

CHARMING DUPLEX ON A LARD 1.5 LOT IN AMAZING TOLUCA LAKE ADJ. LOCATION!

# 10836 OTSEGO ST



THE  
2-4 UNIT  
SPECIALISTS®  
DUPLEX | TRIPLEX | FOURPLEX REALTY

OFFERING MEMORANDUM

Presented by  
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Just look for the orange door!*



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A background pattern of overlapping yellow and orange triangles and squares, creating a mosaic effect.

# OFFERING SUMMARY



## OFFERING SUMMARY

The 2-4 Unit Specialists are pleased to offer for sale 10836 Otsego St, a charming duplex in the highly desirable neighborhood of Toluca Lake Adjacent. Sandwiched between upscale Toluca Lake and the trendy NoHo Arts District, this property's location offers a balance between residential peace & quiet and exciting city hustle & bustle.

10836 Otsego boasts a phenomenal cap rate of 4.34%. One of the units will be delivered vacant at close of escrow, which provides the opportunity to either owner occupy immediately or obtain market rents on day one.

The property is made up of two freestanding homes, one 2 bedroom, 1 bathroom and one 1 bedroom, 1 bathroom. The front house features: a large front yard, a private back patio, a laundry room with washer and dryer, an updated kitchen with granite countertops and lovely white cabinetry, a separate dining room, a gorgeous renovated bathroom, central air and heat, hardwood floors, and a working gas fireplace. The back house features: a gated front patio, an enormous private rear patio with a large wood deck, a washer and dryer, an updated kitchen, hardwood floors, a renovated bathroom, a ductless split HVAC system, and an office/den.

Both of these units are magnets for quality tenants. The private patios in particular make this property incredibly desirable. These are quick, easy rentals!



## PROPERTY OVERVIEW

<b>THE PROPERTY:</b>	Address:	10836 Otsego St, North Hollywood, CA 91601
	APN:	2419-006-021
	# Units:	2
	Year Built:	1934
	Building Size (SF):	1,436
	Lot Size (SF):	5,400
	Zoning:	LARD1.5 (Allowing for 3 Units to be Built by Right)

<b>THE OFFERING:</b>	List Price:	\$750,000
	Cap Rate:	Current: 4.34% Pro Forma: \$4.68%
	GRM:	Current: 16.23 Pro Forma: 15.06
	Price Per Unit:	\$375,000
	Price Per SF:	\$522.28

<b>UTILITIES:</b>	Water:	Master Metered (Owner Pays)
	Electric:	Separately Metered (Tenant Pays)
	Gas:	Separately Metered (Tenant Pays)

<b>AMENITIES:</b>	Parking:	Driveway Fitting 2 Cars
	Laundry:	Each Unit has a Private Washer and Dryer
	Patios/Yards:	Each Unit has its Own Private Front Patio and Private Back Patio. Back Unit also has a Wood Deck .
	Air/Heat:	Central A/C+Heat in Front House (2015) and Ductless Split A/C+Heat in Back House
	Kitchens/Bathrooms:	Updated Kitchens (with Dishwashers) and Bathrooms
	Floors:	Mostly Hardwood and Tile (Carpet in Bedroom of Back House)
	Other Perks:	Working Gas Fireplace in Front House, Dining Room in Front House, and Office/Den in Back House

## INVESTMENT HIGHLIGHTS



- 2 lovely homes on 1 lot in an amazing Toluca Lake Adjacent location! Each house comes with its own private patios and laundry!
- Front house will be delivered vacant. A great opportunity to obtain market rent immediately or owner occupy at close of escrow!
- Excellent cap rate of 4.34%.
- Situated in a peaceful residential neighborhood that is sandwiched between upscale Toluca Lake and trendy NoHo Arts District.
- Each unit has been lovingly updated and features renovated bathrooms, kitchens with granite counters and bright white cabinets, and hardwood floors.
- Central A/C in the front and ductless split A/C in the back. Most duplexes offer wall/window units... not this one!
- The private yards this property offers are unbeatable– truly adorable outdoor sanctuaries! Renters go wild for this feature!



