



# 6722 TROOST AVENUE

TROOST TEN APARTMENTS  
North Hollywood, CA 91605 | 10 Units | 6,766 SF

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6722 TROOST AVENUE  
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80

WALKSCORE



52

TRANSIT SCORE



60

BIKE SCORE

# PROPERTY SUMMARY

## INVESTMENT SUMMARY

Price		\$1,750,000
Price per Unit		\$175,000
Price per SF		\$258.65
Current Cap Rate		5.20%
Projected Cap Rate		8.86%
Current GIM		11.02
Projected GIM		7.81
Down Payment	50%	\$875,000
Loan Amount	50%	30
Amortization Years		6.00%
Interest Rate		(\$5,246)
Monthly Payments		\$875,000

## ASSET OVERVIEW

Number of Units		10
Year Built		1964
Gross SF		6,766
Lot SF		7,801
Zoning		LARD1.5
Tenant Responsibility		Electricity & Gas
Owner Responsibility		Water & Sewer and Trash
APN		2320-013-009

# Property Overview

## 6722 TROOST AVENUE

Ten-unit value-add opportunity in the heart of North Hollywood with approximately 42% loss-to-lease achievable through renovations. Built in 1964, the property features a 6,766 SF building situated on a 7,801 SF lot. The unit mix consists of (3) 2 Bed / 2 Bath, (3) 1 Bed / 1 Bath, (2) Studio / 1 Bath, and (2) Single / 1 Bath — providing diverse rental price points and broad tenant demand.

The seismic retrofit has been completed with a certificate of compliance issued, removing a major capital and compliance hurdle for incoming ownership. The property includes nine parking spaces in the front and rear, plus an on-site laundry room and parking rent that generate additional ancillary income.

Located on a great street within walking distance of the NoHo Arts District, Metro B Line, and the Burbank media employment corridor, 6722 Troost Avenue offers strong in-place fundamentals with substantial mark-to-market upside in one of the San Fernando Valley's most active rental submarkets.

North Hollywood is one of the most dynamic rental submarkets in the San Fernando Valley, anchored by the NoHo Arts District — a cultural hub home to more than 20 professional theaters, galleries, restaurants, breweries, and boutique retail along Lankershim and Magnolia Boulevards.

Transit access is a defining advantage of the area. The North Hollywood Metro Station is the terminus of the B Line (Red Line) subway, offering direct service to Hollywood, Universal City, and Downtown Los Angeles, and connects to the G Line (Orange) busway across the Valley. The forthcoming East San Fernando Valley Light Rail and the transformative District NoHo — a 15-acre transit-oriented development bringing 1,500+ residential units, office, and retail to the station — are expected to materially lift values and rental demand throughout the trade area.

The submarket also benefits from its proximity to the Burbank Media District — home to Warner Bros., Disney, and NBCUniversal — and quick access to the 170, 134, 101, and 5 freeways, placing tenants within a short commute of Downtown LA, the Westside, Glendale, and Pasadena. Strong renter demographics and a persistent supply-demand imbalance have supported consistent rent growth across both renovated and classic product.

# Investment Highlights

6722 TROOST AVENUE



Great ten-unit apartment building in North Hollywood, California



Completed seismic retrofit allows for long term durability of the structure



Great unit mix of (3) – 2 Bed / 2 Bath, (3) – 1 Bed / 1 Bath, (2) – Studio / 1 Bath, and (2) – Single / 1 Bath



Well organized laundry room with no lease in place



One water heater services the whole building



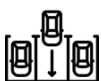
Secure gate parking and entry allowing for tenant safety and privacy



Two car garage at the front of the property that is currently being used as storage



