

Reduced by \$50,000! In Opportunity Zone!



11120 Burbank Blvd/5553 Fulcher Ave

NORTH HOLLYWOOD, CA



A PROPOSAL FOR COMMERCIAL SERVICES

KW COMMERCIAL
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NORTH HOLLYWOOD, CA

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11120 BURBANK BLVD/5553 FULCHER AVE

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DETAILS

PROPERTY DESCRIPTION

NEARBY DEVELOPMENTS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$2,150,000
NUMBER OF UNITS:	14
GSI:	\$132,999
BUILDING SIZE:	7811 SF
ZONING:	C2-1/R4-1L
PRICE/ UNIT:	\$238,888
PRICE / SF:	\$275.25

PROPERTY OVERVIEW

- 11120 Burbank and 5553 Fulcher is a mixed-use property. The subject consists of 6 residential apartments and 8 offices.
- The property is situated on a \pm 10,342 SF corner lot and there are two buildings with 16 onsite parking spaces.
- Actual income of \$132,999.
- The property is near the metro Red and Orange Lines and close to shopping, dining, and entertainment venues.
- The offices are not subject to rent control. There is upside in rents in the offices.
- All the offices are on month-to-month leases and pay their own utilities.
- Buyer to verify square footage, bedroom/bathroom count, lot size, permitted or unpermitted spaces and all other features of the property.

Property Details

STREET ADDRESS: 11120 Burbank Blvd/
5553 Fulcher Ave

CITY, STATE, ZIP CODE: North Hollywood, CA 91601

APN: 2350-005-057

BUILDING SIZE: 7,811 SF

YEAR BUILT: 1923 and 1959

NUMBER OF UNITS: 6 Residential Units
8 Commercial Offices



Property Description



PROPERTY OVERVIEW

North Hollywood is large neighborhood in the San Fernando Valley, bordered on the north by Sun Valley and on the northeast and east by Burbank. Toluca Lake borders North Hollywood on the southeast and south, and Studio City abuts it on the southwest. It is flanked by Valley Village and Valley Glen on the west, which are two highly sought after neighborhoods.

Since 2000, the community has been undergoing many changes and developing, thanks in large part to the formation of the 743-acre North Hollywood Development District and the subsequent NoHo Commons projects. These projects attempt to recapture North Hollywood's historic image and restore the area's economy. Consequently, North Hollywood's landscape has been transformed, with condominium towers (including a 15-story building on Lankershim Boulevard) appearing in the midst of older one-story bungalows and small apartment complexes.

The community is changing from a suburb-like setting into a metropolitan center, in large part as a result of the construction of Metro Stations for the Red Line and the Orange Line, two lines that have made the neighborhood into a regional hub for the San Fernando Valley. Medium and high-density developments are being built around the Metro Station, particularly in the NoHo Arts District, with the intent of creating a walkable urban village.

In addition, North Hollywood is home to the Academy of Television Arts & Sciences. Pierce Brothers Valhalla Memorial Park is located in the area, and is notable for the Portal of the Folded Wings Shrine to Aviation. Universal Studios is also located on the border between Hollywood and North Hollywood, easily accessible through one of NoHo's main streets, Lankershim Blvd.

