



Peach Grove St  
11200

# 11205

**PEACH GROVE ST**  
NORTH HOLLYWOOD, CA 91601

**LYONSTAHLL**  
INVESTMENT REAL ESTATE



**THE KAMARA**  
MULTIFAMILY GROUP

6 UNITS - NORTH HOLLYWOOD LOCATION - VALUE ADD OPPORTUNITY

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## EXCLUSIVELY LISTED BY



### **MICHAEL KAMARA**

Vice President of Investments, Lyon Stahl

Cell: (310) 666-5837

Office: (310) 525-5833

Michael.Kamara@LyonStahl.com

License CA: #02062158





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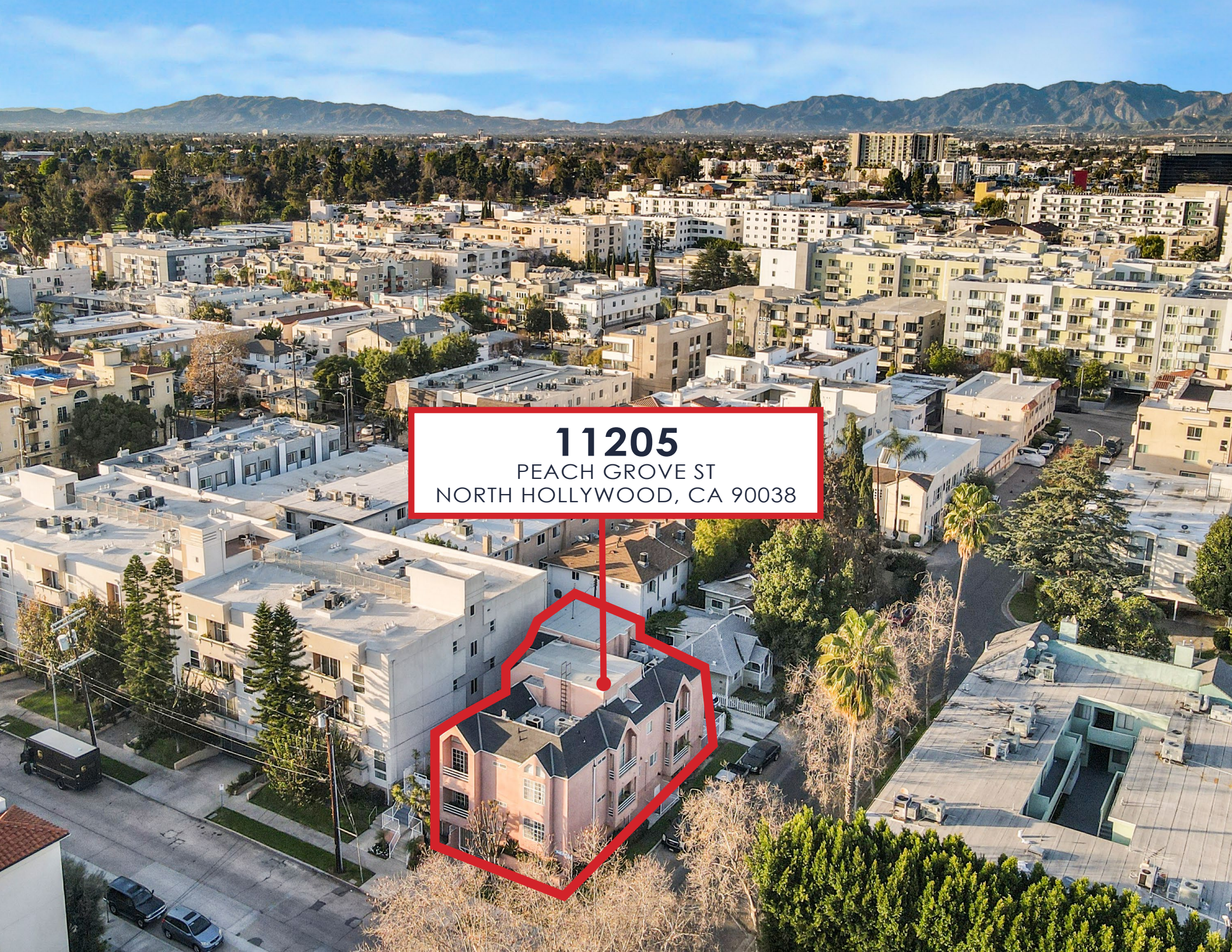
### MARKET COMPARABLES

