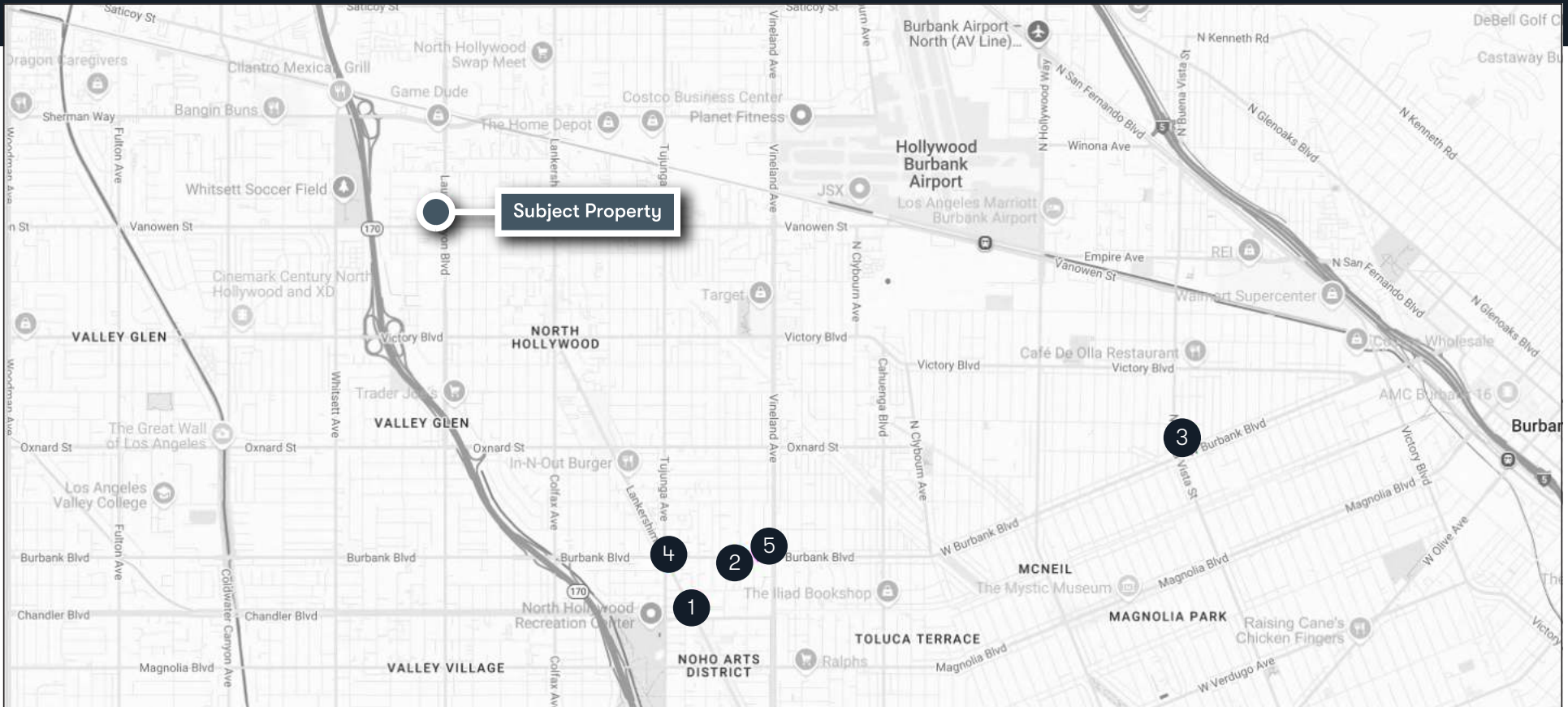
4) 5540 N. TUJUNGA AVE.

A 6-story, 21-unit apartment complex will bring 1- and 2-bdrm. units to North Hollywood, with 2 affordable units for low-income households. Designed for modern urban living, the project includes private balconies, subterranean parking, and a rooftop deck with city views.

5) 11044 BURBANK BLVD.

A 6-story, 100-unit apartment complex is set to replace an auto repair shop in North Hollywood. The project will include a mix of studios, 1-, and 2-bdrm. units, with 10 affordable units designated for low-income households. It will offer residents upscale conveniences near the NoHo Arts District.

