

TROPHY 6,999 SF LARD 1.5 LOT IN TOLUCA LAKE! DREAM FOURPLEX OR 4+ADU OPPORTUNITY!

5022 CAHUENGA



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

OFFERING MEMORANDUM

Presented by
THE 2-4 UNIT SPECIALISTS®



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Just look for the orange door!*



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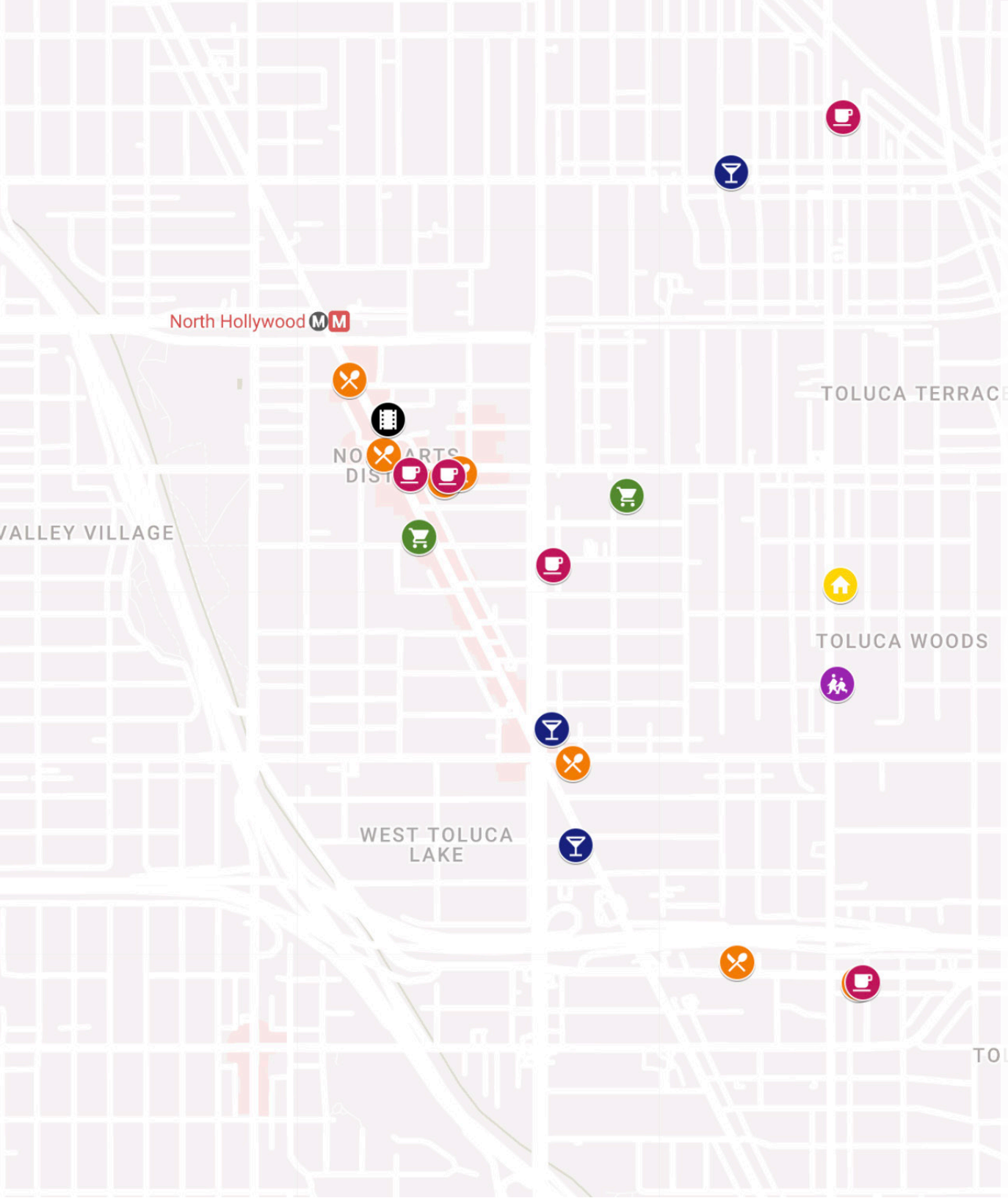


