



**5712 CAMELLIA AVE**  
NORTH HOLLYWOOD, CA 91601

14 UNITS - NORTH HOLLYWOOD LOCATION - VALUE ADD OPPORTUNITY

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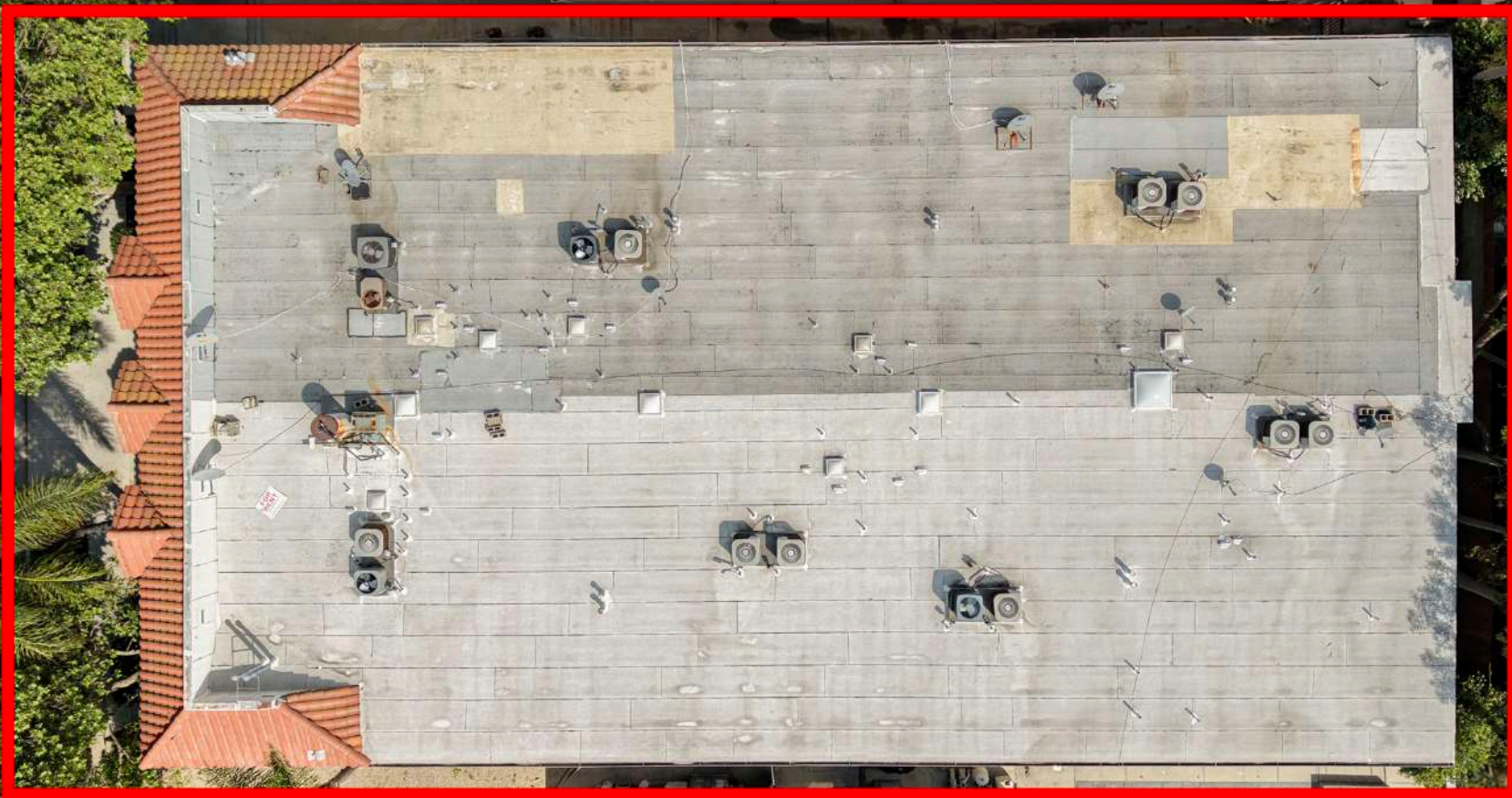
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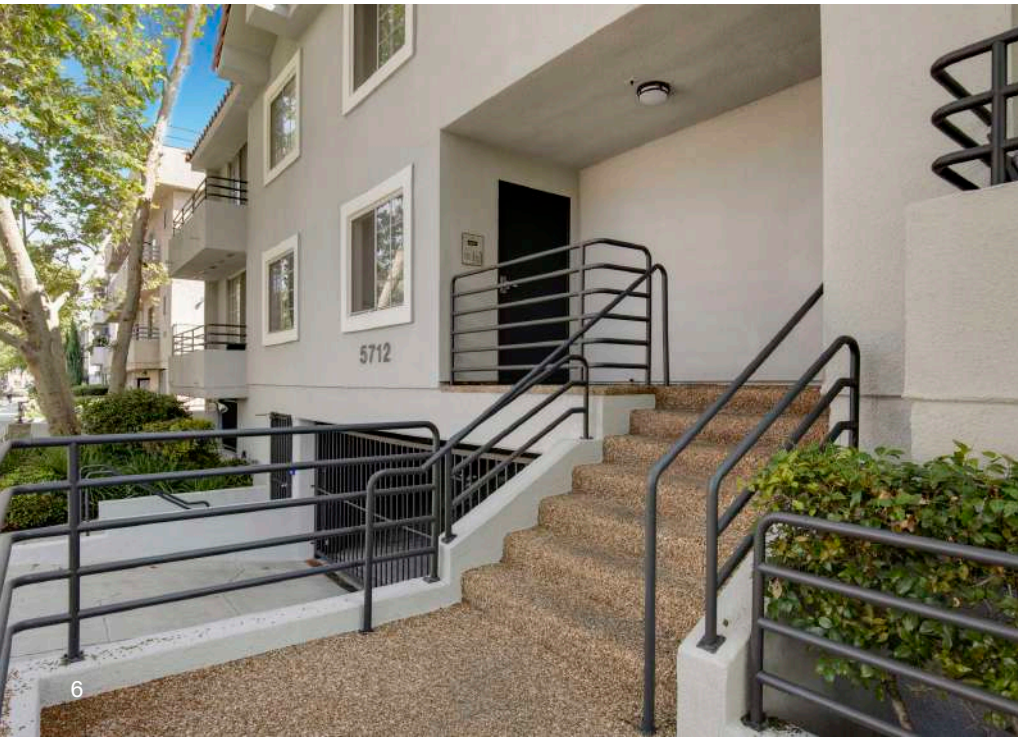
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**5712**  
CAMELLIA AVE  
NORTH HOLLYWOOD, CA 91601