NEARBY DEVELOPMENTS MAP



| DEVELOPMENT ADDRESS | DISTANCE | NOTES |
|--------------------------|-----------|---|
| 1) District NoHo | 2.5 Miles | Tramwell Crow Company - 1,500 apartments and 100,000 SF of retail, office, and public space by Metro station. |
| 2) 5550 N. Fulcher Ave. | 2.5 Miles | 6-story 34-unit complex located blocks from the Tamwell development and North Hollywood Metro Station. |
| 3) 11338 W. Burbank Ave. | 2.3 Miles | Elvado Group - 1 block away from the North Hollywood Metro station and will feature a 7-story 70-unit complex. |
| 4) 5540 N. Tujunga Ave. | 2.3 Miles | SKCC Investments LLC - 6-story 21-unit complex located blocks from the North Hollywood Metro Station. |
| 5) 11044 Burbank Ave. | 2.6 Miles | Cypress Equity Investments - 8-story mixed-use project featuring 260 units (26 affordable) above 11,000 SF of retail. |

NORTH SFV HOTSPOTS



1) NORTH HOLLYWOOD ARTS DISTRICT

The North Hollywood Arts District is a lively, creative enclave bursting with art and culture, boasting dozens of small theaters, cutting-edge galleries, live music venues, and eclectic dining options. Day and night, the district pulses with energy, making it a dynamic hub for performers artists, and foodies alike.



2) EMPIRE CENTER

This shopping complex offers a range of essential daily conveniences for residents. With major retailers like Target, Lowe's, and Best Buy, it provides easy access to everything from home improvement to electronics. The center also features a variety of dining options for a quick bite to eat.



3) MAGNOLIA BLVD.

Magnolia Boulevard is an eclectic stretch known for its vintage shops, independent boutiques, and local eateries. The boulevard offers a mix of retro and contemporary experiences, and offers a creative energy, reflected in the art galleries and small cafés that line the street.



4) VALLEY PLAZA SPORTS COMPLEX

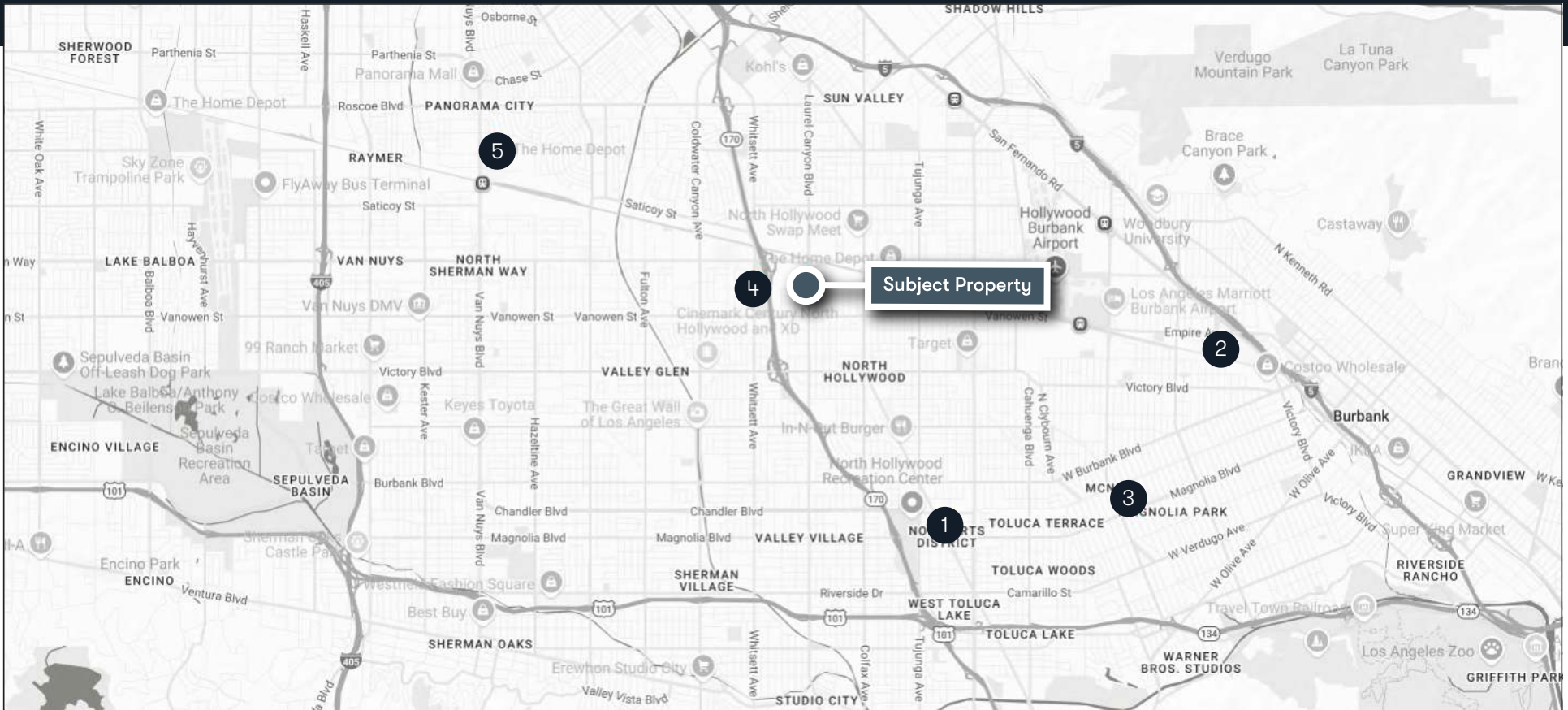
This vibrant community hub offers a wide range of amenities, including lighted baseball diamonds, indoor and outdoor basketball courts, tennis courts, a children's play area, and a community room.



