

**LYON STAHL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS



OFFERING MEMORANDUM

**11234 HATTERAS ST**

NORTH HOLLYWOOD, CA 91601 5 UNITS

CAMERON SAMIMI

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CaIDRE #02035763

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# PROPERTY INFORMATION



# THE OFFERING



**11234 Hatteras Street** presents a rare opportunity to acquire a **5-unit multifamily asset on an expansive 13,077 SF lot** in the heart of North Hollywood, one of the San Fernando Valley's most active and evolving rental submarkets. The property consists of 3,893 SF of existing improvements and features a desirable mix of 1, 2, and 3-bedroom units. With in-place rents below projected market levels, the asset offers immediate and long-term upside through rent growth, improved operations, and strategic repositioning.

The property's most compelling value-add opportunity is its **significant ADU development potential**. The large vacant side yard may provide the opportunity to construct **up to five new ADUs**, creating substantial additional rental income and long-term value.

**Illustrative development projections** indicate the potential construction of **five new 850 SF ADUs**, resulting in a projected stabilized **7.0% cap rate** and an estimated **exit value of approximately \$2,650,000**, representing roughly **\$400,000 in potential value creation** before any additional upside achieved through repositioning the existing units. Based on the seller's preliminary assumptions, the project could potentially generate a **156% return on equity over an estimated 18-month period utilizing 90% LTV financing**. Buyer to independently verify all development costs, financing assumptions, rental projections, cap rates, timelines, and projected returns.

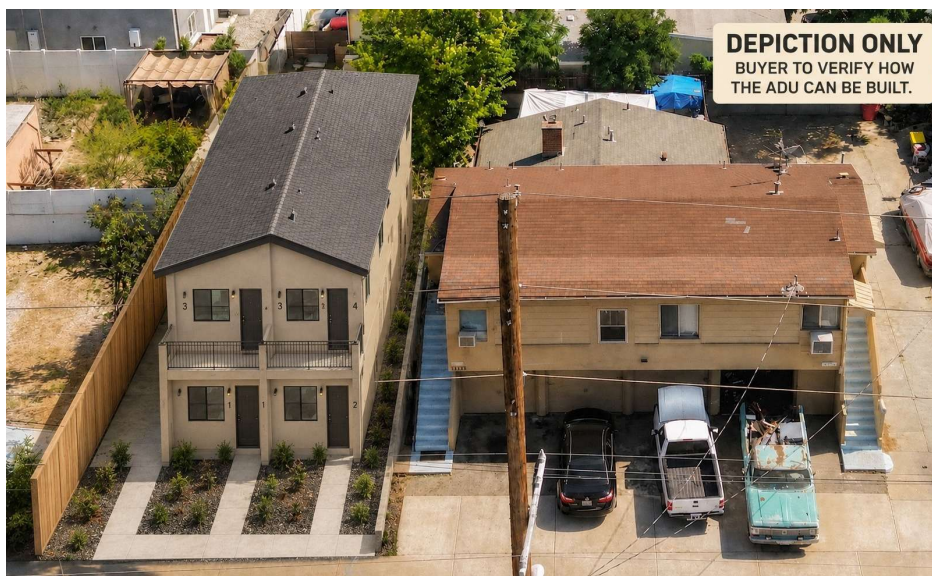
The location further strengthens the investment story. The property is positioned near the **NoHo Arts District, North Hollywood Metro Station, NOHO West, and the planned District NoHo development**, a transformative transit-oriented mixed-use project expected to bring new housing, retail, office space, public open areas, and enhanced transit infrastructure to the neighborhood. As North Hollywood continues to attract new investment, residents, employers, and entertainment venues, **11234 Hatteras Street offers investors a unique combination of stable in-place income, rental upside, and exceptional ADU-driven development potential**.



# PROPERTY INFORMATION

## PROPERTY DETAILS

|                      |  |
|----------------------|--|
| <b>Address</b>       | <b>11234 Hatteras St<br/>North Hollywood, CA 91601</b> |
| Total Units          | 5  |
| Total Building Sqft. | 3,893 SF   |
| Total Lot Size       | 13,077 SF  |
| Year Built           | 1924   |
| Zoning               | LARD1.5  |
| APN                  | 2337-033-001   |



### INVESTMENT HIGHLIGHTS

- Potential to Add Up to 5 ADUs – Large excess land area may accommodate up to five new ADUs, creating substantial rental and value upside. Buyer to verify.
- Estimated \$400,000 Value Creation – Preliminary projections indicate significant upside through the addition and stabilization of new ADUs.
- Projected \$2.65M Exit Value – Illustrative development scenario suggests a stabilized value of approximately \$2,650,000.
- 156% Projected ROI in 18 Months – Based on preliminary assumptions utilizing 90% LTV financing. Buyer to verify all projections.
- Additional Garage Conversion Potential – Four existing garages may offer future ADU conversion or additional income opportunities.
- Below-Market Rents – Existing rents provide immediate upside through

