**2024-BUILT LUXURY 5-UNIT | 100% LEASED**

**NO RENT CONTROL | LOCATED NEAR PRIME NOHO ARTS**

# 5709 W AUCKLAND

the 5+ unit SPECIALISTS

OFFERING MEMORANDUM


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# OFFERING SUMMARY

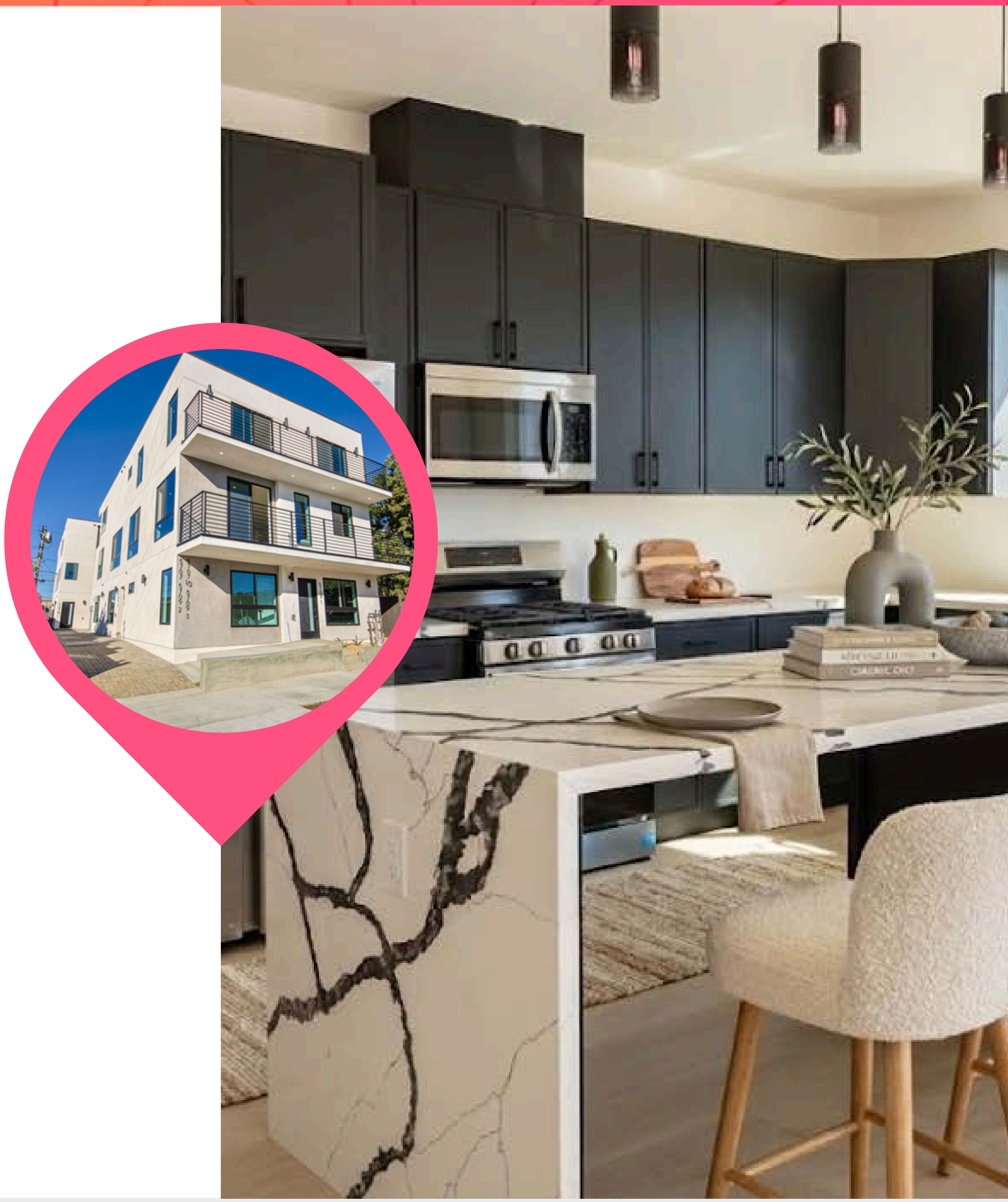
# THE OFFERING

The 5+ Unit Specialists are pleased to present 5709 W Auckland, a 2024-built, NON-RENT-CONTROLLED luxury 5-unit investment opportunity located just minutes from the NoHo Arts District. The property is 100% leased at market rents and delivers a strong 5.94% real cap rate with $243,720 in annual gross potential income, offering an investor immediate, stabilized cash flow from day one.

Spanning nearly 8,000 square feet, Auckland features an exceptional oversized unit mix with four large 4-bedroom units and one 2-bedroom unit. The residences range up to an impressive 2,146 square feet and feature spacious, tenant-friendly floorplans that live more like private homes than traditional apartments. Each unit offers high-end modern finishes including large kitchen islands, floor-to-ceiling windows, built-in closets, central HVAC, in-unit Samsung washers and dryers, and expansive private decks and balconies.

The location provides tenants with convenient access to the NoHo Arts District and the surrounding Studio City, Toluca Lake, Burbank, and Hollywood employment and entertainment corridors. Nearby dining, retail, Metro access, and major studios including Universal Studios, Warner Bros., and The Walt Disney Company support a deep renter pool of working professionals seeking newer, higher-end housing in the Valley.

With newer construction, no rent control, fully stabilized market rents, oversized units, and strong day-one income, 5709 W Auckland offers a rare opportunity to acquire a turnkey multifamily asset in one of the Valley's most active rental markets.



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# Property Highlights

- 2024-BUILT, NON-RENT-CONTROLLED 5-UNIT!