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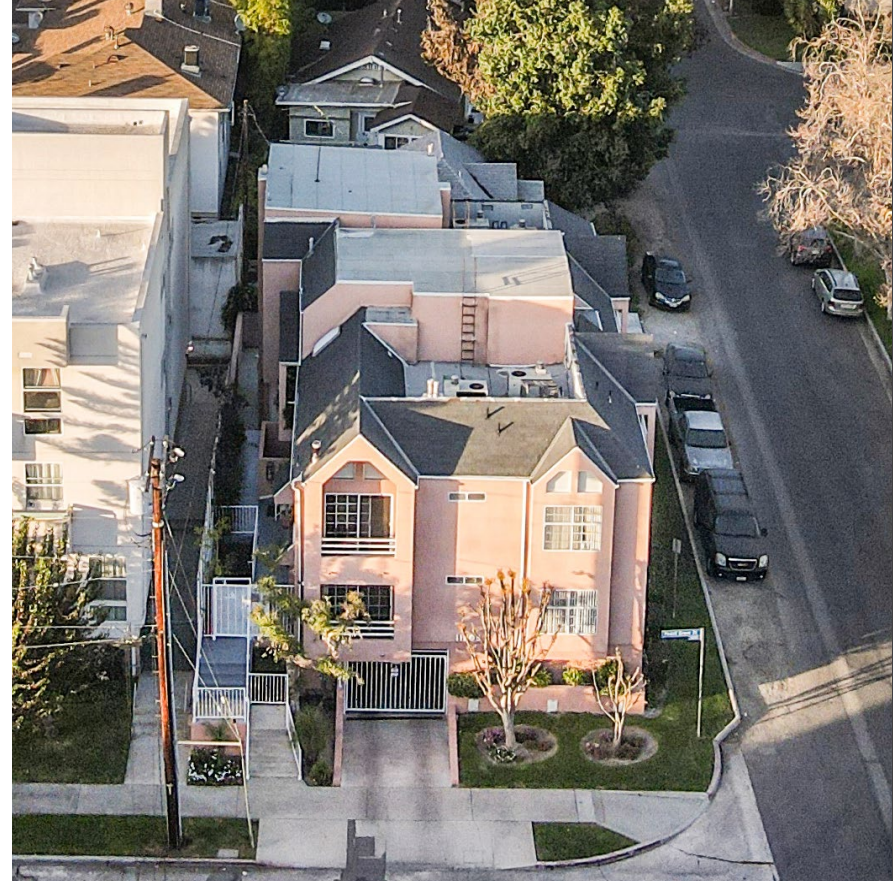
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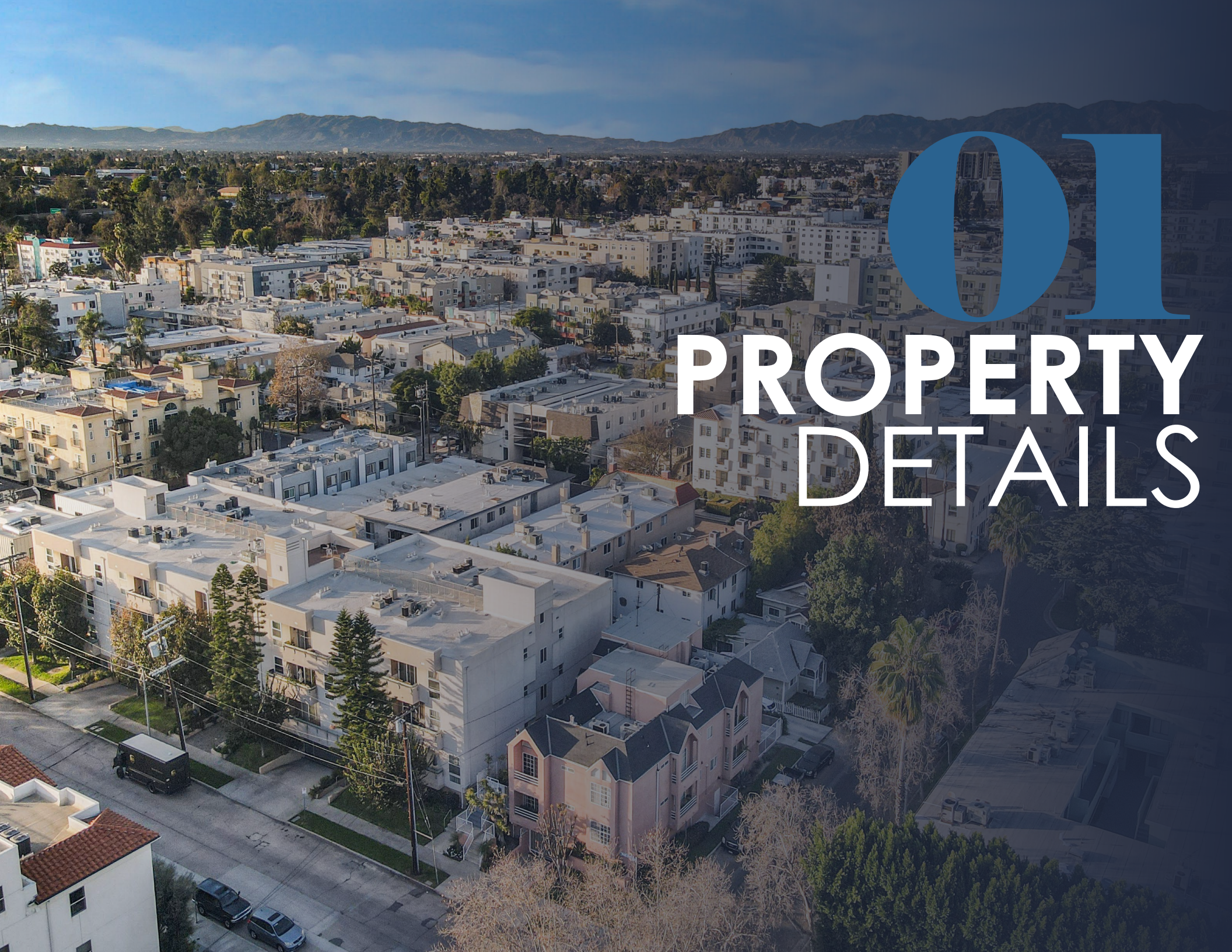
### AREA OVERVIEW