An aerial photograph of a city, likely Los Angeles, with a large body of water in the foreground. The city is densely packed with buildings and roads, and the water is a deep blue. The sky is a pale, hazy blue.

# 01

## PROPERTY DETAILS

# THE OPPORTUNITY

The Sterman Multi-Family Group of Marcus & Millichap is pleased to present 5712 Camellia Avenue, a 14-unit apartment building located in the desirable North Hollywood submarket of Los Angeles. Built in 1989, the property is situated on an approximately 11,252 square foot lot with roughly 15,200 square feet of rentable area. The unit mix includes four (4) one-bedroom/one-bath units and ten (10) two-bedroom/two-bath units, offering spacious floor plans that appeal to strong and consistent rental demand. The property is not subject to the Los Angeles Rent Stabilization Ordinance, providing investors meaningful operational flexibility and long-term income growth potential.

5712 Camellia Avenue is ideally located near the NoHo Arts District, offering residents convenient access to a vibrant mix of dining, retail, and entertainment options, as well as the Metro B Line (Red Line). The property also benefits from excellent connectivity via the 101 and 170 freeways, allowing easy access to major employment centers throughout the San Fernando Valley and Greater Los Angeles.

Offered at a price below replacement cost of approximately \$262 per square foot, the asset presents an attractive value proposition. Additional features include spacious units, central air conditioning and heating in all units, and select units with private balconies and fireplaces, enhancing tenant appeal in a high-demand rental market.

