

100% LEASED, 2018 FOURPLEX W/ 7 YEARS PROVEN RETURNS

5743 CASE AVE



OFFERING MEMORANDUM

5741
5741½
5743



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OFFERING SUMMARY

THE OFFERING

The 2-4 Unit Specialists are pleased to present 5743 Case, a 2018-built, fully leased fourplex in the heart of the North Hollywood Arts District offering a 5.23% cap rate, \$125,530 NOI, and seven years of proven, stable operations. Each unit includes 3 parking spaces, featuring a private side-by-side 2-car garage with direct access into the unit plus an additional space in front of the garage, a rare amenity that materially drives tenant demand and retention.

The property consists of four large 3 bedroom units averaging over 1,130 SF, each separately metered and equipped with in-unit laundry and modern, low-maintenance finishes. Floorplans are significantly larger and more functional than typical new construction, with open kitchens, spacious living areas, oversized bedrooms, high ceilings and large, deep closets. Unlike many newer builds that sacrifice livability for bedroom count, these units offer true usability, which is reflected in consistent occupancy and long-term tenancy!

The asset produces \$168,000 in gross income with zero loss-to-lease and a strong average rent of \$3.09/SF, demonstrating in-place rents that are aligned with the current market. Operating expenses remain efficient at approximately 23.5% of income, supporting a clean, predictable yield with minimal management needs!

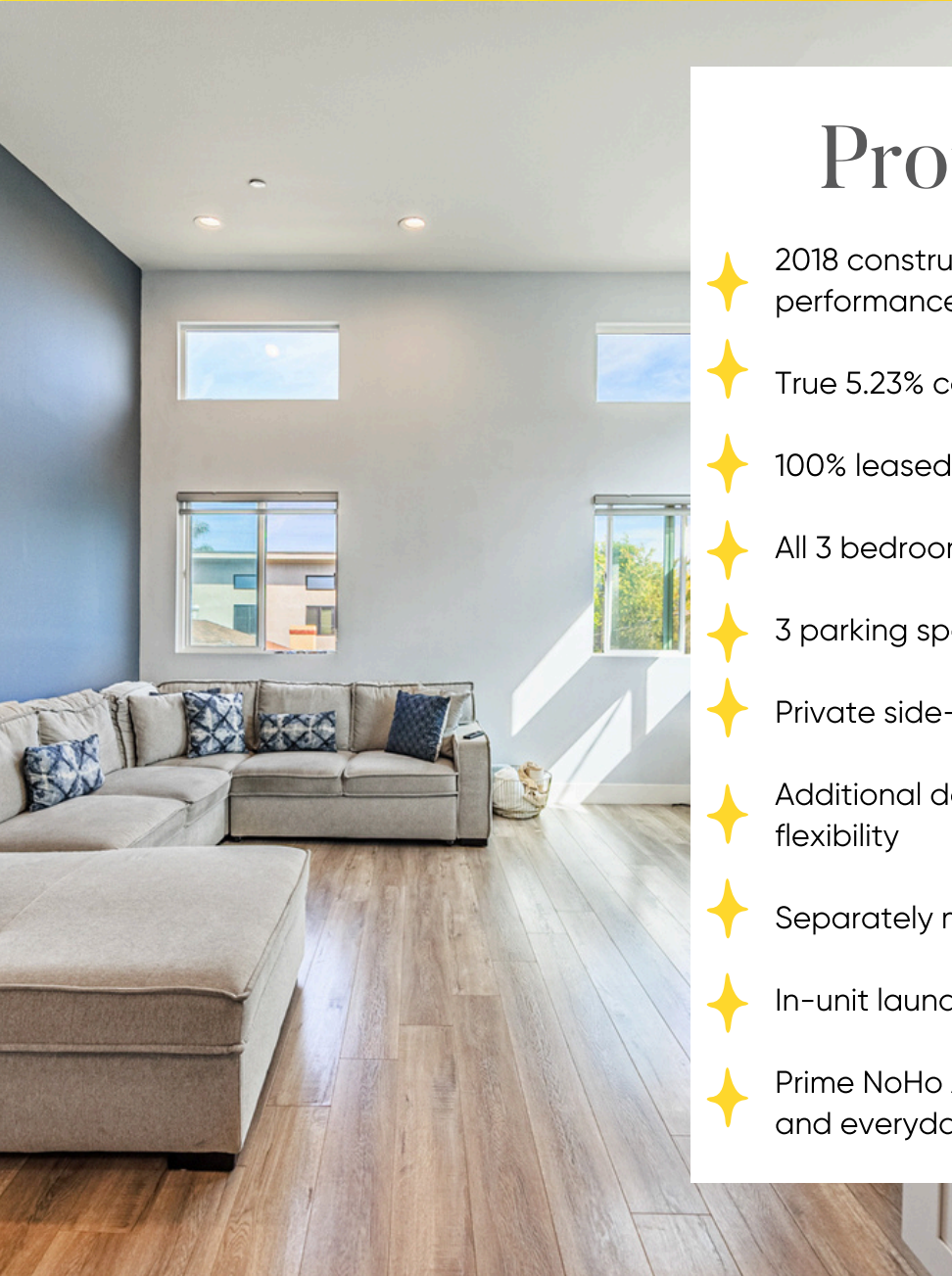
Located minutes from the North Hollywood Metro Station and in the NoHo Arts District, the property benefits from immediate access to major employment hubs, transit, and a dense live-work-play environment. Nearby conveniences including Trader Joe's and Target, along with top dining such as Idle Hour and The Front Yard, continue to drive strong tenant demand.