Metro



Noho West



Noho West



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LOCATION INFORMATION

2

RETAILER MAP

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

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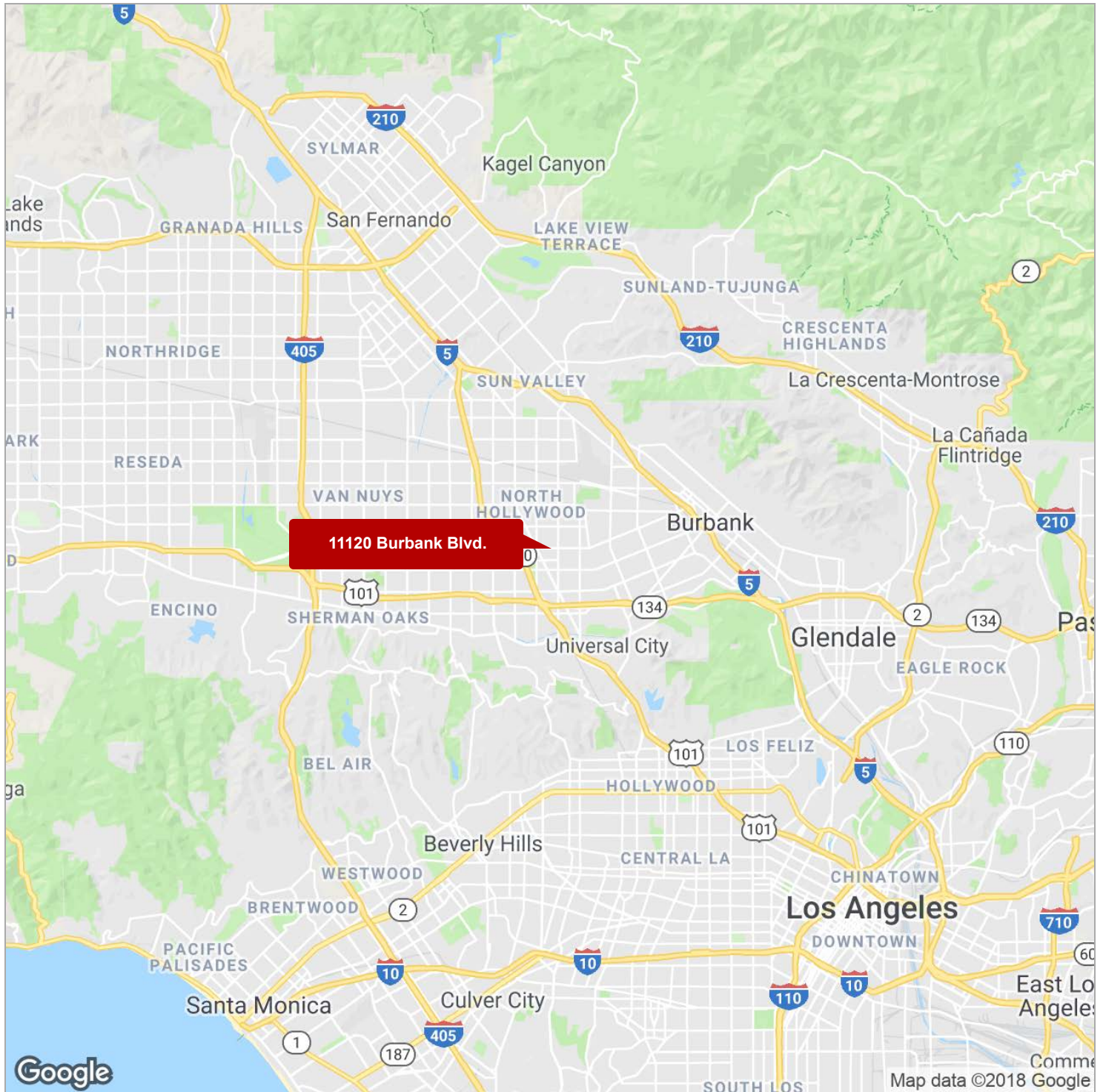
Retailer Map