# PROPERTY SUMMARY

## PRICING

Offering Price	\$3,995,000	
Price/Unit	\$285,357	
Price/SQFT	\$262.83	
CAP Rate	5.52% Current	6.24% Market
GRM	11.09 Current	9.75 Market

## THE ASSET

Number of Units	14
Year Built	1989
Unit Mix	(4) 1 Bed + 1 Bath (10) 2 Bed + 2 Bath
Gross SqFt	15,200
Lot Size	11,252
Zoning	LAR3
Parcel Number	2338-022-013



# INVESTMENT HIGHLIGHTS

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North Hollywood location

Built in 1989 – Not Subject to the Los Angeles Rent Stabilization Ordinance

14-unit apartment building featuring an attractive mix of four (4) one-bedroom/one-bath and ten (10) two-bedroom/two-bath units

Approximately 15,200 square feet of rentable area on an 11,252 square foot lot

Spacious units with central air conditioning and heating throughout; select units feature private balconies and fireplaces

Offered at a price below replacement cost of approximately \$262 per square foot

Centrally located near the NoHo Arts District with convenient access to dining, retail, and entertainment

Excellent connectivity to the 101 and 170 freeways, as well as the Metro B Line



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 CAMELLIA AVE  
 NORTH HOLLYWOOD, CA 91601

02

FINANCIAL  
ANALYSIS

# RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
101	2 Bed + 2 Bath	\$2,246	\$2,600	Occupied
102	2 Bed + 2 Bath	\$2,600	\$2,600	Occupied
103	1 Bed + 1 Bath	\$1,995	\$2,000	Occupied
104	1 Bed + 1 Bath	\$1,663	\$2,000	Occupied
105	2 Bed + 2 Bath	\$2,138	\$2,600	Occupied
106	2 Bed + 2 Bath	\$2,600	\$2,600	Delivered Vacant
107	2 Bed + 2 Bath	\$2,495	\$2,600	Occupied
201	2 Bed + 2 Bath	\$2,600	\$2,600	Occupied
202	2 Bed + 2 Bath	\$2,600	\$2,600	Occupied
203	1 Bed + 1 Bath	\$1,890	\$2,000	Occupied
204	1 Bed + 1 Bath	\$1,836	\$2,000	Occupied
205	2 Bed + 2 Bath	\$1,722	\$2,600	Occupied
206	2 Bed + 2 Bath	\$1,782	\$2,600	Occupied
207	2 Bed + 2 Bath	\$1,722	\$2,600	Occupied
		<b>\$29,891</b>	<b>\$34,000</b>	

## RENT ROLL SUMMARY

UNIT #	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
4	1 Bed + 1 Bath	\$1,846	\$7,384	\$2,000	\$8,000
10	2 Bed + 2 Bath	\$2,251	\$22,507	\$2,600	\$26,000
<b>TOTAL SCHEDULED RENT:</b>			<b>\$29,891</b>		<b>\$34,000</b>

# PRICING DETAILS

PRICING	
<b>OFFERING PRICE</b>	<b>\$3,995,000</b>
Number of Units	14
Price per Unit	\$285,357
Price per SqFt	\$262.83
Gross SqFt	15,200
Lot Size	11,252
Year Built	1989

RETURNS	CURRENT	MARKET
Cap Rate	5.52%	6.24%
GRM	11.09	9.75

ANNUALIZED INCOME	CURRENT	MARKET
Gross Potential Rent	\$358,694	\$408,000
Laundry	\$1,680	\$1,680
Gross Scheduled Income	\$360,374	\$409,680
Vacancy Reserve	(\$10,811) 3%	(\$20,484) 5%
Effective Gross Income	\$349,563	\$389,196
Less: Expenses	(\$129,120) 36%	(\$139,715) 34%
<b>Net Operating Income</b>	<b>\$220,443</b>	<b>\$249,481</b>

