

**10821  
- 10829**

# HARTSOOK STREET

North Hollywood, CA 91601

8-UNIT + 4 ADU MULTI-FAMILY APARTMENT BUILDING

FULLY  
STABILIZED  
  
CALL FOR  
LOAN  
INCENTIVES

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***INVESTMENT OFFERING***

INTRODUCING

# an exceptional new construction opportunity in North Hollywood:

4

Featuring 8 beautifully designed townhouses, each offering 4 spacious bedrooms and 4.5 modern bathrooms, along with 4 additional ADUs (Accessory Dwelling Units) boasting 3 bedrooms and 3 baths.

Located in the heart of the highly sought-after NOHO Arts District, this property is in a prime all-residential area, within walking distance to the vibrant energy of Lankershim Boulevard, offering a plethora of coffee shops, restaurants, grocery stores, markets, and bars. In addition, the neighborhood is well-connected to major freeways such as the 101, 134, and 170.

North Hollywood, a dynamic neighborhood renowned for its artistic vibrancy, blends old-world charm with cutting-edge new construction. The area continues to attract renters from the entertainment industry as well as professionals who seek the type of light-filled, inspiring spaces that these townhouses provide. With high demand for rental properties and a very low vacancy rate, NoHo is a prime market for long-term investment.

Whether you're drawn by the proximity to the entertainment industry or the lively neighborhood culture, this NoHo Arts District property is an ideal investment, perfectly suited for those seeking a thriving community with both modern conveniences and a touch of Hollywood glamour.



5.96%

CAP RATE INVESTMENT

18,900

RENTABLE SF

13,537

LOT SF

4

BUILDINGS

12

UNITS

HIGHLIGHTS

- BUILT IN 2024
- SOLAR PANELS  
for standard units only
- 14 PARKING SPACES
- HIGH END APPLIANCES
- VERY WALKABLE
- RARE OPPORTUNITY
- LA CITY RSO  
details on page 6 on cap rate

**(8)** 4-BEDROOM TOWNHOUSES  
(OCCUPIED)

+

**(4)** 3-BEDROOM ADU'S  
(OCCUPIED)

ASKING PRICE

**\$8,250,000**

All information is provided as a courtesy. Buyers and their representatives should rely exclusively on their own investigations, assumptions, and consultants for all measurements, estimates, fees, costs, projections, and other details. This information should be considered a starting point for their investigations, with sole reliance on their findings.



## OVERVIEW

**Address**  
10821-10829 Hartsook St.  
North Hollywood, CA 91601

**APNS**  
(1) 2419-008-026  
(2) 2419-008-027

**Property Type**  
Multi-family Residential

## PROPERTY COMPOSITION

**Total Units**  
8 Units + 4 ADU'S = 12 UNITS

**Residential Units (8)**  
8 units appx. 1800/sf/ea = 14,400/sf

**Accessory Dwelling Units (4)**  
4 units appx. 1125/sf/ea = 4,500/sf

**2 ADUs Per Parcel**  
Each share water and sewer meter as a shared expense between tenants

## BUILDING INFORMATION

**Total Building Size**  
18,900/sf

**Total Parking**  
14 Spaces

**Total Lot Size**  
Approximately 13,537 sq. ft.  
(per record combined for both lots)

**5.96% Cap Rate**

This unique offering consists of two adjacent parcels with shared driveway access, providing an excellent investment opportunity.

**Total portfolio: 8 Residential units + 4 ADUs = 12 units**

**A rare opportunity to acquire a high-quality income property portfolio in a prime location**

## 1 PRIME LOCATION

Situated in the vibrant heart of North Hollywood, the NOHO Arts District. Within walking distance to studios, art schools, grocery stores, dog parks, as well as abundant options for entertainment and convenience.

Neighborhood boasts unique blend of large units and individual single-family residences, fostering a pet-friendly, family-oriented community.

NoHo has been undergoing significant development over past 5-10 years, enhancing its appeal with proximity to major highways, public transportation, schools, and shopping centers.

## 2 INCOME POTENTIAL

This property features 12 brand new units, all occupied at market rents, offering ease of ownership and management.

