



NEW CONSTRUCTION FOUR UNIT

5631 WHITNALL HWY,
NORTH HOLLYWOOD,
CA 91601

\$ 2,550,000

CAP RATE 5.0

GRM 14.4

SETH HAMILTON 714.397.6936

Seth@StreetlampPartners.com

BRE# 01897619

Streetlamp Partners, LLC. is a managing partner in this development.

All marketing information provided by Citivest Realty Services,

BRE #01020312.

STREETLAMPARTNERS.COM

OVERVIEW

APN:	2415-027-014
# of Units:	4
Year Built:	2021
Gross Living Area (GLA):	5,830
Gross Building Area (GBA):	7,158
Lot Size (SF):	5,000
Zoning:	Q C2 - 1 XL
List Price:	\$2,550,000
Annual Gross Rent Income:	\$177,000
Net Operating Income:	\$128,069
GRM:	14.4
Cap Rate:	5.0
Price per SF (GBA):	\$356
Price per SF (GLA):	\$437
Price per Unit:	\$637,500
Garage:	8
Laundry:	Private Each Unit
Tenant Meters (water,gas & electric):	6
Owner/Common Meters (water & electric):	1
Floors:	3



PROPERTY DETAILS

SUMMARIZED PRICING METRICS

PRICE:	\$2,550,000
DOWN (40%):	\$1,020,000
PRO FORMA GRM:	14.4
PRO FORMA CAP RATE:	5.0%
\$/UNIT:	\$637,500
\$/SF (GBA):	\$356
\$/SF (GLA):	\$437

BUILDING DESCRIPTION

NO. OF UNITS	4
COMPLETION	JUNE 2021
GROSS BUILDING AREA	7,158
GROSS LIVING AREA	5,830
ZONING	Q C2 - 1 XL
LOT SIZE (SQ FT)	5,000

PROPOSED FINANCING

LOAN AMOUNT	\$1,530,000
INTEREST RATE	3.30%
MONTHLY PAYMENT	\$6,701
LTV	60%
AMORTIZATION (YEARS)	30
DSCR	1.59

ANNUALIZED OPERATING DATA

PRO FORMA

GROSS POTENTIAL RENTAL INCOME		\$177,000
GAIN (LOSS)-TO-LEASE		\$0
GROSS SCHEDULED RENTAL INCOME		\$177,000
LESS: VACANCY	3.00%	-\$5,310
EFFECTIVE GROSS INCOME		\$171,690
LESS: EXPENSES		-\$43,620.10
MISCELLANEOUS INCOME		\$0.00
NET OPERATING INCOME		\$128,069.90
DEBT SERVICE		-\$80,408.58
PRE-TAX CASH FLOW	4.67%	\$47,661.32
PRINCIPAL REDUCTION		\$29,918.58
TOTAL RETURN	7.61%	\$77,579.90

ANNUALIZED EXPENSES

PRO FORMA

FIXED EXPENSES

REAL ESTATE TAXES	1.2%	\$30,600
INSURANCE	.35/SQ FT	\$2,041
UTILITIES		\$1,512

CONTROLLABLE EXPENSES

MANAGEMENT SERVICES	4.00%	\$6,868
REPAIRS & MAINTENANCE	\$400/UNIT	\$1,600
UNIT TURNOVER	\$250/UNIT	\$1,000

TOTAL EXPENSES

EXPENSES/UNIT		\$43,620
EXPENSES/SQ FT		\$10,905
% OF EGI		\$7.48
		25.4%

RENT ROLL

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	PRICE / SQ FT	PRO FORMA		
					RENTS	PARKING	LAUNDRY
5631 WHITNALL HWY	VACANT	3 BED / 3.5 BATH	1,433	\$2.60	\$3,725	2 GARAGE	PRIVATE ROOM
5631 1/2 WHITNALL HWY	VACANT	3 BED / 3.5 BATH	1,433	\$2.60	\$3,725	2 GARAGE	PRIVATE ROOM
5633 WHITNALL HWY	VACANT	3 BED / 3 BATH	1,482	\$2.46	\$3,650	2 GARAGE	PRIVATE ROOM
5633 1/2 WHITNALL HWY	VACANT	3 BED / 3 BATH	1,482	\$2.46	\$3,650	2 GARAGE	PRIVATE ROOM
4	VACANT	12 BED / 13 BATH	5,830	\$2.53	\$14,750	8	

