



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



10833-10835 Camarillo St  
North Hollywood, CA 91602





10833-10835 Camarillo St North Hollywood, CA 91602

Exclusively  
Marketed By

**PEAK COMMERCIAL**

**Danny Adivi**  
818-355-1779  
dannyadivi@yahoo.com  
Lic. 01183293

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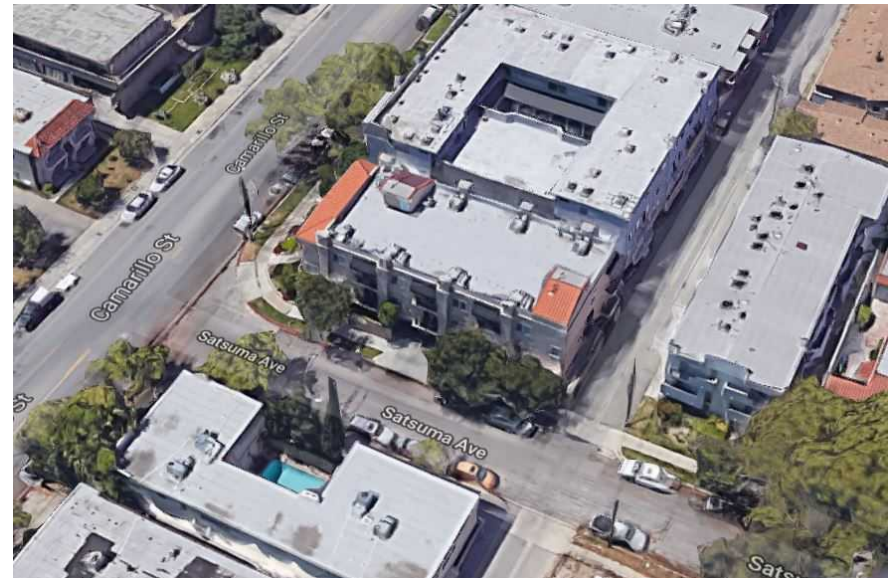
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## Investment Summary

Price	\$3,495,000
Cap Rate	3.96%
NOI	\$138,473.29
GRM	16.59
Units	8
Occupancy	100.00%
Building Size	6,396 SF
Price per Square Foot	\$546.44
Land Area	6,098 Sq. Feet









