6441 SATSUMA AVENUE

North Hollywood, CA 91606

NEWLY BUILT & RENOVATED // 100% OCCUPANCY // NO RENT CONTROL

4 UNITS



OFFERING MEMORANDUM

PRICE	NOI	CAP RATE	GRM	PRICE / SF
$1,675,000	$99.8K	5.96%	12.59	$510

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REALTYONEGROUP

DISCLOSURES & CONFIDENTIALITY

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SECTION

01

OFFERING SUMMARY

Offering Summary · Investment Highlights

OFFERING SUMMARY

4 UNITS	NO RENT CONTROL	Price	Gross Income	NOI	CAP Rate	GRM
		$1,675,000	$133,080	$99,786	5.96%	12.59

6441 Satsuma Avenue presents an exceptional opportunity to acquire a **newly built**, **fully stabilized**, **non-rent-controlled**, **premium turn-key residential income asset** in **North Hollywood**, CA, **one of the strongest rental markets in the Los Angeles Metro**. Offered at $1,675,000, the 4-unit property delivers a strong **5.96% going-in cap rate**, $133,080 ($11,090 per month) in scheduled gross annual rental income, and $99,786 in Net Operating Income (NOI) for savvy investors from day one.

Completed in March 2026, the unit mix consists of a fully renovated duplex featuring one 3BD/2BA unit (1,159 SF) and one 1BD/1BA unit (405 SF), along with two newly constructed 2BD/1.5BA ADUs (859 SF each) in a building behind it. Energy efficient construction and new electrical, plumbing, roofing, HVAC, appliances and fixtures throughout minimize operating costs and provide peace of mind for years to come. All units feature separate entrances, individual addresses, in-unit laundry, dishwashers, and premium finishes; three of the units also have their own private enclosed yards. Electricity is individually metered for each unit, while water is master-metered and billed back entirely to tenants via a Ratio Utility Billing System (RUBS).

The property is currently 100% occupied with initial 13-month leases extending through June and July 2027, offering immediate passive cash flow with virtually zero initial capital expenditure required.





FINANCIAL SUMMARY

Metric	Current / Value	Analytical Context
List Price	$1,675,000	Turn-key 4-unit income asset in North Hollywood
Gross Scheduled Income	$133,080 / yr ($11,090 / mo)	Fully leased at actual market rents
Effective Gross Income (EGI)	$127,756.80	Reflects a 4.0% vacancy & collection reserve
Total Operating Expenses	$27,971.25	Low 21.89% expense ratio due to new systems & RUBS
Net Operating Income (NOI)	$99,785.55	Fully stabilized net cash flow
Cap Rate (Yield on Cost)	5.96%	5.96% Stabilized yield
Gross Rent Multiplier (GRM)	12.59	Strong price-to-rent ratio for modern construction
Price per Unit	$418,750	Competitive cost basis for 2026 construction
Price per Square Foot	$510.36	Attractive valuation relative to local replacement cost

PROPERTY SUMMARY

Building Attribute	Property Specification
Buildings / Layout	2 Buildings - Building 1 (Duplex) + Building 2 (2 ADUs)
Total Units	4 Units (100% Occupied on 13-Month Leases)
Building SF / Lot SF	3,282 SF / 6,542 SF
Year Built / Renovated	1950 Original Build / 2026 Full Renovation (Duplex) + New Construction (2 ADUs)
Unit Mix	(1) 3BD/2BA (1,159 SF), (1) 1BD/1BA (405 SF), (2) 2BD/1.5BA (859 SF)

INVESTMENT HIGHLIGHTS

Key Investment Value Drivers

1

BRAND-NEW 2026 CONSTRUCTION & RENOVATION

Completed in March 2026, the property combines a fully renovated duplex with two new construction ADUs in the rear. All building infrastructure — including roofs, plumbing, electrical, HVAC systems and kitchen appliances — fixtures and finishes are brand new, minimizing capital reserves and maintenance expenses.

2

100% OCCUPIED & FULLY STABILIZED

All four units are tenant occupied with 13-month leases, securing predictable rental income through summer 2027 (lease expirations range from July 2027 to August 2027).

3

NO RENT CONTROL

No Los Angeles Rent Stabilization Ordinance (RSO) rent control and exemption from California's Tenant Protection Act (AB 1482) rent caps for 15 years (until 2041) allows new owners to capture true market rents and aggressively test market limits to maximize future revenue growth and asset yield.

4

TENANTS PAY ALL UTILITIES

Every unit is equipped with individual electric meters. Tenants pay for electricity directly, while master-metered water and trash expenses are entirely billed back to tenants via Resident Utility Billing System (RUBS), significantly reducing operating expenses.

5

FLEXIBLE UNIT MIX W/ OWNER-OCCUPANT OPTIONS

A diverse unit mix provides superior risk mitigation and income stability, minimizing vacancy impact. Boasting spacious, open floor plans and private enclosed yards, the 3BD/2BA unit and 2-story townhome-style ADUs live like single-family homes, making them ideal for owner-occupants looking to avoid apartment-style living.

6

PREMIUM FINISHES & COVETED AMENITIES

Luxurious finishes like natural oak cabinets, quartz countertops, designer tile, and a timeless organic modern design command premium rents with ease. All units feature private entrances, separate addresses, in-unit laundry, and dishwashers, with three units offering fully enclosed private yards, a rarity that tenants adore.

7

PRIME LOCATION FOR LIVE, WORK & PLAY

Centrally located for effortless shopping, dining, commuting, and travel. Three major freeways (the 170, 5, and 101), the North Hollywood Metro Station, the Hollywood Burbank Airport, and the city's premier cultural hubs — the NoHo Arts District and NoHo West — are all just 2-3 miles away.

8

LOW MARKET VACANCY RATES AND TIGHT SUBMARKET OCCUPANCY

A 3.8% to 4.2% submarket vacancy rate and a 76% to 81% renter population within a 1-mile radius provide a deep local demand pool, insulating your investment from extended vacancies and rental income loss.

9

STABLE RENT MARKET WITH PROVEN RESILIENCE & STRONG APPRECIATION

High $1.05M+ median home prices lock in long-term rental demand. Combined with +19.8% 5-year rent growth and 3.5% to 4.2% projected annual escalation, this asset is poised to deliver predictable, inflation-hedged cash flow.

10

DIVERSE LOCAL ECONOMY

Powered by a dual-engine economy anchored by world-class media studios (NBCUniversal, Warner Bros., Disney) and regional medical centers (Kaiser, Providence, CHLA). This deep, high-paying employer base drives continuous job creation and provides a steady pool of affluent, qualified renters.

SECTION

02

PROPERTY INFORMATION

Property Information · Site Plan · Floor Plans · Location Overview · What's Nearby · Property Photos

PROPERTY INFORMATION

PROPERTY DETAILS

Parameter	Specification
Property Address	6441 Satsuma Ave, North Hollywood, CA 91606
Assessor's Parcel Number (APN)	2414-030-007
Number of Units / Stories	4 Units / 1 Story (Duplex) & 2 Stories (ADUs)
Bed / Bath Count	8 Bedrooms / 6 Bathrooms
Gross Building SF / Lot SF	3,282 sf / 6,542 sf
Zoning	R1-1
Year Built / Renovated	1950 Original Build / 2026 Full Renovation + New Construction

CONSTRUCTION SPECIFICATIONS

Element	Specification
Foundation & Framing	Concrete Slab / Wood Frame Construction
Exterior Finish	Stucco
Roof Construction	New Composite Shingle (Duplex) / Flat Membrane (ADUs)
Plumbing & Electrical	All-New Copper/PEX Plumbing, New Electrical Sub-Panels
HVAC	Central HVAC (Unit 1); Ductless Mini-Split HVAC (Units 2, 3, 4)
Hot Water Heater	40-gallon Ultra-Energy-Efficient Hybrid Water Heaters (all units)

UTILITY METERING

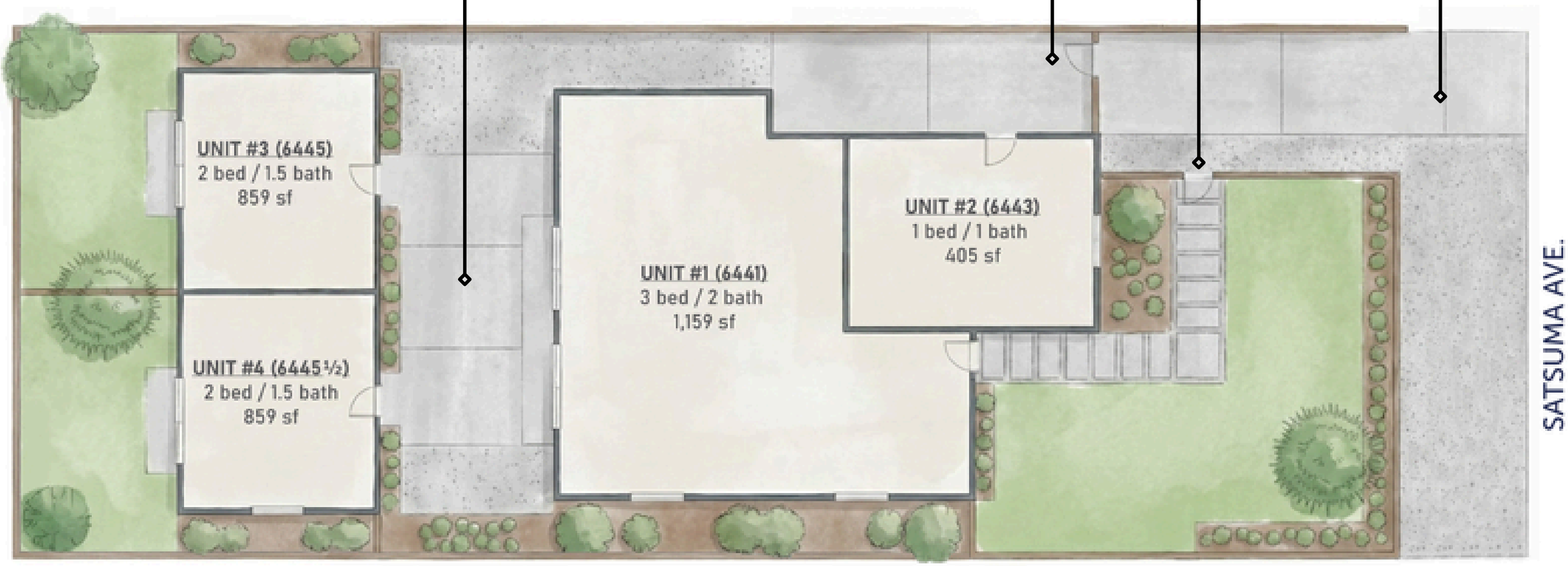
Utility	Metering & Payment Responsibility
Electricity	Individually Metered — Resident Paid
Water & Trash	Master Metered — Resident Paid via RUBS
Gas	N/A