RENTAL COMPS

ADDRESS	STATUS	UNIT TYPE	YR. BUILT	UNIT SIZE	RENT	LEASE DATE	LEASE DATE
10916 HESBY, 91601	LEASED	3 BED / 3 BATH	2020	1,100	\$3,850	\$3.50	7/6/20
10916 HESBY, 91601	LEASED	3 BED / 3.5 BATH	2020	1,375	\$3,950	\$2.87	9/28/20
11229 PEACH GROVE, 91601	LEASED	3 BED / 3.25 BATH	2020	1,400	\$3,995	\$2.85	12/8/20
11229.5 PEACH GROVE, 91601	LEASED	3 BED / 3.25 BATH	2020	1,500	\$3,995	\$2.66	12/4/20
5223 CLEON, 91601	LEASED	3 BED / 3.25 BATH	2021	1,375	\$3,750	\$2.73	4/5/21
5221 CLEON, 91601	LEASED	3 BED / 3.25 BATH	2021	1,350	\$3,700	\$2.74	4/13/21
10912 HESBY, 91601	LEASED	3 BED / 3 BATH	2020	1,435	\$3,750	\$2.61	5/7/21
5643 1/2 WILLOWCREST, 91601	LEASED	3 BED / 3.25 BATH	2020	1,444	\$3,650	\$2.53	9/5/20
COMPARABLE AVERAGE:			2020	1,372	\$3,830	\$2.81	
SUBJECT PROPERTY :			2021	1,458	\$3,688	\$2.53	

RENTAL COMPS

10916 HESBY, 91601



10916 HESBY - 2, 91601



11229 PEACH GROVE, 91601



11229.5 PEACH GROVE,



5223 CLEON, 91601



5221 CLEON, 91601



10912 HESBY, 91601



5643 1/2 WILLOWCREST, 91601



SALE COMPS

ADDRESS	STATUS	UNIT COUNT	BED/ BATH COUNT	YR. BUILT	GROSS SF	PRICE	GRM	\$/SF	SALE DATE	CAP RATE
5237 WILLOWCREST AVE, 91601	SOLD	5	15 BED / 15 BATH	2006	6,008	\$3,690,000	16.80	\$614	ACTIVE	3.90%
5246 CLEON AVE, 91601	SOLD	8	16 BED / 8 BATH	2020	7,688	\$3,630,000	NA	\$472	11/19/20	NA
11318 MIRANDA ST, 61601	SOLD	5	15 BED / 15 BATH	2020	8,980	\$3,000,000	NA	\$334	1/15/21	NA
5747 FULCHER AVE, 91601	PENDING	4	16 BED / 16 BATH	2021	7,174	\$2,790,000	NA	\$389	PENDING	NA
5741 FULCHER AVE, 91601	PENDING	4	16 BED / 16 BATH	2021	7,174	\$2,790,000	NA	\$389	PENDING	NA
10908 HESBY, 91601	SOLD	4	12 BED / 14 BATH	2021	5,864	\$2,700,000	NA	\$460	3/19/21	NA
10916 HESBY, 91601	SOLD	4	12 BED / 14 BATH	2021	5,864	\$2,650,000	NA	\$452	10/2/20	NA
5749 KLUMP, 91601	SOLD	4	16 BED / 14 BATH	2020	6,284	\$2,585,000	NA	\$411	1/19/21	NA
10855 HARTSOOK, 91601	SOLD	4	12 BED / 12 BATH	2020	5,085	\$2,525,000	14.10	\$497	11/6/20	5.44%
5653 FAIR AVE, 91601	SOLD	4	14 BED / 12 BATH	2020	5,800	\$2,499,000	14.26	\$431	9/21/20	5.40%
11437 HATTERAS, 91601	SOLD	5	11 BED / 16 BATH	2020	6,873	\$2,740,000	NA	\$399	8/6/20	NA
COMP AVERAGE:				2019	6,618	\$2,872,636	15.05	\$441		4.91%
SUBJECT PROPERTY:		4	12 BED / 13 BATH	2020	7,158	\$2,550,000	14.41	\$356		5.02%