Huge rental upside of  $\pm 42\%$



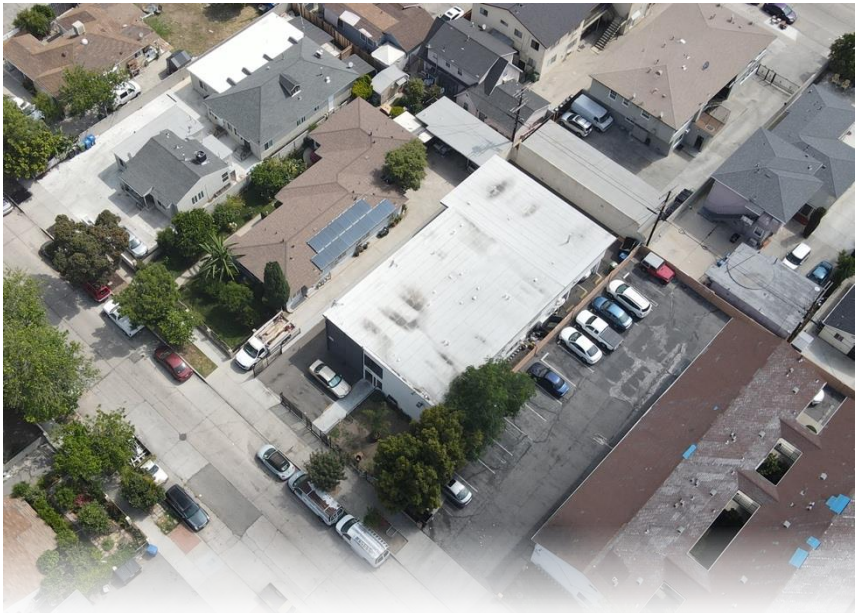
Nine parking spaces with seven located at the rear portion of the property while two are in the front



Centrally located in great location with easy access to NoHo Arts District, Burbank, Griffith Park, Universal City, Glendale Galleria, Bob Hope Airport, 101 Freeway, and Highway 170



6722 TROOST AVENUE



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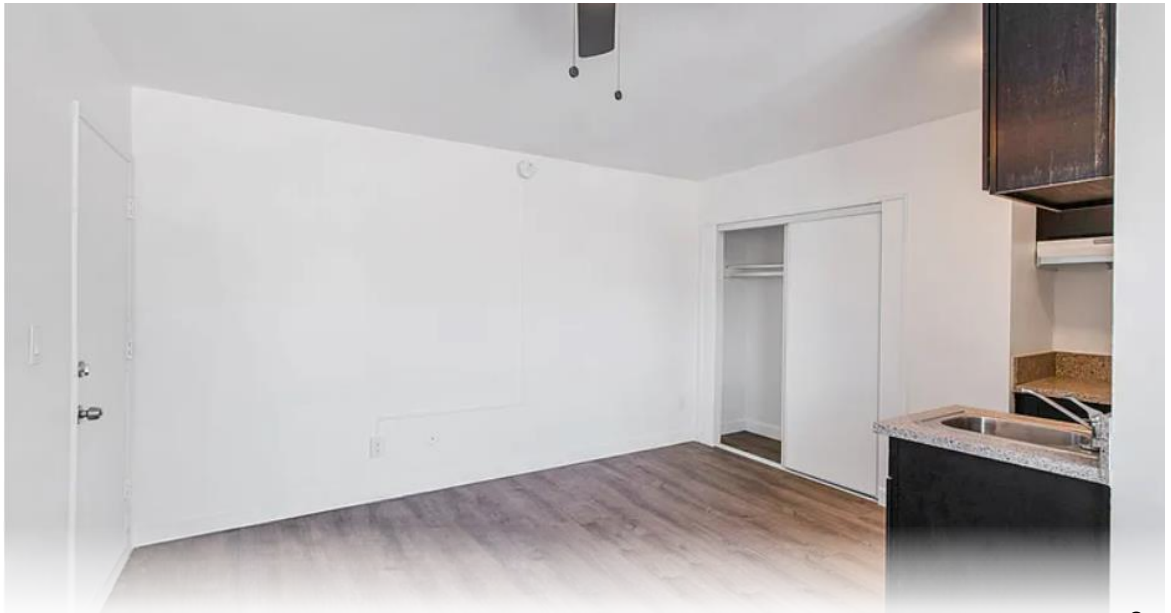




6722 TROOST AVENUE



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# FINANCIAL ANALYSIS

## INVESTMENT SUMMARY

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Loan Amount	50%	\$875,000
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Interest Rate		6.00%
Monthly Payments		(\$5,246)

## ASSET OVERVIEW

Number of Units		10
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APN		2320-013-009

Number of Units	Unit Type	Current Avg	Current Total	Projected Avg	Projected Total
3	2 Bed / 2 Bath	\$1,428	\$4,283	\$2,350	\$7,050.00
3	1 Bed / 1 Bath	\$1,249	\$3,746	\$1,800	\$5,400.00
2	Studio / 1 Bath	\$1,222	\$2,443	\$1,500	\$3,000.00
2	Single / 1 Bath	\$1,219	\$2,439	\$1,450	\$2,900.00
10			\$12,912		\$18,350.00

