

11461 ALBERS STREET

North Hollywood, CA 91601

MULTIFAMILY PROPERTY FOR SALE



ALEX MATEVOSIAN

Broker | DRE 02047572
818.482.3830
alex@migcres.com

SEAN SEARS

Agent | DRE 02047572
818.746.0601
sean@migcres.com

MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC



PROPERTY CHARACTERISTICS

- Unit Mix: Three 2 Bed 2 Bath | Four 2 Bed 1 Bath | Five 1 Bed 1 Bath
- RSO: Rent Stabilization Ordinance
- NOHO Arts District
- Proximity to the NOHO Metro Station
- Value Add
- Major Rental Upside

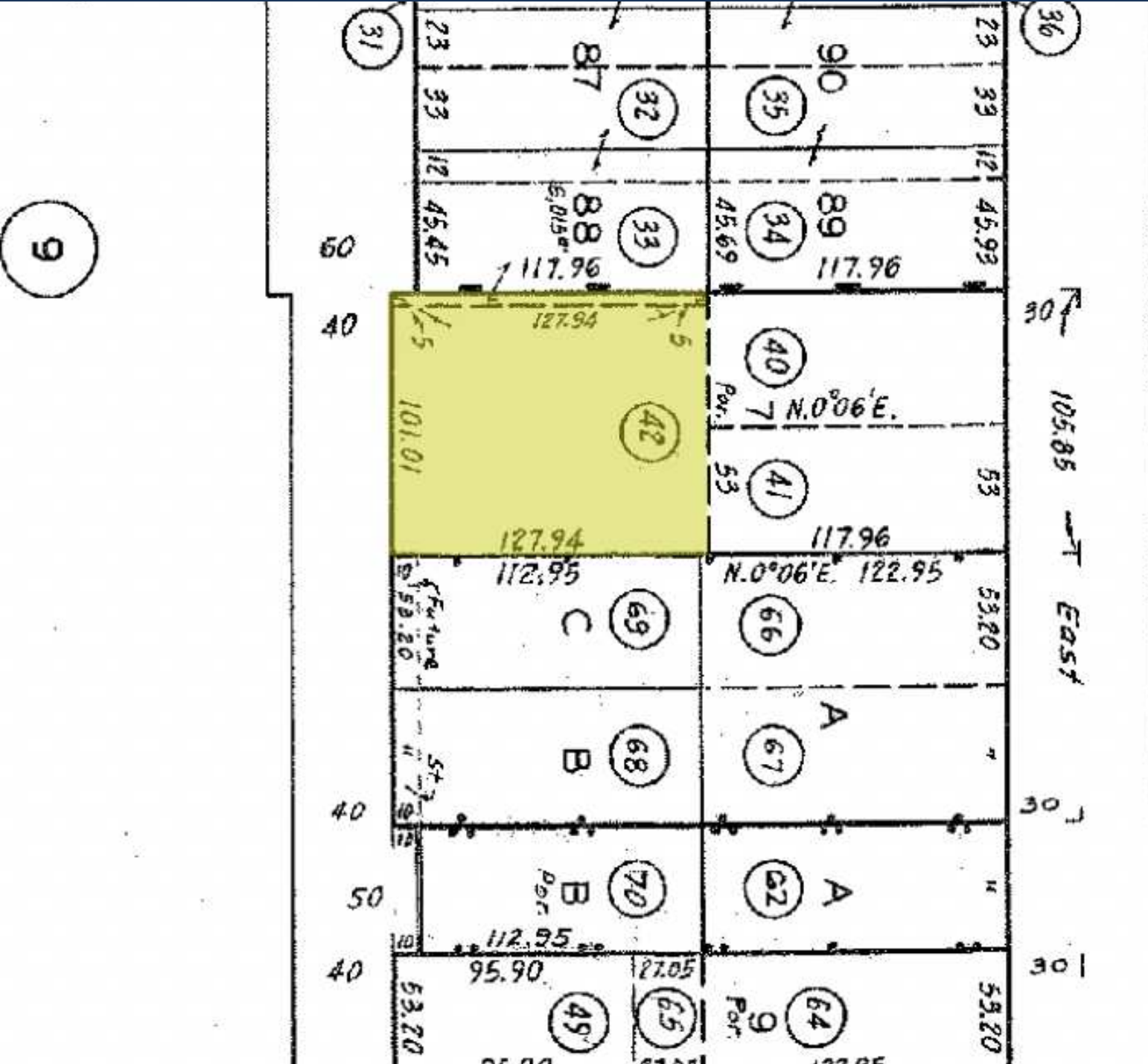
OFFERING SUMMARY

Sale Price:	\$2,300,000
Price Per Unit:	\$191,670
Property Type:	Multifamily
Number of Units:	12
Building Size:	9,747 SF
Lot Size:	13,016 SF
Year Built:	1964
APN:	2350-007-042



PROPERTY DESCRIPTION

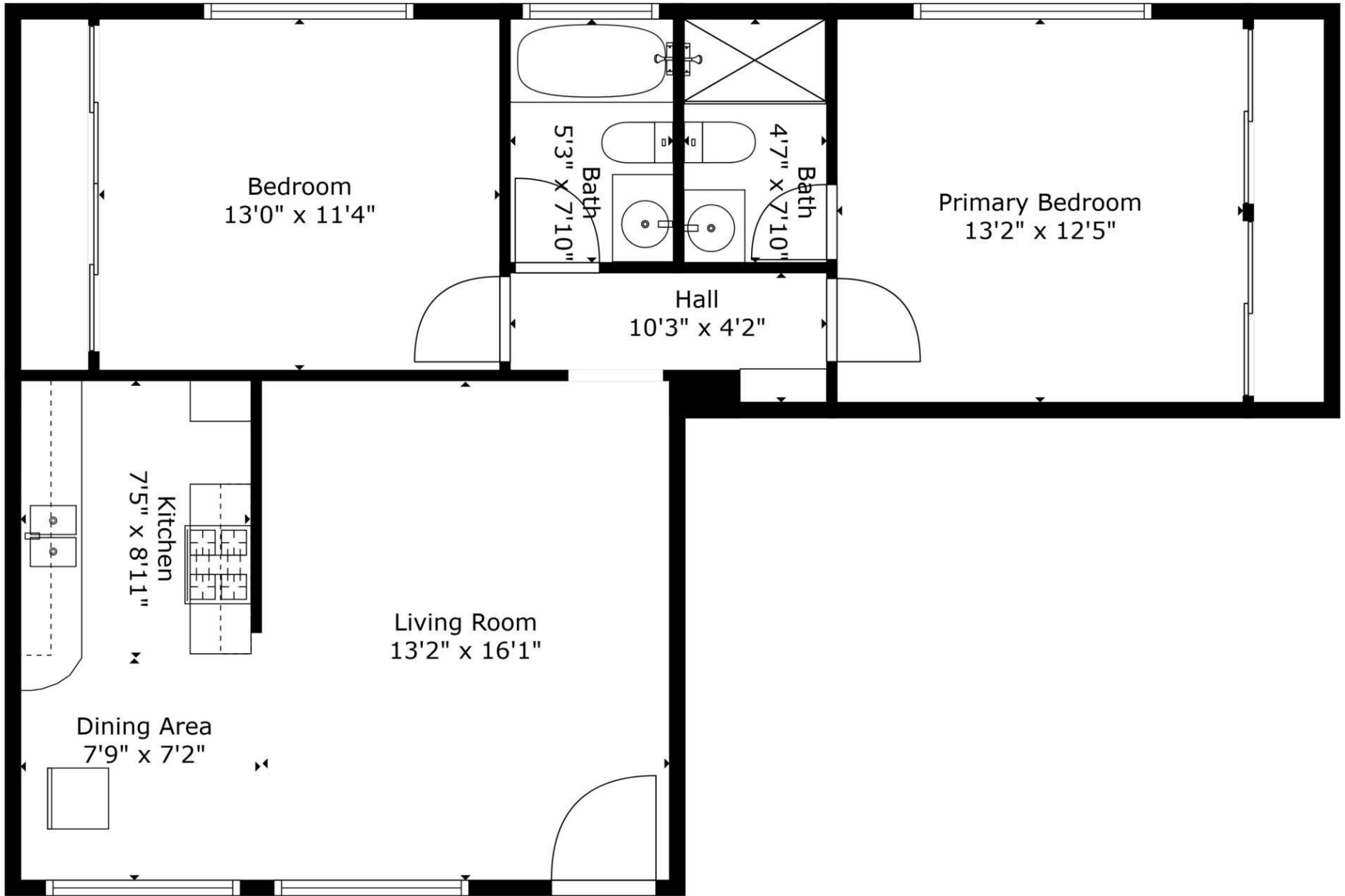
11461 Albers Street is located between Camellia Avenue and Tujunga Avenue in the Arts District of North Hollywood. This multifamily property has twelve units, seven two-bedrooms, and five one-bedroom apartments spread over 9,747 square feet on 13,020 square feet of land and was built in 1964. The building is situated four blocks from the North Hollywood Reception Center, The Cage Roller Hockey Rink, four blocks from the North Hollywood Metro station, and five blocks from NOHO Central Arts District. This area features a plethora of art, cafes, restaurants, studios, bars, workspaces, shopping and a vital employment hub for the North Hollywood. The property is currently 99% occupied with month to month tenants and one vacant free market 2 bedroom & 2 bathroom unit.