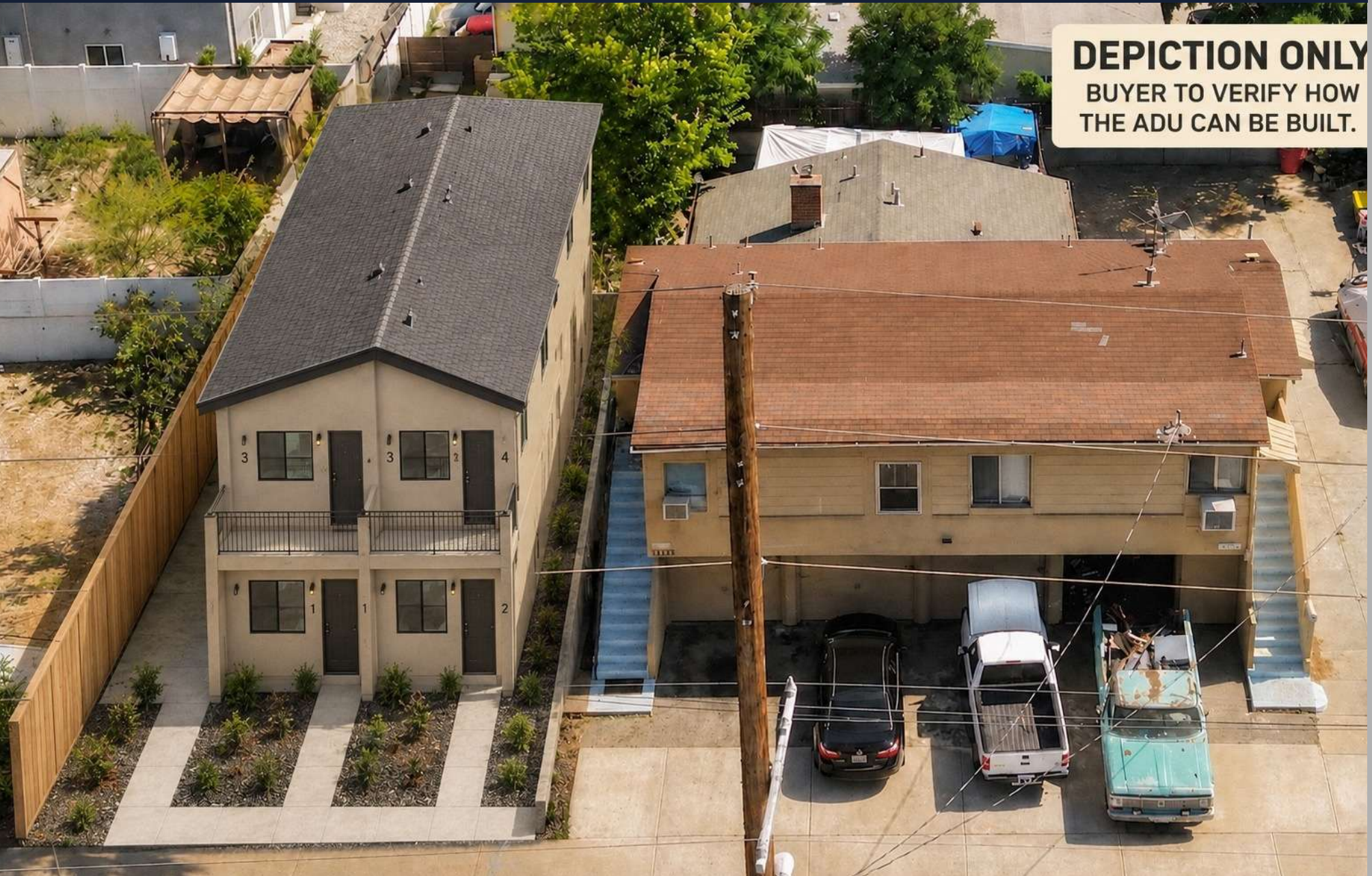
# PROPERTY PHOTOS



PROPERTY PHOTOS  
**PROPERTY PHOTOS**

**SAMIMI**  
INVESTMENTS

**DEPICTION ONLY**  
BUYER TO VERIFY HOW  
THE ADU CAN BE BUILT.



11234 Hatteras St - North Hollywood, CA 91601

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PROPERTY PHOTOS  
**PROPERTY PHOTOS**