Location  
Employment  
Demographics



**11205**  
PEACH GROVE ST  
NORTH HOLLYWOOD, CA 90038





01

PROPERTY  
DETAILS

# THE OPPORTUNITY

Michael Kamara of Lyon Stahl is pleased to present 11205 Peach Grove St, a 6 unit apartment building located in the heart of North Hollywood, a neighborhood in the San Fernando Valley. Built in 1987, the property consists of (1) studio unit, (1) one-bedroom + one-bathroom + loft unit, (3) two-bedroom + two-bathroom units and (1) two-bedroom + two-bathroom + loft unit. The building is 5,548 gross square feet and sits on a 5,086 square foot lot.

Located near the vibrant NoHo Arts District, 11205 Peach Grove St is positioned within one of the Valley's most energetic and evolving neighborhoods, known for its theaters, art studios, performance spaces, and diverse dining scene.

With a Walk Score of 88, residents enjoy easy access to trendy cafés, popular restaurants, boutique shopping, and nightlife hotspots. The property is just minutes away from media giants such as Warner Bros Studios, Walt Disney Studios, and Universal Studios. This convenient location provides tenants with immediate access to the 101 and 134 freeways, further extending the area's connectivity.

# PROPERTY SUMMARY

## PRICING

Offering Price	\$1,650,000
Price/Unit	\$275,000
Price/SQFT	\$297.40
CAP Rate	5.19% Market
GRM	11.89 Market

## THE ASSET

Number of Units	6
Year Built	1987
Unit Mix	(1) Studio (1) 1 Bed + 1 Bath + Loft (3) 2 Bed + 2 Bath (1) 2 Bed + 2 Bath + Loft
Gross SqFt	5,548
Lot Size	5,086
Zoning	LAR3
Parcel Number	2353-021-016



# INVESTMENT HIGHLIGHTS

**Prime North Hollywood Location** – Situated in the heart of North Hollywood, one of the San Fernando Valley's most dynamic and creative neighborhoods, known for its thriving arts scene, local theaters, and energetic mix of classic charm and modern development.

**Value-Add Opportunity** – Opportunity to enhance rental income with unit turnover and upgrades, offering immediate potential for market-rate leasing.

**Walkable Lifestyle** – Located near the NoHo Arts District, surrounded by popular cafés, independent restaurants, neighborhood bars, fitness studios, and local boutique retail along Lankershim Blvd and Magnolia Blvd.

**Proximity to Iconic Destinations** – Minutes from Universal Studios, Toluca Lake, Studio City, and the entertainment corridors of Hollywood, providing convenient access to both Valley and central LA destinations.

**Excellent Connectivity** – Easy access to Hollywood Freeway (101), Highland Avenue, and major thoroughfares for convenient commutes across the city.

**Near Major Employers** – Close to the North Hollywood Station, major bus routes, and easy access to the 101, 134, and 170 freeways for efficient commuting across Los Angeles.

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, there are mountains under a clear blue sky. The image is used as a background for a title slide.

02

# FINANCIAL ANALYSIS

# RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET RENT	NOTES
1	2 Bed + 2 Bath	\$2,239	\$2,700	Occupied
2	2 Bed + 2 Bath	\$1,920	\$2,700	Occupied
3	Studio	\$1,800	\$1,800	Occupied
4	1 Bed + 1 Bath Loft	\$1,335	\$2,300	Occupied
5	2 Bed + 2 Bath	\$1,770	\$2,700	Occupied
6	2 Bed + 2 Bath Den Loft	\$2,500	\$2,995	Occupied
<b>TOTAL:</b>		<b>\$11,564</b>	<b>\$15,195</b>	