With low maintenance and minimal utility costs, the property ensures efficient operations while generating steady income.

All 12 units were rented at market value in 2024-2025 to high-income tenants, with rents subject to yearly increases. The property is under the LA City RSO.

## 3 SOLAR SYSTEM (FULLY PAID)

Each property comes with fully paid solar panels for the standard units, reducing energy costs for tenants and making the units more desirable for leasing.

Additionally, ownership benefits from minimal to zero common area power expenses.

Please note that the solar system does not cover ADU units on either property.

## 4 DIVERSE LOCAL ECONOMY

Area is highly sought after for its vibrant Arts District, which is home to art and dance studios, the tech world, and the writing community of LA that benefits from a diverse local economy with opportunities in retail, healthcare, education, and manufacturing, ensuring a steady pool of potential tenants.

Residents enjoy easy access to coffee shops, gastro pubs, and vintage stores. The Arts District has a huge demand to be close to Studios, filming locations, NOHO West, all within walking distance from the subject property.

## 5 LOW VACANCY RATES

This area is in constant high demand.

This building does not have any current vacancies

Upon a vacancy occurring, these units are re-rented within a few weeks to 30 days at full market rent without a "For Rent" or "For Lease" sign on the property.

## 6 STABLE RENT MARKET

North Hollywood has a stable rental market with strong demand for housing, making this property a solid investment choice and further stabilized via regular tenancy leases.

The lease up after construction was swift with high demand inclusive of the ADU's in 2025.

## 7 RENT CONTROL

The property is currently under LA City RSO. Effective 2/2/26, RSO was amended to limit the annual allowable rent increase and disallow any additional percentage increase for utilities.

Through 6/30/27, the max allowable rent increase for RSO units is 3%. Pending final approval, this will apply to any annual rent increase effective on or after 2/2/26.

## 8 CAPITAL IMPROVEMENTS

Brand New Construction. No Improvements Needed

Enjoy year over year of higher profit margin due to not needing capital improvements.



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10829 1/4

10823  
10823 1/4  
10825  
10825 1/4

# ***FINANCIAL ANALYSIS***

# INCOME & EXPENSE SCHEDULE

(INCLUSIVE OF ESCALATION)

**\$8,250,000**

PURCHASE PRICE

**6%**

INTEREST RATE

**\$2,772,500**

33% DOWN PAYMENT

**\$169,164**

TOTAL EXPENSES

INSURANCE \$8,500  
MAINTENANCE \$3,000  
LAHD \$855  
RESERVES \$2,000  
PROP TAX 1.25% \$103,125  
VACANCY 3% \$19,836  
UTILITIES \$5,400  
MNGMNT FEE 4% \$26,448

**\$54,296**

MONTHLY INCOME

**\$661,197**

YEARLY INCOME

**\$492,033**

NOI

**\$397,682**

DEBT SERVICE 30 YR  
AMORTIZATION 6%

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# RENT ROLL / UNIT MIX

UNIT COUNT	UNIT #	STATUS	LEASE START	LEASE END	CURRENT RENT	+3% INCREASE	INCREASE DATE
<b>MAIN   4 BEDROOM   4 BATH   1,800 SQ FT</b>							
1	10823	OCCUPIED	6/1/2025	5/31/2026	\$5,000	\$5,150	6/1/2026
2	10823 ½	OCCUPIED	9/1/2025	8/31/2026	\$5,000	\$5,150	9/1/2026
3	10825	OCCUPIED	5/1/2024	4/30/2025	\$5,000	\$5,150	5/1/2025
4	10825 ½	OCCUPIED	2/1/2026	1/30/2027	\$5,000	\$5,150	2/1/2027
5	10827	OCCUPIED	4/1/2024	3/31/2025	\$5,000	\$5,150	4/1/2025
6	10827 ½	OCCUPIED	4/1/2024	3/31/2026	\$5,096	\$5,249	4/1/2025
7	10829	OCCUPIED	4/15/2026	4/30/2027	\$4,900	\$5,047	2/1/2026
8	10829 ½	OCCUPIED	4/15/2024	4/15/2025	\$5,000	\$5,150	4/15/2025
<b>ADUS   3 BEDROOM   3 BATH   1,125 SQ FT</b>							
9	10823 ¼	OCCUPIED	8/1/2025	7/31/2026	\$3,500	\$3,500	8/1/2026
10	10825 ¼	OCCUPIED	7/1/2025	6/30/2026	\$3,700	\$3,848	7/1/2026
11	10827 ¼	OCCUPIED	9/1/2025	8/31/2026	\$3,500	\$3,500	9/1/2026
12	10829 ¼	OCCUPIED	7/11/2025	6/30/2026	\$3,500	\$3,500	7/1/2026
<b>TOTAL</b>					<b>\$54,196</b>	<b>\$55,544</b>	





