11901 VALERIO STREET

North Hollywood, CA



LYON STAHL
INVESTMENT REAL ESTATE

11901 VALERIO STREET NORTH HOLLYWOOD, CA 91605

SHAYA LOWENSTEIN
Senior Agent
M: 323.944.2221 | O: 310.425.9838
shaya@lyonstahl.com | www.LyonStahl.com

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Property Summary

11901 VALERIO STREET

PROPERTY DESCRIPTION

PROPERTY SUMMARY

Number of Units	18
Year Built	1990
Approx. Lot Size	26,270 SF
Approx. Building Size	11,316 SF
Average Unit Size	629 SF
Parking	40 Spaces
Zoning	LAR4
Rent Control	AB 1482
APN	2317-014-024

Investment Highlights

Pride-of-ownership, well-maintained asset

18-unit multifamily property

40 parking spaces

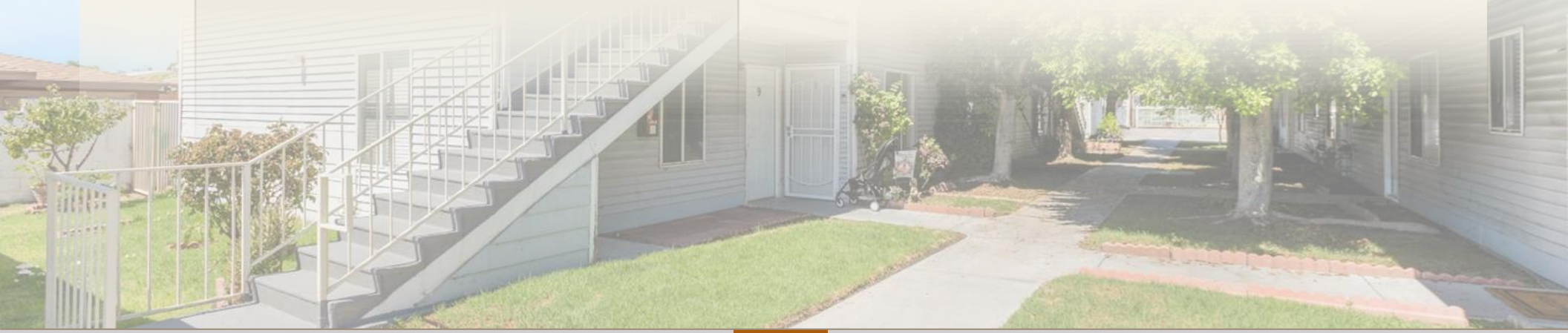
Copper plumbing repiped in 2018

Roof replaced in 2018

Immediate upside through storage rental income

ADU potential for additional income and value creation

LAR4 zoning in North Hollywood




BURBANK EMPIRE CENTER
BEST BUY
NORDSTROM rack
Walmart
Target
TJ.maxx
Marshalls
REI co-op
BevMo!
Olive Garden
SHARKY'S
OUTBACK STEAKHOUSE
BLAZE PIZZA
BURBANK TOWN CENTER
BURBANK TOWN CENTER
AMC THEATRES
macy's
sears
BED BATH & BEYOND
OLD NAVY
california PIZZA KITCHEN
FIVE GUYS BURGERS and FRIES
IN-N-OUT BURGER
Providence
THE BURBANK STUDIOS
Walt Disney Studios
nickelodeon
THE HOME DEPOT
COSTCO
Hollywood Burbank Airport
SPEAKEASY
CHIBA
North Hollywood Swap Meet
11901 VALERIO STREET
RUNNYMEDE ST
RADFORD AVE
VALERIO ST
Occidental Studios

INVESTMENT OVERVIEW

11901 Valerio Street presents an attractive opportunity to acquire a well-maintained 18-unit multifamily property in North Hollywood. Built in 1990, the property offers a desirable combination of scale, parking, and long-term upside, with 40 parking spaces and an approximately 26,270-square-foot lot.

