



# **5709 AUCKLAND AVE.**

**\$3,295,000**  
**5.54% CAP**  
**5 Units**

**Michael R. Fitzgerald**  
**310.793.6136**  
**Power Brokers International**  
**DRE 02016898**

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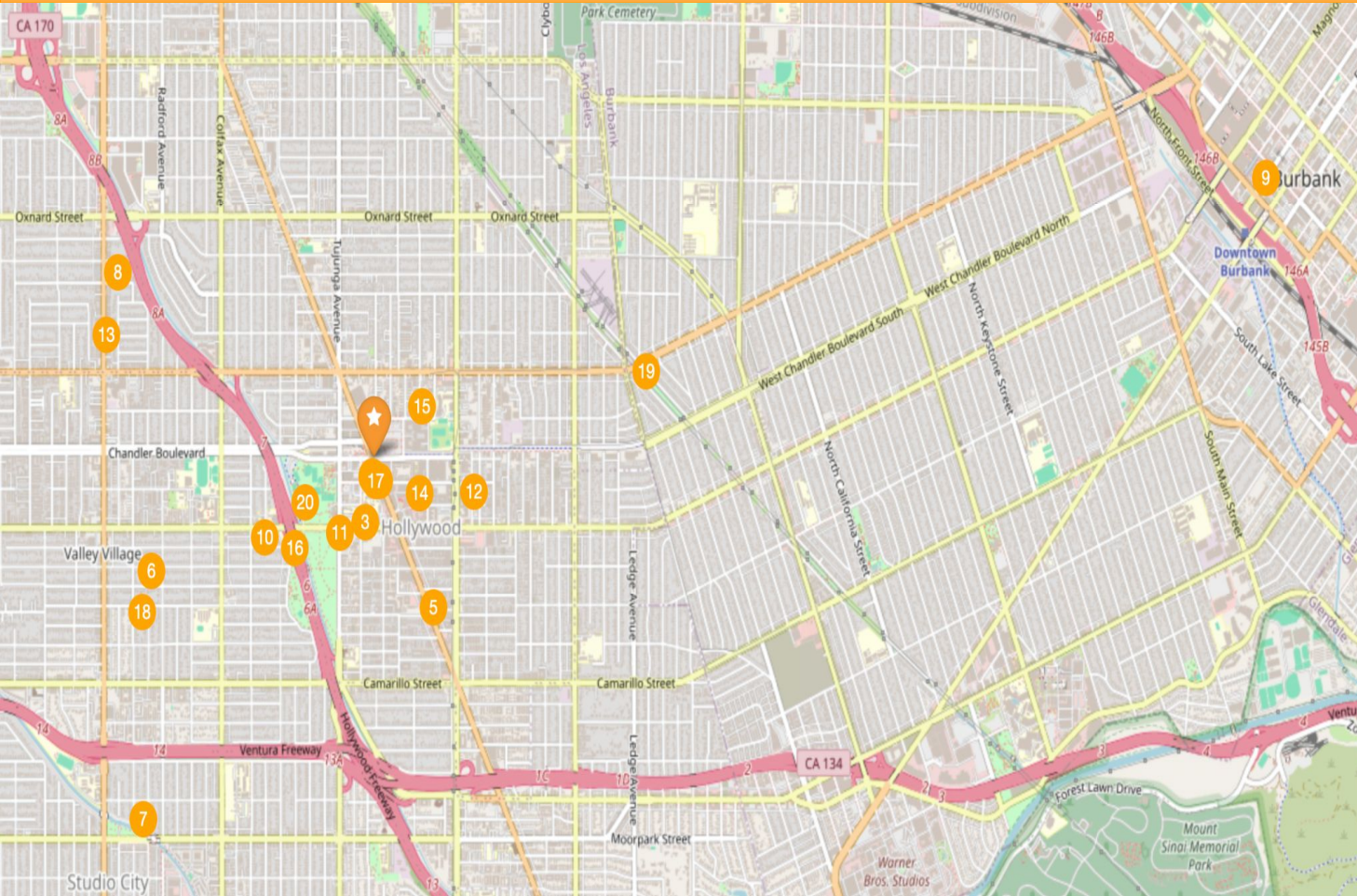
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**Michael@MichaelFitzgeraldRealtor.com**