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$47,940	\$47,940
Insurance	\$15,200	\$15,200
Utilities	\$20,874	\$20,874
Main. & Repairs	\$18,019	\$27,028
Off-Site Management (4%)	\$13,983	\$15,567
Landscaping	\$3,670	\$3,670
Rubbish	\$5,935	\$5,935
Misc. + Reserves	\$3,500	\$3,500
<b>Total Expenses</b>	<b>\$129,120</b>	<b>\$139,715</b>
<b>Expenses/Unit</b>	<b>\$9,222.87</b>	<b>\$9,979.64</b>
<b>Expenses/SF</b>	<b>\$8.49</b>	<b>\$9.19</b>



03

MARKET  
COMPARABLES

# SOLD COMPARABLES

- 1 11205 Peach Grove St, North Hollywood, CA 91601
- 2 12235 Magnolia Blvd, Valley Village, CA 91607
- 3 5418 Hermitage Ave, Valley Village, CA 91607
- 4 10933 Huston St, North Hollywood, CA 91601
- 5 10833-10835 Camarillo St, North Hollywood, CA 91602
- 6 11218 Oxnard St, North Hollywood, CA 91606
- S** 5712 Camellia Ave. North Hollywood, CA 91601

NORTH HOLLYWOOD



# SOLD COMPARABLES



**5712 CAMELLIA AVE  
NORTH HOLLYWOOD, CA 91601**

**11205 PEACH GROVE ST  
NORTH HOLLYWOOD, CA 91601**

**12235 MAGNOLIA BLVD  
VALLEY VILLAGE, CA 91607**

Price	\$3,995,000
Units	14
Bldg SF	15,200
Year Built	1989
Cap Rate	5.52%
GRM	11.09
Price/SF	\$262.83
Price/Unit	\$285,357
Close of Escrow	N/A
Unit Mix	(4) 1+1 (10) 2+2

Price	\$1,800,000
Units	6
Bldg SF	5,548
Year Built	1987
Cap Rate	5.11%
GRM	12.35
Price/SF	\$324.44
Price/Unit	\$300,000
Close of Escrow	3/18/2026
Unit Mix	(1) Studio (1) 1+1 (4) 2+2

Price	\$5,140,000
Units	17
Bldg SF	18,805
Year Built	1983
Cap Rate	5.60%
GRM	10.99
Price/SF	\$273.33
Price/Unit	\$302,353
Close of Escrow	12/24/2025
Unit Mix	(2) Studio (15) 1+1

# SOLD COMPARABLES



**5418 HERMITAGE AVE  
VALLEY VILLAGE, CA 91607**

Price	\$2,050,000
Units	7
Bldg SF	4,736
Year Built	1985
Cap Rate	4.51%
GRM	12.59
Price/SF	\$432.85
Price/Unit	\$292,857
Close of Escrow	11/21/2025
Unit Mix	(1) Studio (5) 1+1 (1) 2+2

**10933 HUSTON ST  
NORTH HOLLYWOOD, CA 91601**

Price	\$13,145,000
Units	40
Bldg SF	37,088
Year Built	1989
Cap Rate	5.13%
GRM	11.61
Price/SF	\$354.43
Price/Unit	\$328,625
Close of Escrow	10/15/2025
Unit Mix	(3) 1+1 (37) 2+2

**10833-10835 CAMARILLO ST  
NORTH HOLLYWOOD, CA 91602**

Price	\$2,900,000
Units	8
Bldg SF	6,396
Year Built	2003
Cap Rate	5.93%
GRM	11.40
Price/SF	\$453.41
Price/Unit	\$362,500
Close of Escrow	9/26/2025
Unit Mix	(8) 2+2

# SOLD COMPARABLES

6




**11218 OXNARD ST  
NORTH HOLLYWOOD, CA 91606**

Price	\$2,000,000
Units	6
Bldg SF	4,152
Year Built	1985
Cap Rate	5.53%
GRM	11.38
Price/SF	\$481.70
Price/Unit	\$333,333
Close of Escrow	9/9/2025
Unit Mix	(6) 1+1