**Image 3**





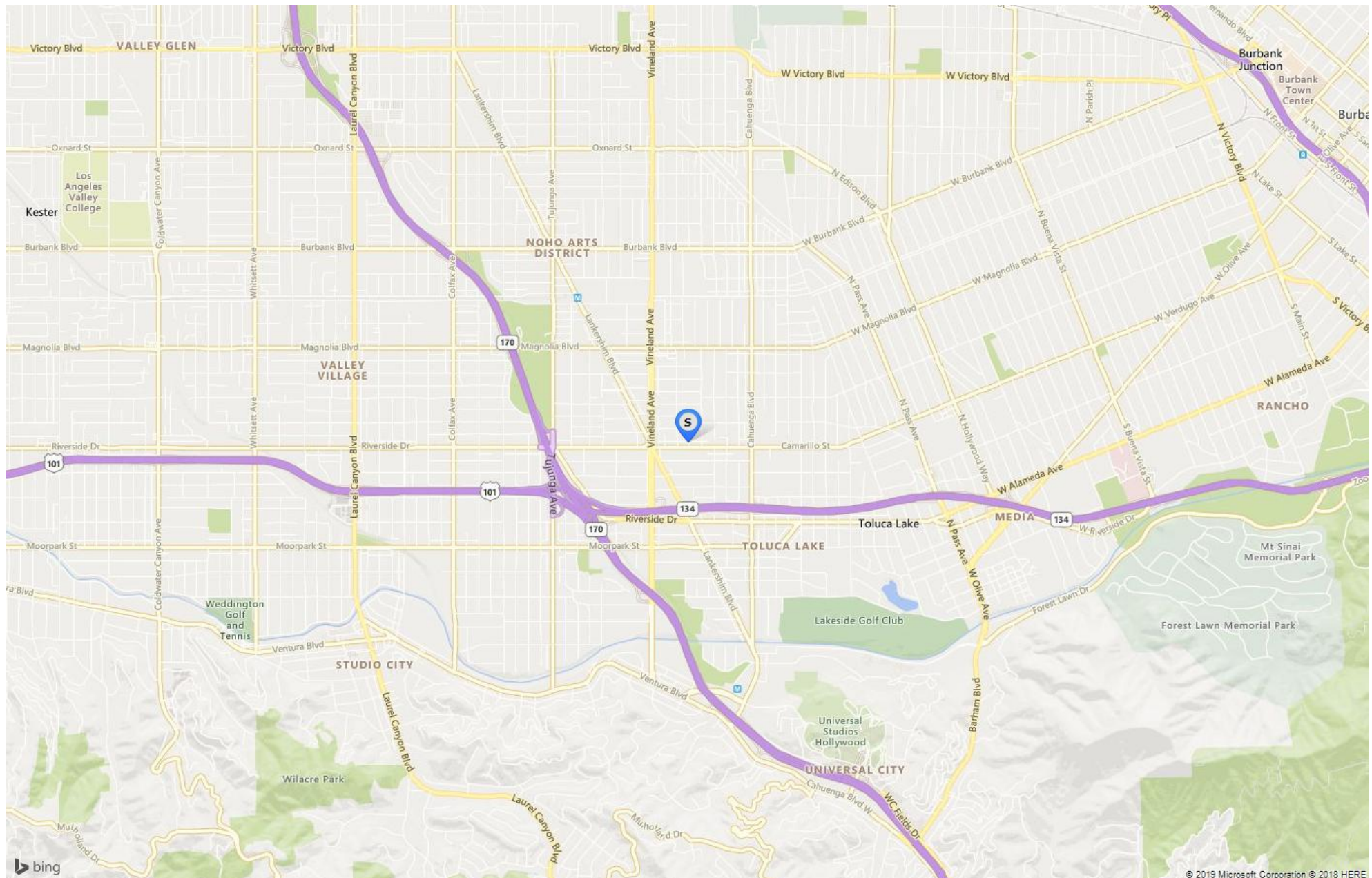
**Image 4**







## Local Map





## Area Overview



## County Overview

The most heavily populated county in the country is Los Angeles County with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis - formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange - is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the

country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of the California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The County is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion - placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer to everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world are located in Los Angeles.

Over the years, Los Angeles County has developed a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Hilton Hotels, Walt Disney, Occidental Petroleum, DirecTV Group, Northrop Grumman, Computer Sciences, KB Home, Health Net, Mattel, and Avery Dennison. Key factors positively impacting the region's economic position include increased local media production by the entertainment industry and a continuing expansion of import flows. Moreover, growth in aerospace, homeland security and in the private business sector have contributed positively to the County's economy. Los Angeles' well educated labor pool, many universities, wonderful climate, and world class infrastructure will enable Greater Los Angeles to continue to be a world leader in economic and cultural significance.





