



THE BEVERLY HILLS ESTATES

ESTATE OF MIND

# OPPORTUNITY ZONE SALE

7 UNITS OFFERED AT A 6.8% CAP



**5248** AUCKLAND AVE  
NORTH HOLLYWOOD, CA 91601



# PROPERTY SUMMARY

5248 AUCKLAND AVE | TOLUCA TERRACE

Brand new construction in Toluca Terrace! This stylish 7 unit townhome complex offers modern design, space, and functionality on two structures. Features include an open-concept layout, high ceilings, wide-plank flooring, and abundant natural light throughout. The kitchens boasts designer appliances, custom cabinetry, and sleek countertops that flow seamlessly into the living and dining areas. The layouts are as follows - 5246 Auckland is a 4 bed 3.5 bath 1869 sf front unit, 5246 1/2 is a 4 bed 3.5 bath 1869 sf front unit. The spacious bedrooms include a primary suite with ample closet space and beautifully finished en-suite baths. These units have ample balconies and a private roof deck with city and mountain views, perfect for entertaining or relaxing. Two parking spaces per unit. 5248 and 5248 1/4 are both 3 bed 3.5 baths 1643 sf units at the rear structure. These units also have spacious balconies, a private roof deck, and two parking spaces per unit. Both structures have a 1 bed 1 bath studio loft that are 635 and 620 sf respectively. The rear structure has a 1 bed 1 bath 437 sf ADU. Prime location near Toluca Lake, NoHo Arts District, and major studios, with easy access to dining, cafes, and freeways. A rare opportunity to acquire brand-new, design-forward townhomes on a quiet cul-de sac. OPPORTUNITY ZONE ALLOWS FOR INCREDIBLE TAX SAVING INCENTIVES. A Must See!

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## OFFERING SUMMARY

**Number of Units:** 7

**Purchase Price:** \$4,195,000

**Price Per SQFT:** \$468

**Building Size:** 8,967 SQFT

**Lot Size:** 6,971 SQFT

**Unit Types:**

4 BED 3.5 BATHS

3 BED 3.5 BATHS

1 BED 1 BATH



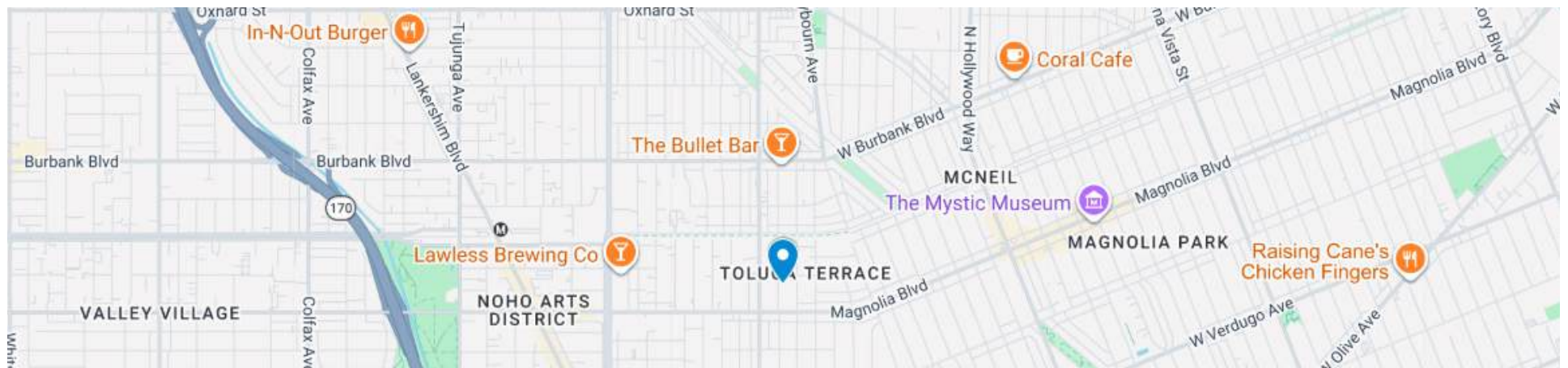
# LOCATION DESCRIPTION

5248 AUCKLAND AVE | TOLUCA TERRACE

Toluca Terrace, a peaceful residential pocket offering, a blend of suburban tranquility and immediate access to major entertainment industry hubs. Its location is defined by its proximity to the prestigious Toluca Lake area and is often described as “Toluca Lake adjacent,” providing a similar upscale atmosphere with quieter, tree-lined streets.

## Key Location Benefits

- Proximity to Major Studios: The area is minutes away from entertainment giants like Walt Disney Studios and Warner Bros. Studios, making it a prime location for industry professionals.
- High Walkability: With a Walk Score of 88/100, the neighborhood is considered very walkable. Residents can easily access a variety of local restaurants, unique boutiques, and vintage shops, particularly along Riverside Drive.
- Seamless Commuting & Travel:
  - Freeway Access: Offers easy access to major freeways for swift travel to Studio City or Downtown Los Angeles.
  - Air Travel: Located approximately 8 minutes (4.4 miles) from Hollywood Burbank Airport (BUR), making travel highly convenient.
- Recreational & Green Spaces: Positioned between La Tuna Canyon Park and Griffith Park, the area provides ample opportunities for hiking, cycling, and outdoor activities.
- Serene Atmosphere: Known for its quiet, well-lit streets and low traffic noise, Toluca Terrace offers a “slower pace” of life while remaining close to the vibrant NoHo Arts District.
- Safety & Community: Rated highly by locals for being a safe neighborhood where people feel comfortable walking at night, with a strong sense of community and friendly neighbors.
- Local Amenities & Schools
  - Schools: The neighborhood is served by the LAUSD
  - Transit: While a car is often preferred, several bus lines serve the area, and the Universal City/Studio City Metro station is located about 1.1 miles away.





# INCOME & EXPENSES

5248 AUCKLAND AVE | TOLUCA TERRACE

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<b>CAP RATE</b>	\$283,382.50/\$4,195,000	6.8%
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<b>GRM</b>	\$4,195,000/\$346,620	12.10
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<b>Proforma Income</b>	\$264,000 (\$5,500x12x4)
	\$82,620 (\$2,295x12x3)

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<b>Gross Income</b>	\$346,620
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<b>NOI</b>	\$283,382.50
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<b>Property Tax</b>	\$52,437.50
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<b>Insurance</b>	\$6,000.00 (\$500/mo)
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<b>Gardener</b>	\$1,200.00 (\$100/mo)
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<b>Repair &amp; Maintenance</b>	\$3,000.00 (\$250/mo)
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<b>Common Area Electricity</b>	\$600.00 (\$50/mo)
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<b>TOTAL EXPENSES</b>	\$63,237.50
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# UNIT MIX SUMMARY

UNIT TYPE	PROFORMA RENT
4 BEDROOM	\$5,500
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3 BEDROOM	\$5,500
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1 BEDROOM	\$2,295
STUDIO LOFTS	\$2,295
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