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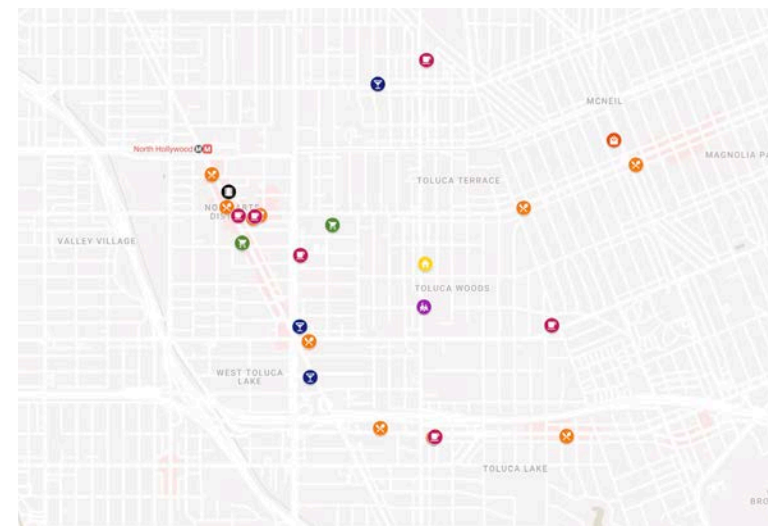
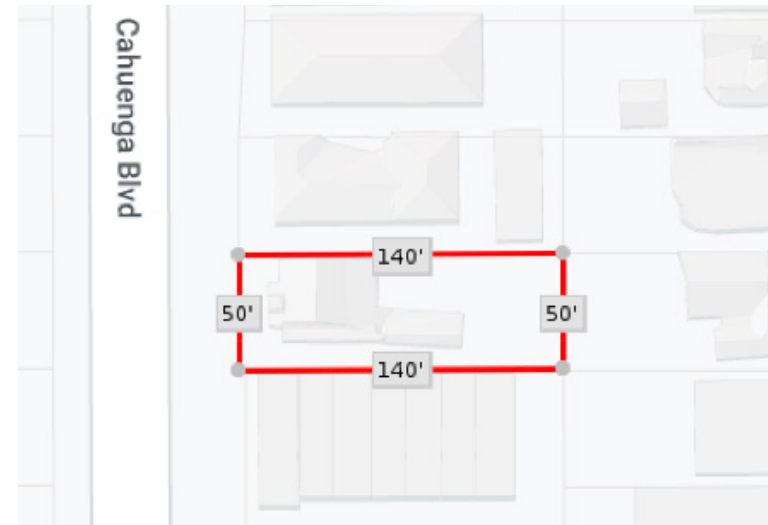
OFFERING SUMMARY

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Developers, here is your next opportunity to build a new construction fourplex or fourplex + ADU! 5022 Cahuenga Blvd is a single family residence located on an enormous (6,999 SF) flat lot in prestigious Toluca Lake, moments from the NoHo Arts District! This land is as rare as they come, and at \$1,095,000 it'll move fast.

From the unbeatable Toluca Lake location (star-studded area near the studios) to the large lot size to the lack of rent control on the future building, we predict that a new construction project on this lot will go for \$3,100,000 on the low end. With the ADU potential, we expect \$3,600,000. Please feel free to reach out to our team with any questions in regard to future value projections. We're here to provide input and suggestions!

Whether you plan to build and hold or build and sell, the numbers pencil both ways. Either way, this is an ultra-safe and profitable place to park your money. With its close proximity to the studios (Universal, Warner Brothers, Disney, the Burbank Studios, and more), this area is known for attracting ultra-high quality renters.