- 100% LEASED AT MARKET RENTS – fully stabilized with immediate cash flow from day one.
- Strong 5.94% REAL CAP RATE with $243,720 in annual gross potential income.
- Nearly 8,000 SF of building area with an oversized, highly desirable unit mix – including four large 4-bedroom units.
- Massive residences ranging up to 2,146 SF, offering tenant-friendly layouts that live more like homes than apartments.
- High-end modern interiors featuring large kitchen islands, floor-to-ceiling windows, built-in closets, central HVAC, in-unit Samsung washers/dryers, and designer finishes.
- Huge private outdoor decks and balconies create valuable indoor/outdoor living space rarely found in comparable multifamily product.
- 10 parking spaces – 2 spaces per unit – including covered parking.
- All utilities separately metered, helping keep operating expenses low and maximizing net income.
- Prime location near the NoHo Arts District, major studios, Metro access, dining, entertainment, and key Valley employment hubs.
- Excellent 1031 exchange / turnkey acquisition opportunity with the property already fully leased and stabilized.

## The Property

**5709 W Auckland, North Hollywood, CA 91601**

| | | | |
|---|---|---|---|
| APN: | 2233-026-017 | Zoning: | LAC2 |
| # Units: | 5 | Rent Control: | No |
| # Buildings: | 2 | Opportunity Zone: | No |
| Building Size: | 7,947 sqft | Utilities: | Separately metered for all utilities |
| Lot Size: | 6,216 sqft | | |

## The Offering

**The Pricing & Metrics**

| | |
|---|---|
| List Price: | $3,175,000 |
| Cap Rate: | 5.94% |
| GRM: | 13.03 |
| Price per Sqft: | $399.52 |
| Price per Door: | $635,000 |

## The Amenities

**The Bells & Whistles**

| | |
|---|---|
| Parking: | 10 Spaces |
| Laundry: | Samsung Washer/Dryers in each unit |
| HVAC: | Central air and heat |
| Finishes: | Designer finishes with built-in's, Floor to ceiling windows |
| Upgrades: | Large built-in closets, Huge Patio Decks, Kitchen Islands, Covered Parking |

