100% LEASED 6-UNIT IN PRIME NORTH HOLLYWOOD

6455 TROOST AVE

the 5+ unit SPECIALISTS

OFFERING MEMORANDUM


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OFFERING SUMMARY

THE OFFERING

The 5+ Unit Specialists are pleased to present 6455 Troost Ave, a 2024-built, 6-unit investment opportunity in prime North Hollywood. Offered at $3,585,000, the property is 100% leased at market rents and delivers a strong 5.97% cap rate with $274,080 in annual rental income, providing immediate stabilized cash flow from day one.

Spanning 7,968 square feet across three buildings, Troost is comprised of six spacious 4-bedroom/3-bathroom townhomes ranging from 1,275 to 1,356 square feet. Each residence features large open floorplans, sleek kitchens and bathrooms, central HVAC, in-unit laundry, and modern finishes designed to appeal to today's renters. All utilities are paid for by tenant, helping keep ongoing landlord expenses efficient.

Located minutes from the NoHo Arts District and NoHo West, residents enjoy convenient access to dining, shopping, nightlife, the 170 and 101 freeways, and major employment hubs including Universal Studios, Disney, and Warner Bros.

With newer construction, full occupancy, strong in-place income, and a competitive $449 per square foot, 6455 Troost offers investors a compelling opportunity to acquire a stabilized, low-maintenance multifamily asset in one of the Valley's most active rental markets.

Property Highlights

- 100% leased 6-unit investment in prime North Hollywood, generating $22,840 in monthly rental income / $274,080 annually with zero loss-to-lease.
- Strong 5.97% cap rate at the $3,585,000 asking price, offering attractive in-place cash flow from day one.
- 7,968 SF of building area across three buildings on a 7,502 SF lot, providing substantial residential square footage at approximately $449/SF.
- Desirable all 4-bedroom/3-bathroom unit mix, with six spacious townhome-style residences ranging from 1,275 to 1,356 SF and all units currently leased at market rents.
- Modern, tenant-friendly interiors featuring sleek kitchens and bathrooms, large open floorplans, central HVAC, in-unit washers/dryers, and private balconies.
- Separately metered for all utilities, helping minimize landlord operating responsibilities and keep expenses efficient.
- 11 on-site parking spaces paired with a spacious unit mix designed to appeal to roommates, families, and working professionals.
- Prime North Hollywood location minutes from the NoHo Arts District, NoHo West, Studio City, Burbank, Universal Studios, Disney and Warner Bros., supporting strong rental demand from entertainment and creative-industry professionals.

The Property

6455 Troost Ave, North Hollywood, CA 91606

APN:	2335-010-012	Zoning:	LARD1.5
# Units:	6	Rent Control:	No
# Buildings:	3	Opportunity Zone:	Yes
Building Size:	7,968 sqft	Utilities:	Tenants pay their own utilites
Lot Size:	7,502 sqft		

The Offering

The Pricing & Metrics

List Price:	$3,585,000
Cap Rate:	5.97%
GRM:	13.08
Price per Sqft:	$449.92
Price per Door:	$597,500

The Amenities

The Bells & Whistles

Parking:	11 parking spaces
Laundry:	Washer/dryer in each unit
HVAC:	Central air and heat
Finishes:	Sleek kitchens and bathrooms
Upgrades:	Large open floorplans

THE BREAK DOWN

6455 Troost Ave is comprised of 6 ultra-high-end townhomes with ALL units currently rented at market rents. Check out the below rent roll:

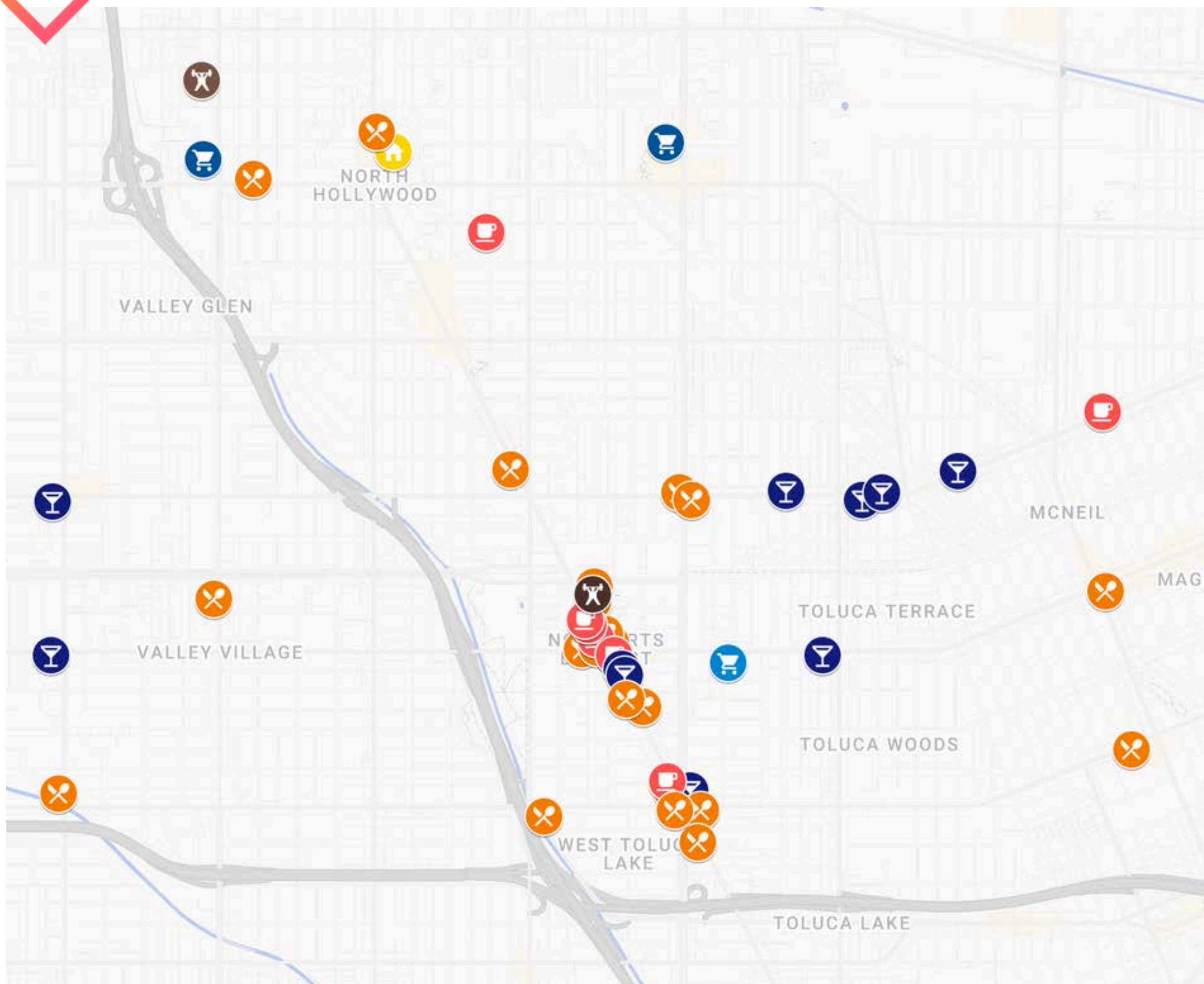
UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
6453 #1	4B/3B	1,353	$3,800	$3,800
6453 #2	4B/3B	1,353	$3,800	$3,800
6455 #1	4B/3B	1,356	$3,995	$3,995
6455 #2	4B/3B	1,356	$3,695	$3,695
6457 #1	4B/3B	1,275	$3,800	$3,800
6457 #2	4B/3B	1,275	$3,750	$3,750

Location Highlights

- Located in the heart of North Hollywood, just minutes from the NoHo Arts District and its popular mix of restaurants, coffee shops, nightlife, theaters, and entertainment.
- Just a 3-minute drive to NoHo West, offering convenient access to shopping, dining, fitness, groceries, and everyday amenities.
- Excellent connectivity throughout Los Angeles with convenient access to the 170 and 101 freeways, connecting residents to Studio City, Burbank, Hollywood, and major employment centers.
- Surrounded by popular neighborhood destinations including Trader Joe's, North Hollywood Park, Republic of Pie, Laemmle NoHo 7, Lawless Brewing, and the dining and retail along Lankershim Boulevard.
- Minutes from major entertainment and employment hubs including Universal Studios and the Disney and Warner Bros. studio campuses, supporting strong rental demand from entertainment and creative-industry professionals.

- 6455 Troost Ave
- 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

You'll find the coolest spots nearby.



PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:		
Price:		$3,585,000
Down:	50%	$1,792,500
Current GRM:		13.08
Pro Forma GRM:		13.08
Current Cap Rate:		5.97%
Pro Forma Cap Rate:		5.97%
$/Unit:		$597,500
$/SF:		$449.92

BUILDING DESCRIPTION:	
No. of Units:	6
Yr. Built:	2024
Bldg SF:	7,968
Lot Size (SF):	7,502
Lot Size (acres):	0.17
Zoning:	LARD1.5
Opportunity Zone:	Yes
Rent Control:	No

FINANCING:	
Loan Amount:	$1,792,500
Interest Rate:	6.50%
Monthly Payment:	($11,329.82)
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
6453 #1	Occupied	4b/3b	1,353	$3,800	$3,800	$2.81	$3,800	$2.81	$0
6453 #2	Occupied	4b/3b	1,353	$3,800	$3,800	$2.81	$3,800	$2.81	$0
6455 #1	Occupied	4b/3b	1,356	$3,995	$3,995	$2.95	$3,995	$2.95	$0
6455 #2	Occupied	4b/3b	1,356	$3,695	$3,695	$2.72	$3,695	$2.72	$0
6457 #1	Occupied	4b/3b	1,275	$3,800	$3,800	$2.98	$3,800	$2.98	$0
6457 #2	Occupied	4b/3b	1,275	$3,750	$3,750	$2.94	$3,750	$2.94	$0
6	Totals/Averages:		7,968	$22,840	$22,840	$2.87	$22,840	$2.87	0

the 5+ unit SPECIALISTS

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
6	4b/3b	100%	1,353	$3,807	$2.81	$22,840	$3,807	$2.81	$22,840
	Totals/Averages:		1,328	$3,807	$2.87	$22,840	$3,807	$2.87	$22,840
Gross Potential Income:						$274,080			$274,080

ANNUALIZED OPERATING DATA:

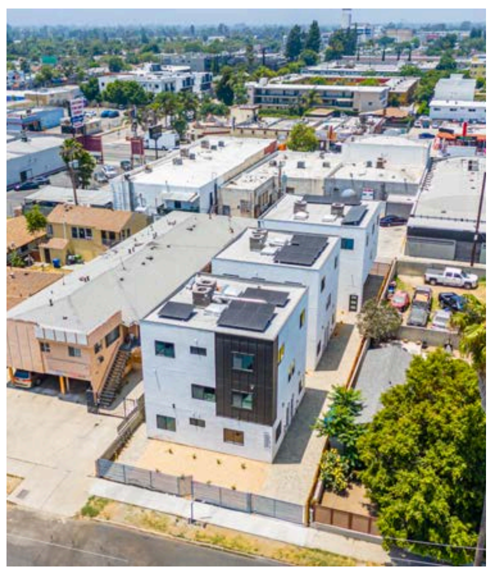
		CURRENT		PRO FORMA
Gross Potential Rental Income		$274,080		$274,080
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$274,080		$274,080
Less: Vacancy	3.0%	($8,222)	3.0%	($8,222)
Effective Gross Income		$265,858		$265,858
Less: Expenses		($51,948)		($51,948)
Miscellaneous Other Income		$0		$0
Net Operating Income		$213,909		$213,909
Debt Service		($135,958)		($135,958)
Pre-Tax Cash Flow	4.35%	$77,951	4.35%	$77,951
Principal Reduction		$20,035		$20,035
Total Return	5.47%	$97,987	5.47%	$97,987