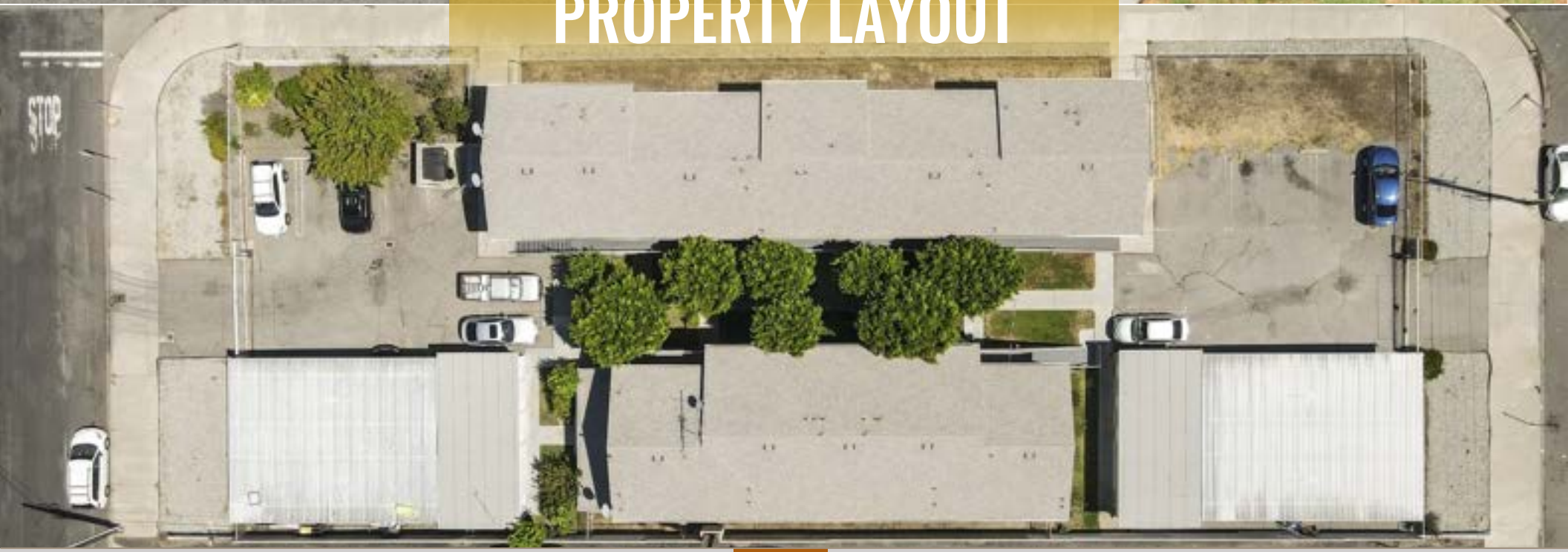
The property has benefited from meaningful capital improvements, including a complete copper plumbing repipe and roof replacement, both completed in 2018. In addition to its strong existing physical fundamentals, the asset offers multiple avenues for future income growth, including the opportunity to monetize existing storage units and explore ADU potential. With LAR4 zoning and a relatively modern construction profile, 11901 Valerio Street provides investors with a compelling blend of stability, quality, and value-add potential in a well-established North Hollywood location.



