Rare Opportunity to Acquire a Fully Stabilized, 2025-Built 8-Unit Portfolio in Prime Valley Glen | No Rent Control | Real 5.86% Cap Rate!

11810 W GILMORE ST

the 5+ unit SPECIALISTS

OFFERING MEMORANDUM


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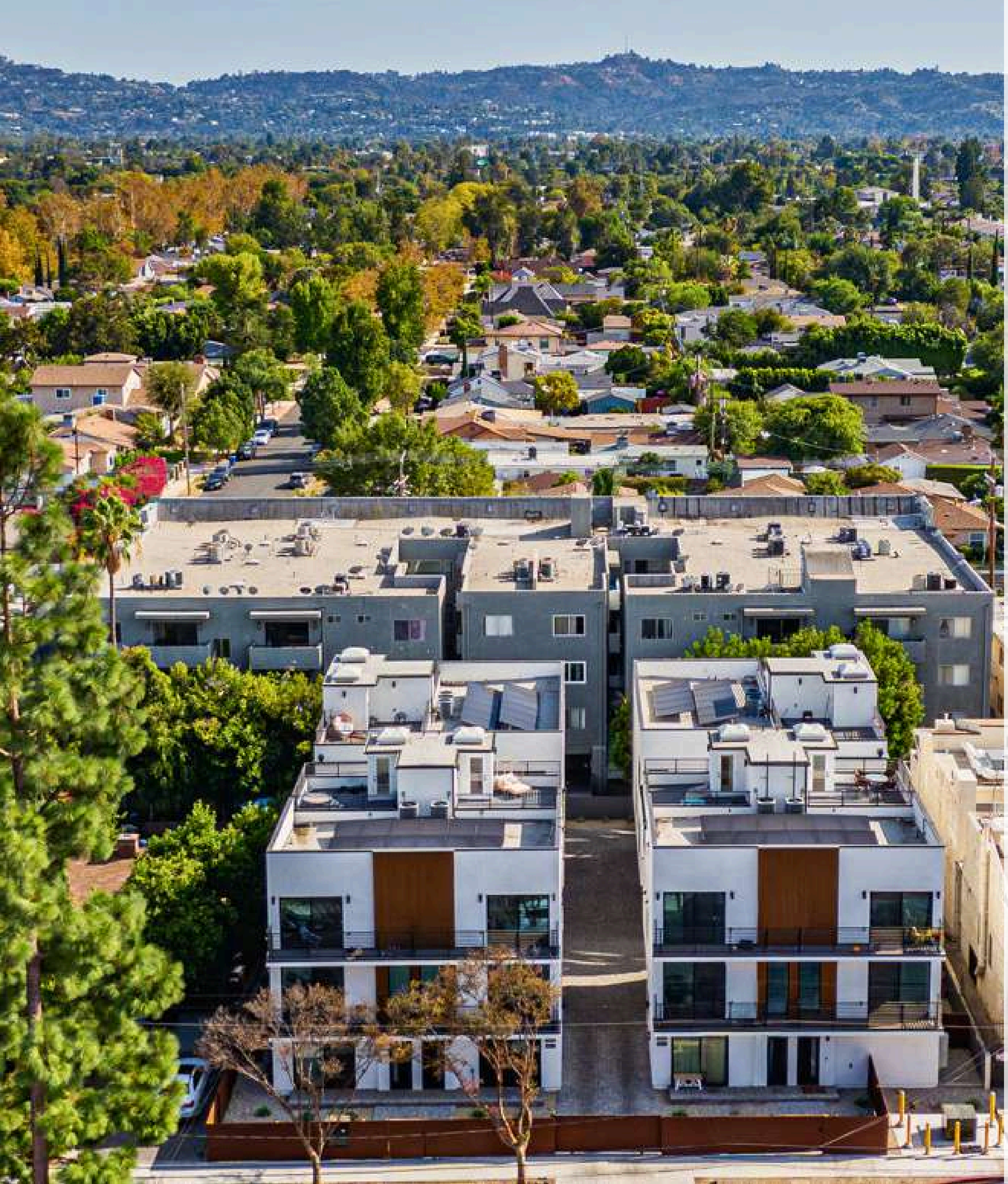

