

## 5335 HARMONY AVE.

5335 Harmony Avenue, North Hollywood, CA 91601



For more information

**CINDY HILL, CCIM**

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### Price: \$1,350,000

#### Highlights

- 8 unit reposition play in NoHo
- Each unit has central HVAC units
- First floor units are currently rented to Section 8 tenants
- Property is a fixer and currently has 5 vacancies. A 6th unit can be delivered vacant
- Building is listed at a 8.59 GRM and 7.69 CAP. It is priced to sell quickly

# Investment Details



## Analysis

Analysis Date May 2026

## Property

Property Type Multifamily  
Property 5335 Harmony Ave.  
Address 5335 Harmony Avenue  
City, State North Hollywood, CA 91601  
Year Built 1955

## Purchase Information

Purchase Price \$1,350,000  
Units 8  
Total Rentable SF 2,297  
Lot Size 7,514 sf

## Income & Expense

Gross Operating Income \$152,484  
Monthly GOI \$12,707  
Total Annual Expenses (\$48,642)  
Monthly Expenses (\$4,054)

## Financial Information

All Cash

## Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
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# Executive Summary



## Acquisition Costs

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Purchase Price, Points and Closing Costs	\$1,350,000
Investment - Cash	\$1,350,000

## Investment Information

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Purchase Price	\$1,350,000
Price per Unit	\$168,750
Price per SF	\$587.72
Expenses per Unit	(\$6,080)

## Income, Expenses & Cash Flow

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<b>Gross Scheduled Income</b>	<b>\$157,200</b>
Total Vacancy and Credits	(\$4,716)
Operating Expenses	(\$48,642)
<b>Net Operating Income</b>	<b>\$103,842</b>
Debt Service	\$0
<b>Cash Flow Before Taxes</b>	<b>\$103,842</b>

## Financial Indicators

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Cash-on-Cash Return Before Taxes	7.69%
Debt Coverage Ratio	N/A
Capitalization Rate	7.69%
Gross Rent Multiplier	8.59
Gross Income / Square Feet	\$68.44
Gross Expenses / Square Feet	(\$21.18)
Operating Expense Ratio	31.90%

# Pro Forma Summary

## Income

Description	Actual	Per Unit	Market	Per Unit
<b>Gross Potential Rent</b>	<b>\$157,200</b>	<b>\$19,650</b>	<b>\$165,600</b>	<b>\$20,700</b>
- Less: Vacancy	(\$4,716)	(\$590)	(\$4,968)	(\$621)
<b>Effective Gross Income</b>	<b>\$152,484</b>	<b>\$19,061</b>	<b>\$160,632</b>	<b>\$20,079</b>

## Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Repairs and Maintenance	\$11,190	\$1,399	\$11,190	\$1,399
Utilities	\$9,953	\$1,244	\$9,953	\$1,244
Trash	\$3,472	\$434	\$3,472	\$434
Insurance	\$6,798	\$850	\$6,798	\$850
Property Taxes	\$16,029	\$2,004	\$16,029	\$2,004
Gardener	\$1,200	\$150	\$1,200	\$150
<b>Total Expenses</b>	<b>(\$48,642)</b>	<b>(\$6,080)</b>	<b>(\$48,642)</b>	<b>(\$6,080)</b>
<b>Net Operating Income</b>	<b>\$103,842</b>	<b>\$12,980</b>	<b>\$111,990</b>	<b>\$13,999</b>

# Pro Forma Summary



## Investment Summary

Price	\$1,350,000
Year Built	1955
Units	8
Price/Unit	\$168,750
RSF	2,297
Price/RSF	\$587.72
Lot Size	7,514 sf
Floors	1
APN	2416-008-016
Cap Rate	7.69%
Market Cap Rate	8.3%
GRM	8.59
Market GRM	8.15

## Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
1+1	4	\$1,675	\$6,700	\$1,850	\$7,400
Studio	4	\$1,600	\$6,400	\$1,600	\$6,400
<b>Totals</b>	<b>8</b>		<b>\$13,100</b>		<b>\$13,800</b>