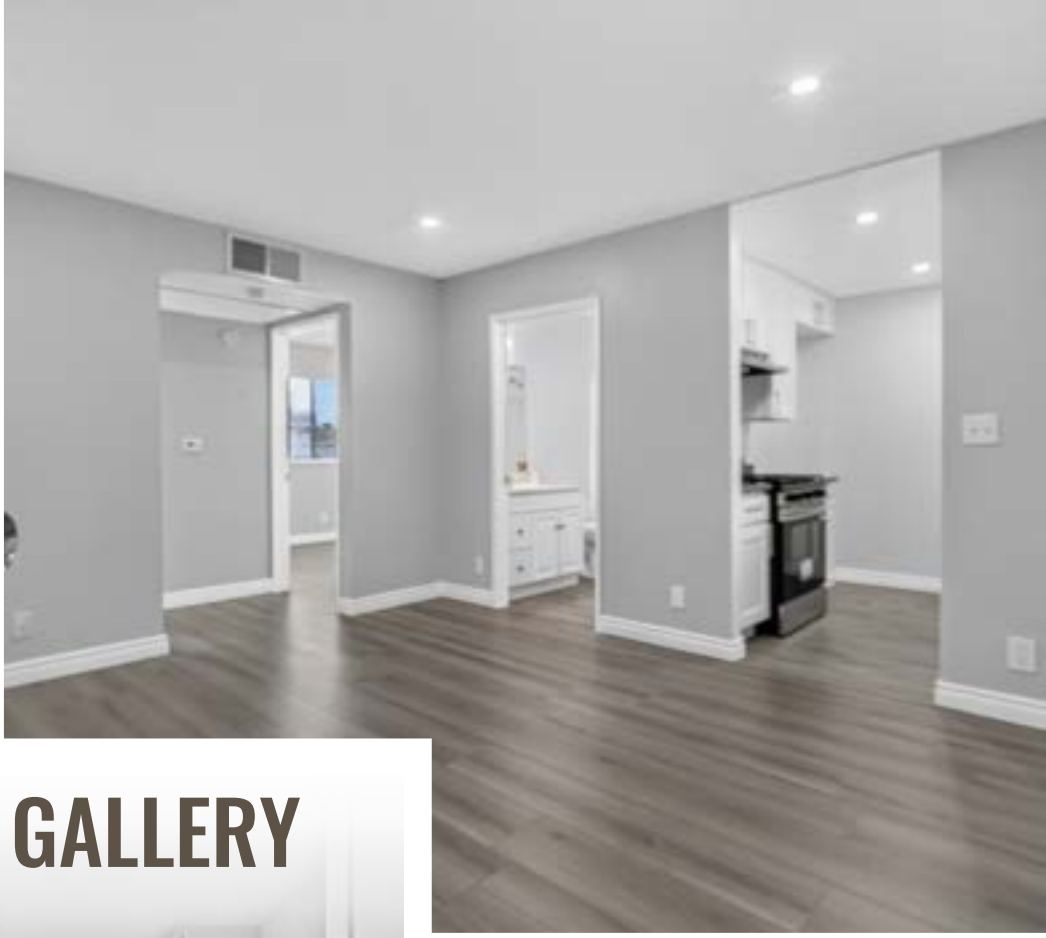




PROPERTY LAYOUT







INTERIOR GALLERY











02

Financial Analysis

11901 VALERIO STREET

FINANCIAL ANALYSIS

PRICING	
OFFERING PRICE	**$4,275,000**
PRICE/UNIT	$237,500
PRICE/SF	$377.78
GRM	9.75
MARKET GRM	8.97
CURRENT CAP	6.41%
MARKET CAP	7.44%

FINANCING		
Down	60%	$2,565,000
Loan	40%	$1,710,000
Ammort Years		30
Interest Rate		5.75%
Payments		($9,979)

THE ASSET	
Units	18
Year Built	1990
Gross SF	11,316
Lot SF	26,270
APN	2317-014-024
Zoning	LAR4
Rent Control	AB 1482

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
6	1+1	$1,492	$8,949	$1,900	$11,400
8	2+1	$2,239	$17,914	$2,306	$18,450
4	2+2	$2,360	$9,440	$2,400	$9,600
Total Scheduled Rent			**$36,303**		**$39,450**
Monthly Laundry/Garage Income:			$250		$250
Monthly Scheduled Gross Income			$36,553		$39,700

ANNUALIZED INCOME		Current		Market
Gross Scheduled Rent		**$438,636**		**$476,400**
Less: Vacancy/Deductions	5%	($21,932)	3%	($14,292)
Effective Gross Income		**$416,704**		**$462,108**

ANNUALIZED EXPENSES		Current	Market
New Taxes (% Purchase Price):	*1.25%*	$53,438	$53,438
Repairs & Maintenance ($/Unit):	*$750*	$13,500	$13,500
Insurance ($/SF):	*$1.15*	$13,013	$13,013
Utilities ($/Unit):	*$1,300*	$23,400	$23,400
Trash ($/Month):	*$642*	$7,704	$7,704
Landscaping ($/Month):	*$150*	$1,800	$1,800
Pest Control ($/Month):	*$150*	$1,800	$1,800
Property Management (%/SGI):	*4%*	$17,425	$19,056
Onsite Management ($/Month):	*$500*	$6,000	$6,000
Reserves ($/Unit):	*$250*	$4,500	$4,500
ESTIMATED EXPENSES		**$142,580**	**$144,211**
Expenses/Unit		$7,921	$8,012
Expenses/SF		$12.60	$12.74
% of SGI		32.51%	30.27%

RETURN		Current		Market
NOI		**$274,124**		**$317,897**
Less Debt		($119,749)		($119,749)
Cashflow	6.02%	$154,375	7.73%	$198,148
Principal Paydown		$21,998		$21,998
Total Return Before Taxes	6.88%	$176,373	8.58%	$220,146