# OFFERING SUMMARY

## LOCATION HIGHLIGHTS



- This property is sandwiched directly between the ultra trendy NoHo Arts District and the super upscale Toluca Lake neighborhood. Enjoy the absolute best of both worlds!
  - Toluca Lake is an area that is equated with luxury. It is home to countless celebrities and high earners due to the safety of the area and the prevalence of multi million dollar homes.
  - NoHo is home to the most popular arts, dining and nightlife scene in all of the Valley. Rentals are in the highest of demand in this area.
- Walking distance to an unlimited supply of restaurants, bars and shops including The Federal, El Tejano, Brick Yard Pub, Eclectic Café and The Republic of Pie. Also less than a mile from 24 Hour Fitness, Starbucks, Chipotle, Panera Bread, The Laemmle Theaters, Bank of America and many other convenient destinations.
- 81 Walk Score- "Very Walkable"

















# OFFERING SUMMARY

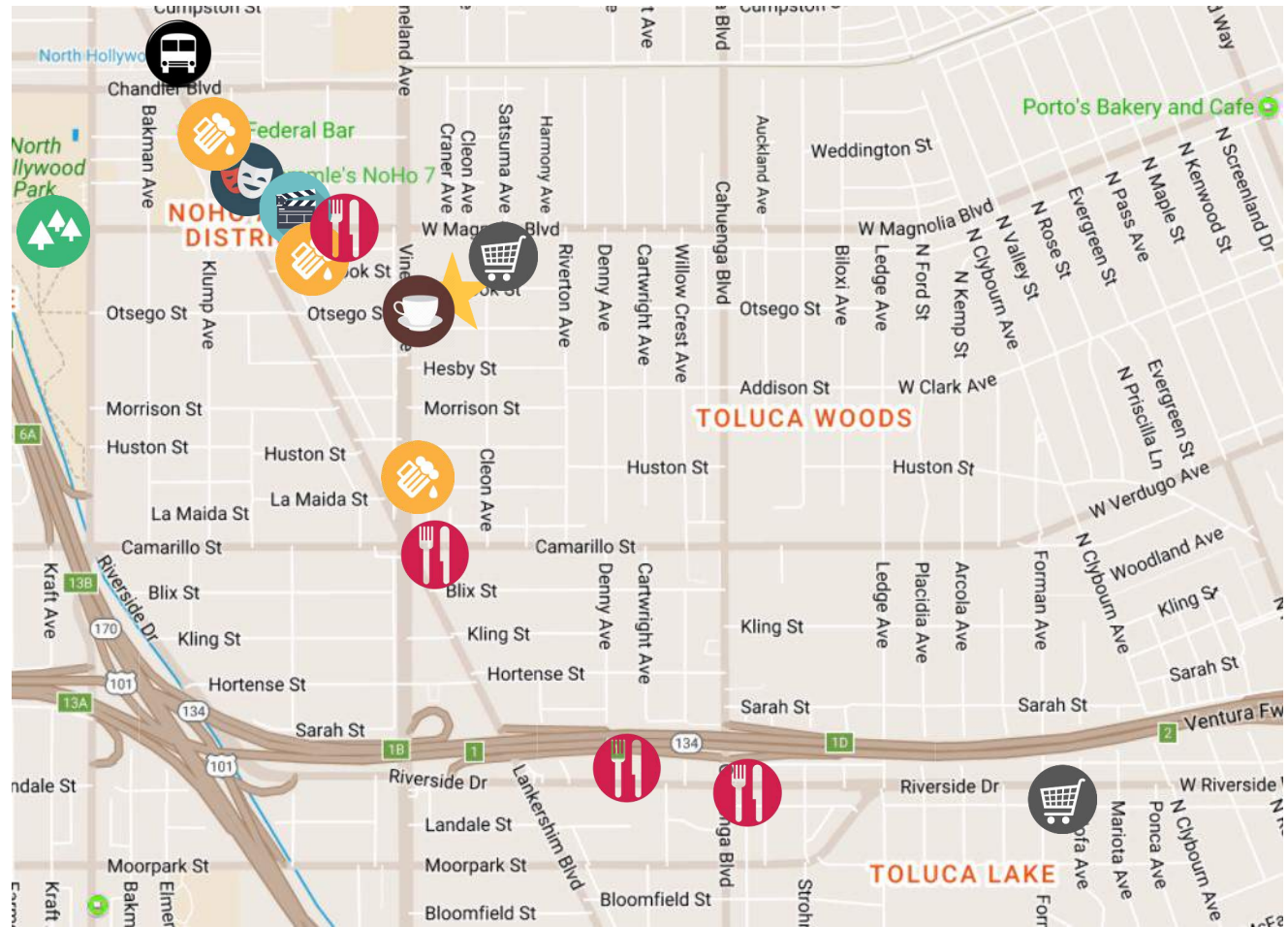
## LOCATION HIGHLIGHTS MAP



Subject Property

### Nearby Attractions

-  The Habit (0.6 Miles)
-  NoHo Arts District Restaurants (0.4 Miles)
-  Aeirloom (1.1 Miles)
-  Cascabel (1.21 Miles)
-  Ralph's (0.4 Miles)
-  Trader Joe's (1.6 Miles)
-  Television Academy (0.7 Miles)
-  North Hollywood Metro (0.9 Miles)
-  North Hollywood Park (0.8 Miles)
-  Teapop (0.2 Miles)
-  Laemmle's NoHo 7 Theater (0.7 Miles)
-  Idle Hour (0.5 Miles)
-  Brick Yard Pub (0.5 Miles)
-  The Federal Bar (0.8 Miles)



The top half of the image features a background of overlapping yellow and orange triangles and squares, creating a geometric, low-poly effect. The bottom half is a solid white background.

# PRICING & FINANCIALS



## FINANCIAL SUMMARY & RENT ROLL

### SUMMARIZED PRICING METRICS:

Price:	<b>\$750,000</b>
Down: 30%	<b>\$225,000</b>
Current GRM:	<b>16.23</b>