5) THE PLANT SHOPPING CENTER | VAN NUYS

The Plant Shopping Center, established in 1999 on the former General Motors assembly plant site, offers over 35 stores and a 16-screen movie theater. Anchored by major retailers like Home Depot, Ross Dress for Less, and PetSmart, it provides a diverse shopping and entertainment experience.

NORTH SFV HOTSPOTS MAP



| HOTSPOT ADDRESS | DISTANCE | NOTES |
|--------------------------------|-----------|--|
| 1) NoHo Arts District | 2.5 Miles | Boasting dozens of small theaters, cutting-edge galleries, live music venues, and eclectic dining options. |
| 2) Empire Center | 3.5 Miles | With major retailers like Target, Lowe's, and Best Buy, it provides easy access to a wide range of daily essentials. |
| 3) Magnolia Blvd. | 4.0 Miles | Magnolia Blvd. is an eclectic stretch known for its vintage shops, independent boutiques, and local eateries. |
| 4) Valley Plaza Sports Complex | 0.8 Mile | Vibrant community hub offering a wide range of amenities. |
| 5) The Plant Shopping Center | 4.0 Miles | Anchored by major retail chains and offers over 35 stores and a 16-screen movie theater. |



PROPERTY FINANCIALS





FINANCIALS

6819 LAUREL CANYON BLVD | NOHO

| INVESTMENT SUMMARY | |
|---------------------|--------------------|
| Price: | \$4,500,000 |
| Down Payment: | \$4,500,000 100% |
| Number of Units: | 20 |
| Price per Unit: | \$225,000 |
| Current GRM: | 12.60 |
| Potential GRM: | 7.78 |
| Proposed Financing: | \$0 |

| | |
|------------------------|-----------|
| Approximate Age: | 1982 |
| Approximate Lot Size: | 14,555 SF |
| Approximate Gross RSF: | 17,466 SF |