RENT ROLL

Unit #	Unit Type	Current Rent	Market Rent	Notes
1	2+1	$2,185	$2,300	
2	2+1	$2,300	$2,300	Vacant
3	1+1	$1,650	$1,900	
4	2+1	$2,300	$2,300	Vacant
5	2+1	$2,271	$2,300	
6	1+1	$1,394	$1,900	
7	2+2	$2,240	$2,400	
8	2+2	$2,500	$2,400	
9	1+1	$1,785	$1,900	
10	2+1	$2,300	$2,350	Vacant
11	2+1	$2,192	$2,300	
12	1+1	$1,600	$1,900	
13	2+1	$2,183	$2,300	
14	2+1	$2,183	$2,300	
15	1+1	$1,070	$1,900	
16	2+2	$2,200	$2,400	
17	2+2	$2,500	$2,400	Manager
18	1+1	$1,450	$1,900	
Total		**$36,303**	**$39,450**	
Laundry		**$250**	**$250**	
Monthly Total		**$36,553**	**$39,700**	



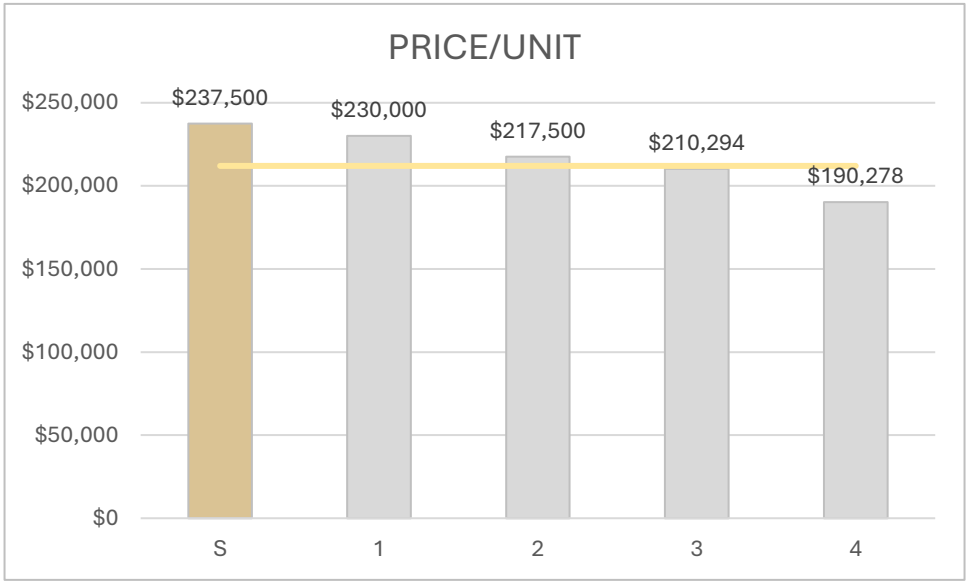
03 Market Comparables

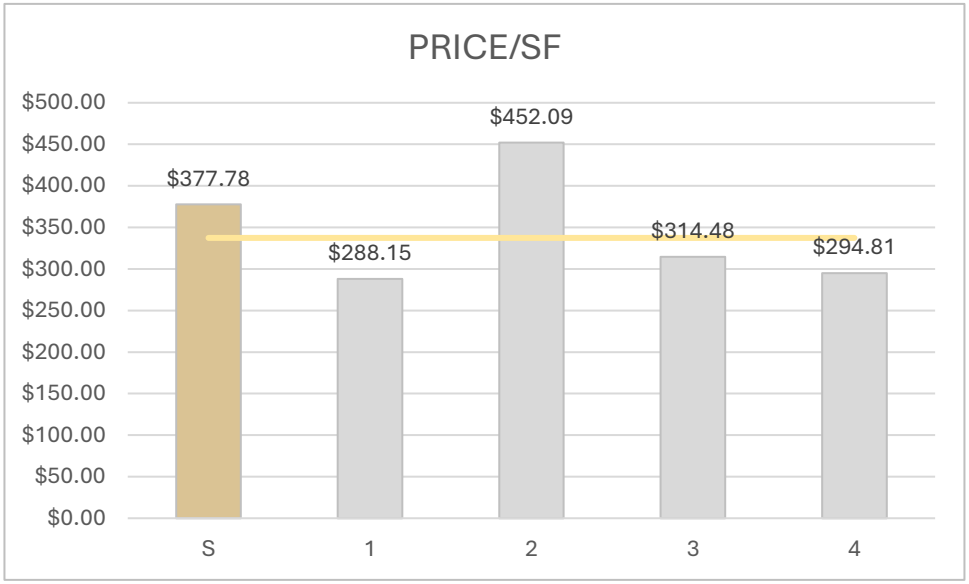
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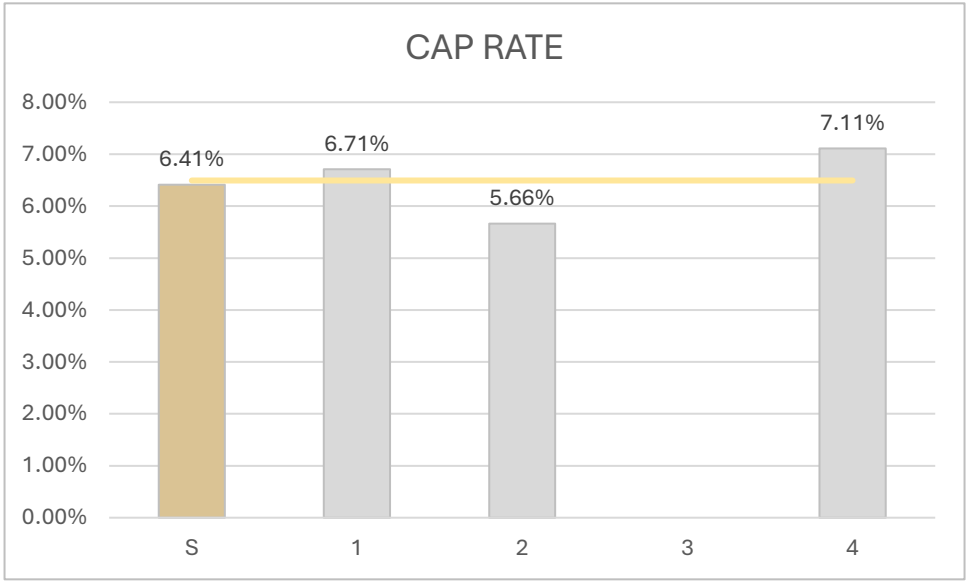
SALES COMPARABLES