# Location Highlights



1. **5709 Auckland Ave (STARRED)**
2. **Republic of Pie (Restaurant)**
3. **Pitfire Artisan Pizza (Restaurant)**
4. **The Federal Bar (Bar/Restaurant)**
5. **Idle Hour (Bar)**
6. **North Hollywood High School (School)**
7. **Walter Reed Middle School (School)**
8. **NoHo West Shopping Center (Shopping Center)**
9. **Burbank Town Center (Shopping Center)**
10. **Ralphs Grocery Store (Grocery Store)**
11. **101 Freeway East On-Ramp**
12. **170 Freeway South On-Ramp**
13. **Montessori Academy of North Hollywood (Preschool/School)**
14. **Sunrise Preschool (Preschool)**
15. **Creative Minds Preschool (Preschool)**
16. **North Hollywood Park (Park)**
17. **El Portal Theatre (Theatre)**
18. **Valley Village Park (Park)**
19. **The Other Door (Bar)**
20. **The Oakwood School (School)**

# North Hollywood Growth

**Supply and Demand:** Southern California, including North Hollywood, has tight vacancy rates compared to national averages. While national multifamily vacancies are projected to increase to 7.3% in 2024, Southern California markets, such as Los Angeles, generally experience lower vacancy rates, around 4-5%, due to strong demand and limited land availability for new construction

[Marcus & Millichap](#)

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**Rent Trends:** Rent growth in 2024 is expected to remain modest nationally, with some areas experiencing declines due to an oversupply of new units. However, North Hollywood may be more stable, as the region benefits from high housing demand and limited inventory compared to Sunbelt markets, which face steeper rent declines

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**Projected Growth:** The Los Angeles multifamily market remains attractive for long-term investment due to sustained renter demand driven by job growth and limited single-family housing availability. Multifamily properties near job centers or transit-oriented developments tend to outperform in this region

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# Financials

SUMMARIZED PRICING METRICS:			BUILDING DESCRIPTION			FINANCING:	
Price:		\$3,295,000.00	# of Units:	5	Loan Amount:	\$	2,141,750.00
Down:	35%	\$1,153,250.00	Year Built:	2024	Interest Rate:		5.75%
Current GRM		13.49	Building Sqft:	7,947	Monthly Payment:	\$	(10,262.55)
Pro Forma GRM		13.49	Lot Size (SF):	6,214	LTV:		65%
Current Cap Rate:		5.54%	Lot Size (Acres):	0.14	Amortization (Years):		30
Pro Forma Cap Rate:		5.54%	Zoning:	{Q}C2-1XL	Proposed/Assumption:		Proposed
\$/Unit:		\$ 659,000.00	Opp. Zone:	No	Loan Type:		5/1 Interest Only ARM
\$/SF:		\$ 414.62	Rent Control:	No			
RENT ROLL:							
Unit #	Status	Unit Type	Unit Size	Current Rent	Pro Forma Rent	Pro Forma Rent Per SF	Loss-to-Lease
5709 - 1	Vacant	4b/3b	1,372.00	\$0.00	\$4,100.00	\$2.99	\$0.00
5709 - 2	Vacant	2b/1b	780.00	\$0.00	\$2,850.00	\$3.65	\$0.00
5709 - 3	Vacant	4b/4.5b	1,924.00	\$0.00	\$4,600.00	\$2.39	\$0.00
5707 - 1	Vacant	4b/4b	1,830.00	\$0.00	\$4,400.00	\$2.40	\$0.00
5707 - 2	Vacant	4b/4b	1,833.00	\$0.00	\$4,400.00	\$2.40	\$0.00
5	Totals/Averages:		7,739.00	\$0.00	\$20,350.00	\$2.63	\$0.00

# Financials (Cont.)

## RENT ROLL:

Unit #	Status	Unit Type	Unit Size	Current Rent	Pro Forma Rent	Pro Forma Rent Per SF	Loss-to-Lease
5709 - 1	Vacant	4b/3b	1,372.00	\$0.00	\$4,100.00	\$2.99	\$0.00
5709 - 2	Vacant	2b/1b	780.00	\$0.00	\$2,850.00	\$3.65	\$0.00
5709 - 3	Vacant	4b/4.5b	1,924.00	\$0.00	\$4,600.00	\$2.39	\$0.00
5707 - 1	Vacant	4b/4b	1,830.00	\$0.00	\$4,400.00	\$2.40	\$0.00
5707 - 2	Vacant	4b/4b	1,833.00	\$0.00	\$4,400.00	\$2.40	\$0.00
<b>5</b>	<b>Totals/Averages:</b>		<b>5,906.00</b>	<b>\$0.00</b>	<b>\$20,350.00</b>	<b>\$3.45</b>	<b>\$0.00</b>
	<b>Yearly Gross Potential Income</b>				<b>\$244,200.00</b>	<b>\$41.35</b>	<b>\$0.00</b>