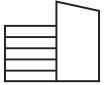
| | |
|---------------|-------|
| Price Per SF: | \$258 |
| Current CAP: | 5.04% |
| Market CAP: | 9.83% |

| ANNUALIZED OPERATING DATA | | |
|----------------------------|-------------------|-------------------|
| | CURRENT RENTS | MARKET RENTS |
| Scheduled Gross Income: | \$357,080 | \$578,400 |
| Vacancy Allowance: | \$8,927 2.5% | \$14,460 2.5% |
| Gross Operating Income: | \$348,153 | \$563,940 |
| Less Expenses: | \$121,372 34% | \$121,372 21% |
| Net Operating Income: | \$226,781 | \$442,568 |
| Less Loan Payment: | -\$0 | -\$0 |
| Pre-Tax Cash Flow: | \$226,781 5.04% | \$442,568 9.83% |
| Plus Principal Reduction: | \$0 | \$0 |
| Total Return Before Taxes: | \$226,781 5.04% | \$442,568 9.83% |

| INCOME | | | | | |
|-----------------------|----------|-------------------|----------------|-----------------|----------------|
| | | CURRENT RENTS | | POTENTIAL RENTS | |
| # of Units | Unit Mix | Rent/Unit | Monthly Income | Rent/Unit | Monthly Income |
| 16 | 2 + 2 | \$1,269 - \$1,750 | \$24,664 | \$2,495 | \$39,920 |
| 3 | 1 + 1 | \$1,119 - \$1,250 | \$3,792 | \$2,095 | \$6,285 |
| 1 | Studio | \$1,119 - \$1,250 | \$1,101 | \$1,795 | \$1,795 |
| Laundry Income: | | | \$200 | \$200 | |
| Other Income: | | | \$0 | \$0 | |
| Monthly Gross Income: | | | \$29,757 | \$48,200 | |
| Annual Gross Income: | | | \$357,080 | \$578,400 | |

| ESTIMATED EXPENSES | |
|----------------------|-----------|
| Taxes: | \$56,250 |
| Insurance: | \$13,973 |
| Utilities: | \$17,466 |
| Repairs/Maintenance: | \$14,283 |
| Property Management: | \$0 |
| On-site Manager: | \$14,400 |
| Misc: | \$5,000 |
| Total Expenses: | \$121,372 |
| Per Sq. Ft: | \$6.95 |
| Per Unit: | \$6,069 |