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2 | LOCATION INFORMATION

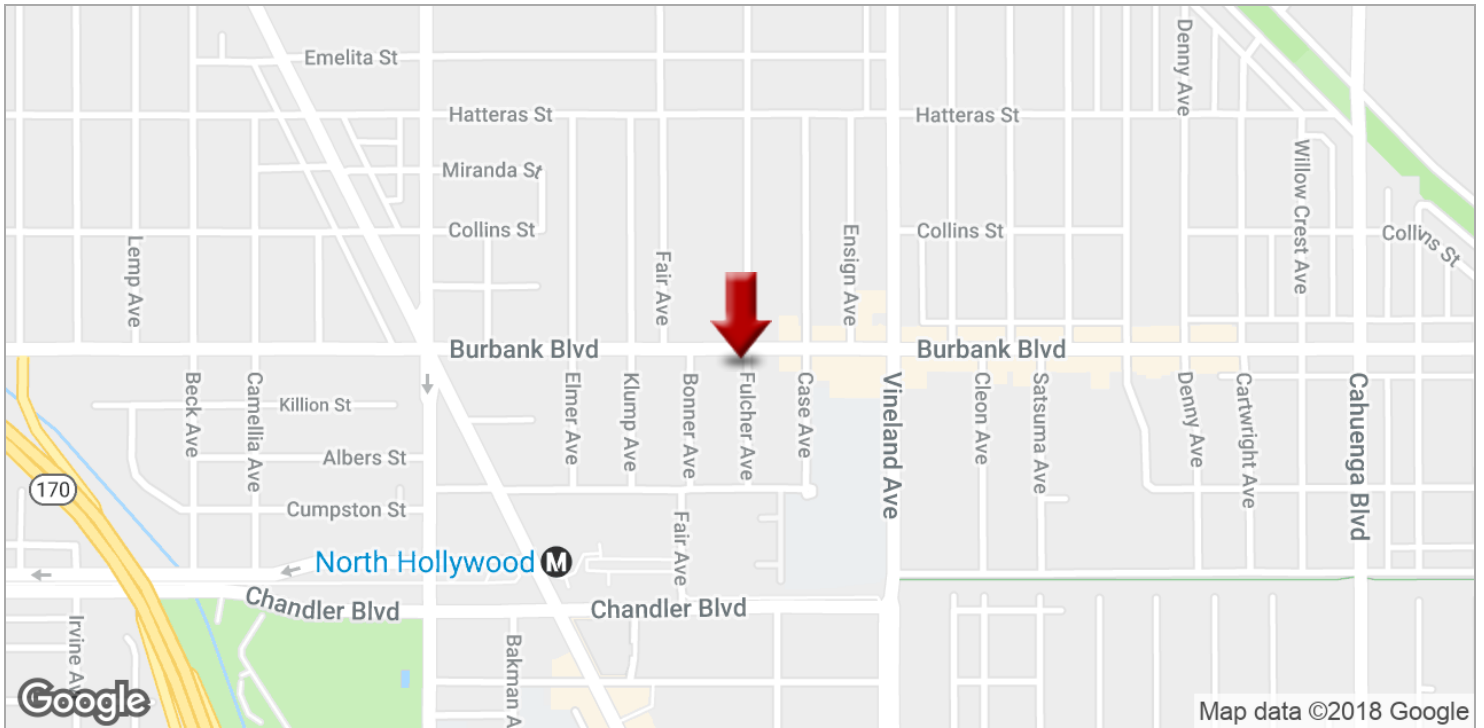
Regional Map



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2 | LOCATION INFORMATION

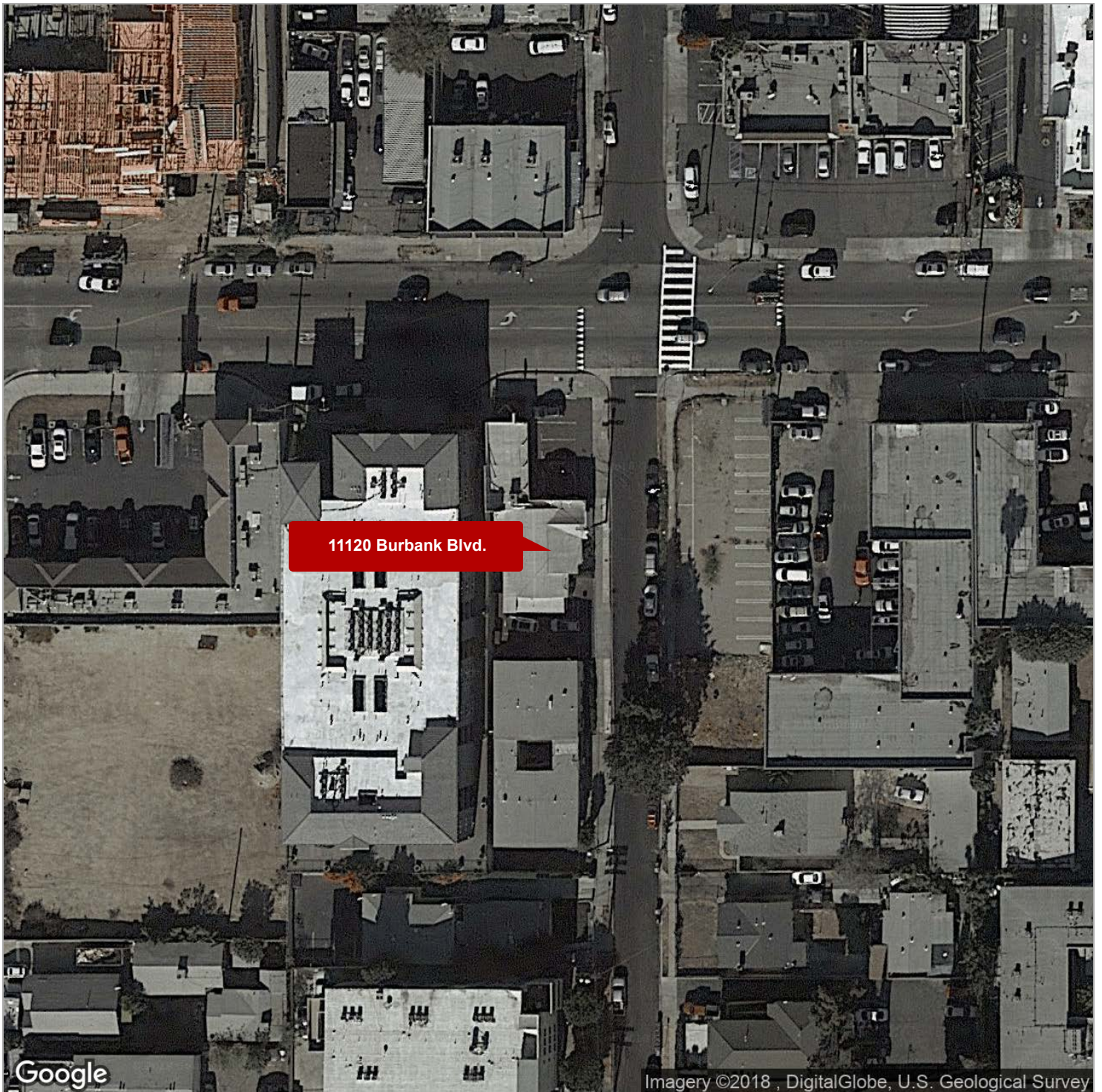
Location Maps



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2 | LOCATION INFORMATION

Aerial Map



11120 BURBANK BLVD/5553 FULCHER AVE

FINANCIAL ANALYSIS

3

RENT ROLL

FINANCIAL SUMMARY

STANDARDIZED MULTIFAMILY RENT ROLL

Rent Roll as of :

1/1/2019

[illegible]

El:Eligible for Increase

ALL COLUMNS AND SECTIONS MUST BE COMPLETED

Monthly Rent Schedule:	\$10,708
Monthly Laundry Income:	\$0
Monthly Garage Income:	\$0
Monthly Utilities Income:	\$375
Total Gross Monthly Income:	\$11,083
Total Current Annual Income:	\$132,999
Total Market Annual Income:	\$193,200

What utilities are included in rent?

Water in Multifamily Section

Is property subject to rent control?

Multifamily (yes), Commercial (no)

What has been your average monthly occupancy preceding 12 months?

100 %

* Tenants on commercial side of the building pay all utilities.