# THE BREAK DOWN

5709 W Auckland is comprised of 5 ultra-high-end units with ALL of them already leased and market rents! Check out the below rent roll:

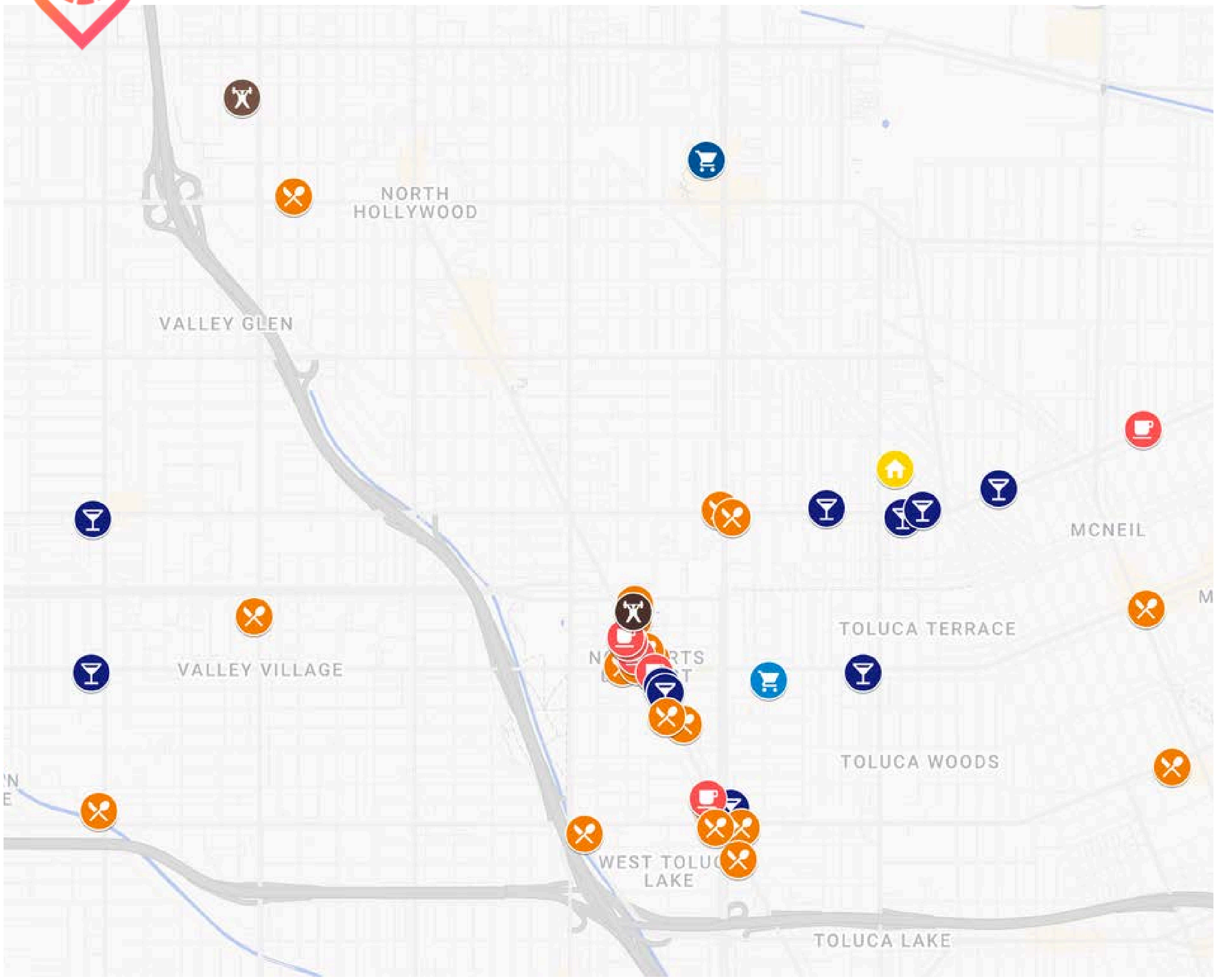
| UNIT | BED/BATH | SQFT | CURRENT RENT | PRO FORMA RENT |
|---|---|---|---|---|
| **#5709 #1** | 4B/3B | 1,478 | $4,000 | $4,000 |
| **#5709 #2** | 2B/1B | 837 | $2,900 | $2,900 |
| **#5709 #3** | 4B/4.5B | 2,146 | $4,450 | $4,450 |
| **#5707** | 4B/4B | 1,949 | $4,460 | $4,460 |
| **#5707 1/2** | 4B/4B | 1,949 | $4,500 | $4,500 |