RENT ROLL



6819 LAUREL CANYON BLVD | NORTH HOLLYWOOD

Current as of 03/03/25

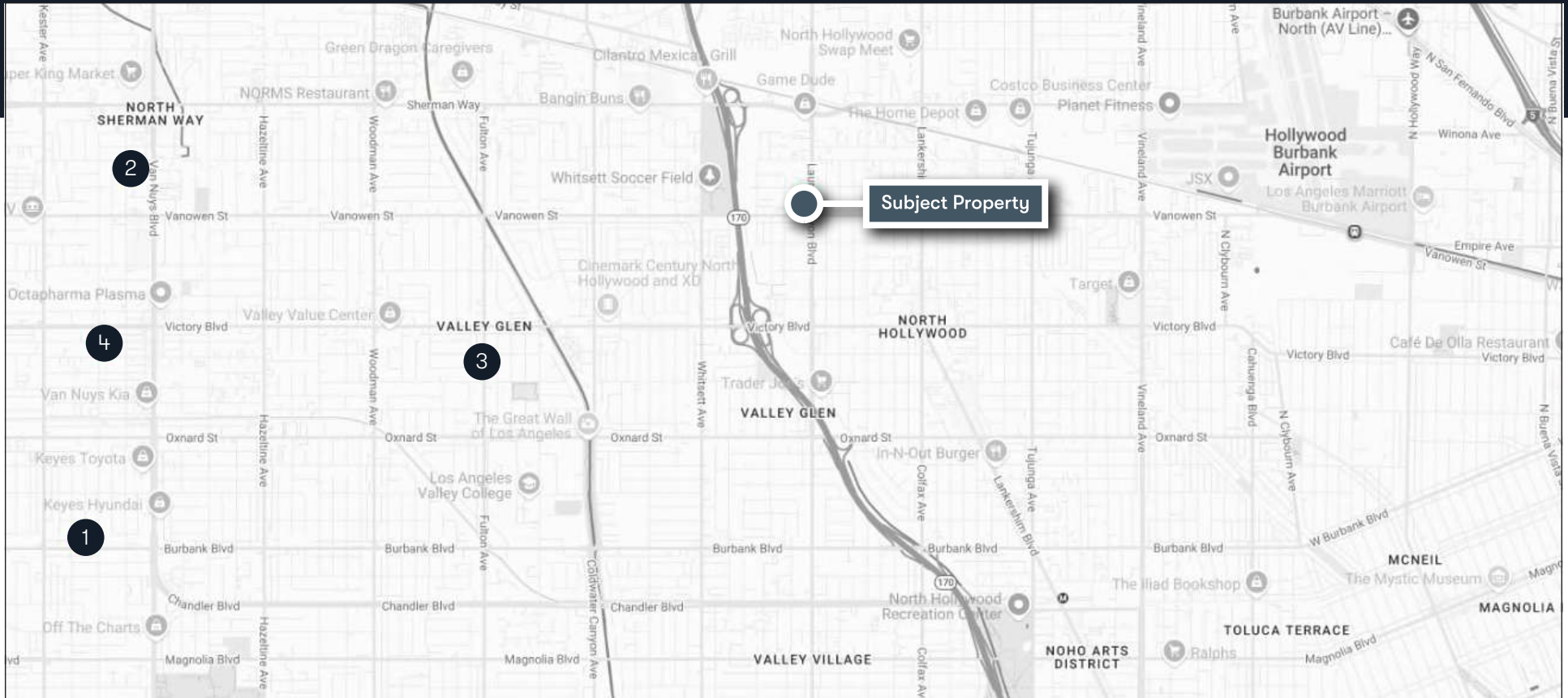
| RENT ROLL | | | | | | |
|-----------|----------------------|------------------|------------------|--------------|--------------------|----------------------------|
| Unit # | Unit Type | Current Rent | Market Rent | Move-in Date | Next Rent Increase | Notes |
| 1 | 2 + 2 | \$1,906 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 2 | 2 + 2 | \$1,382 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 3 | 2 + 2 | \$1,468 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 4 | 2 + 2 | \$1,464 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 5 | 1 + 1 | \$1,212 | \$2,100 | N/A | N/A | Rents Effective 04/01/2025 |
| 6 | 2 + 2 | \$1,468 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 7 | 2 + 2 | \$1,464 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 8 | 2 + 2 | \$1,464 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 9 | 2 + 2 | \$1,464 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 10 | Studio | \$1,101 | \$1,795 | N/A | N/A | Rents Effective 04/01/2025 |
| 11 | 2 + 2 | \$1,468 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 12 | 2 + 2 | \$1,382 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 13 | 2 + 2 | \$1,464 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 14 | 2 + 2 | \$1,464 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 15 | 1 + 1 | \$1,361 | \$2,100 | N/A | N/A | Rents Effective 04/01/2025 |
| 16 | 2 + 2 | \$1,468 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 17 | 2 + 2 | \$2,495 | \$2,495 | N/A | N/A | MANAGER |
| 18 | 2 + 2 | \$1,382 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 19 | 2 + 2 | \$1,464 | \$2,495 | N/A | N/A | Rents Effective 04/01/2025 |
| 20 | 1 + 1 | \$1,219 | \$2,100 | N/A | N/A | Rents Effective 04/01/2025 |
| | Laundry Income | \$200 | \$200 | | | |
| | MONTHLY TOTAL | \$29,757 | \$48,200 | | | |
| | ANNUAL TOTAL | \$357,080 | \$578,400 | | | |

NORTH HOLLYWOOD SALES COMPS



| | | | | |
|--|---|--|---|---|
|  |  |  |  |  |
| Address: 6819 Laurel Canyon Blvd. | Address: 14748 Burbank Blvd. | Address: 6924 Vesper Ave. | Address: 6228 Fulton Ave. | Address: 6306 Cedros Ave. |
| Sale Date: Subject Property | Sale Date: 06/21/24 | Sale Date: 11/22/24 | Sale Date: 01/03/25 | Sale Date: 09/13/24 |
| Price: \$4,500,000 | Price: \$16,276,000 | Price: \$4,100,000 | Price: \$8,740,000 | Price: \$7,110,000 |
| Year Built: 1982 | Year Built: 1988 | Year Built: 1991 | Year Built: 1985 | Year Built: 1990 |
| # of Units: 20 Units | # of Units: 50 Units | # of Units: 14 Units | # of Units: 30 Units | # of Units: 30 Units |
| Price per Unit: \$225,000 | Price per Unit: \$322,520 | Price per Unit: \$292,857 | Price per Unit: \$291,333 | Price per Unit: \$237,000 |
| Building Size: 17,466 SF | Building Size: 48,890 SF | Building Size: 13,961 SF | Building Size: 34,587 SF | Building Size: 56,507 SF |
| Price per SF: \$258 | Price per SF: \$323 | Price per SF: \$294 | Price per SF: \$253 | Price per SF: \$126 |
| Unit Mix: (16) 2+2, (3) 1+1 & (1) studio | Unit Mix: (6) 2+2, (40) 2+2 & (4) 1+1 | Unit Mix: (14) 2+2 | Unit Mix: (30) 1+1 | Unit Mix: N/A |
| Notes: 14,555 SF lot | Notes: N/A | Notes: N/A | Notes: N/A | Notes: N/A |