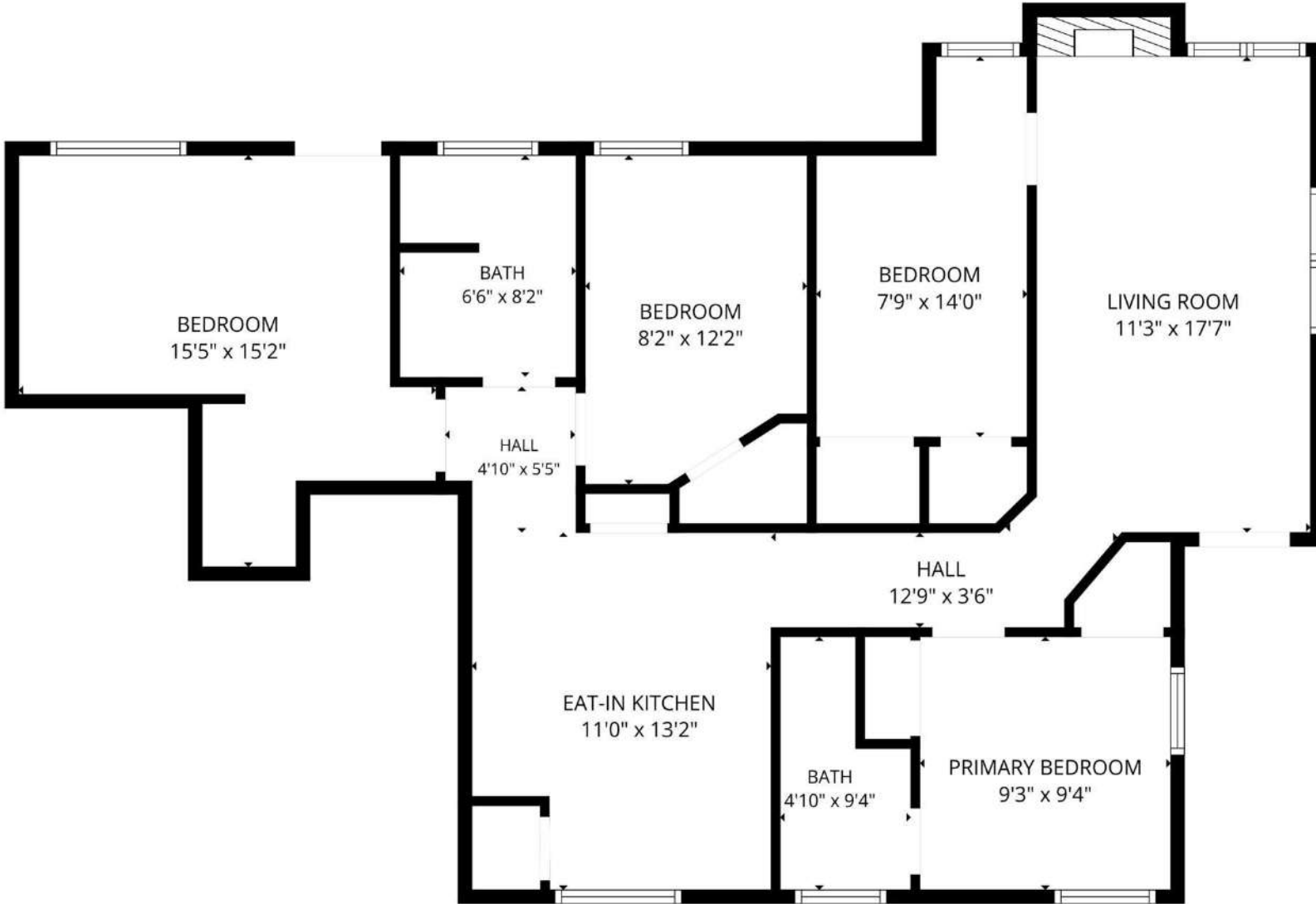


PROPERTY PHOTOS  
**PROPERTY PHOTOS**

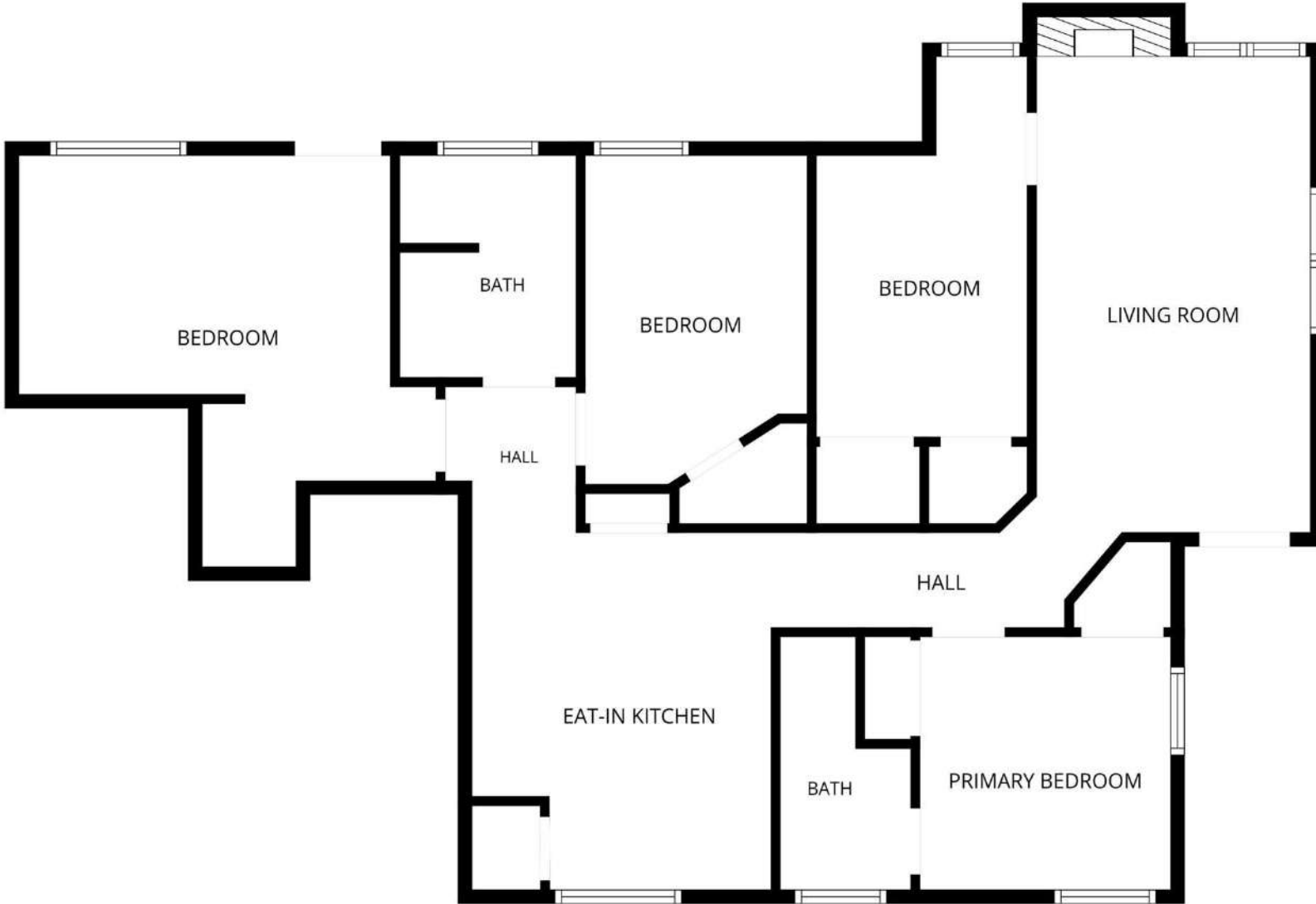
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11234 Hatteras St – North Hollywood, CA 91601