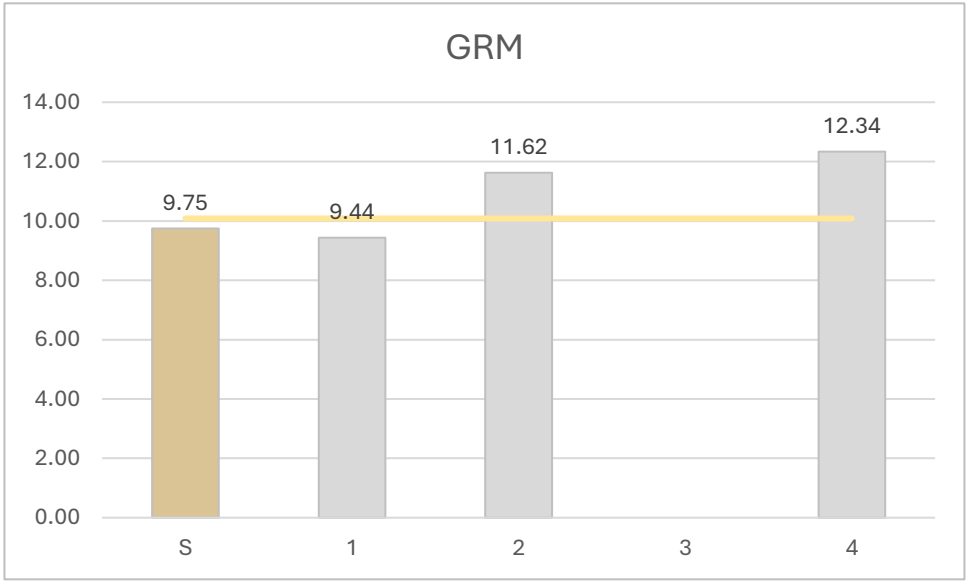
PHOTO		ADDRESS	UNITS	BUILT	GROSS SF	LOT SF	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	S	**Subject** **11901 Valerio Street** North Hollywood, CA 91605	18	1990	11,316	26,270	On Market	**$4,275,000**	$237,500	$377.78	6.41%	9.75
	1	**13227 Vanowen St** North Hollywood, CA 91605	10	1984	7,982	7,941	7/17/2026	**$2,300,000**	$230,000	$288.15	6.71%	9.44
	2	**13015 Vanowen St** North Hollywood, CA 91605	10	1984	4,811	10,724	1/8/2026	**$2,175,000**	$217,500	$452.09	5.66%	11.62
	3	**13253 Vanowen St.** North Hollywood, CA 91605	17	1984	11,368	13,656	7/9/2026	**$3,575,000**	$210,294	$314.48	-	-
	4	**7635 Lankershim Blvd** North Hollywood, CA 91605	36	1986	23,235	25,952	8/21/2026	**$6,850,000**	$190,278	$294.81	7.11%	9.19
		AVERAGES	18	1985	11,849	14,568			$212,018	$337.38	6.49%	10.08