NORTH HOLLYWOOD SALES COMPS MAP



| ADDRESS | SALE DATE | PRICE | YEAR | UNITS | PPU | BLDG. SF | PPSF | UNIT MIX |
|--------------------------|-----------|--------------|------|----------|-----------|-----------|-------|-----------------------------|
| 6819 Laurel Canyon Blvd. | N/A | \$4,500,000 | 1982 | 20 units | \$225,000 | 14,555 SF | \$258 | (16) 2+2, (3) 1+1 & (1) 0+1 |
| 1) 14748 Burbank Blvd. | 06/21/24 | \$16,276,000 | 1988 | 50 units | \$322,520 | 48,890 SF | \$323 | (6) 2+2, (40) 2+2 & (4) 1+1 |
| 2) 6924 Vesper Ave. | 11/22/24 | \$4,100,000 | 1991 | 14 units | \$292,857 | 13,961 SF | \$294 | (14) 2+2 |
| 3) 6228 Fulton Ave. | 01/03/25 | \$8,740,000 | 1985 | 30 units | \$291,333 | 34,587 SF | \$253 | (30) 1+1 |
| 4) 6306 Cedros Ave. | 09/13/24 | \$7,110,000 | 1990 | 30 units | \$385,714 | 56,507 SF | \$126 | N/A |

NORTH HOLLYWOOD RENTAL COMPS



6819 LAUREL CANYON BLVD.

| | |
|-----------------------|---------|
| (16) 2-Bdrm. & 2-Bath | \$2,495 |
| (3) 1-Bdrm. & 1-Bath | \$2,095 |
| (1) Studio & 1-Bath | \$1,795 |



1) 12132 HART ST. UNIT #301

| | |
|-----------|--------------------------------|
| Rent: | Leased on 03/26/24 for \$2,650 |
| Unit Mix: | 2-Bdrm. & 2-Bath 929 SF |



2) 6133 WHITSETT AVE. UNIT #25

| | |
|-----------|--------------------------------|
| Rent: | Leased on 02/19/25 for \$2,600 |
| Unit Mix: | 2-Bdrm. & 2-Bath 1,024 SF |