# Location Highlights

- Located near the NoHo Arts District, a high-demand rental pocket known for its walkability, lifestyle appeal, and consistent tenant draw.
- Immediate access to the 101, 170, and 134 freeways supports broad tenant reach across Studio City, Hollywood, Burbank, and Downtown Los Angeles employment hubs.
- Surrounded by a dense concentration of dining, coffee, and entertainment including Idle Hour, The Front Yard, Pitfire Pizza, Groundwork Coffee Co., and the retail and dining hub at NoHo West, driving strong tenant demand and long-term retention.
- Proximity to major studios including Universal Studios, Warner Bros., and The Walt Disney Company provides a reliable tenant base of high-income media and tech professionals.
- Walkable access to everyday essentials including Trader Joe's, Target, and the North Hollywood Metro Station along Lankershim Blvd enhances daily convenience and connectivity.

# You'll find the coolest spots nearby.

- 5709 Auckland Ave
- Fatburger
- Maki Shabu
- Jamba
- Ozzy's Apizza North Hollywo...
- Original Thai NOHO Restaura...
- Raising Cane's Chicken Fing...
- Dave's Hot Chicken
- New York Chicken & Gyro - N...
- City Kitchen
- Porto's Bakery and Cafe
- Pitfire Pizza
- Delish Thai Kitchen
- Bruxie
- The Moon Café
- Starbucks Coffee Company
- Horror Vibes Coffee
- Amp Coffee LA
- The Good Nite
- The Bullet Bar
- Brews Brothers



# PRICING & FINANCIALS

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# THE SNAPSHOT

## SUMMARIZED PRICING METRICS:

| | | |
|---|---|---|
| Price: | | $3,175,000 |
| Down: | 40% | $1,270,000 |
| Current GRM: | | 13.03 |
| Pro Forma GRM: | | 13.03 |
| Current Cap Rate: | | 5.94% |
| Pro Forma Cap Rate: | | 5.94% |
| $/Unit: | | $635,000 |
| $/SF: | | $399.52 |

## BUILDING DESCRIPTION:

| | |
|---|---|
| No. of Units: | 5 |
| Yr. Built: | 2024 |
| Bldg SF: | 7,947 |
| Lot Size (SF): | 6,216 |
| Lot Size (acres): | 0.14 |
| Zoning: | LAC2 |
| Opportunity Zone: | No |
| Rent Control: | No |

## FINANCING:

| | |
|---|---|
| Loan Amount: | $1,905,000 |
| Interest Rate: | 6.50% |
| Monthly Payment: | ($10,318.75) |
| LTV: | 60% |
| Amortization (Years): | 30 |
| Proposed/Assumption: | Proposed |
| Loan Type: | Interest Only |

## RENT ROLL:

| UNIT # | STATUS | UNIT TYPE | UNIT SIZE | CURRENT RENT | SCHEDULED GROSS INCOME | CURRENT RENT PER SF | PRO FORMA RENT | PRO FORMA RENT PER SF | LOSS-TO-LEASE |
|---|---|---|---|---|---|---|---|---|---|
| 5709 #1 | Occupied | 4b/3b | 1,478 | $4,000 | $4,000 | $2.71 | $4,000 | $2.71 | $0 |
| 5709 #2 | Occupied | 2b/1b | 837 | $2,900 | $2,900 | $3.46 | $2,900 | $3.46 | $0 |
| 5709 #3 | Occupied | 4b/4.5b | 2,146 | $4,450 | $4,450 | $2.07 | $4,450 | $2.07 | $0 |
| 5707 | Occupied | 4b/4b | 1,949 | $4,460 | $4,460 | $2.29 | $4,460 | $2.29 | $0 |
| 5707 1/2 | Occupied | 4b/4b | 1,946 | $4,500 | $4,500 | $2.31 | $4,500 | $2.31 | $0 |
| 5 | Totals/Averages: | | 8,356 | $20,310 | $20,310 | $2.43 | $20,310 | $2.43 | $0 |