Annual Income	Assumption	Current	Assumption	Projected
Gross Potential Rental Income		\$154,943		\$220,200
Other Income	T-12 Actual	\$3,795	T-12 Actual	\$3,795
Economic Vacancy	2%	(\$3,099)	2%	(\$4,404)
Effective Gross Income		\$155,640		\$219,591

Annual Expenses	Assumption	Current	Assumption	Projected
Real Estate Taxes	1.19%	(\$20,779)	1.19%	(\$20,779)
Direct Assessments	Per LA County	(\$1,321)	Per LA County	(\$1,321)
Insurance	\$1.25 per SF	(\$8,458)	\$1.25 per SF	(\$8,458)
Utilities	T-12 Actual	(\$16,617)	T-12 Actual	(\$16,617)
Trash Removal	T-12 Actual	(\$9,310)	T-12 Actual	(\$9,310)
Construct Services	\$260 per Month	(\$3,120)	\$260 per Month	(\$3,120)
General Repairs & Maintenance	\$500 per Unit	(\$5,000)	\$500 per Unit	(\$5,000)
Total Expenses		(\$64,605)		(\$64,605)
Expenses per Unit		\$6,460		\$6,460
Expenses/SF		\$9.55		\$9.55
% of EGI		41.51%		41.51%

Annual Return	Current	Projected
Net Operating Income	\$91,035	\$154,986
Less Debt	(\$62,953)	(\$62,953)
Cashflow	\$28,082	\$92,034
Cash on Cash Return	3.21%	10.52%
Principal Reduction (Year 1)	\$10,745	\$10,745
Total Return	\$38,827	\$102,779
Total Return (%)	4.44%	11.75%
Debt-Service Coverage Ratio	1.45	2.46

# RENT ROLL

6722 TROOST AVENUE

Unit #	Unit Type	Unit Size	Current	Rent per SF	Projected Rent	Rent per SF
1	Single / 1 Bath	256	\$989.44	\$3.87	\$1,450	\$5.66
2	2 Bed / 2 Bath	732	\$1,545.44	\$2.11	\$2,350	\$3.21
3	1 Bed / 1 Bath	628	\$1,507.44	\$2.40	\$1,800	\$2.87
4	Single / 1 Bath	256	\$1,450.44	\$5.67	\$1,450	\$5.66
5	2 Bed / 2 Bath	732	\$1,399.44	\$1.91	\$2,350	\$3.21
6	1 Bed / 1 Bath	628	\$1,123.44	\$1.79	\$1,800	\$2.87
7	Studio /1 Bath	399	\$943.44	\$2.36	\$1,500	\$3.76
8	1 Bed / 1 Bath	628	\$1,115.44	\$1.78	\$1,800	\$2.87
9	2 Bed / 2 Bath	732	\$1,338.44	\$1.83	\$2,350	\$3.21
10	Studio /1 Bath (Vacant)	399	\$1,500.00	\$3.76	\$1,500	\$3.76
<b>TOTALS</b>		<b>5,390</b>	<b>\$12,912.96</b>		<b>\$18,350</b>	



**+42%**

**RENTAL UPSIDE POTENTIAL**

*In-place vs. market rent gap*

# SALE COMPARABLES

	Property Address	Units	Built	Sale Date	Sale Price	Cap Rate	GRM	Price / Unit	Price / SF
	<b>Comparable #1</b> 11725 Gilmore Street North Hollywood, CA 91606	15	1963	22-Apr-26	\$3,610,000	5.78%	11.35	\$240,667	\$190.01
	<b>Comparable #2</b> 6400 Camellia Avenue North Hollywood, CA 91606	5	1940	27-Mar-26	\$950,000	5.30%	13.00	\$190,000	\$261.06
	<b>Comparable #3</b> 6934 Hinds Avenue North Hollywood, CA 91605	6	1957	17-Jul-25	\$1,205,000	4.36%	14.42	\$200,833	\$238.71
	<b>Comparable #4</b> 6623 Troost Avenue North Hollywood, CA 91606	5	1953	20-Mar-26	\$1,200,000	-	-	\$240,000	\$319.23
	<b>Comparable #5</b> 12001 Valerio Street North Hollywood, CA 91605	5	1964	20-Mar-26	\$1,000,000	4.81%	12.00	\$200,000	\$232.94
		7	1955	6-Feb-26	\$1,593,000	5.06%	12.69	\$217,875	\$252.25
	<b>Subject Property</b> 6722 Troost Avenue North Hollywood, CA 91606	10	1964	Asking Price	\$1,750,000	5.20%	11.02	\$175,000	\$258.65

