5-Unit Multifamily Asset in North Hollywood, CA

±7,997 SF Lot
±4,488 SF of Improvements

# 6846 Gentry Avenue


InlandWest

5 UNITS IN NORTH HOLLYWOOD


# 01

# Property Summary

# *Property Summary*

| PRICING SUMMARY | |
|---|---|
| **OFFERING PRICE** | **$650,000** |
| PRICE/UNIT | $130,000 |
| PRICE/SF | $144.83 |
| CURRENT GRM | 12.13 |
| **MARKET GRM** | **6.77** |
| CURRENT CAP | 1.7% |
| **MARKET CAP** | **7.7%** |

| PROPERTY SUMMARY | |
|---|---|
| **Units** | 5 |
| **Year Built** | 1991 |
| **Gross SF** | 4,488 |
| **Lot SF** | 7,997 |
| **APN** | 2321-022-017 |
| **Parking** | Off-Street |
| **Metering** | Individual Gas & Electric |

*Mike West of Inland West is pleased to present for sale 6846 Gentry Ave, a 5-unit multifamily opportunity located in North Hollywood, California*

# Investment Highlights

## *North Hollywood 5-Unit Multifamily Opportunity with Significant Rental Upside*

**Mike West of Inland West is pleased to present for sale 6846 Gentry Ave, a 5-unit multifamily opportunity located in North Hollywood, California.** The property consists of one residential building situated on a parcel totaling approximately ±7,997 square feet and features five (5) one-bedroom/one-bath units. Constructed in 1991, the property contains approximately ±4,488 square feet of improvements.

The offering presents investors with the rare opportunity to acquire a multifamily asset where the current in-place rents remain materially below prevailing market rents within the surrounding submarket, providing investors with significant long-term operational repositioning potential within an established Southern California multifamily submarket.

**5-Unit Multifamily Asset in North Hollywood, California**

**±7,997 SF Lot with approximately ±4,488 SF of Improvements**

**Five (5) 1-Bedroom / 1-Bath Units**

**Built in 1991 with relatively modern construction**

**Significant Rental Upside with in-place rents materially below market**

**Strong Value-Add Potential through long-term rent repositioning**

**Off-Street Parking providing added tenant convenience and property value**

**Separately Metered Utilities helping reduce landlord operating expenses**


THIS PROPERTY
CLOSED TO THE PUBLIC
NO ENTRY
WITHOUT PERMISSION
BARKER
714.533.3450
6846

# 02

# *Financial Analysis*

# Rent Roll

| Unit # | Type | Current Rent | Market Rent | Notes |
| --- | --- | --- | --- | --- |
| **1** | 1+1 | $870 | $1,600 | Section 8 |
| **2** | 1+1 | $995 | $1,600 | Section8 |
| **3** | 1+1 | $886 | $1,600 | |
| **4** | 1+1 | $828 | $1,600 | |
| **5** | 1+1 | $886 | $1,600 | |
| **Totals:** | | **$4,465** | **$8,000** | |

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MONTHLY RENT SCHEDULE

| # of Units | Type | Avg.Current | Current Total | Market | Market Total |
|---|---|---|---|---|---|
| 5 | 1+1 | $893 | $4,465 | $1,600 | $8,000 |
| **Total Scheduled Rent** | | | **$4,465** | | **$8,000** |

| ANNUALIZED INCOME | | Current | | Market |
|---|---|---|---|---|
| **Scheduled Gross Income** | | **$53,580** | | **$96,000** |
| Less: Vacancy/Deductions | 0% | $0 | 3% | ($2,880) |
| **Effective Rental Income** | | **$53,580** | | **$93,120** |