## RENT ROLL SUMMARY

# OF UNITS	UNIT TYPE	AVG CURRENT	CURRENT	AVG MARKET	MARKET
1	Studio	\$1,800	\$1,800	\$1,800	\$1,800
1	1 Bed + 1 Bath + Loft	\$1,335	\$1,335	\$2,300	\$2,300
3	2 Bed + 2 Bath	\$1,976	\$5,929	\$2,700	\$8,100
1	2 Bed + 2 Bath + Den Loft	\$2,500	\$2,500	\$2,995	\$2,995
<b>TOTAL SCHEDULED RENT:</b>			<b>\$11,564</b>		<b>\$15,195</b>

# PRICING DETAILS

PRICING	
<b>OFFERING PRICE</b>	<b>\$1,650,000</b>
Number of Units	6
Price per Unit	\$275,000
Price per SqFt	\$297.40
Gross SqFt	5,548
Lot Size	5,086
Year Built	1987

RETURNS	CURRENT	MARKET
Cap Rate	5.19%	7.42%
GRM	11.89	9.05

ANNUALIZED INCOME	CURRENT	MARKET
Gross Scheduled Income	\$138,768	\$182,340
Vacancy Reserve	(\$4,163) 3%	(\$9,117) 5%
Effective Gross Income	\$134,605	\$173,223
Less: Expenses	(\$49,011) 35%	(\$50,754) 28%
<b>Net Operating Income</b>	<b>\$85,594</b>	<b>\$122,469</b>

ANNUALIZED EXPENSES	CURRENT	MARKET
Real Estate Taxes	\$20,625	\$20,625
Main. & Repairs	\$4,500	\$4,500
Insurance	\$6,935	\$6,935
Utilities	\$4,800	\$4,800
Trash	\$5,400	\$5,400
Landscaping	\$600	\$600
Pest Control	\$600	\$600
Property Management	\$5,551	\$7,294
<b>Total Expenses</b>	<b>\$49,011</b>	<b>\$50,754</b>
<b>Expenses/Unit</b>	<b>\$8,168</b>	<b>\$8,459</b>
<b>Expenses/SF</b>	<b>\$8.83</b>	<b>\$9.15</b>



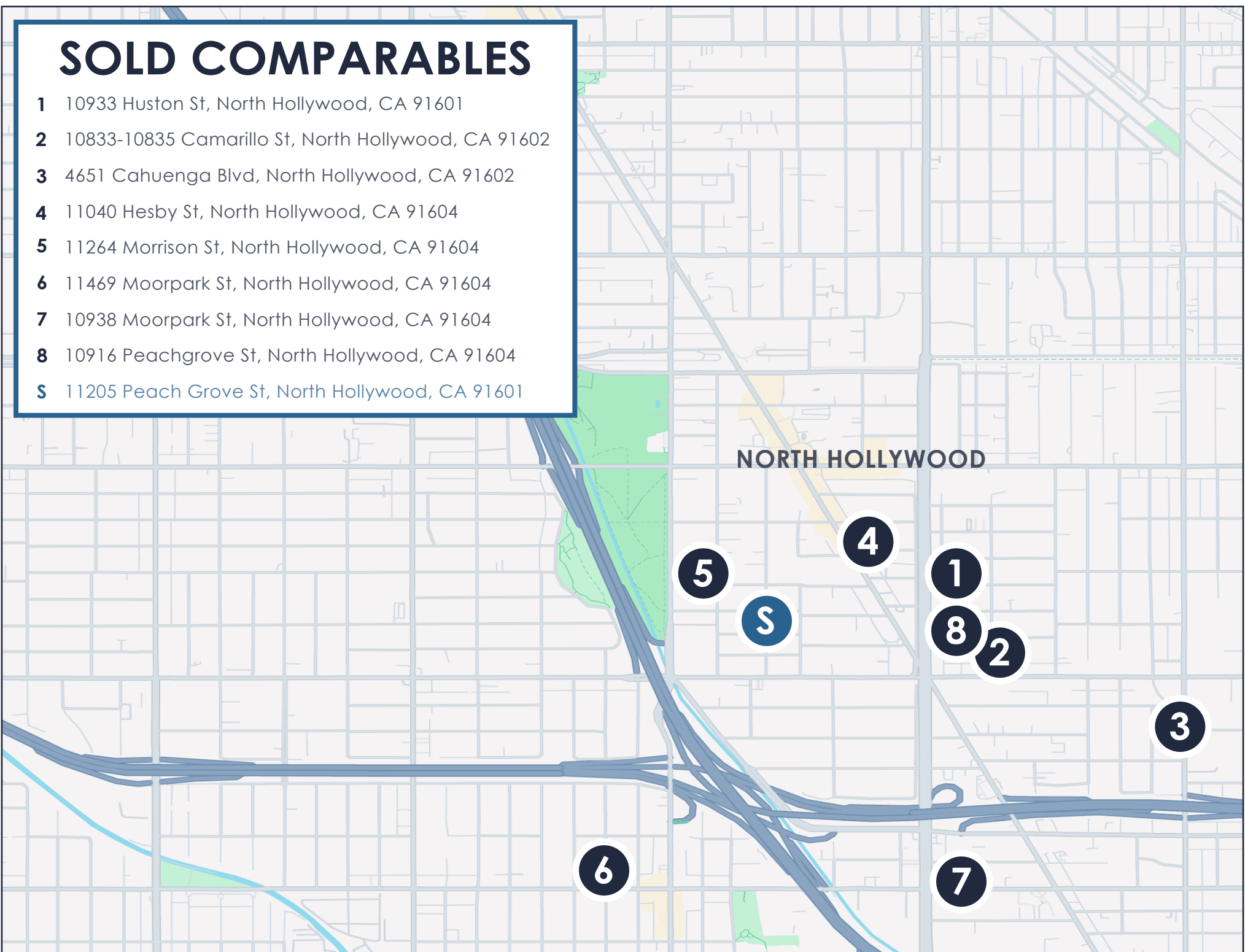
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MARKET  
COMPARABLES