SALES COMPARABLES

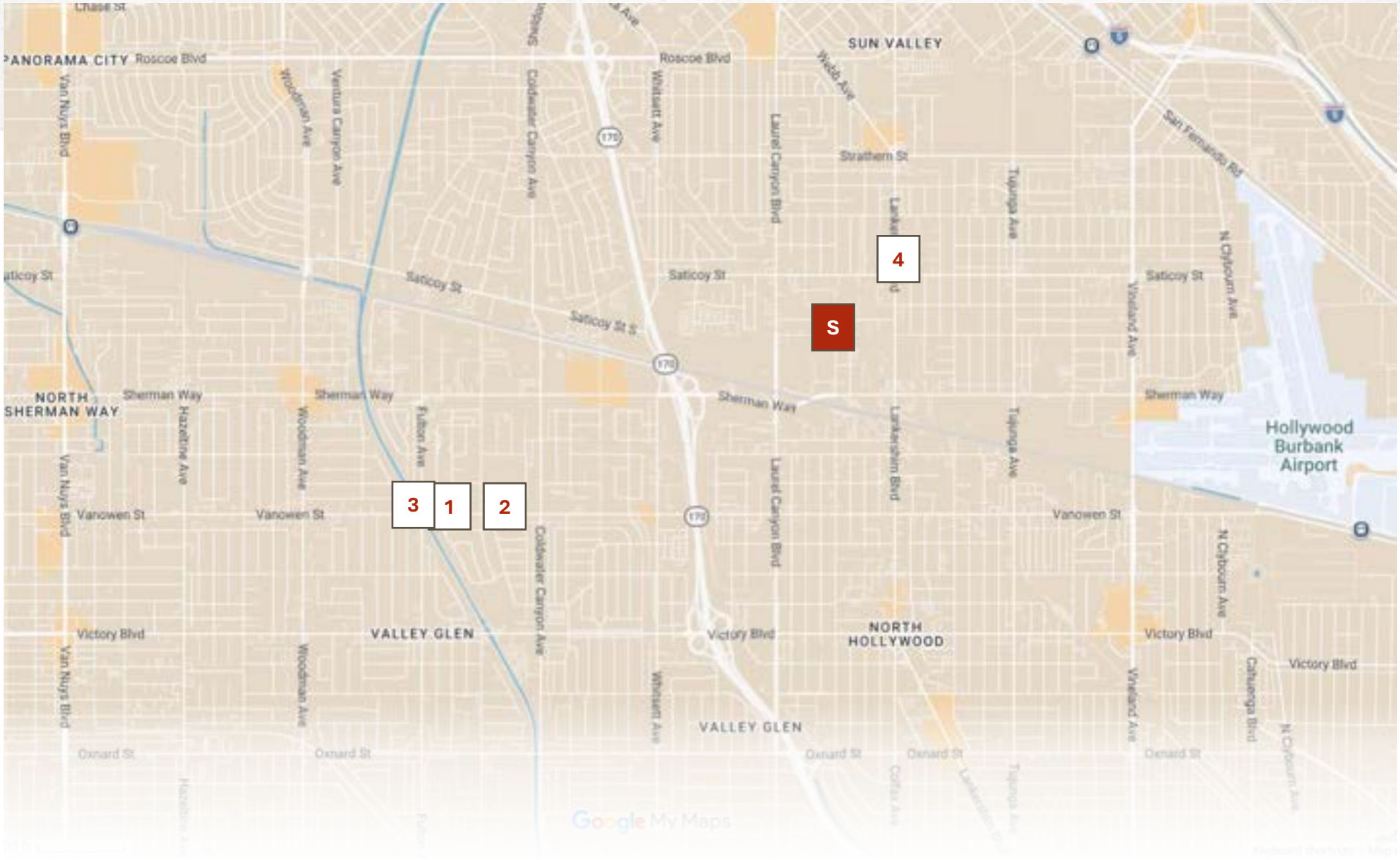








SALES COMPARABLES





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Location Overview

11901 VALERIO STREET

North HOLLYWOOD

North Hollywood has experienced a dramatic transformation over the past decade with a steady migration of higher-income residents attracted to the area's urban amenities, improved schools, and convenient location near key employment and entertainment centers. Offering an ideal economic alternative to the adjacent, costlier Burbank Media district, North Hollywood attracts the synergistic relationship provided by the area's many entertainment companies and proximity to a world-class amenity base.