| ANNUALIZED EXPENSES | Current | Market |
|---|---|---|
| Property Taxes (new) | $8,970 | $8,970 |
| Insurance (est) | $3,000 | $3,000 |
| Electricity | $1,015 | $1,015 |
| Gas | $350 | $350 |
| LADWP | $6,820 | $6,820 |
| Trash | $6,156 | $6,156 |
| Landscaping | $4,080 | $4,080 |
| Maintenance & Repairs | $6,200 | $6,200 |
| Pest Control | $1,107 | $1,107 |
| Property Management | $5,100 | $5,100 |
| **ESTIMATED EXPENSES** | **$42,798** | **$42,798** |
| Expenses/Unit | $8,560 | $8,560 |
| Expenses/SF | $9.54 | $9.54 |
| % of GOI | 79.9% | 44.6% |

| RETURN | Current | Market |
|---|---|---|
| **NOI** | **$10,782** | **$50,322** |

# 03 Neighborhood Overview

# NoHo
## Arts District

At about 1.5 square miles, the district's general markers run from Chandler Avenue to the north, Cahuenga Boulevard to the east, Tujunga Avenue to the west, and Camarillo Street to the south. The major cross streets are Lankershim and Magnolia Boulevards, which in the last two decades have emerged as the intersection of an ever-evolving vibrant urban community filled with small theaters, arts-related activities and classes, restaurants and bars, apartments, and mixed-use buildings.

NOHO

| LIBATIONS | FITNESS | EATS/CAFES |
|---|---|---|
| Federal Bar | AT1 Fitness | Amazon Fresh |
| District Pub | 24 Hr Fitness | El Tejano |
| Brickyard Pub | No Limit | Republic of Pie |
| Player One | GoTribe Fitness | Café NoHo |
| Tiki No | Pure Barre | Tamashii Ramen |
| No Bar | HK Fitness | Vicious Dogs |
| Firefly | Orangetheory | Pitfire Pizza |
| | | City Kitchen Cafe |

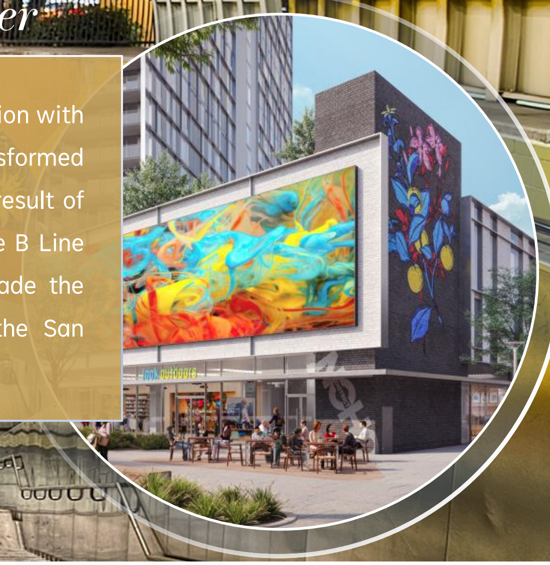
# PROXIMITY TO THE "IT" NEIGHBORHOOD

## Area Overview

The NoHo Arts District is one of the most walkable neighborhoods in all of Los Angeles. This hip, urban core allows residents to live, work and play in one locale. Filled with live theaters, professional dance studios, art galleries, recording studios, boutiques and a myriad of dining options, the NoHo Arts District is considered one of the most popular cultural destinaions in Los Angeles.

## Arts District Makeover

Today, The NoHo Arts District, in conjunction with greater North Hollywood, is being transformed into a regional center, in large part as a result of the construction of Metro Stations for the B Line and the G Line, two lines that have made the neighborhood into a regional hub for the San Fernando Valley.




