

10714, 10716, 10716 1/2 & 10718 Valley Spring Lane

NORTH HOLLYWOOD, CA 91602

PREPARED BY

KARINE ASLANIAN

BROKER ASSOCIATE

KARINE@PREPM.COM

M 818.355.4906 | DRE #01331967

CHRISTIE'S INTERNATIONAL REAL ESTATE | SOUTHERN CALIFORNIA

16501 Ventura Blvd, Suite 102

Encino, CA 91436

CHRISTIESRECOCAL.COM





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ABOUT CHRISTIE'S INTERNATIONAL REAL ESTATE
& KARINE

SUBJECT PROPERTY

10714, 10716, 10716 1/2 & 10718 Valley Spring Lane North Hollywood, CA 91602

APN: 2423-026-018

ZONING: LARD2

2,800 SF | 10,446 SF LOT

OF UNITS: 4

YEAR BUILT: 1946/2026

OFFERED FOR \$1,850,000

Outstanding multifamily investment and owner-user opportunity with multiple points of access located in the highly desirable Studio City area of North Hollywood. Set on a generous 10,446± SF fully gated lot, this well-positioned 4 Unit property offers an excellent unit mix consisting of (3) 1 Bed / 1 Bath units and (1) beautifully remodeled 3 Bed / 2.5 Bath single-family residence, providing both strong income potential and lifestyle flexibility.

The 3-bedroom home has been extensively upgraded, featuring new bathrooms, a modernized kitchen, updated flooring, contemporary lighting, and central air conditioning, making it ideal for an owner-user or commanding premium rental rates. The remaining one-bedroom units offer stable cash flow with upside potential through future rent increases or light cosmetic improvements.

Additional highlights include a 2-car garage, ample on-site parking, and newly installed perimeter gating for enhanced privacy and security. Located in a high-demand rental corridor near Studio City's renowned restaurants, retail, entertainment, and convenient access to major freeways and employment hubs.

This is a rare opportunity to acquire a versatile, income-producing property in a supply-constrained submarket—perfect for investors seeking long-term appreciation or owner-users looking to live in a renovated home while offsetting expenses with rental income.

Sincerely,
Karine Aslanian



Property Highlights

PRIME STUDIO CITY-AREA LOCATION IN NORTH HOLLYWOOD WITH STRONG RENTAL DEMAND
FULLY GATED MULTIFAMILY PROPERTY ON A LARGE 10,446± SF LOT WITH MULTIPLE POINTS OF ACCESS

ZONING: LARD2

TOC: TIER 3

FOUR-UNIT CONFIGURATION:

(3) 1 BED/1BATH UNITS

(1) REMODELED 3 BED / 2.5 BATH SINGLE-FAMILY HOME

EXTENSIVELY RENOVATED 3-BEDROOM RESIDENCE, FEATURING:

NEW BATHROOMS

UPDATED KITCHEN

NEW FLOORING

MODERN LIGHTING

CENTRAL AIR CONDITIONING

- DEAL OWNER-USER OPPORTUNITY TO LIVE IN THE UPGRADED HOME WHILE GENERATING RENTAL INCOME
- STRONG INVESTMENT POTENTIAL WITH STABLE CASH FLOW AND FUTURE UPSIDE
- 2-CAR GARAGE PLUS AMPLE ON-SITE PARKING
- NEWLY INSTALLED PERIMETER GATING FOR ADDED SECURITY AND PRIVACY
- PROXIMITY TO STUDIO CITY DINING, SHOPPING, ENTERTAINMENT, AND MAJOR FREEWAYS
- LOCATED IN A HIGH-DEMAND, SUPPLY-CONSTRAINED SUBMARKET OF THE SAN FERNANDO VALLEY
- SUITABLE FOR INVESTORS, OWNER-USERS, OR 1031 EXCHANGE BUYERS
- MULTI-ENTRANCE POINTS
- WALKING DISTANCE TO UNIVERSAL CITY



Property Highlights Continued

UNIT COUNT USING LOT SIZE

LOT AREA: 10,446 SQ FT

RD2 DENSITY FACTOR: 2,000 SQ FT PER DWELLING UNIT

CALCULATION: $10,446 \div 2,000 = 5.223$

MAXIMUM BY THIS DENSITY STANDARD = 5 DWELLING UNITS

DENSITY WITH TOC TIER 3

STEP-BY-STEP:

BASE UNITS: 5

70% BONUS = $5 \times 0.70 = 3.5$ UNITS

TOTAL = 8.5 → ROUNDED

MAXIMUM WITH TOC TIER 3 = 8 DWELLING UNITS





Rent Roll

4 MULTI-FAMILY UNITS

UNIT #	BED/BATH	APPROX. SF	MONTHLY INCOME	PRO-FORMA	MOVE-IN DATE	TERM	LAST INCREASE
10714 Valley Spring Lane	1 1	525	\$1,690	\$2,300	11/1/2023	Month-to-Month	2/1/2026
10716 Valley Spring Lane (Section 8)	1 1	525	\$1,050	\$2,300	2001	Month-to-Month	2019
10716 ½ Valley Spring Lane	1 1	475	\$1,790	\$2,300	08/2017	Month-to-Month	12/1/2025
10718 Valley Spring Lane SFR	3 2.5	1,275 + sunroom	\$4,900	\$5,500	5/1/2026	1 Year	
TOTAL INCOME		2,800	\$9,430	\$12,400			

METERS

GAS 4 METERS
ELECTRIC 4 METERS
WATER 1 METER

Real Estate Investment Details

PROPERTY ADDRESS	10714 – 10718 VALLEY SPRING
APN	2423-026-028
PROPERTY TYPE	MULTI-FAMILY
APPROX. NET SF	2,800 SF + SUNROOM
APPROX. NET LOT SIZE	10,447
ZONING	LARD2
TOTAL # OF UNITS	4
TOTAL # OF PARKING SPACES	(8+) PARKING SPACES
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Annualized Operation Data

INVESTMENT INFORMATION		INCOME, EXPENSES & CASH FLOW		ESTIMATED EXPENSES	
Purchase	\$1,850,000	Gross Scheduled Income	\$113,160	Taxes (2025)	\$23,125
Number of Units.	4	Less Vacancy	(\$0) 0%*	Insurance	\$3,500
Cost Per Unit	\$462,500	Gross Operating Income	\$113,160	Utilities	\$3,000
Current GRM	16.35	Less Expenses	(\$31,605)	Gardening	\$1,200
Current CAP	4.41%	Net Operating Income	\$81,555	Pest Control	\$780
Approx. Age	1946 2026	Less Loan Payment	\$0		
Approx. Lot Size	10,447	Pre Tax Cash Flow	\$81,555		
Approx. Net RSF	2,800	Plus Principal Reductions	\$0	*TOTAL EXPENSES	\$31,605
Cost Per Net RSF	\$660.71	Total Return Before Taxes	\$81,555	Per Net SF	\$11.29
				Expenses Per Unit	\$7,901.25





Comparable Sales

COMPARABLES ARE WITHIN THE FOLLOWING CRITERIA

SALE DATE 1/1/2023 - PRESENT

USE CODE: MULTI-FAMILY | # OF UNITS: 3 -5 | 1 MILE RADIUS

ADDRESS	GBA	LOT SF	YEAR BUILT	# OF UNITS	PARKING	UNIT MIX	PRICE	SALE DATE
10714, 10716, 10716 ½ and 10718 Valley Spring Lane	2,800	10,446	1946	4	10	(3)1 1(1) 3 2.5		ACTIVE
10820-10822 Bloomfield St	4,140	8,738	1950	5	5	(4) 1 1 (1) 3 2	\$2,500,000 SP	11/18/2025
11302 Moorpark St	4,247	5,650	1955	5	9	(2) 1 1 (3) 2 1	\$1,965,000 SP	7/14/2023
10706 Camarillo St	5,906	5,227	2017	4	—	(4) 3 2.5	\$2,800,000 SP	7/10/2025
10912 Landale St	2,700	6,970	2018	3	6	(3) 2 2	\$1,999,999 LP	
5508 Camellia Ave	5,632	6,582	2019	4	12	(2) 4 2 (2) 5 3	\$3,199,000 LP \$2,900,000 SP	11/26/2024
5629 Riverton Ave	3,264	6,723	1955	4	—	(4) 2 1	\$1,875,000 SP	3/32025
4130 W Toluca Lake Ave	3,254	6,249	1944	4	—	(4) 2 1	\$2,395,000 LP \$2,255,000 SP	2/14/2025