## Annualized Income

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$157,200</b>	<b>\$165,600</b>
- Less: Vacancy	(\$4,716)	(\$4,968)
<b>Effective Gross Income</b>	<b>\$152,484</b>	<b>\$160,632</b>
- Less: Expenses	(\$48,642)	(\$48,642)
<b>Net Operating Income</b>	<b>\$103,842</b>	<b>\$111,990</b>

## Annualized Expenses

Description	Actual	Market
Repairs and Maintenance	\$11,190	\$11,190
Utilities	\$9,953	\$9,953
Trash	\$3,472	\$3,472
Insurance	\$6,798	\$6,798
Property Taxes	\$16,029	\$16,029
Gardener	\$1,200	\$1,200
<b>Total Expenses</b>	<b>\$48,642</b>	<b>\$48,642</b>
<b>Expenses Per RSF</b>	<b>\$21.18</b>	<b>\$21.18</b>
<b>Expenses Per Unit</b>	<b>\$6,080</b>	<b>\$6,080</b>



## 8 Units in North Hollywood

Equity Union Commercial is proud to represent this 8 unit property in North Hollywood.

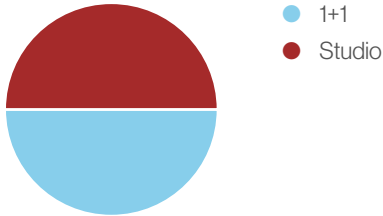
The property was constructed in 1955. Its unit mix consists of (4) studio units and (4) 1+1 units. With a lot size of 7,514 square feet, the property has a total of 2,297 rentable square feet.

North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access of public transportation with the Metro rail stations and the North Hollywood Red Line and Orange line bus ways. They also have easy access to the 101, 170, and 134 freeways. North Hollywood is currently working on a \$1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers. This, combined with an already thriving Arts District, makes North Hollywood a smart place to invest.

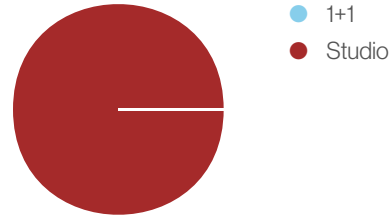
# Unit Mix Report

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
4	1+1	0	\$1,675	\$6,700	\$1,850	\$7,400
4	Studio	0	\$1,600	\$6,400	\$1,600	\$6,400
<b>8</b>		<b>0</b>		<b>\$13,100</b>		<b>\$13,800</b>

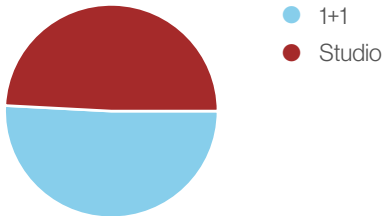
UNIT MIX



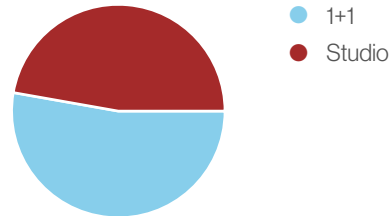
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



# Unit Rent Roll



Unit	Description	Current Rent	Pro Forma Rent	Comments
1	1+1	\$1,850	\$1,850	Vacant
2	1+1	\$1,500	\$1,850	
3	1+1	\$1,500	\$1,850	
4	1+1	\$1,850	\$1,850	Eviction, Vacant
5	Studio	\$1,600	\$1,600	Vacant
6	Studio	\$1,600	\$1,600	Vacant
7	Studio	\$1,600	\$1,600	Vacant
8	Studio	\$1,600	\$1,600	Vacant