SUBJECT
NOHO SWAP MEET
Sherman Way
THE HOME DEPOT
COSTCO BUSINESS CENTER
planet fitness
VALLARTA SUPERMARKETS
Hollywood Burbank Airport
Winona Ave
San Fernando Blvd
NBCUniversal Television Asset Center
Smart&Final
Trader Joe's
Regal Cinemas
California Fish Grill
MOD
Urbane Cafe
ULTA BEAUTY
The Stand
Target
CVS pharmacy
Popeyes
99¢ only stores
Victorio's
METROLINK
Empire Ave
Vanowen St
VALLEY GLEN
BLAQHAUS
El Mo Munchies
NOHO WEST
LA FITNESS
SUPERIOR GROCERS
STARBUCKS COFFEE
VALLARTA SUPERMARKETS
BarnRau Thai Halal Cuisine
Victory Blvd
Oxnard St
Mofongos
IN-N-OUT BURGER
BROKENCOMPLEX
NOHO
FATBURGER
BULLET EAST NOHO
W Burbank Blvd
LAVC
Chick-fil-A
NoHo14
LOFTS AT NOHO COMMONS
Burbank Blvd
MCNEIL
EL PORTAL
ORANGE LINE BUSWAY
Chandler Blvd
LAEMMLE
THE FAT DOG
BRICK YARD PUB BYP 150+ CRAFT BEERS
El Tejano Tex-Mex
MAGNOLIA PARK
THE FEDERAL
NORTH HOLLYWOOD HIGH SCHOOL
NOHO ARTS DISTRICT
Magnolia Blvd
VALLEY VILLAGE
NOHO NOHOARTSDISTRICT.COM
Dog Haus
Lotus Vegan
W Verdugo Ave
SHERMAN VILLAGE
Riverside Dr
the Habit BURGER GRILL
CVS pharmacy
WEST TOLUCA
the comedy
HaHa Cafe
Ventura Fwy
W Alameda Ave
Laurel Canyon Blvd
Lankershim Blvd
Vineland Ave
Cahuenga Blvd
N Clybourn Ave
N Hollywood Way
N Buena Vista St
Whitsett Ave
Coldwater Canyon Ave

# ARTS District PATH TO PROGRESS


### TRANSIT ORIENTED

This transit-oriented development includes approximately 1,500 multifamily residential units, over 300 of which will be affordable

### OVER 600K OF RETAIL & OFFICE

100,000SF of community serving retail and restaurant space, and 500,000SF of office space that are all integrated with a new, integrated transit center as well as bicycle and parking facilities.

### TRANSIT FACILITIES

The first phase will include the consolidation of the transit facilities at Metro's North Hollywood Station. This would begin after project approval by the City and the Metro Board, which is anticipated in early 2023.

### THOUSANDS OF JOBS

The project will create thousands of new job opportunities in the construction, service, and office sectors as well as substantial property and business tax revenue to the City and County of Los Angeles.

# Employment Hubs

| Employer | Employees |
|---|---|
| Warner Bros. Discovery | ▪ 10,890 |
| The Walt Disney Company | ▪ 10,000 |
| NBCUniversal | ▪ 35,000 |
| Universal Studios Hollywood | ▪ 10,000 |
| Netflix | ▪ 850 |
| Nickelodeon Animation Studio | ▪ 895 |
| Providence Saint Joseph Medical Center | ▪ 2,574 |
| Hollywood Burbank Airport | ▪ 2,734 |