With its proven income history, efficient expense profile, rare 3 parking spaces per unit, and larger, tenant-oriented layouts, 5743 Case presents a straightforward opportunity to acquire a stabilized, low-maintenance asset in one of LA's most active rental submarkets.



Property Highlights

- ✦ 2018 construction with seven years of proven rental history and consistent performance
- ✦ True 5.23% cap rate generating \$125K NOI with stable, predictable income
- ✦ 100% leased with zero loss-to-lease, reflecting strong in-place rents
- ✦ All 3 bedroom unit mix averaging over 1,130 SF, ideal for long-term tenants
- ✦ 3 parking spaces per unit, a rare and highly valuable amenity in NoHo
- ✦ Private side-by-side 2 car garages with direct access into each unit
- ✦ Additional dedicated parking space per unit, enhancing tenant convenience and flexibility
- ✦ Separately metered units with an efficient, low-expense operating profile
- ✦ In-unit laundry in every unit paired with modern, durable, low-maintenance finishes
- ✦ Prime NoHo Arts District location near the North Hollywood Metro Station, dining, and everyday retail conveniences





The Property

5743 Case Ave, North Hollywood, CA 91601

APN:	2337-028-019	Zoning:	LARD1.5
# Units:	4	Rent Control:	No
# Buildings:	1	Opportunity Zone:	Yes
Building Size:	4525 sqft	Utilities:	Separately metered for all utilities.
Lot Size:	6,976 sqft		additional house electric meter for exterior lights



The Offering

The Pricing & Metrics

List Price:	\$2,400,000
Cap Rate:	5.23%
GRM:	14.29
Price per Sqft:	\$530.39
Price per Door:	\$600,000



The Amenities

The Bells & Whistles

Parking:	8 garage spaces & 4 bonus spots, totaling 12 parking spaces. Each unit features a side by side 2 car garage with direct access, plus 1 additional bonus space in front, for 3 spaces per unit.
Laundry:	Washer/Dryers in each unit
HVAC:	Central air and heat
Outdoor Space:	Rear patio area can be privatized to create premium outdoor space and drive rental upside.
Finishes:	Massive bedrooms & closets! Rare, high ceilings with large windows!

THE BREAK DOWN

5743 Case is comprised of four, 2-story, three bedroom units. ALL of which are currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
#5741	3B/2B	1,141	\$3,500	\$3,500
#5741 1/2	3B/2B	1,125	\$3,500	\$3,500
#5743	3B/2B	1,125	\$3,500	\$3,500
#5743 1/2	3B/2.5B	1,133	\$3,500	\$3,500


