# SALE COMPARABLES



<b>ADDRESS</b>	6722 Troost Avenue North Hollywood, CA 91606
<b>SALE PRICE</b>	\$1,750,000
<b>PRICE / UNIT</b>	\$175,000
<b>PRICE / SF</b>	\$258.65
<b>CAP RATE</b>	5.20%
<b>GIM</b>	11.02
<b># OF UNITS</b>	10
<b>BUILDING SF</b>	6,766
<b>LOT SF</b>	7,801
<b>YEAR BUILT</b>	1964
<b>SALE DATE</b>	On-Market
<b>UNIT MIX</b>	(3) – 2 Bed / 2 Bath (3) – 1 Bed / 1 Bath (2) – Studio / 1 Bath (2) – Single / 1 Bath



<b>ADDRESS</b>	11725 Gilmore Street North Hollywood, CA 91606
<b>SALE PRICE</b>	\$3,610,000
<b>PRICE / UNIT</b>	\$240,667
<b>PRICE / SF</b>	\$190.01
<b>CAP RATE</b>	5.78%
<b>GRM</b>	11.35
<b># OF UNITS</b>	15
<b>BUILDING SF</b>	18,999
<b>LOT SF</b>	15,061
<b>YEAR BUILT</b>	1963
<b>SALE DATE</b>	April 22, 2026
<b>UNIT MIX</b>	(2) – 1 Bed / 1 Bath (9) – 2 Bed / 1.5 Bath (4) – 2 Bed / 2 Bath



<b>ADDRESS</b>	6400 Camellia Avenue North Hollywood, CA 91606
<b>SALE PRICE</b>	\$950,000
<b>PRICE / UNIT</b>	\$190,000
<b>PRICE / SF</b>	\$261.06
<b>CAP RATE</b>	5.30
<b>GRM</b>	13
<b># OF UNITS</b>	5
<b>BUILDING SF</b>	3,639
<b>LOT SF</b>	7,744
<b>YEAR BUILT</b>	1940
<b>SALE DATE</b>	March 27, 2026
<b>UNIT MIX</b>	(3) – 2 Bed / 1 Bath (2) – 1 Bed / 1 Bath

# SALE COMPARABLES



<b>ADDRESS</b>	6934 Hinds Avenue North Hollywood, CA 91605
<b>SALE PRICE</b>	\$1,205,000
<b>PRICE / UNIT</b>	\$200,833
<b>PRICE / SF</b>	\$238.71
<b>CAP RATE</b>	4.36%
<b>GIM</b>	124.42
<b># OF UNITS</b>	6
<b>BUILDING SF</b>	5,048
<b>LOT SF</b>	7,902
<b>YEAR BUILT</b>	1957
<b>SALE DATE</b>	March 25, 2026
<b>UNIT MIX</b>	(4) – 2 Bed / 1 Bath (2) – 1 Bed / 1 Bath

