OFFERING MEMORANDUM

MULTIFAMILY ADVISORY GROUP

www.lee-associates.com/multifamily

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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12839 Barbara Ann Street

North Hollywood, CA 91605

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For more information, please contact one of the following individuals:

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OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-LA North/Ventura nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with our without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

EXECUTIVE SUMMARY

COMPETITIVE POSITIONING

The Barbara Ann Apartments are well maintained and located in North Hollywood, California. The property falls under LA City rent control. The current owner added an ADU a couple years back, and the building has 6 legal units with over 15% in rental upside. The property is well located and is in close proximity to the 405, 5, 170 and 101 freeways.

12839 Barbara Ann Street

North Hollywood, CA 91605

PROPERTY

Address	12839 Barbara Ann St, North Hollywood, CA 91605
# of Units	6
Year Built	1978
Lot Size	6,764 sq. ft.
Building Size	4,454 sq. ft.

PRICING

Price	$1,150,000
Cost Per Unit	$191,667
Cost Per Sq. Ft.	$258
Gross Rent Multiplier	10.35
Capitalization Rate	5.29%
Cash-on-Cash Return	3.59%
Zoning	RD1.5-1
Parcel Site	2324-006-057

For more information, please contact:

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PHOTOS

12839 Barbara Ann Street

North Hollywood, CA 91605









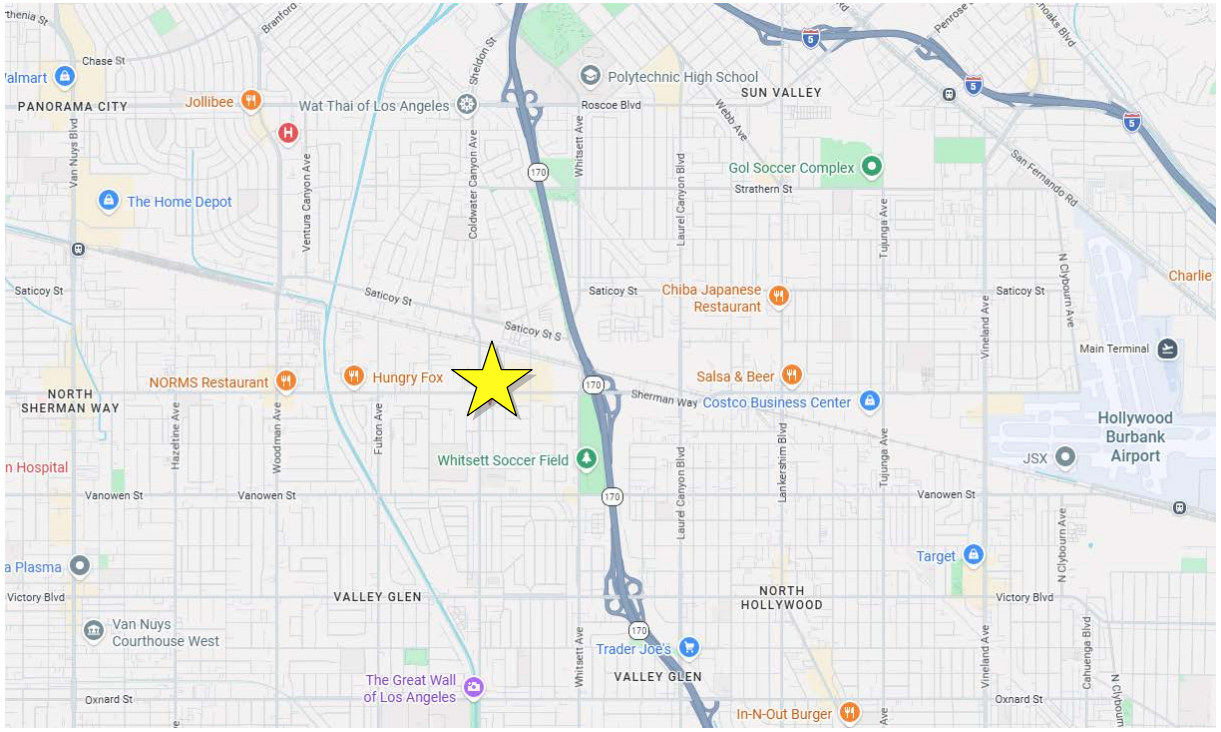
LOCATION INFORMATION

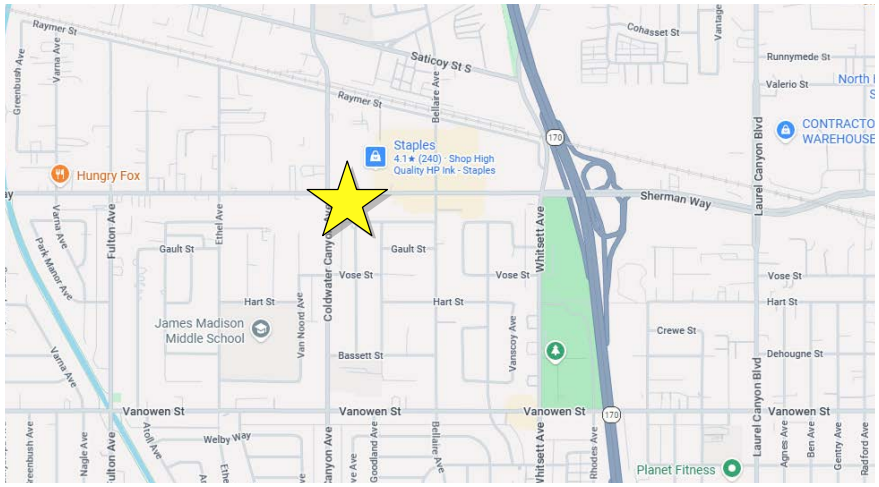
12839 Barbara Ann Street

North Hollywood, CA 91605

12839 Barbara Ann Street Aparments are situated off of Sherman Way and are quickly accessible to the 170 Freeway. This desired spot in North Hollywood offers quick access to surrounding neighborhoods and transportation services.

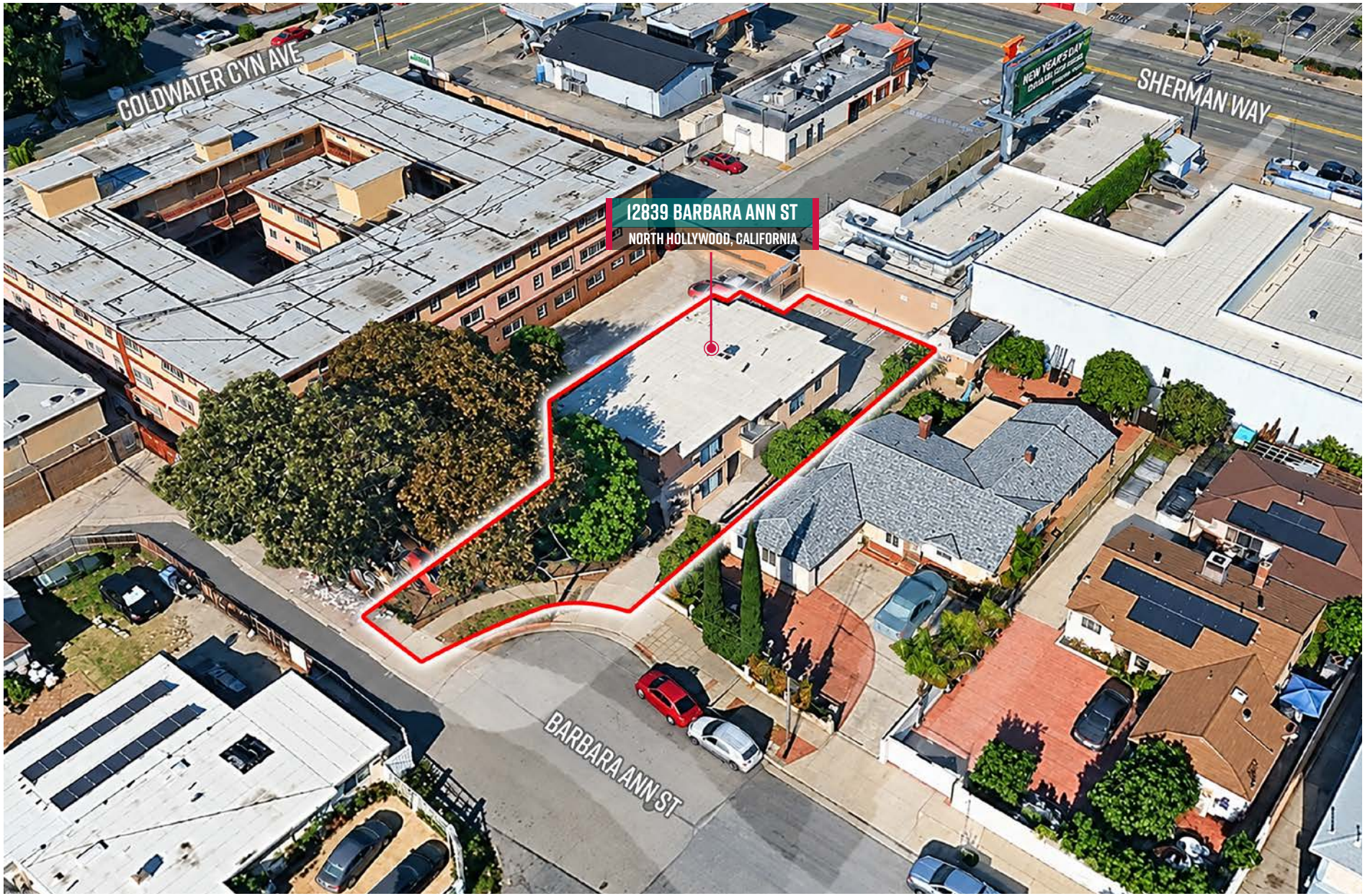
- Easily accessible to surrounding Freeways (170, 5, 101)
- 5 miles from Burbank Airport
- 10 minutes from Van Nuys Metrolink Station
- Blocks away from parks, schools, shops and restaurants
- Less than 15 minute drive to Universal Studios Hollywood