"LIVE, WORK, PLAY" MARKET

$61,964	136,485	59,996
AVG HH INCOME	POPULATION	DWELLING UNITS

REGIONAL CONNECTIVITY

Walt Disney Studios · Providence Saint Joseph Medical Center · PBS · The Burbank Studios · Warner Bros. · NBC Universal · Comcast NBCUniversal · NoHo · Kaiser Permanente

ECONOMIC OVERVIEW

North Hollywood benefits from a highly diverse and rapidly evolving economy driven by the entertainment, media, healthcare, technology, and professional services sectors. Positioned within the greater San Fernando Valley and centrally located near major employment hubs throughout Los Angeles, the area continues to attract a growing population of creative professionals, young renters, and workforce households seeking convenient access to jobs, transit, and lifestyle amenities. Strong regional employment fundamentals and ongoing public and private investment continue to support long-term housing demand throughout the submarket.

A major economic driver for North Hollywood is its close proximity to the region's entertainment and media industry, with major studios and production facilities located nearby in Burbank, Universal City, and Hollywood. The area benefits from direct access to some of the industry's largest employers, including Warner Bros. Discovery, The Walt Disney Company, NBCUniversal, Netflix, and Paramount Global.

Employment Hubs



Employer	Employees
Warner Bros. Discovery	▪ 10,890
The Walt Disney Company	▪ 10,000
NBCUniversal	▪ 35,000
Universal Studios Hollywood	▪ 10,000
Netflix	▪ 850
Nickelodeon Animation Studio	▪ 895
Providence Saint Joseph Medical Center	▪ 2,574
Hollywood Burbank Airport	▪ 2,734

Economic Drivers

World-Class Employment Hub

North Hollywood benefits from immediate access to the renowned Burbank Media District, one of the nation's most prominent entertainment and content production hubs. Major employers including Warner Bros. Discovery, The Walt Disney Company, NBCUniversal, Netflix, and Universal Studios Hollywood attract thousands of professionals in entertainment, media, technology, and creative industries. Complementing these employment centers are Providence Saint Joseph Medical Center and Hollywood Burbank Airport, which provide stable healthcare, aviation, and support-sector employment.

Strong Workforce & Housing Demand

This diverse employment base fuels strong housing demand throughout the San Fernando Valley, particularly in North Hollywood, where residents enjoy convenient access to major job centers via the US-101, I-5, SR-170, and Metro B Line. The area's concentration of high-paying creative, healthcare, and professional services jobs continues to attract a well-educated workforce, supporting long-term renter demand and reinforcing North Hollywood's position as one of Los Angeles' most desirable rental and investment markets.

AREA CONNECTIVITY



HIGH BARRIER-TO-ENTRY -MARKET

NORTH HOLLYWOOD: SINGLE FAMILY MARKET

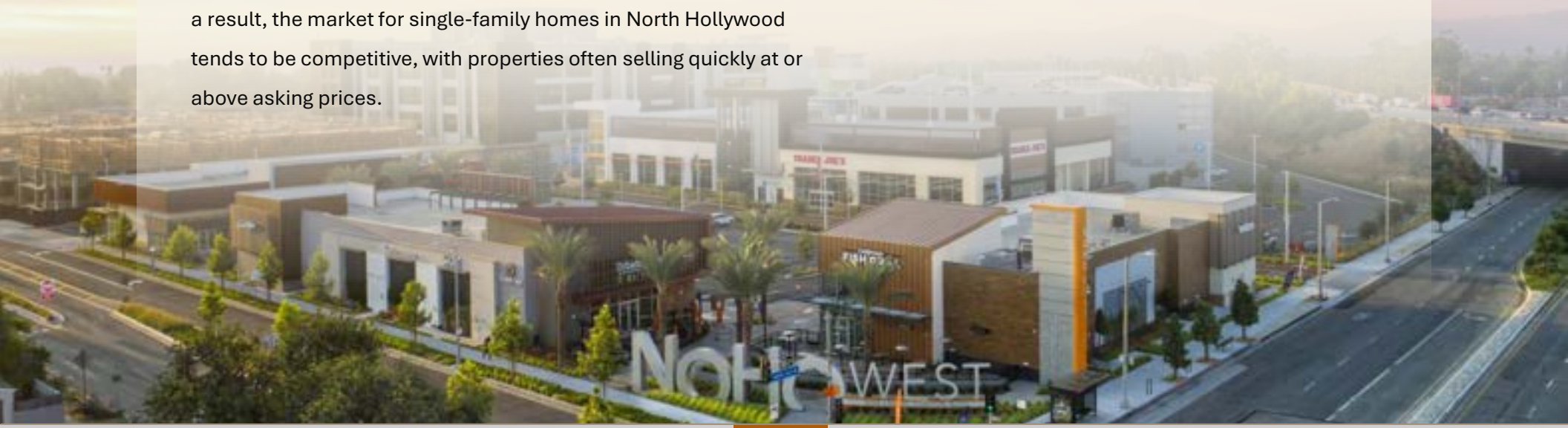
Demand for single-family homes in the North Hollywood submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, North Hollywood has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in North Hollywood tends to be competitive, with properties often selling quickly at or above asking prices.

