Rare Opportunity to Acquire a Fully Stabilized, 2026-Built 10-Unit Portfolio Across Two Side-By-Side Lots | Prime NoHo Arts | 6% Cap Rate!

11730-11736 W GILMORE

the 5+ unit SPECIALISTS

OFFERING MEMORANDUM


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OFFERING SUMMARY

THE OFFERING

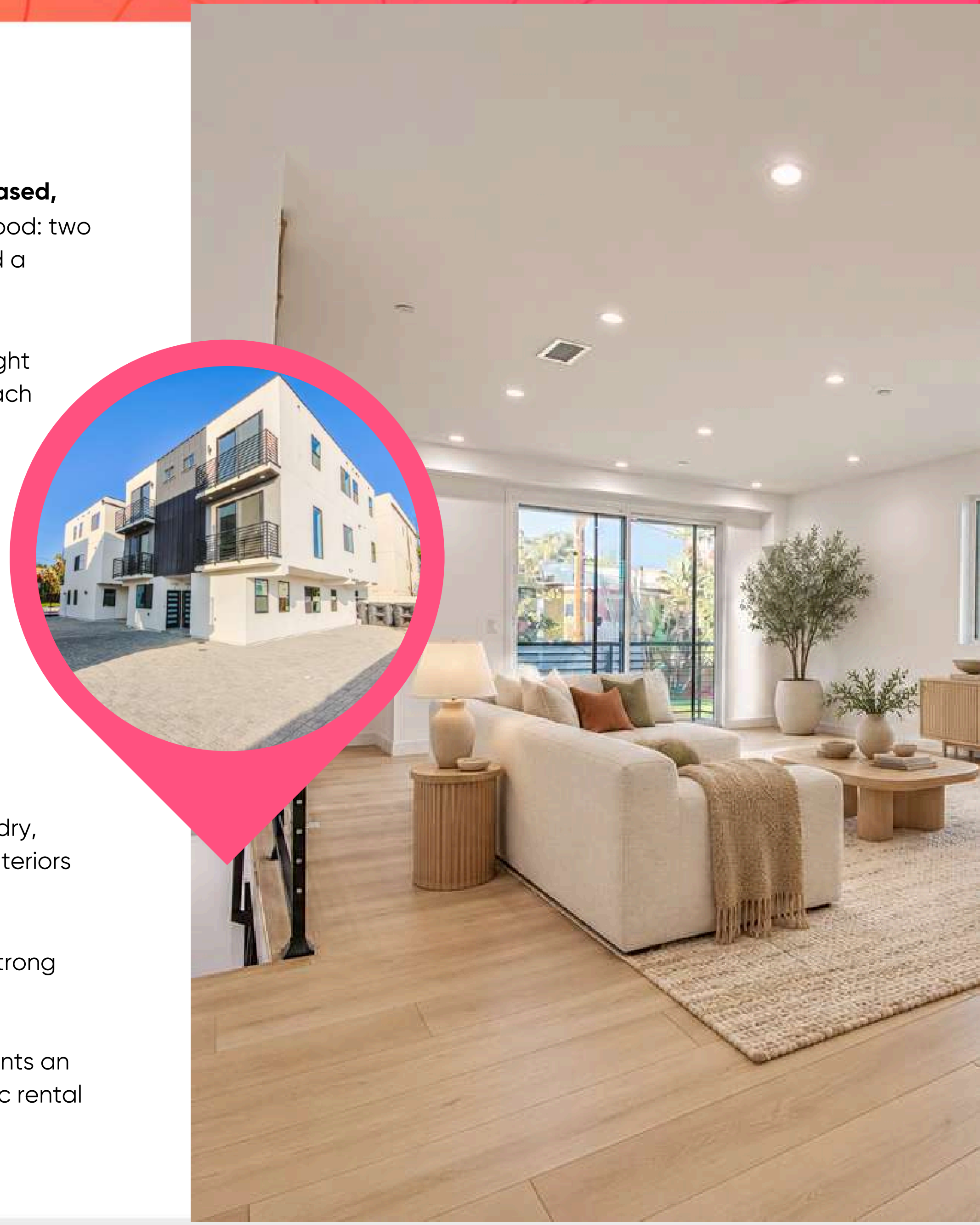
The 5+ Unit Specialists are pleased to present **11730-17736 W Gilmore,** a **fully leased, 2025-built 10-unit portfolio** offering a combination rarely found in North Hollywood: two side-by-side five-unit properties, 38 rentable bedrooms, 16 parking spaces, and a **6% cap rate** all just 0.5 miles from North Hollywood Arts District.