UNIT MIX SUMMARY

Unit Designation	Unit Type	Approx. SF	Current Rent	Market Rent
Unit 1 (Duplex)	3 BD / 2 BA	1,159 SF	$3,750 / mo	$3,750 / mo
Unit 2 (Duplex)	1 BD / 1 BA	405 SF	$1,750 / mo	$1,750 / mo
Unit 3 (ADU)	2 BD / 1.5 BA	859 SF	$2,795 / mo	$2,795 / mo
Unit 4 (ADU)	2 BD / 1.5 BA	859 SF	$2,795 / mo	$2,795 / mo
TOTALS	**4 Units**	**3,282 SF**	**$11,090 / mo**	**$11,090 / mo**

SITE PLAN



BUILDING 2 (ADUs)

- Unit 3 (6445): 2-bed / 1.5-bath / 859 sf
- Unit 4 (6445½): 2-bed / 1.5-bath / 859 sf
- Situated at the back of the lot to maximize privacy and common area spaces
- Fully Landscaped, Enclosed Backyards w/ Patio and Side Entrance Access

BUILDING 1 (DUPLEX)

- Unit 1 (6441): 3-bed / 2-bath / 1,159 sf
- Unit 2 (6443): 1-bed / 1-bath / 405 sf
- Fully Landscaped Front Yard Enclosed by a Contemporary Wood Fence Provides Tremendous Curb Appeal

FLOOR PLANS — DUPLEX (UNITS 1 & 2)

Unit 2 (6443)

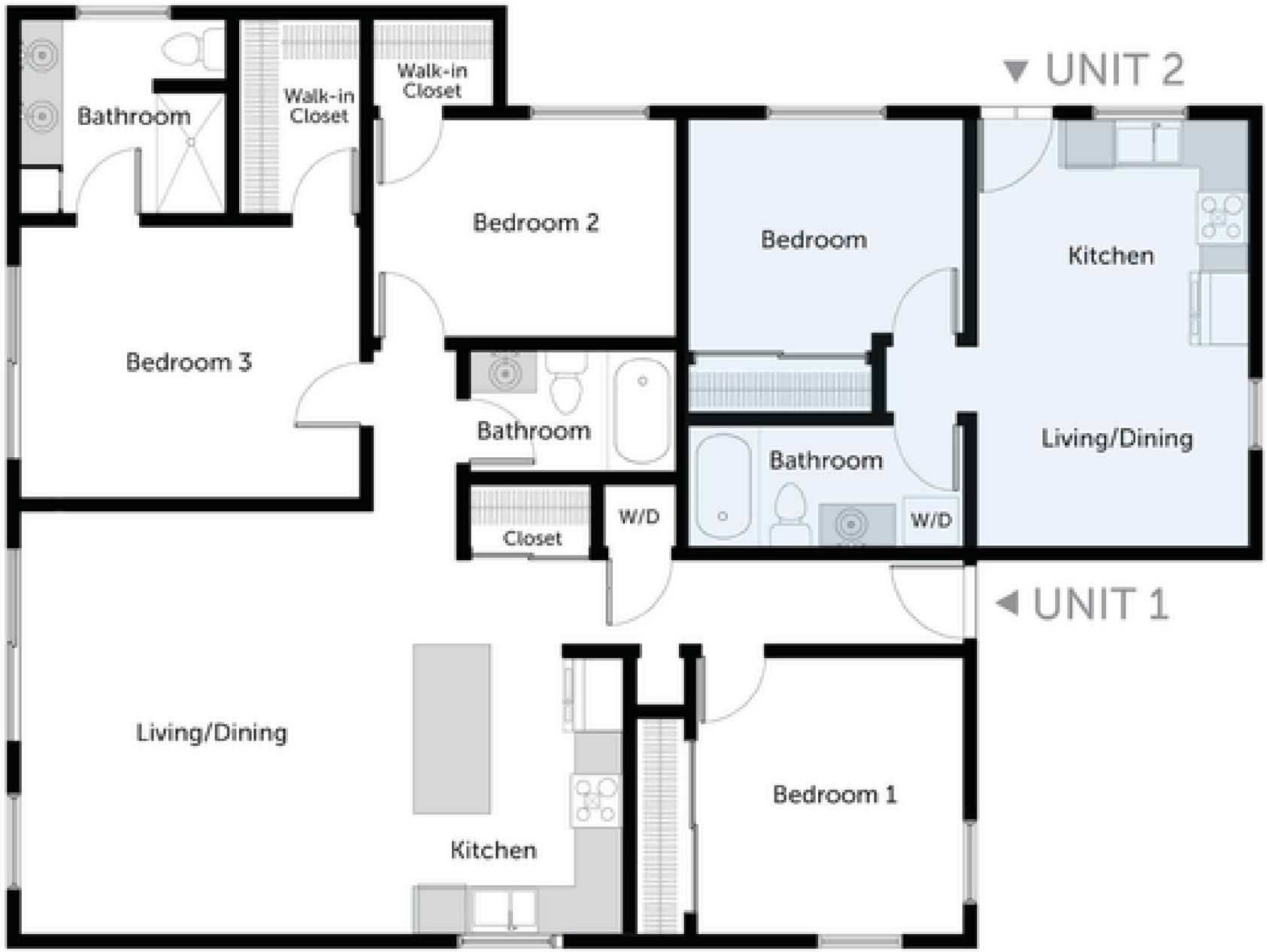
1 bed / 1 bath / 405 sf

- Spacious Bedroom & Closet
- In-Unit Laundry
- Ductless Mini-Split HVAC
- Ultra-Energy-Efficient 40-gallon Hybrid Water Heater

Unit 1 (6441)

3 bed / 2 bath / 1,159 sf

- Open-Concept Great Room w/ Vaulted Ceilings & Skylights
- Eat-In Kitchen Island
- Master Ensuite w/ Walk-In Closet, Dual Vanities and Direct Access to Back Patio
- In-Unit Laundry
- Central HVAC
- Ultra-Energy-Efficient 40-gallon Hybrid Water Heater
- Fenced in Front Yard w/ Lush Landscaping



FLOOR PLANS – ADUS (UNITS 3 & 4)

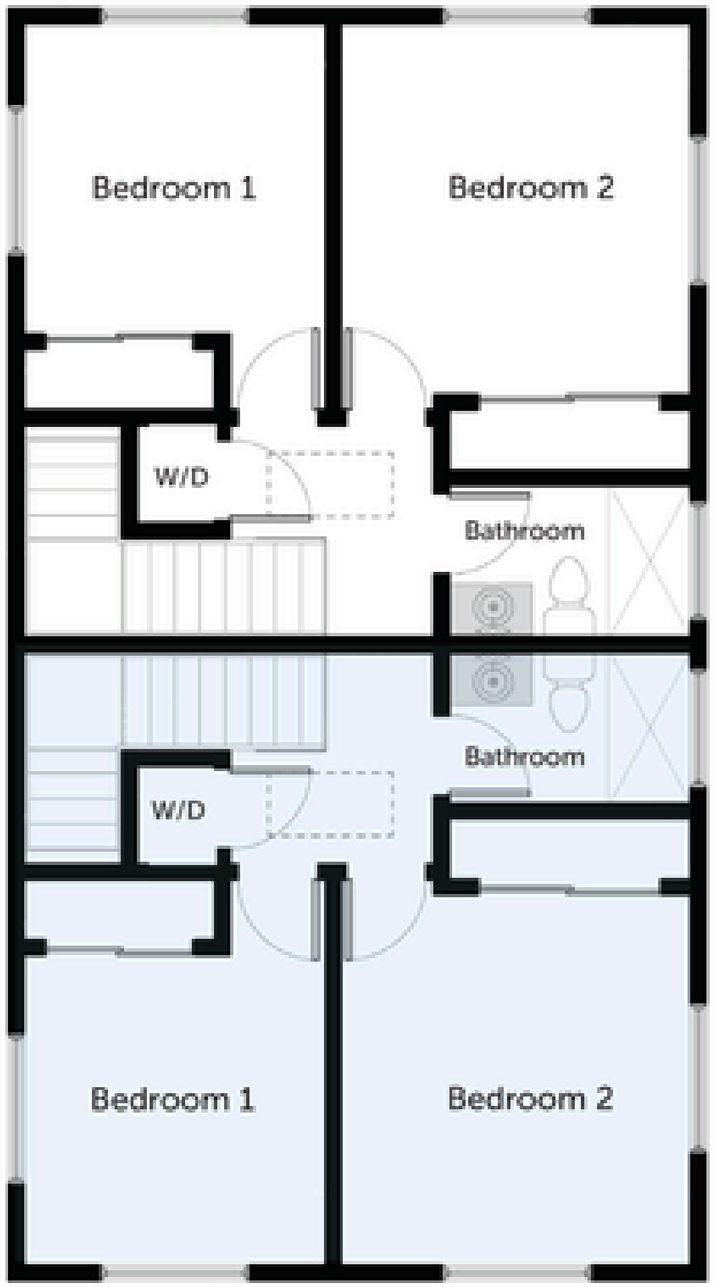
Unit 3 (6445)