$69,666
Median Household Income

54 Days
Median Days On Market

$870,000
Median Home Sale Price



NOHO
ARTS DISTRICT

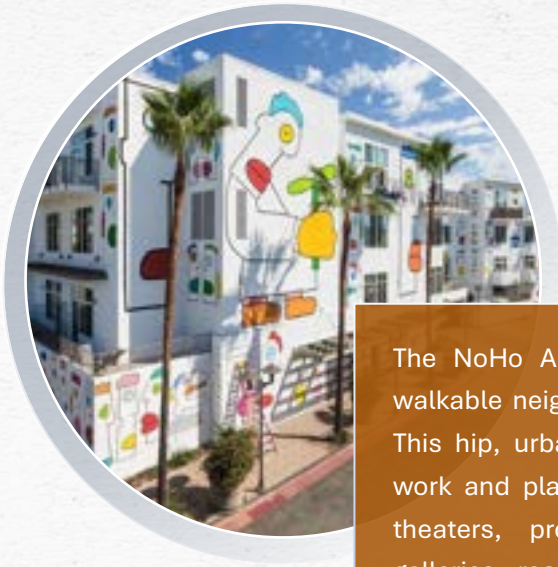
At about 1.5 square miles, the district's general markers run from Chandler Avenue to the north, Cahuenga Boulevard to the east, Tujunga Avenue to the west, and Camarillo Street to the south. The major cross streets are Lankershim and Magnolia Boulevards, which in the last two decades have emerged as the intersection of an ever-evolving vibrant urban community filled with small theaters, arts-related activities and classes, restaurants and bars, apartments, and mixed-use buildings.

LIBATIONS
Federal Bar
District Pub
Brickyard Pub
Player One
Tiki No
No Bar
Firefly

FITNESS
AT1 Fitness
24 Hr Fitness
No Limit
GoTribe Fitness
Pure Barre
HK Fitness
Orangetheory

EATS/CAFES
Amazon Fresh
El Tejano
Republic of Pie
Café NoHo
Tamashii Ramen
Vicious Dogs
Pitfire Pizza
City Kitchen Cafe

THE "IT" NEIGHBORHOOD



Area Overview

The NoHo Arts District is one of the most walkable neighborhoods in all of Los Angeles. This hip, urban core allows residents to live, work and play in one locale. Filled with live theaters, professional dance studios, art galleries, recording studios, boutiques and a myriad of dining options, the NoHo Arts District is considered one of the most popular cultural destinaions in Los Angeles.

Today, The NoHo Arts District, in conjunction with greater North Hollywood, is being transformed into a regional center, in large part as a result of the construction of Metro Stations for the B Line and the G Line, two lines that have made the neighborhood into a regional hub for the San Fernando Valley.

Arts District Makeover



ARTS *District* PATH TO PROGRESS



TRANSIT ORIENTED

This transit-oriented development includes approximately 1,500 multifamily residential units, over 300 of which will be affordable

OVER 600K OF RETAIL & OFFICE

100,000SF of community serving retail and restaurant space, and 500,000SF of office space that are all integrated with a new, integrated transit center as well as bicycle and parking facilities.

TRANSIT FACILITIES

The first phase will include the consolidation of the transit facilities at Metro's North Hollywood Station. This would begin after project approval by the City and the Metro Board, which is anticipated in early 2023.

THOUSANDS OF JOBS

The project will create thousands of new job opportunities in the construction, service, and office sectors as well as substantial property and business tax revenue to the City and County of Los Angeles.

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EXCLUSIVE CONTACT

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