AERIAL MAP
ZOOM VIEW

12839 Barbara Ann Street
North Hollywood, CA 91605



LOCAL AREA INFORMATION
NORTH HOLLYWOOD

12839 Barbara Ann Street
North Hollywood, CA 91605





El Portal Theatre

- Built in 1926 and redeveloped in 2000
- Historic 3-theater performing arts complex
- Offers dance, comedy, theatre and special events
- Has featured numerous stars on the main stage

North Hollywood is a lively, diverse neighborhood offering a blend of urban convenience and neighbordhood charm. Located on the east side of the San Fernando Valley, its known for its thriving NoHo Arts District, Television Academy, live theaters, recording studios, various production offices and industry workers. The area is full of character with an eclectic mix of theaters, art galleries, trendy restaurants and boutique shops.

Residents enjoy convenient access to recreational spaces such as North Hollywood Park, along with nearby entertainment destinations including Universal Studios Hollywood and Universal CityWalk. With its lively atmosphere, established neighborhoods, and convenient access to major freeways and public transportation, North Hollywood offers an appealing lifestyle for families and professionals alike.



Universal Studios Hollywood

- World-renowned movie studio and theme park
- Features the Universal Studio Tour, Super Nintendo World, Wizarding World of Harry Potter and popular rides for the whole family
- Universal CityWalk offers adjacent shopping, dining and a movie theater

AREA ATTRACTIONS & HIGHLIGHTS

- Close proximity to 5, 101 and 170 freeways for easy commuting
- Conveniently located nearby Hollywood Burbank Airport & Van Nuys Metrolink
- Numerous schools, local parks, shopping and dining for families
- Nearby attractions such as the El Portal Theatre, Amelia Earhart Regional Library and Universal Studios Hollywood