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OFFERING SUMMARY

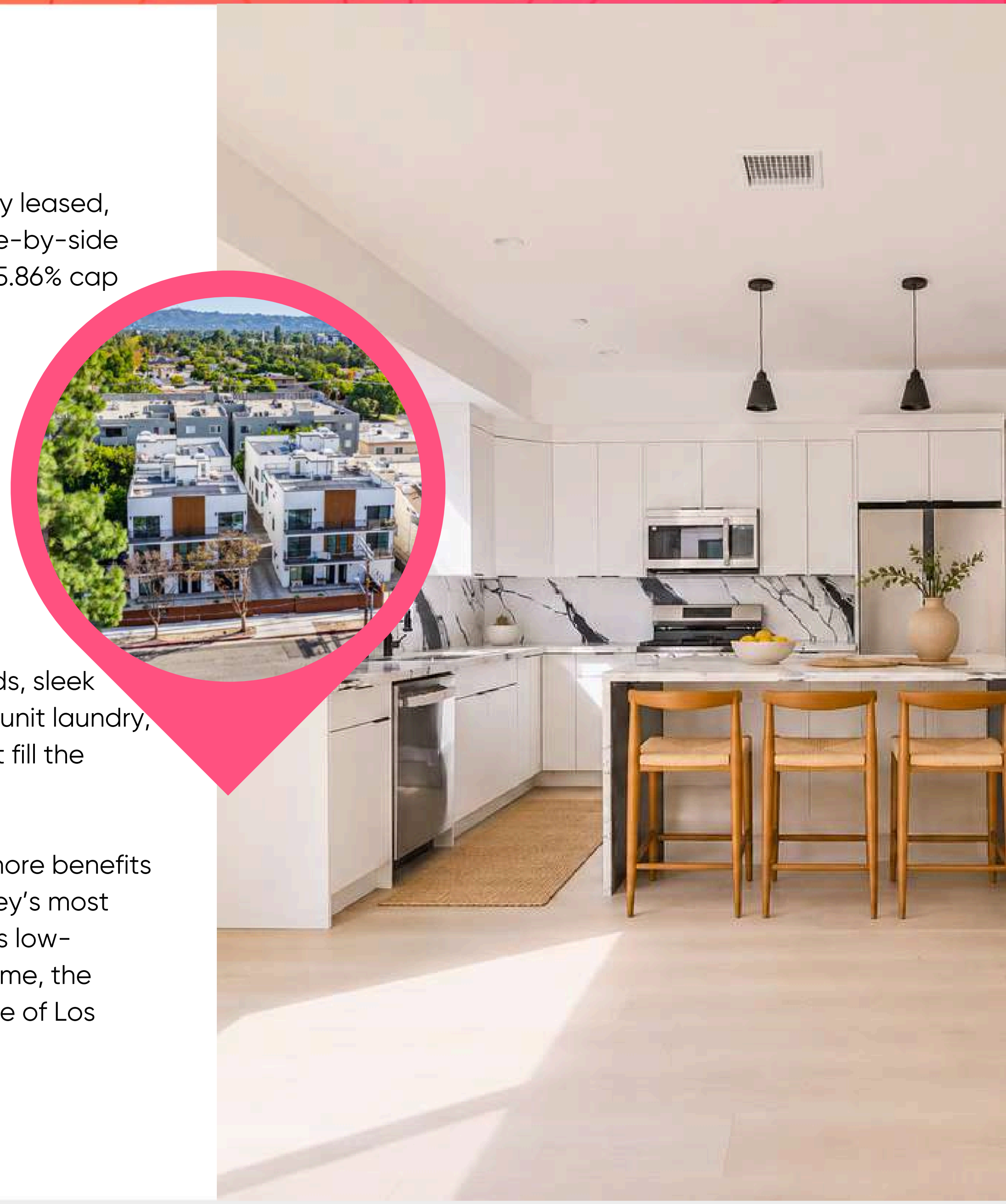
THE OFFERING

The 5+ Unit Specialists are pleased to present 11810 W Gilmore St, a fully leased, 2025-built 8-unit portfolio offering a combination rarely found: two side-by-side fourplexes on one lot, 32 rentable bedrooms, 16 parking spaces and a 5.86% cap rate, all located in prime Valley Glen.

This rare portfolio consists of six expansive 4-bedroom residences, one highly rentable 5-bedroom and one spacious 3-bedroom. The portfolio generates $418,320 in annual gross income and is offered fully stabilized with established rental history. All units are separately metered for gas and electric and water is submetered for each unit, eliminating any owner utility expenses.