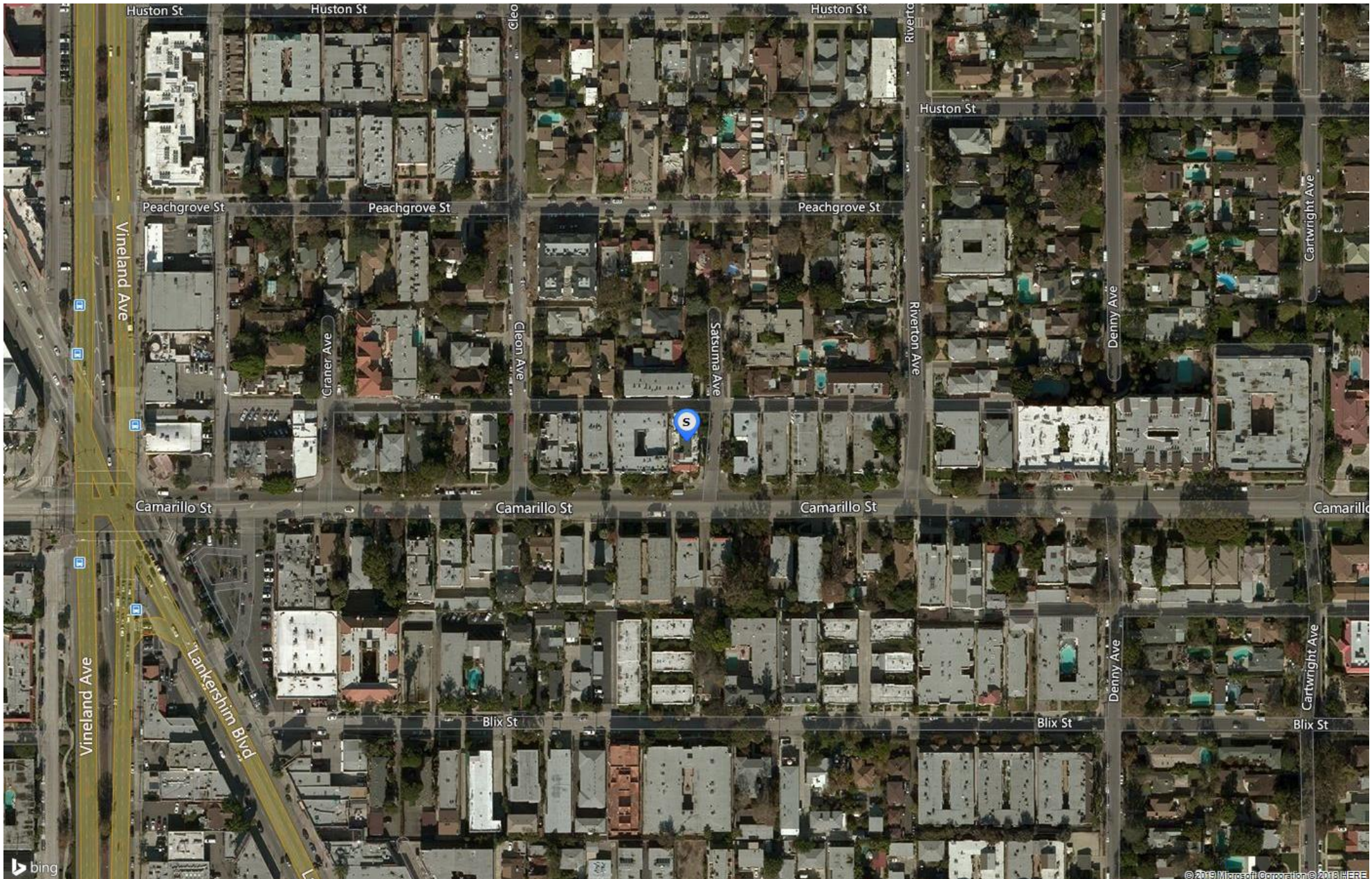
### County Highlights

- Los Angeles County is the world's 18th largest economy.
- Los Angeles part of the "Tech Coast" and is regarded as the of the main entrepreneurial regions of the world. It has approximately 200,000 small businesses, which is twice as many small businesses as can be found in any other region of the United States.
- If Los Angeles' five county area were a state, it would be the fourth largest in the United States.
- Los Angeles has more than 80 stage theaters and 300 museums, more than any other U.S city.





## Aerial Map



Area Overview



## Property Details

Address	10833-10835 Camarillo St North Hollywood, CA 91602
Square Footage	6,396 SF
Land Area	6,098 Sq. Feet
Year Built	2003
Assessors Parcel Number	2421-013-020