Honeycomb Programs Inc.  
141 W Jackson Blvd Suite 1510A  
Chicago, IL 60604

## Your Honeycomb Quote

Dear La Brea Resort LLC,  
Below is your customized insurance quote and coverage overview.

If you have any questions please contact your broker, Bobby Babaknia at (949) 338-3828.

## Quote Details

**Policy Type:** Commercial Property Package  
**Insurance Company:** Accredited Surety and Casualty Company Inc.  
**Business Type:** Apartment Building  
**Annual Cost:** \$ 9,919.03  
**Quote Valid Until:** 03/05/2026 or effective date whichever comes sooner  
**Proposal Number:** BQ444836-20210203

**Named Insured:** La Brea Resort LLC  
**Agency Name:** Insure Pal LLC  
**Producer Name:** Bobby Babaknia  
**Policy Start Date:** 01/15/2026 \*Standard time zone at property location  
**Policy End Date:** 01/15/2027 \*Standard time zone at property location

## Property Information

**Address:** 10821-10829 Hartsook St, North Hollywood, CA 91601, USA  
**Year Built:** 2024  
**Square Footage:** 18,435 sqft.  
**Construction Type:** Wood Frame

## COVERAGE & LIMITS

### POLICY COVERAGE

### LIMIT OF LIABILITY

#### (Section I Commercial Property)

Building 1-4 (Blanket):	
Limit	\$ 7,000,000
Valuation	Replacement Cost
Coinsurance	Agreed Value
Roof Valuation	Replacement Cost

Building 5: Detached Garage(s) Blanket	
Limit	\$ 0
Valuation	Replacement Cost
Coinsurance	Agreed Value
Roof Valuation	Replacement Cost

Business Personal Property	\$ 0
Valuation	Replacement Cost
Coinsurance	90%

Business Income And Extra Expense:	
Rental Value	\$ 666,000
Coinsurance	100%
Dependent Properties	See In Hexagon Sch.
Increased Period Of Restoration	Not Covered
Post Loss Ordinance Or Law	Not Covered
Extended Period of Indemnity	60 Days

Covered Causes of Loss	Special Form
Inflation Guard	See In Hexagon Sch.
Certified Terrorism Coverage	Covered
Ordinance or Law A	See In Hexagon Sch.
Ordinance or Law B	See In Hexagon Sch.
Ordinance or Law C	See In Hexagon Sch.
Hexagon Coverage	Covered

Property Premium: \$ 8,117.39

## (Section II Commercial General Liability)

General Aggregate Limit	\$ 2,000,000
Products Completed Options Aggregate Limit	\$ 2,000,000
Each Occurrence Limit	\$ 1,000,000
Damage to Premises Rented to You	\$ 100,000 Any one premise
Medical Expense Limit	\$ 5,000 Any one person
Personal and advertising injury limit	\$ 1,000,000 Any one person or organization

General Liability Premium: **\$ 1,801.64**

### DEDUCTIBLES\*

All Other Perils	\$ 5,000
Windstorm Or Hail	\$ 5,000
Water Damage	\$ 5,000
Business Income	72hrs
Equipment Breakdown Direct / Indirect	Not Covered
Directors & Officers	Not Covered

### OPTIONAL COVERAGES & LIMITS

POLICY COVERAGE	LIMIT OF LIABILITY
Water Back-Up/Sump Overflow	See In Hexagon Sch.
Equipment Breakdown	Not Covered
Employee Benefits Liability	Not Covered
Hired Non-Owned Auto	Not Covered
Directors & Officers	Not Covered