PROPERTY OVERVIEW

THE PROPERTY:	Address:	5022 Cahuenga Blvd, Toluca Lake, CA 91601
	APN:	2419-018-008
	# Developable Units:	4 or 4 + ADU (Be sure to do your own due diligence.)
	Current Building on Lot:	Single Family Residence (Meaning NO rent control on the future project.)
	Current Building Size (SF):	780
	Lot Size (SF):	6,999
	Zoning:	LARD1.5
THE OFFERING:	List Price:	\$1,095,000
	Price Per Lot SF:	\$156.45
FUTURE VALUE PROJECTIONS:	Projected Price:	\$3,100,000-\$3,560,000 depending on what you build
	Projected Price/SF:	\$450-\$550
	Projected Cap Rate:	5.10%-5.50%
	Projected Price/Unit:	\$720,000-\$775,000

INVESTMENT HIGHLIGHTS



- Huge (6,999 SF) flat lot, ideal for a new construction project!
- Outstanding projected exit price of \$3,100,000-\$3,600,000 depending on what you build!
- Unheard-of low price for a TOLUCA LAKE lot!!! This prestigious, star-studded neighborhood rarely has land inventory- and when it comes up it moves fast!
- No rent control on the future project!
- No relocations needed!
- Ideal lot for a fourplex or fourplex + ADU.
- LARD1.5 zoning!
- Ideal lot dimensions of 50' x 140'
- Unbeatable Toluca Lake location walking distance to an unlimited supply of restaurants, shops, businesses and more.