# SOLD COMPARABLES

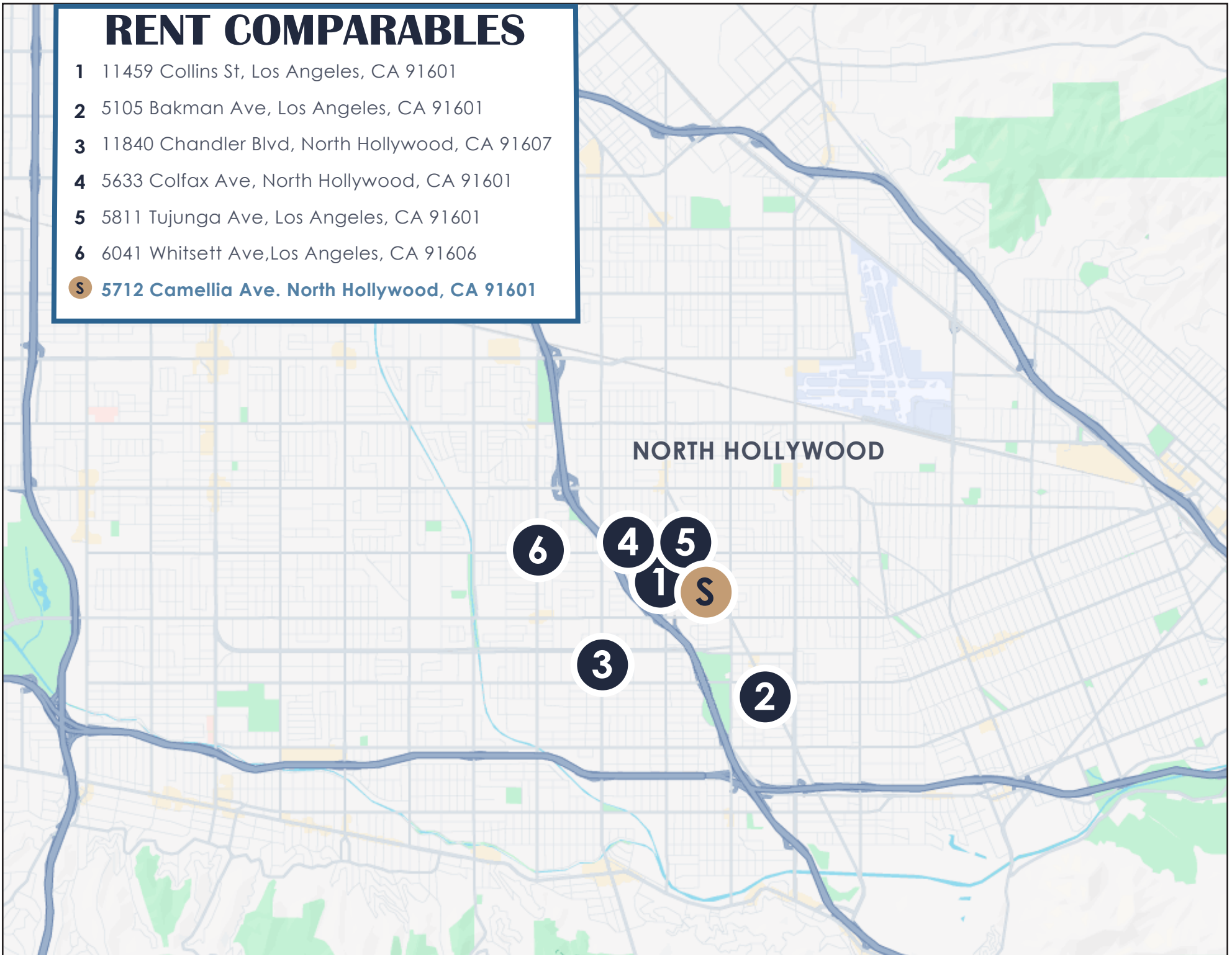
	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
<b>1</b>	 11205 Peach Grove St North Hollywood, CA 91601	6	3/18/2026	1987	(1) Studio (1) 1+1 (4) 2+2	<b>\$1,800,000</b>	\$300,000	\$324.44	5.11%	12.35
<b>2</b>	 12235 Magnolia Blvd Valley Village, CA 91607	17	12/24/2025	1983	(2) Studio (15) 1+1	<b>\$5,140,000</b>	\$302,353	\$273.33	5.60%	10.99
<b>3</b>	 5418 Hermitage Ave Valley Village, CA 91607	7	11/21/2025	1985	(1) Studio (5) 1+1 (1) 2+2	<b>\$2,050,000</b>	\$292,857	\$432.85	4.51%	12.59
<b>4</b>	 10933 Huston St North Hollywood, CA 91601	40	10/15/2025	1989	(3) 1+1 (37) 2+2	<b>\$13,145,000</b>	\$328,625	\$354.43	5.13%	11.61
<b>5</b>	 10833-10835 Camarillo St North Hollywood, CA 91602	8	9/26/2025	2003	(8) 2+2	<b>\$2,900,000</b>	\$362,500	\$453.41	5.93%	11.40
<b>6</b>	 11218 Oxnard St North Hollywood, CA 91606	6	9/9/2025	1985	(6) 1+1	<b>\$2,000,000</b>	\$333,333	\$481.70	5.53%	11.38
						<b>\$4,505,833</b>	<b>\$319,945</b>	<b>\$386.69</b>	<b>5.30%</b>	<b>11.72</b>

