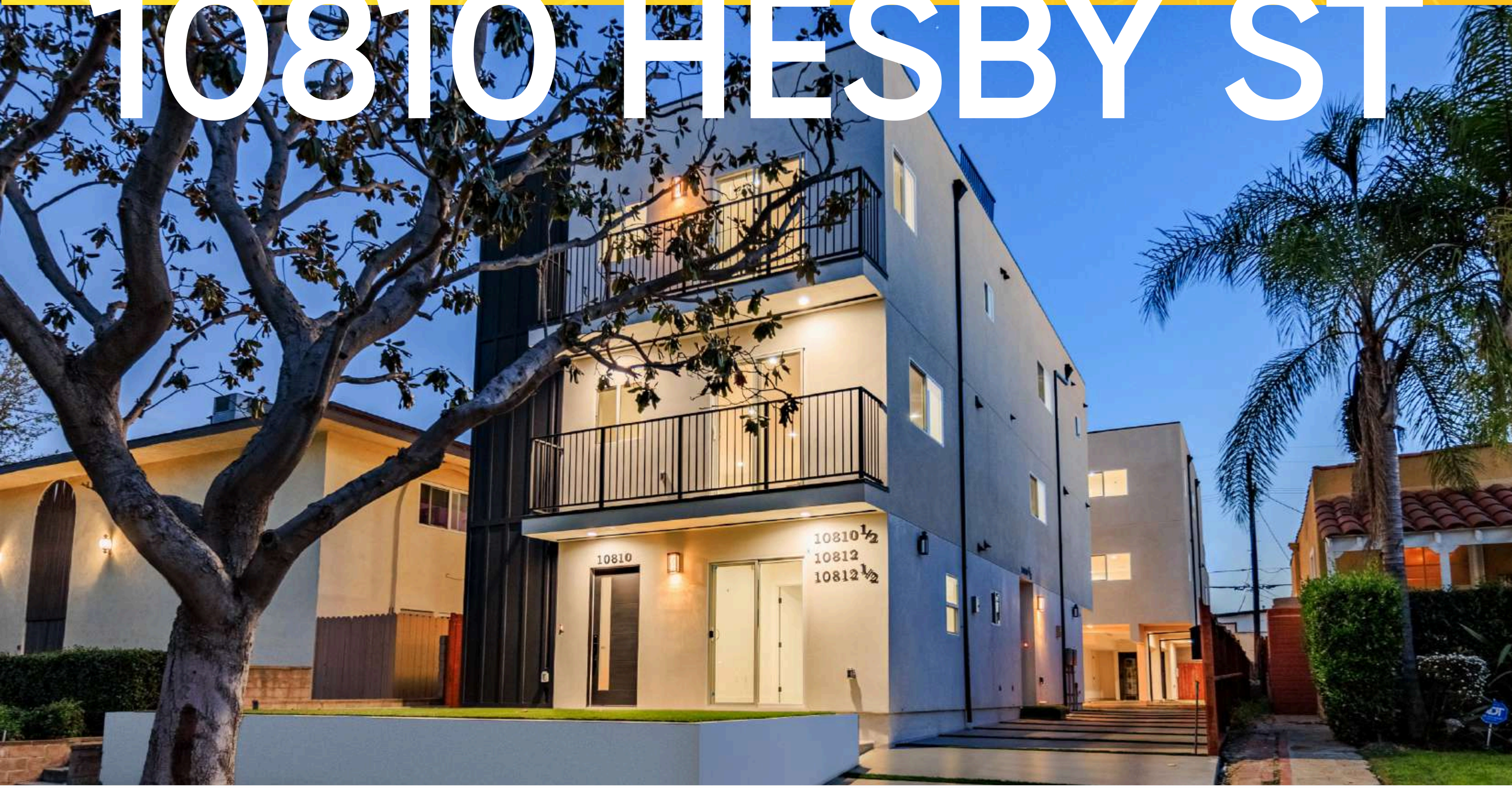
2026 FOURPLEX IN PRIME TOLUCA WOODS | 6.20% CAP!

10810 HESBY ST



the 2-4 unit SPECIALISTS

OFFERING MEMORANDUM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THE 2-4 UNIT SPECIALISTS® DISCLAIMER

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OFFERING SUMMARY

THE OFFERING

The 2–4 Unit Specialists are excited to present 10810 Hesby Street, a brand-new, 2026-built, non-rent-controlled fourplex located in Toluca Woods, adjacent to the vibrant NoHo Arts District. Set on a charming, tree-lined street, the property is minutes from neighborhood favorites including Verse, Ca' Del Sole, The Front Yard, Granville and Republic of Pie, along with NoHo's theaters, cafés and nightlife. The central location also provides convenient access to the Metro B Line, Universal Studios, Radford Studio Center and the 101, 134 and 170 freeways.

