



836 Hilldale Ave.
Los Angeles, CA 90069

CAROLWOOD
ESTATES

LADD JACKSON
—  — **REAL ESTATE GROUP**

310-346-1744 | ladd@laddjackson.com | www.laddjackson.com

DRE 01405651

Operating Statement

836 Hilldale Ave.

(January 1, 2023 - December 31, 2023)

A. Gross Income: \$137,661

B. Operating Expenses: \$47,510

1. Real Estate Taxes	\$19,563
2. Property Insurance	\$3,745
3. Utilities	\$4,837
4. Trash	\$1,435
5. Gardener/Pest Control	\$2,022
6. Repairs/Maintenance	\$2,254
7. Units Registration	\$720
8. Leasing Commissions	\$0
9. Capital Improvements	\$292
10. Property Manager	\$12,642

C. Net Operating Income: \$90,151

(January 1, 2024 - December 31, 2024)

A. Gross Income: \$129,701

B. Operating Expenses: \$66,120

1. Real Estate Taxes	\$10,142
2. Property Insurance	\$6,352
3. Utilities	\$4,242
4. Trash	\$1,546
5. Gardener/Pest Control	\$2,172
6. Repairs/Maintenance	\$9,371
7. Units Registration	\$720
8. Leasing Commissions	\$203
9. Capital Improvements	\$17,452
10. Property Manager	\$13,920

C. Net Operating Income: \$63,581

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Additional Information

836 - 838 3/4 Hilldale Ave.

No city assessments that we're aware of.

Rent List:

836 - \$3,207.58 (upside potential) needs updating

838 - \$4,295.00 has been updated

838 1/4 - \$1,895 has been updated

838 1/2 - \$786.39 (upside potential) needs updating

838 3/4 - 2,175.40 has been updated

100% Occupancy: Current Monthly Rental Total \$12,359.37

Present GOI is \$148,312.44

Probable Operating Expenses \$47,510

Probable NOI \$100,802.44

Possible projected add'l rent of \$2500/mo at present market rate

In case someone wants to assume the loan, it's a 4.97% fixed 30 yr with a loan balance of \$879,797.

Loan Payment Monthly: \$5300

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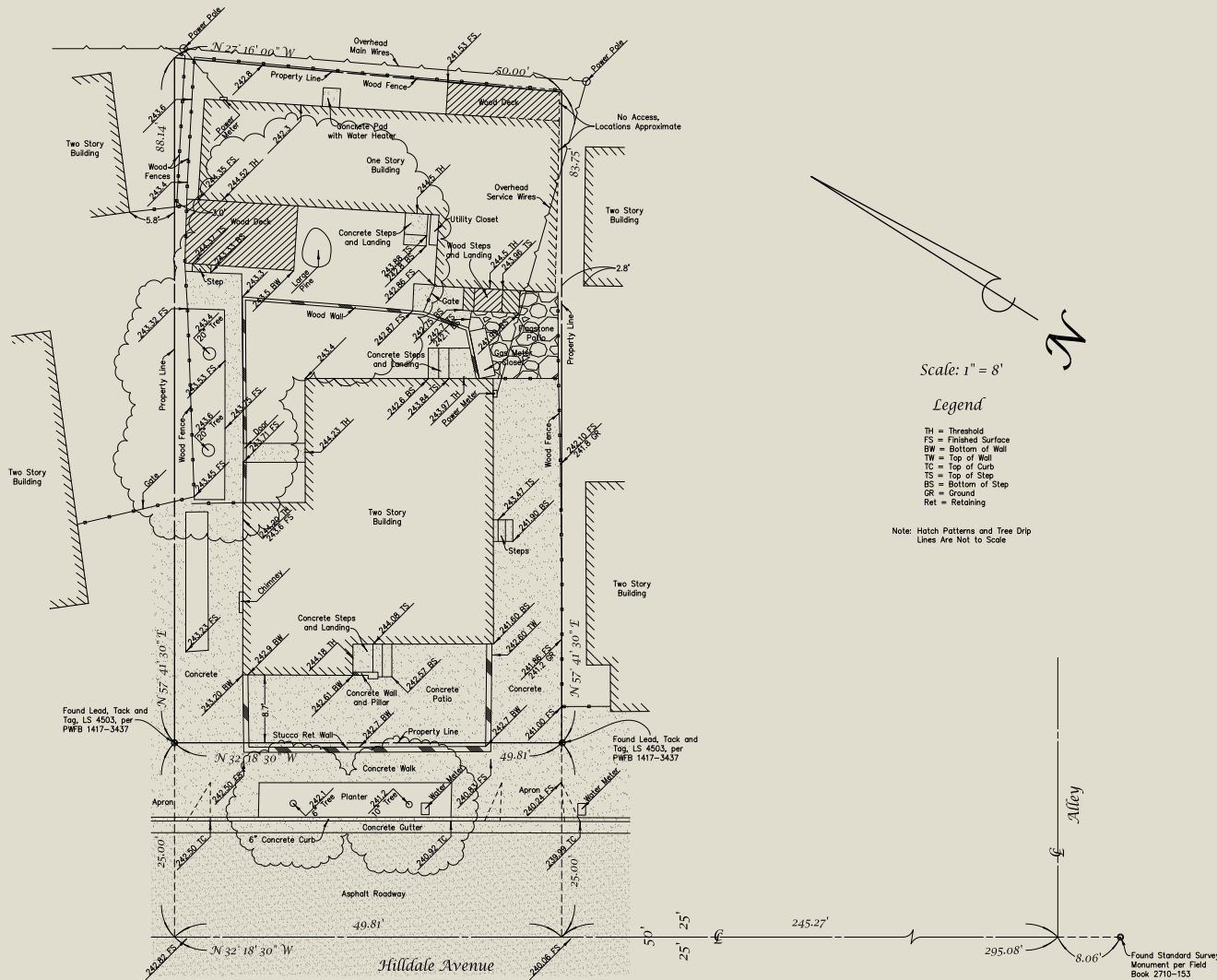