# Economic Drivers

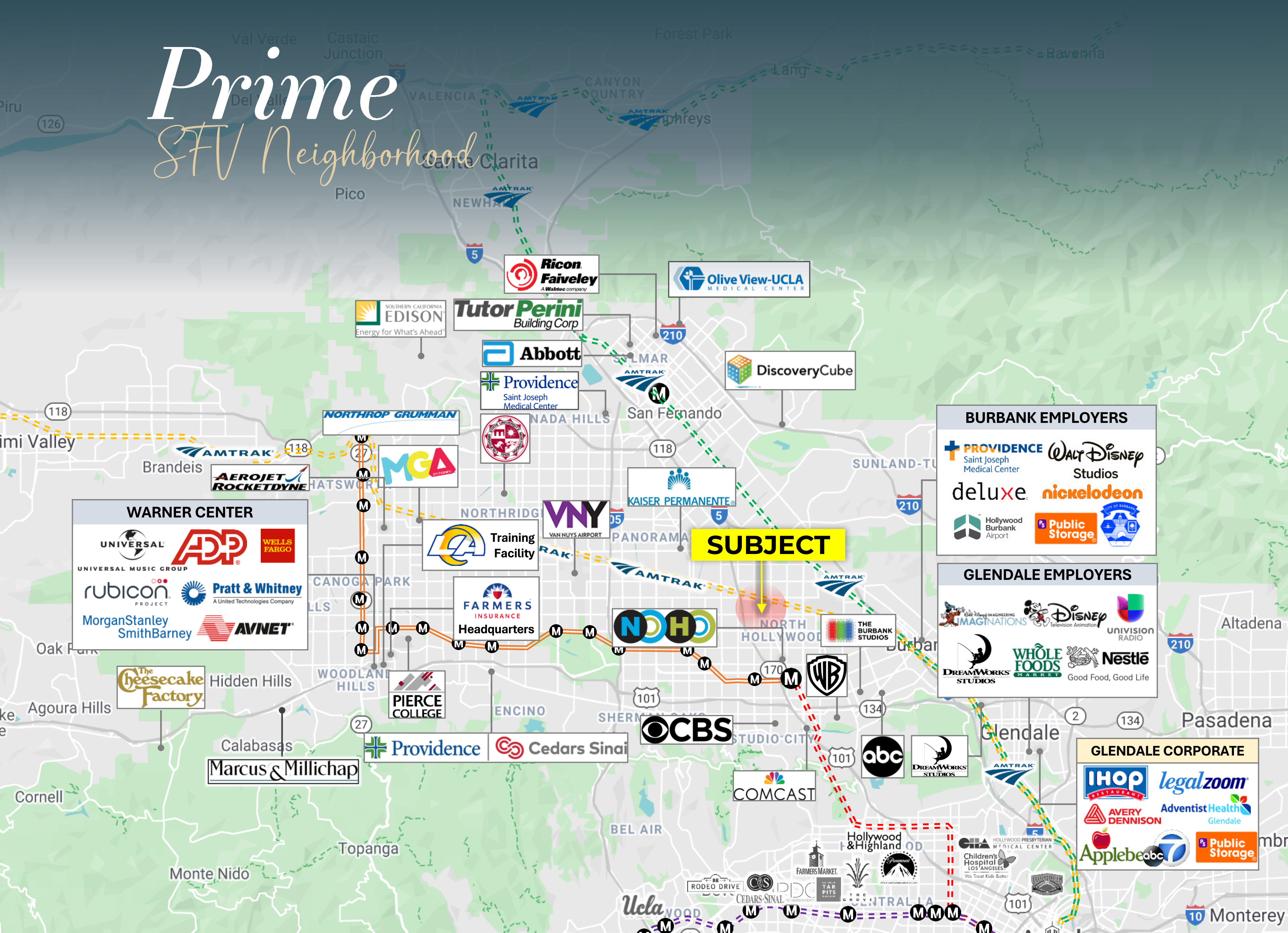
**World-Class Employment Hub**

North Hollywood benefits from immediate access to the renowned Burbank Media District, one of the nation's most prominent entertainment and content production hubs. Major employers including Warner Bros. Discovery, The Walt Disney Company, NBCUniversal, Netflix, and Universal Studios Hollywood attract thousands of professionals in entertainment, media, technology, and creative industries. Complementing these employment centers are Providence Saint Joseph Medical Center and Hollywood Burbank Airport, which provide stable healthcare, aviation, and support-sector employment.

**Strong Workforce & Housing Demand**

This diverse employment base fuels strong housing demand throughout the San Fernando Valley, particularly in North Hollywood, where residents enjoy convenient access to major job centers via the US-101, I-5, SR-170, and Metro B Line. The area's concentration of high-paying creative, healthcare, and professional services jobs continues to attract a well-educated workforce, supporting long-term renter demand and reinforcing North Hollywood's position as one of Los Angeles' most desirable rental and investment markets.

# Prime
## SFV Neighborhood



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### NON-ENDORSEMENT NOTICE



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