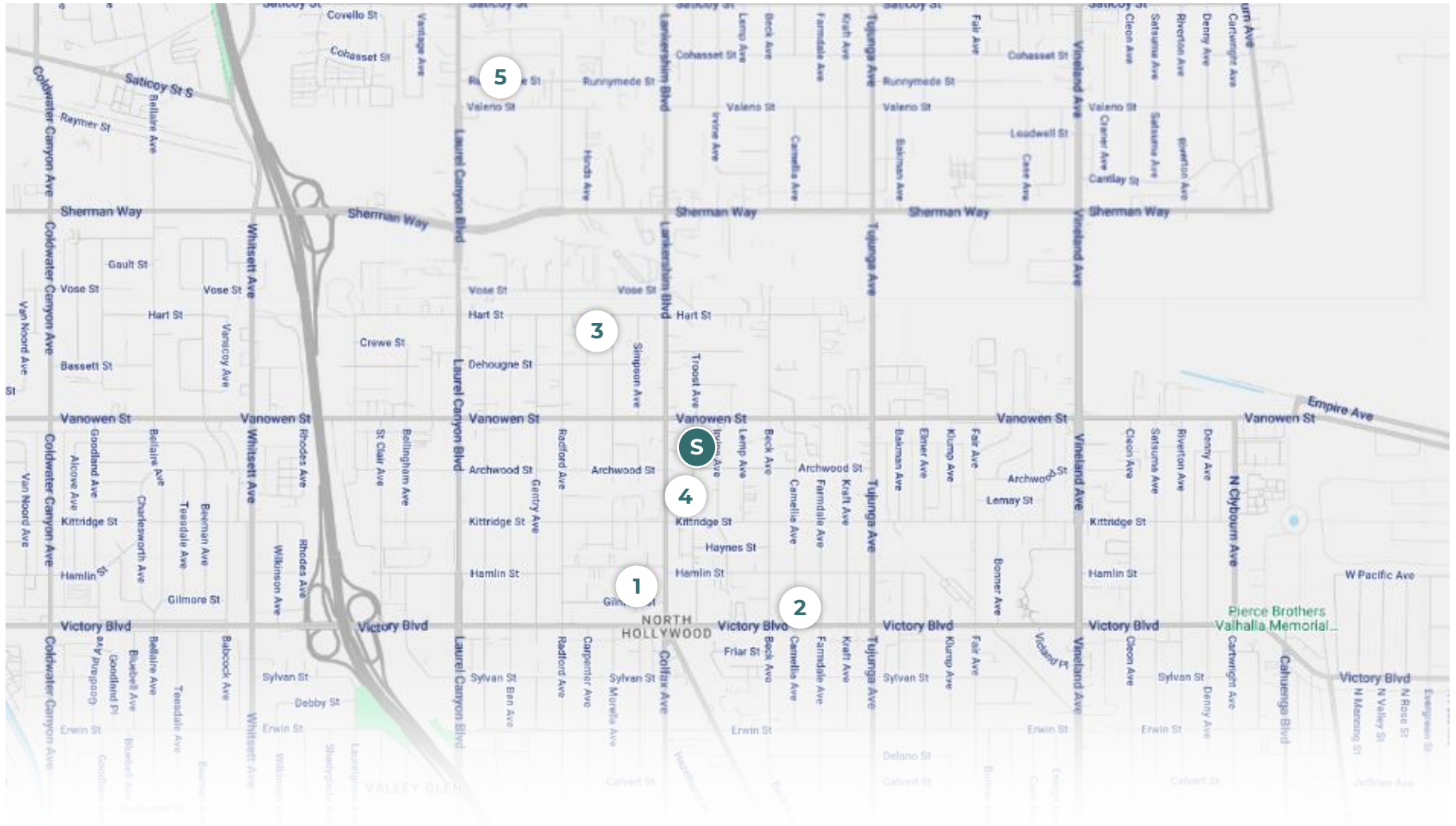


<b>ADDRESS</b>	6623 Troost Avenue North Hollywood, CA 91606
<b>SALE PRICE</b>	\$1,200,000
<b>PRICE / UNIT</b>	\$240,000
<b>PRICE / SF</b>	\$319.23
<b>CAP RATE</b>	-
<b>GRM</b>	-
<b># OF UNITS</b>	5
<b>BUILDING SF</b>	3,759
<b>LOT SF</b>	6,752
<b>YEAR BUILT</b>	1953
<b>SALE DATE</b>	March 20, 2026
<b>UNIT MIX</b>	(4) – 1 Bed / 1 Bath (1) – 3 Bed / 2 Bath



<b>ADDRESS</b>	12001 Valerio Street North Hollywood, CA 91605
<b>SALE PRICE</b>	\$1,000,000
<b>PRICE / UNIT</b>	\$200,000
<b>PRICE / SF</b>	\$232.94
<b>CAP RATE</b>	4.81%
<b>GRM</b>	12.00
<b># OF UNITS</b>	5
<b>BUILDING SF</b>	4,293
<b>LOT SF</b>	5,500
<b>YEAR BUILT</b>	1964
<b>SALE DATE</b>	March 27, 2026
<b>UNIT MIX</b>	(3) – 2 Bed / 1 Bath (2) – 1 Bed / 1 Bath