Architectural Survey

836 Hilldale Ave.



SITE ADDRESS: 836 HILLDALE AVE, WEST HOLLYWOOD

LEGAL DESCRIPTION: LOT 13 OF TRACT NO. 6099, IN THE CITY OF WEST HOLLYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 66, PAGE 21 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 4340-007-004

BOUNDARY NOTE: THE PROPERTY LINES SHOWN HEREON ARE RECORD PER THE LEGAL DESCRIPTION AND RELATED DOCUMENTS, UNLESS OTHERWISE NOTED. THE PROPERTY LINES ARE ADJUSTED TO BEST FIT PER FOUND CITY CENTERLINE AND/OR SURVEY MONUMENTS, AND OCCUPATION.

BASIS OF BEARINGS: THE BEARING OF NORTH 32° 18' 30" WEST WAS USED ON THE CENTERLINE OF HILLDALE AVENUE PER TRACT NO. 6099, MAP BOOK 66, PAGE 21, AS SHOWN HEREON.

BENCH MARK: THE ELEVATION OF 223.519 ON PBM STAMPED "13—15891, 2003" 1 FT N/O CURB SANTA MONICA BLVD, 4.7 FT W/O BCR W/O HILLDALE AVE, NE COR COR WALL WAS USED AS DATUM FOR THIS SURVEY. - BM ID 13-15891, WAO 1988, YEAR OF ADJUSTMENT 2000

AREA: 4,281 SQUARE FEET, 0.10 ACRES

DATE OF FIELD SURVEY: MAY 31, 2016

Plan Prepared For: 8135 Norton Avenue, Inc.
836 Hilldale Avenue
Los Angeles, CA 90069

C.

