

# 10652 Whipple Street

North Hollywood, CA



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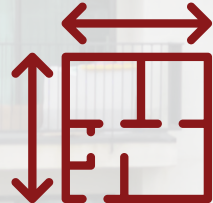
JOHNHART  
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# PROPERTY SUMMARY

## 10652 WHIPPLE STREET | NORTH HOLLYWOOD, CA



**BUILDING SIZE**  
13,719 SQFT



**LOT SIZE**  
9,524 SQFT



**NUMBER OF UNITS**  
14



**COVERED/  
UNDERGROUND  
PARKING**

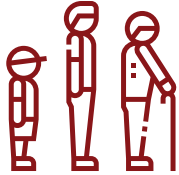
## 10652 WHIPPLE STREET | NORTH HOLLYWOOD, CA

Exceptional investment opportunity in the highly desirable Toluca Lake neighborhood of North Hollywood. Brand-new 2025 multifamily property featuring 14-unit multifamily property offers approximately 13,719 square feet of living space and features an excellent unit mix of nine 1-bedroom/1-bath units and five 2-bedroom/1-bath units. Designed with functionality and tenant appeal in mind, the property boasts spacious and thoughtfully designed floorplans, private balconies, and in-unit washer and dryer for added convenience. Eleven units include attached garage parking, a rare and highly attractive amenity in this prime rental market. Located in the sought-after Toluca Lake area, the property benefits from strong rental demand, close proximity to major studios, dining, shopping, and convenient freeway access. This is a turnkey opportunity ideal for investors seeking stable income in one of North Hollywood's most desirable and centrally located neighborhoods.

# DEMOGRAPHICS

## OVERVIEW

The area surrounding 10652 Whipple Street benefits from a dynamic and growing community with a strong mix of young professionals, creatives, and long-term residents. Its proximity to major employment centers, studios, and transit hubs supports a steady population of working professionals with diverse occupations and steady income growth. The neighborhood also enjoys convenient access to entertainment, dining, and cultural amenities in North Hollywood, contributing to an active lifestyle and consistent housing demand. Overall, the area reflects a vibrant, upward-trending demographic profile that supports stable rental demand and neighborhood vitality.



37

**MEDIAN AGE**



163k

**POPULATION**



16%

**RATE OF  
HOMEOWNERSHIP**



\$93k

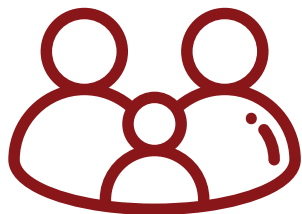
**AVERAGE  
HOUSEHOLD INCOME**



67%

**EMPLOYED**

# DEMOGRAPHICS



**MAJORITY  
FAMILY-OCCUPIED**



**MAJORITY  
ATTENDED COLLEGE**

	<b>5 MILE 2024 PER CAPITA</b>	<b>5 MILE 2024 AVG HOUSEHOLDS</b>
EDUCATION & DAYCARE	\$1,046	\$2,336
HEALTH CARE	\$676	\$1,510
TRANSPORTATION & MAINTENANCE	\$3,397	\$7,585
HOUSEHOLD	\$747	\$1,669
FOOD & ALCOHOL	\$4,058	\$9,061
ENTERTAINMENT, HOBBIES & PETS	\$2,086	\$4,657
APPAREL	\$721	\$1,611

# UNITS AND FINANCIALS

Unit#	Monthly rent	Details
101	\$2,500	
102	\$2,750	Vacant Pro Forma
103	\$2,500	
104	\$2,700	
105	\$800	Affordable Housing low income
201	\$3,450	
202	\$2,400	
203	\$1,000	Affordable Housing very low income
204	\$2,500	
205	\$3,000	
301	\$3,500	
302	\$2,900	
304	\$3,000	
305	\$3,000	

**TOTAL GROSS INCOME = \$36,000 MONTHLY**

**TOTAL GROSS INCOME = \$432,000 ANNUAL**

Expenses	Monthly	Annual
Insurance	\$914.25	\$10,971
Trash	\$1,430	\$17,160
LADWP	\$460	\$5,520
Prop Tax	\$8,218	\$98,611
LAHD	\$540	\$6,840
Cleaning	\$250	\$3000
Hi Tech Monitoring	\$80	\$960
Kone Elevator	\$645	\$7,740

**TOTAL EXPENSE = \$12,537 MONTHLY**

**TOTAL EXPENSE = \$150,802 ANNUAL**

**NET INCOME 432,000-150,802 = \$281,198**

# NEIGHBORHOOD OVERVIEW

The area around 10652 Whipple Street is surrounded by a vibrant mix of restaurants, retail, and entertainment options that contribute to a highly walkable and convenient neighborhood. Nearby hubs such as NoHo Arts District and the Universal Studios Hollywood provide an abundance of dining, shopping, and cultural venues, while major employers and studios in North Hollywood support a strong local economy. This concentration of businesses and amenities enhances everyday convenience for residents and helps sustain steady demand for housing in the area.



