

5-Unit Multifamily Asset in
North Hollywood, CA

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

6846

Gentry Avenue



5 UNITS IN NORTH HOLLYWOOD

An architectural rendering of a modern urban development at dusk. The scene features a tall, multi-story glass skyscraper on the left, its windows glowing with interior lights. To the right, a lower, more complex building with a mix of glass and dark panels is illuminated from within, showing people on different levels. In the foreground, a pedestrian plaza is filled with people walking and cycling. A circular sign with the text "NOOD BREW" is visible on a green wall. The overall atmosphere is vibrant and contemporary.

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 $\pm 7,997$ square feet and features five (5) one-bedroom/one-bath units. Constructed in 1991, the property contains approximately $\pm 4,488$ 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

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

Significant Rental Upside with in-place rents materially below market

Off-Street Parking providing added tenant convenience and property value

$\pm 7,997$ SF Lot with approximately $\pm 4,488$ SF of Improvements

Built in 1991 with relatively modern construction

Strong Value-Add Potential through long-term rent repositioning

Separately Metered Utilities helping reduce landlord operating expenses





An architectural rendering of a modern urban building. The building features a large, colorful abstract mural on its side and a smaller mural of flowers and fruit on an adjacent brick section. The ground floor has large glass windows and a sign that says "look outdoors". People are shown sitting at outdoor tables in front of the building, and a person is riding a bicycle on the street. A tall apartment building is visible in the background.

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%	3%
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

Neighborhood Overview

The image is a detailed architectural rendering of a proposed urban development. It features a large, open central plaza with a paved walkway and a green lawn area. People are shown walking, sitting on the grass, and using outdoor seating areas. The surrounding buildings are modern, multi-story structures with large windows and balconies. A large, semi-transparent circular graphic is overlaid on the center of the image, and a large, stylized number '2' is visible in the background. The overall atmosphere is one of a vibrant, walkable community.

PROXIMITY TO THE “IT” NEIGHBORHOOD

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.



LIBATIONS

Federal Bar
District Pub
Brickyard Pub
Player One
Tiki No
No Bar
Firefly

FITNESS

AT1 Fitness
24 Hr Fitness
No Limit
GoTribe Fitness
Pure Barre
HK Fitness
Orangetheory

EATS/CAFES

Amazon Fresh
El Tejano
Republic of Pie
Café NoHo
Tamashii Ramen
Vicious Dogs
Pitfire Pizza
City Kitchen Cafe



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 destinations 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.





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.

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