

CASH COW, OPPORTUNITY ZONE NEW CONST. 5-UNIT | 6.38% CAP RATE

5663 CASE AVE



OFFERING MEMORANDUM

Prepared by  
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# OFFERING SUMMARY

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The 5+ Unit Specialists are pleased to present 5663 Case Ave, a massive, brand-new construction 5-unit in prime North Hollywood—NON-RENT-CONTROLLED and located in a designated Opportunity Zone. This luxury investment property sits on a rapidly gentrifying street and boasts the best curb appeal on the block. With an unbeatable unit mix, high-end designer finishes, and minimal expenses, this property projects an impressive 6.38% cap rate.

In addition to the high return, the property's Opportunity Zone designation offers significant tax advantages for buyers (consult with your CPA). The property is non-RSO, features separate meters for all utilities, and comes with a 1-year builder's warranty, ensuring minimal maintenance and long-term stability. The unit mix consists of one massive 6-bedroom, tri-level townhome (2,356 SF), three large 5-bedroom units, and one spacious 4-bedroom unit—all designed for maximum rentability.

These premium townhomes offer luxury finishes and tenant-friendly layouts, making them highly desirable rentals. Features include expansive kitchens with large islands and open living spaces, designer tile, modern cabinetry, stainless steel appliances, high ceilings, large closets, and balconies off the living spaces and bedrooms. The property is further enhanced with drought-tolerant landscaping, ample parking, and abundant natural light throughout.

With brand-new everything, strong rental demand, and built-in tax benefits, this is a rare opportunity to secure a high-performing, low-maintenance asset in one of LA's fastest-growing rental markets. Don't miss your chance to own one of North Hollywood's finest new developments!



# OFFERING SUMMARY



## PROPERTY OVERVIEW

<b>THE PROPERTY:</b>	Address:	5663 Case Ave, North Hollywood, CA 91601
	APN:	2337-029-015
	# Units:	5
	# Buildings:	2
	Unit Mix:	1 x 6b/5b, 1x 5b/5b, 1, 5b/3b, 1x 5b/4.5b, 1x 4b/4b
	Year Built:	2025
	Building Size (SF):	9,722
	Lot Size (SF):	6,985
	Zoning:	LAR1.5
	Rent Control:	No
	Opportunity Zone:	Yes



<b>THE OFFERING:</b>	List Price:	\$3,995,000
	Cap Rate:	6.38%
	GRM:	12.54
	Price Per Unit:	\$799,000
	Price Per SF:	\$410.92

<b>UTILITIES:</b>	Water:	Separately Metered
	Electric:	Separately Metered
	Gas:	No gas (All Electric)

<b>AMENITIES:</b>	Laundry:	Private Washers/Dryers for Each Unit
	Parking:	8 Parking Spots (2 Garage Spaces & 6 Exterior Spaces) +2 Possible Bonus Spaces





## INVESTMENT HIGHLIGHTS



- NO RENT CONTROL!
- OPPORTUNITY ZONE- major tax benefits (consult with your CPA).
- Located 3 minutes from the ultra trendy and highly sought after NoHo Arts District- a major draw for A+ tenants!
- Outstanding projected cap rate of 6.38%! Cash cow.
- MASSIVE units with premium floorplans.
- The best curb appeal you'll find on this rapidly gentrifying street!
- Boasts high-end, modern finishes.
- Diverse unit mix of three 5 bedrooms, one 4 bedroom, and one 6 bedroom! High income producing property!
- Tons of balconies with awe-inspiring views of the city.
- All units separately metered for electric AND water (no gas on property)! Very low expenses!
- Dream 1031 exchange opportunity. Ready to close!
- With SB-8 in effect, less new constructions are being built, making properties like these an even more rare and hot commodity.
- Moments from NoHo's top destinations! Near NoHo West, the Metro Red Line, the Arts District, and major mixed-use developments!





























