100% LEASED 6-UNIT IN PRIME NORTH HOLLYWOOD

6421 TROOST AVE

the 5+ unit SPECIALISTS

OFFERING MEMORANDUM


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OFFERING SUMMARY

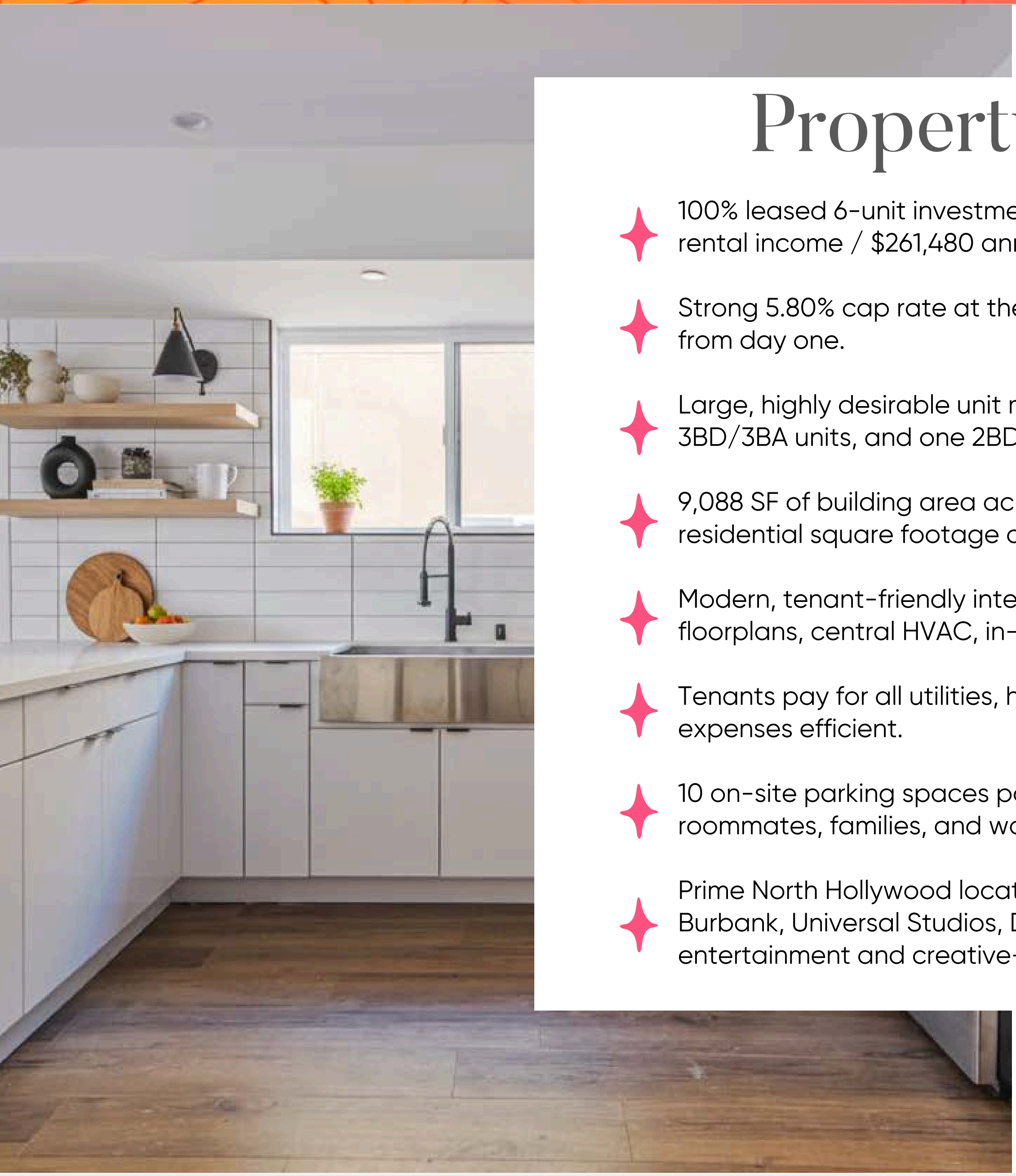
THE OFFERING

The 5+ Unit Specialists are pleased to present 6421 Troost Ave, a 2024-built, 6-unit investment opportunity in prime North Hollywood. Offered at $3,485,000, the property is 100% leased at market rents and delivers a strong 5.80% cap rate with $261,480 in annual rental income, providing immediate stabilized cash flow from day one.