# SUBJECT PROPERTY













	ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
<b>S</b>	 5712 Camellia Ave North Hollywood, CA 91601	14	N/A	1989	(4) 1+1 (10) 2+2	<b>\$3,995,000</b>	\$285,357	\$262.83	5.52%	11.09

# RENT COMPARABLES

- 1 11459 Collins St, Los Angeles, CA 91601
- 2 5105 Bakman Ave, Los Angeles, CA 91601
- 3 11840 Chandler Blvd, North Hollywood, CA 91607
- 4 5633 Colfax Ave, North Hollywood, CA 91601
- 5 5811 Tujunga Ave, Los Angeles, CA 91601
- 6 6041 Whitsett Ave, Los Angeles, CA 91606
- S 5712 Camellia Ave. North Hollywood, CA 91601**



# RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
<b>ONE BEDROOM</b>					
	 11459 Collins St Los Angeles, CA 91601	1 Bed + 1 Bath	\$1,995	700	\$2.85
	 5105 Bakman Ave Los Angeles, CA 91601	1 Bed + 1 Bath	\$1,995	650	\$3.07
	 11840 Chandler Blvd North Hollywood, CA 91607	1 Bed + 1 Bath	\$1,925	500	\$3.85
<b>TWO BEDROOM</b>					
	 5633 Colfax Ave North Hollywood, CA 91601	2 Bed + 2 Bath	\$2,550	1100	\$2.32
	 5811 Tujunga Ave Los Angeles, CA 91601	2 Bed + 2 Bath	\$2,595	1100	\$2.36
	 6041 Whitsett Ave Los Angeles, CA 91606	2 Bed + 2 Bath	\$2,595	1500	\$1.73



5712

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with a mix of residential and commercial buildings. The city is viewed from an elevated perspective, with a clear blue sky and scattered white clouds in the upper portion of the frame. The overall scene is bright and clear, suggesting a sunny day.

04

AREA  
OVERVIEW

# NORTH HOLLYWOOD

North Hollywood is one of the San Fernando Valley's fastest-growing rental markets, offering a vibrant, transit-oriented lifestyle with strong appeal to creative professionals.

