

6334-6338 Beck Avenue, North Hollywood CA 91606



The Opportunity

6334 - 6338 Beck Avenue | North Hollywood

DKB Realty Advisors is proud to present 6334-6338 Beck Ave, to be delivered at closing as a 7-unit (6 + 1 ADU) brand new construction located in North Hollywood! This 7-unit is one of the few new construction properties that can be delivered prior to COFO allowing for the Buyer to take advantage of the Opportunity Zone tax advantages. Once fully leased we project an outstanding in-place CAP of 6.8%. At an amazing price per door of \$557,143, this will be gone before you know it. Plus, all the units are SEPARATELY METERED for Electricity, and Gas, and SUBMETERED for water allowing for minimal expenses to the landlord. Premium design, and the ease of owning a hassle-free 2024 construction does not get any better! This property is made up of four large 4 bed, 4 bath tri-level townhome style units, two 3 bed, 3.5 bath tri-level townhome style units, and one 2 bed, 2 bath ADU unit. These premium townhomes feature unbeatable floorplans with extremely large, tenant friendly kitchens and living rooms. You will find noteworthy features: stainless steel kitchen appliances, high ceilings, balconies off the living space and bedrooms, bright and airy with an ample amount of windows allowing for maximum sun-light, vinyl floors, drought tolerant landscaping, GE stainless steel appliances, and more! Do not miss this extreme desirable building that will be highly sought out amongst renters for years to come.



Location Overview

North Hollywood

This property is located minutes from the ultra trendy NOHO Arts District, which is home to the most popular arts, dining and nightlife scene in all of the Valley.

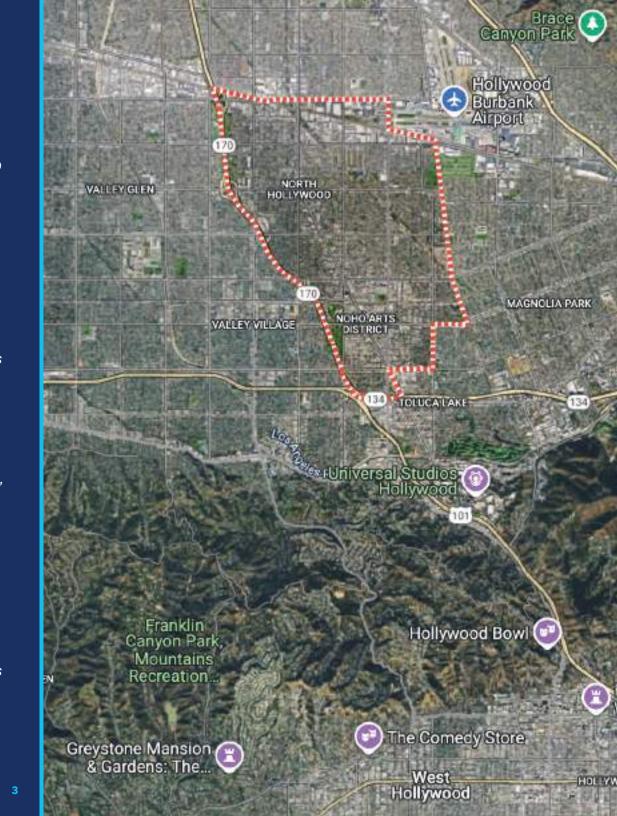
Located directly adjacent to Toluca Woods and Toluca Terrace, extremely quiet and upscale residential neighborhoods of North Hollywood.

Excellent rental market. The area attracts high quality renters that are drawn to the hip, artistic "NoHo" scene and the convenience of nearby businesses, entertainment opportunities, restaurants and shops.

Minutes on foot to an unlimited supply of businesses, shops, restaurants, bars, gyms, theaters, parks and grocery stores.

Quick drive to Amazon Fresh, 24 Hour Fitness, El Tejano, Starbucks, Pitfi re Pizza, Dave's Hot Chicken, The Laemmle Theaters, Bank of America and many other convenient destinations.

Minutes from the many studios, businesses and destinations in Burbank, Universal City, Studio City and Valley Village.



Market Overview:

NORTH HOLLYWOOD

Renowned for its Vibrant Social Culture

The Arts District is also home to a large concentration of popular local bars and restaurants ranging from Tonga Hut, LA's oldest operating tiki bar, to upscale Federal Bar gastropub which is housed in a two-story 1920's bank building.

The NoHo Arts District, in addition 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.

Restaurants in the district reflect the variety of cultures that call North Hollywood home, and include Greek favorite Rodini, Spumate, an elegant white tablecloth Italian establishment, and Hayat's Kitchen and Skaf's Grill which serve up Middle Eastern and Mediterranean cuisine.