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Financial Summary

INVESTMENT OVERVIEW

Price	\$2,150,000
Price per Unit	\$238,888
GRM	16.2
CAP Rate	4.0%
Cash-on-Cash Return (yr 1)	1.37 %
Total Return (yr 1)	\$29,877
Debt Coverage Ratio	1.21

OPERATING DATA

Gross Scheduled Income	\$132,999
Other Income	-
Total Scheduled Income	\$132,999
Vacancy Cost	\$2,659
Gross Income	\$130,339
Operating Expenses	\$44,385
Net Operating Income	\$85,953
Pre-Tax Cash Flow	\$14,719

FINANCING DATA

Down Payment	\$1,075,000
Loan Amount	\$1,075,000
Debt Service	\$71,234
Debt Service Monthly	\$5,936
Principal Reduction (yr 1)	\$15,157

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DEMOGRAPHICS

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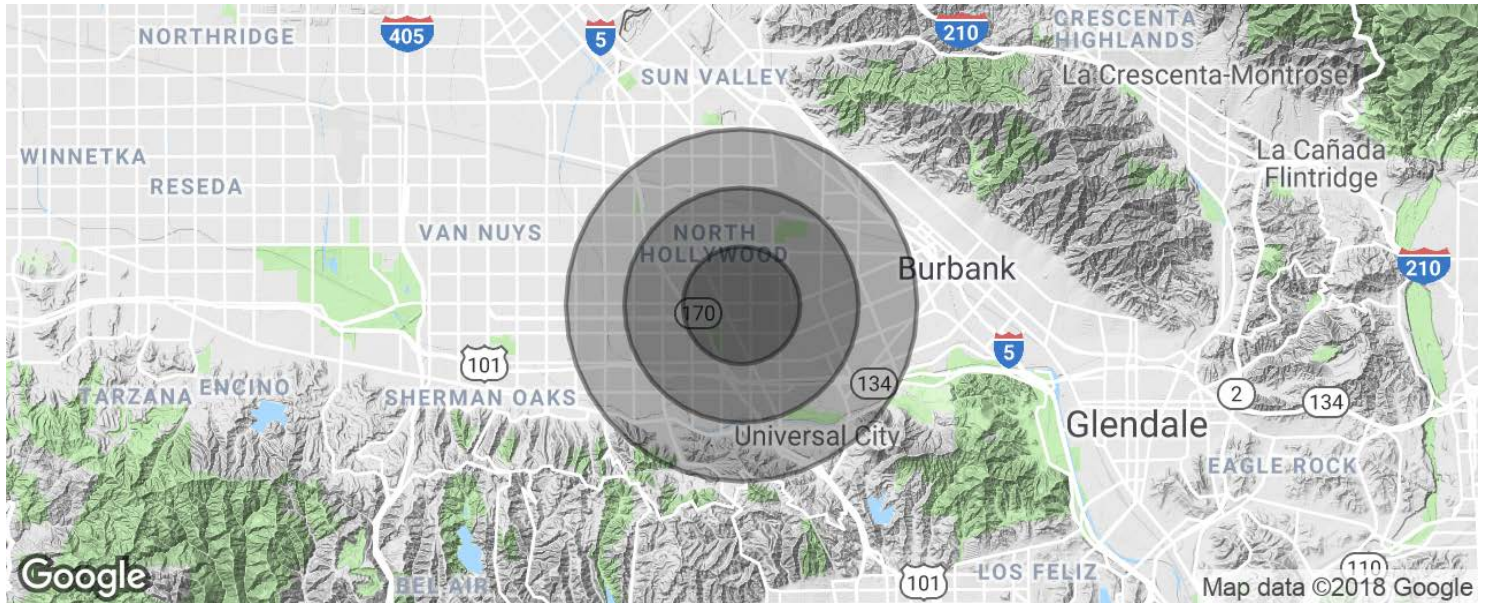
DEMOGRAPHICS MAP & REPORT

ADVISOR BIO

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4 | DEMOGRAPHICS

Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total population	43,602	134,337	257,620
Median age	32.3	34.7	35.2
Median age (Male)	32.2	34.2	34.6
Median age (Female)	32.6	35.0	35.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	18,013	56,006	102,410
# of persons per HH	2.4	2.4	2.5
Average HH income	\$57,711	\$68,935	\$76,192
Average house value	\$589,912	\$594,378	\$670,074

* Demographic data derived from 2010 US Census

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