LOCATION HIGHLIGHTS

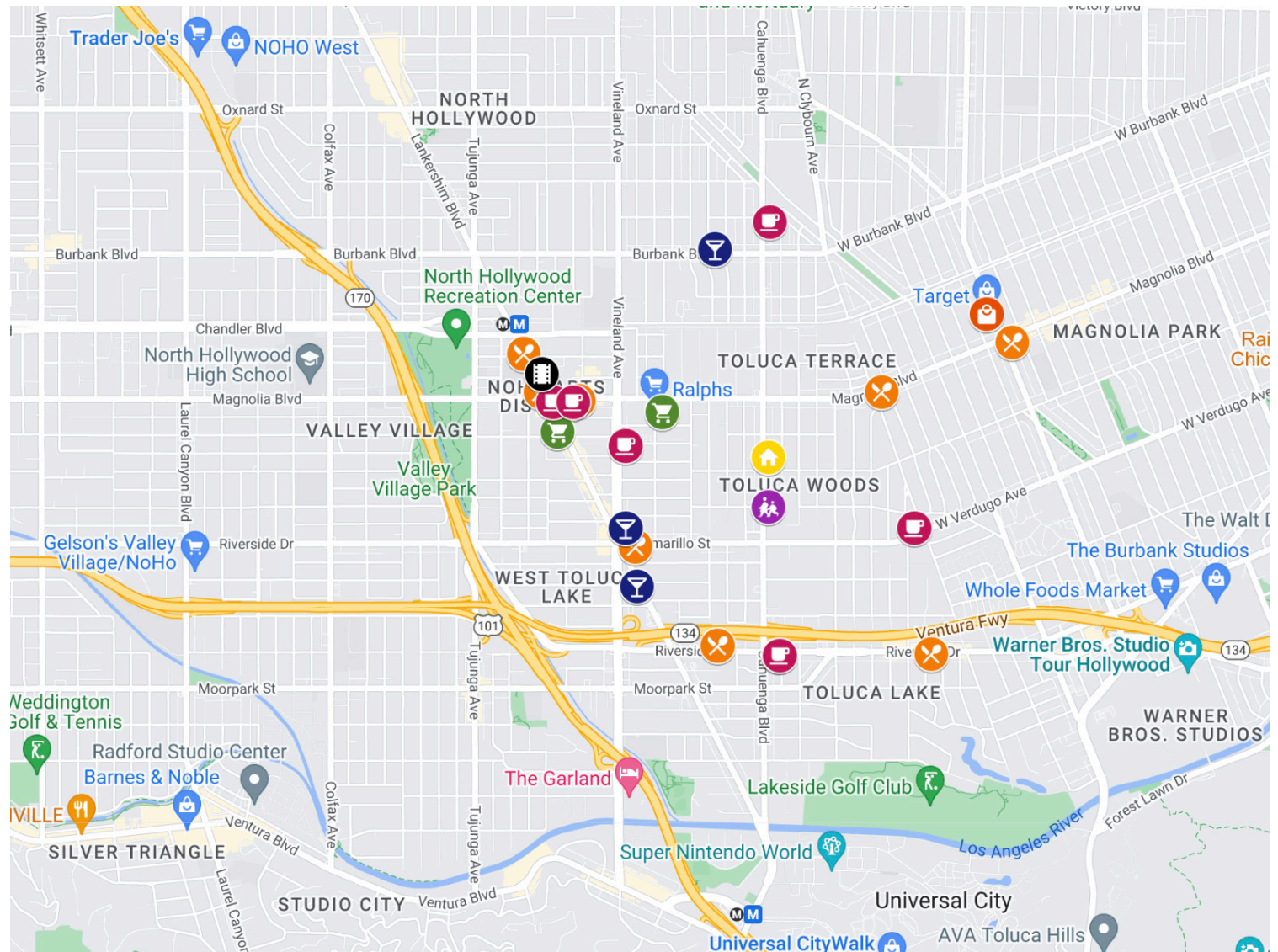


- Located within the confines of actual “Toluca Lake”. This prestigious part of town with sky-high home prices offers very limited apartment inventory- and new constructions here are nearly impossible to come by. Buying in an A+++ location such as Toluca Lake ensures strong rental value and future sales value!
- 5022 Cahuenga’s location offers buyers/tenants a balance between the convenience & excitement of nearby NoHo and the beauty & peace of the residential Toluca Lake area.
- Minutes from the heart of Toluca Lake, Riverside Dr.
- Walking distance to an unlimited supply of restaurants, bars and shops including The Federal, El Tejano, Brick Yard Pub and The Republic of Pie. Also less than a mile from Amazon Fresh, Starbucks, Chipotle, Pitfire Pizza, Eat, the Television Academy, The Laemmle Theaters, Bank of America and many other convenient destinations.
- With its close proximity to the studios (Universal, Warner Brothers, Disney, the Burbank Studios, and more), this area is known for attracting high quality renters in the entertainment community.
- The rental market in this area is unbeatable, quickly attracting young professional renters!



LOCATION HIGHLIGHTS MAP

- 5022 Cahuenga Blvd
- El Tejano
- Porto's Bakery and Cafe
- Tatsu Sushi
- Pitfire Artisan Pizza
- The Federal NoHo
- EAT
- The Habit Burger Grill
- Catcher In The Rye
- Cascabel
- Sushi Yuzu
- Amazon Fresh
- Ralphs
- Target
- Idle Hour
- Tiki No
- The Good Nite
- Starbucks
- TEAPOP
- Aeirloom Bakery
- Coffea
- Republic Of Pie
- Moby's Coffee & Tea Co.
- Laemmle NoHo 7
- Toluca Lake Elementary



The top half of the image features a background of overlapping, semi-transparent yellow and orange geometric shapes, primarily triangles and squares, creating a textured, mosaic-like effect. The colors transition from a lighter yellow on the left to a deeper orange on the right.