# SALE COMPARABLES MAP



# LEASE COMPARABLES

	Property Address	Unit Type	Unit SF	Rent	Rent per SF
1	11843 Gilmore Street North Hollywood, CA 91606	2 Bed / 2 Bath	990	\$2,500	\$2.53
2	6545 Simpson Avenue North Hollywood, CA 91606	2 Bed / 2 Bath	900	\$2,400	\$2.67
3	11815 Gilmore Street North Hollywood, CA 91606	2 Bed / 2 Bath	990	\$2,700	\$2.73
4	11750 Kittridge Street North Hollywood, CA 91606	1 Bed / 1 Bath	600	\$1,825	\$3.04
5	6444 Tujunga Avenue North Hollywood, CA 91606	1 Bed / 1 Bath	745	\$1,975	\$2.65
6	11601 Victory Boulevard North Hollywood, CA 91606	Studio / 1 Bath	500	\$1,500	\$3.00
7	6702 Vineland Avenue North Hollywood, CA 91606	Studio / 1 Bath	425	\$1,632	\$3.84
	2 Bed / 2 Bath	960	\$2,533	\$2.60	2 Bed / 2 Bath
	1 Bed / 1 Bath	673	\$1,900	\$2.83	1 Bed / 1 Bath
	Studio / 1 Bath	463	\$1,566	\$3.39	Studio / 1 Bath
S	Subject Property	2 Bed / 2 Bath	732	\$1,428	\$1.95
	6722 Troost Avenue	1 Bed / 1 Bath	628	\$1,249	\$1.99
	North Hollywood, CA 91606	Studio & Singles	328	\$1,221	\$3.72



# North HOLLYWOOD

North Hollywood has experienced a dramatic transformation over the past decade with a steady migration of higher-income residents attracted to the area's urban amenities, improved schools, and convenient location near key employment and entertainment centers. Offering an ideal economic alternative to the adjacent, costlier Burbank Media district, North Hollywood attracts the synergistic relationship provided by the area's many entertainment companies and proximity to a world-class amenity base.

## "LIVE, WORK, PLAY" MARKET



**\$61,964**

AVG HH INCOME



**136,485**

POPULATION



**59,996**

DWELLING UNITS



# North Hollywood



**Smart & Final**  
planet fitness

**COSTCO BUSINESS CENTER**  
THE HOME DEPOT

**OVALLETTA SUPERMARKETS**  
planet fitness

**Hollywood Burbank Airport**

**NOHO WEST**  
NBCUniversal Television Asset Center

**Target**  
CVS pharmacy  
POPEYES

**TRADER JOE'S**  
REGAL CINEMAS  
California FISH GRILL  
MOD  
Urbane Cafe  
ULTA BEAUTY  
Santitas

**BLAQAHAUS**  
El Munchitos

**99c only STORES**  
Victoria's

**LA FITNESS**

**SUPERIOR GROCERS**  
STARBUCKS COFFEE

**OVALLETTA SUPERMARKETS**  
BarnRau Thai Halal Cuisine

**CVS pharmacy**  
Mofongos

**IN-N-OUT BURGER**

**BROKEN COMPLEX**

**NOHO FATBURGER**

**BULLET EAST NOHO**

**ORANGE LINE BUSWAY**

**North Hollywood High School**

**NOHO 14**

**LOFTS NOHO COMMONS**  
LAEMILLE

**EL PORTAL**

**THE FEDERAL**

**amazon fresh**

**NOHO ARTS DISTRICT**

**Dog Haus**

**NOHO NOHOARTSDISTRICT.COM**

**BRICK YARD PUB BYP 130+ CRAFT BEERS**  
**El Tejano**  
**THE FAT DOG**

**SHERMAN VILLAGE**

**VALLEY VILLAGE**

**TOLUCA TERRACE**

**Lotus Vegan**

**the Habit BURGER GRILL**  
CVS pharmacy

**the comedy chateau**

**Carlucci**

**Warner Bros. Studio Tour Hollywood**

# NOHO

## ARTS DISTRICT

At about 1.5 square miles, the district's general markers run from Chandler Avenue to the north, Cahuenga Boulevard to the east, Tujunga Avenue to the west, and Camarillo Street to the south. The major cross streets are Lankershim and Magnolia Boulevards, which in the last two decades have emerged as the intersection of an ever-evolving vibrant urban community filled with small theaters, arts-related activities and classes, restaurants and bars, apartments, and mixed-use buildings.



