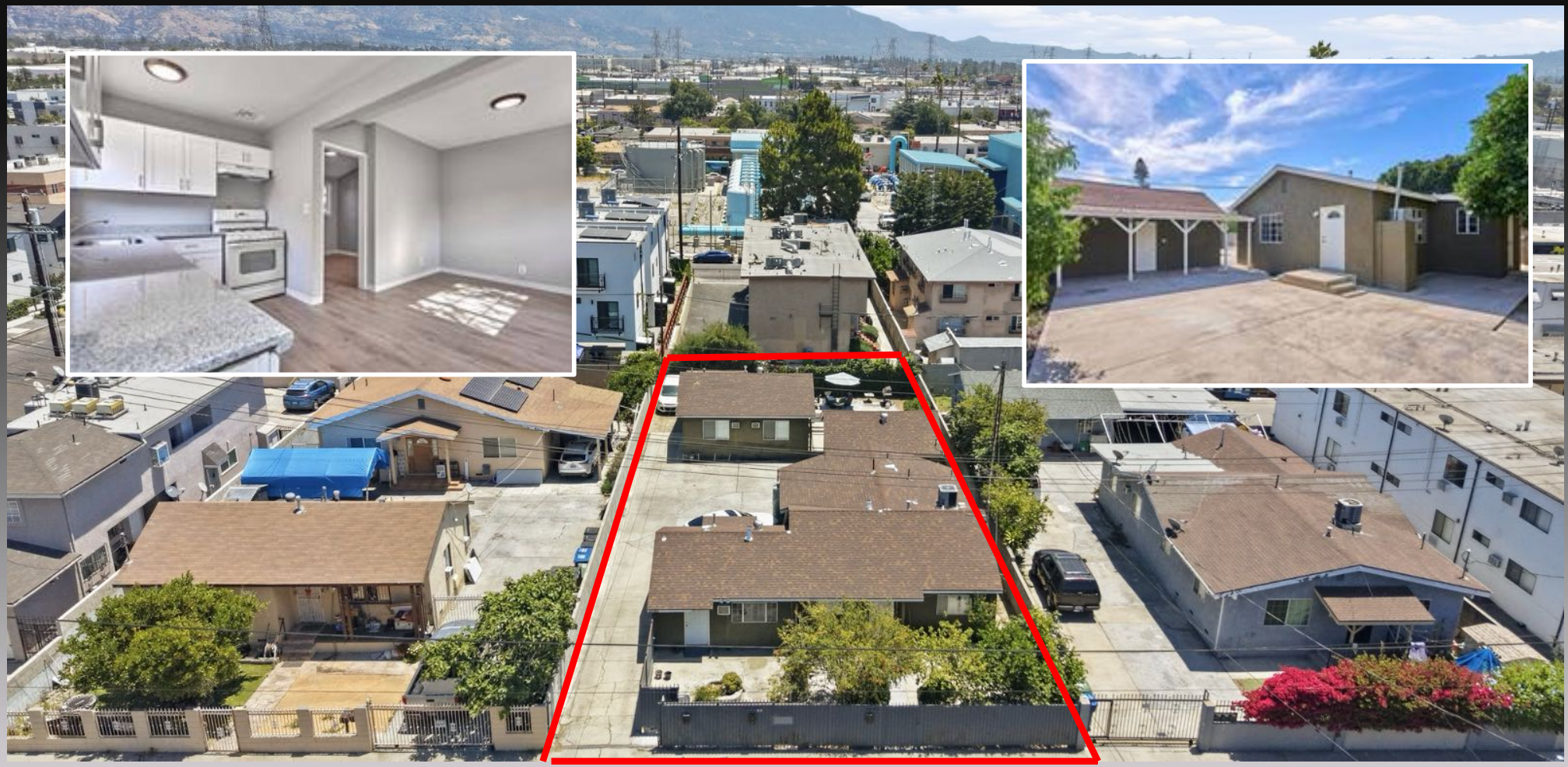
SPECTACULAR TRIPLEX+ADU IN THE HEART OF NOHO

6850 Radford Ave. North Hollywood, CA 91605

$1,300,000

Price Improvement!



Exclusively Marketed by: Will Tiao E. will@tiaoproperties.com T. 323-363-1096 DRE: 01918965

TIAO PROPERTIES

- Investment Summary
- Property Features
- Property Highlights
- Neighborhood Overview
- Location Overview
- Property Images
- Comparisons
- Rent Roll
- Financial Summary

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TIAO PROPERTIES

INVESTMENT SUMMARY

- Address 6850 Radford Ave.
- City, Zip N. Hollywood, CA 91605
- Building SF 2,063*
- Land SF 7,916*
- Units Four: One 3bd,2ba sfr, 2bd/1ba, two1bd/1ba
- Parking 4
- Built 1951
- APN 2321-021-013

- Offering Price $1,300,000
- Price PSF* $630.15
- GOI $103,200
- NOI $65,157
- GRM 12.6
- Cap Rate 5.0%
- GRM Pro Forma. 11.9
- Cap Rate Pro Forma. 5.5%

*Property/SF, financial information, permits/usage deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information.