Optional Coverages Premium: **\$ 0.00**

### PREMIUM BREAKDOWN

Commerical Property Coverage Part	<b>\$ 7,618.23</b>
General Liability Coverage Part	<b>\$ 1,786.81</b>
Optional Coverage Premium	<b>\$ 0.00</b>
Certified Terrorism Coverage Premium	<b>\$ 513.99</b>
Policy Fee**	<b>\$ 0.00</b>
<b>TOTAL:</b>	<b>\$ 9,919.03</b>

Certified Terrorism Coverage Premium\* **\$ 513.99**

\*Included in Total

\*\* Policy fees are non-refundable at any time including but not limited to if policy is cancelled at a later date. Where applicable, installment fees, convenience fees and other fees may not be eligible for a refund if policy is cancelled at a later date.

\*\*\* If the named insured elects to cancel the policy before the expiration date, a Short-Rate Cancellation Fee of 10% of the remaining unearned premium will apply.

For Example: If the policy's annual premium is \$12,000 and the named insured cancels with 8 months remaining, the unearned premium would be \$8,000, resulting in a Short-Rate Cancellation Fee of \$800.

Exception: The Short-Rate Cancellation Fee will not apply if the named insured provides documented proof of selling the insured location.



***PROPERTY PHOTOS***

# INTERIOR PHOTOS

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# INTERIOR PHOTOS

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***INTERIOR PHOTOS***

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# INTERIOR PHOTOS

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**INTERIOR PHOTOS**

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# INTERIOR PHOTOS

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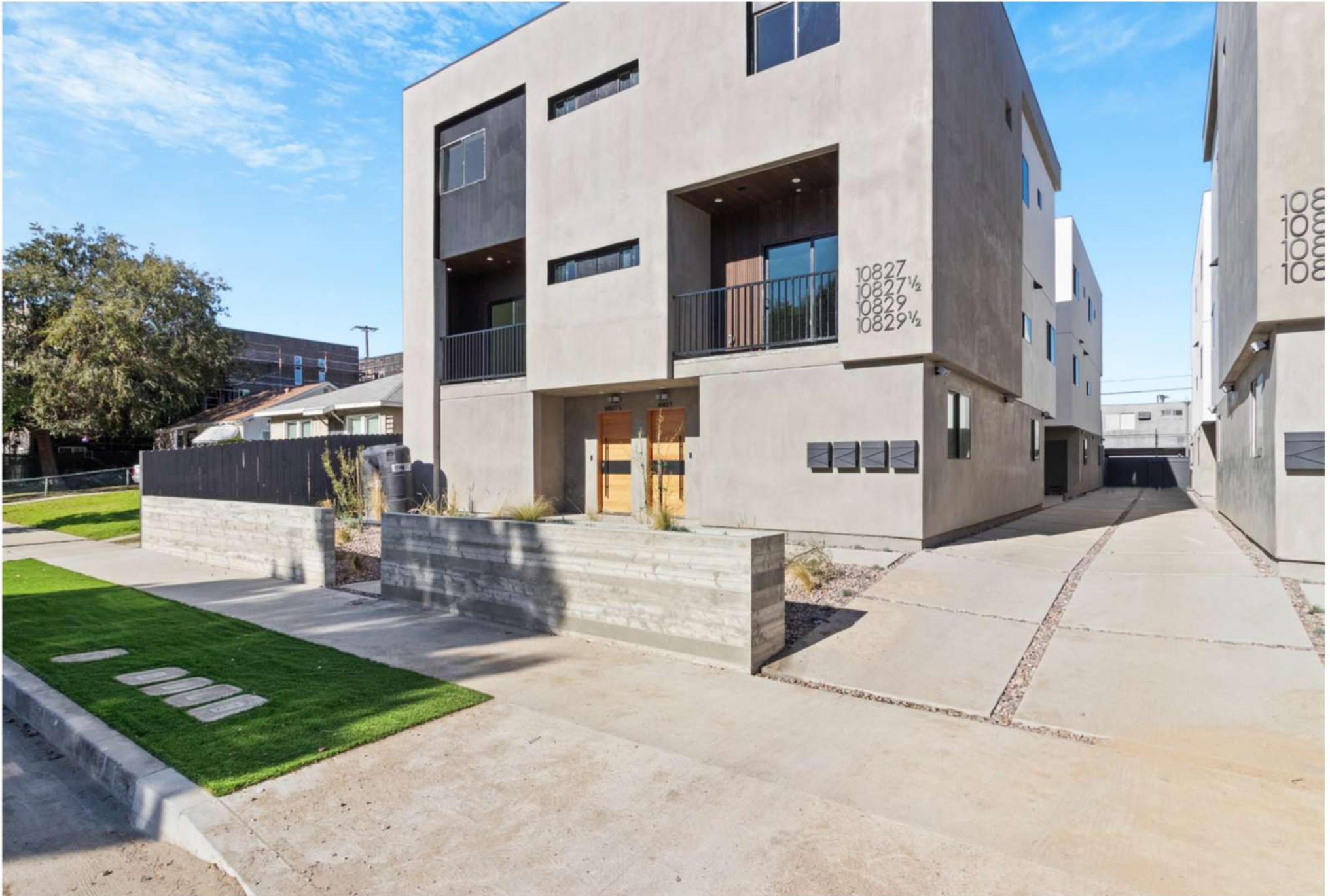