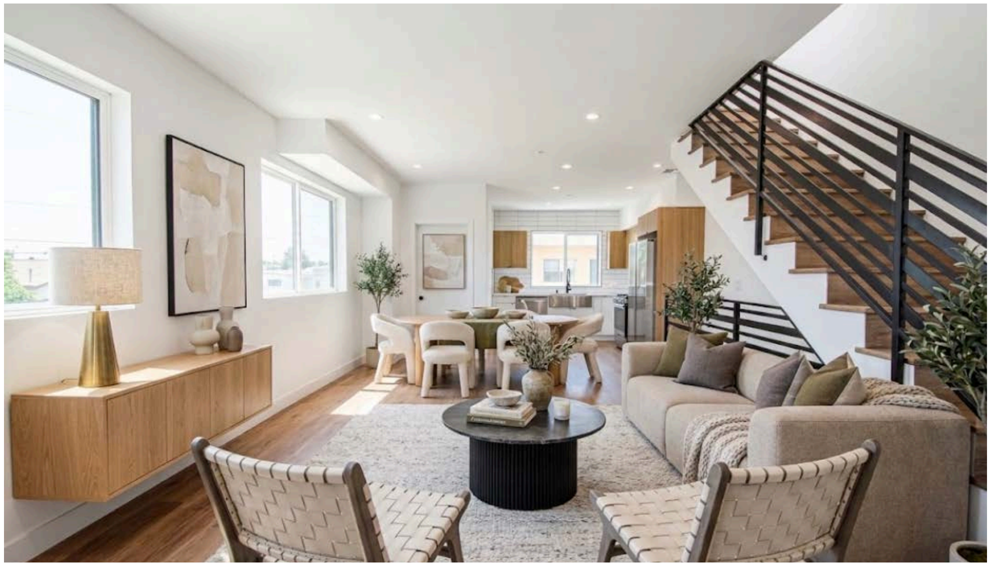
ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1874%	$42,568	$42,568
Insurance	.60/s.f.	$4,781	$4,781
Utilities	$167/unit	$1,000	$1,000
Controllable Expenses			
Contract Services	$200/unit	$1,200	$1,200
Repairs & Maintenance	$400/unit	$2,400	$2,400
TOTAL EXPENSES		$51,948	$51,948
EXPENSES/UNIT		$8,658	$8,658
EXPENSES/SF		$6.52	$6.52
% of EGI		19.5%	19.5%