LOCAL AREA AMENITIES MAP

LOS ANGELES

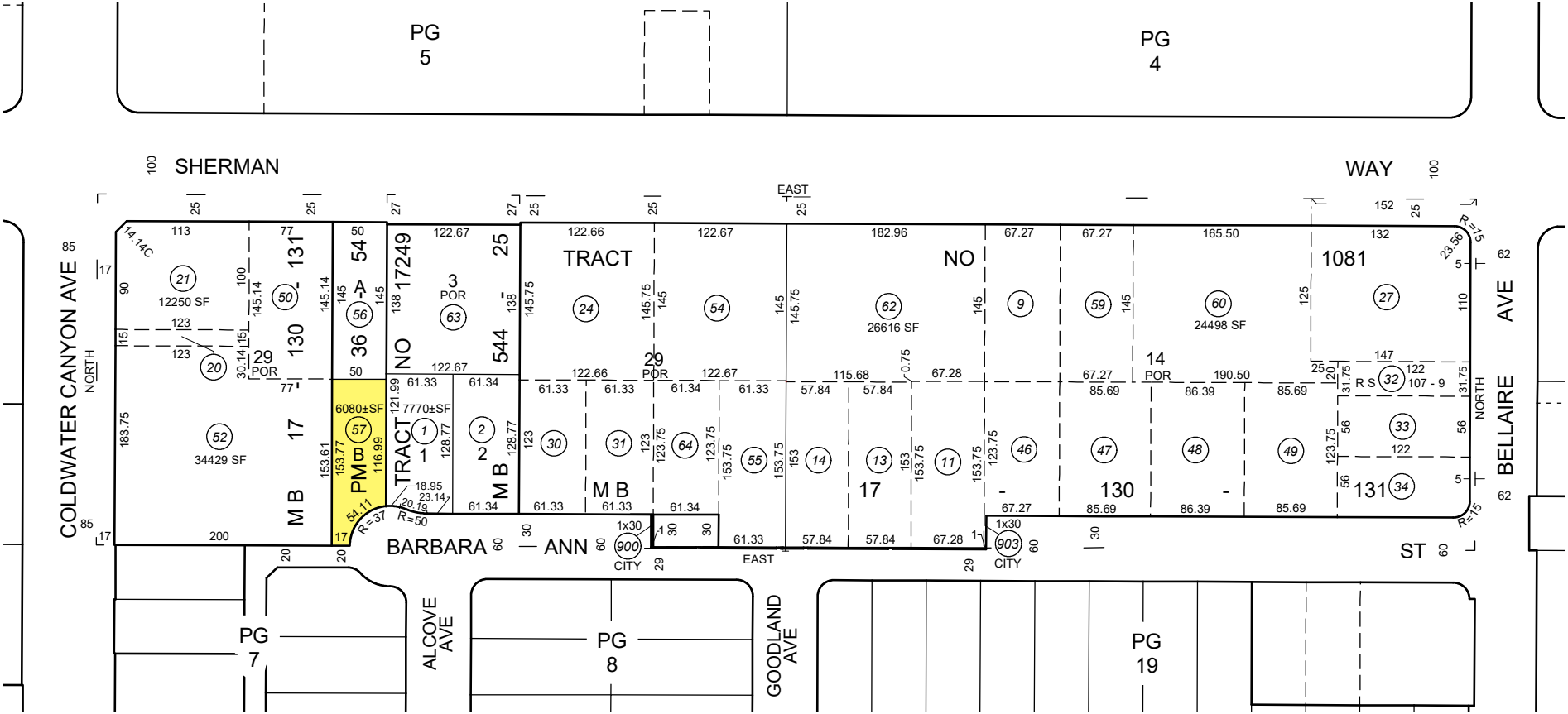
12839 Barbara Ann Street

North Hollywood, CA 91605



SITE PLAN
PARCEL MAP

12839 Barbara Ann Street
North Hollywood, CA 91605



DEMOGRAPHICS

12839 Barbara Ann Street

North Hollywood, CA 91605

	1 mile(s)	3 mile(s)	5 mile(s)
2025 Demographics:			
Q4 2025 Employees	9,967	82,455	237,931
Q4 2025 Establishments*	1,974	14,838	39,874
Total Population	31,264	322,296	710,350
Total Households	10,987	114,232	264,580
Female Population	15,765	160,500	355,087
% Female	50.4%	49.8%	50.0%
Male Population	15,499	161,796	355,263
% Male	49.6%	50.2%	50.0%
Population Density (per Sq. Mi.)	9,949.83	11,396.83	9,042.81
Employed Civilian Population 16+			
Total	15,907	166,497	373,539
White Collar	52.5%	52.2%	58.6%
Blue Collar	47.5%	47.8%	41.4%
Seasonal Population by Quarter:			
Q4 2022	125	1,490	3,941
Q1 2023	108	1,020	2,703
Q2 2023	103	1,027	2,724
Q3 2023	102	1,012	2,690
Q4 2023	102	1,035	2,780
Q1 2024	117	1,016	2,742
Q2 2024	117	1,017	2,750
Q3 2024	120	1,036	2,806
Q4 2024	120	1,034	2,810
Age:			
Age 0 - 4	4.8%	5.2%	5.1%
Age 5 - 14	10.9%	11.5%	11.4%
Age 15 - 19	5.8%	6.0%	5.8%
Age 20 - 24	6.4%	6.4%	6.1%
Age 25 - 34	16.4%	17.3%	17.5%
Age 35 - 44	14.4%	14.9%	15.6%
Age 45 - 54	12.5%	13.1%	13.2%