Combining a prime location, renter-friendly floor plans and standout curb appeal, this fully leased property generates more than $225,000 in annual rental income and offers a strong 6.20% cap rate.

The fourplex consists of two spacious 4-bedroom townhomes and two equally impressive 3-bedroom residences, each thoughtfully designed to maximize space and functionality. Modern, open-concept interiors feature high-end finishes, oversized kitchen islands, stainless-steel appliances, abundant natural light and large windows. Expansive living areas and generous front- and rear-facing balconies further enhance the resident experience.

All four units were recently leased directly by our in-house team at Myunits. Each residence is separately metered for utilities, helping minimize owner expenses, and the property is backed by a one-year builder's warranty for added peace of mind.

Positioned at the intersection of Toluca Woods and North Hollywood, 10810 Hesby Street benefits from strong rental demand and convenient access to some of the Valley's most important entertainment, employment and transit destinations. With its low-maintenance construction, upscale residences and fully stabilized income, the property presents an exceptional turnkey investment opportunity in one of Los Angeles' most dynamic rental markets.

Property Highlights

- ALREADY 100% LEASED! Making you money on day 1!
- NO RENT CONTROL!
- Located in ultra trendy and highly sought after Toluca Woods- A major draw for A+ tenants! Outstanding cap rate of 6.20%!
- One of the best priced luxury new construction fourplexes in the North Hollywood area.
- Residential, tree-lined street!
- Boasts high-end, modern finishes and convenient in-unit laundry.
- Ideal unit mix of two 4 bedrooms and two 3 bedroom! High income producing property! All units separately metered. Tenants pay all utilities, making for minimal expenses.
- Dream 1031 exchange opportunity. Low maintenance and high return.
- Short drive to neighborhood favorites including Verse, Ca' Del Sole, The Front Yard, Granville and Republic of Pie

The Property

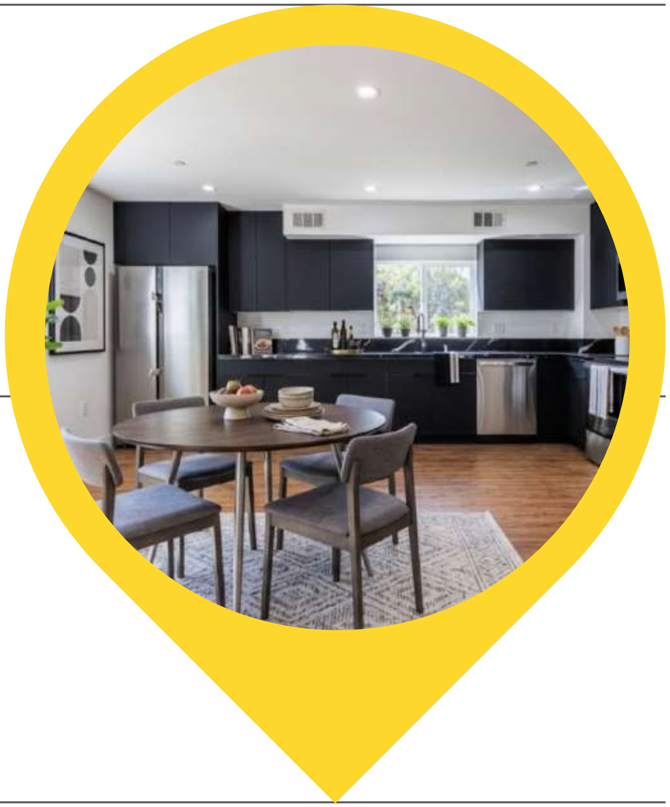
10810 Hesby St, North Hollywood, CA 91601

APN:	5050-016-025	Zoning:	LARD1.5
# Units:	4	Rent Control:	No
# Buildings:	2	Opportunity Zone:	No
Lot Size:	5,397 sqft	Utilities:	All utilities are separately metered.
Building Size:	6,462 sqft		

The Offering

The Pricing & Metrics

List Price:	$2,875,000
Cap Rate:	6.20%
GRM:	12.75
Price per Sqft:	$444.91
Price per Door:	$718,750



The Amenities

The Bells & Whistles

Parking:	8 Parking Spaces
Laundry:	Washer/dryers in each unit
HVAC:	Central air and heat
Yards/Patios:	Large balconies and decks
Upgrades:	Massive islands in kitchens!