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PROPERTY FEATURES

Presented for sale is 6850 Radford Avenue, a well-configured four-unit income property situated in the heart of North Hollywood. The offering comprises a single-family residence, two additional residential units, and a separately accessed accessory dwelling unit (ADU) — providing an investor with a rare combination of immediate income, value-add upside, and long-term optionality.

The anchor of the property is a spacious three-bedroom, two-bathroom single-family home, delivered vacant and ready for owner-occupancy or repositioning at market rents. The residence benefits from mature fruit trees in the front yard, lending a warm, established character befitting the neighborhood. A recently renovated two-bedroom, one-bathroom unit rounds out the primary residential component, featuring contemporary finishes throughout and strong tenant appeal. Completing the package is a well-executed one-bedroom, one-bathroom unit currently occupied and a thoughtfully finished garage conversion ADU with its own entrance and outdoor area.

The property is well-served by dedicated parking and benefits from exceptional regional connectivity. Residents enjoy quick access to Hollywood Burbank Airport and are within easy reach of the 170, 134, and 101 freeways, placing the broader Los Angeles employment base within comfortable commuting distance

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PROPERTY HIGHLIGHTS

- **Unit Mix:** One 3bd,2ba SFR, one 2bd/1ba, one 1bd/1ba, one 1bd/1ba ADU*
- **3bd/2ba single family unit will be delivered vacant**
- **Current Financials:** GRM 12.6 · Cap Rate 5.0%
- **Pro Forma (Market Rents):** GRM 11.9 · Cap Rate 5.5%
- **Prime Rental Location** with easy access to NoHo Arts, Burbank, Toluca Lake
- **Easy airport access** —Hollywood Burbank Airport is a short distance by car
- **Easy Freeway & Transit Access** — I-101 /134/170 freeways and Metro G Line
- **2bd/1ba and ADU* were upgraded/modernized**

*ADU is an unpermitted garage conversion

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NEIGHBORHOOD ON THE RISE

6850 Radford Avenue is ideally situated in one of the San Fernando Valley's most vibrant and evolving neighborhoods, placing residents within easy reach of an exceptional array of dining, entertainment, retail, and recreation options.

Dining & Nightlife

The area boasts a diverse and highly-rated restaurant scene. Salsa & Beer on Sherman Way is a North Hollywood institution, drawing loyal crowds for its celebrated Mexican cuisine and lively atmosphere. BlaqHaus NoHo on Victory Blvd has quickly become a neighborhood anchor for R&B brunches, American comfort food, and a vibrant evening scene. Granville on Magnolia Blvd offers a polished California-American dining experience popular for date nights and group dinners alike, while Humble Bird on Burbank Blvd — one of the area's highest-rated spots — has earned a devoted following for its exceptional Nashville hot chicken

Arts & Entertainment

The property sits within close proximity to the NoHo Arts District, one of Los Angeles's most celebrated creative neighborhoods. The historic El Portal Theatre on Lankershim Blvd hosts an ongoing calendar of live performances, while Zombie Joe's Underground Theatre offers an immersive and eclectic programming experience.