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

PROPERTY PHOTOS  
**PROPERTY PHOTOS**



PROPERTY PHOTOS  
**PROPERTY PHOTOS**

**SAMIMI**  
INVESTMENTS



11234 Hatteras St - North Hollywood, CA 91601

# FINANCIAL ANALYSIS



# FINANCIAL ANALYSIS

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

|                            |             |
|----------------------------|-------------|
| Price                      | \$1,250,000 |
| Price per SF               | \$321       |
| Price per Unit             | \$250,000   |
| GRM                        | 9.28,954    |
| CAP Rate                   | 7.24%       |
| Cash-on-Cash Return (yr 1) | 16.91%      |
| Total Return (yr 1)        | \$132,995   |
| Debt Coverage Ratio        | 4.53        |

## OPERATING DATA

|                        |           |
|------------------------|-----------|
| Gross Scheduled Income | \$242,208 |
| Total Scheduled Income | \$242,208 |
| Vacancy Cost           | \$7,266   |
| Gross Income           | \$234,942 |
| Operating Expenses     | \$37,751  |
| Net Operating Income   | \$162,828 |
| Pre-Tax Cash Flow      | \$126,855 |

## FINANCING DATA

|                            |           |
|----------------------------|-----------|
| Down Payment               | \$750,000 |
| Loan Amount                | \$500,000 |
| Debt Service               | \$35,973  |
| Debt Service Monthly       | \$2,997   |
| Principal Reduction (yr 1) | \$6,140   |

FINANCIAL ANALYSIS  
**RENT ROLL**

| UNIT          | BEDROOMS | BATHROOMS | RENT           | MARKET RENT     | LEASE END        |
|---------------|----------|-----------|----------------|-----------------|------------------|
| 1             | 2        | 1         | \$1,264        | \$2,250         | -                |
| 2             | 2        | 1         | \$1,264        | \$2,250         | -                |
| 3             | 3        | 2         | \$1,487        | \$3,500         | -                |
| 4             | 3        | 2         | \$2,060        | \$3,500         | -                |
| 5             | 1        | 1         | \$1,109        | \$1,800         | -                |
| 5             | 2        | 2         | -              | \$13,000        | 5 Potential ADUs |
| <b>TOTALS</b> |          |           | <b>\$7,184</b> | <b>\$26,300</b> |                  |





# SALE COMPARABLES

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# SALE COMPARABLES

# SALE COMPS



### ★ 11234 HATTERAS ST

North Hollywood, CA 91601

|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$1,250,000 | Bldg Size:  | 3,893 SF |
| Lot Size: | 13,077 SF   | No. Units:  | 5        |
| Cap Rate: | 7.24%       | Year Built: | 1924     |



### 1 5905 WHITNALL HIGHWAY

North Hollywood, CA 91601

|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$1,475,000 | Bldg Size:  | 5,008 SF |
| Lot Size: | 4,907 SF    | No. Units:  | 8        |
| Cap Rate: | 6.48%       | Year Built: | 1961     |



### 2 5326 CAHUENGA BLVD

North Hollywood, CA 91601

|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$1,600,000 | Bldg Size:  | 4,422 SF |
| Lot Size: | 6,252 SF    | No. Units:  | 8        |
| Cap Rate: | 6.30%       | Year Built: | 1964     |