Age 55 - 64	12.6%	12.1%	11.8%
Age 65 - 74	9.7%	8.4%	8.2%
Age 75 - 84	4.8%	3.8%	3.9%
Age 85 +	1.7%	1.4%	1.5%
Median Age	39.0	37.0	37.0
Housing Units			
Total Housing Units	11,304	118,343	275,327
Occupied Housing Units	97.2%	96.5%	96.1%
Vacant Housing Units	2.8%	3.5%	3.9%
Housing Units by Tenure			
Total Households in Tenure	10,987	114,232	264,580
Owner Occupied Housing Units	3,887	39,225	97,994
Owner Occupied free and clear	22.8%	22.6%	22.4%
Owner Occupied with a mortgage or loan	77.2%	77.4%	77.6%
Renter Occupied Housing Units	7,100	75,007	166,586
Race and Ethnicity			
American Indian, Eskimo, Aleut	1.4%	1.8%	1.6%
Asian	10.1%	8.7%	8.9%
Black	3.6%	4.0%	4.2%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	40.2%	34.2%	37.9%
Other	32.3%	36.9%	32.7%
Multi-Race	12.3%	14.3%	14.5%
Hispanic Ethnicity	49.6%	57.4%	52.7%
Not of Hispanic Ethnicity	50.4%	42.6%	47.3%
Race of Hispanics			
Hispanics	15,497	185,134	374,008
American Indian	2.7%	2.9%	2.8%
Asian	0.4%	0.3%	0.4%
Black	0.5%	0.5%	0.5%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	11.8%	12.2%	13.3%
Other	64.1%	63.1%	61.0%
Multi-Race	20.5%	20.8%	21.9%
Race of Non Hispanics			
Non Hispanics	15,767	137,162	336,342
American Indian	0.2%	0.3%	0.3%
Asian	19.6%	20.0%	18.4%
Black	6.7%	8.6%	8.2%

