

OPP. ZONE, NEW CONST. TOLUCA WOODS 4 + ADU | 6.67% CAP!

5263 CARTWRIGHT



OFFERING MEMORANDUM

Prepared by  
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# OFFERING SUMMARY



## OFFERING SUMMARY

The 5+ Unit Specialists are pleased to present 5263 Cartwright Ave, a brand-new, luxury fourplex plus ADU in the coveted Toluca Woods enclave—an ultra-charming pocket of North Hollywood bordering Toluca Lake and Magnolia Park. Surrounded by tree-lined streets, coffee shops, and entertainment studios, this location attracts long-term A+ tenants who value a neighborhood feel with urban convenience.

This NONRENT-CONTROLLED, four-story double-duplex + ADU project offers thoughtful layouts with spacious living areas, private decks with incredible views, and top-floor master suites tenants will love. It's located in a designated Opportunity Zone and delivers a projected 6.41% cap rate—an exceptional return for such a rare, blue-chip location.

Listed at just \$2,900,000, the property is poised to generate approx. \$249,600 in annual rental income. The unit mix includes one 4-bed, three 3-beds, and a well-designed 1-bed ADU with its own garage. Interiors feature open-concept layouts, large windows, high-end finishes, and stainless-steel appliances.

Walk to the NoHo Arts District, bike to Magnolia Park, or head to Toluca Lake Village for brunch—this is one of the most desirable and stable rental pockets in the Valley. Tenants cover the cost of all their utilities, keeping operating expenses minimal, and the 1-year builder's warranty provides peace of mind. Plus, with 8 parking spots and 2 bonus spaces, it checks every box for a premium rental.

Don't miss the chance to own a high-yield, low-maintenance asset in one of LA's most charming and in-demand neighborhoods.



## PROPERTY OVERVIEW

<b>THE PROPERTY:</b>	Address:	5263 Cartwright Ave, North Hollywood CA 91601
	APN:	2416-026-014
	# Units:	4 + ADU
	# Buildings:	2
	Unit Mix:	1 x 4b/3.5b, 3 x 3b/2.5b, 1 x 1b/1b
	Year Built:	2025
	Building Size (SF):	6,758
	Lot Size (SF):	7,892
	Zoning:	LAR3



<b>THE OFFERING:</b>	List Price:	\$2,900,000
	Cap Rate:	6.67% (Pro Forma)
	GRM:	11.62 (Pro Forma)
	Price Per Unit:	\$580,000
	Price Per SF:	\$367.47

<b>UTILITIES:</b>	Water:	5 Water Meters + 1 Dedicated to Fire
	Electric:	5 Electric Meters + 1 House Meter
	Gas:	5 Gas Meters

<b>AMENITIES:</b>	Laundry:	Private Washers/Dryers for Each Unit
	Parking:	1 Garage, 2 Carport, 5 Exterior, 2 Bonus Spots





## INVESTMENT HIGHLIGHTS



- NO RENT CONTROL!
- Outstanding projected cap rate of 6.67%!
- OPPORTUNITY ZONE! Major tax benefit (consult CPA).
- Located in ultra trendy and highly sought after Toluca Woods- A major draw for A+ tenants!
- Each building is 4 stories- an incredibly rare feature. With superior views, floorplans, and curb appeal, this will be a top choice for renters.
- One of the best priced fourplex plus ADU new constructions in the NoHo area.
- Boasts sleek modern finishes and convenient in-unit laundry.
- Ideal unit mix of one 4 bedroom, three 3 bedrooms and one 1 bedroom! High income producing property!
- Tenants pay all utilities, making for minimal expenses.
- Dream 1031 exchange opportunity. Low maintenance and high return.
- Short drive to countless trendy restaurants, shops and entertainment including Amp Coffee LA, Granville & Warner Bros Studios!
- An impressive walk score of 85, you'll find a vibrant mix of dining, entertainment, and local hotspots just steps away!

