THE BREAK DOWN

10810 Hesby St is comprised of 4 ultra-high-end townhomes with ALL of them already leased and market rents! Check out the below rent roll:

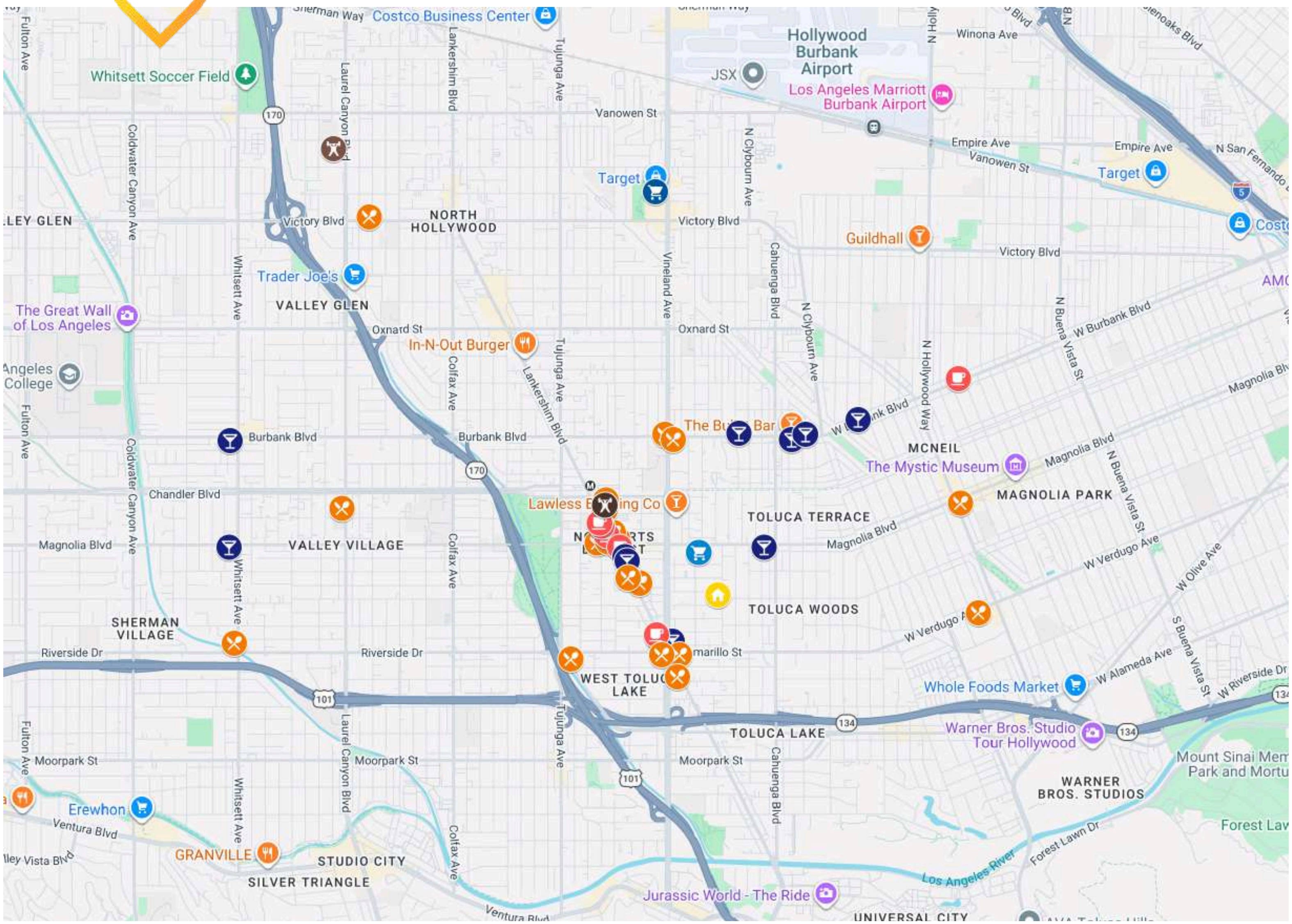
UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#10810	4B/3B	1,632	$4,895	$4,895
#10810 1/2	3B/3B	1,611	$4,595	$4,595
#10812	4B/3B	1,870	$5,195	$5,195
#10812 1/2	3B/3B	1,349	$4,100	$4,100

Location Highlights

- Located directly in 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.