# SOLD COMPARABLES

- 1 10933 Huston St, North Hollywood, CA 91601
- 2 10833-10835 Camarillo St, North Hollywood, CA 91602
- 3 4651 Cahuenga Blvd, North Hollywood, CA 91602
- 4 11040 Hesby St, North Hollywood, CA 91604
- 5 11264 Morrison St, North Hollywood, CA 91604
- 6 11469 Moorpark St, North Hollywood, CA 91604
- 7 10938 Moorpark St, North Hollywood, CA 91604
- 8 10916 Peachgrove St, North Hollywood, CA 91604
- S 11205 Peach Grove St, North Hollywood, CA 91601

NORTH HOLLYWOOD



# SOLD COMPARABLES



**S** **11205 PEACH GROVE ST  
NORTH HOLLYWOOD, CA 91601**

Price	\$1,650,000
Units	6
Bldg SF	5,548
Year Built	1987
Cap Rate	5.19%
GRM	11.89
Price/SF	\$297.40
Price/Unit	\$275,000
Close of Escrow	N/A
Unit Mix	(1) Studio (1) 1 + 1 Loft (3) 2 + 2 (1) 2 + 2 Loft

**1** **10933 HUSTON ST  
NORTH HOLLYWOOD, CA 91601**

Price	\$13,145,000
Units	40
Bldg SF	37,088
Year Built	1989
Cap Rate	5.13%
GRM	11.7
Price/SF	\$354.43
Price/Unit	\$328,625
Close of Escrow	10/15/2025
Unit Mix	(3) 1 + 1 (37) 2 + 2

**2** **10833-10835 CAMARILLO ST  
NORTH HOLLYWOOD, CA 91602**

Price	\$2,900,000
Units	8
Bldg SF	6,396
Year Built	2003
Cap Rate	5.93%
GRM	11.8
Price/SF	\$453.41
Price/Unit	\$362,500
Close of Escrow	9/26/2025
Unit Mix	(8) 2 + 2

# SOLD COMPARABLES



## 3 4651 CAHUENGA BLVD NORTH HOLLYWOOD, CA 91602

Price	\$9,602,775
Units	39
Bldg SF	38,043
Year Built	1988
Cap Rate	6.01%
GRM	10.2
Price/SF	\$252.42
Price/Unit	\$246,225
Close of Escrow	9/10/2025
Unit Mix	(22) 1 + 1 (17) 2 + 2

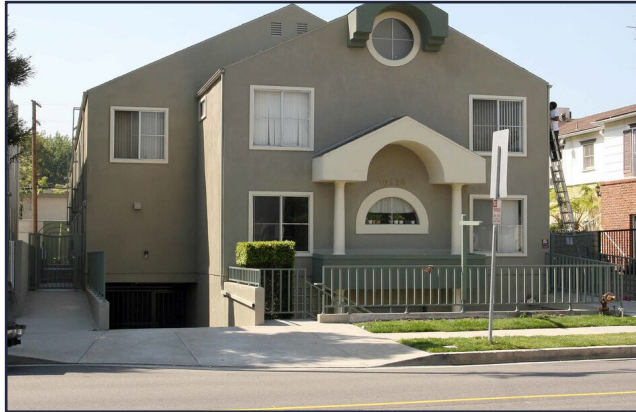
## 4 11040 HESBY ST NORTH HOLLYWOOD, CA 91604

Price	\$6,650,000
Units	19
Bldg SF	14,580
Year Built	1986
Cap Rate	4.87%
GRM	13.24
Price/SF	\$456.10
Price/Unit	\$350,000
Close of Escrow	12/12/2024
Unit Mix	(1) Studio (10) 1 + 1 (8) 2 + 2

## 5 11264 MORRISON ST NORTH HOLLYWOOD, CA 91604

Price	\$1,940,000
Units	6
Bldg SF	5,802
Year Built	1987
Cap Rate	5.15%
GRM	12.4
Price/SF	\$334.37
Price/Unit	\$323,333
Close of Escrow	11/8/2024
Unit Mix	(6) 2 + 2