## GAS

MOBIL

76

## COFFEE SHOPS

REPUBLIC OF PIE

STARBUCKS

## BANKS

CHASE BANK

BANK OF AMERICA



## RESTAURANTS

MATER

GRANVILLE

## BARs

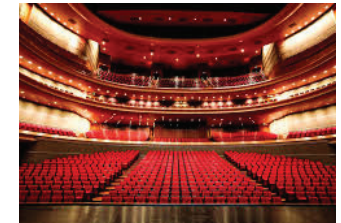
THE FEDERAL BAR

IDLE HOUR

## THEATRES

LANKERSHIM ARTS CENTER

EL PORTAL THEATRE



## MUSEUMS

MARTIAL ARTS HISTORY MUSEUM

THE HOLLYWOOD MUSEUM

## FITNESS

LA FITNESS

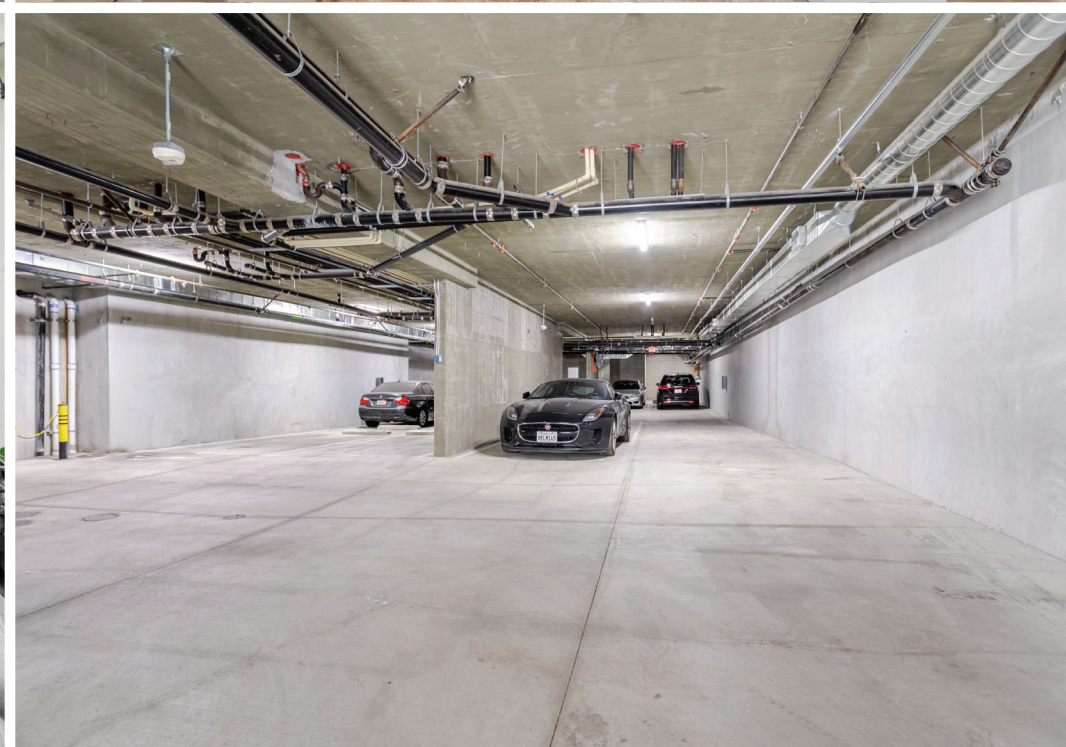
24 HOUR FITNESS

## SPAS

RIVIERA HEALTH SPA

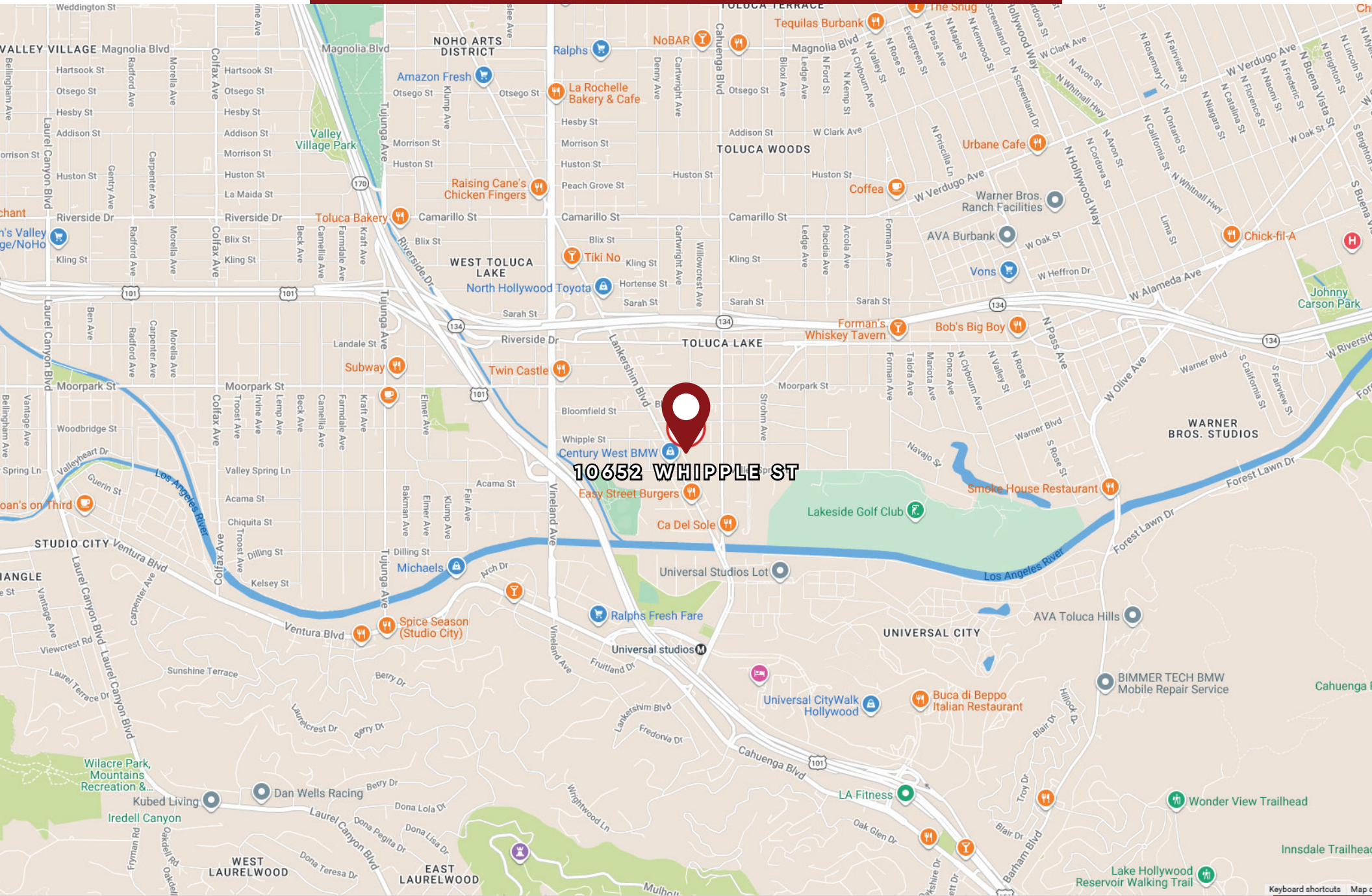
BURKE WILLIAMS SPA







# AREA LAYOUT



10652 WHIPPLE ST

# TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
Whipple St	Cahuenga Blvd E	1,168	0.04 mi
Lankershim Blvd	Valley Spring Ln SE	20,619	0.05 mi
Valley Spring Ln	Lankershim Blvd W	765	0.07 mi
Lankershim Blvd	Whipple St SE	20,863	0.10 mi
Valley Spring Ln	Denny Ave W	409	0.10 mi
Cahuenga Blvd	Whipple St N	24,900	0.11 mi
Cahuenga Blvd	Whipple St S	25,030	0.12 mi
Lankershim Blvd	Bloomfield St NW	20,251	0.14 mi
Whipple St	Cahuenga Blvd W	980	0.15 mi
Valley Spring Ln	Cahuenga Blvd W	849	0.15 mi



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