# THE NITTY GRITTY

| # UNITS | UNIT MIX | % OF TOTAL | SIZE | AVG RENT | AVERAGE RENT/SF | MONTHLY INCOME | AVG PRO FORMA RENT | AVERAGE PRO FORMA RENT/SF | PRO FORMA MONTHLY INCOME |
|---|---|---|---|---|---|---|---|---|---|
| 2 | 4b/4b | 40% | 1,949 | $4,480 | $2.30 | $8,960 | $4,480 | $2.30 | $8,960 |
| 1 | 4b/4.5b | 20% | 2,146 | $4,450 | $2.07 | $4,450 | $4,450 | $2.07 | $4,450 |
| 1 | 4b/3b | 20% | 1,478 | $4,000 | $2.71 | $4,000 | $4,000 | $2.71 | $4,000 |
| 1 | 2b/1b | 20% | 837 | $2,900 | $3.46 | $2,900 | $2,900 | $3.46 | $2,900 |
| | Totals/Averages: | | 1,589 | $4,062 | $2.56 | $20,310 | $4,062 | $2.56 | $20,310 |
| Gross Potential Income: | | | | | | $243,720 | | | $243,720 |

**ANNUALIZED OPERATING DATA:**

| | | CURRENT | | PRO FORMA |
|---|---|---|---|---|
| Gross Potential Rental Income | | $243,720 | | $243,720 |
| Gain (Loss)-to-Lease | | $0 | | $0 |
| Gross Scheduled Rental Income | | $243,720 | | $243,720 |
| Less: Vacancy | 3.0% | ($7,312) | 3.0% | ($7,312) |
| Effective Gross Income | | $236,408 | | $236,408 |
| Less: Expenses | | ($47,668) | | ($47,668) |
| Miscellaneous Other Income | | $0 | | $0 |
| Net Operating Income | | $188,741 | | $188,741 |
| Debt Service | | ($123,825) | | ($123,825) |
| Pre-Tax Cash Flow | 5.11% | $64,916 | 5.11% | $64,916 |
| Principal Reduction | | $0 | | $0 |
| Total Return | 5.11% | $64,916 | 5.11% | $64,916 |