2 bed / 1.5 bath / 859 sf

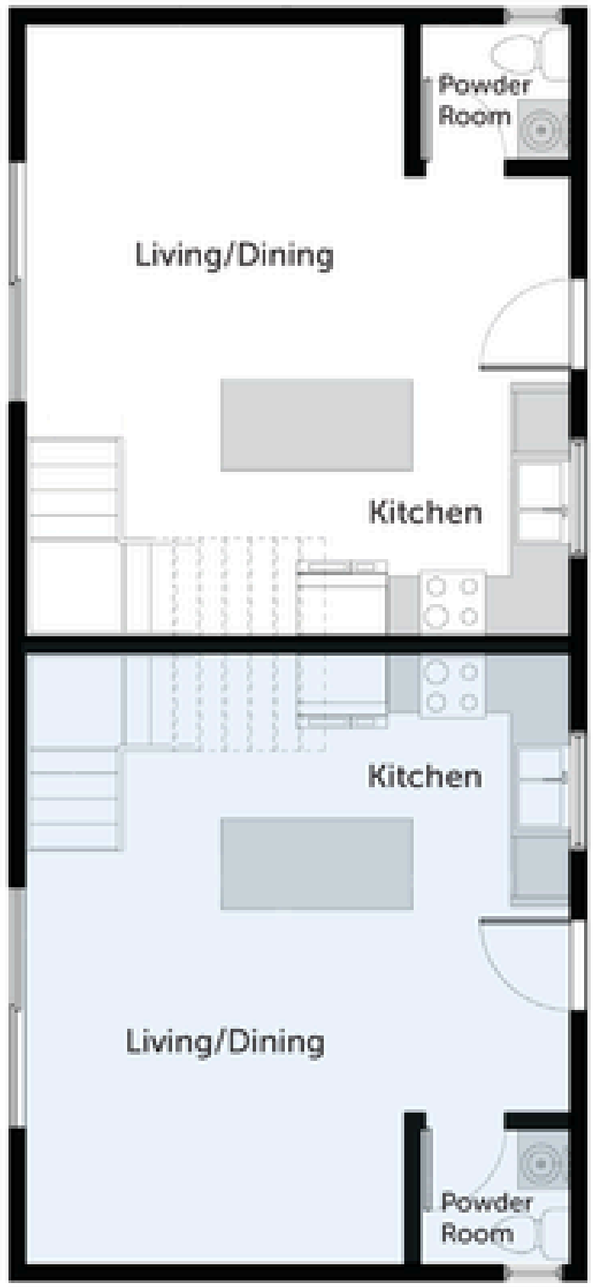
Unit 4 (6445½)

2 bed / 1.5 bath / 859 sf

- 2-Story Townhome Style Residences
- Open-Concept Floor Plans
- Eat-In Kitchen Islands
- In-Unit Laundry
- Ductless Mini-Split HVAC
- Ultra-Energy-Efficient 40-gallon Hybrid Water Heaters
- Private Enclosed Backyards

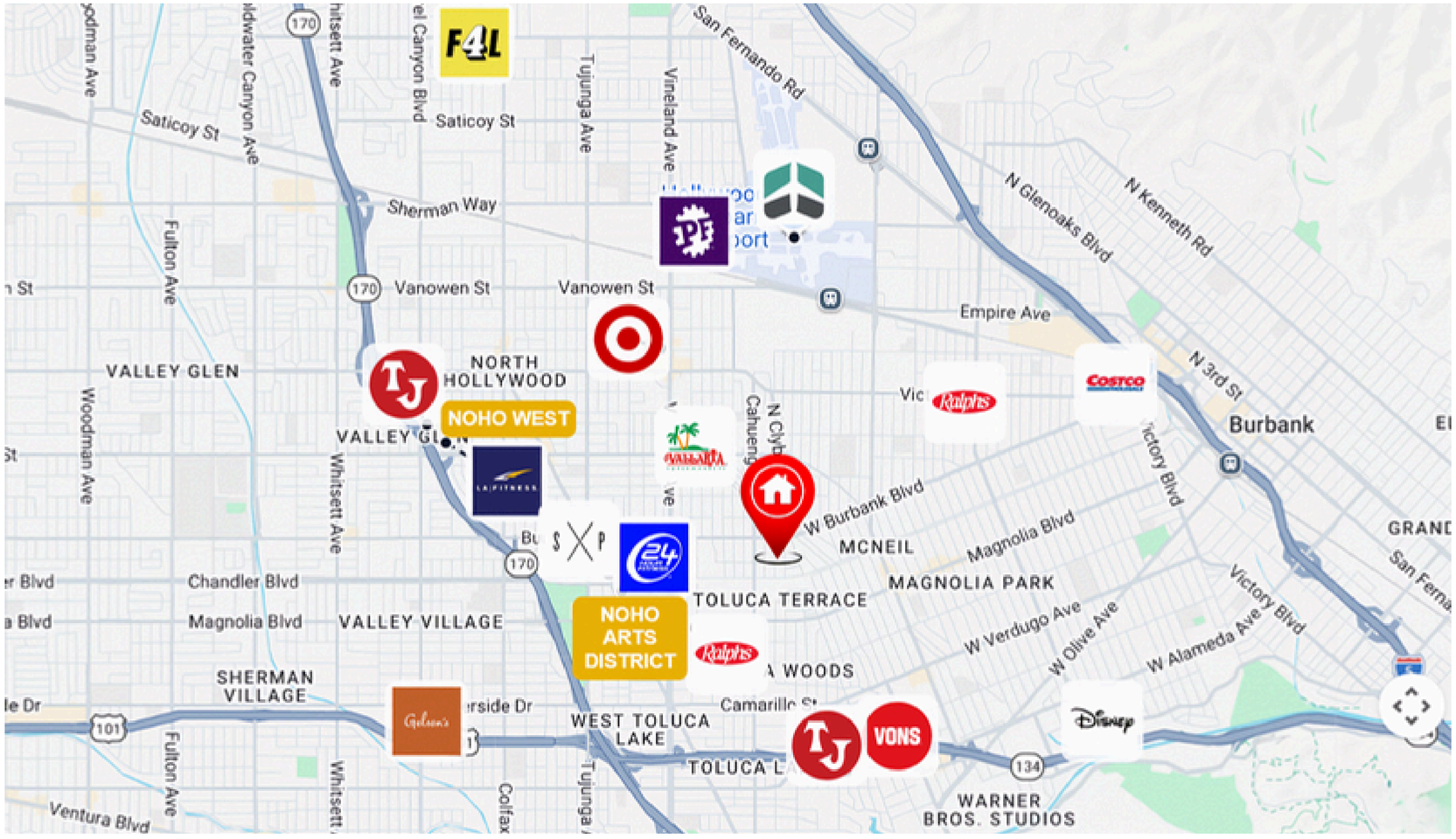


FLOOR 2



FLOOR 1

LOCATION OVERVIEW



Set on a quiet, Burbank adjacent residential street of primarily single family homes just north of Victory Boulevard, 6441 Satsuma Avenue offers residents serene neighborhood living with shopping, dining, transit and freeway access minutes away.

- **Run Errands in a Flash**: Target is just down the block, with four grocery markets, five pharmacies and two gyms all within a mile. Walk Score rates the address 77, "Very Walkable."
- **Commute, Fly & Ride with Ease**: Rapid multi-directional access across the entire Los Angeles basin with three freeways – the 170, 5 and 101 – the North Hollywood (Metro) Station and Hollywood Burbank Airport all just 2-3 miles away.
- **Shopping & Entertainment Galore**: NoHo Arts District and NoHo West – a 25-acre shopping, dining, and entertainment complex anchored by Trader Joe's and a Regal cinema – are both just 2 miles away. The nation's largest IKEA in Burbank is just 4 miles east.
- **Outdoor Lovers Paradise**: Victory-Vineland Recreation Center offers basketball, tennis courts and a children's play area less than half a mile away. The 2,000-acre Sepulveda Basin – the recreational crown jewel of the Valley – offers Lake Balboa, three golf courses, camping, kayaking, fishing, wildlife reserves, walking trails, and indoor and outdoor sports facilities less than 9 miles west.

77
Walk Score · Very Walkable

5
Pharmacies Within 1 Mile

4
Grocery Markets Within 1 Mile

170 · 5 · 101
Freeways Within 3 Miles

1.8 Miles
North Hollywood Station (Metro)

2.1 Miles
NoHo West

35.4 Years
Median Age

WHAT'S NEARBY

TRANSIT & CONNECTIVITY

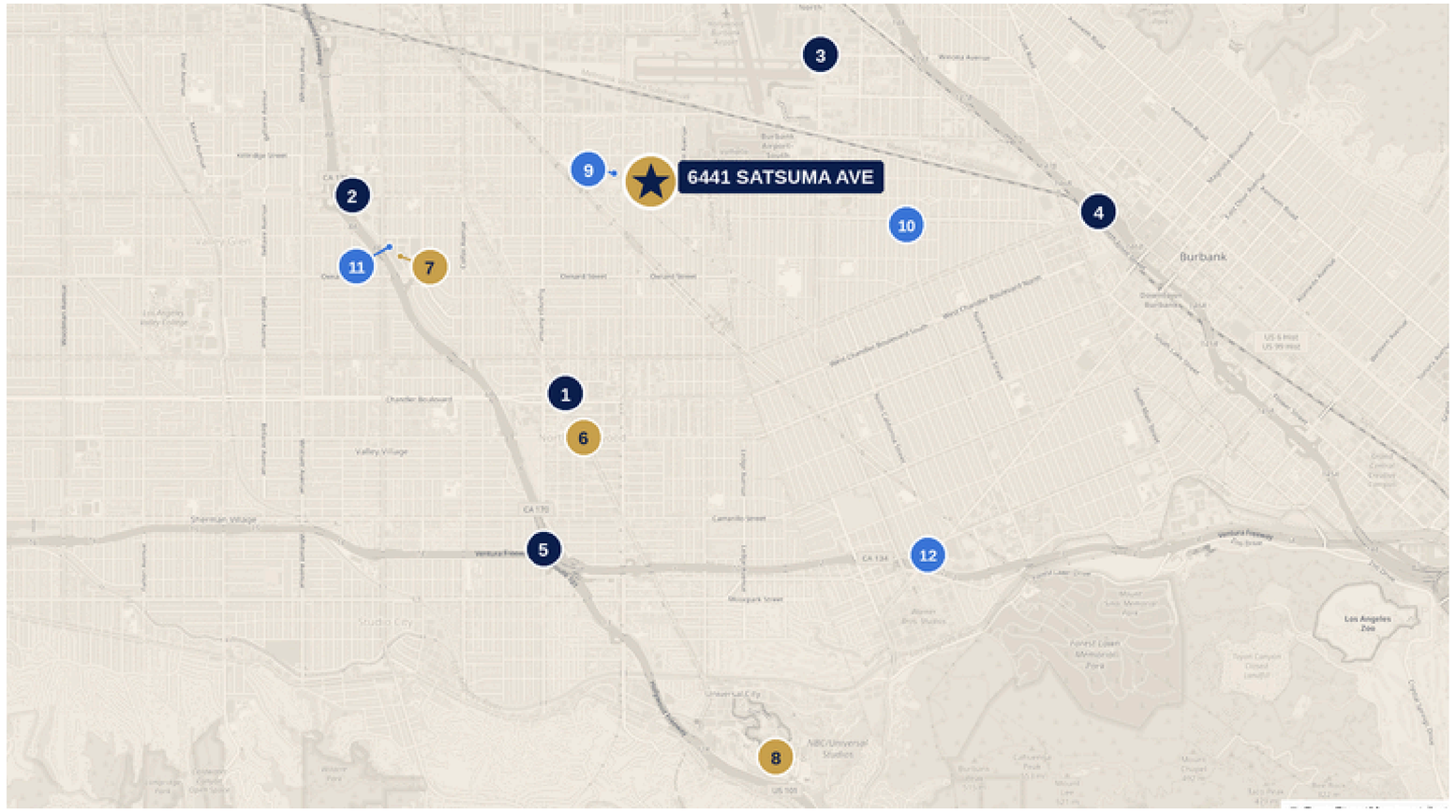
1. North Hollywood Station (Metro B/G) (1.8 Mi)
2. SR-170 Freeway Entrance (2.0 Mi)
3. Hollywood Burbank Airport (2.2 Mi)
4. I-5 Freeway Entrance (2.9 Mi)
5. US-101 Freeway Entrance (3.0 Mi)