### LIBATIONS

Federal Bar  
District Pub  
Brickyard Pub  
Player One  
Tiki No  
No Bar  
Firefly

### FITNESS

AT1 Fitness  
24 Hr Fitness  
No Limit  
GoTribe Fitness  
Pure Barre  
HK Fitness  
Orangetheory

### EATS/CAFES

Amazon Fresh  
El Tejano  
Republic of Pie  
Café NoHo  
Tamashii Ramen  
Vicious Dogs  
Pitfire Pizza  
City Kitchen Cafe

## THE "IT" NEIGHBORHOOD



### Area Overview

The NoHo Arts District is one of the most walkable neighborhoods in all of Los Angeles. This hip, urban core allows residents to live, work and play in one locale. Filled with live theaters, professional dance studios, art galleries, recording studios, boutiques and a myriad of dining options, the NoHo Arts District is considered one of the most popular cultural destinations in Los Angeles.

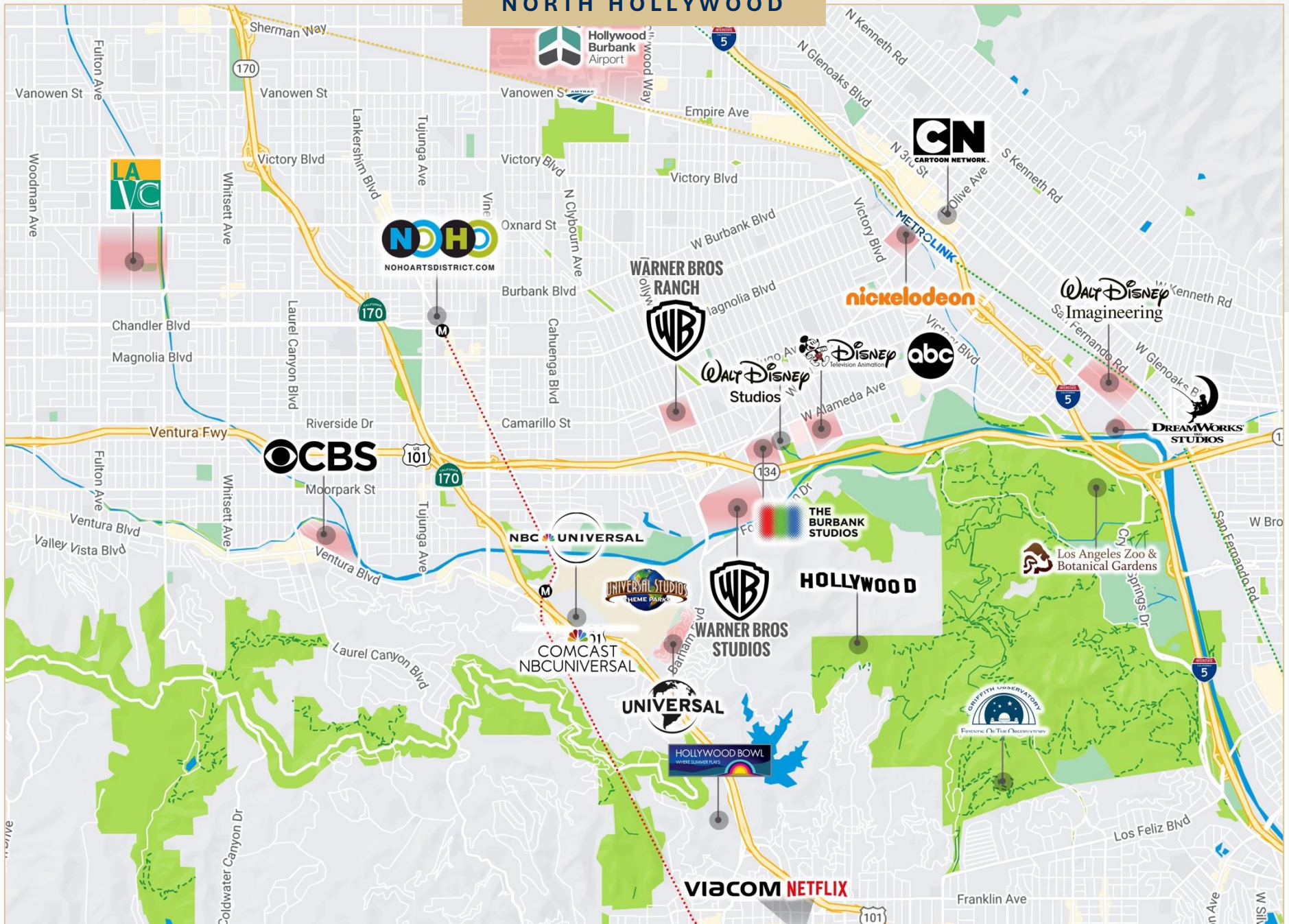
Today, The NoHo Arts District, in conjunction with greater North Hollywood, is being transformed into a regional center, in large part as a result of the construction of Metro Stations for the B Line and the G Line, two lines that have made the neighborhood into a regional hub for the San Fernando Valley.