# SALE COMPARABLES

## SALE COMPS



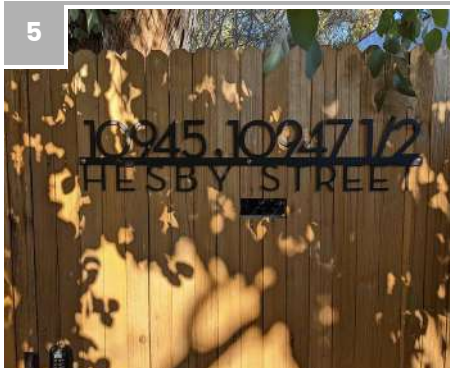
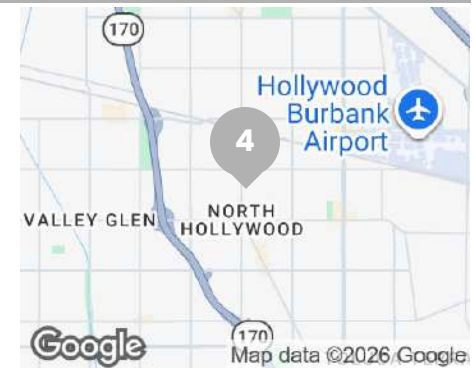
**3**  
**11763 HAMLIN STREET**  
North Hollywood, CA 91606

|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$1,995,000 | Bldg Size:  | 6,467 SF |
| Lot Size: | 8,181 SF    | No. Units:  | 8        |
| Cap Rate: | 6.93%       | Year Built: | 1963     |



**4**  
**6623 TROOST AVENUE**  
North Hollywood, CA 91606

|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$1,200,000 | Bldg Size:  | 3,759 SF |
| Lot Size: | 6,753 SF    | No. Units:  | 5        |
| Cap Rate: | 4.64%       | Year Built: | 1959     |



**5**  
**10945 HESBY STR**  
North Hollywood, CA 91601

|           |           |             |          |
|-----------|-----------|-------------|----------|
| Price:    | \$850,000 | Bldg Size:  | 2,800 SF |
| Lot Size: | 5,805 SF  | No. Units:  | 5        |
| Cap Rate: | 5.72%     | Year Built: | 1939     |



# SALE COMPARABLES

## SALE COMPS



**6**  
**11311 BURBANK BOULEVARD**  
North Hollywood, CA 91601

|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$1,100,000 | Bldg Size:  | 3,130 SF |
| Lot Size: | 7,351 SF    | No. Units:  | 6        |
| Cap Rate: | 6.96%       | Year Built: | 1940     |



**7**  
**5919 WHITNALL HIGHWAY**  
North Hollywood, CA 91601

|           |           |             |          |
|-----------|-----------|-------------|----------|
| Price:    | \$925,000 | Bldg Size:  | 3,520 SF |
| Lot Size: | 5,007 SF  | No. Units:  | 6        |
| Cap Rate: | 5.73%     | Year Built: | 1953     |



**8**  
**11259 OTSEGO STREET**  
North Hollywood, CA 91601

|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$2,200,000 | Bldg Size:  | 5,327 SF |
| Lot Size: | 6,896 SF    | No. Units:  | 8        |
| Cap Rate: | 4.84%       | Year Built: | 1950     |



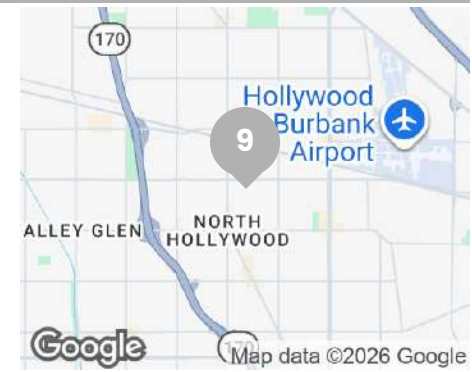
# SALE COMPARABLES

# SALE COMPS



**6709 LEMP AVENUE**  
North Hollywood, CA 91606

|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$1,150,000 | Bldg Size:  | 3,078 SF |
| Lot Size: | 7,799 SF    | No. Units:  | 5        |
| Cap Rate: | 5.79%       | Year Built: | 1931     |