DINING & ENTERTAINMENT

6. NoHo Arts District Dining & Theaters (2.0 Mi)
7. NoHo West (2.1 Mi)
8. Universal CityWalk (4.4 Mi)

GROCERY & EVERYDAY RETAIL

9. Target (0.4 Mi)
10. Ralphs (1.8 Mi)
11. Trader Joe's (2.1 Mi)
12. Whole Foods (3.3 Mi)



DRIVING DISTANCE TO MAJOR DISTRICTS









PHOTOS - EXTERIOR & COMMON AREAS



Exterior frontage showcases duplex, finished with stucco siding, earth toned accent trim, warm wood accents, and contemporary architectural lighting.



Fully enclosed private front yard, serving Unit 1; Driveway parking for up to 2 vehicles; Secure entry gate for access to Units 2, 3 and 4.

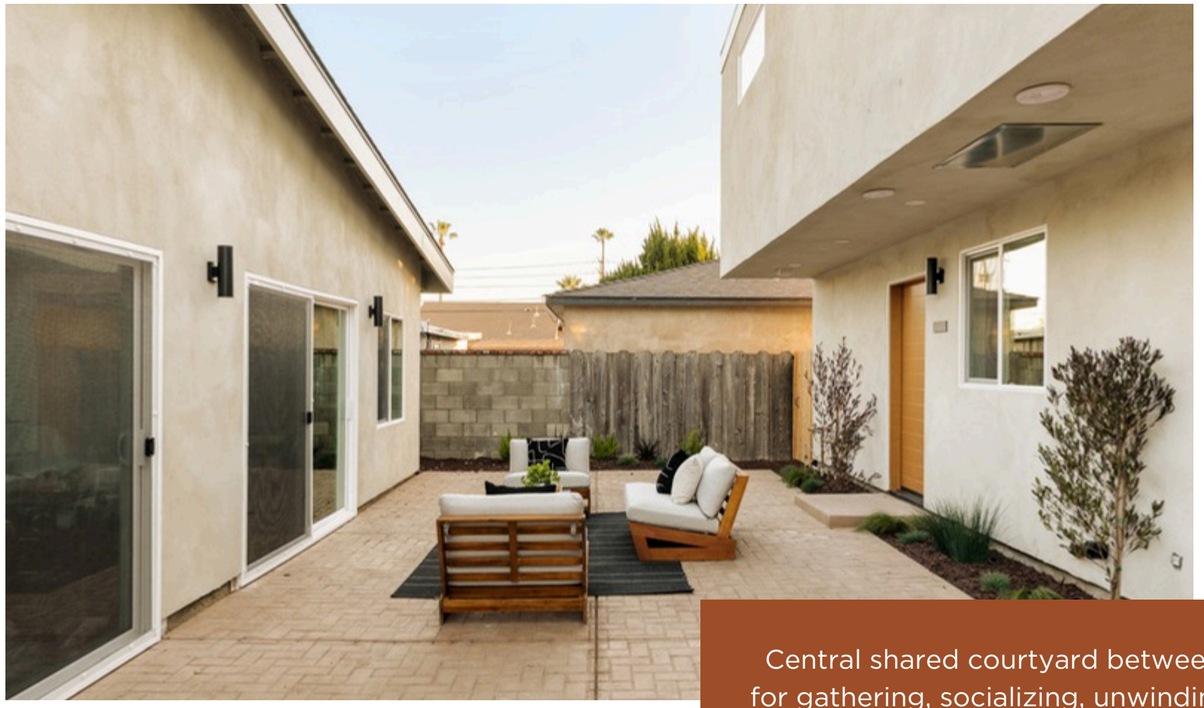


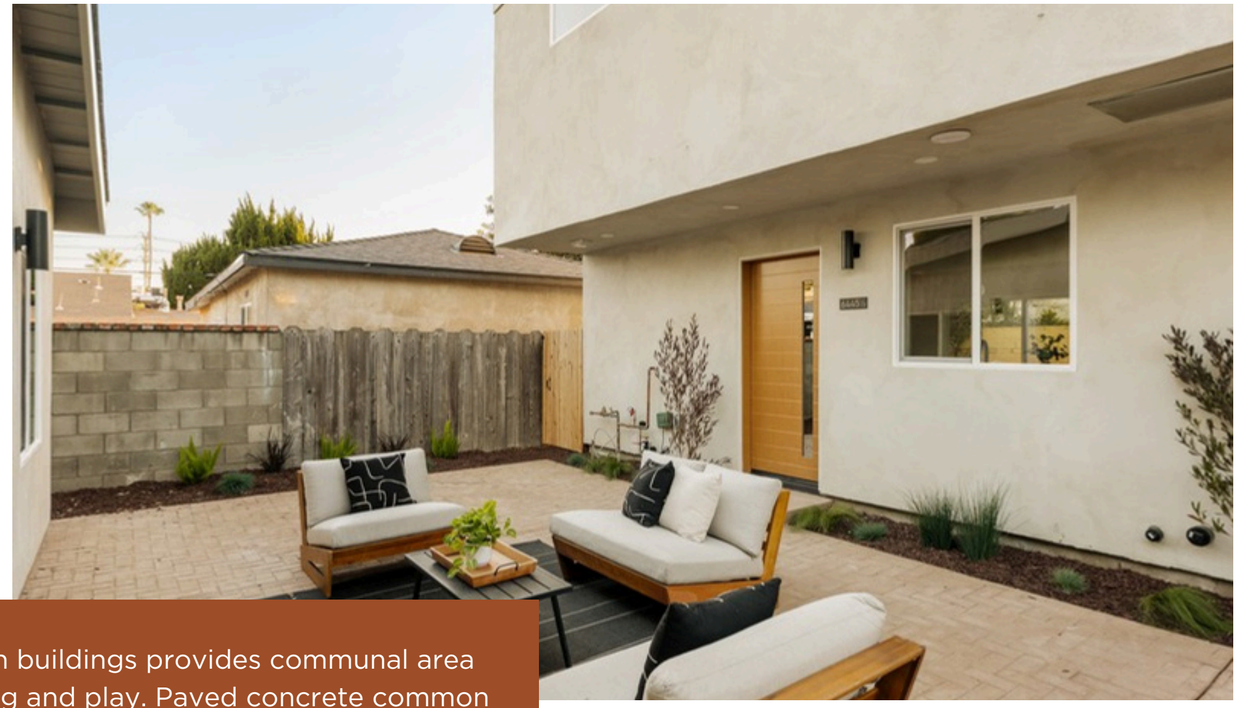
Fully landscaped front yard with lush landscaping helps maximize curb appeal and bring the outdoors closer to home.



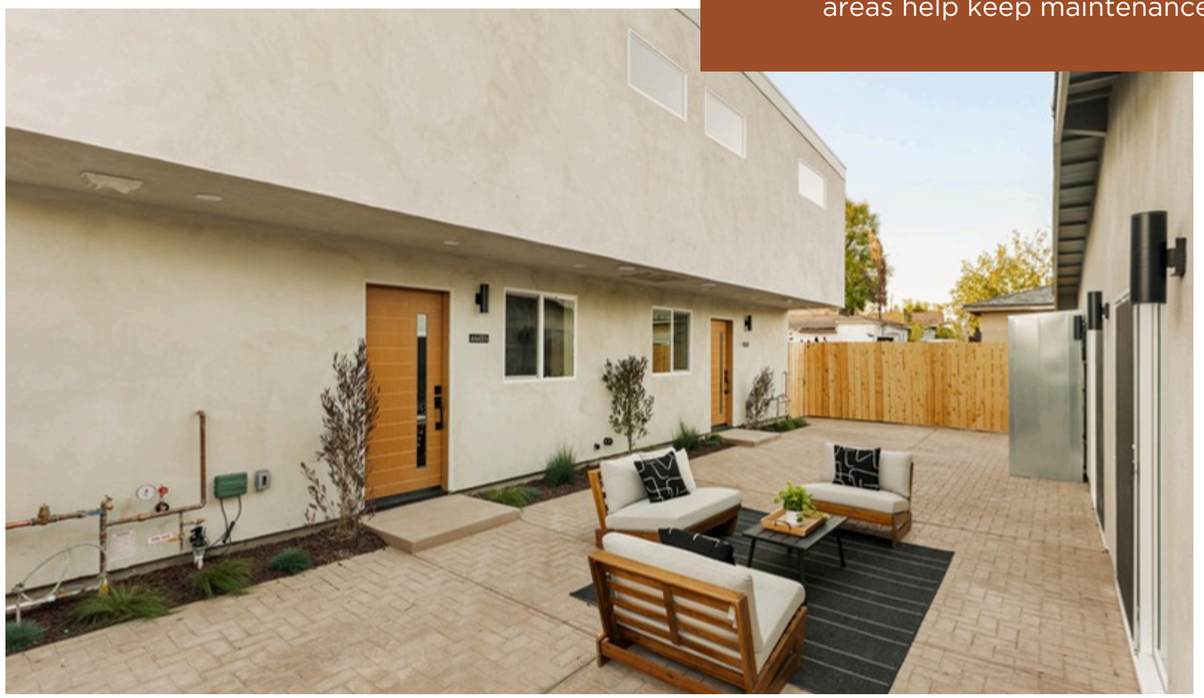
Property situated on a quiet residential street of primarily single-family homes; Ample street parking for residents and guests.