COMP \$/SQ FT	\$440.73	COMP GRM	15.05	COMP CAP RATE	4.91%
SUBJECT SQ FT	7,158	SUBJECT GROSS POTENTIAL RENT	\$177,000	SUBJECT NOI	\$128,070
SUGGESTED VALUE	\$3,154,739	SUGGESTED VALUE	\$2,664,440	SUGGESTED VALUE	\$2,606,579

BLENDED VALUATION **\$2,808,586**

SALE COMPS

5237 WILLOWCREST AVE, 91601



5246 CLEON AVE, 91601



11318 MIRANDA ST, 61601



5747 FULCHER AVE, 91601



5741 FULCHER AVE, 91601



10908 HESBY, 91601



10916 HESBY, 91601



5749 KLUMP, 91601



SALE COMPS

10855 HARTSOOK, 91601



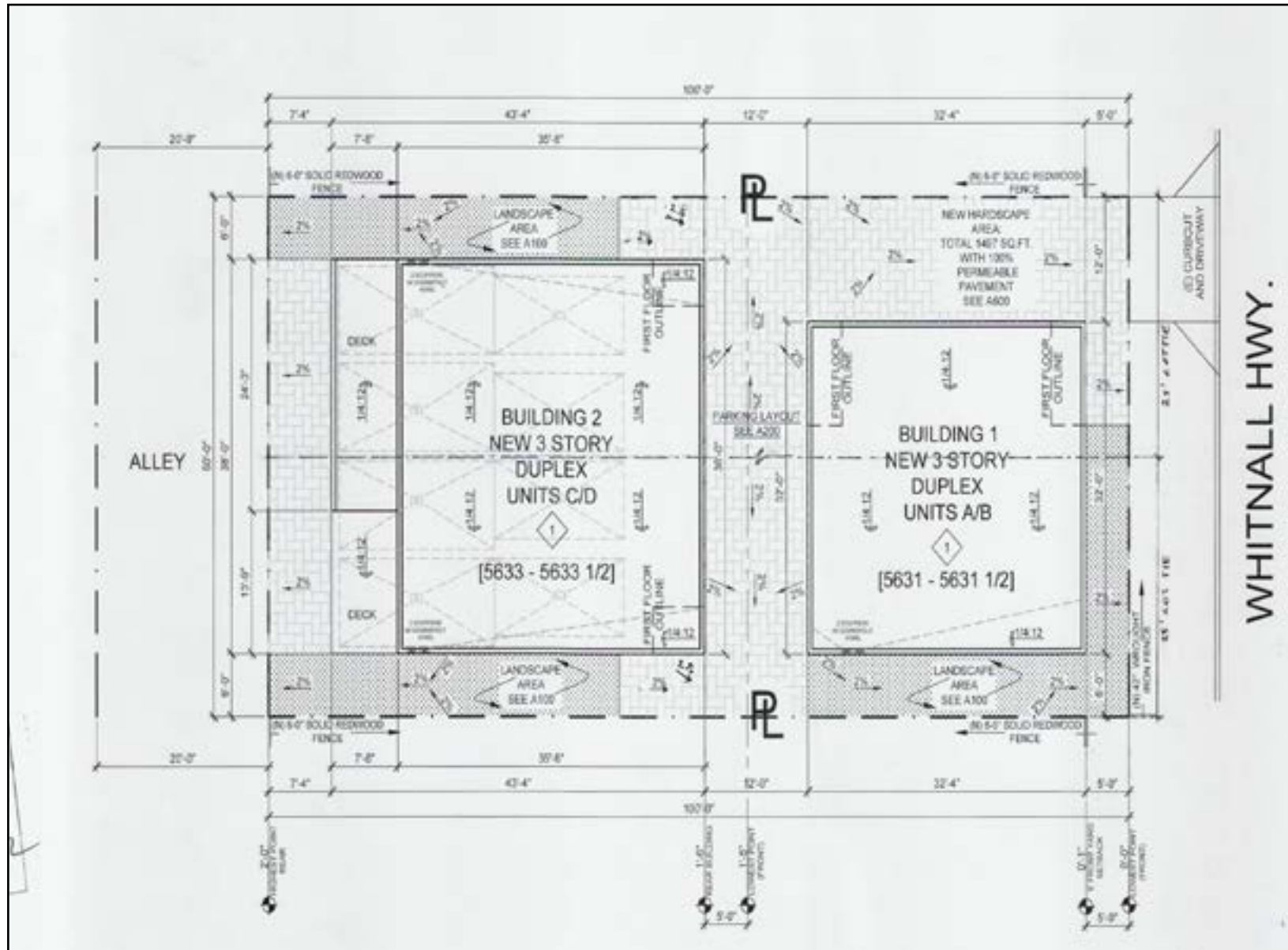
5653 FAIR AVE, 91601



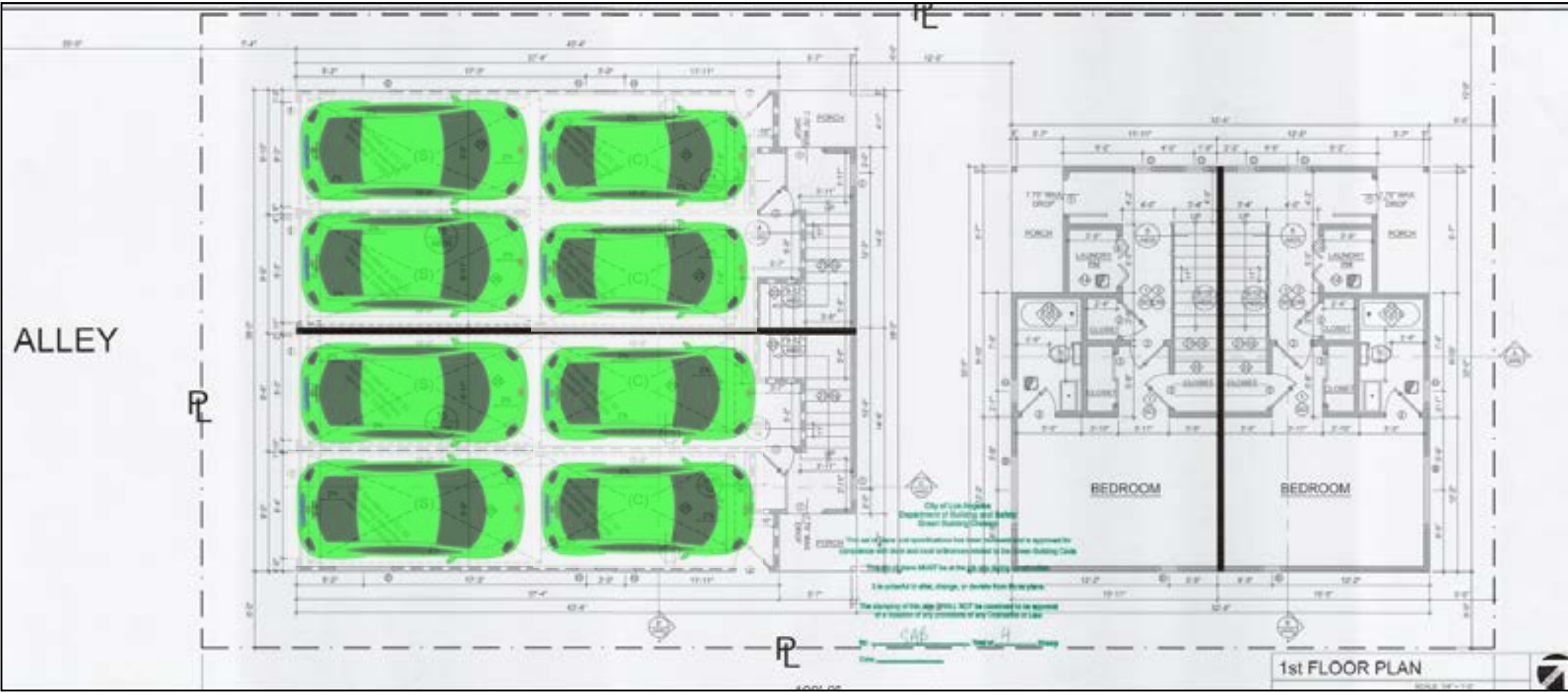
11437 HATTERAS, 91601



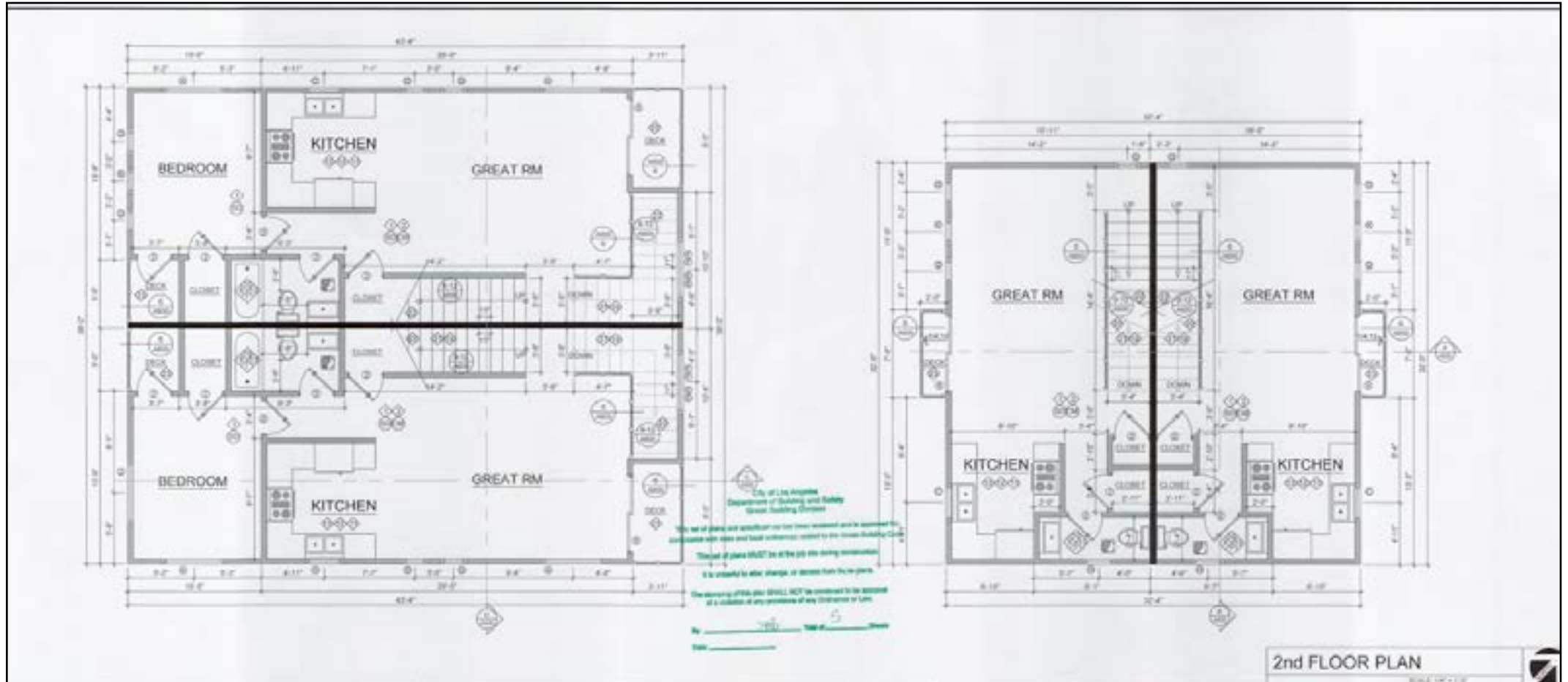
SITE PLAN



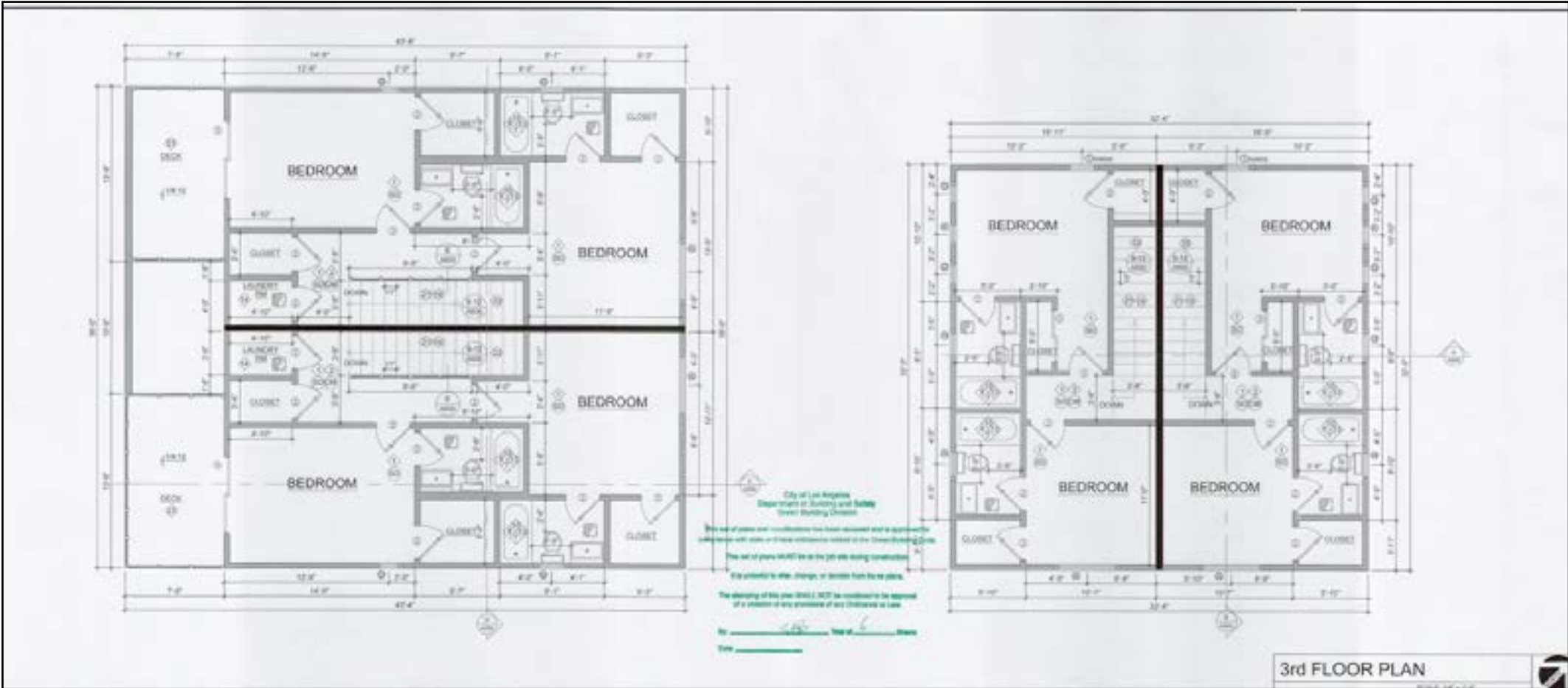
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



City of Los Angeles
 Department of Building and Safety
 Street Building Division

This set of plans and specifications has been reviewed and is approved for construction with notes and to have corrections noted on the Street Building Code.