## LOCATION HIGHLIGHTS

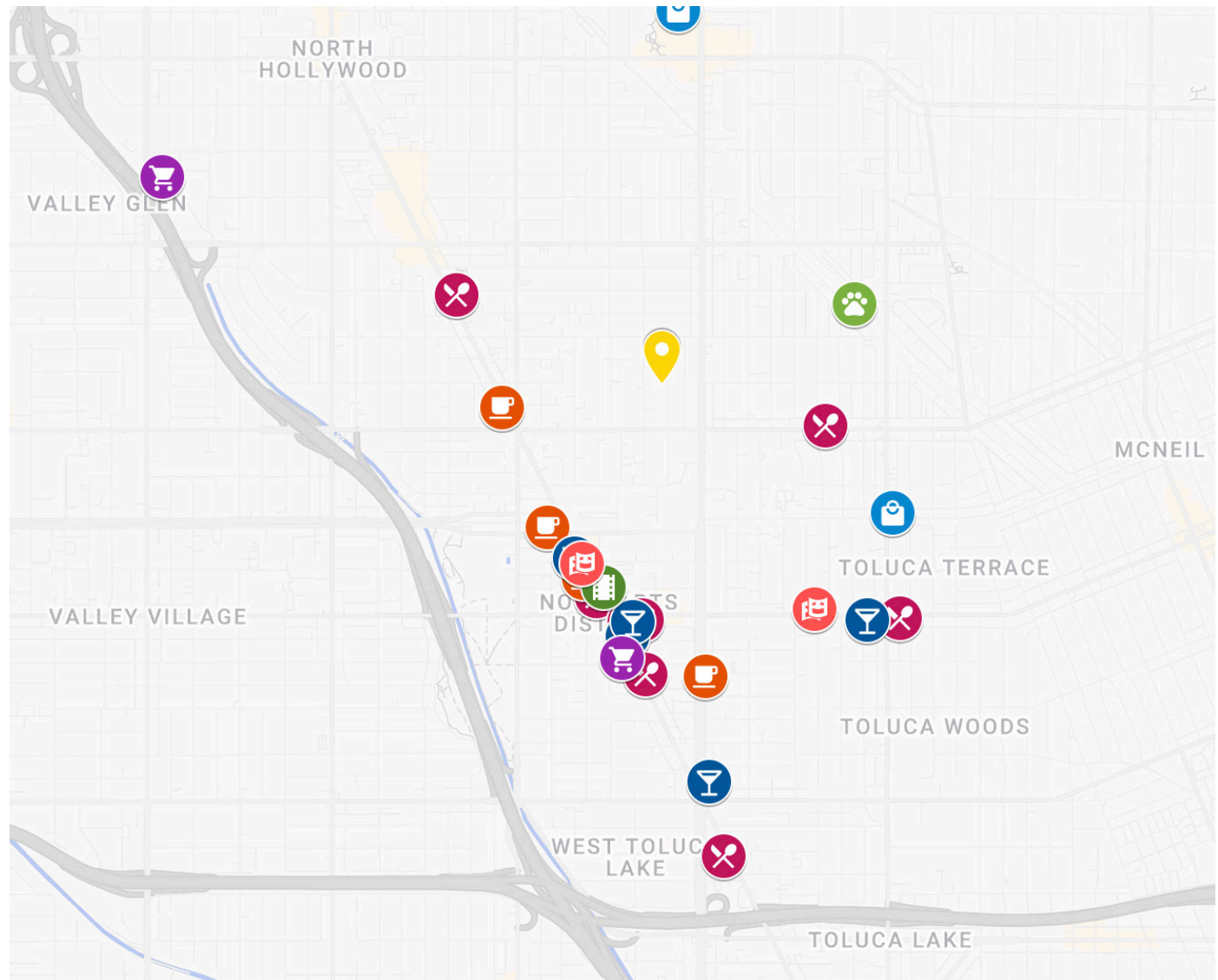


- Located in the vibrant North Hollywood neighborhood, just a 3 minute drive to the NoHo Arts District!
- Minutes from trendy restaurants and bars, including Granville, Urban Skillet, The Magnolia Grille, Amp Coffee LA, La Rochelle Bakery & Cafe, NoBAR, Brews Brothers, and more.
- Situated adjacent to the Toluca Terrace and Toluca Woods neighborhoods, known for their residential charm.
- Walking distance to Burbank! Only 1.5 miles to everyone's favorite bakery, Porto's, and the unlimited shops and restaurants on Magnolia.
- Close to countless entertainment and shopping destinations, such as NoHo West, Universal CityWalk, and more.
- Only a short drive to Target and Amazon Fresh, offering great convenience for tenants and owner-occupants.
- Located near major entertainment studios like Warner Bros. Studios and Universal Studios Hollywood, as well as high-paying creative and tech job hubs, this area attracts premium rents and top-tier tenants!
- Tucked in one of LA's fastest-growing neighborhoods, just minutes from Studio City, Burbank, and Downtown LA, this location provides a peaceful retreat with convenient access to dining, shopping, and cultural attractions.



## LOCATION HIGHLIGHTS MAP

-  Granville
-  City Kitchen
-  Urban Skillet
-  Humble Bird
-  Maki-Noho
-  Mucho Mas
-  Jojos Mediterranean Grille
-  The Smokey Cow
-  Kahuna Tiki
-  Blazing Hot Chicken
-  Idle Hour
-  Brews Brothers
-  NoBAR
-  Tiki No
-  The Brickyard Pub
-  The Bullet Bar
-  La Rochelle Bakery & Cafe
-  Amp Coffee LA
-  Cara Vana Coffee Shop
-  Aroma Coffee & Tea Co
-  Amazon Fresh
-  Target
-  NoHo ArtWalk
-  Studio City Plaza
-  Universal CityWalk Hollywood
-  Whitnall Dog Park







# PRICING & FINANCIALS

## FINANCIAL SUMMARY & RENT ROLL

SUMMARIZED PRICING METRICS:				BUILDING DESCRIPTION:			FINANCING:		
Price:		\$3,995,000		No. of Units:	5		Loan Amount:	\$2,397,000	
Down:	40%	\$1,598,000		Yr. Built:	2025		Interest Rate:	6.75%	
Current GRM:		12.54		Bldg SF:	9,722		Monthly Payment:	(\$13,483.13)	
Pro Forma GRM:		12.54		Lot Size (SF):	6,985		LTV:	60%	
Current Cap Rate:		6.38%		Lot Size (acres):	0.16		Amortization (Years):	30	
Pro Forma Cap Rate:		6.38%		Zoning:	LARD1.5		Proposed/Assumption:	Proposed	
\$/Unit:		\$799,000		Opportunity Zone:	Yes		Loan Type:	7/1 Interest Only ARM	
\$/SF:		\$410.92		Rent Control:	No				