# Property Photos



# Property Photos

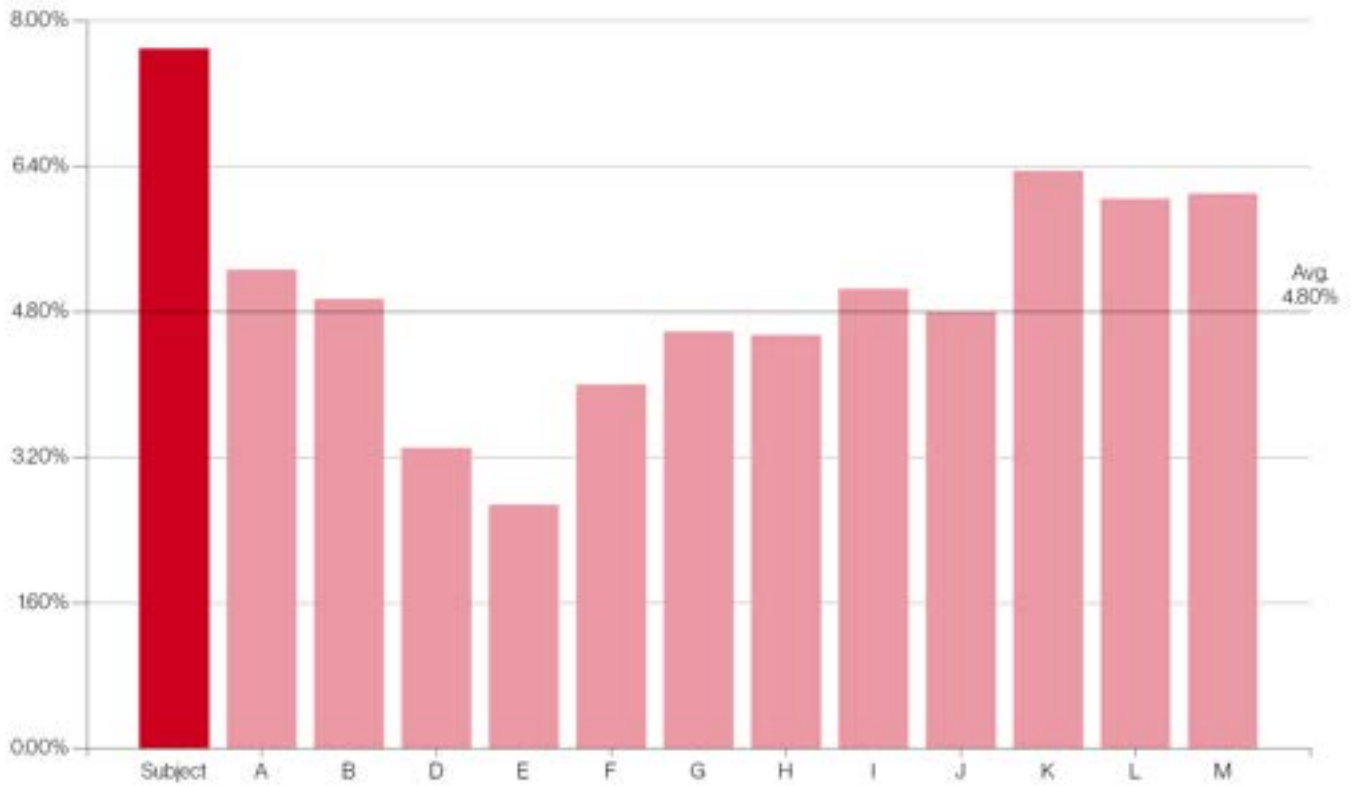


# Property Photos

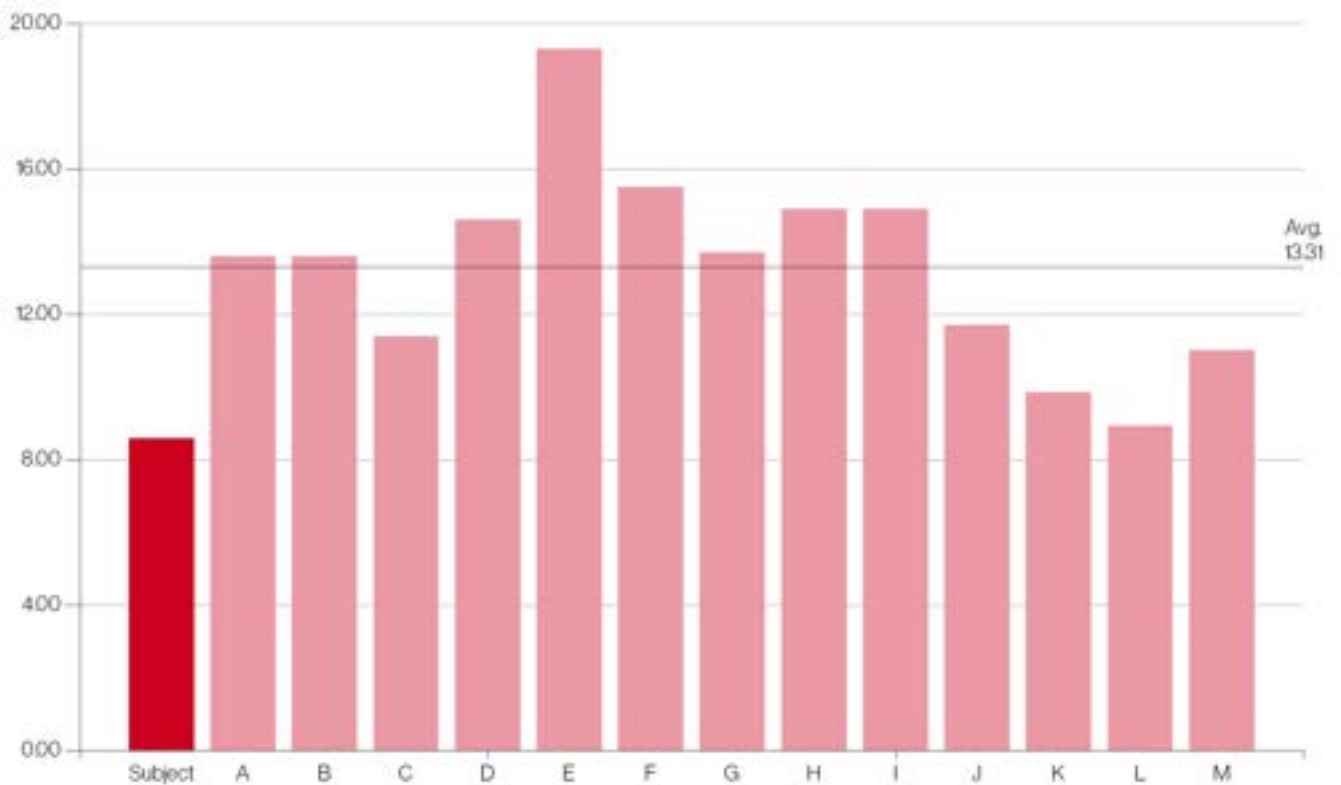


# Sale Comparables

## Cap Rate

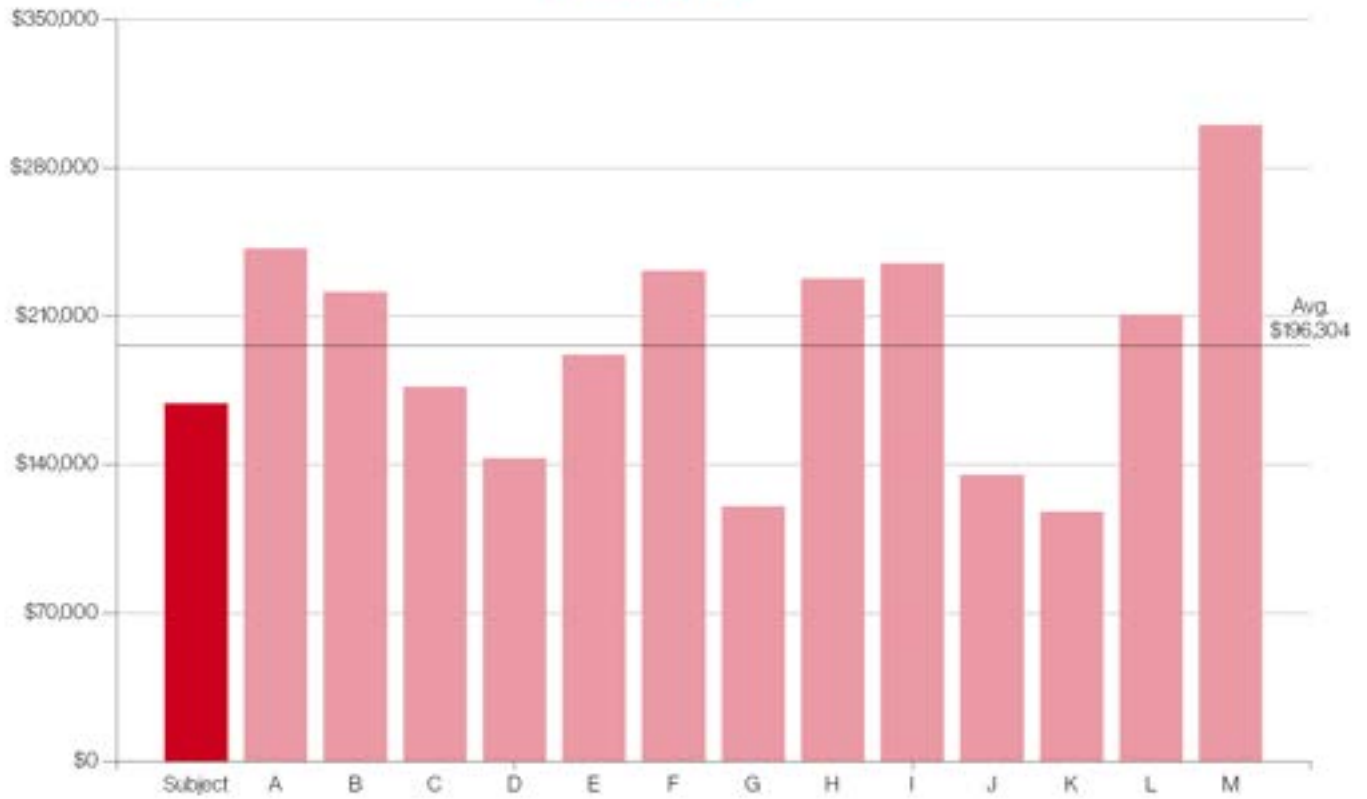


## Gross Rent Multiplier

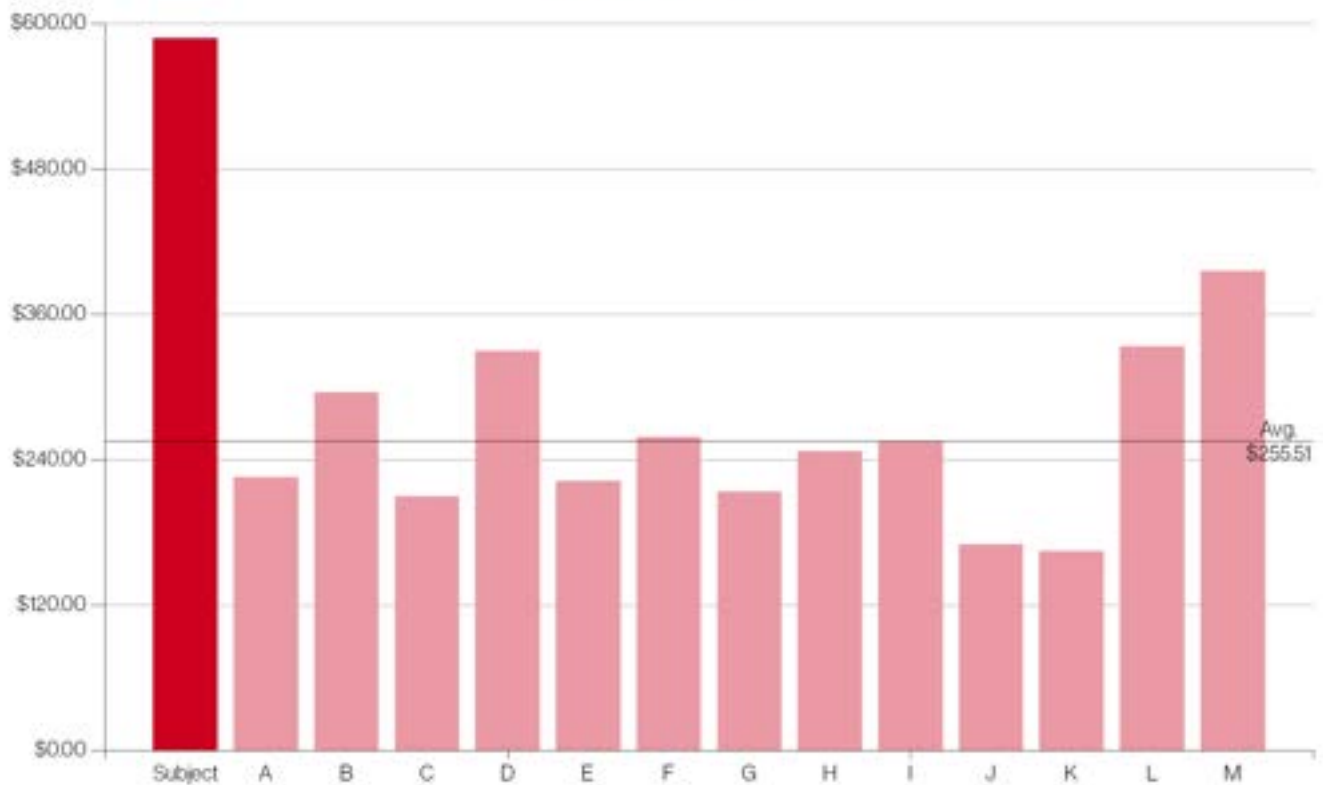


# Sale Comparables

### Price per Unit



### Price per SF



# Sale Comparables



**5335 Harmony Ave.**

5335 Harmony Avenue, North Hollywood, CA 91601

Sale Price	\$1,350,000	Units	4	Unit Type	1+1
Units	8		4	Studio	
Price/Unit	\$168,750				
Price/SF	\$587.72				
Lot Size	7,514				
Cap Rate	7.69%				
GRM	8.59				
Year Built	1955				