Spanning 9,088 square feet, Troost features an oversized and highly desirable unit mix ranging from 2 to 4 bedrooms, including two expansive 1,920-square-foot 4-bedroom/4-bathroom residences. Each unit offers spacious open floorplans, sleek kitchens and bathrooms, central HVAC, in-unit laundry, balconies, and separately metered utilities, while 10 on-site parking spaces add additional convenience for tenants.

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 $383 per square foot, 6421 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 $21,790 in monthly rental income / $261,480 annually with zero loss-to-lease.
- Strong 5.80% cap rate at the $3,485,000 asking price, offering attractive in-place cash flow from day one.
- Large, highly desirable unit mix consisting of two 4BD/4BA units, one 4BD/3BA unit, two 3BD/3BA units, and one 2BD/2BA unit.
- 9,088 SF of building area across three buildings on a 7,502 SF lot, providing substantial residential square footage at approximately $383/SF.
- Modern, tenant-friendly interiors featuring sleek kitchens and bathrooms, large open floorplans, central HVAC, in-unit washers/dryers, and private balconies.
- Tenants pay for all utilities, helping minimize landlord operating responsibilities and keep expenses efficient.
- 10 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

6421 Troost Ave, North Hollywood, CA 91606

APN:	2335-010-018	Zoning:	LARD1.5
# Units:	6	Rent Control:	Yes
# Buildings:	3	Opportunity Zone:	Yes
Building Size:	9,088 sqft	Utilities:	Tenants pay for all utilites
Lot Size:	7,502 sqft		

The Offering

The Pricing & Metrics

List Price:	$3,485,000
Cap Rate:	5.80%
GRM:	13.13
Price per Sqft:	$383.47
Price per Door:	$580,833

The Amenities

The Bells & Whistles

Parking:	10 parking spaces
Laundry:	Washer/dryer in each unit
HVAC:	Central air and heat
Finishes:	Sleek kitchens and bathrooms
Upgrades:	Balconies and large open floorplans

THE BREAK DOWN

6421 Troost Ave is comprised of 6 ultra-high-end units, ALL of which is currently rented at market rents. Check out the below rent roll:

UNIT	BED/BATH	SQFT	CURRENT RENT	PRO FORMA RENT
6423 1/2	4B/4B	1,920	$4,100	$4,100
6423	4B/4B	1,920	$4,100	$4,100
6425 1/2	3B/3B	1,472	$3,500	$3,500
6425	3B/3B	1,472	$3,600	$3,600
6421 1/2	4B/3B	1,536	$3,895	$3,895
6421	2B/2B	768	$2,595	$2,595