Very Bikeable



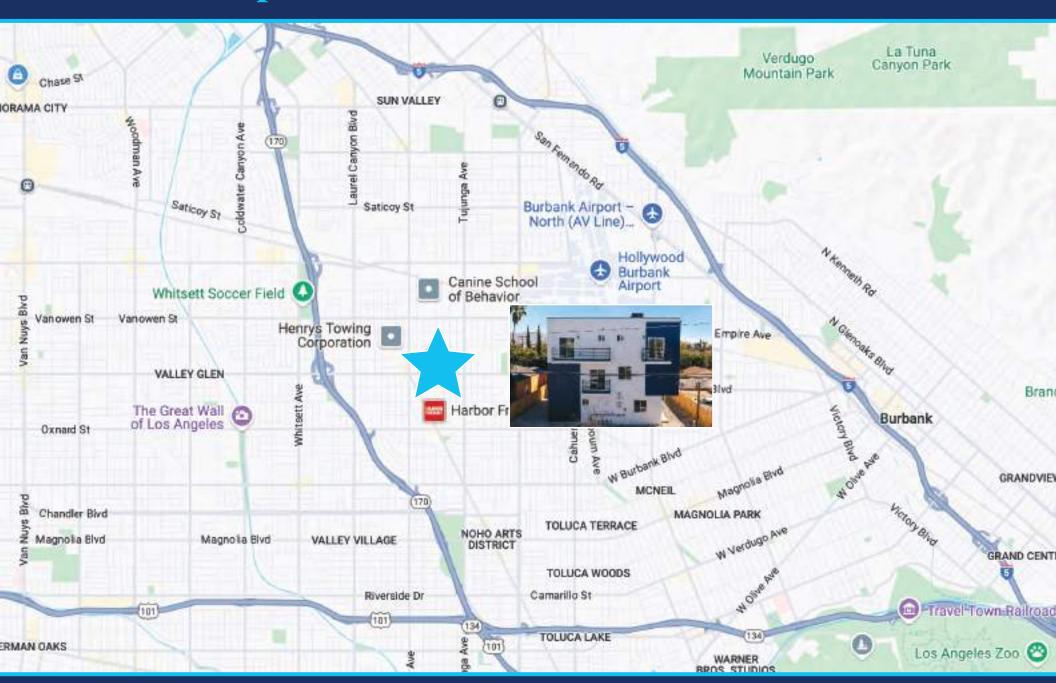
81Very Walkable



52 Good Transit



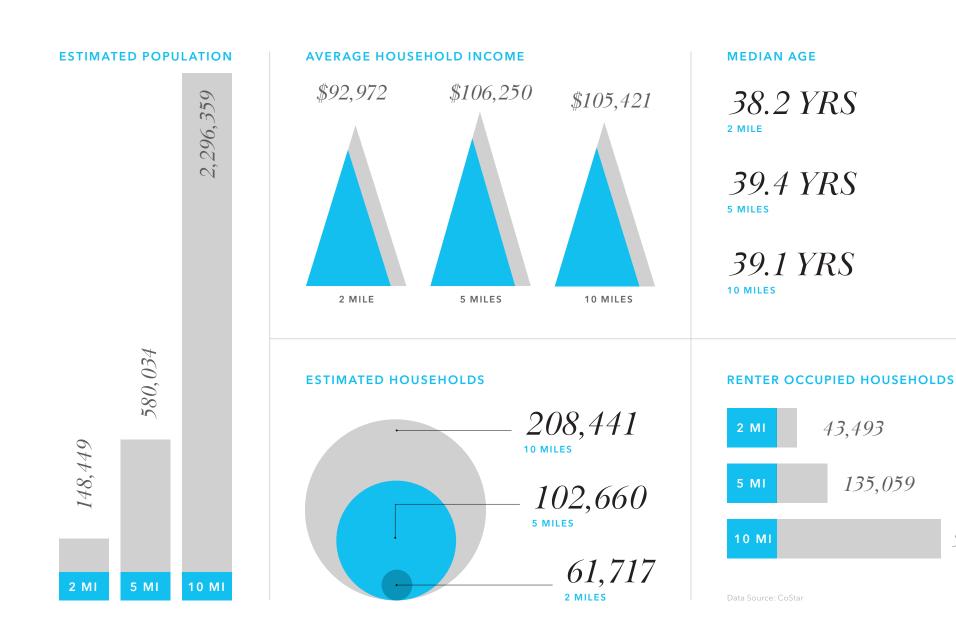
Location Maps



Amenities Map



Demographics



568,894

Rent Roll

Unit #	Status	Bedroom	Bathroom	Unit Size	Rent / SF	Current Rent	Pro-Forma	
1	Vacant	4	4	1,702 SF	\$ 2.85		\$ 4,850	
2	Vacant	4	4	1,702 SF	\$ 2.85		\$ 4,850	
3	Vacant	4	4	1,512 SF	\$ 2.84		\$ 4,300	
4	Vacant	4	4	1,403 SF	\$ 2.99		\$ 4,200	
5	Vacant	3	2	1,066 SF	\$ 3.52		\$ 3,750	
6	Vacant	3	2	1,046 SF	\$ 3.59		\$ 3,750	
ADU	Vacant	2	2	840 SF	\$ 3.33		\$ 2,800	
7	Total	24	22	9,271 SF	\$ 3.07		\$ 28,500	

Total Scheduled Rent:	\$ 28,500
Monthly Scheduled Gross Income:	\$ 28,500
Annual Scheduled Gross Income:	\$ 342,000

Financial Ananlysis

Other Income: Utility Add Back \$ 14,400 Insurance \$ 8,000 2% Utilities \$ 14,400 4% Schedule Gross \$ 356,400 Repairs & Maintenance \$ 10,800 3% Vacancy \$ 10,692 3% Landscaping \$ 0 Total Expenses \$ 81,950 23%	ANNUAL SCHEDULED INCOME			ANNUAL EXPENSES		
Utilities \$ 14,400 4% Schedule Gross \$ 356,400 Repairs & Maintenance \$ 10,800 3% Vacancy \$ 10,692 3% Landscaping \$ 0 Total Expenses \$ 81,950 23%	Annual Scheduled Income	\$ 342,000		1.125% Property Tax	\$ 48,750	14%
Schedule Gross \$ 356,400 Repairs & Maintenance \$ 10,800 3% Vacancy \$ 10,692 3% Landscaping \$ 0 Total Expenses \$ 81,950 23%	Other Income: Utility Add Back	\$ 14,400				
Total Expenses \$81,950 23%	Schedule Gross	\$ 356,400			,	
	Vacancy	\$ 10,692	3 %	Landscaping	\$ 0	