- 10810 Hesby St
- Fatburger
- Maki Shabu
- Jamba
- Ozzy's Apizza North Hollywood
- Original Thai NOHO Restaurant
- Raising Cane's Chicken Fingers
- Dave's Hot Chicken
- New York Chicken & Gyro - North Hollywood
- 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
- Idle Hour
- Player One
- Risky Business
- Champs Sports Pub
- 24 Hour Fitness
- Planet Fitness
- Lenzini's Pizza NoHo
- Pho NOHO
- Starbucks Coffee Company
- Coral Cafe



PRICING & FINANCIALS

THE SNAPSHOT

THE OFFERING:

SUMMARIZED PRICING METRICS:

Price:		**$2,875,000**
Down:	40%	**$1,150,000**
Current GRM:		**12.75**
Pro Forma GRM:		**12.75**
Current Cap Rate:		**6.20%**
Pro Forma Cap Rate:		**6.20%**
$/Unit:		**$718,750**
$/SF:		**$444.91**

BUILDING DESCRIPTION:

No. of Units:	**4**
Yr. Built:	**2025**
Bldg SF:	**6,462**
Lot Size (SF):	**5,397**
Lot Size (acres):	**0.12**
Zoning:	**LARD1.5**
Opportunity Zone:	**No**
Rent Control:	**No**

FINANCING:

Loan Amount:	**$1,725,000**
Interest Rate:	**6.50%**
Monthly Payment:	**($9,343.75)**
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
10810	Occupied	4b/3b	1,632	$4,895	$4,895	$3.00	$4,895	$3.00	$0
10810 1/2	Occupied	3b/3b	1,611	$4,595	$4,595	$2.85	$4,595	$2.85	$0
10812	Occupied	4b/3b	1,870	$5,195	$5,195	$2.78	$5,195	$2.78	$0
10812 1/2	Occupied	3b/3b	1,349	$4,100	$4,100	$3.04	$4,100	$3.04	$0
4	Totals/Averages:		6,462	$18,785	$18,785	$2.91	$18,785	$2.91	$0

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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	3b/3b	50%	1,480	$4,348	$2.94	$8,695	$4,348	$2.94	$8,695
2	4b/3b	50%	1,751	$5,045	$2.88	$10,090	$5,045	$2.88	$10,090
	Totals/Averages:		1,616	$4,696	$2.91	$18,785	$4,696	$2.91	$18,785
Gross Potential Income:						**$225,420**			**$225,420**

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		$225,420		$225,420
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$225,420		$225,420
Less: Vacancy	3.0%	($6,763)	3.0%	($6,763)
Effective Gross Income		$218,657		$218,657
Less: Expenses		($40,522)		($40,522)
Miscellaneous Other Income		$0		$0
Net Operating Income		**$178,135**		**$178,135**
Debt Service		($112,125)		($112,125)
Pre-Tax Cash Flow	**5.74%**	**$66,010**	**5.74%**	**$66,010**
Principal Reduction		$0		$0
Total Return	**5.74%**	**$66,010**	**5.74%**	**$66,010**

ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	$34,137	$34,137
Insurance	.40/s.f.	$2,585	$2,585
Utilities	$250/unit	$1,000	$1,000
Controllable Expenses			
Contract Services	$300/unit	$1,200	$1,200
Repairs & Maintenance	$400/unit	$1,600	$1,600
TOTAL EXPENSES		**$40,522**	**$40,522**
EXPENSES/UNIT		$10,130	$10,130
EXPENSES/SF		$6.27	$6.27
% of EGI		18.5%	18.5%

PROPERTY PHOTOS

Modern Luxury Exterior

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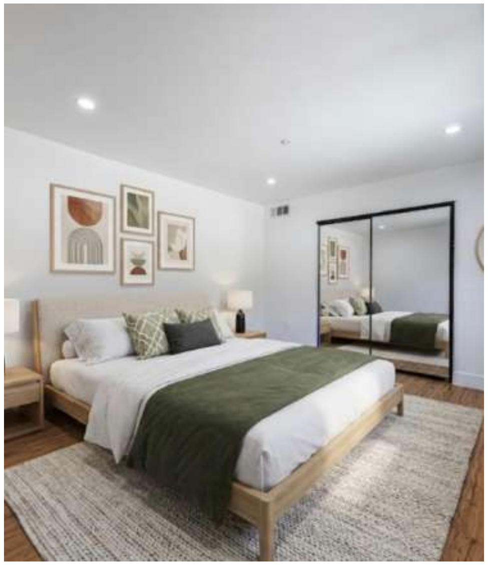
Chic Kitchens & Living Rooms