**5223 Auckland Ave.**

5223 Auckland Avenue, North Hollywood, CA 91601

Sale Price	\$1,450,000	Units	2	Unit Type	1 Bedroom 1 Bath
Units	6		4	2 Bedroom 1 Bath	
Price/Unit	\$241,667				
Price/SF	\$225.65				
Lot Size	6,970				
Cap Rate	5.26%				
GRM	13.6				
Year Built	1957				
Sale Date	1/18/2024				



**5327 Auckland Ave**

5327 Auckland Ave, North Hollywood, CA 91601

Sale Price	\$1,550,000	Units	1	Unit Type	Studio/Efficiency
Units	7		6	2 Bedroom 2 Bath	
Price/Unit	\$221,429				
Price/SF	\$295.63				
Lot Size	7,013				
Cap Rate	4.94%				
GRM	13.6				
Year Built	1963				
Sale Date	1/19/2024				

# Sale Comparables

C



Sale Price	\$1,060,000
Units	6
Price/Unit	\$176,667
Price/SF	\$209.90
Lot Size	6,686
GRM	11.4
Year Built	1956
Sale Date	9/30/2024

Units	Unit Type
4	1 Bedroom 1 Bath
2	2 Bedroom 1 Bath

**6242 Beck Ave.**

6242 Beck Avenue, North Hollywood, CA 91606

D



Sale Price	\$1,000,000
Units	7
Price/Unit	\$142,857
Price/SF	\$329.82
Lot Size	10,511
Cap Rate	3.3%
GRM	14.6
Year Built	1947
Sale Date	10/30/2024

Units	Unit Type
7	1 Bedroom 1 Bath

**5907 Cahuenga Blvd.**

5907 Cahuenga Boulevard, North Hollywood, CA 91601

E



Sale Price	\$1,150,000
Units	6
Price/Unit	\$191,667
Price/SF	\$222.09
Lot Size	6,534
Cap Rate	2.68%
GRM	19.3
Year Built	1953
Sale Date	2/29/2024

Units	Unit Type
6	1 Bedroom 1 Bath

**11689 Chandler Blvd.**

11689 Chandler Boulevard, North Hollywood, CA 91601

# Sale Comparables



**12020 Hamlin St.**

12020 Hamlin Street, North Hollywood, CA 91606

Sale Price	\$1,620,000
Units	7
Price/Unit	\$231,429
Price/SF	\$258.54
Lot Size	7,379
Cap Rate	4.0%
GRM	15.5
Year Built	1963
Sale Date	4/16/2024

Units	Unit Type
3	1 Bedroom 1 Bath
4	2 Bedroom 2 Bath



**11223 Huston St.**

11223 Huston Street, North Hollywood, CA 91601

Sale Price	\$1,442,000
Units	12
Price/Unit	\$120,167
Price/SF	\$213.50
Lot Size	7,096
Cap Rate	4.58%
GRM	13.7
Year Built	1955
Sale Date	7/8/2024