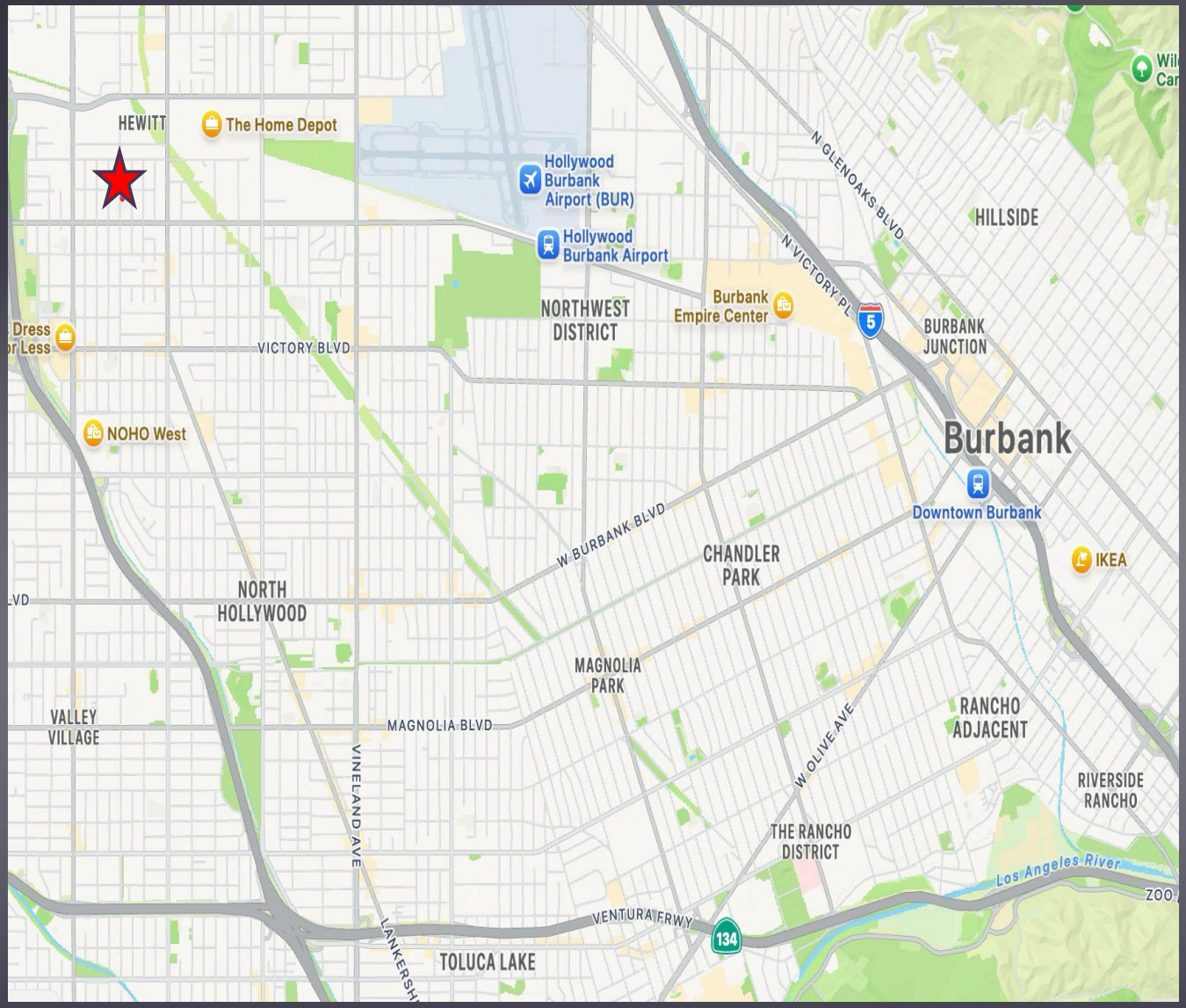
Parks & Recreation

North Hollywood Recreation Center on Chandler Blvd offers a full suite of recreational amenities including tennis courts, basketball courts, a skate park, a pool, and baseball fields. North Hollywood Park on Tujunga Ave provides green-space retreat with mature shade trees and a community pool.

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LOCATION OVERVIEW



Approximate distances by car:

Hollywood Burbank Airport (BUR) —2.5 miles | 5 min

NoHo Arts District — 2 miles | 5 min

Glendale —8 miles | 15 min

Pasadena —15 miles | 20 min

Sherman Oaks — 6 miles | 10 min

Studio City —3 miles | 8 min

Universal Studios / Hollywood —6 miles | 12 min

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EXTERIOR









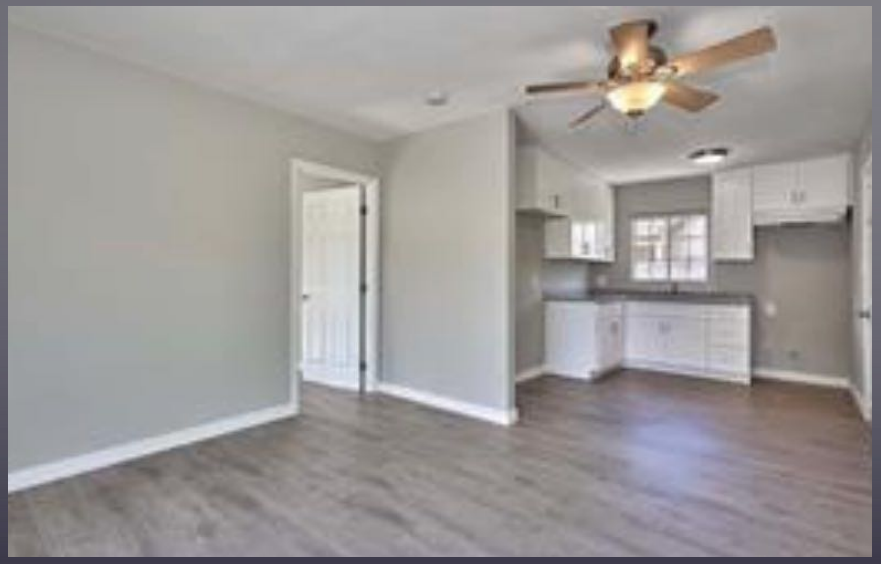
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INTERIOR