# ***EXTERIOR PHOTOS***

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# ***FLOOR PLANS***



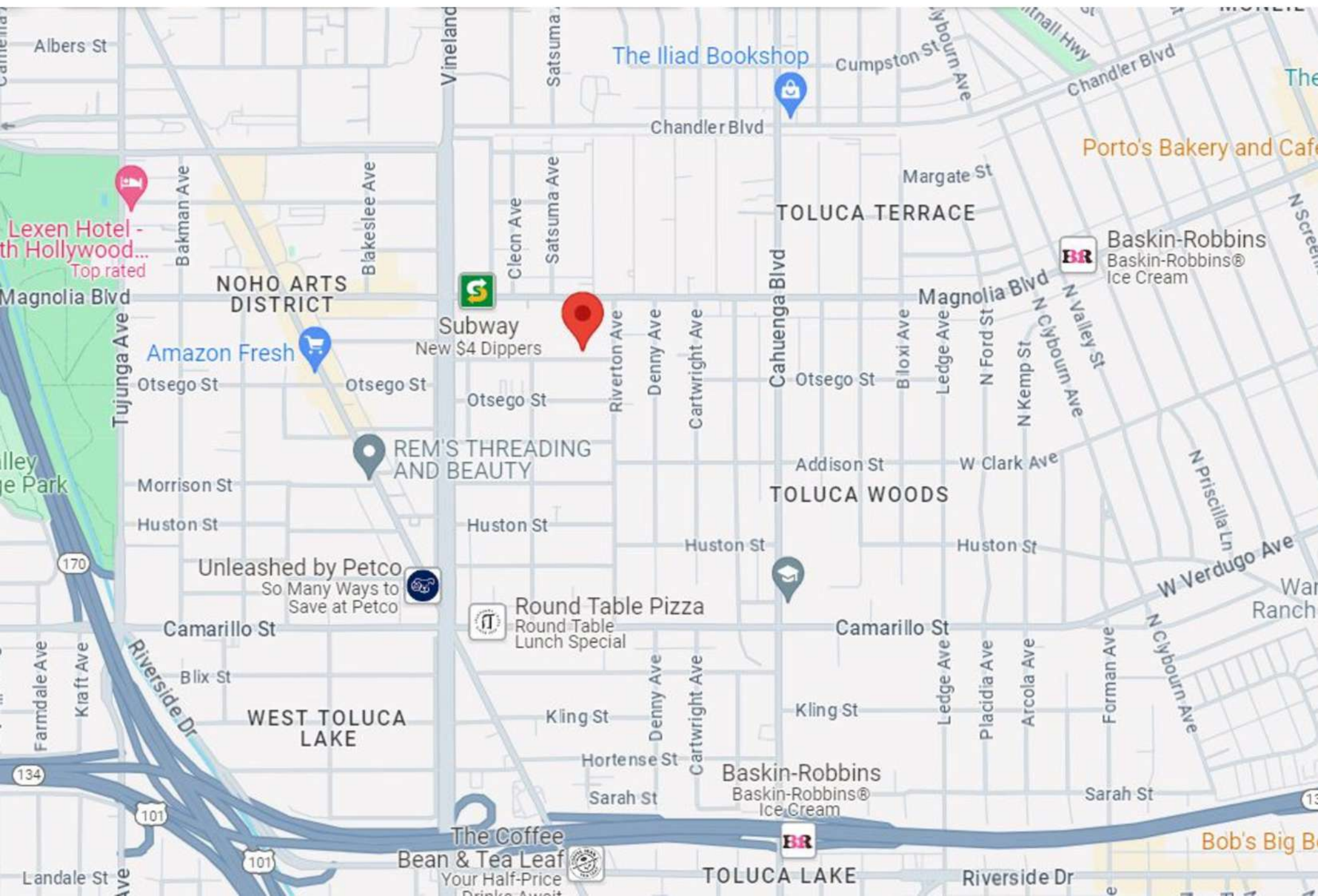


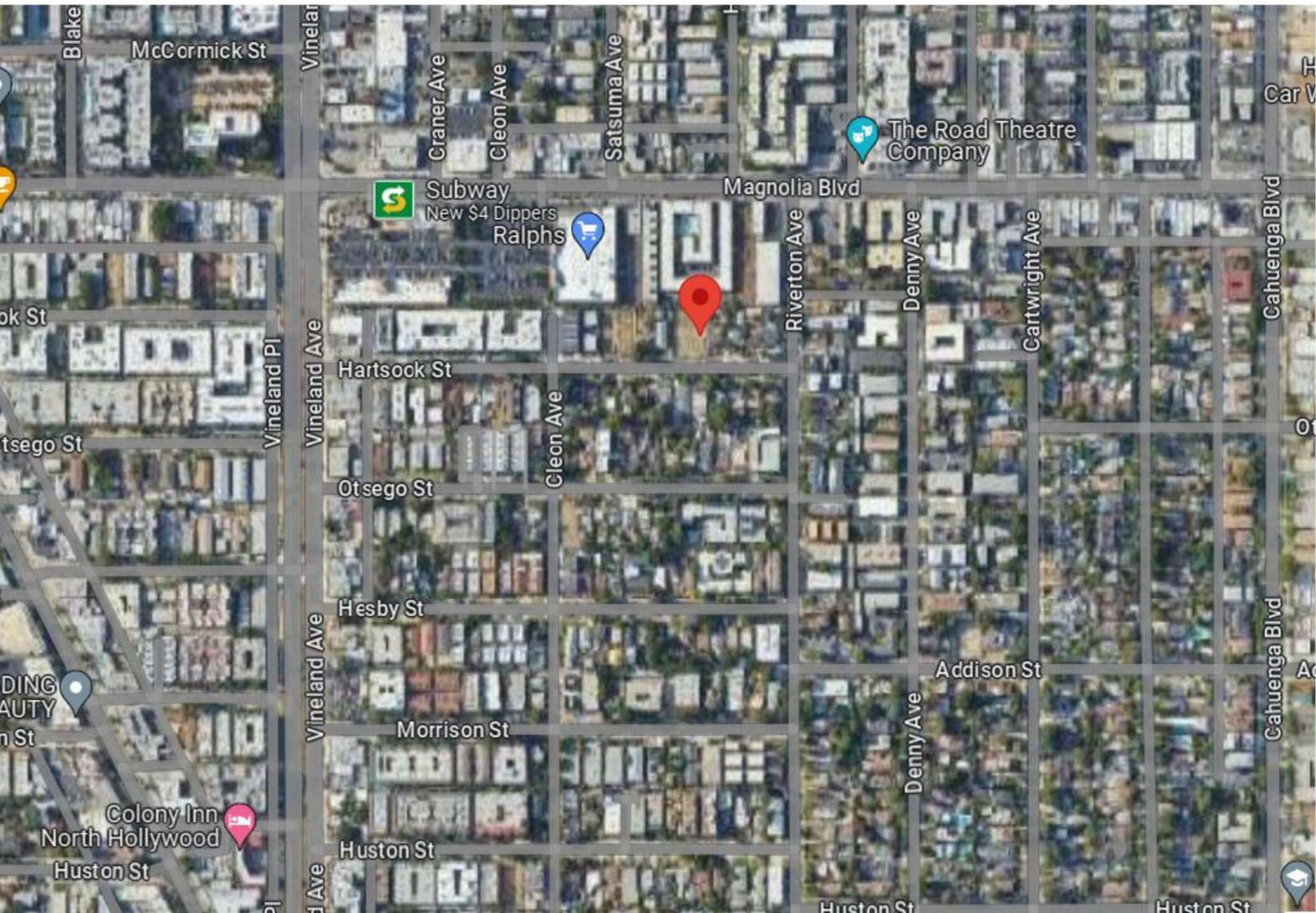






***MAPS & AERIALS***







# ***DEMOGRAPHICS***

Population	2 mile	5 mile	10 mile
2010 Population	129,275	562,619	2,438,394
2023 Population	134,683	567,315	2,456,469
2028 Population Projection	133,015	556,799	2,410,641
Annual Growth 2010-2023	0.3%	0.1%	0.1%
Annual Growth 2023-2028	-0.2%	-0.4%	-0.4%
Median Age	40.8	41	39.8
Bachelor's Degree or Higher	40%	38%	36%
U.S. Armed Forces	61	259	766

Households	2 mile	5 mile	10 mile
2010 Households	57,121	230,024	918,778
2023 Households	59,184	231,293	920,616
2028 Household Projection	58,328	226,645	901,531
Annual Growth 2010-2023	0.6%	0.4%	0.5%
Annual Growth 2023-2028	-0.3%	-0.4%	-0.4%
Owner Occupied Households	17,748	80,917	303,172
Renter Occupied Households	40,580	145,728	598,359
Avg Household Size	2.2	2.4	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$1.9B	\$7.8B	\$30.3B

Income	2 mile	5 mile	10 mile
Avg Household Income	\$102,261	\$106,921	\$102,076
Median Household Income	\$76,150	\$76,436	\$72,152
< \$25,000	10,040	40,194	170,977
\$25,000 - 50,000	10,011	38,724	161,590