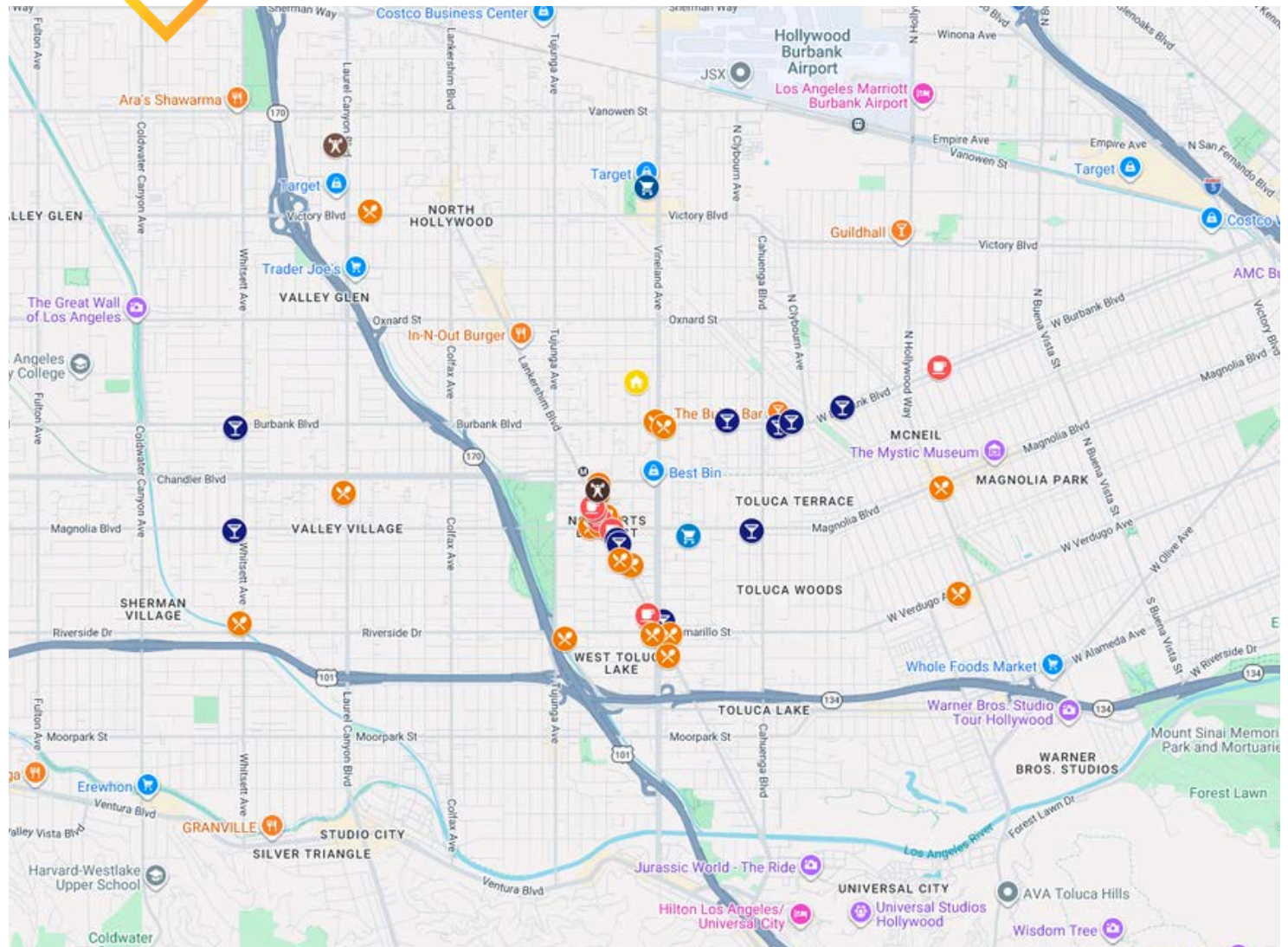
Location Highlights

- ✦ Located directly 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.

-  5743 Case Ave
-  Fatburger
-  Maki Shabu
-  Jamba
-  Ozzy's Apizza North Hollywood
-  Original Thai NOHO Restaurant
-  Raising Cane's Chicken Fingers
-  Dave's Hot Chicken
-  New York Chicken & Gyro - North Hollywood
-  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
-  Lenzini's Pizza NoHo
-  Pho NOHO
-  Starbucks Coffee Company
-  Coral Cafe





PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:	\$2,400,000
Down: 40%	\$960,000
Current GRM:	14.29
Pro Forma GRM:	14.29
Current Cap Rate:	5.23%
Pro Forma Cap Rate:	5.23%
\$/Unit:	\$600,000
\$/SF:	\$530.39

BUILDING DESCRIPTION:

No. of Units:	4
Yr. Built:	2018
Bldg SF:	4,525
Lot Size (SF):	6,974
Lot Size (acres):	0.16
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	No

FINANCING:

Loan Amount:	\$1,440,000
Interest Rate:	5.15%
Monthly Payment:	(\$7,862.78)
LTV:	60%
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
5741	Occupied	3b/2b	1,141	\$3,500	\$3,500	\$3.07	\$3,500	\$3.07	\$0
5741 1/2	Occupied	3b/2b	1,125	\$3,500	\$3,500	\$3.11	\$3,500	\$3.11	\$0
5743	Occupied	3b/2b	1,125	\$3,500	\$3,500	\$3.11	\$3,500	\$3.11	\$0
5743 1/2	Occupied	3b/2.5b	1,133	\$3,500	\$3,500	\$3.09	\$3,500	\$3.09	\$0
4	Totals/Averages:		4,524	\$14,000	\$14,000	\$3.09	\$14,000	\$3.09	\$0