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
1	Vacant	6b/5b	2,356	\$0	\$5,995	\$2.54	\$5,995	\$2.54	\$0
2	Vacant	5b/4.5b	2,148	\$0	\$5,300	\$2.47	\$5,300	\$2.47	\$0
3	Vacant	5b/5b	1,863	\$0	\$5,200	\$2.79	\$5,200	\$2.79	\$0
4	Vacant	5b/3b	1,793	\$0	\$5,100	\$2.84	\$5,100	\$2.84	\$0
5	Vacant	4b/4b	1,562	\$0	\$4,950	\$3.17	\$4,950	\$3.17	\$0
5	Totals/Averages:		9,722	\$0	\$26,545	\$2.73	\$26,545	\$2.73	\$0



## FINANCIAL ANALYSIS

# 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
1	6b/5b	20%	2,356	\$5,995	\$2.54	\$5,995	\$5,995	\$2.54	\$5,995
1	5b/4.5b	20%	2,148	\$5,300	\$2.47	\$5,300	\$5,300	\$2.47	\$5,300
1	5b/5b	20%	1,863	\$5,200	\$2.79	\$5,200	\$5,200	\$2.79	\$5,200
1	5b/3b	20%	1,793	\$5,100	\$2.84	\$5,100	\$5,100	\$2.84	\$5,100
1	4b/4b	20%	1,863	\$4,950	\$2.66	\$4,950	\$4,950	\$2.66	\$4,950
Totals/Averages:			1,944	\$5,309	\$2.73	\$26,545	\$5,309	\$2.73	\$26,545
Gross Potential Income:						\$318,540			\$318,540

### ANNUALIZED OPERATING DATA:

	CURRENT	PRO FORMA
Gross Potential Rental Income	\$318,540	\$318,540
Gain (Loss)-to-Lease	\$0	\$0
Gross Scheduled Rental Income	\$318,540	\$318,540
Less: Vacancy	3.0% (\$9,556)	3.0% (\$9,556)
Effective Gross Income	\$308,984	\$308,984
Less: Expenses	(\$54,017)	(\$54,017)
Miscellaneous Other Income	\$0	\$0
Net Operating Income	\$254,967	\$254,967
Debt Service	(\$161,798)	(\$161,798)
Pre-Tax Cash Flow	5.83% \$93,169	5.83% \$93,169
Principal Reduction	\$0	\$0
Total Return	5.83% \$93,169	5.83% \$93,169

### ANNUALIZED EXPENSES:

	CURRENT	PRO FORMA
<b>Fixed Expenses</b>		
Real Estate Taxes	1.1997% \$47,928	\$47,928
Insurance	.40/s.f. \$3,889	\$3,889
Utilities	\$/unit \$0	\$0
<b>Controllable Expenses</b>		
Contract Services	\$240/unit \$1,200	\$1,200
Repairs & Maintenance	\$200/unit \$1,000	\$1,000
TOTAL EXPENSES	\$54,017	\$54,017
EXPENSES/UNIT	\$10,803	\$10,803
EXPENSES/SF	\$5.56	\$5.56
% of EGI	17.5%	17.5%



# PROPERTY PHOTOS



## PHOTOS





## PHOTOS





## PHOTOS



## PHOTOS

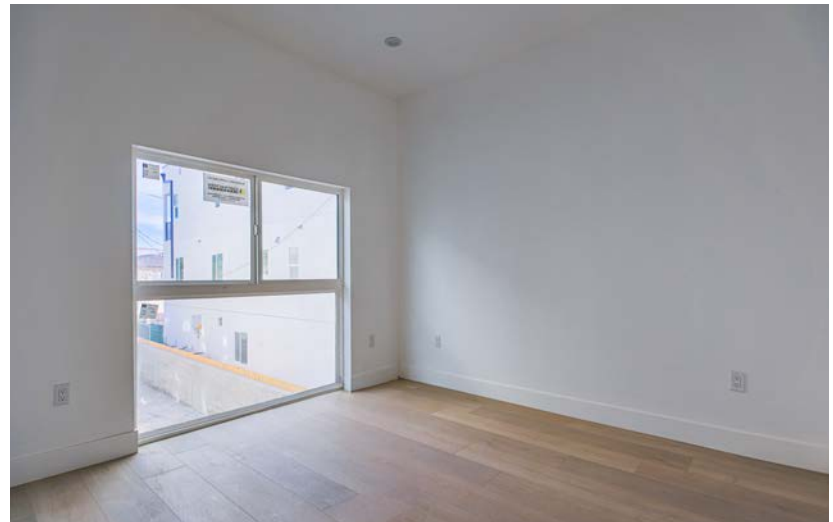




## PHOTOS



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