# SOLD COMPARABLES



**6** 11469 MOORPARK ST  
NORTH HOLLYWOOD, CA 91604

Price	\$3,407,000
Units	6
Bldg SF	9,330
Year Built	2008
Cap Rate	4.48%
GRM	14.8
Price/SF	\$365.17
Price/Unit	\$567,833
Close of Escrow	10/31/2024
Unit Mix	(6) 3 + 2

**7** 10938 MOORPARK ST  
NORTH HOLLYWOOD, CA 91604

Price	\$3,175,000
Units	9
Bldg SF	9,600
Year Built	1988
Cap Rate	4.86%
GRM	12.89
Price/SF	\$330.73
Price/Unit	\$352,778
Close of Escrow	8/21/2024
Unit Mix	(7) 2 + 2 (2) 3 + 2

**8** 10916 PEACHGROVE ST  
NORTH HOLLYWOOD, CA 91604

Price	\$4,058,000
Units	10
Bldg SF	9,970
Year Built	1986
Cap Rate	5.21%
GRM	12.67
Price/SF	\$407.02
Price/Unit	\$405,800
Close of Escrow	4/16/2024
Unit Mix	(10) 2 + 2

# SOLD COMPARABLES

	PROPERTY ADDRESS	UNITS	COE	BUILT	UNIT MIX	PRICE	\$/UNIT	\$/SQFT	CAP	GRM
	11205 Peach Grove St North Hollywood, CA 91601	6	N/A	1987	(1) Studio (1) 1 + 1 Loft (3) 2 + 2 (1) 2 + 2 Loft	<b>\$1,650,000</b>	\$275,000	\$297.40	5.19%	11.89
	10933 Huston St North Hollywood, CA 91601	40	10/15/2025	1989	(3) 1 + 1 (37) 2 + 2	<b>\$13,145,000</b>	\$328,625	\$354.43	5.13%	11.70
	10833-10835 Camarillo St North Hollywood, CA 91602	8	9/26/2025	2003	(8) 2 + 2	<b>\$2,900,000</b>	\$362,500	\$453.41	5.93%	11.80
	4651 Cahuenga Blvd North Hollywood, CA 91602	39	9/10/2025	1988	(22) 1 + 1 (17) 2 + 2	<b>\$9,602,775</b>	\$246,225	\$252.42	6.01%	10.20
	11040 Hesby St North Hollywood, CA 91604	19	12/12/2024	1986	(1) Studio (10) 1 + 1 (8) 2 + 2	<b>\$6,650,000</b>	\$350,000	\$456.10	4.87%	13.24
	11264 Morrison St North Hollywood, CA 91604	6	11/8/2024	1987	(6) 2 + 2	<b>\$1,940,000</b>	\$323,333	\$334.37	5.15%	12.40
	11469 Moorpark St North Hollywood, CA 91604	6	10/31/2024	2008	(6) 3 + 2	<b>\$3,407,000</b>	\$567,833	\$365.17	4.48%	14.80
	10938 Moorpark St North Hollywood, CA 91604	9	8/21/2024	1988	(7) 2 + 2 (2) 3 + 2	<b>\$3,175,000</b>	\$352,778	\$330.73	4.86%	12.89
	10916 Peachgrove St North Hollywood, CA 91604	10	4/16/2024	1986	(10) 2 + 2	<b>\$4,058,000</b>	\$405,800	\$407.02	5.21%	12.67
						<b>\$5,609,722</b>	<b>\$367,137</b>	<b>\$369.21</b>	<b>5.21%</b>	<b>12.46</b>

# RENT COMPARABLES

- 1 11246 Otsego St, North Hollywood, CA 91601
- 2 11311 Chandler Blvd, North Hollywood, CA 91601
- 3 11230 Peach Grove St, North Hollywood, CA 91601
- 4 11310 Camarillo St, North Hollywood, CA 91602
- S 11205 Peach Grove St, North Hollywood, CA 91601