## Site

Zoning	LAR3
Number of Buildings	1
Number of Stories	2
Parking	20 Covered Spaces

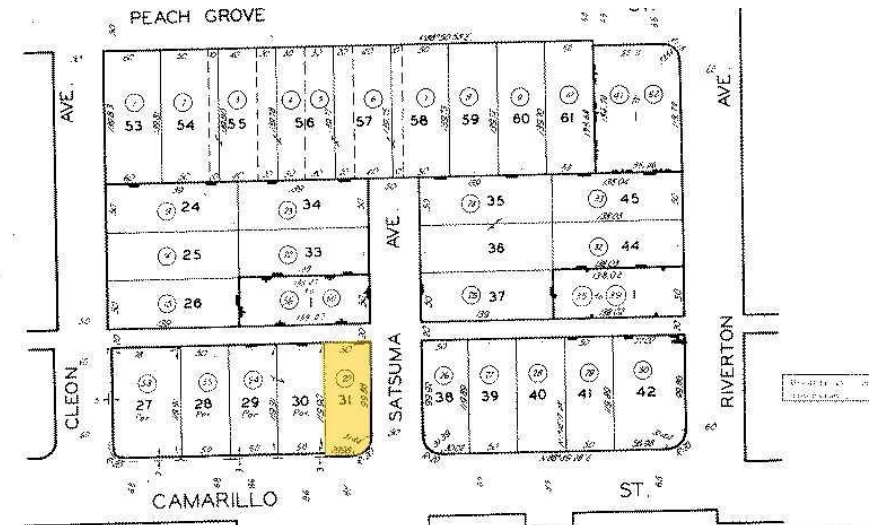




## Financial

### Offering Summary

Price	\$3,495,000
Building Size	6,396 SF
Land Area	6,098 Sq. Feet
Number of Units	8
Number of Stories	2
Year Built	2003
Parking	20 Covered Spaces
Occupancy	100.00%
Price per Unit	\$436,875.00
Price per Square Foot	\$546.44
Current CAP Rate	3.96%
Pro Forma Cap Rate	4.53%
Current GRM	16.59
Pro Forma GRM	15.17
NOI	\$138,473
Pro Forma NOI	\$158,225





## Net Income Statement

	Current Annual Income	Proforma Annual Income
<b>REVENUES</b>		
Gross Potential Rent	\$210,648	\$230,400
Effective Gross Income	\$210,648	\$230,400
<b>OPERATING EXPENSES</b>		
Real Estate Taxes	44,219	44,219
Insurance	2,962	2,962
Utilities	10,399	10,399
Repairs	5,891	5,891
Commissions	2,244	2,244
Fire Alarm	1,137	1,137
License and Permits	606	606
MArketiNg	500	500
Accounting	1,191	1,191
Telephone	3,028	3,028
Click to Name and Press Tab		
TOTAL EXPENSES	\$72,175	\$72,175
<b>NET OPERATING INCOME</b>	<b>\$138,473</b>	<b>\$158,225</b>



## Rent Roll

Unit Information				Lease	Rental Rates				
Unit No	Unit Type	App. Square Footage	Status	Move In Date	Current Monthly Rent	PSF	Pro Forma Monthly Rent	PSF	Loss to Lease
1	2 BR 2 BTH	-	Occupied	-- -- ----	\$ 2,375.00	-	\$ 2,400.00	-	\$ 25.00
2	2 BR 2 BTH	-	Occupied	-- -- ----	\$ 2,400.00	-	\$ 2,400.00	-	\$ 0.00
3	2 BR 2 BTH	-	Occupied	-- -- ----	\$ 2,134.00	-	\$ 2,400.00	-	\$ 266.00
4	2 BR 2 BTH	-	Occupied	-- -- ----	\$ 2,100.00	-	\$ 2,400.00	-	\$ 300.00
5	2 BR 2 BTH	-	Occupied	-- -- ----	\$ 2,200.00	-	\$ 2,400.00	-	\$ 200.00
6	2 BR 2 BTH	-	Occupied	-- -- ----	\$ 2,150.00	-	\$ 2,400.00	-	\$ 250.00
7	2 BR 2 BTH	-	Occupied	-- -- ----	\$ 2,070.00	-	\$ 2,400.00	-	\$ 330.00
8	2 BR 2 BTH	-	Occupied	-- -- ----	\$ 2,125.00	-	\$ 2,400.00	-	\$ 275.00
8 Units	TOTALS	0	Occ:8 Vac:0		\$17,554.00		\$19,200.00		\$1,646.00



Unit Mix

Unit Info		Occupancy			Square Footage		Current Monthly Rent					Pro Forma Monthly Rent			
Number of Units	Unit Type	Occ	Vac	% Occ	Average Unit SF	Total Unit SF	AVG	Low	High	Total	AVG PSF	AVG	Total	AVG PSF	Vacancy Loss
8	2 BR 2 BTH	8	0	100%	-	-	\$ 2,194	\$ 2,070	\$ 2,400	\$17,554	-	\$2,400	\$19,200	-	\$0
8	TOTALS	8	0	100.00%		0 SF				\$17,554			\$19,200		\$0



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The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all-inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

### Exclusively Marketed By:

Peak Commercial

**Danny Adivi**

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dannyadivi@yahoo.com

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