3) 13343 VICTORY BLVD. #4

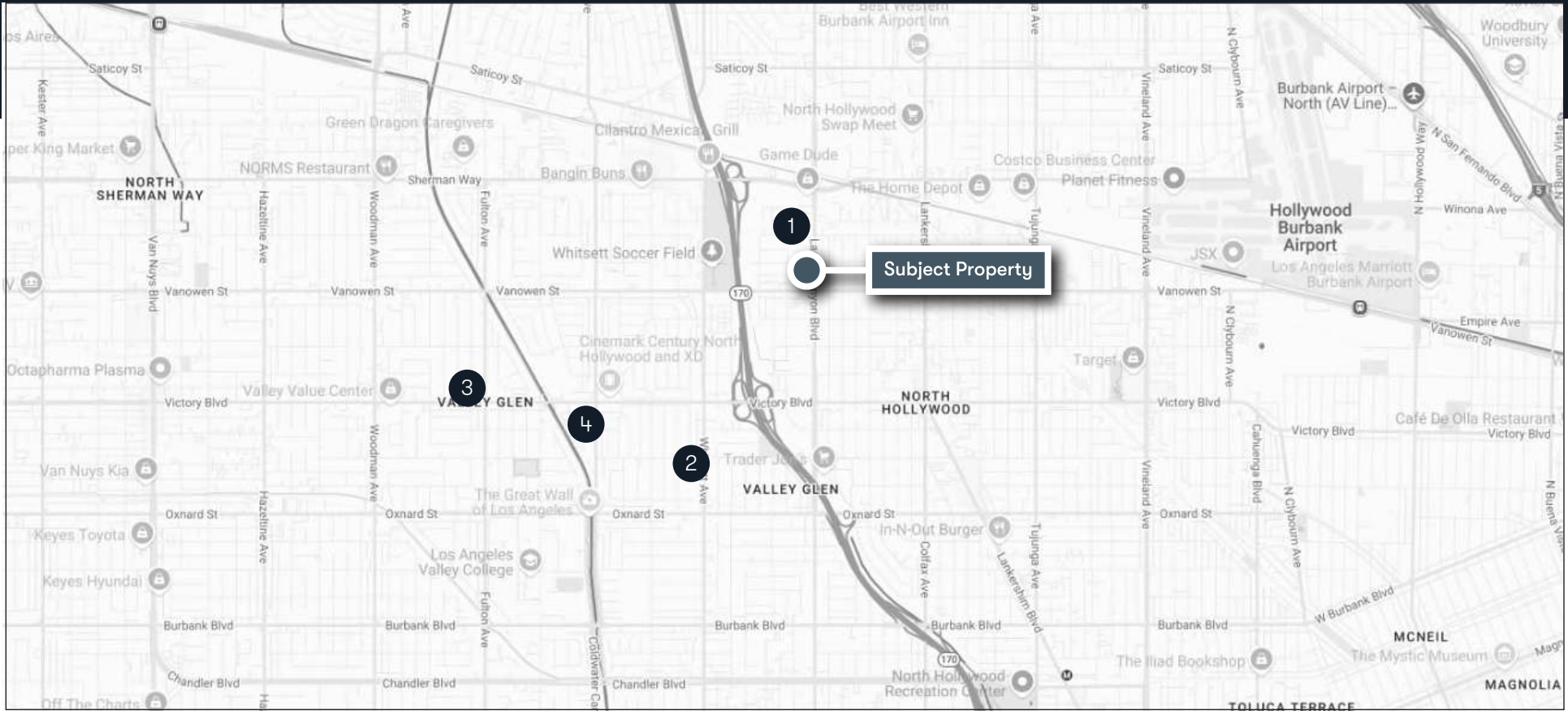
| | |
|-----------|--------------------------------|
| Rent: | Leased on 04/10/24 for \$2,600 |
| Unit Mix: | 2-Bdrm. & 2-Bath 850 SF |



4) 6251 COLDWATER CANYON AVE. #301

| | |
|-----------|--------------------------------|
| Rent: | Leased on 12/07/24 for \$2,575 |
| Unit Mix: | 2-Bdrm. & 2-Bath 1,136 SF |

NORTH HOLLYWOOD RENTAL COMPS MAP



| ADDRESS | DISTANCE | LEASE DATE | RENT | UNIT MIX | UNIT SIZE | RENT PER SF |
|--------------------------------|----------|------------|---------|------------------|-----------|-------------|
| 1) 12132 Hart St. Unit #301 | 0.1 mile | 03/26/24 | \$2,650 | 2-Bdrm. & 2-Bath | 920 SF | \$2.85 |
| 2) 6133 Whitsett Ave. Unit #25 | 0.3 mile | 02/01/25 | \$2,600 | 2-Bdrm. & 2-Bath | 1,024 SF | \$2.52 |
| 3) 13343 Victory Blvd. #4 | 2.1 Mile | 04/10/24 | \$2,600 | 2-Bdrm. & 2-Bath | 850 SF | \$3.06 |
| 4) 6251 Coldwater Canyon Ave. | 1.7 Mile | 12/07/24 | \$2,575 | 2-Bdrm. & 2-Bath | 1,136 SF | \$2.27 |



6819 LAUREL CANYON NOHO, CA 91605

Getting into a bigger or better
property is easier than you think...
Questions? Contact Kenny Stevens



KENNY STEVENS

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