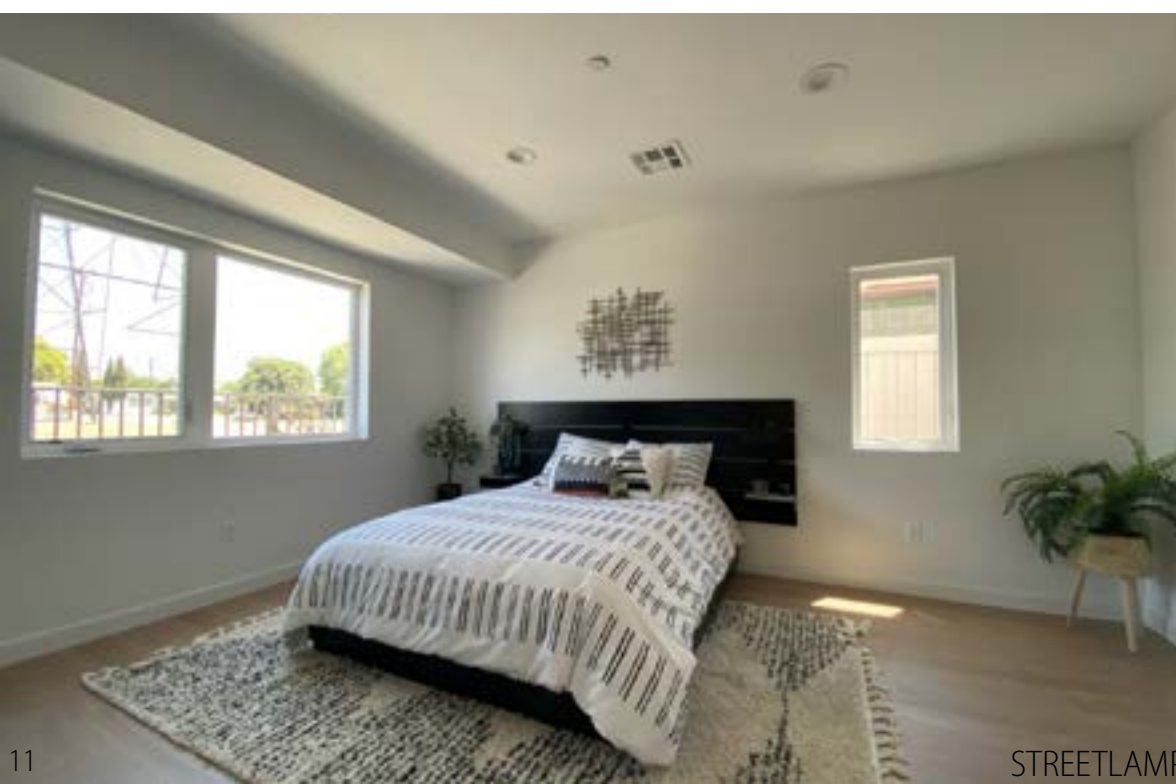
This set of plans (MAY) be on the job site during construction.

It is intended to allow change or deviation from the set plans.

The stamping of the plan (MAY) NOT be considered as approval of a violation of any provisions of any Ordinance or Law.