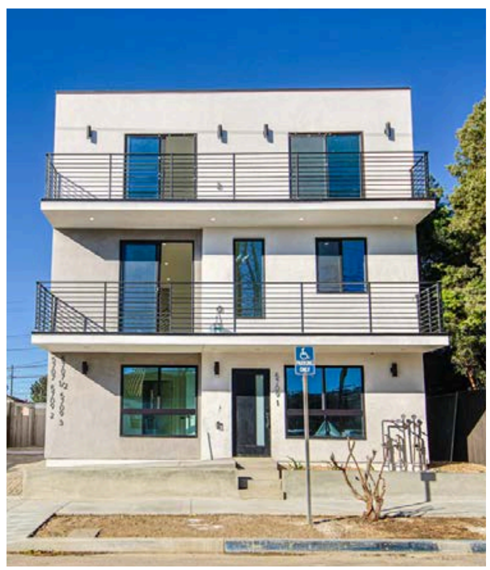
**ANNUALIZED EXPENSES:**

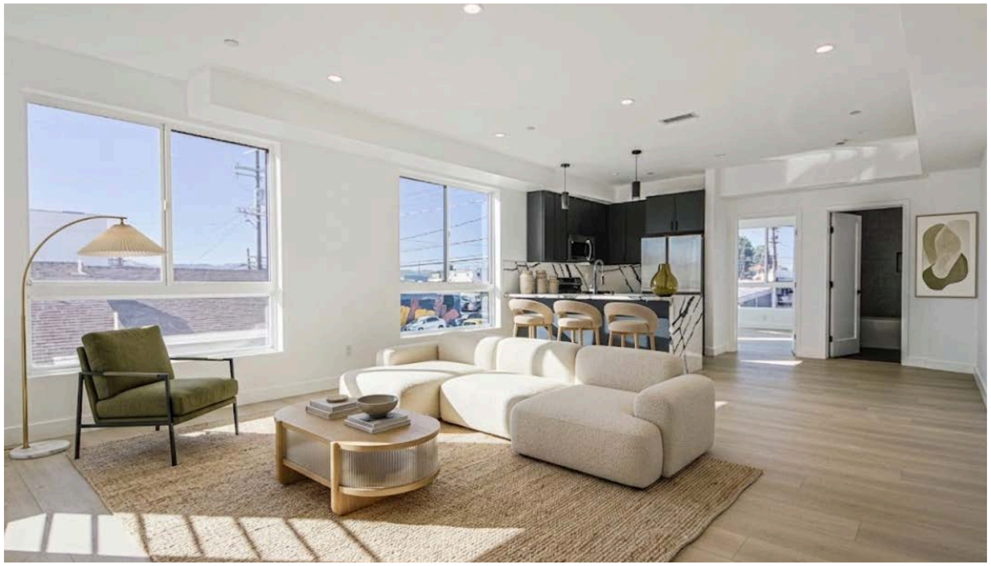
| | | CURRENT | PRO FORMA |
|---|---|---|---|
| Fixed Expenses | | | |
| Real Estate Taxes | 1.1874% | $37,699 | $37,699 |
| Insurance | .60/s.f. | $4,768 | $4,768 |
| Utilities | $200/unit | $1,000 | $1,000 |
| Controllable Expenses | | | |
| Contract Services | $240/unit | $1,200 | $1,200 |
| Repairs & Maintenance | $600/unit | $3,000 | $3,000 |
| TOTAL EXPENSES | | $47,668 | $47,668 |
| EXPENSES/UNIT | | $9,534 | $9,534 |
| EXPENSES/SF | | $6.00 | $6.00 |
| % of EGI | | 20.2% | 20.2% |