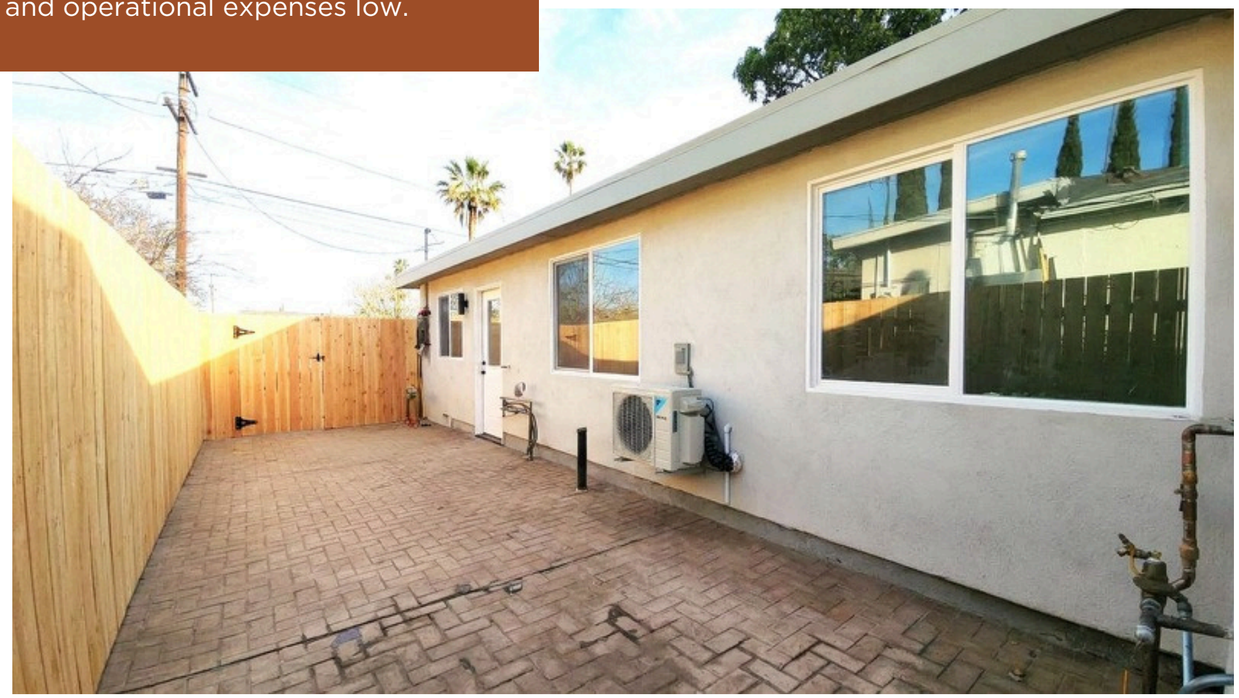
PHOTOS - EXTERIOR & COMMON AREAS



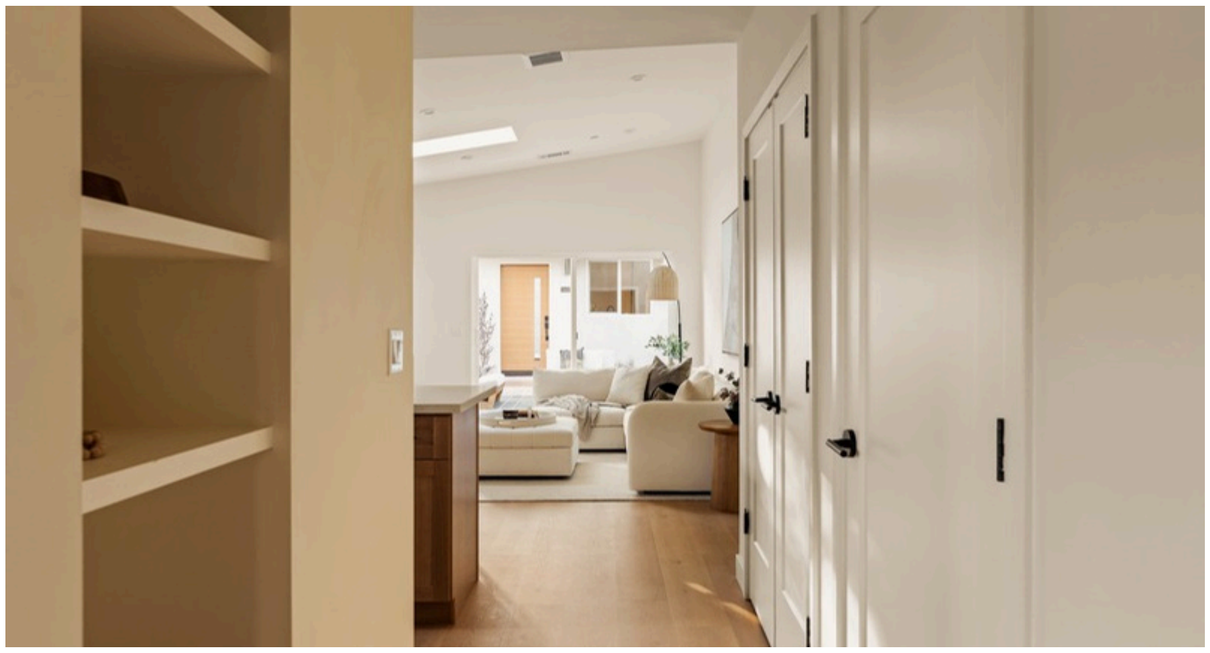


Central shared courtyard between buildings provides communal area for gathering, socializing, unwinding and play. Paved concrete common areas help keep maintenance and operational expenses low.