Units	Unit Type
4	1 Bedroom 1 Bath
2	2 Bedroom 1 Bath



**6636 Wilkinson Ave.**

6636 Wilkinson Avenue, North Hollywood, CA 91606

Sale Price	\$1,137,500
Units	5
Price/Unit	\$227,500
Price/SF	\$247.28
Lot Size	13,469
Cap Rate	4.54%
GRM	14.9
Year Built	1958
Sale Date	1/29/2024

Units	Unit Type
2	1 Bedroom 1 Bath
3	2 Bedroom 1 Bath

# Sale Comparables



**6642 Wilkinson Ave.**

6642 Wilkinson Avenue, North Hollywood, CA 91606

Sale Price	\$1,175,000
Units	5
Price/Unit	\$235,000
Price/SF	\$255.49
Lot Size	6,534
Cap Rate	5.05%
GRM	14.9
Year Built	1958
Sale Date	2/8/2024

Units	Unit Type
3	1 Bedroom 1 Bath
2	2 Bedroom 1 Bath



**5653 Bakman Ave.**

5653 Bakman Avenue, North Hollywood, CA 91601

Sale Price	\$810,000
Units	6
Price/Unit	\$135,000
Price/SF	\$170.10
Lot Size	8,102
Cap Rate	4.8%
GRM	11.7
Year Built	1951
Sale Date	8/30/2024

Units	Unit Type
4	1 Bedroom 1 Bath
2	2 Bedroom 1 Bath



**5640 Bakman Ave.**

5640 Bakman Avenue, North Hollywood, CA 91601

Sale Price	\$825,000
Units	7
Price/Unit	\$117,857
Price/SF	\$164.54
Lot Size	6,754
Cap Rate	6.35%
GRM	9.85
Year Built	1953
Sale Date	8/30/2024

Units	Unit Type
6	1 Bedroom 1 Bath
1	2 Bedroom 1 Bath

# Sale Comparables

L



**5316 Cahuenga Blvd.**

5316 Cahuenga Boulevard, North Hollywood, CA 91601

Sale Price	\$1,475,000
Units	7
Price/Unit	\$210,714
Price/SF	\$333.56
Lot Size	6,229
Cap Rate	6.04%
GRM	8.93
Year Built	1964
Sale Date	12/31/2024