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AERIAL





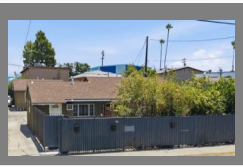


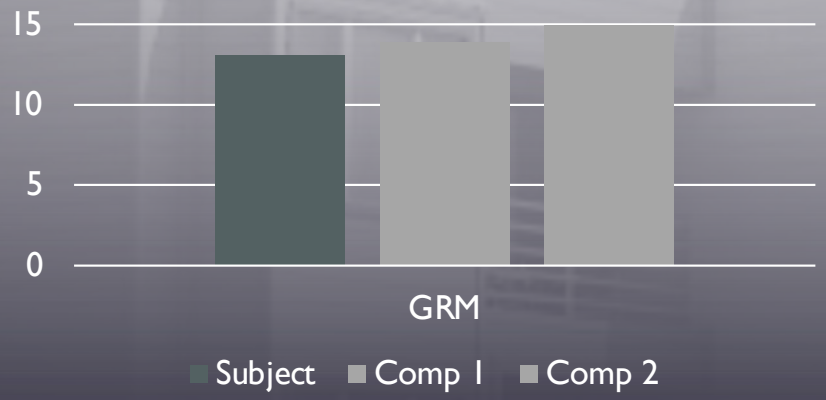


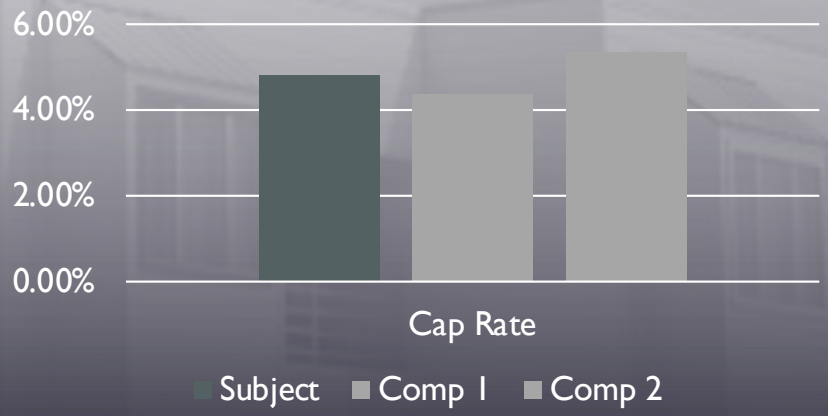
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COMPARISONS

Sold			
Address	6850 Radford Ave.	6934 Hinds	6417 Troost Ave
SF	2,063	5,048	5,004
Price	$1,350,000	$1,205,000	$1,465,000
GRM	12.6	13.9	14.93
Cap Rate	5.0	4.37	5.35
Distance (mi)	0	0.16	0.63





*GRM estimated using market rents 4/26.

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RENT ROLL

6850 Radford Ave. North Hollywood, CA 91605				
Unit	BD/BA	Status	Current/Scheduled	Pro Forma
6850	3bd/2ba	Vacant	$3,750	$3,750
6850 ½ + ADU	2bd/1ba+ 1bd/1ba ADU**	Leased	$3,200	$3,600
6852	1bd/1ba	Leased	$1,650	$1,750
		Total	$8,600	$9,100
		GOI	$103,200	$109,200

*Property/SF, financial information deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information. Market rents on 6/26 used for Pro Forma. **ADU is an unpermitted garage conversion. 2bd and ADU rent is combined.

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FINANCIAL SUMMARY

Current Income	
Rental Income	$103,200
Effective Gross Income	$103,200
Net Operating Income	$65,157
Pro Forma Income	
Rental Income	$109,200
Effective Gross Income	$109,200
Net Operating Income	$71,157

**Real estate taxes reflect current list price, expenses are estimated reoccurring operating expenses.

Expenses**	
Real Estate Taxes	$16,250
Insurance	$2,058
Water/Sewer	$4,350
Repairs/Maintenance	$13,585
Landscaping	$1,800
Total	$38,043
Expense/SF	$18.44
% of EGI	36.9%%

Investment Summary	
Price	$1,300,000
GOI	$103,200
NOI	$65,157
GRM	12.6
Cap Rate	5.0%
GOI Pro Forma	$109,200
NOI Pro Forma	$71,157
GRM Pro Forma	11.9
Cap Rate Pro Forma	5.5%

*The Collective Realty does not make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. Buyer is advised to independently verify the accuracy of all information. **Property taxes calculated on listing price, expenses includes normal operating expenses.

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Broker

Will Tiao

DRE 01918965

will@tiaoproperties.com

P. 323-363-1096

READY TO DISCUSS NEXT STEPS? WE LOOK FORWARD TO WORKING WITH YOU!

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