Pro Forma GRM:	<b>15.06</b>
Current Cap Rate:	<b>4.34%</b>
Pro Forma Cap Rate:	<b>4.68%</b>
\$/Unit:	<b>\$375,000</b>
\$/ SF:	<b>\$522.28</b>

### BUILDING DESCRIPTION:

No. of Units	<b>2</b>
Yr. Built	<b>1934</b>
Lot Size (acres)	<b>0.12</b>
Lot Size (sq. ft)	<b>5,400</b>
Bldg SF	<b>1,436</b>
Zoning	<b>LARD1.5</b>

### FINANCING:

Loan Amount	<b>\$525,000</b>
Interest Rate	<b>5.00%</b>
Monthly Payment	<b>(\$2,818.31)</b>
LTV	<b>70%</b>
Amortization (Years)	<b>30</b>
Proposed/Assumption	<b>Proposed</b>
Minimum DSCR	<b>1.25</b>

### 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
1	Vacant	2b/1b with Yard	887	\$0	\$2,400	\$2.71	\$2,400	\$2.71	\$0
2	Occupied	1b/1b with Yard	549	\$1,450	\$1,450	\$2.64	\$1,750	\$3.19	\$300
2	Totals/Averages:		1,436	\$1,450	\$3,850	\$2.68	<b>\$4,150</b>	<b>\$2.89</b>	<b>\$150</b>

## FINANCIAL ANALYSIS

# 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
1	2b/1b with Yard	50%	887	\$2,400	\$2.71	\$2,400	\$2,400	\$2.71	\$2,400
1	1b/1b with Yard	50%	549	\$1,450	\$2.64	\$1,450	\$1,750	\$3.19	\$1,750
Totals/Averages:			718	\$1,925	\$2.68	\$3,850	\$2,075	\$2.89	\$4,150
<b>Gross Scheduled/Gross Potential Income:</b>						<b>\$46,200</b>	<b>\$49,800</b>		

## ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
<b>Gross Potential Rental Income</b>	\$49,800	\$49,800
Gain (Loss)-to-Lease	(\$3,600)	\$0
<b>Gross Scheduled Rental Income</b>	\$46,200	\$49,800
Less: Vacancy	2.0% (\$924)	4.0% (\$1,992)
<b>Effective Gross Income</b>	\$45,276	\$47,808
Less: Expenses	(\$12,740)	(\$12,740)
Miscellaneous Other Income	\$0	\$0
<b>Net Operating Income</b>	<b>\$32,536</b>	<b>\$35,068</b>
Debt Service	(\$33,820)	(\$33,820)
<b>Pre-Tax Cash Flow</b>	<b>-0.57% (\$1,284)</b>	<b>0.55% \$1,248</b>
Principal Reduction	\$7,746	\$7,746
<b>Total Return</b>	<b>2.87% \$6,462</b>	<b>4.00% \$8,994</b>