### Arts District Makeover



# Regional Access

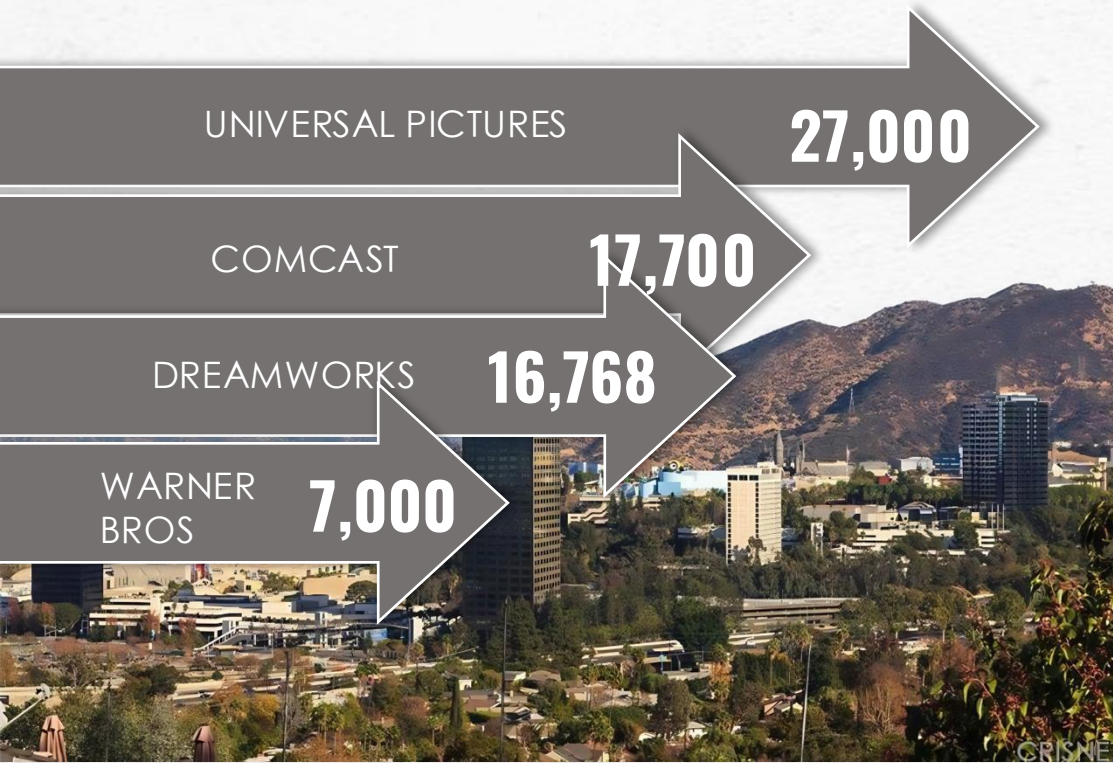
## NORTH HOLLYWOOD



# Employment Hubs



## TOP REGIONAL EMPLOYERS



## AREA LANDMARKS

Toluca Lake is a tree-lined community with diverse houses give off a vibe that's more relaxed than the rest of Los Angeles. It's a small retreat where the fast pace of city life slows down a bit.

**Lakeside Golf Club:** a prestigious private golf club with a rich history dating back to its establishment in 1924. Known for its classic course design and well-manicured grounds, the club has long been a favored destination for golf enthusiasts seeking a challenging and enjoyable experience.

**CBS Studio Center:** This is a historic television and film studio complex that has been in operation since 1928. Many popular TV shows, such as Seinfeld and Gilligan's Island, were filmed here.

**Universal Studios Hollywood:** This is a popular theme park and movie studio that offers a variety of attractions, including rides, shows, and tours. It is located adjacent to Toluca Lake.

**Ventura Boulevard:** This is a major thoroughfare that runs through Toluca Lake and is known for its trendy shops, restaurants, and cafes. It is a great place to stroll, shop, and dine.

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