Bright & Open Bedrooms



Sleek Bathrooms

Parking, Views & More

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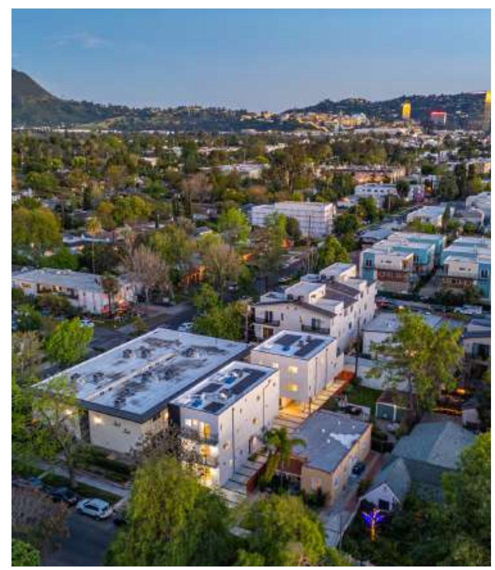
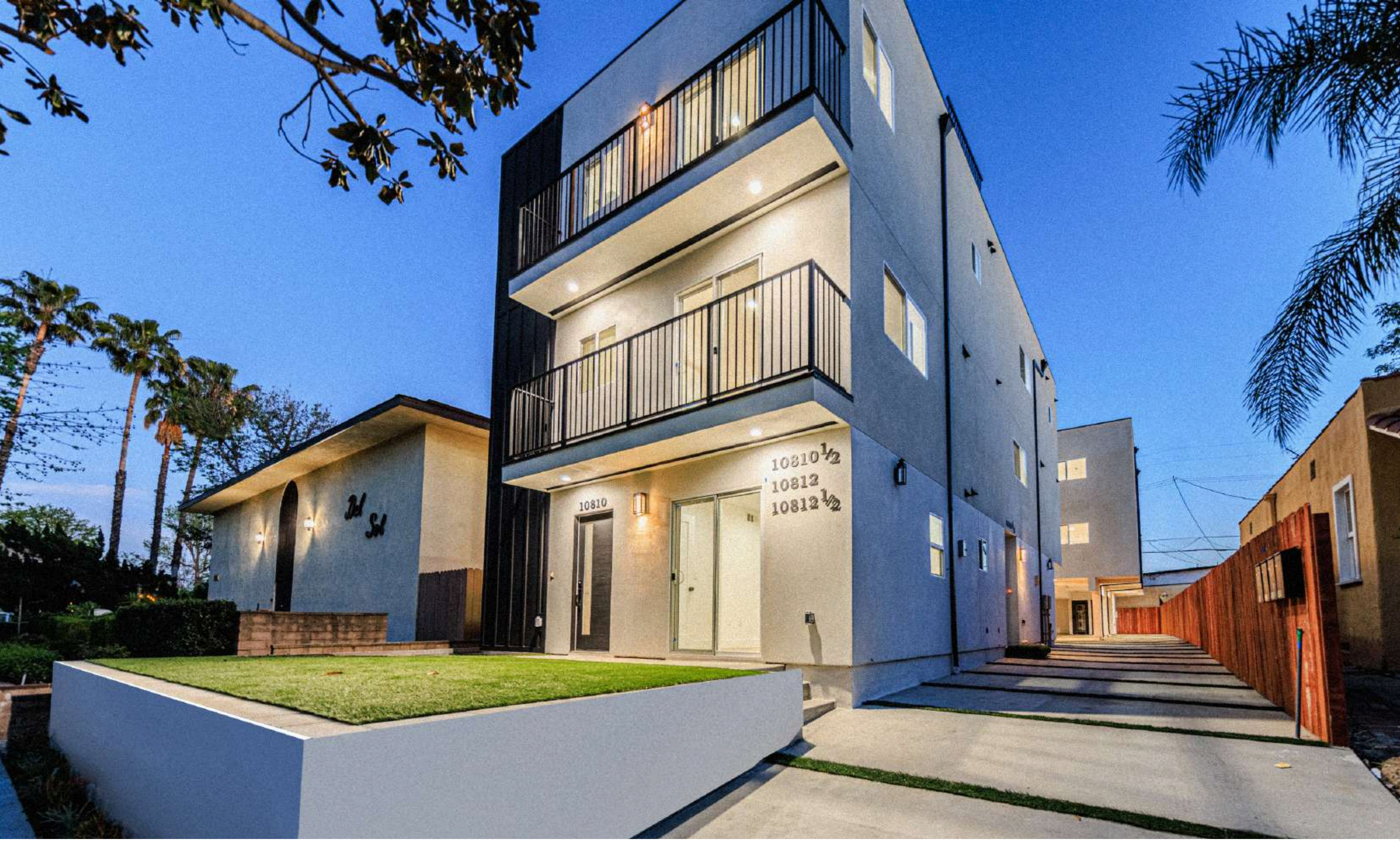
Other Wow Factors

Bird's-Eye View





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