### Annualized Operating Data:

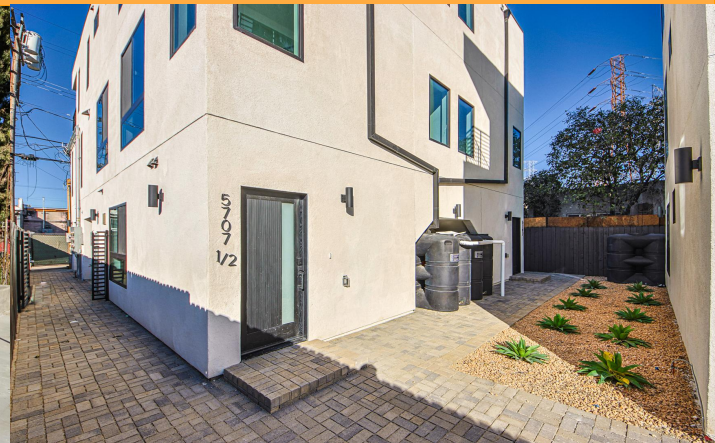
	Standard Lease
Gross Potential Rental Income	\$ 244,200.00
Gain (Loss)-to-Lease	\$ -
Gross Scheduled Rental Income	\$ 244,200.00
Less: Vacancy 4%	\$ (9,768.00)
Effective Gross Income	\$ 234,432.00
Less: Expenses	\$ (50,097.60)
Miscellaneous Other Income	\$ -
<b>Net Operating Income</b>	<b>\$ 184,334.40</b>
Debt Service	\$ (123,150.63)
<b>Pre-Tax Cash Flow</b> 5.31%	<b>\$ 61,183.78</b>
Principal Reduction	\$ -
<b>Total Return</b> 5.31%	<b>\$ 61,183.78</b>

### Annualized Expenses:

		Current	Pro-Forma
<b>Fixed Expenses</b>			
Real Estate Taxes	1.20%	\$ 39,540.00	\$ 39,540.00
Insurance (per SF)	\$0.80	\$ 6,357.60	\$ 6,357.60
Utilities (per Unit)	\$200	\$ 1,000.00	\$ 1,000.00
<b>Controllable Expenses</b>			
Contract Services (per Unit)	\$240	\$ 1,200.00	\$ 1,200.00
Repairs & Maintenance (per Unit)	\$400	\$ 2,000.00	\$ 2,000.00
<b>Total Expenses</b>		<b>\$ 50,097.60</b>	<b>\$ 50,097.60</b>
Adding Vacancy 4%	\$ (9,768.00)	\$ 59,865.60	\$ 59,865.60
Expense/Unit		\$ 11,973.12	\$ 11,973.12
Expense/SF		\$ 7.53	\$ 7.53



# Photos:



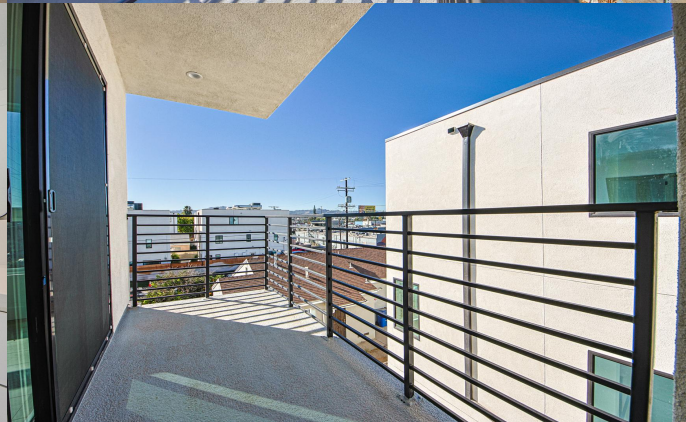


# Photos:





# Photos:



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