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
3	3b/2b	75%	1,141	\$3,500	\$3.07	\$10,500	\$3,500	\$3.07	\$10,500
1	3b/2.5b	25%	1,133	\$3,500	\$3.09	\$3,500	\$3,500	\$3.09	\$3,500
Totals/Averages:			1,131	\$3,500	\$3.09	\$14,000	\$3,500	\$3.09	\$14,000
Gross Potential Income:						\$168,000			\$168,000

ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$168,000	\$168,000
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$168,000	\$168,000
Less: Vacancy	4.0% (\$6,720)	4.0% (\$6,720)
Effective Gross Income	\$161,280	\$161,280
Less: Expenses	(\$35,750)	(\$35,750)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$125,530	\$125,530
Debt Service	(\$94,353)	(\$94,353)
Pre-Tax Cash Flow	3.25% \$31,177	3.25% \$31,177
Principal Reduction	\$15,725	\$15,725
Total Return	4.89% \$46,902	4.89% \$46,902

ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
Fixed Expenses		
Real Estate Taxes	1.3478% \$32,348	\$32,348
Insurance	.60/s.f. \$2,715	\$2,715
Utilities	\$163/unit \$650	\$650
Controllable Expenses		
Contract Services	\$300/unit \$1,200	\$1,200
Repairs & Maintenance	\$400/unit \$1,600	\$1,600
TOTAL EXPENSES	\$38,513	\$38,513
EXPENSES/UNIT	\$9,628	\$9,628
EXPENSES/SF	\$8.51	\$8.51
% of EGI	23.5%	22.2%



SALES COMPS

SOLD COMPS

Address	# Units	List Price	Close Price	\$/Sqft	\$/Unit	Cap Rate	GRM	Sqft	Lot Sqft	Close Date	Yr Built
5654 Cartwright AVE	4	\$2,775,000.00	\$2,775,000.00	\$501.08	\$693,750.00	5.17%	13.53	5,538	5,915	12/16/25	2025
5648 Cartwright	4	\$2,775,000.00	\$2,775,000.00	\$501.08	\$693,750.00	5.17%	13.53	5,538	5,915	12/15/25	2025
7726 Laurel Canyon BLVD	4	\$2,525,000.00	\$2,515,000.00	\$502.00	\$631,250.00	5.01%	14.97	5,010	6,962	04/14/25	2025
1504 N California	4	\$2,345,000.00	\$2,292,000.00	\$670.18	\$586,250.00	5.58%	13.45	3,420	7,077	01/12/26	2024
5626 Willowcrest AVE	4	\$2,595,000.00	\$2,525,000.00	\$434.22	\$648,750.00	5.05%	15.16	5,815	6,760	04/22/25	2017
10706 Camarillo ST	4	\$2,888,000.00	\$2,800,000.00	\$474.09	\$722,000.00	5.19%	14.73	5,906	5,265	07/10/25	2017
Averages	4	\$2,650,500	\$2,613,667	\$513.78	\$662,625.00	5.20%	14.23	5,205	6,316		





PROPERTY PHOTOS



Modern Luxury Exterior



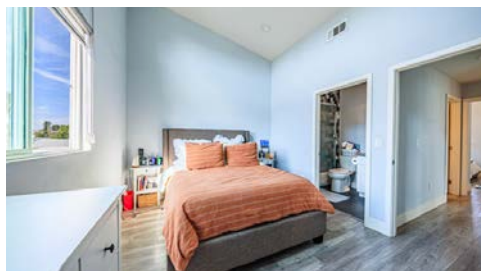


Chic Kitchens & Living Rooms



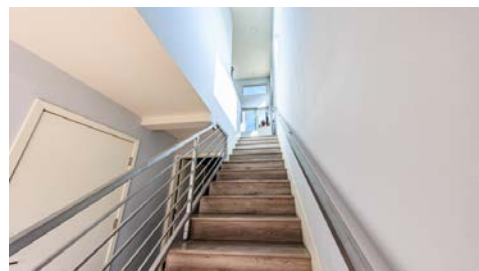


Bright & Open
Bedrooms





Sleek Bathrooms &
In-Unit Laundry





Parking, Views
& More





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