DEMOGRAPHICS

12839 Barbara Ann Street

North Hollywood, CA 91605

	1 mile(s)	3 mile(s)	5 mile(s)
Hawaiian/Pacific Islander	0.2%	0.2%	0.2%
White	68.2%	63.9%	65.3%
Other	1.0%	1.4%	1.3%
Multi-Race	4.2%	5.5%	6.2%
Marital Status:			
Age 15 + Population	26,356	268,476	593,089
Divorced	8.5%	8.3%	8.8%
Never Married	43.2%	44.9%	44.3%
Now Married	42.6%	42.2%	42.6%
Now Married - Separated	2.9%	3.0%	2.8%
Widowed	5.7%	4.5%	4.4%
Educational Attainment:			
Total Population Age 25+	22,536	228,558	508,909
Grade K - 8	7.6%	9.1%	8.0%
Grade 9 - 11	4.8%	6.1%	5.4%
High School Graduate	24.6%	22.5%	20.1%
Associates Degree	7.9%	7.1%	7.2%
Bachelor's Degree	20.5%	20.2%	23.4%
Graduate Degree	7.0%	7.3%	9.9%
Some College, No Degree	19.2%	18.2%	18.2%
No Schooling Completed	4.7%	5.8%	4.7%
Household Income:			
Income $ 0 - $9,999	6.1%	5.8%	5.4%
Income $ 10,000 - $14,999	7.6%	4.9%	4.1%
Income $ 15,000 - $24,999	7.6%	7.7%	6.7%
Income $ 25,000 - $34,999	7.2%	7.7%	6.7%
Income $ 35,000 - $49,999	11.5%	11.5%	9.9%
Income $ 50,000 - $74,999	17.4%	16.4%	15.4%
Income $ 75,000 - $99,999	12.1%	12.8%	12.8%
Income $100,000 - $124,999	9.0%	10.0%	10.4%
Income $125,000 - $149,999	6.5%	6.5%	7.1%
Income $150,000+	15.1%	16.9%	21.5%
Average Household Income	$90,114	$92,612	$103,795
Median Household Income	$68,168	$71,648	$82,294
Per Capita Income	$31,751	$33,476	$39,898
Poverty: Status of Families by Family Type/Presence of Children 18 Yrs and Under			
Total Families (Family Households)	7,350	74,864	163,065
Husband-Wife Family, Own Children, Below Poverty	217	2,716	4,982
Husband-Wife Family, No Own Children, Below Poverty	187	1,794	3,265
Male Householder, Own Children, Below Poverty	12	569	1,117
Male Householder, No Own Children, Below Poverty	101	589	1,291
Female Householder, Own Children, Below Poverty	325	2,886	5,400
Female Householder, No Own Children, Below Poverty	156	1,281	2,111
Husband-Wife Family, Own Children, At/Above Poverty	1,554	15,970	37,720
Husband-Wife Family, No Own Children, At/Above Poverty	2,579	25,128	56,537
Male Householder, Own Children, At/Above Poverty	265	2,814	6,078
Male Householder, No Own Children, At/Above Poverty	527	6,059	12,245
Female Householder, Own Children, At/Above Poverty	406	4,939	10,869
Female Householder, No Own Children, At/Above Poverty	1,022	10,119	21,451
Poverty: Popn, Ratio of Income to Poverty Level			
Total Population for whom poverty status is determined	30,740	317,913	701,160
Less Than .50	2,350	22,492	47,413
.50 - .99	3,425	32,114	62,978
1.00 - 1.24	1,571	18,599	35,261
1.25 - 1.49	1,327	15,666	31,114
1.50 - 1.84	2,073	26,591	50,024
1.85 - 1.99	933	10,519	20,893
2.00+	19,062	191,931	453,477
Poverty: Popn by Race			
By Race			
White, Below Poverty Level	2,785	15,818	32,215
White, Above Poverty Level	9,571	92,889	233,912
Black, Below Poverty Level	213	2,715	5,448
Black, Above Poverty Level	896	9,884	23,855
AI/Alaskan Native, Below Poverty Level	96	1,306	2,507
AI/Alaskan Native, Above Poverty Level	344	4,490	8,965
Asian, Below Poverty Level	237	2,866	5,959
Asian, Above Poverty Level	2,861	24,762	56,554
NH/PI, Below Poverty Level	17	119	257
NH/PI, Above Poverty Level	28	318	688
Some Other Race, Below Poverty Level	1,815	23,734	46,791
Some Other Race, Above Poverty Level	8,103	93,451	182,444
2+ Races, Below Poverty Level	612	8,047	17,216
2+ Races, Above Poverty Level	3,162	37,513	84,351
Poverty: Popn by Ethnicity			
Hispanic/Latino			
Hispanic/Latino, Below Poverty Level	2,759	35,972	72,611
Hispanic/Latino, Above Poverty Level	12,488	146,597	296,263
Non-Hispanic/Latino, Below Poverty Level	3,016	18,634	37,780
Non-Hispanic/Latino, Above Poverty Level	12,476	116,710	294,506
Non-Hispanic/Latino by Race			
White, Below Poverty Level	2,412	11,746	22,996
White, Above Poverty Level	8,144	74,693	194,161
Other than White, Below Poverty Level	3,363	42,860	87,395
Other than White, Above Poverty Level	16,820	188,614	396,608
Vehicles Available			
0 Vehicles Available	12.5%	9.0%	7.8%
1 Vehicle Available	32.4%	37.7%	38.7%
2+ Vehicles Available	55.1%	53.3%	53.5%
Average Vehicles Per Household	0.12	0.01	0.00
Total Vehicles Available	1,369	1,196	1,173