2

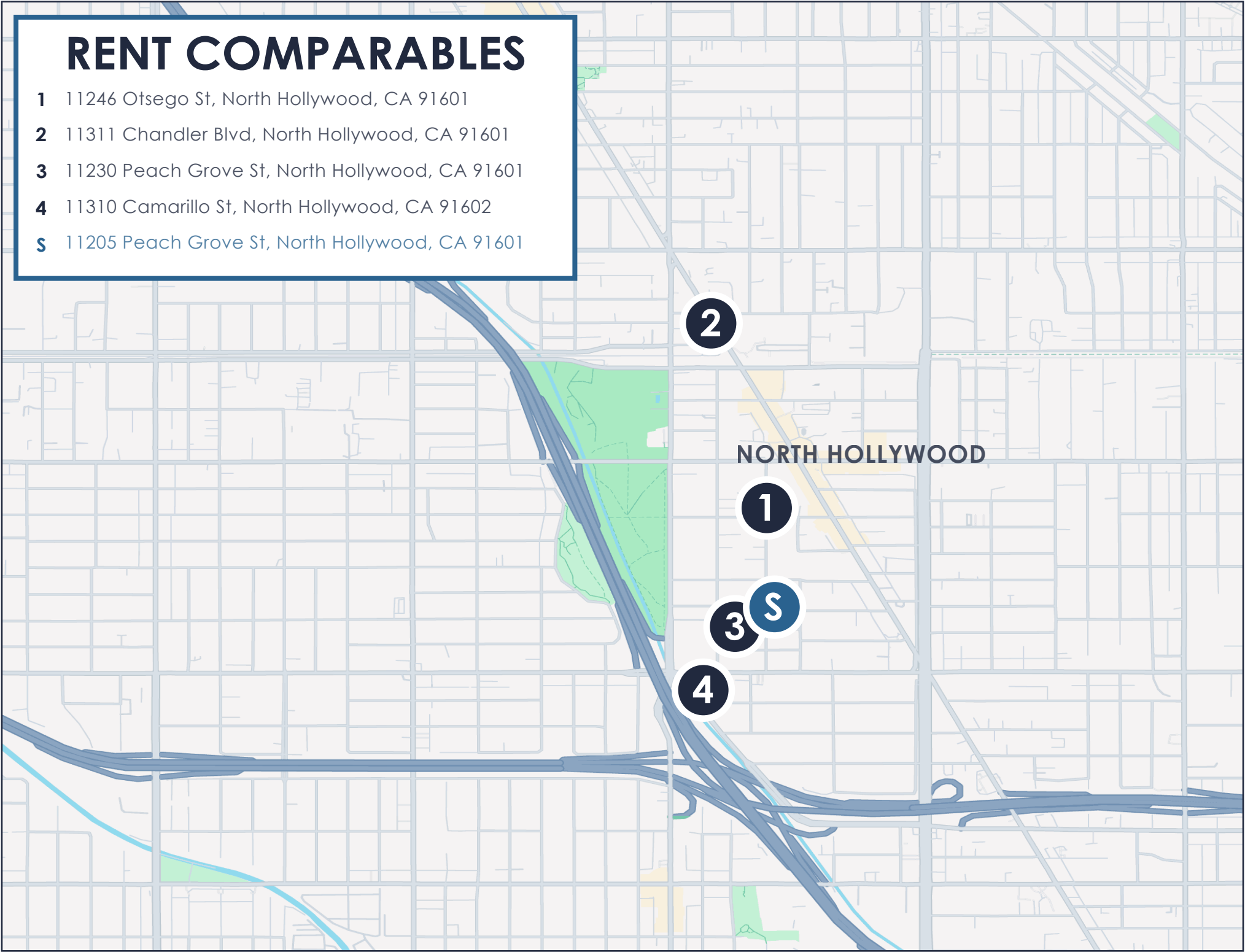
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4

3

NORTH HOLLYWOOD



# RENT COMPARABLES

	ADDRESS	UNIT MIX	PRICE	SQFT	PRICE/SQFT
<b>STUDIO</b>					
 	11246 Otsego St North Hollywood, CA 91601	Studio	\$1,900	565	\$3.36
 	11311 Chandler Blvd North Hollywood, CA 91601	Studio	\$1,899	466	\$4.08
<b>TWO BEDROOM</b>					
 	11230 Peach Grove St North Hollywood, CA 91601	2 Bed + 2 Bed	\$2,750	1,089	\$2.53
 	11310 Camarillo St North Hollywood, CA 91602	2 Bed + 2 Bed	\$2,795	N/A	N/A



11205

Peach Grove St  
11200

An aerial photograph of a city, likely Los Angeles, showing a dense residential area with various apartment buildings and houses. In the background, there are mountains under a clear blue sky. The image is overlaid with a large blue number '04' and the text 'AREA OVERVIEW' in white.