CMA Report

836 Hilldale Ave.

Residential Income - Active

Listing#	Address	Bd	Br	Sq Ft	Lot Sz	Year	Date	\$/Sf	DOM	Orig Price	List Price
25545215	829 831 N Orange Grove Ave	8	6	3,245	6,002	2023	06/05/25	922.96	78	2,995,000	2,995,000
SR24121672MR	1204 N Clark ST	6	6	3,400	6,718	1928	10/14/24	792.65	433	2,695,000	2,695,000
25565817	1237 Hilldale Ave	7	6		5,793	1966	07/16/25		37	2,995,000	2,895,000
25524201	8814 / 8816 Harratt St	3	2		3,487	1927	04/11/25		133	1,499,000	1,395,000
25572431	946 Hilldale Ave	2	2	1,311	5,642	1923	08/04/25	1369.18	18	1,795,000	1,795,000
SR25158469MR	1253 N Orange Grove	7	4	2,980	6,922	1916	07/14/25	620.06	38	1,847,777	1,847,777
25533367	1029 N Orange Grove Ave	4	3	2,622	6,395	1930	05/02/25	762.77	112	1,999,990	1,999,990
25553191	1018 Havenhurst Dr	6	5	3,162	6,552	1923	06/27/25	694.18	56	2,195,000	2,195,000
PW25103010MR	829 N Edinburgh AVE	6	5	3,943	6,552	1926	05/08/25	557.95	106	2,600,000	2,200,000
25570913	1010 N Orange Grove Ave	9	9	5,319	6,519	1957	07/15/25	413.61	38	2,200,000	2,200,000
25569919	1028 N Hayworth Ave	8	6	3,950	7,102	1922	07/28/25	581.01	25	2,395,000	2,295,000
25517223	529 Norwich Dr	3	2	1,818	5,080	1924	03/28/25	1292.63	147	2,595,000	2,350,000
25564245	801 Westbourne Dr	6	4	2,601	3,628	2007	07/11/25	922.72	42	2,500,000	2,399,999
25523009	745 -747 1/4 N Hayworth Ave	5	5	3,168	6,613	1936	04/10/25	757.58	134	2,400,000	2,400,000
25523445	751 -753 3/4 N Hayworth Ave	8	5	4,101	6,613	1937	04/10/25	585.22	134	2,400,000	2,400,000
25554193	553 N Flores St	14	12	7,087	5,758	1963	06/19/25	352.05	64	2,675,000	2,495,000
25516271	832 Hilldale Ave	6	8	2,595	4,075	1928	03/28/25	1000.00	147	2,795,000	2,595,000
SR25078727MR	732 N Crescent Heights BLVD	5	3	2,488	6,551	1925	04/10/25	1044.61	111	2,999,000	2,599,000
25501119	642 N Hayworth Ave	13	13	7,374	7,501	1959	02/20/25	352.59	180	2,700,000	2,600,000
25517995	8720 Ashcroft Ave	4	2	2,244	5,179	1927	03/29/25	1245.54	146	2,795,000	2,795,000
25501215	648 N Hayworth Ave	12	13	7,392	7,502	1965	02/20/25	395.70	176	2,950,000	2,925,000
25571941	1050 N Laurel Ave	12	12	7,572	6,550	1959	07/30/25	386.29	23	2,925,000	2,925,000
25556241	847 Huntley Dr	5	5	2,300	4,276	2025	06/24/25	1302.17	59	2,995,000	2,995,000
25531627	543 N La Jolla Ave	7	5	4,153	7,006	1928	04/29/25	721.17	115	3,195,000	2,995,000
25545507	1224 N Fairfax Ave	8	8	6,388	6,753	1954	05/29/25	468.85	85	2,995,000	2,995,000
25535609	936 N Orange Grove Ave	12	16	8,735	6,436	1961	05/07/25	343.45	77	3,300,000	3,000,000
25577475	722 Westmount Dr	8	8	4,480	11,601	1940	08/12/25	709.82	10	3,180,000	3,180,000
25577841	726 Westmount Dr	8	8	4,480	11,601	1939	08/12/25	709.82	10	3,180,000	3,180,000
25558361	1033 N La Jolla Ave	5	5	3,200	6,620	1925	06/27/25	1014.06	56	3,499,000	3,245,000
24-464169	1007 N San Vicente Blvd	5	5	5,739	7,026	1947	11/15/24	566.30	279	3,750,000	3,250,000
24-444919	617 Westmount Dr	6	5	2,901	5,868	1937	07/15/25	1172.01	38	3,400,000	3,400,000
Listing Count 31		Avg		3,895				760.58	100	2,724,025	2,620,541
								High 3,400,000		Low 1,395,000	Median 2,600,000

CMA Report

836 Hilldale Ave.

Residential Income - Active Contract

Listing#	Address	Bd	Br	Sq Ft	Lot Sz	Year	Date	\$/Sf	DOM	Orig Price	List Price
25553313	1266 N Flores St	9	7	4,830	7,602	1923	06/30/25	476.19	64	2,300,000	2,300,000
Listing Count 1		Avg		4,830				476.19	64	2,300,000	2,300,000
					High 2,300,000				Low 2,300,000	Median 2,300,000	

Residential Income - Pending

Listing#	Address	Bd	Br	Sq Ft	Lot Sz	Year	Date	\$/Sf	DOM	Orig Price	List Price
25493613	745 N Croft Ave	4	2	2,852	6,502	1926	07/30/25	753.86	163	2,495,000	2,150,000
Listing Count 1		Avg		2,852				753.86	163	2,495,000	2,150,000
					High 2,150,000				Low 2,150,000	Median 2,150,000	



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