Comparable Leases

COMPARABLES ARE WITHIN THE FOLLOWING CRITERIA

SIGN DATE 1/1/2023 - PRESENT USE CODE: RETAIL | 600 – 3,000
SF | 1.5 MILE RADIUS

ADDRESS	SF LEASED	BED BATH	ASKING RENT	SIGNED DATE
10621 Valley Spring Lane	620	1 1	\$2,200	7/2025
4205 Cahuenga Blvd.	960	1 1	\$2,595	11/2025
10947 Bloomfield Street	665	1 1	\$2,153	7/2025
10979 Bluffside Drive	549	1 1	\$2,312	11/2025
10925 Bluffside Drive	650	1 1	\$2,720	1/2025
11024 Acama Street	660	1 1	\$1,958	1/2026
4346 Kraft Avenue	1,264	3 2	\$5,999	9/2025
10718 Acama Street # 301	1,600	3 2	\$4,200	8/2025
10718 Acama Street # 202	1,850	3 2	\$4,600	9/2025
4039 Denny Avenue	1,352	3 2	\$5,500	12/2025

Demographics

	1 MILE	3 MILES
POPULATION	25,726	189,255
HOUSEHOLDS	13,226	85,405
MEDIAN AGE	39.40	39.90
MEDIAN HH INCOME	\$89,174	\$88,268
DAYTIME EMPLOYEES	17,388	110,172
POPULATION GROWTH '24-'29	-2.64%	-2.47%

Traffic

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	LAST MEASURED	DISTANCE
Valley Spring Lane	Denny Avenue W	409	2025	0.02 mi
Lankershim Blvd.	Valley Spring Lane	20,619	2025	0.06 mi
Valley Spring Lane	Lankershim Blvd. W	765	2025	0.10 mi
Aqua Vista Street	Lankershim Blvd.	395	2025	0.11 mi
Lankershim Blvd.	Aqua Vista Street SE	20,282	2025	0.13 mi
Lankershim Blvd.	Whipple Street SE	20,863	2025	0.14 mi
Whipple Street	Cahuenga Blvd. E	1,168	2025	0.14 mi
Lankershim Blvd.	Aqua Vista Street NW	20,767	2025	0.16 mi
Cahuenga Blvd.	Whipple Street N	24,900	2025	0.18 mi
Lankershim Blvd.	Bloomfield Street NW	20,251	2025	0.18 mi

Public Transportation

TRANSIT/SUBWAY	DRIVE	WALK	DISTANCE
UNIVERSAL CITY/STUDIO CITY (RED LINE/B LINE – LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (METRO))	2 MIN	11 MIN	0.6 MI
COMMUTER RAIL	DRIVE	WALK	DISTANCE
DOWNTOWN BURBANK (ANTELOPE VALLEY LINE – SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY (METROLINK), VENTURA COUNTY LINE - SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY (METROLINK))	10 MIN		4.3 MI
HOLLYWOOD BURBANK AIRPORT (VENTURA COUNTY LINE SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY (METROLINK))	10 MIN		4.4 MI
AIRPORT	DRIVE	WALK	DISTANCE
HOLLYWOOD BURBANK AIRPORT (BUR)	9 MIN		4.5 MI
LOS ANGELES INTERNATIONAL AIRPORT (LAX)	34 MIN		24.3 MI
LONG BEACH AIRPORT (LGB)	45 MIN		33.1 MI

Karine Aslanian

BROKER ASSOCIATE, COMMERCIAL ADVISOR



A highly motivated real estate professional and marketing expert, Karine Aslanian brings a track record of success representing commercial and residential properties across Los Angeles to Christie's International Real Estate - Southern California.

Equipped with a BS degree in Management and Information Systems from Loyola Marymount University, Karine is an expert in market analysis, customer relationship management, purchasing and sales strategies. She serves as an invaluable guide to a diverse set of buyers and sellers, offering a proven ability to manage multiple transactions from conception to successful completion, and the ability to quickly troubleshoot issues and re-strategize to increase the effectiveness of her marketing. Karine joins Christie's International Real Estate Southern California from The Agency and from Paramount Real Estate and Property Management, the Los Angeles-based brokerage she founded in 2009. Known amongst her clients and colleagues as a strong leader who pays attention to the smallest of details, Karine is dedicated to helping her clients make the best decisions when it comes to their real estate needs.

In her time outside of real estate, Karine has been involved in her local Association of Realtor boards. She served as the President of the Women's Council of REALTORS® Verdugo Hills Chapter. She has served as an Ambassador for the La Canada Flintridge Chamber of Commerce. She always makes a point to give back to her community and is very involved with charitable organizations.

THANK YOU

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