**11419 CUMPSTON STREET**  
North Hollywood, CA 91601

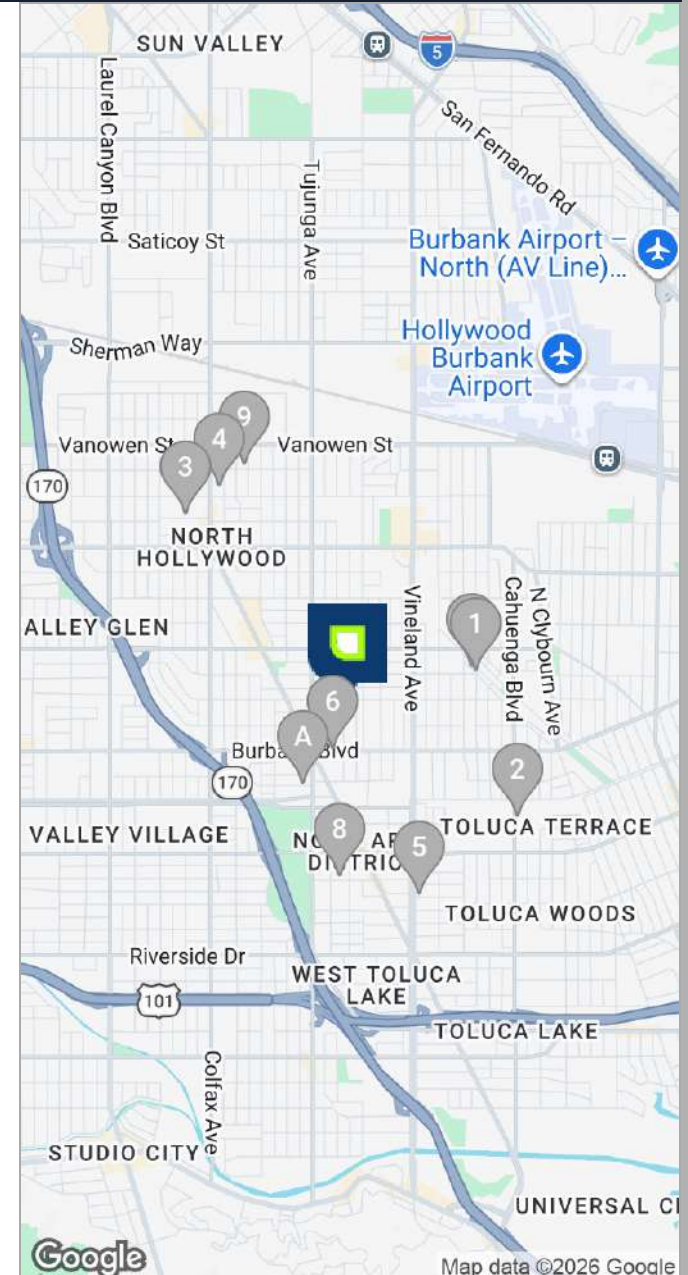
|           |             |             |          |
|-----------|-------------|-------------|----------|
| Price:    | \$1,225,000 | Bldg Size:  | 2,880 SF |
| Lot Size: | 5,744 SF    | No. Units:  | 6        |
| Cap Rate: | 6.28%       | Year Built: | 1955     |



# SALE COMPARABLES

# SALE COMPS MAP & SUMMARY

|   | NAME/ADDRESS  | PRICE              | BLDG SIZE       | LOT SIZE        | NO. UNITS | CAP RATE     |
|---|---|--------------------|-----------------|-----------------|-----------|--------------|
| ★ | <b>11234 Hatteras St</b><br>North Hollywood, CA 91601       | \$1,250,000        | 3,893 SF        | 13,077 SF       | 5         | 7.24%        |
| 1 | <b>5905 Whitnall Highway</b><br>North Hollywood, CA 91601   | \$1,475,000        | 5,008 SF        | 4,907 SF        | 8         | 6.48%        |
| 2 | <b>5326 Cahuenga Blvd</b><br>North Hollywood, CA 91601      | \$1,600,000        | 4,422 SF        | 6,252 SF        | 8         | 6.30%        |
| 3 | <b>11763 Hamlin Street</b><br>North Hollywood, CA 91606     | \$1,995,000        | 6,467 SF        | 8,181 SF        | 8         | 6.93%        |
| 4 | <b>6623 Troost Avenue</b><br>North Hollywood, CA 91606      | \$1,200,000        | 3,759 SF        | 6,753 SF        | 5         | 4.64%        |
| 5 | <b>10945 Hesby Str</b><br>North Hollywood, CA 91601         | \$850,000          | 2,800 SF        | 5,805 SF        | 5         | 5.72%        |
| 6 | <b>11311 Burbank Boulevard</b><br>North Hollywood, CA 91601 | \$1,100,000        | 3,130 SF        | 7,351 SF        | 6         | 6.96%        |
| 7 | <b>5919 Whitnall Highway</b><br>North Hollywood, CA 91601   | \$925,000          | 3,520 SF        | 5,007 SF        | 6         | 5.73%        |
| 8 | <b>11259 Otsego Street</b><br>North Hollywood, CA 91601     | \$2,200,000        | 5,327 SF        | 6,896 SF        | 8         | 4.84%        |
| 9 | <b>6709 Lemp Avenue</b><br>North Hollywood, CA 91606        | \$1,150,000        | 3,078 SF        | 7,799 SF        | 5         | 5.79%        |
| A | <b>11419 Cumpston Street</b><br>North Hollywood, CA 91601   | \$1,225,000        | 2,880 SF        | 5,744 SF        | 6         | 6.28%        |
|   | <b>AVERAGES</b>   | <b>\$1,372,000</b> | <b>4,039 SF</b> | <b>6,470 SF</b> | <b>6</b>  | <b>5.97%</b> |