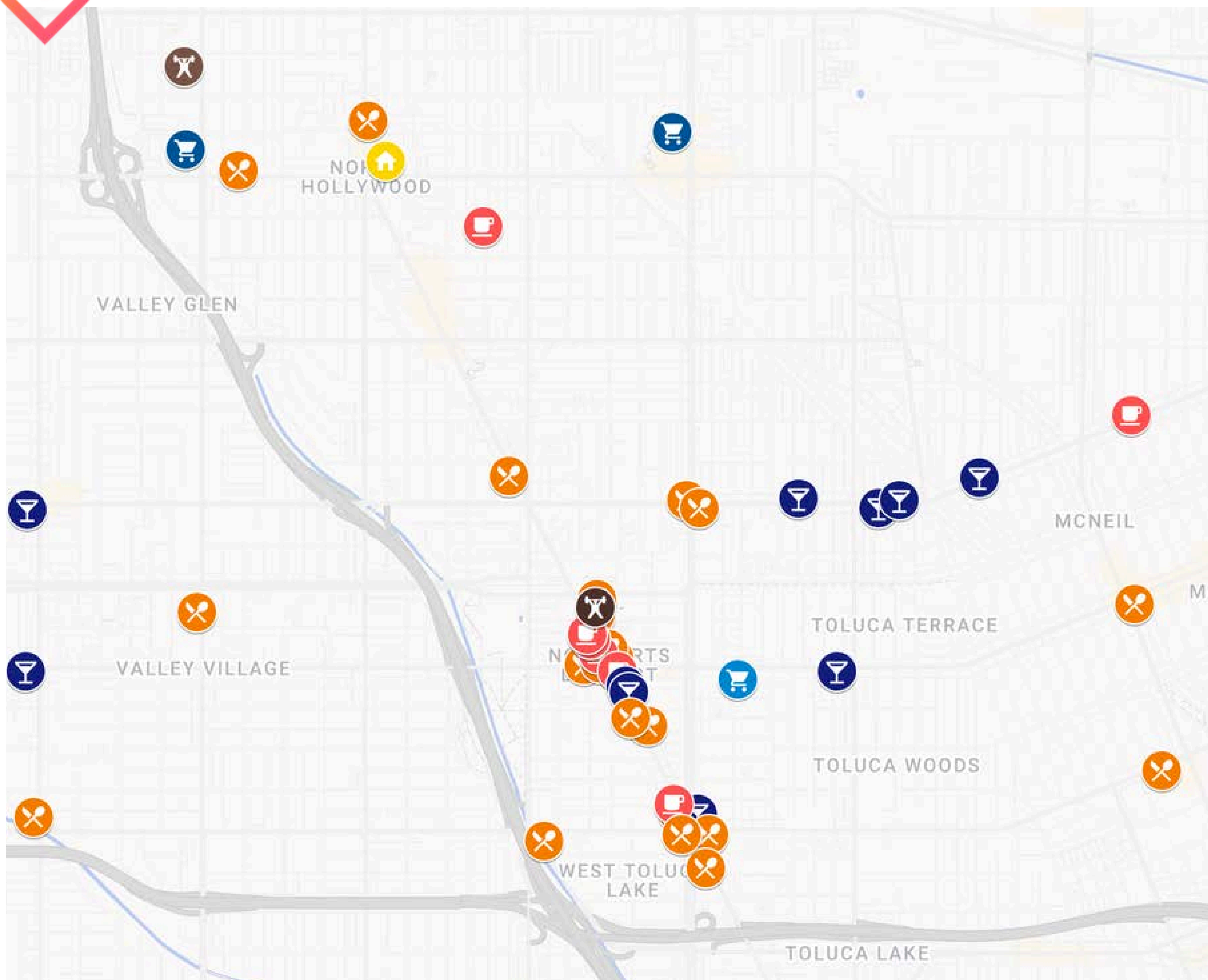
Location Highlights

- 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.

the 5+ unit SPECIALISTS

You'll find the coolest spots nearby.

- 6421 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



PRICING & FINANCIALS

THE SNAPSHOT

SUMMARIZED PRICING METRICS:

Price:		$3,485,000
Down:	50%	$1,742,500
Current GRM:		13.33
Pro Forma GRM:		13.33
Current Cap Rate:		5.80%
Pro Forma Cap Rate:		5.80%
$/Unit:		$580,833
$/SF:		$383.47

BUILDING DESCRIPTION:

No. of Units:	6
Yr. Built:	2024
Bldg SF:	9,088
Lot Size (SF):	7,502
Lot Size (acres):	0.17
Zoning:	LARD1.5
Opportunity Zone:	Yes
Rent Control:	Yes

FINANCING:

Loan Amount:	$1,742,500
Interest Rate:	6.50%
Monthly Payment:	($11,013.79)
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
6423.5	Occupied	4b/4b	1,920	$4,100	$4,100	$2.14	$4,100	$2.14	$0
6423	Occupied	4b/4b	1,920	$4,100	$4,100	$2.14	$4,100	$2.14	$0
6425.5	Occupied	3b/3b	1,472	$3,500	$3,500	$2.38	$3,500	$2.38	$0
6425	Occupied	3b/3b	1,472	$3,600	$3,600	$2.45	$3,600	$2.45	$0
6421.5	Occupied	4b/3b	1,536	$3,895	$3,895	$2.54	$3,895	$2.54	$0
6421	Occupied	2b/2b	768	$2,595	$2,595	$3.38	$2,595	$3.38	$0
6	Totals/Averages:		9,088	$21,790	$21,790	$2.40	$21,790	$2.40	$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
2	4b/4b	33%	1,920	$4,100	$2.14	$8,200	$4,100	$2.14	$8,200
1	4b/3b	17%	1,536	$3,895	$2.54	$3,895	$3,895	$2.54	$3,895
3	3b/3b	50%	1,472	$2,367	$1.61	$7,100	$2,367	$1.61	$7,100
1	2b/2b	17%	768	$2,595	$3.38	$2,595	$2,595	$3.38	$2,595
	Totals/Averages:		1,515	$3,113	$2.06	$21,790	$3,113	$2.06	$21,790
Gross Potential Income:						**$261,480**			**$261,480**

ANNUALIZED OPERATING DATA:

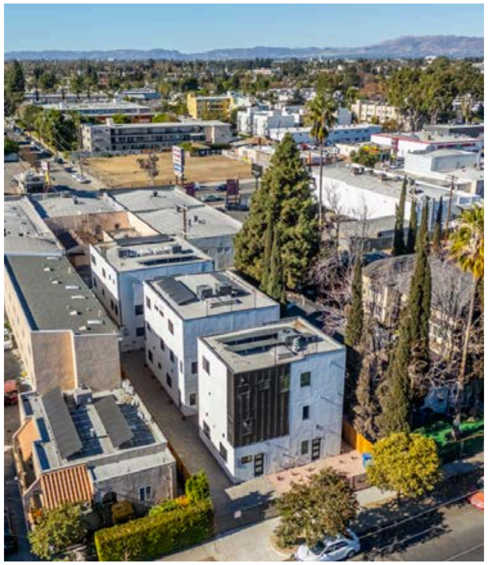
		CURRENT		PRO FORMA
Gross Potential Rental Income		$261,480		$261,480
Gain (Loss)-to-Lease		$0		$0
Gross Scheduled Rental Income		$261,480		$261,480
Less: Vacancy	3.0%	($7,844)	3.0%	($7,844)
Effective Gross Income		$253,636		$253,636
Less: Expenses		($51,433)		($51,433)
Miscellaneous Other Income		$0		$0
Net Operating Income		**$202,203**		**$202,203**
Debt Service		($132,165)		($132,165)
Pre-Tax Cash Flow	**4.02%**	**$70,037**	**4.02%**	**$70,037**
Principal Reduction		$19,476		$19,476
Total Return	**5.14%**	**$89,514**	**5.14%**	**$89,514**

ANNUALIZED EXPENSES:

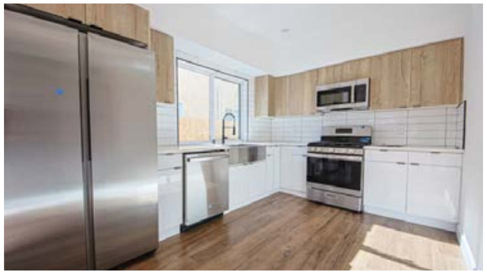
		CURRENT	PRO FORMA
Fixed Expenses			
Real Estate Taxes	1.18738%	$41,380	$41,380
Insurance	.60/s.f.	$5,453	$5,453
Utilities	$167/unit	$1,000	$1,000
Controllable Expenses			
Contract Services	$200/unit	$1,200	$1,200
Repairs & Maintenance	$400/unit	$2,400	$2,400
TOTAL EXPENSES		**$51,433**	**$51,433**
EXPENSES/UNIT		$8,572	$8,572
EXPENSES/SF		$5.66	$5.66
% of EGI		20.3%	20.3%