04

# AREA OVERVIEW

# WELCOME TO HOLLYWOOD

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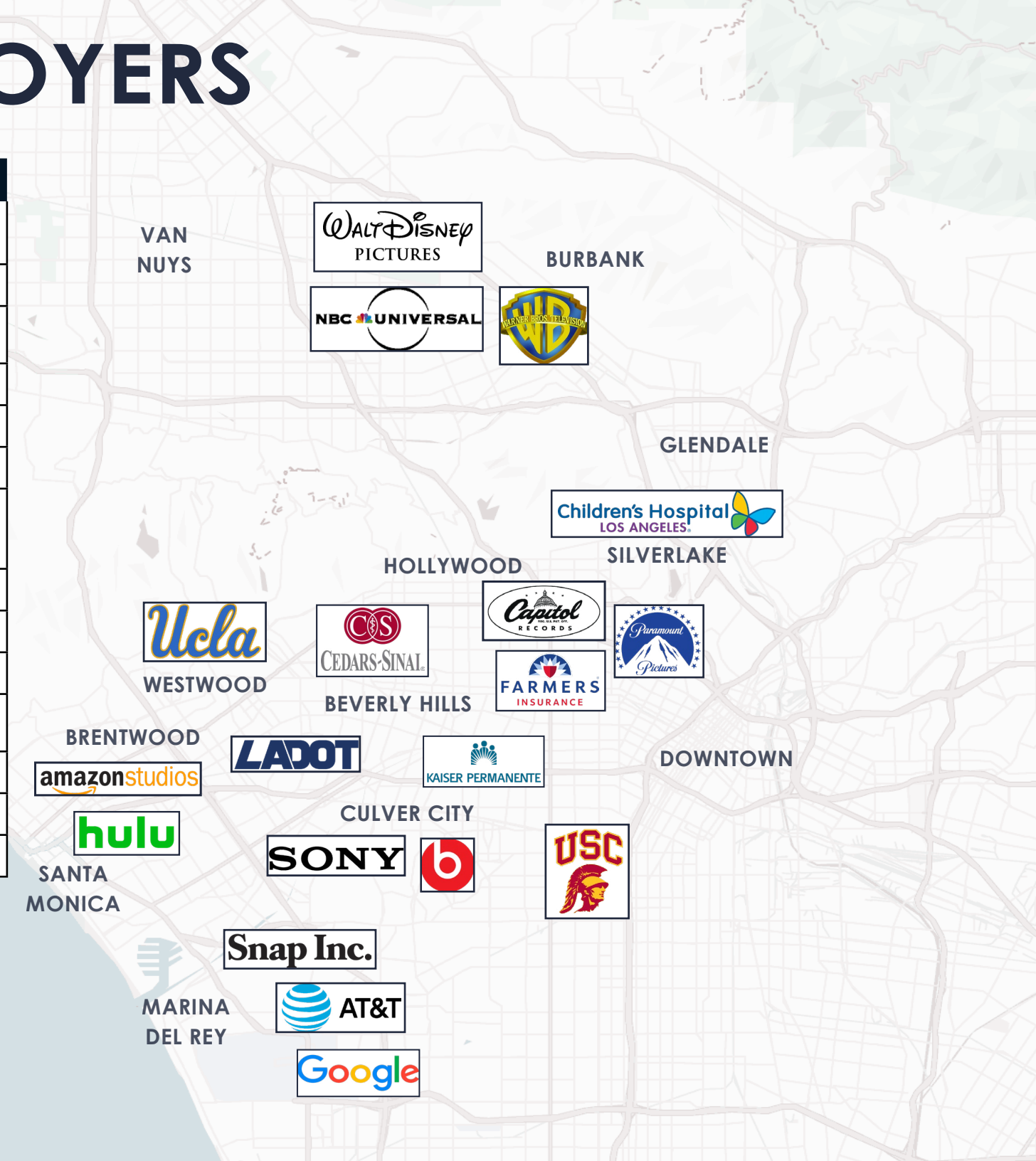
A diverse neighborhood known for its history, creativity, and strong sense of community, North Hollywood, or NoHo, is one of Los Angeles' most dynamic and evolving districts, located in the heart of the San Fernando Valley.

Separated from central Hollywood by the Hollywood Hills, NoHo offers a unique mix of accessibility and neighborhood charm. The community is home to the Academy of Television Arts & Sciences and sits just north of Universal Studios, reflecting its deep ties to the entertainment industry. Residents enjoy walkable access to cafés, restaurants, boutique shopping, and a vibrant performing arts scene, along with convenient transit options including the Metro B Line and G Line connecting to Hollywood, Downtown Los Angeles, and the greater Valley.



# TOP EMPLOYERS

EMPLOYERS	EMPLOYEES
University of California, Los Angeles	50,200
Kaiser Permanente	40,800
University of Southern California	22,400
Target Corp	20,000
Cedars-Sinai Medical Center	16,300
Walt Disney Co.	12,200
Los Angeles County Metro Transportation Authority	11,700
NBCUniversal	11,000
AT&T Inc.	10,500
Children's Hospital Los Angeles	6,400
Warner Bros. Entertainment Inc.	4,100
Farmer's Insurance Group	2,800
Paramont Pictures	1,700
Capitol Records	600



# NORTH HOLLYWOOD DEMOGRAPHICS



**167,500**  
TOTAL POPULATION



**36**  
MEDIAN AGE



**64,348**  
TOTAL HOUSEHOLDS



**\$93,646**  
AVERAGE HOUSEHOLD INCOME



**92**  
WALKABILITY SCORE



# 11205

**PEACH GROVE STREET**  
NORTH HOLLYWOOD, CA 91601

**EXCLUSIVELY LISTED BY:**



**MICHAEL KAMARA**

Vice President of Investments, Lyon Stahl

Tel: (310) 212-525-5833

[Michael.Kamara@LyonStahl.com](mailto:Michael.Kamara@LyonStahl.com)

License CA: #02062158