SALES COMPS

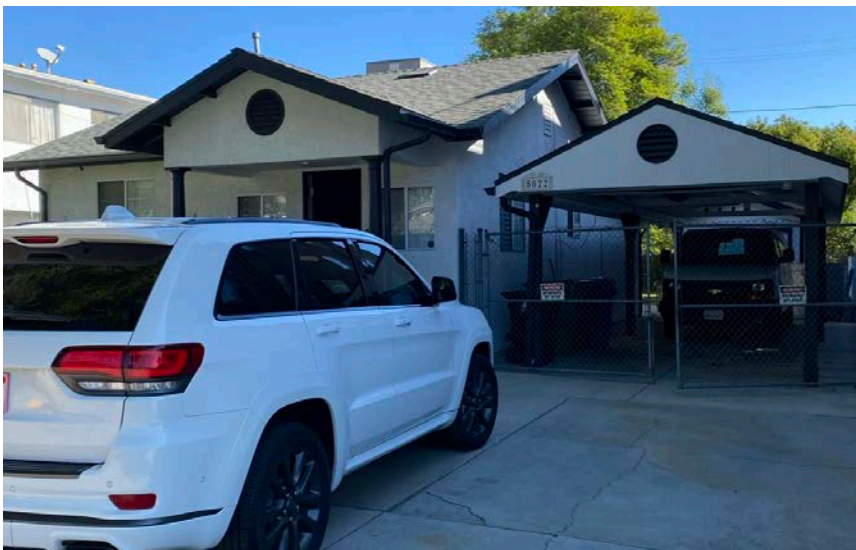
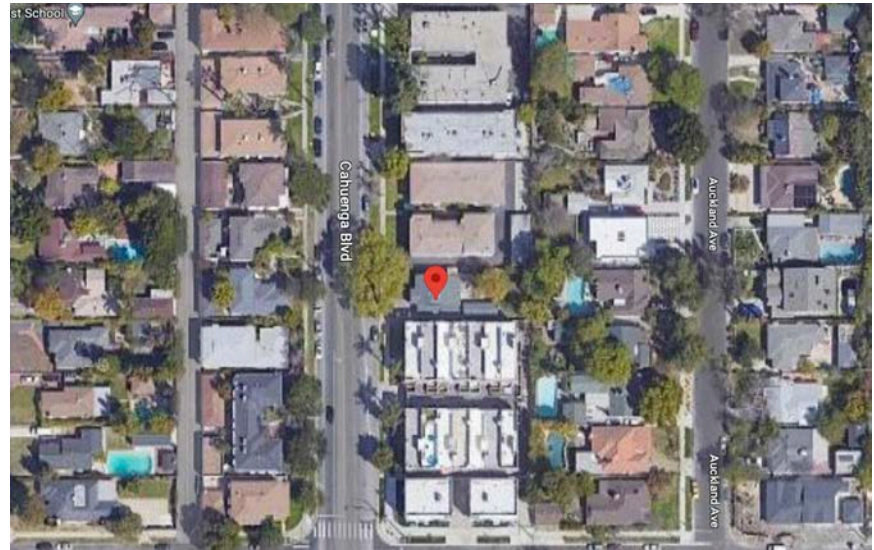
SALES COMPARABLES CHART | NORTH HOLLYWOOD