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 at the intersection of Valley Glen and North Hollywood, 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!
- Fully leased from day 1! 2025 construction 8-unit delivering a true 5.86% cap rate!
- Gross monthly income: $34,860 | Annual income: $418,320
- Highly rentable unit mix: 5x 4b/4b, 1x 4b/3b, 1x 5b/4b, 1x 3b/3b
- Nearly 14,000 SF of building area with an oversized, highly desirable unit mix!
- Massive residences ranging up to 1,929 SF, offering tenant-friendly layouts that live more like homes than apartments.
- Huge private outdoor decks and balconies create valuable indoor/outdoor living space rarely found in comparable multifamily product.
- Excellent 1031 exchange / turnkey acquisition opportunity with the property already fully leased and stabilized.
- Positioned at the intersection of Valley Glen and North Hollywood, Gilmore benefits from strong rental demand and convenient access to some of the Valley's most important entertainment, employment and transit destinations

The Property

11801 Gilmore Ave, Los Angeles, CA 90066

APN:	2322-016-030	Zoning:	LARD1.5
# Units:	8	Rent Control:	No
# Buildings:	4	Opportunity Zone:	No
Building Size:	13,819 sqft	Utilities: Gas & electric seperatley metered. 1 water meter (all unit sub metered)	
Lot Size:	11,245 sqft		

The Offering

The Pricing & Metrics

List Price:	$5,599,000
Cap Rate:	5.86%
GRM:	13.38
Price per Sqft:	$405.17
Price per Door:	$699.875

The Amenities

The Bells & Whistles

Parking:	10 Garage Spaces, 4 Exterior Spaces + 2 Bonus Spots (16 Total)
Laundry:	Washer/dryer in each unit
HVAC:	Central air and heat
Finishes:	Sleek kitchens and bathrooms
Upgrades:	Large closets and bedrooms!

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THE BREAK DOWN

11810 Gilmore St is comprised of 8 ultra-high-end units with ALL of them already leased and market rents! Check out the below rent roll:

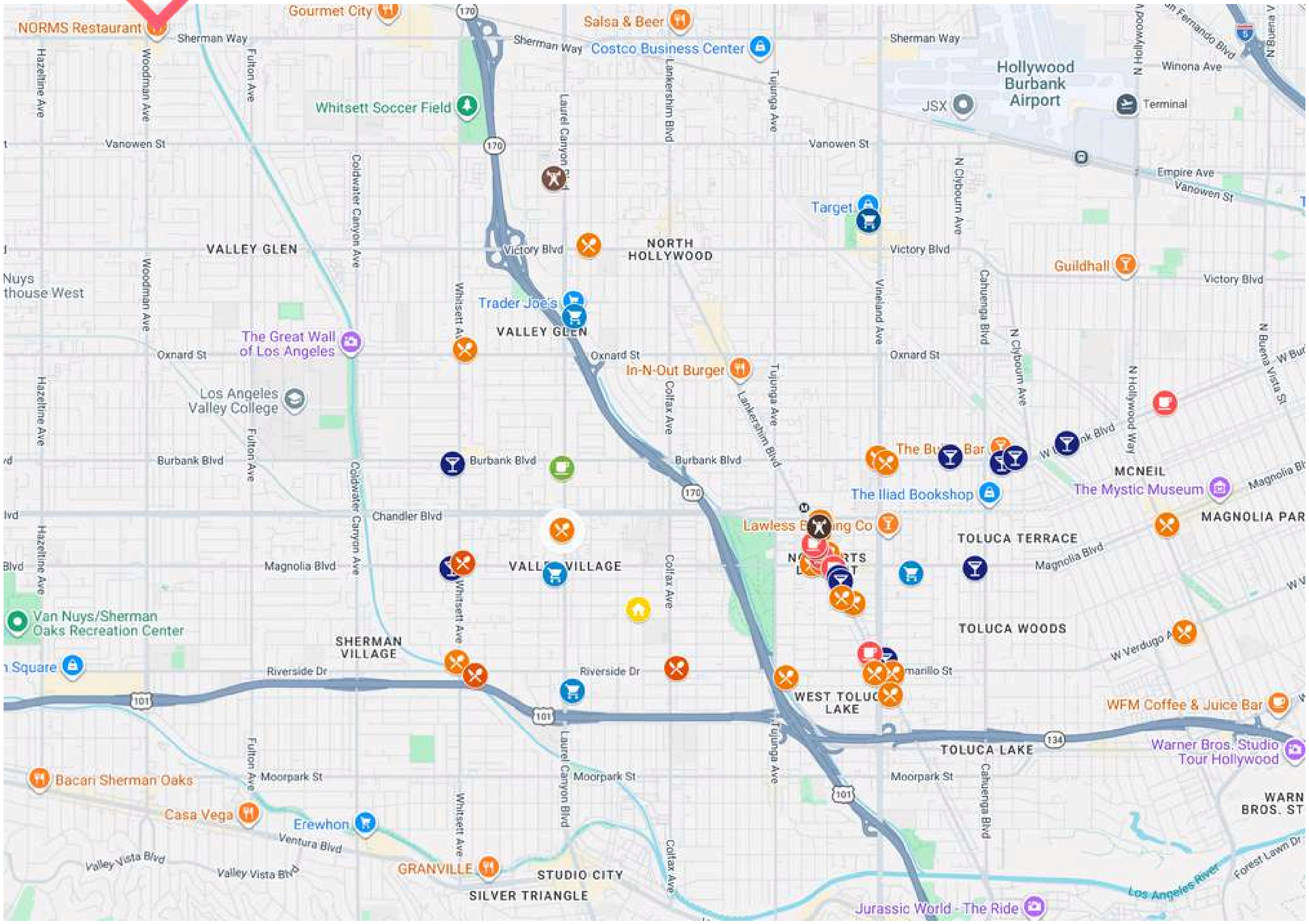
UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
11810	4B/3B	1,693	$4,395	$4,395
11810 1/2	4B/4B	1,685	$3,995	$3,995
11812	3B/3B	1,539	$3,995	$3,995
11812 1/2	4B/4B	1,810	$4,495	$4,495
11814	5B/4B	1,929	$5,195	$5,195
11814 1/2	4B/4B	1,785	$4,395	$4,395
11816	4B/4B	1,685	$3,995	$3,995
11816 1/2	4B/4B	1,693	$4,395	$4,395