Units	Unit Type
2	Studio/Efficiency
3	2 Bedroom 2 Bath
2	3 Bedroom 2 Bath

M



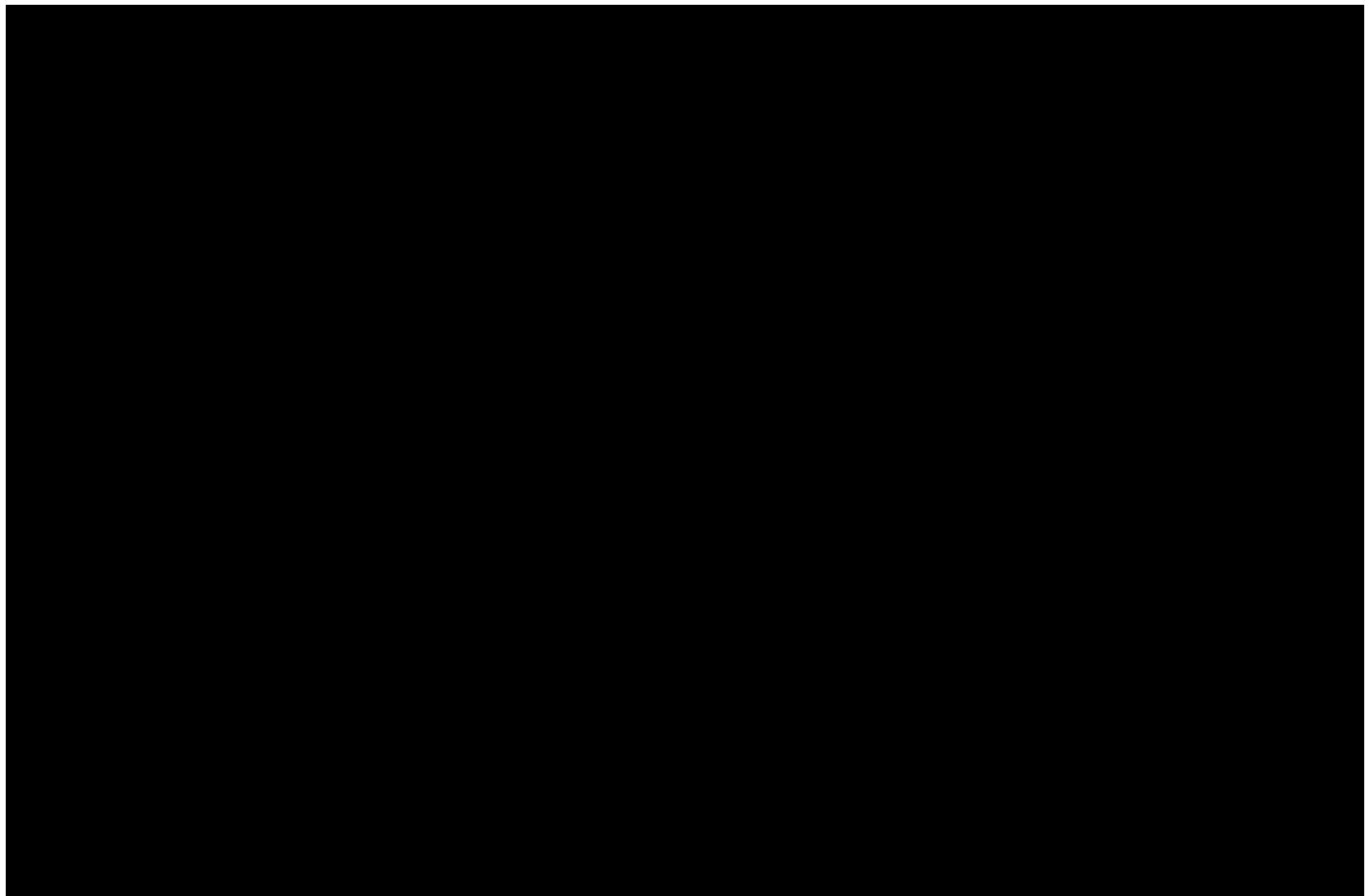
**5550 Denny Ave.**

5550 Denny Avenue, North Hollywood, CA 91601

Sale Price	\$2,400,000
Units	8
Price/Unit	\$300,000
Price/SF	\$395.52
Lot Size	10,653
Cap Rate	6.1%
GRM	11.0
Year Built	1964
Sale Date	12/20/2024

Units	Unit Type
5	1 Bedroom 1 Bath
3	2 Bedroom 2 Bath

# Sale Comparables



**\*** 5335 Harmony Avenue  
North Hollywood, CA, 91601  
\$1,350,000

**A** 5223 Auckland Avenue  
North Hollywood, CA, 91601  
\$1,450,000

**B** 5327 Auckland Ave  
North Hollywood, CA, 91601  
\$1,550,000

**C** 6242 Beck Avenue  
North Hollywood, CA, 91606  
\$1,060,000

**D** 5907 Cahuenga Boulevard  
North Hollywood, CA, 91601  
\$1,000,000

**E** 11689 Chandler Boulevard  
North Hollywood, CA, 91601  
\$1,150,000

**F** 12020 Hamlin Street  
North Hollywood, CA, 91606  
\$1,620,000

**G** 11223 Huston Street  
North Hollywood, CA, 91601  
\$1,442,000

**H** 6636 Wilkinson Avenue  
North Hollywood, CA, 91606  
\$1,137,500

**I** 6642 Wilkinson Avenue  
North Hollywood, CA, 91606  
\$1,175,000

**J** 5653 Bakman Avenue  
North Hollywood, CA, 91601  
\$810,000

**K** 5640 Bakman Avenue  
North Hollywood, CA, 91601  
\$825,000

**L** 5316 Cahuenga Boulevard  
North Hollywood, CA, 91601  
\$1,475,000

**M** 5550 Denny Avenue  
North Hollywood, CA, 91601  
\$2,400,000