

11314 MARTHA ST.

NORTH HOLLYWOOD, CA 91601

OFFERING MEMORANDUM

\$3,795,000

ASKING PRICE

6.20%

CAP RATE

12.66

GRM

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OFFERING SUMMARY

OFFERING SUMMARY

Welcome to 11314 Martha St — a stunning, brand-new 2024 construction, non-rent-controlled, five-unit townhome investment in the heart of the NoHo Arts District. This exceptional property is 100% fully leased, with over 88% of rents backed by the Housing Authority of the City of Los Angeles (HACLA), delivering stable, government-guaranteed annual income of \$299,640 at an impressive 6.2% cap rate. Each three-story townhome showcases contemporary architecture with abundant natural light, sleek designer finishes, and private balconies. Units feature beautiful light oak-tone flooring, modern kitchens with stainless steel appliances and custom cabinetry, stylish designer bathroom tiles, and in-unit washer/dryers — a rare amenity that attracts quality tenants. Owned solar panels reduce operating costs while all utilities are separately metered and paid by tenants, maximizing your NOI.

MAJOR VALUE-ADD OPPORTUNITY: Preliminary plans are in place to convert one garage space into two studio units and construct two detached one-bedroom ADUs on the lot. With HACLA vouchers in the 91601 zip code at \$2,299/month for studios and \$2,585/month for one-bedrooms, these additions would generate approximately \$90,000 in additional annual income — translating to roughly \$1,160,000 in added property value at current cap rates. This is a rare chance to acquire a stabilized, cash-flowing asset with built-in upside!

Stabilized Income: 100% occupied with family tenants. Over 88% of rents covered by HACLA, ensuring reliable, government-backed income.

Unit Mix: Two 5BR/5BA, two 4BR/4BA, and one 3BR/3BA—all exempt from rent control regulations.

YEAR BUILT	OCCUPANCY	RENT CONTROL
2025	100%	Exempt



PROPERTY DETAILS

11314 Martha St., North Hollywood, CA 91601

PROPERTY INFORMATION

APN
2337-038-008

No. of Units
5 Townhomes

No. of Buildings
3

Gross Living Area
8,117 SF

Lot Size
7,252 SF

Zoning
LARD 1.5

Completion
2025

BUILDING INFORMATION

Gross Building Size
8,595 SF

Occupancy
100% Occupied

Stories
3 with Balconies

Opportunity Zone
Yes

PARKING

Type
Covered Surface

Spaces
8

THE OFFERING

Total Investment
\$3,795,000

Cap Rate
6.20%

GRM
12.66

Price Per SF
\$441.50/SF

UTILITIES & AMENITIES

Laundry
In-Unit Washer/Dryer

Appliances
Stainless Steel

Solar Panels
Owned

Water (Separately Metered)
Tenant Pays

Electricity (Separately Metered)
Tenant Pays

INVESTMENT HIGHLIGHTS

6.2%

In place Cap Rate

Strong return on investment

88+ Percent

HACLA Coverage

Government-backed income

NEW

2024 Construction

Modern design, low maintenance

KEY BENEFITS

- **No Rent Control** — Full flexibility in rental pricing and lease terms
- **Opportunity Zone** — Substantial tax advantages and capital gains benefits
- **Owned Solar Panels** — Reduced operating costs, tenant-paid utilities
- **Diverse Unit Mix** — 3BR to 5BR townhomes appeal to families
- **Premium Finishes** — In-unit W/D, stainless appliances, balconies

PRIME NOHO ARTS DISTRICT

- Growing area with increasing property values
- Close to I-5, 170, 101 freeways and Metro transit
- NOHO West retail hub and Universal CityWalk nearby
- North Hollywood Park and recreation centers
- El Portal Theatre, dining, cafés, and cultural venues

02



PRICING & FINANCIALS

FINANCIAL SUMMARY

THE OFFERING

Total Investment

\$3,795,000

Gross Rental Income

\$299,640/yr

Monthly Income

\$24,970

Net Operating Income

\$234,861

Cap Rate

6.20%

ANNUALIZED EXPENSES

FIXED COSTS

Real Estate Taxes (1.2%)

\$45,420

Insurance

\$5,750

VARIABLE COSTS

Landscaping (\$150/mo)

\$1,800

Repairs/Maintenance

\$3,000

Total Expenses

\$55,790

Expenses/Unit

\$11,158

OPERATING DATA

Gross Potential Rent

\$299,640

Less: Vacancy (3%)

(\$8989)

Effective Gross Income

\$290,651

Less: Expenses

(\$55,790)

Net Operating Income

\$234,861

ADDITIONAL INCOME

None — Utilities paid by tenants

RENT ROLL

UNIT	BEDROOMS	BATHS	FURNISHED	MONTHLY RENT	ANNUAL
Unit 1	4	4	No	\$5,000	\$60,000
Unit 2	4	4	No	\$4,815	\$57,780
Unit 3	5	5	No	\$5,754	\$69,048
Unit 4	5	5	No	\$5,274	\$63,288
Unit 5	3	3	No	\$4,136	\$49,632
TOTAL	21 BR	21 BA	5 Units	\$24,970/mo	\$299,640

Note: All units 100% occupied. Over 90% of rental income backed by HACLA Section 8 vouchers.

03



PROPERTY PHOTOS

EXTERIOR VIEWS



INTERIOR FINISHES



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ASKING PRICE

CAP RATE

NOI

FOR MORE INFORMATION, PLEASE CONTACT

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