Location Highlights

- LoLocated near 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.
s and 3 miles to the Northridge Fashion Center and Costco for all your daily needs.

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

THE SNAPSHOT

SUMMARIZED PRICING METRICS:		
Price:		$5,599,000
Down:	50%	$2,799,500
Current GRM:		13.38
Pro Forma GRM:		13.38
Current Cap Rate:		5.86%
Pro Forma Cap Rate:		5.86%
$/Unit:		$699,875
$/SF:		$405.17

BUILDING DESCRIPTION:	
No. of Units:	8
Yr. Built:	2024
Bldg SF:	13,819
Lot Size (SF):	11,245
Lot Size (acres):	0.26
Zoning:	LARD1.5
Opportunity Zone:	No
Rent Control:	No

FINANCING:	
Loan Amount:	$2,799,500
Interest Rate:	6.25%
Monthly Payment:	($17,237.00)
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
11810	Occupied	4b/3b	1,693	$4,395	$4,395	$2.60	$4,395	$2.60	$0
11810 1/2	Occupied	4b/4b	1,685	$3,995	$3,995	$2.37	$3,995	$2.37	$0
11812	Occupied	3b/3b	1,539	$3,995	$3,995	$2.60	$3,995	$2.60	$0
11812 1/2	Occupied	4b/4b	1,810	$4,495	$4,495	$2.48	$4,495	$2.48	$0
11814	Occupied	5b/4b	1,929	$5,195	$5,195	$2.69	$5,195	$2.69	$0
11814 1/2	Occupied	4b/4b	1,785	$4,395	$4,395	$2.46	$4,395	$2.46	$0
11816	Occupied	4b/4b	1,685	$3,995	$3,995	$2.37	$3,995	$2.37	$0
11816 1/2	Occupied	4b/4b	1,693	$4,395	$4,395	$2.60	$4,395	$2.60	$0
8	Totals/Averages:		13,819	$34,860	$34,860	$2.52	$34,860	$2.52	$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
1	5b/4b	13%	1,929	$5,195	$2.69	$5,195	$5,195	$2.69	$5,195
5	4b/4b	63%	1,725	$4,255	$2.47	$21,275	$4,255	$2.47	$21,275
1	4b/3b	13%	1,706	$4,395	$2.58	$4,395	$4,395	$2.58	$4,395
1	3b/3b	13%	1,539	$3,995	$2.60	$3,995	$3,995	$2.60	$3,995
	Totals/Averages:		1,727	$4,358	$2.52	$34,860	$4,358	$2.52	$34,860
Gross Potential Income:						**$418,320**			**$418,320**