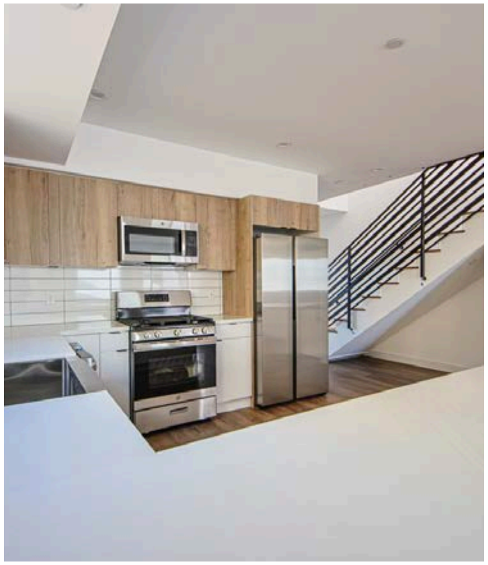
PROPERTY PHOTOS

Modern Luxury Exterior

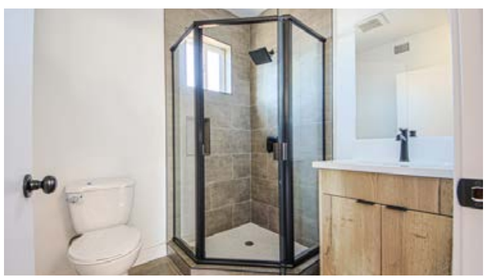


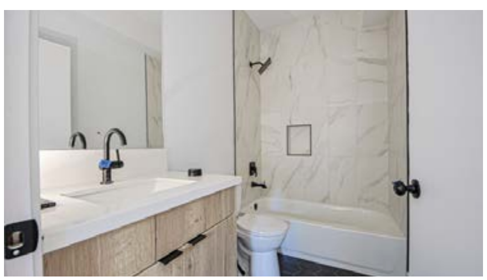
Chic Kitchens & Living Rooms



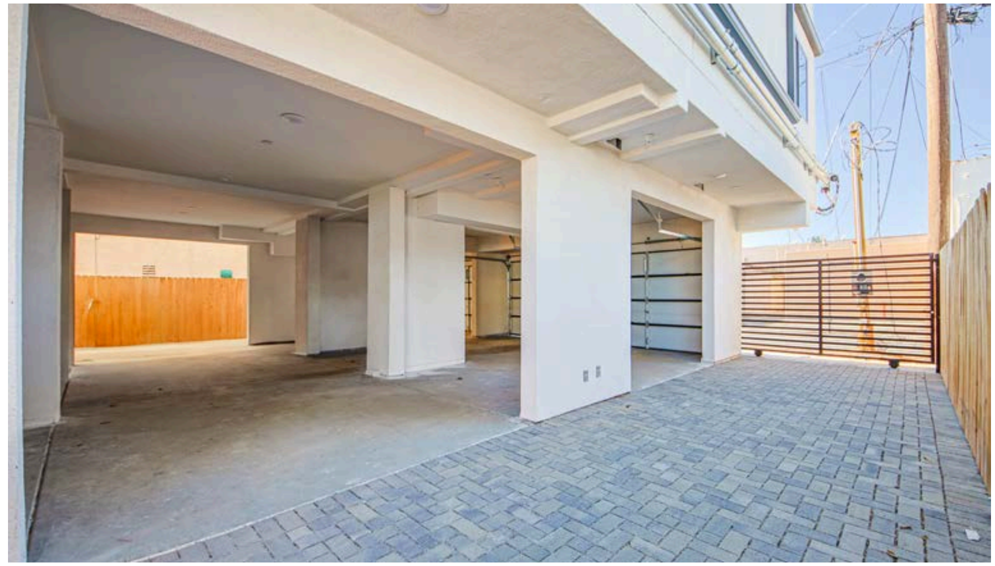


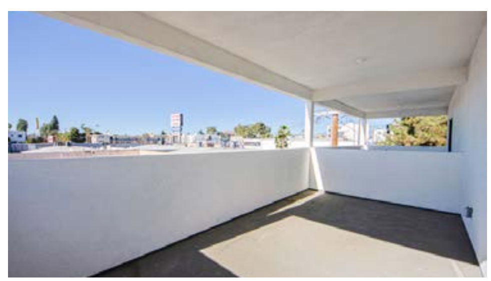
Sleek Bathrooms & In-Unit Laundry



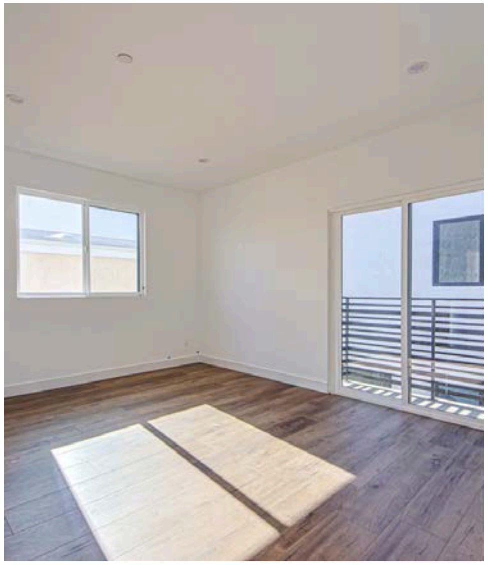


Parking, Views & More

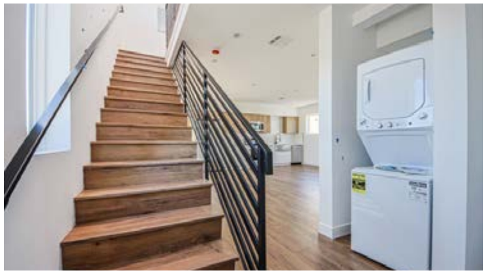


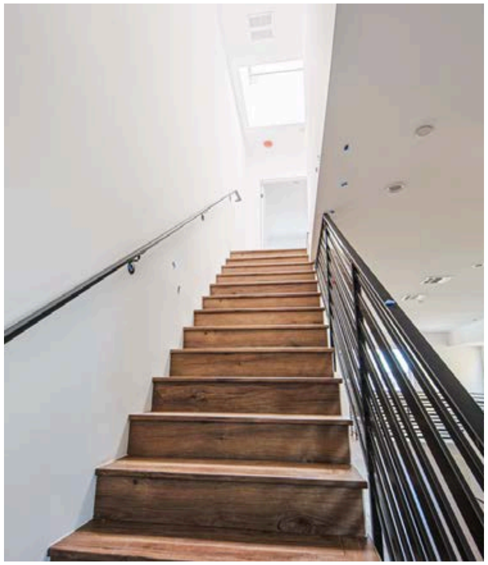


Bright & Open Bedrooms



Other Wow Factors





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