Situated on two contiguous lots with separate APNs, the portfolio consists of eight expansive 4-bedroom residences and two, highly rentable, 3-bedroom units. Each bedroom in all of the 4-bedroom residences have its own en-suite bathroom, creating a flexible and highly rentable unit mix that appeals to students, young professionals, families and traditional tenants.

The portfolio generates **$473,760 in annual gross income** and is offered fully stabilized with established rental history. Units are separately metered for gas, electric and water, eliminating any owner utility expenses, while the side-by-side configuration and separate APNs also provide investors with the flexibility to pursue **residential or commercial financing.**

These are not typical rentals. Each townhome-style residence delivers high-end finishes, open-concept living spaces, oversized kitchen islands, sleek cabinetry, stainless steel appliances, designer lighting, LVP flooring, in-unit laundry, generous closets, spa-inspired bathrooms and oversized windows that fill the interiors with natural light.

Positioned in the heart of **North Hollywood Arts District,** Gilmore benefits from strong rental demand and convenient access to some of the Valley's most important entertainment, employment and transit destinations. With its low-maintenance construction, upscale residences and fully stabilized income, the property presents an exceptional turnkey investment opportunity in one of Los Angeles' most dynamic rental markets.



Property Highlights

- No Rent Control!
- Located 0.5 miles from the ultra-trendy North Hollywood Arts District!
- Fully leased 2025 construction 10-unit delivering a true 6% cap rate!
- Gross monthly income: $39,780 | Annual income: $477,360 | Net Operating Income: $376,955
- Separately metered for gas, water & electric! Zero house utility expenses!
- Highly rentable unit mix: eight 4-bedrooms and two 3-bedrooms
- 16 on-site parking spaces!
- Two contiguous lots with separate APNs and flexible financing potential
- Positioned in the heart of NoHo Arts District, Gilmore benefits from strong rental demand and convenient access to some of the Valley's most important entertainment, employment and transit destinations.

The Property

11730-11736 Gilmore St, North Hollywood, CA 91606

APN:	2322-016-037, 2322-016-036	Zoning:	LARD1.5
# Units:	10 (2x Fourplex+ADU)	Rent Control:	No
# Buildings:	4	Opportunity Zone:	Yes
Building Size:	17,246 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	13,930 sqft		

The Offering

The Pricing & Metrics

List Price:	$6,229,000
Cap Rate:	6.00%
GRM:	13.05
Price per Sqft:	$361.19
Price per Door:	$622,900

The Amenities

The Bells & Whistles

Parking:	16 parking spaces
Laundry:	Private washer/dryers in each unit
HVAC:	Central air and heat

11730-11736 W Gilmore is comprised of 10 ultra-high-end townhomes, ALL of which are currently rented at market rents. Check out the below rent roll:

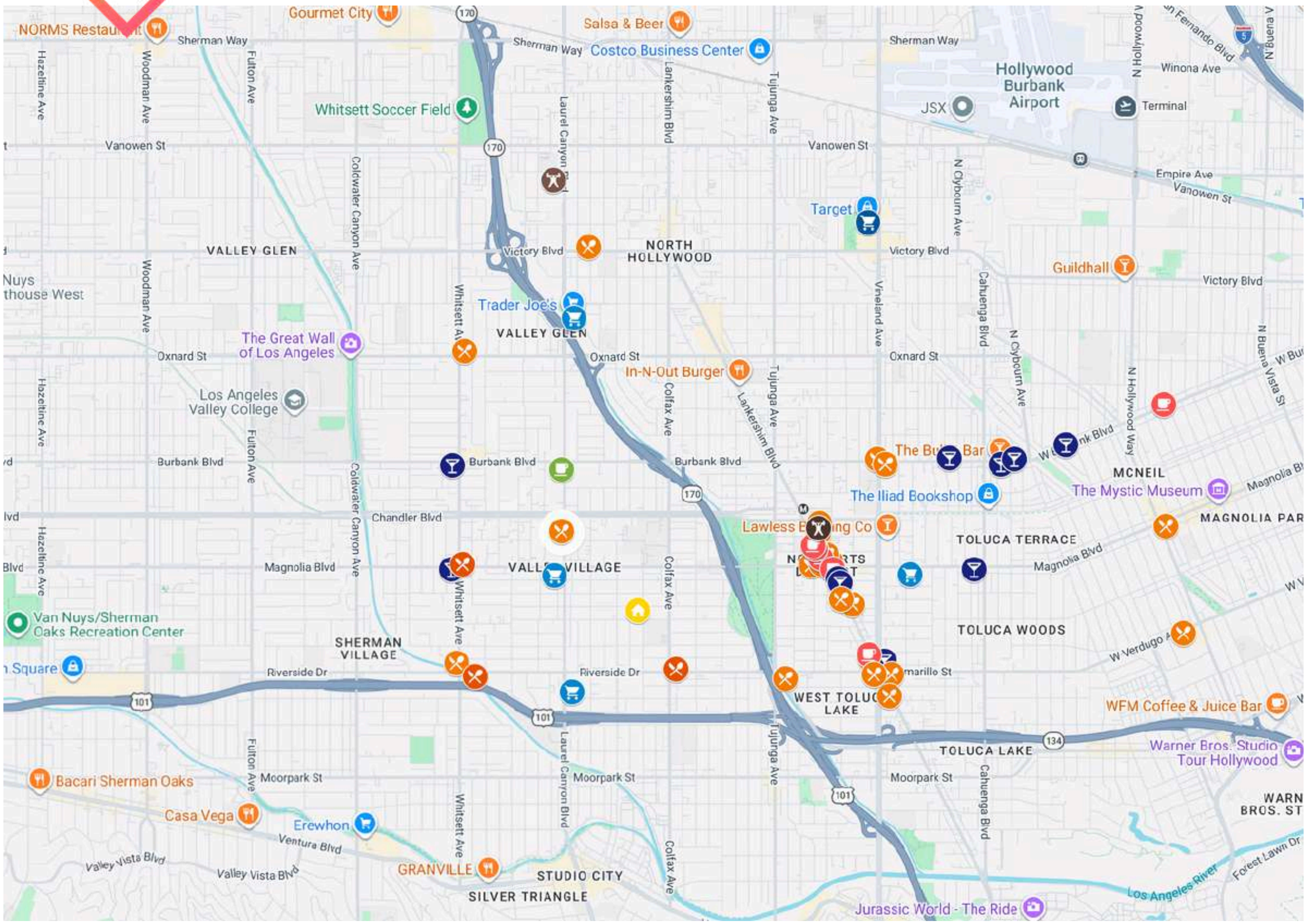
UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
11738	4B/4.5B	2,078	$4,295	$4,295
11736	4B/4.5B	2,078	$4,295	$4,295
11734 #1	4B/4B	1,149	$4,000	$4,000
11734 #2	4B/4B	1,659	$4,000	$4,000
11734 #3	3B/2B	1,659	$3,000	$3,000
11728	4B/4.5B	2,078	$4,595	$4,595
11730	4B/4.5B	2,078	$4,295	$4,295
11732 #1	4B/4B	1,149	$4,000	$4,000
11732 #2	4B/4B	1,659	$4,050	$4,050
11732 #3	3B/2B	1,659	$3,250	$3,250

Location Highlights

- Located in the NoHo Arts District, a high-demand rental pocket known for its walkability, lifestyle appeal, and consistent tenant draw.
- Immediate access to the 101, 170, and 134 freeways supports broad tenant reach across Studio City, Hollywood, Burbank, and Downtown Los Angeles employment hubs.
- Surrounded by a dense concentration of dining, coffee, and entertainment including Idle Hour, The Front Yard, Pitfire Pizza, Groundwork Coffee Co., and the retail and dining hub at NoHo West, driving strong tenant demand and long-term retention.
- Proximity to major studios including Universal Studios, Warner Bros., and The Walt Disney Company provides a reliable tenant base of high-income media and tech professionals.
- Walkable access to everyday essentials including Trader Joe's, Target, and the North Hollywood Metro Station along Lankershim Blvd enhances daily convenience and connectivity.

You'll find the coolest spots nearby.