ANNUALIZED OPERATING DATA:

		CURRENT		PRO FORMA
Gross Potential Rental Income		$418,320		$418,320
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$418,320		$418,320
Less: Vacancy	3.0%	($12,550)	3.0%	($12,550)
Effective Gross Income		$405,770		$405,770
Less: Expenses		($77,949)		($77,949)
Miscellaneous Other Income		$0		$0
Net Operating Income		**$327,822**		**$327,822**
Debt Service		($206,844)		($206,844)
Pre-Tax Cash Flow	**4.32%**	**$120,977**	**4.32%**	**$120,977**
Principal Reduction		$32,804		$32,804
Total Return	**5.49%**	**$153,782**	**5.49%**	**$153,782**

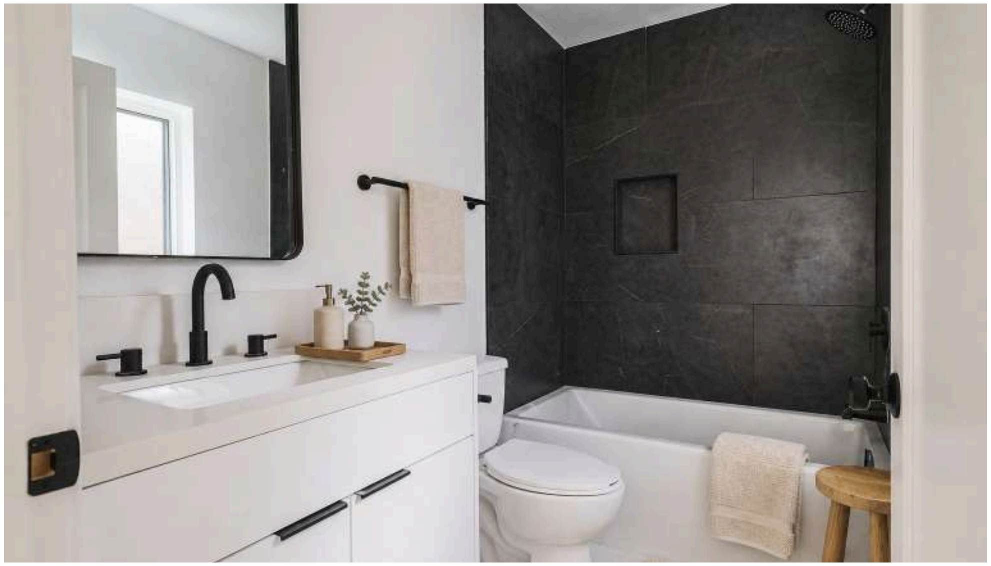
ANNUALIZED EXPENSES:

		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.1655%	$65,257	$65,257
Insurance	.60/s.f.	$8,291	$8,291
Utilities	$0/unit	$0	$0
Controllable Expenses			
Contract Services	$150/unit	$1,200	$1,200
Repairs & Maintenance	$400/unit	$3,200	$3,200
TOTAL EXPENSES		**$77,949**	**$77,949**
EXPENSES/UNIT		$9,744	$9,744
EXPENSES/SF		$5.64	$5.64
% of EGI		19.2%	19.2%