Vet Operating Income \$ 263,758 Total Expenses \$ 81,950 23%	Total Expenses	\$ 81,950	23%			
	Net Operating Income	\$ 263,758		Total Expenses	\$ 81,950	23%
Loan Payment ** (\$171,249) ** see financing info Expenses / Unit \$11,707	Loan Payment **	(\$171,249) **s	see financing info	Expenses / Unit	\$ 11,707	
Pre-Tax Cash Flow \$ 92,509 Expenses / SF \$ 8.84	Pre-Tax Cash Flow	\$ 92,509		Expenses / SF	\$ 8.84	
	CAP		6.8%			
CAP 6.8%	GRM		10.94			
	Cash on Cash		5.3%			
GRM 10.94	Return on Investment		2.4%			

** FINANCING INFORMATION

 Purchase Price
 \$3,900,000
 Interest Rate:
 7%

 Loan Amount:
 \$2,145,000
 Amoritazation:
 30

 LTV:
 55%
 Monthly Payment:
 (\$14,270.74)

Additional Photography



KW COMMERCIAL, BH OFFERING MEMORANDUM 6334-6338 BECK AVENUE 10



















Sales Comparables

10717 Addison Street North Hollywood, CA 91601



4	No. of Units:
\$831,250	Price / Unit:
6,024 SF	Building SF:
\$551.96	Price / SF:
2024	Year Built:
7,912 SF	Lot SF:
\$3,325,000	Sale Price:

5912 Tujunga Ave North Hollywood, CA 91601



6	No. of Units:
\$656,667	Price / Unit:
9,939 SF	Building SF:
\$396.42	Price / SF:
2023	Year Built:
9,055 SF	Lot SF:
\$3,940,000	Sale Price:

5645 Case Ave North Hollywood, CA 91601



No. of Units:	5
Price / Unit:	\$680,000
Building SF:	
Price / SF:	
Year Built:	2024
Lot SF:	6,985 SF
Sale Price:	\$3,400,000

Sales Comparables

5624 Case Ave North Hollywood, CA 91601



4	No. of Units:
\$750,000	Price / Unit:
5,624 SF	Building SF:
\$533.43	Price / SF:
2024	Year Built:
6,000 SF	Lot SF:
\$3,000,000	Sale Price:

12807 Barbara Ann St North Hollywood, CA 91605



6	No. of Units:
\$632,500	Price / Unit:
9,570 SF	Building SF:
\$396.55	Price / SF:
2024	Year Built:
9,331 SF	Lot SF:
\$3,795,000	Sale Price:

6455 Troost Ave North Hollywood, CA 91606



No. of Units:	6
Price / Unit:	\$665,833
Building SF:	9,000 SF
Price / SF:	\$443.89
Year Built:	2024
Lot SF:	7,502 SF
Sale Price:	\$3,995,000

Sales Comparables

ADDRESS #	# UNITS	SALES PRICE	PRICE PER UNIT	BUILDING SF	PRICE / SF	LOT SF	YB	STATUS
10717 Addison St	4	\$3,325,000	\$ 831,250	6,024	\$ 551.96	7,912	2024	SOLD
5912 Tujunga Ave	6	\$3,940,000	\$656,667	9,939	\$ 396.42	9,055	2023	SOLD
5645 Case Ave	5	\$3,400,000	\$680,000			6,985	2024	SOLD
5624 Case Ave	4	\$3,000,000	\$750,000	5,624	\$ 533.43	6,000	2024	SOLD
12807 Barbara Ann St	6	\$3,795,000	\$632,500	9,570	\$ 396.55	9,331	2024	PENDING
6455 Troost Ave	6	\$3,995,000	\$665,833	9,000	\$ 443.89	7,502	2024	ACTIVE
Sales Average	5	\$3,575,833	\$702,708	8,031	\$464.45	7,798	2024	
Subject Property	7	\$3,900,000	\$487,500	9,271	\$385.72	9,047	2024	ACTIVE

COMMERCIAL, BH OFFERING MEMORANDUM 6334-6338 BECK AVENUE 16

Sales Comparables Map



Rent Comparables

5338 1/2 Denny Avenue North Hollywood, CA 91601



SF:	1,872 SF
Bedroom(s):	5
Bathroom(s):	3
Price / SF:	\$2.86
Year Built:	2024
Amenities:	In-Unit Laundry
Apartment R	ate: \$5,350

10821 Hartsook Avenue North Hollywood, CA 91601



SF:	1,800 SF
Bedroom(s):	4
Bathroom(s):	4
Price / SF:	\$2.78
Year Built:	2023
Amenities:	In-Unit Laundry
Apartment Ra	ate: \$5,000

10847 N. Morrison Street North Hollywood, CA 91601



SF:	2,001 SF
Bedroom(s):	4
Bathroom(s):	4
Price / SF:	\$2.87
Year Built:	2024
Amenities: In	-Unit Laundry
Apartment Rate	\$5,750

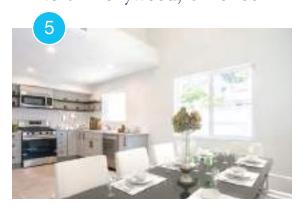
Rent Comparables

5630 Beck Avenue North Hollywood, CA 91601



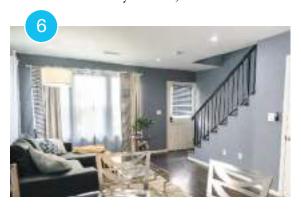
SF:	819 SF
Bedroom(s):	2
Bathroom(s):	2
Price / SF:	\$3.60
Year Built:	2024
Amenities:	In-Unit Laundry
Apartment Ra	ate: \$2,950

11100 Blix Street #A North Hollywood, CA 91601



CE.

5038 Riverton Avenue North Hollywood, CA 91601



SF:	1,381 SF
Bedroom(s):	2
Bathroom(s):	1.5
Price / SF:	\$2.66
Year Built:	2024
Amenities:	In-Unit Laundry
Apartment Ra	te: \$3,675

Rent Comparables

ADDRESS	BED / BATH	SF	PRICE PER SF	YEAR BUILT	RENT RATE
10717 Addison St	5 + 3	1,872 SF	\$2.86	2024	\$ 5,350
5912 Tujunga Ave	4 + 4	1,800 SF	\$2.78	2023	\$ 5,000
5645 Case Ave	4 + 4	2,001 SF	\$2.87	2024	\$ 5,750
5624 Case Ave	2 + 2	819 SF	\$3.60	2024	\$ 2,950
12807 Barbara Ann St	2 + 2	1,050 SF	\$3.19	2022	\$ 3,350
6455 Troost Ave	2 + 1.5	1,381 SF	\$2.66	2024	\$ 3,675
Rent Average		1,487.17 SF	\$2.99		\$4,345.83

Rent Comparables Map



J(3) DKB REALTY

B STATUS

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