PHOTOS - INTERIOR - UNIT #1 (6441) - 3BD/2BA





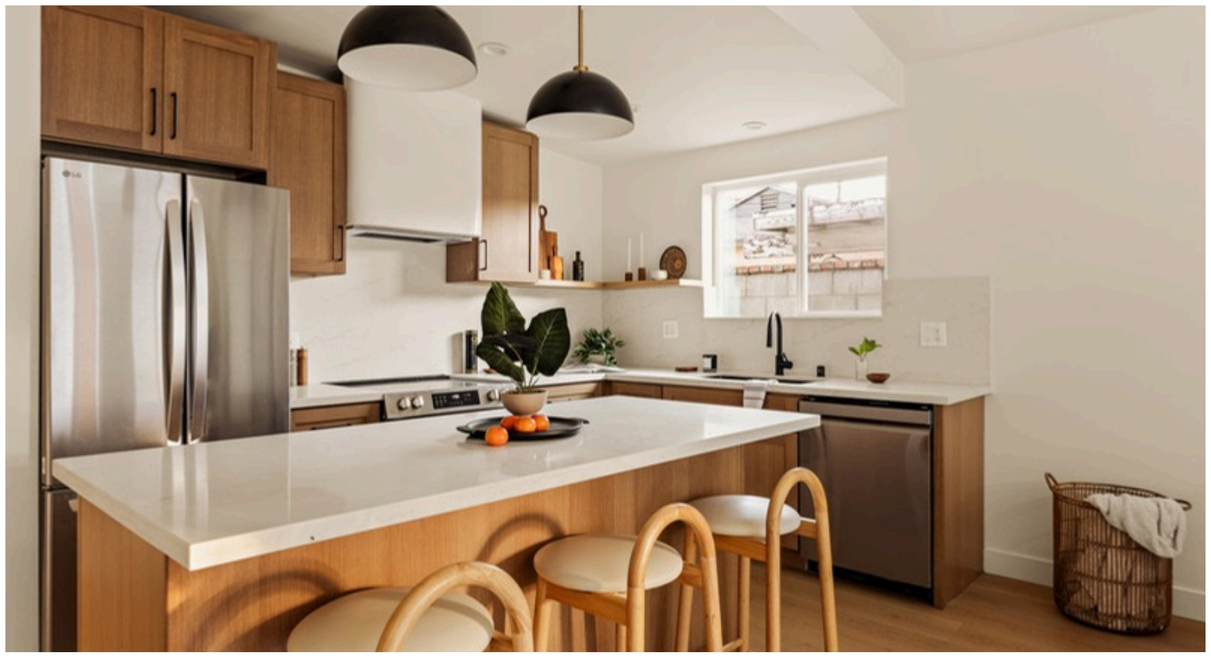




PHOTOS - INTERIOR - UNIT #1 (6441) - 3BD/2BA



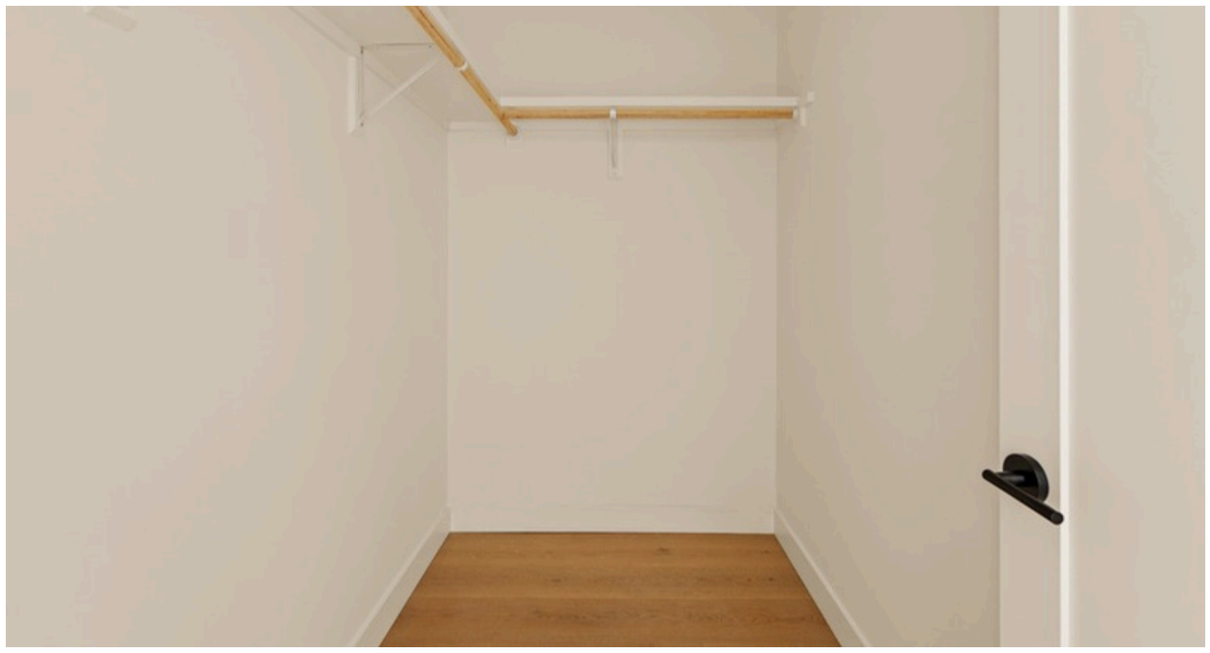


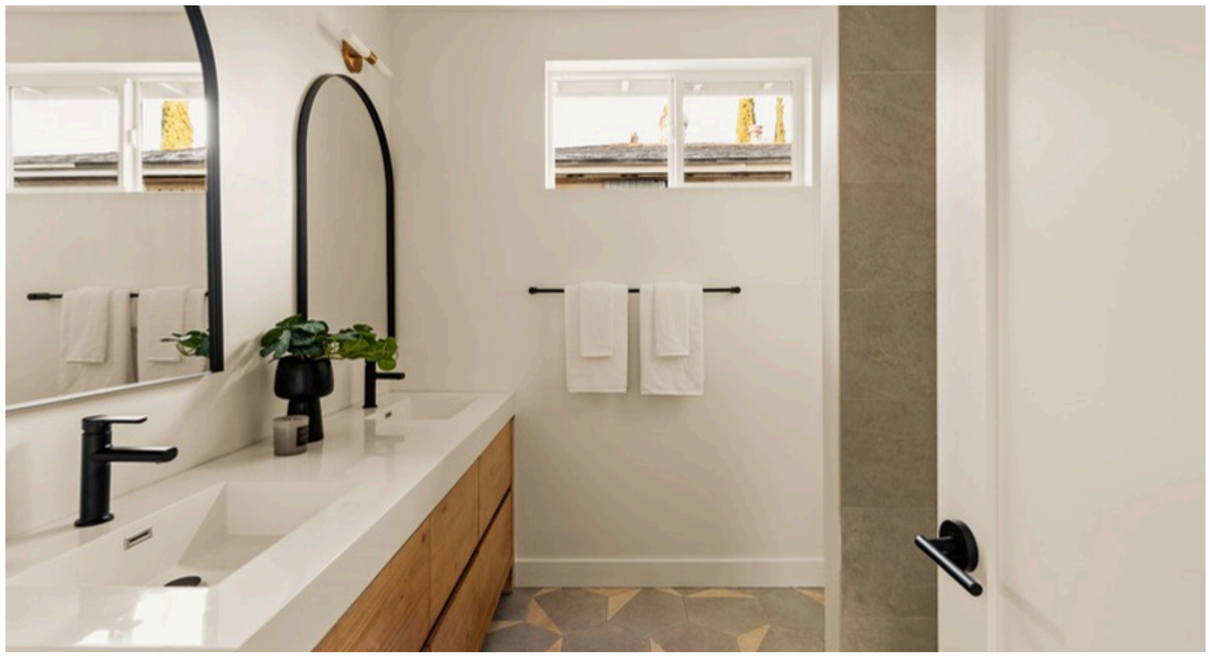


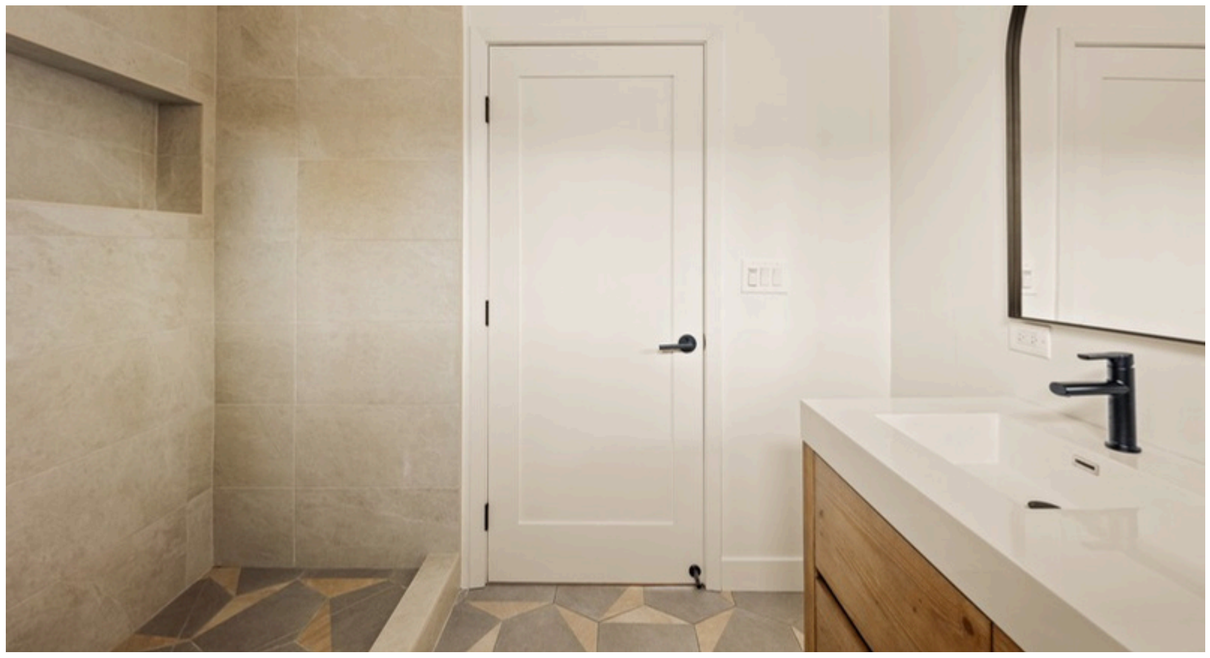


PHOTOS - INTERIOR - UNIT #1 (6441) - 3BD/2BA









PHOTOS - INTERIOR - UNIT #2 (6443) - 1BD/1BA







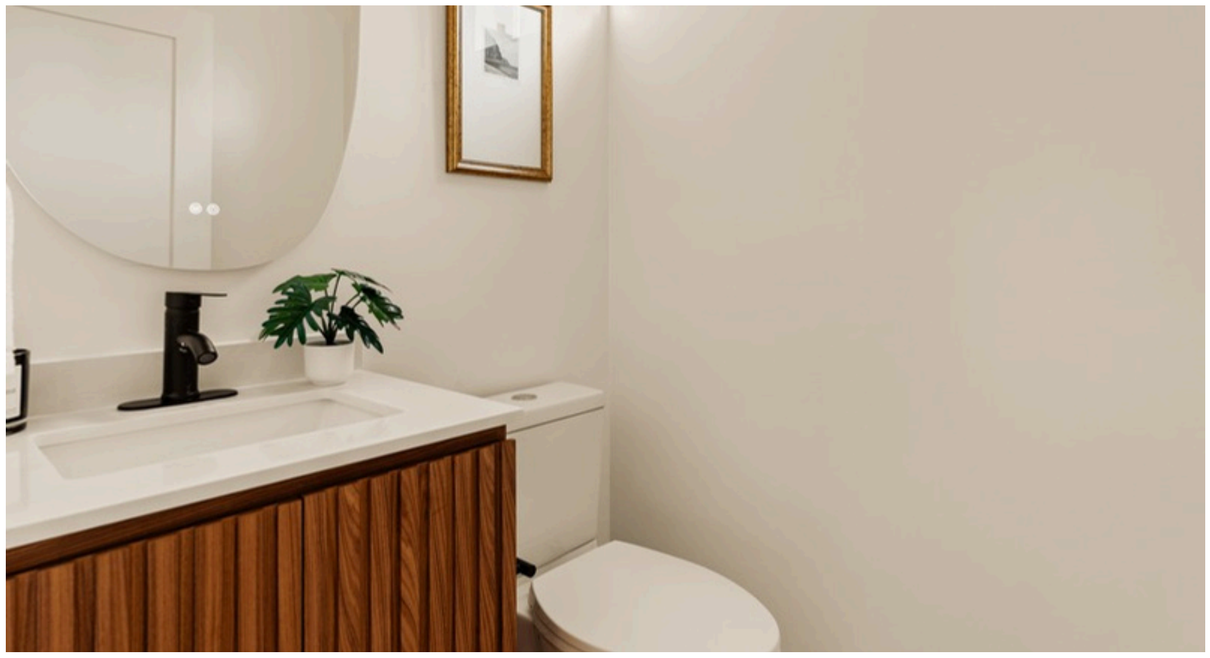


PHOTOS - INTERIOR - UNITS #3 (6445-½) & #4 (6445) - 2BD/1.5BA

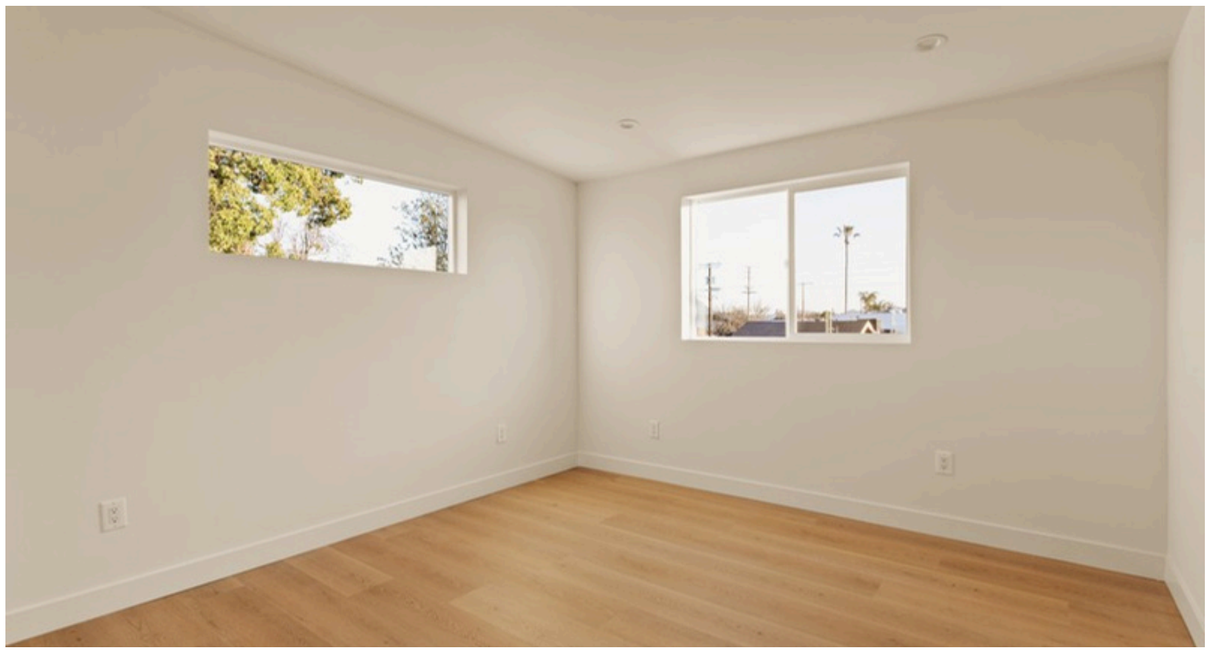


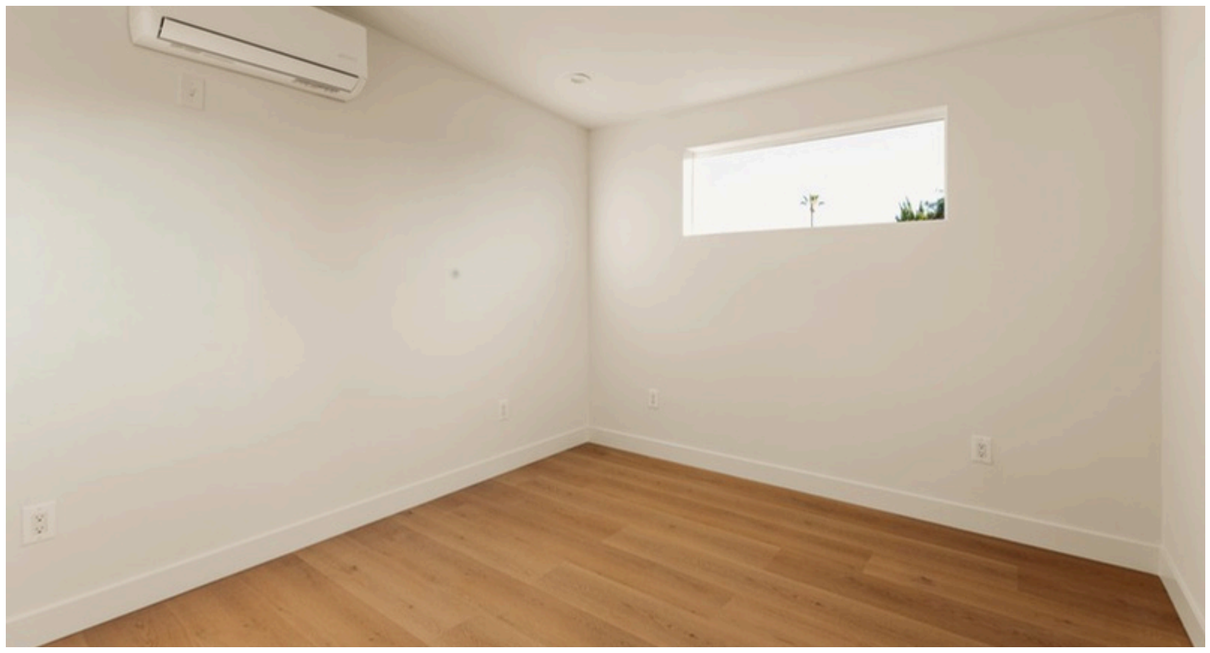






PHOTOS - INTERIOR - UNITS #3 (6445-½) & #4 (6445) - 2BD/1.5BA









SECTION

03

FINANCIALS

Financial Analysis · Pro Forma & Cash Flow Projections · Rent Roll

FINANCIAL ANALYSIS

PRICING & RETURNS

Price	**$1,675,000**
Price/Unit	**$418,750**
Price/SF	**$510**
Gross Income	**$133,080**
Net Operating Income	**$99,786**
CAP Rate	**5.96%**
GRM	**12.59**

PROPERTY SNAP SHOT

# of Units	**4**
Building SF	**3,282**
Rent Control	**NONE**

RENT SCHEDULE

Unit #	Bed / Bath	Monthly	Annually
1 - 6441	3 BD / 2 BA	$3,750.00	$45,000.00
2 - 6443	1 BD / 1 BA	$1,750.00	$21,000.00
3 - 6445	2 BD / 1.5 BA	$2,795.00	$33,540.00
4 - 6445-1/2	2 BD / 1.5 BA	$2,795.00	$33,540.00
Total Scheduled Rent		**$11,090.00**	**$133,080.00**

OPERATING DATA

Operating Financial Line Item	Monthly	Annually	% of EGI
Gross Scheduled Rental Income	$11,090.00	$133,080.00	—
Less: Vacancy & Collection Loss (4.00%)	($443.60)	($5,323.20)	4.00%
Effective Gross Income (EGI)	$10,646.40	$127,756.80	100.00%
Property Taxes (1.215% Assessed Value)	$1,695.94	$20,351.25	15.93%
Property Insurance (Projected)	$410.00	$4,920.00	3.85%
Landscaping & Grounds Maintenance	$150.00	$1,800.00	1.41%
Repairs & Maintenance Reserves	$75.00	$900.00	0.70%
Total Operating Expenses	$2,330.94	$27,971.25	21.89%
Net Operating Income (NOI)	$8,315.46	$99,785.55	78.11%

Price	Gross Income	NOI	CAP Rate	GRM
$1,675,000	**$133,080**	**$99,786**	**5.96%**	**12.59**

EXPENSES

Expense	Monthly	Annually
Property Management	—	—
Property Tax	$1,695.94	$20,351.25
Insurance	$410.00	$4,920.00
Electricity	—	—
Water & Trash	—	—
Gas/Propane/Oil	—	—
Landscaping & Snow Removal	$150.00	$1,800.00
Repairs and Maintenance	$75.00	$900.00
Admin	—	—
Marketing	—	—
Other	—	—
Total Expenses	$2,330.94	$27,971.25
Expenses/Unit	$582.73	$6,992.81
Expenses/SF	$0.71	$8.52
% of EGI	21.89%	21.89%

Property taxes reflect new assessed value at close of escrow. Insurance, repairs and maintenance expenses are projected. Tenants pay for all utilities. Since water is master-metered and billed back entirely to tenants via RUBS, the offsetting income and expense net to zero and are excluded for simplicity. Opportunity for new owner to pass responsibility for landscaping maintenance on to tenants (3 units have individual yards) upon lease renewal/turnover for immediate upside.

PRO FORMA & CASH FLOW PROJECTIONS

CASH FLOW & RETURN HIGHLIGHTS