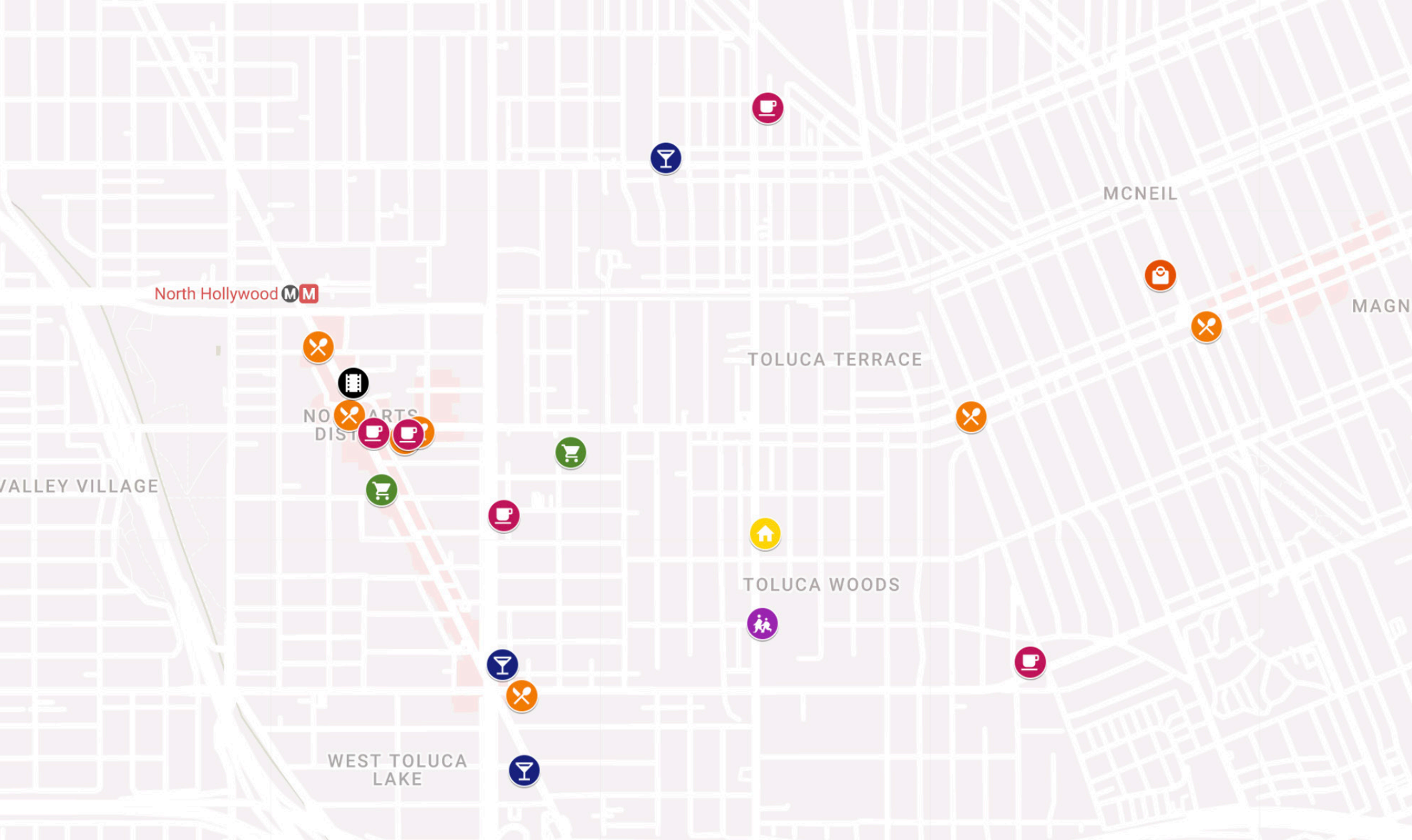
#	ADDRESS	UNITS	SALES PRICE	\$/SF	\$/UNIT	CAP RATE	GRM	BLDG SF	LOT SQFT	CLOSE DATE	YEAR BUILT
1	5641 N Riverton Ave	2	\$1,940,000	\$413.82	\$970,000	5.03%	15.85	4,688	6,719	11/24/21	2021
2	5637 N Riverton Ave	2	\$1,940,000	\$413.82	\$970,000	5.03%	15.85	4,688	6,719	11/24/21	2021
3	10930 Hartsook St	4	\$2,799,999	\$556.88	\$700,000	4.73%	16.55	5,028	6,751	10/26/21	2018
4	5142 Riverton Ave	4	\$3,450,000	\$606.97	\$862,500	4.14%	16.15	5,684	6,432	6/9/22	2021
5	5132 Riverton Ave	4	\$2,900,000	\$423.36	\$725,000	5.03%	15.01	6,850	6,750	3/10/22	2022
6	5122 Cahuenga Blvd	4	\$2,790,000	\$451.53	\$723,750	4.69%	15.77	6,179	5,851	12/21/22	2018
7	5645 Willowcrest Ave	4	\$2,775,000	\$561.51	\$693,750	4.31%	17.20	4,942	5,909	6/14/22	2020
8	10824 Morrison St	4	\$2,575,000	\$551.86	\$662,250	4.96%	14.35	4,666	6,600	1/27/23	2018
9	10851 Otsego St	5	\$3,600,000	\$568.45	\$720,000	5.07%	15.00	6,333	6,200	6/8/22	2022
10	6056 Craner Ave	8	\$5,790,000	\$388.07	\$812,500	5.09%	15.39	14,920	13,163	10/12/22	2022
AVERAGE:		3.50	\$2,771,667	\$499.83	\$791,905	4.84%	15.72	5,545	6,595	N/A	N/A
5022 Cahuenga Blvd:		4/ 4+ADU	\$3,100,000- \$3,600,000	\$450- \$550	\$720,000- \$775,000	5.10%- 5.5%	15.5-16.5	N/A	N/A	N/A	N/A

The background of the top half of the image is a complex geometric pattern of overlapping triangles and squares in various shades of yellow and orange, creating a textured, mosaic-like effect.

PROPERTY PHOTOS

PHOTOS





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