

NoHo Modern Townhouse-Style Four-Plex

\$2,299,000



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INVESTMENT SUMMARY

- 5753 Case Ave. North Hollywood, CA 91601
- Asking Price: \$2,299,000
- Price per SF: \$508.18
- Building: 4,524 sf*
- Lot: 6,972 sf*
- Units: Four
- Parking: 8, (4 individual garages)
- Built: 2018
- APN: 2337-028-017



*Property/SF, financial information, permits/usage deemed to be reliable but not guaranteed.

Buyer is advised to independently verify the accuracy of all information.

PROPERTY FEATURES



Designed in a clean, modern style, 5753 Case Avenue delivers a townhouse-style layout in which each unit has its own private attached garage, offering convenient, secure parking and additional storage. Inside, vaulted ceilings create an open, airy feel, and the gourmet kitchens, with stainless steel appliances, anchor the main living areas. In-unit washers and dryers add everyday convenience, and each unit is built around a three-bedroom floor plan with two full baths (one unit adds a half bath for extra functionality).

Investment Overview:

Newer construction typically translates to a more predictable expense profile and reduced maintenance exposure, while the vacant unit gives a buyer immediate upside through lease-up at market rent. Offered with strong in-place income, 5753 Case Avenue is a well-appointed asset in a well-located North Hollywood pocket.

Location:

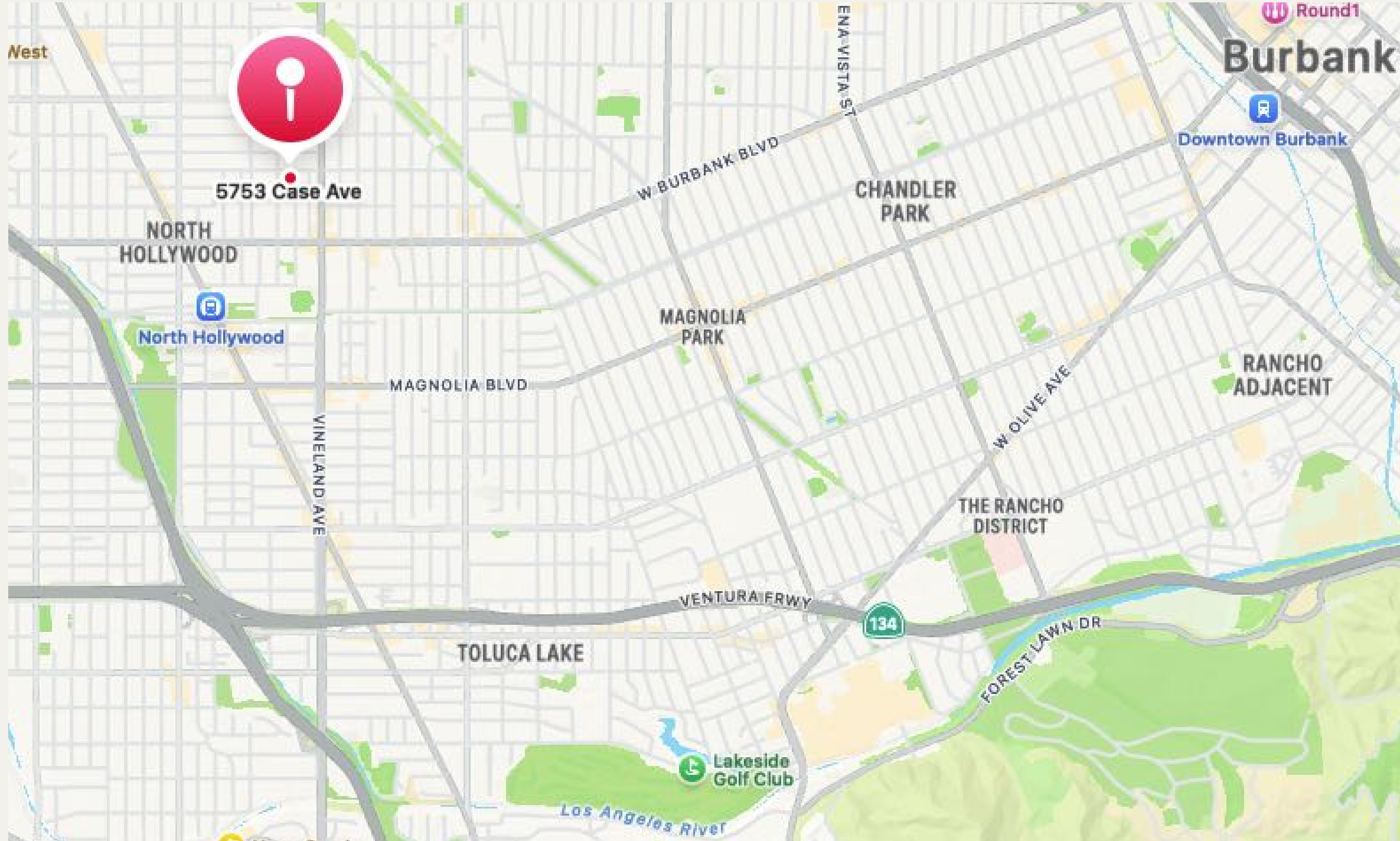
Centrally situated in North Hollywood, the property is close to the NoHo Arts District, Metro B Line, Burbank, dining and shopping, 170 and 101 freeway access.

PROPERTY HIGHLIGHTS



- Four townhouse-style units: three 3BD/2BA and one 3BD/2.5BA
- Private attached garage for each unit
- Gourmet kitchens with stainless steel appliances in every unit
- In-unit washer/dryer in every unit
- Central HVAC throughout
- Wood-style flooring and vaulted ceilings that add volume and natural light
- 2018 construction, typically reducing near-term capital expenditures
- 4,524 SF building on a 6,972 SF lot
- One vacant unit at delivery, allowing to set rents at market or owner-user to occupy
- Income: approximately \$159,780 annually (vacant unit at market) and \$113,169 NOI

LOCATION OVERVIEW



- Approximately:
 - 6 min drive: NoHo Arts District
 - 8 min drive: Burbank Airport
 - 10 min drive: Toluca Lake
 - 15 min drive: Downtown Burbank
 - 15 min drive: Studio City
 - 19 min drive: Sherman Oaks
 - 20 min drive: Downtown Glendale
 - 30 min drive: Downtown Pasadena
 - 35 min drive: Woodland Hills

PROPERTY IMAGES



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Rent Roll and Financial Summary

Rent Roll:

Unit 1, Occupied:	\$3,545
Unit 2, Occupied:	\$3,250
Unit 3, Occupied:	\$3,295
Unit 4, Vacant:	\$3,225 (market)
Total:	\$13,315
GOI:	\$159,780

Expenses:

Property Taxes:	\$28,738
Insurance:	\$4,479
Maintenance:	\$10,012
Utilities:	\$1,632
Gardening:	\$1,750
Total:	\$46,611

Price:	\$2,299,000
Projected Rent:	\$13,315/month
Pro Forma GOI:	\$159,780
Estimated Expenses:	\$46,611
Pro Forma NOI:	\$ 113,169
Pro Forma GRM:	14.39
Pro Forma Cap Rate:	4.9%
Expenses per SF:	\$10.30
Percent of GOI:	29.2%

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We Look Forward To Working With You!



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