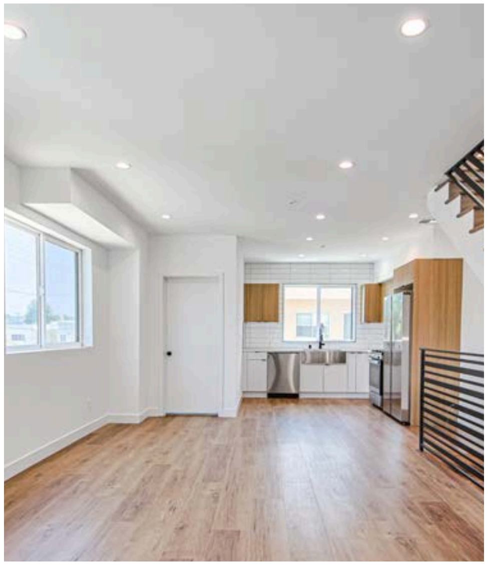
PROPERTY PHOTOS

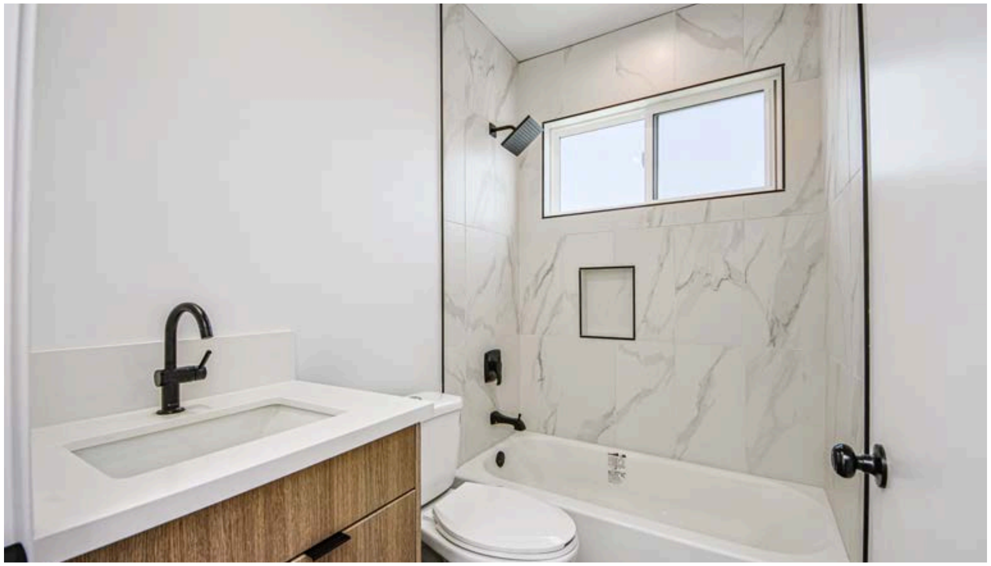
Modern Luxury Exterior



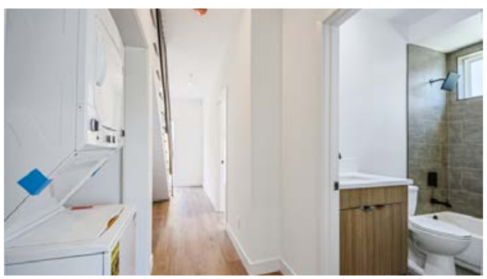


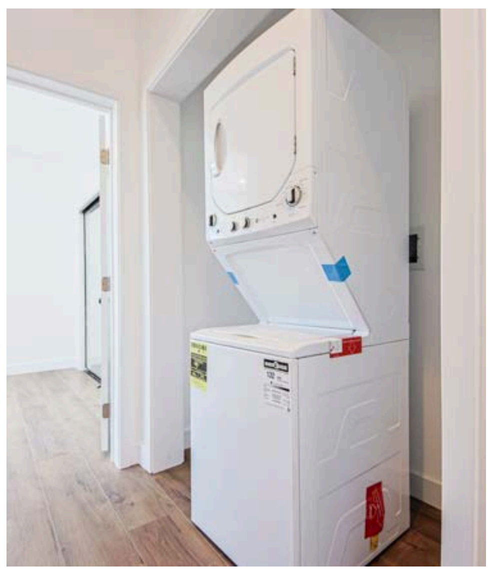
Chic Kitchens &
Living Rooms



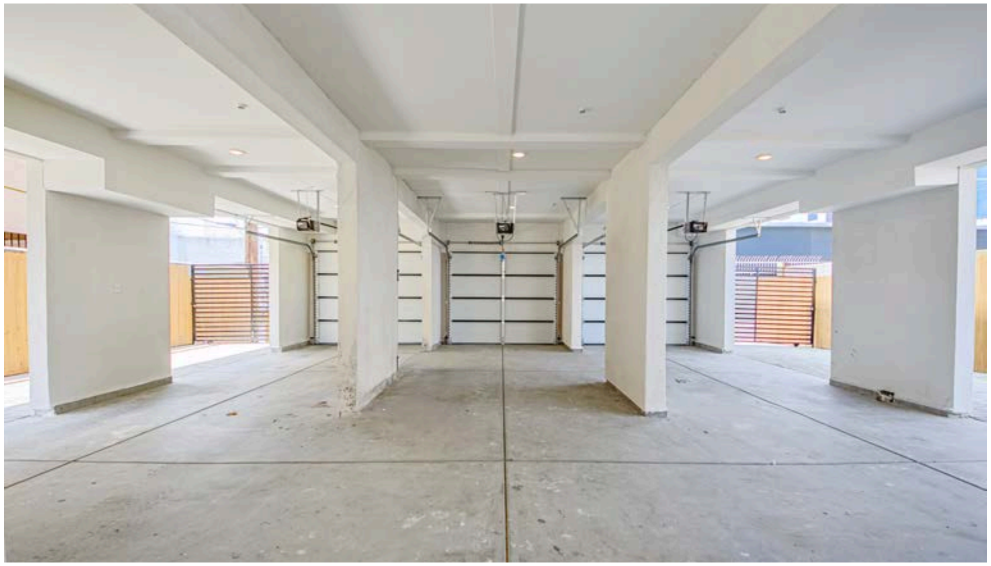


Sleek Bathrooms & In-Unit Laundry

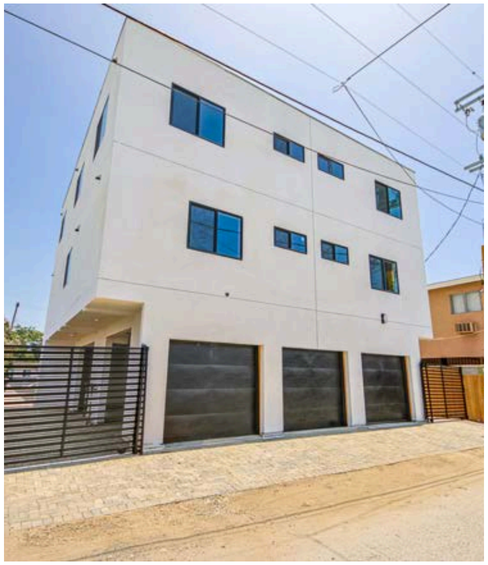




Bright & Open Bedrooms



Parking, Views & More



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