5-Yr Cumulative Cash Flow
$55,493
Leveraged, after debt service

5-Yr Cumulative Return
$135,755
Cash flow + principal paydown (30.58% of cash in)

Avg. Yield on Basis
6.12%
5-yr avg. return ÷ $443,875 total cash in

Yield – 2031
8.13%
Year 5 return ÷ total cash in

Avg. Cash-on-Cash
2.50%
5-yr avg. cash flow ÷ total cash in

Yr 5 Unleveraged Yield
6.76%
Year 5 NOI ÷ offering price

PROPOSED FINANCING

PERCENT DOWN
25%

LOAN AMOUNT
$1,256,250

INTEREST RATE
6.50%

TERM
30 Years

MONTHLY PAYMENT
$7,940

ANNUAL DEBT SERVICE
$95,284

5-YEAR PRO FORMA

Financial Projection Line Item	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Potential Rent	$133,080	$137,072	$141,185	$145,420	$149,783
Less: Vacancy Loss (4.0%)	($5,323)	($5,483)	($5,647)	($5,817)	($5,991)
Effective Gross Income (EGI)	$127,757	$131,590	$135,537	$139,603	$143,791
Property Taxes (1.215% + 2% Escalation)	$20,351	$20,758	$21,173	$21,597	$22,029
Insurance (3% Escalation)	$4,920	$5,068	$5,220	$5,376	$5,538
Landscaping (3% Escalation)	$1,800	$1,854	$1,910	$1,967	$2,026
Repairs & Maintenance (3% Escalation)	$900	$927	$955	$983	$1,013
Total Operating Expenses	$27,971	$28,607	$29,257	$29,923	$30,605
Net Operating Income (NOI)	$99,786	$102,983	$106,280	$109,680	$113,186
Annual Debt Service	($95,284)	($95,284)	($95,284)	($95,284)	($95,284)
Pre-Tax Net Cash Flow	$4,501	$7,698	$10,995	$14,396	$17,902
Cash-on-Cash Return (%)	1.01%	1.73%	2.48%	3.24%	4.03%
Principal Loan Reduction	$14,041	$14,982	$15,985	$17,056	$18,198
Total Return on Investment (Yield)	4.18%	5.11%	6.08%	7.09%	8.13%

RENT ROLL

TOTAL UNITS	OCCUPIED UNITS	OCCUPANCY	TOTAL MONTHLY RENT	TOTAL ANNUALIZED RENT
4	4	100%	$11,090	$133,080

Unit #	Address / Position	Unit Type	Unit SF	Current Rent	Market Rent	Lease Start	Lease End	Lease Term
1	6441 Satsuma Ave (Duplex)	3 BD / 2 BA	1,159 SF	$3,750	$3,750	06/25/2026	07/24/2027	13 Months
2	6443 Satsuma Ave (Duplex)	1 BD / 1 BA	405 SF	$1,750	$1,750	07/17/2026	08/16/2027	13 Months
3	6445 Satsuma Ave (Rear ADU)	2 BD / 1.5 BA	859 SF	$2,795	$2,795	06/05/2026	07/04/2027	13 Months
4	6445 1/2 Satsuma Ave (Rear ADU)	2 BD / 1.5 BA	859 SF	$2,795	$2,795	06/16/2026	07/15/2027	13 Months
TOTALS	**4 Units**	**8 BD / 6 BA**	**3,282 SF**	**$11,090**	**$11,090**	**—**	**—**	**100% Leased**

SECTION

04

MARKET OVERVIEW

Sales Comparables · Market Insights · Local Employers · Submarket Demographic Profile

SALES COMPARABLES

Recent sales activity in the immediate North Hollywood submarket underscores strong investor demand for modern, turn-key 4-unit residential properties. Nearby newly/newer built/renovated (within the past 10-years) small-lot assets command premium pricing, averaging $610,417 a unit, a 5.57% cap rate and a 13.88 GRM. At $418,750 a unit, 6441 Satsuma Ave. offers buyers an attractive entry cost basis and an incredible value for a new construction/renovation product, while delivering superior 5.96% cap rate.