4

9





Measurements Are Deemed Reliable But Not Guaranteed.



Population Trends and Key Indicators

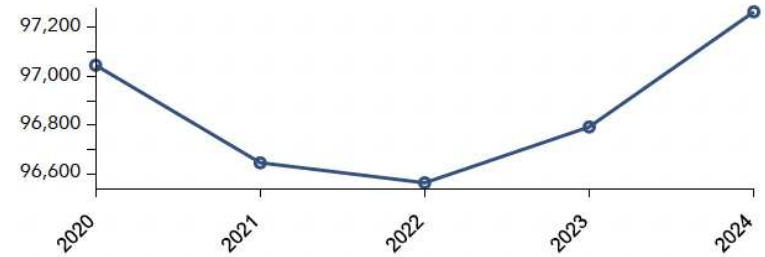
11461 Albers St, North Hollywood, California, 91601
Ring of 1.5 miles

97,265	43,983	2.19	37.0	\$76,904	\$939,261	67	33	84
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

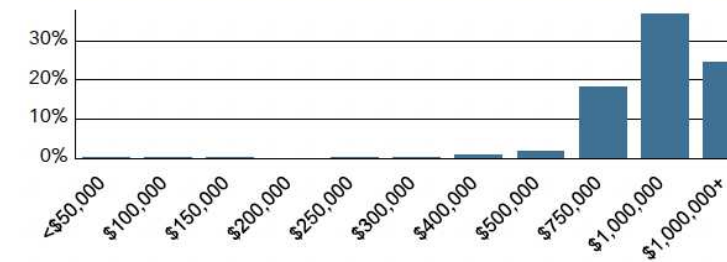
MORTGAGE INDICATORS



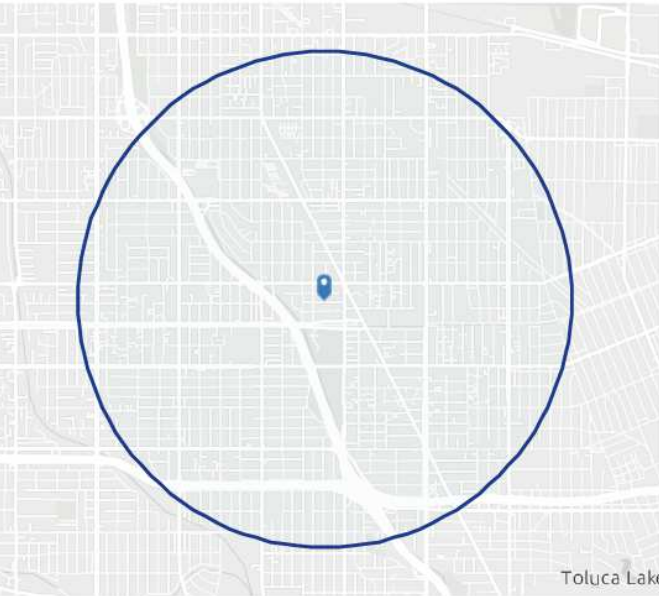
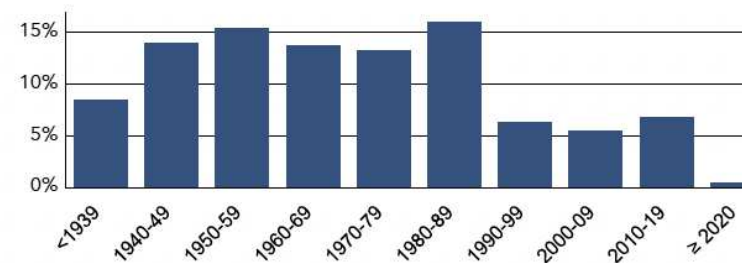
Historical Trends: Population



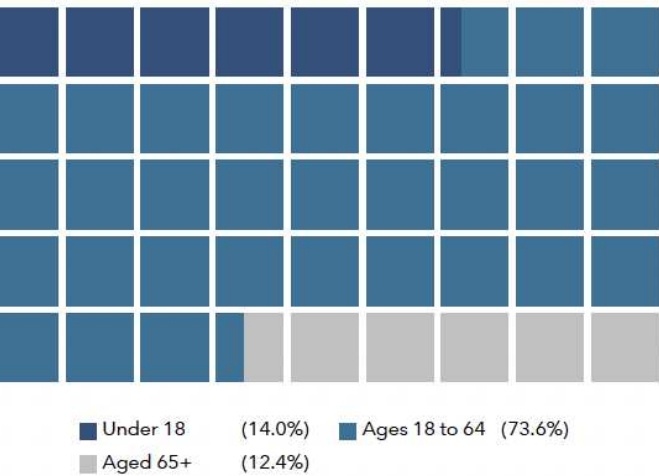
Home Value



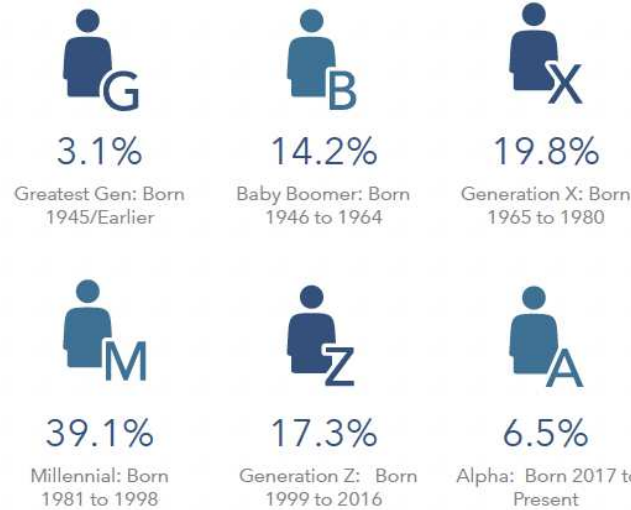
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2024 Esri