FINANCIAL OVERVIEW

FINANCIAL ANALYSIS

12839 Barbara Ann Street

North Hollywood, CA 91605

MULTIFAMILY INVESTMENT INFORMATION SHEET

Lee Associates - LA North/Ventura, Inc.

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

BERZACK
INVESTMENT PROPERTY ADVISORS



PROPERTY NAME	**Barbara Ann Apartments**	NUMBER OF UNITS	**6**
ADDRESS	**12839 Barbara Ann St.**	BUILDING SIZE (SQ. FT.)	**4,454**
CITY, STATE, ZIP	**North Hollywood, CA 91605**	LOT SIZE (SQ. FT.)	**6,763**
PRICE	**$1,150,000**	COST PER UNIT	**$191,667**
YEAR BUILT	**1978**	COST PER SQFT	**$258.19**

INVESTMENT HIGHLIGHTS

□ **Great Rental Upside & Unit Mix** □ **Reposition Opportunity** □ **6 Parking Spaces**

RENTAL INFORMATION

UNIT NUMBER	BDRMS	BATHS		Current Income Monthly Income	Market Income Monthly Income
1	1	1		$1,650	$1,795
2	1	1		$1,750	$1,795
3	1	1		$1,244	$1,795
4	0	1		$1,450	$1,495
5	2	2		$1,555	$2,295
6	0	1	Legal ADU	$1,500	$1,495
			Scheduled Monthly Income:	$9,149	$10,670

ANNUAL PROPERTY OPERATING DATA

	CURRENT INCOME/YEAR	AS % GOI		MARKET INCOME/YEAR	AS % GOI
Scheduled Gross Income	$109,784	98.81%		$128,040	98.98%
Other Income (SCEP/RSO)	$524	0.47%		$524	0.40%
Laundry	$800	0.72%		$800	0.62%
Gross Operating Income	**$111,108**			**$129,364**	
Vacancy Reserve	$3,333	3.00%		$3,881	3.00%
Effective Gross Income	$107,774			$125,483	
Expenses	$46,895	42.21%		$46,895	36.25%
Net Operating Income	**$60,880**	54.79%		**$78,588**	60.75%
Debt Service	$40,250			$40,250	
Pre-Tax Cash Flow	**$20,630**			**$38,338**	
Principal Reduction	$0			$0	
Return on Equity	$20,630			$38,338	

CURRENT	MARKET
GRM	
10.35	*8.89*
CAP Rate	
5.29%	*6.83%*
Cash on Cash	
3.59%	*6.67%*
Return On Equity	
3.59%	*6.67%*

MORTGAGE FINANCING INFORMATION

Loan Amount	**$575,000**		**Monthly Loan Payment**	**$3,354**
Down Payment	**$575,000**	**50%**	**Annual Loan Payment**	**$40,250**
5-Year Fixed Rate	7.00%		Year 1 Interest Amount (approx.)	$40,250
Amortization Period (Yrs)	30		Year 1 Principal Paydown (approx.)	$0

ESTIMATED ANNUAL EXPENSES

		AS % GOI
Taxes (Est. 1.25%)	$14,375	12.94%
Insurance	$4,800	4.32%
Utilities	$12,530	11.28%
Repairs/Maintanence ($1.50/ft)	$6,681	6.01%
Management	$0	0.00%
Landscaping ($150/mo)	$1,800	1.62%
Pest Control ($50/mo)	$600	0.54%
LAHD Fees	$640	0.58%
Miscellaneous($100/un)	$600	0.54%
Trash	$4,868	4.38%
TOTAL EXPENSES	**$46,895**	**42.21%**
Expense / NRSF	*$10.53*	
Expense / Unit	*$7,816*	

The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties about it.



For more information, please contact:

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