## LOCATION HIGHLIGHTS

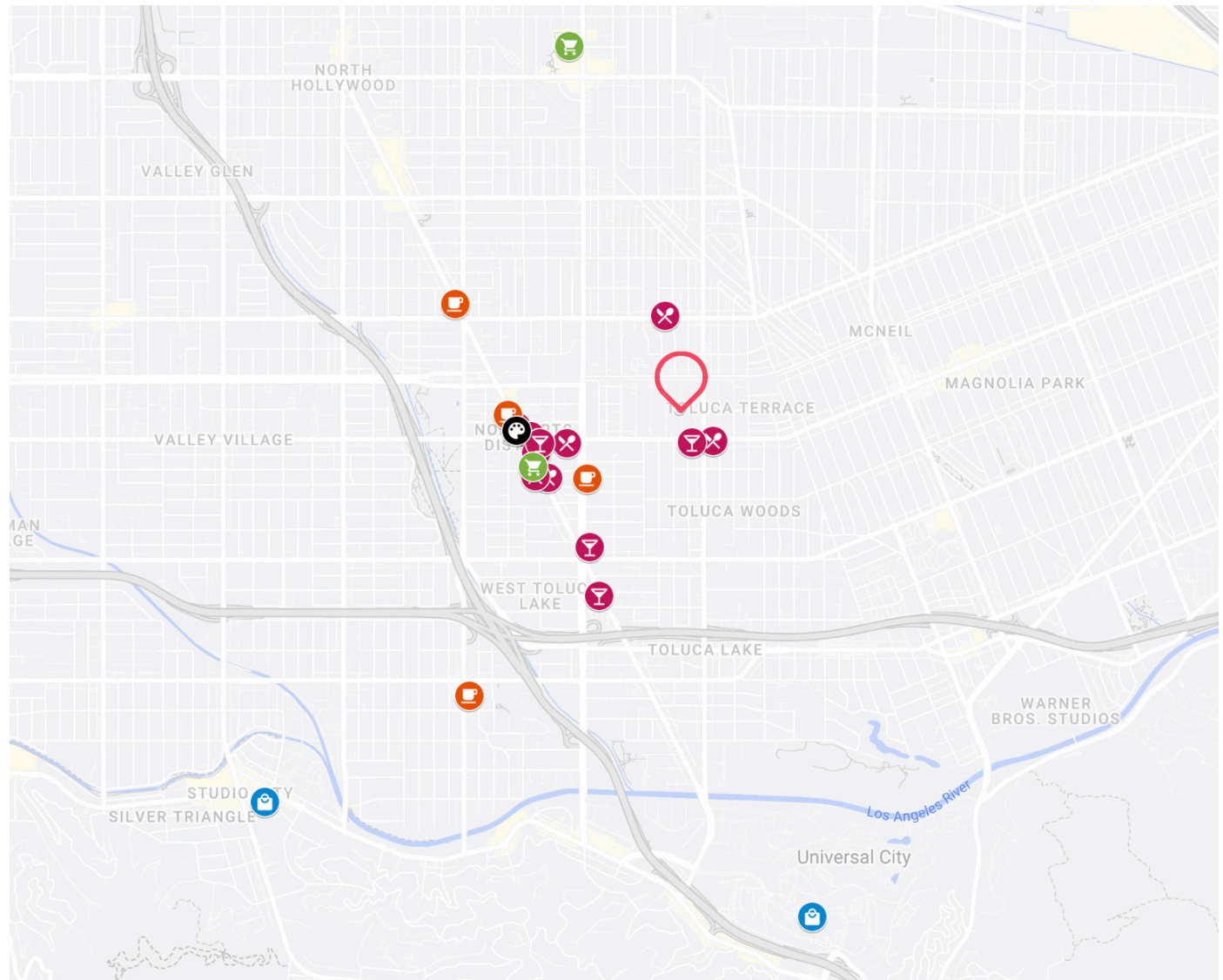


- Located in the vibrant North Hollywood neighborhood, just a short drive to the NoHo Arts District!
- Minutes from trendy restaurants and bars, including Granville, Urban Skillet, The Magnolia Grille, Amp Coffee LA, La Rochelle Bakery & Cafe, NoBAR, Brews Brothers, and more.
- Close to countless entertainment and shopping destinations, such as NoHo Gallery LA, NoHo West, Studio City Plaza, Universal CityWalk Hollywood and more.
- Only a short drive to Target, Amazon Fresh, and the Lankershim Food Mart, offering great convenience for tenants and owner-occupants.
- Located near major entertainment studios like Warner Bros. Studios and Universal Studios Hollywood, as well as high-paying creative and tech job hubs, this area attracts premium rents and top-tier tenants!
- Tucked in one of LA's fastest-growing neighborhoods, just minutes from Toluca Lake, Studio City, and Burbank, this location provides a peaceful retreat with convenient access to dining, shopping, and cultural attractions.



## LOCATION HIGHLIGHTS MAP

-  Granville
-  Humble Bird
-  City Kitchen
-  Urban Skillet
-  Maki-Noho
-  Jojos Mediterranean Grille
-  Kahuna Tiki
-  Blazing Hot Chicken
-  Idle Hour
-  Brews Brothers
-  NoBAR
-  Tiki No
-  The Brickyard Pub
-  La Rochelle Bakery & Cafe
-  Amp Coffee LA
-  Cara Vana Coffee Shop
-  Aroma Coffee & Tea Co
-  Amazon Fresh
-  Target
-  NoHo ArtWalk
-  Studio City Plaza
-  Universal CityWalk Hollywood