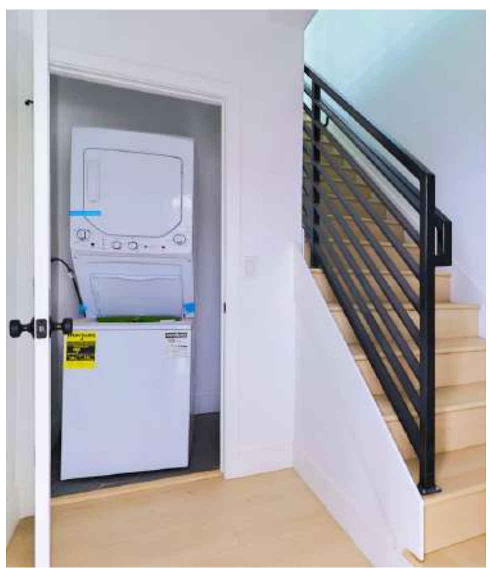
PROPERTY PHOTOS

Modern Luxury Exterior

Chic Kitchens & Living Rooms

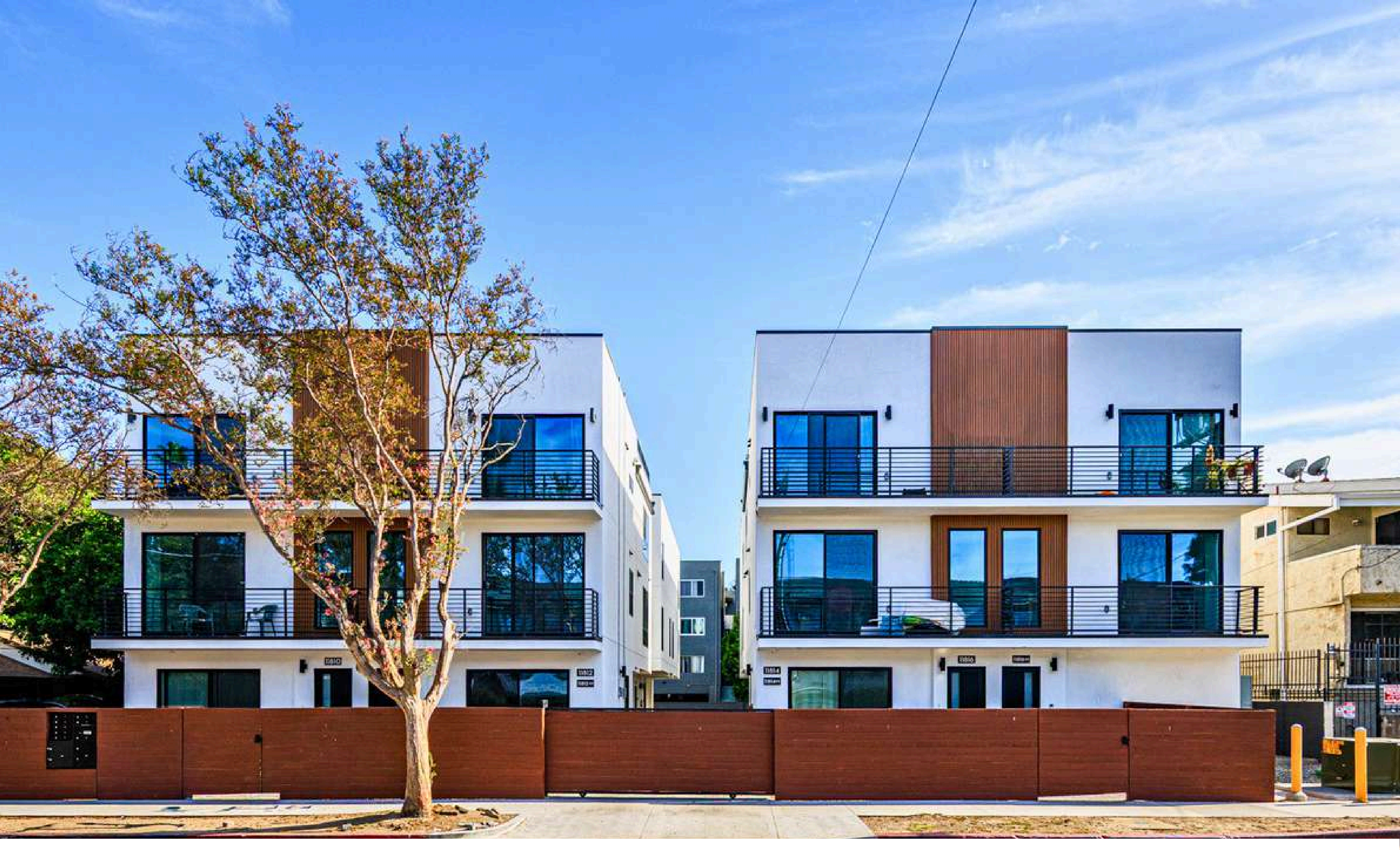


Sleek Bathrooms & In-Unit Laundry



Bright & Open Bedrooms

Parking, Views & More



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