11234 Hatteras St - North Hollywood, CA 91601

# SALE COMPARABLES

## SALES COMPS ANALYSIS

| Address                 | Price       | Units | Yr. Built | RSF          | LOT SF | GRM          | CAP          | Price/Sq.Ft     | Price/Unit       | COE     |
|-------------------------|-------------|-------|-----------|--------------|--------|--------------|--------------|-----------------|------------------|---------|
| 5905 Whitnall Highway   | \$1,475,000 | 8     | 1961      | 5,008        | 4,907  | 10.03        | 6.48%        | \$294.53        | \$184,375        | 5/7/26  |
| 5326 Cahuenga Blvd      | \$1,600,000 | 8     | 1964      | 4,422        | 6,252  | 10.32        | 6.30%        | \$361.83        | \$200,000        | 4/8/26  |
| 11763 Hamlin Street     | \$1,995,000 | 8     | 1963      | 6,467        | 8,181  | 9.38         | 6.93%        | \$308.49        | \$249,375        | 3/27/26 |
| 6623 Troost Avenue      | \$1,200,000 | 5     | 1959      | 3,759        | 6,753  | 14.00        | 4.64%        | \$319.23        | \$240,000        | 3/20/26 |
| 10945 Hesby Str         | \$850,000   | 5     | 1939      | 2,800        | 5,805  | 11.37        | 5.72%        | \$303.57        | \$170,000        | 2/24/26 |
| 11311 Burbank Boulevard | \$1,100,000 | 6     | 1940      | 3,130        | 7,351  | 9.35         | 6.96%        | \$351.44        | \$183,333        | 2/10/26 |
| 5919 Whitnall Highway   | \$925,000   | 6     | 1953      | 3,520        | 5,007  | 11.34        | 5.73%        | \$262.78        | \$154,167        | 1/22/26 |
| 11259 Otsego Street     | \$2,200,000 | 8     | 1950      | 5,327        | 6,896  | 13.42        | 4.84%        | \$412.99        | \$275,000        | 8/8/25  |
| 6709 Lemp Avenue        | \$1,150,000 | 5     | 1931      | 3,078        | 7,799  | 11.23        | 5.79%        | \$373.62        | \$230,000        | 6/18/25 |
| 11419 Cumpston Street   | \$1,225,000 | 6     | 1955      | 2,880        | 5,744  | 10.36        | 6.28%        | \$425.35        | \$204,167        | 5/29/25 |
| <b>Average</b>          |             |       |           | <b>4,039</b> |        | <b>11.08</b> | <b>5.97%</b> | <b>\$341.38</b> | <b>\$209,042</b> |         |
| 11234 Hatteras St       | \$1,250,000 | 5     | 1924      | 3,893        | 13,077 | 14.50        | 3.67%        | \$321.09        | \$250,000        |         |

# LOCATION OVERVIEW



## LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



**10M**

Residents

TOTAL AREA



**4,084**

Square Miles

CITIES



**88**

Incorporated Cities

Economy



**950B**

Gross Domestic Product



# LOCATION OVERVIEW

## NEW: LOS ANGELES



Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

# 100

Over 100 colleges and universities, including UCLA, USC, and Caltech

# 5M

Highly educated and diverse workers

# 950B

GDP. One of the largest county economies in the world



## CENTRAL TO EMPLOYMENT CENTERS



### Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.



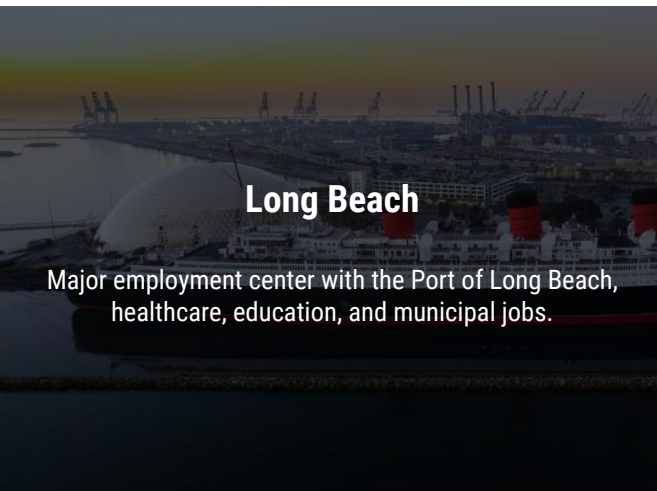
### Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



### Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



### Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.



### Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.



### Inglewood

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

# 2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County’s position as one of the world’s leading cultural and economic centers.



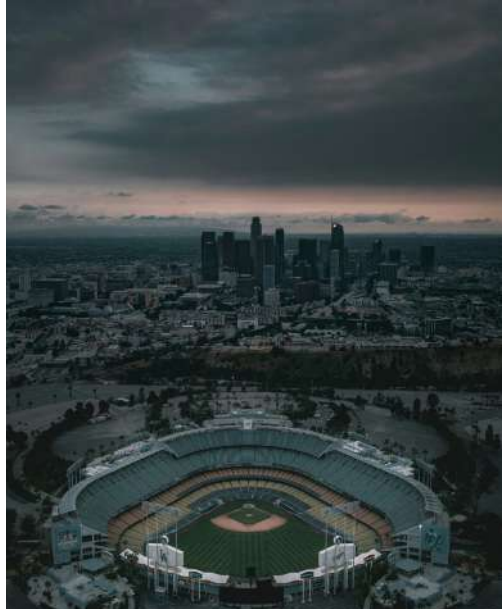
### ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



### INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.



# LOS ANGELES INTERNATIONAL AIRPORT



## LAX

Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

## LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.



# HOLLYWOOD PARK- (LA)

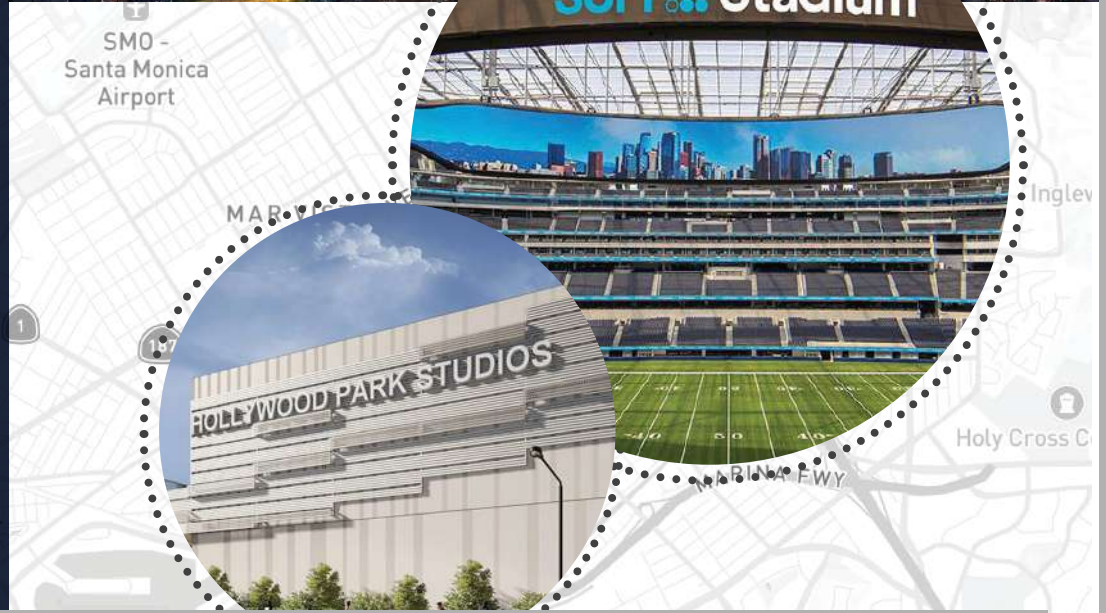
## HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW  
**INTUIT DOME**



**INTUIT**  
DOME

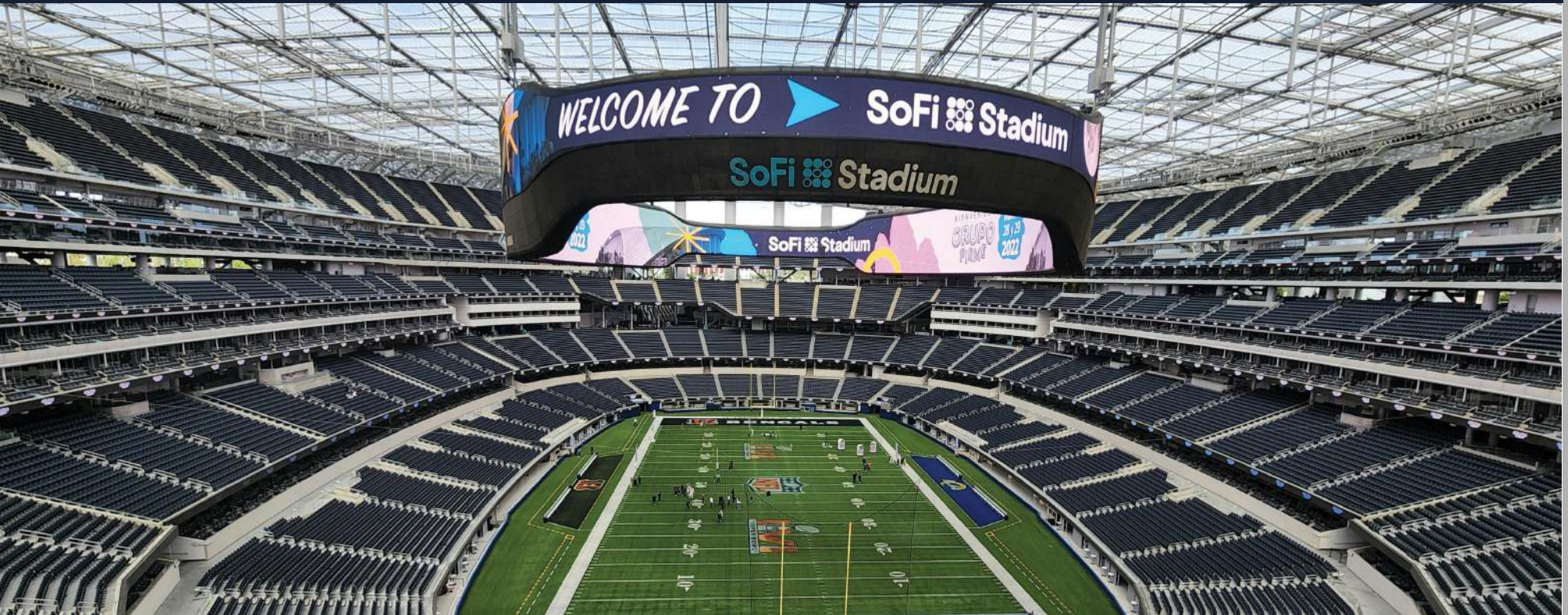
Intuit Dome, the new home of the Los Angeles Clippers, is a \$2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier “Wall” section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

LOCATION OVERVIEW  
**SOFI STADIUM**



**SOFI**  
STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

EXCLUSIVELY MARKETED BY

**SAMIMI**  
INVESTMENTS

**LYON STAHL**  
INVESTMENT REAL ESTATE

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