# PRICING & FINANCIALS

## FINANCIAL SUMMARY & RENT ROLL

SUMMARIZED PRICING METRICS:			BUILDING DESCRIPTION:			FINANCING:		
Price:		<b>\$2,900,000</b>	No. of Units:		<b>5</b>	Loan Amount:		<b>\$1,740,000</b>
Down:	40%	<b>\$1,160,000</b>	Yr. Built:		<b>2025</b>	Interest Rate:		<b>6.50%</b>
Current GRM:		<b>11.62</b>	Lot Size (acres):		<b>0.16</b>	Monthly Payment:		<b>(\$10,997.98)</b>
Pro Forma GRM:		<b>11.62</b>	Lot Size (SF):		<b>6,758</b>	LTV:		<b>60%</b>
Current Cap Rate:		<b>6.67%</b>	Bldg SF:		<b>7,892</b>	Amortization (Years):		<b>30</b>
Pro Forma Cap Rate:		<b>6.67%</b>	Zoning:		<b>LAR3</b>	Proposed/Assumption:		<b>Proposed</b>
\$/Unit:		<b>\$580,000</b>	Opportunity Zone:		<b>Yes</b>	Minimum DSCR:		<b>1.25</b>
\$/ SF:		<b>\$367.46</b>	Rent Control:		<b>No</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	4b/3.5b	1,956	\$0	\$5,200	\$2.66	\$5,200	\$2.66	\$0
2	Vacant	3b/2.5b	1,920	\$0	\$4,500	\$2.34	\$4,500	\$2.34	\$0
3	Vacant	3b/2.5b	1,836	\$0	\$4,500	\$2.45	\$4,500	\$2.45	\$0
4	Vacant	3b/2.5b	1,621	\$0	\$4,300	\$2.65	\$4,300	\$2.65	\$0
5	Vacant	1b/1b	559	\$0	\$2,300	\$4.11	\$2,300	\$4.11	\$0
5	Totals/Averages:		7,892	\$0	\$20,800	\$2.64	\$20,800	\$2.64	\$0



## 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	4b/3.5b	20%	1,956	\$5,200	\$2.66	\$5,200	\$5,200	\$2.66	\$5,200
3	3b/2.5b	60%	1,792	\$4,433	\$2.47	\$13,300	\$4,433	\$2.47	\$13,300
1	1b/1b	20%	559	\$2,300	\$4.11	\$2,300	\$2,300	\$4.11	\$2,300
Totals/Averages:			1,578	\$4,160	\$2.64	\$20,800	\$4,160	\$2.64	\$20,800
Gross Potential Income:						\$249,600	\$249,600		

### ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		\$249,600		\$249,600
Gain (Loss)-to-Lease		\$0		\$0
Gross Scheduled Rental Income		\$249,600		\$249,600
Less: Vacancy	4.0%	(\$9,984)	4.0%	(\$9,984)
Effective Gross Income		\$239,616		\$239,616
Less: Expenses		(\$46,085)		(\$46,085)
Miscellaneous Other Income		\$0		\$0
Net Operating Income		\$193,531		\$193,531
Debt Service		(\$131,976)		(\$131,976)
Pre-Tax Cash Flow	5.31%	\$61,555	5.31%	\$61,555
Principal Reduction		\$19,448		\$19,448
Total Return	6.98%	\$81,003	6.98%	\$81,003

### ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
<b>Fixed Expenses</b>			
Real Estate Taxes	1.1994%	\$34,783	\$34,783
Insurance	.90/s.f.	\$7,103	\$7,103
Utilities	\$200/unit	\$1,000	\$1,000
<b>Controllable Expenses</b>			
Contract Services	\$240/unit	\$1,200	\$1,200
Repairs & Maintenance	\$400/unit	\$2,000	\$2,000
TOTAL EXPENSES		\$46,085	\$46,085
EXPENSES/UNIT		\$9,217	\$9,217
EXPENSES/SF		\$5.84	\$5.84
% of EGI		19.2%	19.2%



# **SALES COMPS**



## SALES COMPARABLES CHART | NEW CONSTRUCTION COMPS

#	ADDRESS	UNITS	SALES PRICE	\$/SF	\$/UNIT	CAP RATE	GRM	BLDG SF	LOT SQFT	CLOSE DATE	YEAR BUILT
1	5638 Craner	2	\$1,600,000	\$524.59	\$800,000	5.45%	13.93	3,050	5,522	10/9/24	2017
2	5508 Camellia	4	\$2,900,000	\$514.91	\$725,000	5.21%	15.18	5,632	6,583	12/24/24	2019
3	10717 Addison	4	\$3,325,000	\$551.96	\$831,250	5.17%	15.35	6,024	7,912	3/21/24	2024
4	5648 Auckland	4	\$2,650,000	\$423.93	\$662,500	5.06%	15.03	6,251	6,253	3/15/24	2022
5	5740 Fulcher	5	\$3,460,000	\$425.48	\$692,000	5.64%	13.6	8,132	7,001	12/19/24	2024
6	10847 Morrison	6	\$4,395,000	\$429.12	\$732,500	5.92%	12.76	10,242	8,396	In Escrow	2024
AVERAGE:		4.17	\$3,055,000	\$466.04	\$733,200	5.41%	14.31	6,555	6,945	N/A	N/A
5263 Cartwright Ave:		4 + ADU	\$2,900,000	\$367.46	\$580,000	6.67%	11.62	7,892	7,892	N/A	2025



# PROPERTY PHOTOS



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