- Gelson's Valley Village/NoHo
- Trader Joe's
- JONS Fresh Marketplace #16
- Target
- Fatburger
- Maki Shabu
- Jamba
- Ozzy's Apizza North Hollywo...
- Original Thai NOHO Restaura...
- Raising Cane's Chicken Fing...
- Dave's Hot Chicken
- New York Chicken & Gyro - N...
- City Kitchen
- Porto's Bakery and Cafe
- Pitfire Pizza
- Delish Thai Kitchen
- Bruxie
- The Moon Café
- Starbucks Coffee Company
- Horror Vibes Coffee
- Amp Coffee LA
- The Good Nite
- The Bullet Bar
- Brews Brothers
- Idle Hour
- Player One
- Risky Business
- Champs Sports Pub
- 24 Hour Fitness
- Planet Fitness



PRICING & FINANCIALS

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THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:		$6,229,000
Down:	50%	$3,114,500
Current GRM:		13.05
Pro Forma GRM:		13.05
Current Cap Rate:		6.00%
Pro Forma Cap Rate:		6.00%
$/Unit:		$622,900
$/SF:		$361.19

BUILDING DESCRIPTION:

No. of Units:	10
Yr. Built:	2024
Bldg SF:	17,246
Lot Size (SF):	13,930
Lot Size (acres):	0.32
Zoning:	LARD1.5
Opportunity Zone:	Yes
Rent Control:	No

FINANCING:

Loan Amount:	$3,114,500
Interest Rate:	6.25%
Monthly Payment:	($19,176.51)
LTV:	50%
Amortization (Years):	30
Proposed/Assumption:	Proposed
Minimum DSCR:	1.25

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
11738	Occupied	4b/4.5b	2,078	$4,295	$4,295	$2.07	$4,295	$2.07	$0
11736	Occupied	4b/4.5b	2,078	$4,295	$4,295	$2.07	$4,295	$2.07	$0
11734 #1	Occupied	4b/4b	1,149	$4,000	$4,000	$3.48	$4,000	$3.48	$0
11734 #2	Occupied	4b/4b	1,659	$4,000	$4,000	$2.41	$4,000	$2.41	$0
11734 #3	Occupied	3b/2b	1,659	$3,000	$3,000	$1.81	$3,000	$1.81	$0
11728	Occupied	4b/4.5b	2,078	$4,595	$4,595	$2.21	$4,595	$2.21	$0
11730	Occupied	4b/4.5b	2,078	$4,295	$4,295	$2.07	$4,295	$2.07	$0
11732 #1	Occupied	4b/4b	1,149	$4,000	$4,000	$3.48	$4,000	$3.48	$0
11732 #2	Occupied	4b/4b	1,659	$4,050	$4,050	$2.44	$4,050	$2.44	$0
11732 #3	Occupied	3b/2b	1,659	$3,250	$3,250	$1.96	$3,250	$1.96	$0
10	Totals/Averages:		17,246	$39,780	$39,780	$2.31	$39,780	$2.31	$0

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THE NITTY GRITTY

# 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
4	4b/4.5b	40%	2,078	$4,370	$2.10	$17,480	$4,370	$2.10	$17,480
4	4b/4b	40%	1,404	$4,013	$2.86	$16,050	$4,013	$2.86	$16,050
2	3b/2b	20%	1,659	$3,125	$1.88	$6,250	$3,125	$1.88	$6,250
	Totals/Averages:		1,725	$19,890	$11.53	$39,780	$19,890	$11.53	$39,780
Gross Potential Income:						**$477,360**			**$477,360**

ANNUALIZED OPERATING DATA:

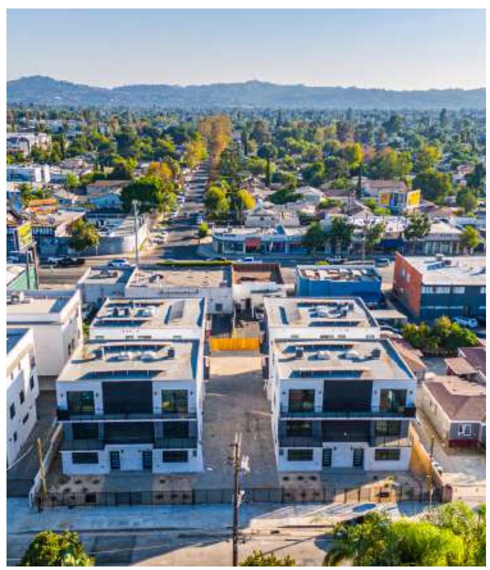
		CURRENT		PRO FORMA
Gross Potential Rental Income		$477,360		$477,360
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$477,360		$477,360
Less: Vacancy	3.0%	($14,321)	3.0%	($14,321)
Effective Gross Income		$463,039		$463,039
Less: Expenses		($89,258)		($89,258)
Miscellaneous Other Income		$0		$0
Net Operating Income		**$373,781**		**$373,781**
Debt Service		($230,118)		($230,118)
Pre-Tax Cash Flow	**4.61%**	**$143,663**	**4.61%**	**$143,663**
Principal Reduction		$36,496		$36,496
Total Return	**5.78%**	**$180,158**	**5.78%**	**$180,158**