\$50,000 - 75,000	9,208	35,220	143,483
\$75,000 - 100,000	7,226	26,253	101,703
\$100,000 - 125,000	6,788	23,432	90,392
\$125,000 - 150,000	3,997	15,593	61,004
\$150,000 - 200,000	4,953	19,413	74,872
\$200,000+	6,960	32,464	116,595



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StacyBlaugrund@gmail.com



DRE 02208853

**IMPORTANT DISCLOSURE & DISCLAIMER**

All statements contained herein other than the statements of historical fact, including statement regarding our future results of operations and financial position, our business strategy and plans, and our objectives for future operations, are looking-forward statements. The words “believe”, “may”, “estimate”, “continue”, “anticipate”, “intend”, “expect”, and similar expressions are intended to identify forward-looking statements.

We have based these forward-looking statements largely on our current expectations and projections about future events and trends that we believe may affect our financial condition, results of operations, real estate law and taxation matters, sale of parcels, rental of homes and other operations within the asset held which are subject to execution risk and proper financing risks.

These statements are only predictions and involve known and unknown risks, uncertainties, and other factors, including those discussed under “Risk Factors” provided in the disclosures and buyer’s due diligence. Any forward-looking statements contained in this presentation speak only as of its date. Moreover, we operate in a very competitive and rapidly changing environment and one that involves risks related to real estate prices, building development, city timelines and other operations. New risks emerge from time to time. It is not possible for our Brokerage’s to predict all risks, nor can we assess the impact of all factors on our business or the extent to which any factor, combination of factors, may cause actual results to differ materially from those contained in any forward-looking statements we may make.

In light of these risks, uncertainties and assumptions, the future events and trends discussed in this presentation may not occur and actual results could differ materially and adversely from those anticipated or implied in the forward-looking statements.

**10821  
- 10829**

# HARTSOOK STREET

North Hollywood, CA 91601

8-UNIT + 4 ADU MULTI-FAMILY APARTMENT BUILDING



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