## ANNUALIZED EXPENSES:

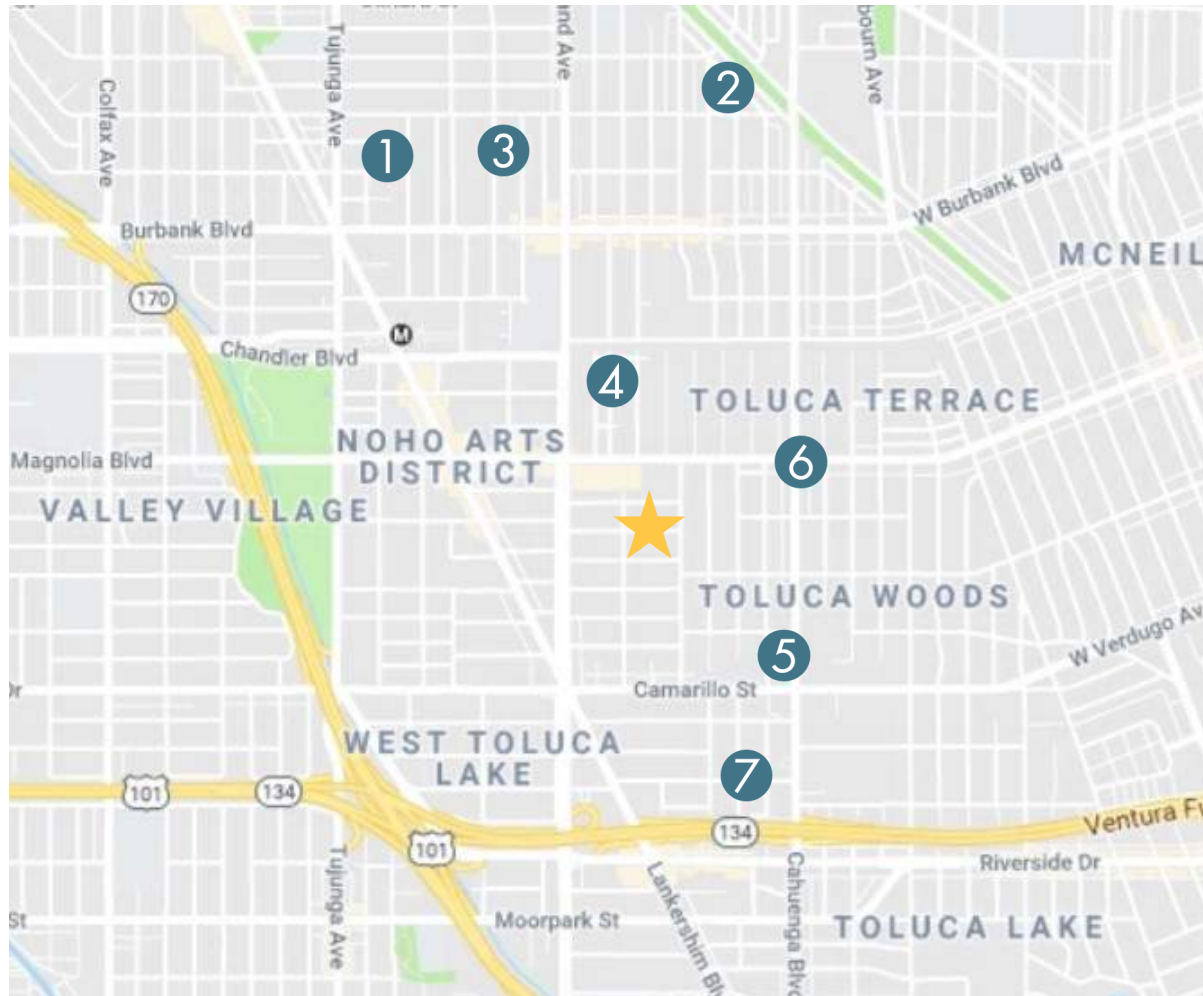
		CURRENT	PRO FORMA
<b>Fixed Expenses</b>			
Real Estate Taxes	1.1960%	\$8,970	\$8,970
Insurance	.49/s.f.	\$700	\$700
Utilities	\$375/unit	\$750	\$750
<b>Controllable Expenses</b>			
Contract Services	\$660/unit	\$1,320	\$1,320
Repairs & Maintenance	\$500/unit	\$1,000	\$1,000
<b>TOTAL EXPENSES</b>		<b>\$12,740</b>	<b>\$12,740</b>
EXPENSES/UNIT		\$6,370	\$6,370
EXPENSES/SF		\$8.87	\$8.87
% of EGI		28.1%	26.6%

A background pattern of overlapping yellow and orange triangles and squares, creating a mosaic effect.