By: _____ Date: _____

For: _____

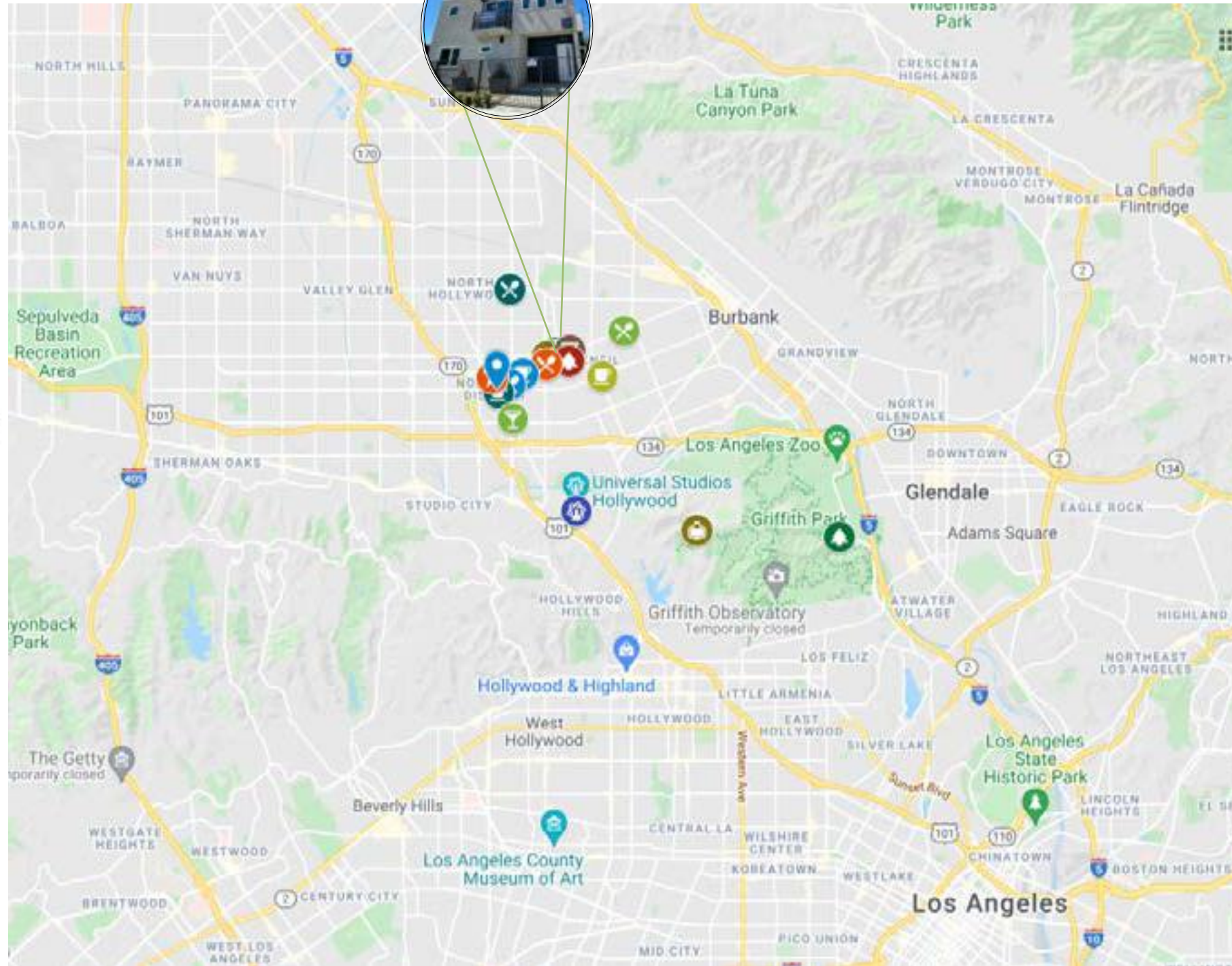






NEIGHBORHOOD AREA

- 5631 Whitnall Hwy
- The Other Door
- Dogs Deluxe, LLC
- Champs Sports Pub
- Whitnall Highway Park North
- Cahuenga General Store
- Cake Monkey Bakery
- Boba Guys NoHo
- RioZonas Açai North Hollywood
- Brews Brothers
- 24 Hour Fitness
- Dave's Hot Chicken
- Porto's Bakery and Cafe
- MexCocina Cafe
- Popeyes Louisiana Kitchen
- Universal Studios Hollywood
- Hollywood Sign
- Griffith Park Merry-Go-Round
- Idle Hour



NEIGHBORHOOD AREA

OFFERING MEMORANDUM - 5631 WHITNALL HWY

PORTOS'S BAKERY & CAFE - 0.8 MILES



HAYAT'S KITCHEN - 0.7 MILES



FUN OL' CAKES 0.7 MILES



Z SQUARED - 1.1 MILES



THE SNUG - 0.7 MILES



PABLITO'S TACOS 0.4 MILES



ATTRACTIONS

SILLY SWIRLY



PACIFIC PARK



REDONDO BEACH PIER



UNIVERSAL STUDIOS HOLLYWOOD



RALPH FOY PARK



THE BROAD MUSEUM



CONTACT INFO

PLEASE VISIT:
STREETLAMPPARTNERS.COM
FOR MORE INFORMATION ON OUR UPCOMING
PROPERTIES.

INFORMATION PROVIDED BY:

SETH HAMILTON, BRE # 01897619
CITIVEST REALTY SERVICES, BRE # 01875823

2.5% COOPERATING BROKER COMPENSATION

714 397-6936

SETH@STREETLAMPPARTNERS.COM

THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH INDEPENDENT DUE DILIGENCE INVESTIGATION. OWNER/DEVELOPER/AGENT ARE NOT QUALIFIED TO DISCUSS OR ADVISE ON LEGAL, ACCOUNTING, OR OTHER MATTERS OUTSIDE OF THOSE PERMITTED BY STATE LAW. OWNER/DEVELOPER/AGENT HAVE NOT MADE ANY INVESTIGATION, AND MAKES NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY.