# PROPERTY PHOTOS

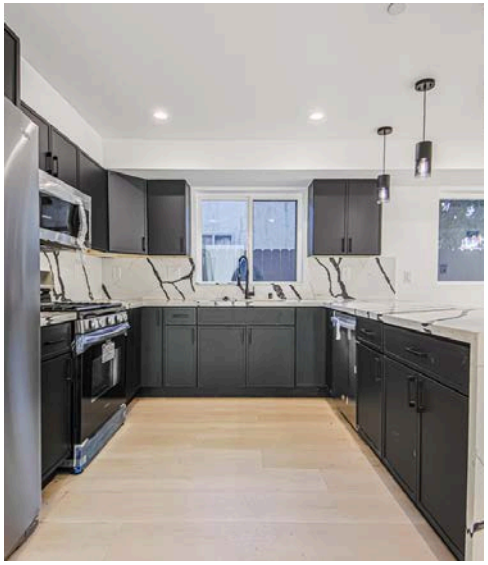
# PROPERTY PHOTOS

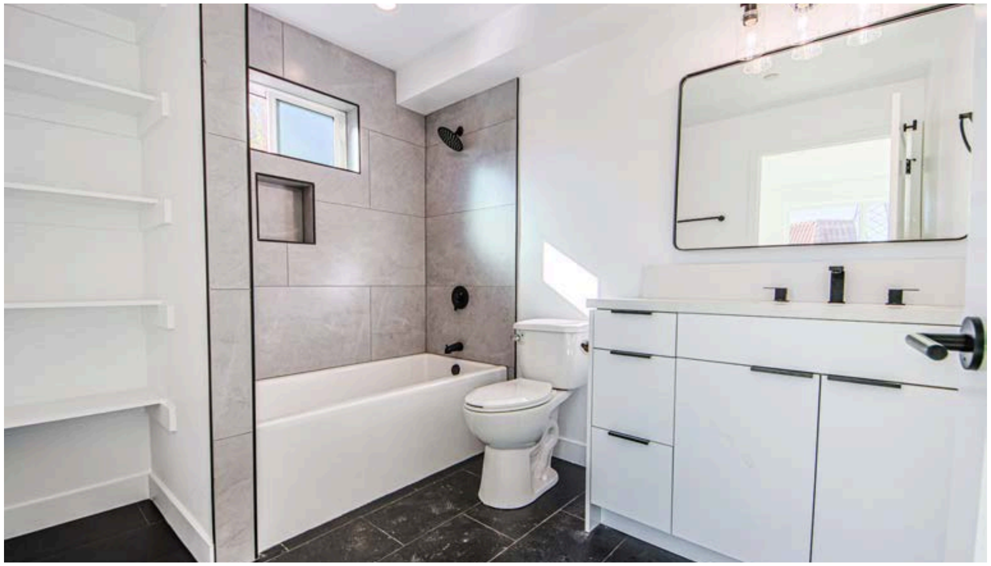
## Modern Luxury Exterior



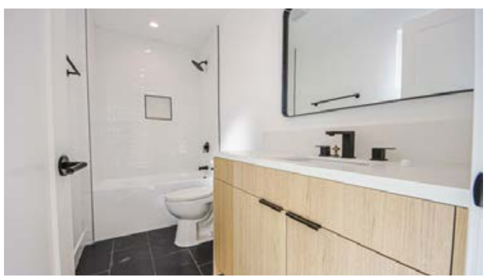


Chic Kitchens &
Living Rooms

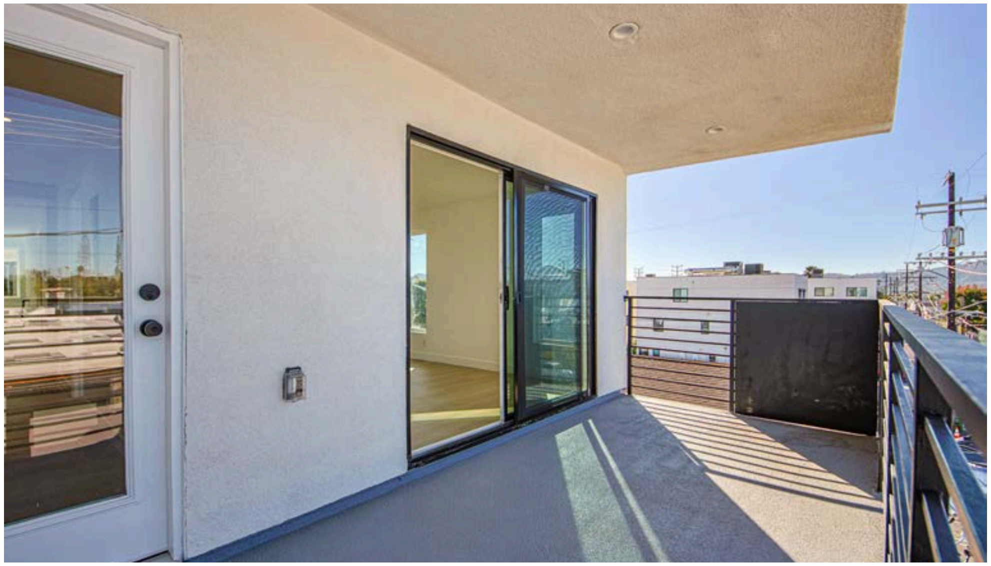




## Sleek Bathrooms & In-Unit Laundry



Bright & Open Bedrooms



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