# SALES COMPS



## SALES COMPARABLES MAP



★ Subject Property: 10836 Otsego

- 1 11308 Collins
- 2 5803 Cartwright
- 3 5700 Fulcher
- 4 5262 Cleon
- 5 10607 Camarillo
- 6 5132 Cahuenga
- 7 4608 Cartwright

## SALES COMPARABLES CHART

#	ADDRESS	UNITS	SOLD PRICE	\$/SF	\$/UNIT	CAP RATE	GRM	BLDG SF	LOT SF	CLOSE DATE	YEAR BUILT	
1	11308 Collins	2	\$850,000	\$335.57	\$425,000	4.89%	15.74	2,533	6,749	9/5/18	22	1937
2	5803 Cartwright	2	\$925,000	\$555.56	\$462,500	4.54%	15.42	1,665	6,294	3/20/18	10	1948
3	5700 Fulcher	2	\$935,000	\$473.42	\$467,500	5.57%	12.57	1,975	7,000	6/5/18	6	1923
4	5262 Cleon	2	\$959,000	\$865.52	\$479,500	3.78%	18.50	1,108	6,007	5/24/18	9	1937
5	10607 Camarillo	2	\$1,065,000	\$519.26	\$532,500	3.43%	20.38	2,051	7,767	3/15/18	9	1948
6	5132 Cahuenga	2	\$1,100,000	\$535.02	\$550,000	N/A	N/A	2,056	6,000	2/12/18	0	1928
7	4608 Cartwright	2	\$1,225,000	\$503.70	\$612,500	3.70%	18.90	2,432	6,722	4/3/18	24	1946
AVERAGE:		2	\$1,008,429	\$510.78	\$504,214	4.32%	16.92	1,974	6,648		11.43	
10836 Otsego:		2	\$750,000	\$522.28	\$375,000	4.34%	16.23	1,436	5,400	N/A		1934

## SALES COMPARABLES PHOTOS





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# PROPERTY PHOTOS

## EXTERIOR | FRONT HOUSE PHOTOS





# PROPERTY PHOTOS

## PATIO | FRONT HOUSE PHOTOS



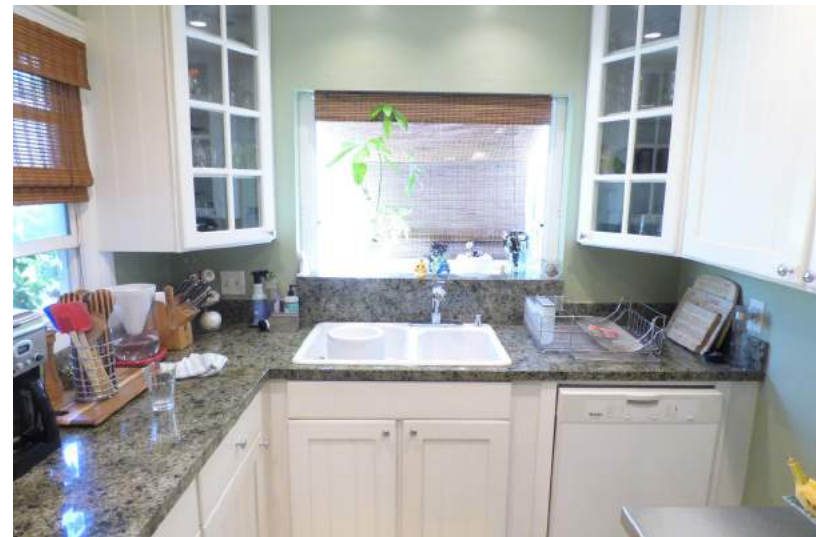


## LIVING ROOM | FRONT HOUSE PHOTOS





## DINING ROOM & KITCHEN | FRONT HOUSE PHOTOS



## BEDROOMS | FRONT HOUSE PHOTOS





## BATH, LAUNDRY ROOM & HALLWAY | FRONT HOUSE PHOTOS





## EXTERIOR | BACK HOUSE PHOTOS





# PROPERTY PHOTOS

## PATIO | BACK HOUSE PHOTOS





## LIVING ROOM | BACK HOUSE PHOTOS



## KITCHEN | BACK HOUSE PHOTOS





## BEDROOM, DEN/OFFICE & LAUNDRY | BACK HOUSE PHOTOS







## BATHROOM | BACK HOUSE PHOTOS







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