Property Address	Units	Year Built	Sale Price	Sale Date	Price / Unit	Price / SF	Cap Rate	GRM	Unit Mix / Notes
6441 Satsuma Ave (Subject)	**4**	**2026**	**$1,675,000**	**Subject**	**$418,750**	**$510.36**	**5.96%**	**12.59**	**(1) 3BD/2BA + (2) 2BD/1.5BA + (1) 1BD/1BA**
6732 Irvine Ave, NoHo 91606	4	2018	$2,200,000	07/17/2026	$550,000	$380.43	5.57%	13.81	(2) 4BD/3BA + (2) 3BD/2BA
5743 Case Ave, NoHo 91601	4	2018	$2,350,000	06/03/2026	$587,500	$423.42	5.34%	14.29	(3) 3BD/2BA + (1) 3BD/3BA; Attached Garages
5619 Irvine Ave, NoHo 91601	4	1965	$1,485,000	05/27/2026	$371,250	$386.72	5.15%	15.19	(4) 2BD/2BA; All 2-Story; Not Renovated; RSO
5654 Cartwright Ave, NoHo 91601	4	2025	$2,775,000	12/16/2025	$693,750	$501.08	5.80%	13.53	(1) 4/4 + (1) 4/3 + (1) 3/3 + (1) 1/1; Sold Vacant
6417 Troost Ave, NoHo 91606	4	2004	$1,465,000	10/31/2025	$366,250	$292.77	5.35%	14.92	(3) 2BD/2BA + (1) 4BD/4BA; Not Renov'd; RSO
COMPARABLE AVERAGES			**$2,055,000**		**$513,750**	**$396.88**	**5.44%**	**14.35**	



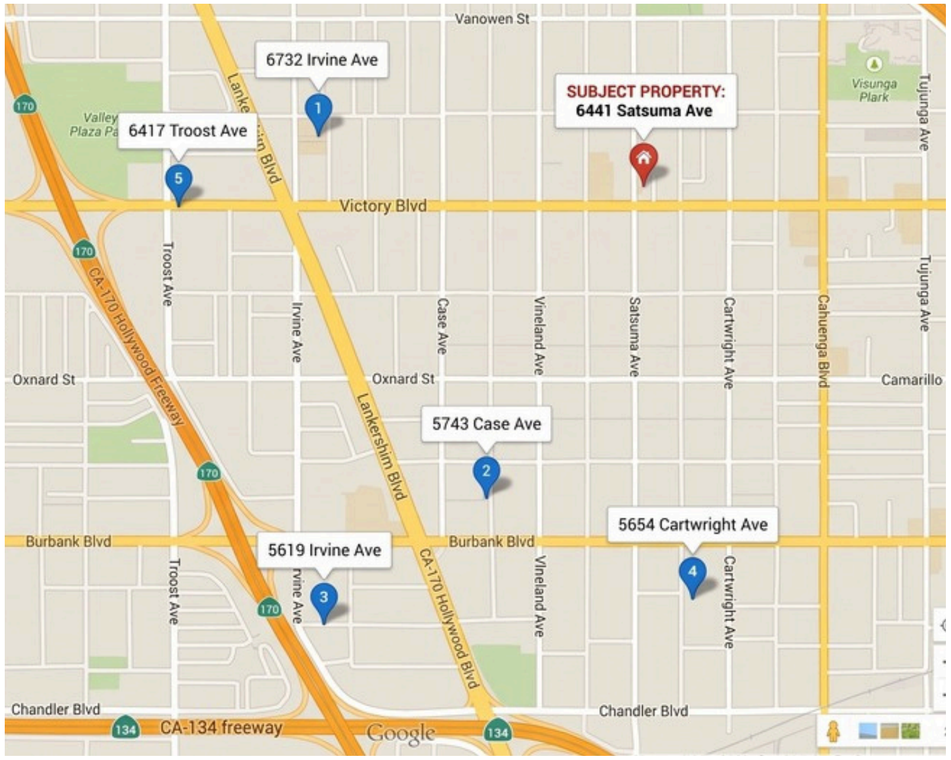












NORTH HOLLYWOOD MARKET INSIGHTS







DEEP, STABLE RENTER BASE

Renters occupy 76.0% of households within one mile of the property. With a median home value of $1,057,859, ownership is out of reach for much of the local workforce, keeping demand for quality rentals deep and consistent.

LONG-TERM RENT GROWTH

Submarket rents rose +19.8% over the last five years, and annual increases of +3.5% to +4.2% are projected through 2028. Home values climbed 34.2% over the same period, widening the gap between owning and renting.

TIGHT OCCUPANCY

Multifamily vacancy has held at 3.8% to 4.2%, supporting quick re-leasing and steady collections. The property is exempt from the City of Los Angeles Rent Stabilization Ordinance (RSO), allowing rents to move to market upon turnover.

SUBMARKET AVERAGE RENTS

Unit Type	Avg. Rent	Avg. Size
Studio	$2,160	599 SF
1 Bedroom	$2,269	703 SF
2 Bedroom	$2,928	991 SF
3 Bedroom	$3,190	1,251 SF
ALL UNITS	**$2,486**	**–3.58% YoY**

Source: RentCafe (Yardi Matrix), North Hollywood, updated 9/30/2026. Overall average down 3.58% year over year, from $2,578.

RENTER-OCCUPIED HOUSEHOLDS
76%
Within 1 mile

MULTIFAMILY VACANCY
3.8%–4.2%
Submarket historical range

5-YR RENT GROWTH
+19.8%
Cumulative, submarket

PROJECTED ANNUAL RENT GROWTH
+3.5%–4.2%
Through 2028

MEDIAN HOME VALUE
$1,057,859
+34.2% over 5 years (1 mile)

YOUNG PROFESSIONALS (25–34)
24.7%
Share of population, 1 mile

LOCAL EMPLOYERS

ECONOMIC ENGINES

North Hollywood benefits from an exceptionally resilient employment base driven by global entertainment conglomerates, aviation logistics, and premier regional medical systems.

- **Entertainment & Media Hub**: Positioned within a 10-minute drive of the world's largest production facilities, the immediate trade area hosts over 65,000 entertainment and media professionals. Anchors include NBCUniversal, Warner Bros. Discovery, The Walt Disney Company, Paramount Pictures, and Netflix Studios.
- **Healthcare & Bio-Med Anchors**: A major secondary economic engine, the submarket is anchored by top-tier medical facilities including Providence Saint Joseph Medical Center, Kaiser Permanente, and Children's Hospital Los Angeles, employing over 12,000 healthcare workers.

MAJOR REGIONAL EMPLOYERS

Employer Name	Industry Sector	Employee Base	Distance from Subject
NoHo Arts District Hub	Media / Retail / Arts	Local Cultural Hub	2.0 Miles
Hollywood Burbank Airport (BUR)	Aviation & Logistics	2,734 Employees	2.2 Miles
Warner Bros. Discovery	Entertainment Studio	10,890 Employees	3.3 Miles SE
NBCUniversal / Universal Studios	Entertainment & Theme Park	10,000 – 35,000 Employees	3.7 Miles South
Providence Saint Joseph Med Ctr	Healthcare System	3,000 Employees	4.0 Miles SE
The Walt Disney Company	Entertainment / Media	10,000+ Employees	4.2 Miles SE
Kaiser Permanente Medical Center	Healthcare System	3,500 Employees	5.5 Miles NW
Paramount Pictures	Motion Picture Studio	2,500 Employees	8.9 Miles South

SUBMARKET DEMOGRAPHIC PROFILE

The surrounding submarket presents an affluent, highly educated, and rapidly growing tenant profile. With an average household income exceeding $103,000 in a 1-mile radius and 41.2% holding a Bachelor's degree or higher, the local workforce possesses strong disposable income and excellent rent coverage.

POPULATION & HOUSEHOLD DEMOGRAPHICS

Demographic Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius	91606 Zip Code
Total Population	42,512	229,797	593,143	42,600
Total Households	22,683	104,890	268,079	~14,000
Population Density (per sq. mi.)	~13,532 / sq. mi.	~8,100 / sq. mi.	~7,600 / sq. mi.	12,806 / sq. mi.
5-Year Household Growth Proj.	+2.1% / yr	+1.8% / yr	+1.6% / yr	+2.3% / yr
Average Household Size	1.9 persons	2.2 persons	2.21 persons	3.0 persons

INCOME & EDUCATION BREAKDOWN

Income & Education Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius	Market Benchmark
Median Household Income	$79,801	$92,238	$89,287	+18.2% 5-Yr Growth Proj.
Average Household Income	$103,229	$118,486	$114,223	Affluent purchasing power
Households Earning > $100,000 / yr	36.8%	44.1%	42.2%	Excellent rent coverage
Households Earning > $150,000 / yr	19.5%	26.2%	24.8%	Premium tenant base
Higher Education (Bachelor's Degree+)	41.2%	45.8%	44.5%	High-skilled workforce

HOUSING TENURE & HOUSING VALUE

Housing & Age Profile	1-Mile Radius	3-Mile Radius	5-Mile Radius	91606 Zip Code
Renter-Occupied Housing	76.0%	61.5%	62.1%	69.0%
Owner-Occupied Housing	18.7%	33.2%	32.3%	31.0%
Median Single-Family Home Value	$1,057,859	$1,100,346	$1,078,359	$822,652
Prime Young Professional Cohort (25–34)	24.7%	22.8%	21.9%	High rental propensity



OFFERING MEMORANDUM

6441 SATSUMA AVENUE

North Hollywood, CA 91606

NEWLY BUILT & RENOVATED // 100% OCCUPANCY // NO RENT CONTROL

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