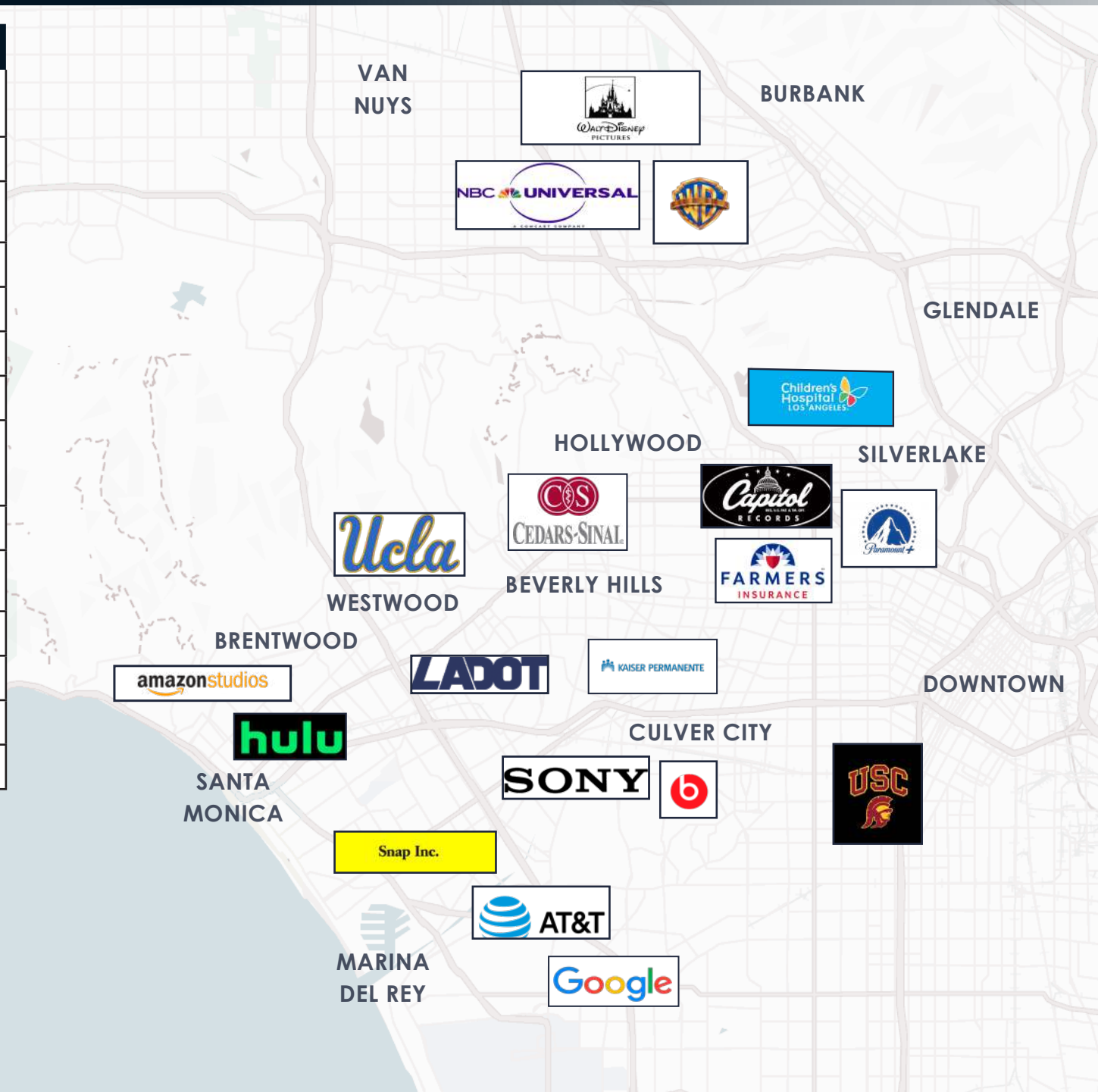
Anchored by nearby major studios such as Universal, Warner Bros., and Disney, along with a growing base of media and production companies, the area attracts consistent renter demand. The NoHo Arts District adds to its appeal with theaters, cafés, restaurants, and nightlife.

With access to the Metro B Line and proximity to the 101, 170, and 134 Freeways, North Hollywood provides convenient connectivity to Hollywood, Downtown LA, and Burbank—making it an increasingly desirable submarket for both residents and multifamily investors.



# TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	27,000
Target Corp	20,000
NBC Universal	15,000
Cedars-Sinai Medical Center	14,000
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
AT&T Inc.	10,500
Warner Bros. Entertainment Inc.	10,000
Farmer's Insurance Group	8,000
Children's Hospital Los Angeles	6,400
Paramount Pictures	4,500
Capitol Records	600



# NORTH HOLLYWOOD DEMOGRAPHICS

**72,700**  
TOTAL POPULATION

**38**  
MEDIAN AGE

**31,000**  
TOTAL HOUSEHOLDS

**\$74,000**  
AVERAGE HOUSEHOLD INCOME

# 5712 CAMELLIA AVE

NORTH HOLLYWOOD, CA 91601

## EXCLUSIVELY LISTED BY



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