ANNUALIZED EXPENSES:

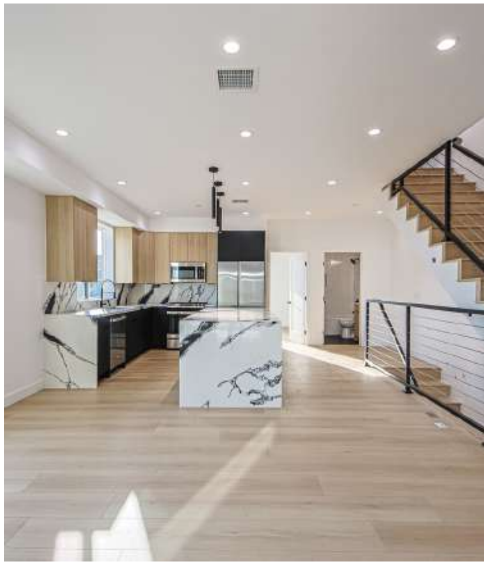
		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1994%	$74,711	$74,711
Insurance	.60/s.f.	$10,348	$10,348
Utilities	$0/unit	$0	$0
Controllable Expenses			
Contract Services	$120/unit	$1,200	$1,200
Repairs & Maintenance	$300/unit	$3,000	$3,000
TOTAL EXPENSES		**$89,258**	**$89,258**
EXPENSES/UNIT		$8,926	$8,926
EXPENSES/SF		$5.18	$5.18
% of EGI		19.3%	19.3%

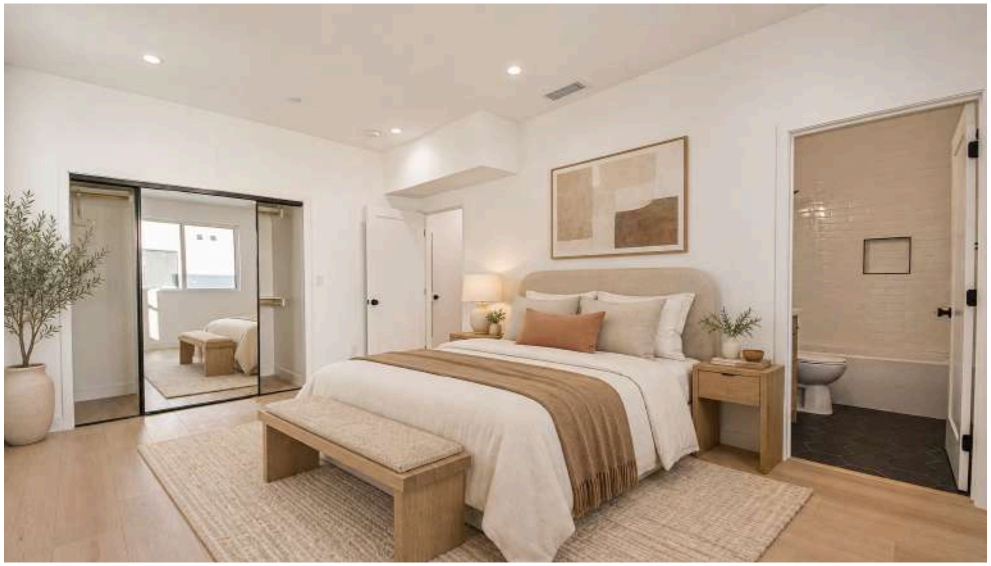
PROPERTY PHOTOS

Modern Luxury Exterior



Chic Kitchens & Living Rooms





Bright & Open Bedrooms

Sleek Bathrooms & Interiors

Parking, Views & More

Bird's Eye View

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