Unit Type	Lease Term	Monthly	Current Annual	Fully Occupied	4% Monthly	4% Per Year	Annual Pro Forma
2BD 1BA	MTM	\$1,355.00	\$16,260.00	\$16,260.00	\$54.20	\$650.40	\$16,910.40
2BD 1BA	MTM	\$1,450.00	\$17,400.00	\$17,400.00	\$58.00	\$696.00	\$18,096.00
2BD 2BA	MTM	VACANT	VACANT	\$22,464.00*	VACANT	VACANT	\$22,464.00
2BD 2BA	MTM	\$1,399.00	\$16,788.00	\$16,788.00	\$55.96	\$671.52	\$17,459.52
2BD 1BA	MTM	\$1,365.00	\$16,380.00	\$16,380.00	\$54.60	\$655.20	\$17,035.20
2BD 1BA	MTM	\$1,284.00	\$15,408.00	\$15,408.00	\$51.36	\$616.32	\$16,024.32
2BD 2BA	MTM	\$1,189.00	\$14,268.00	\$14,268.00	\$47.56	\$570.72	\$14,838.72
1BD 1BA	MTM	\$1,108.00	\$13,296.00	\$13,296.00	\$44.32	\$531.84	\$13,827.84
1BD 1BA	MTM	\$1,013.00	\$12,156.00	\$12,156.00	\$40.52	\$486.24	\$12,642.24
1BD 1BA	MTM	\$1,000.00	\$12,000.00	\$12,000.00	\$40.00	\$480.00	\$12,480.00
1BD 1BA	MTM	\$1,250.00	\$15,000.00	\$15,000.00	\$50.00	\$600.00	\$15,600.00
1BD 1BA	MTM	\$1,280.00	\$15,360.00	\$15,360.00	\$51.20	\$614.40	\$15,974.40
Current Monthly Total		\$13,693.00					
Current Annual Total			\$164,316.00				
Fully Occupied Annual Total				\$186,780.00			
Total Pro Forma							\$193,352.64

COMMUNITY SUMMARY

11461 Albers St, North Hollywood, California, 91601
Ring of 1 mile

48,407	0.39%	2.10	84.8	35.8	\$74,495	\$914,634	\$28,046	12.8%	76.4%	10.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



17.6%
Services

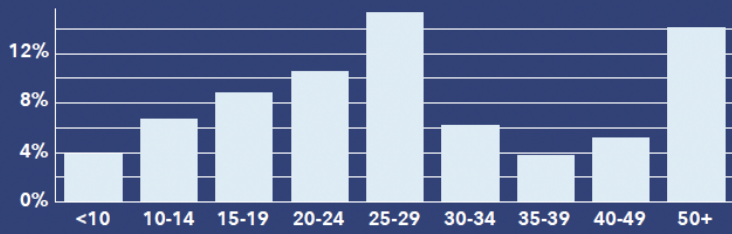


11.7%
Blue Collar

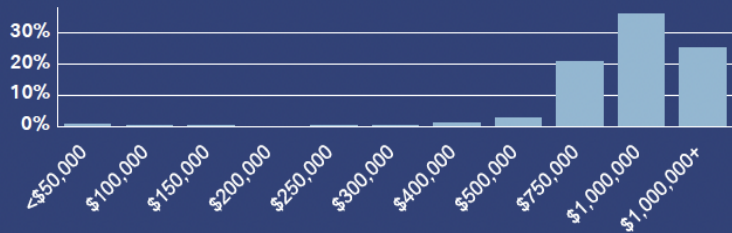


70.7%
White Collar

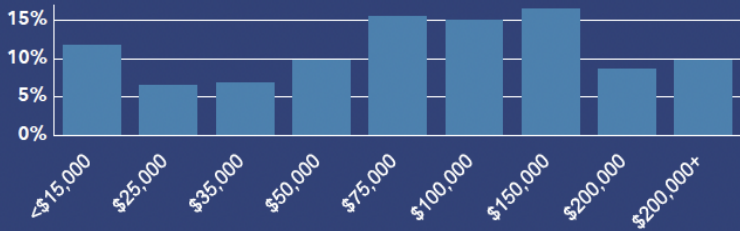
Mortgage as Percent of Salary



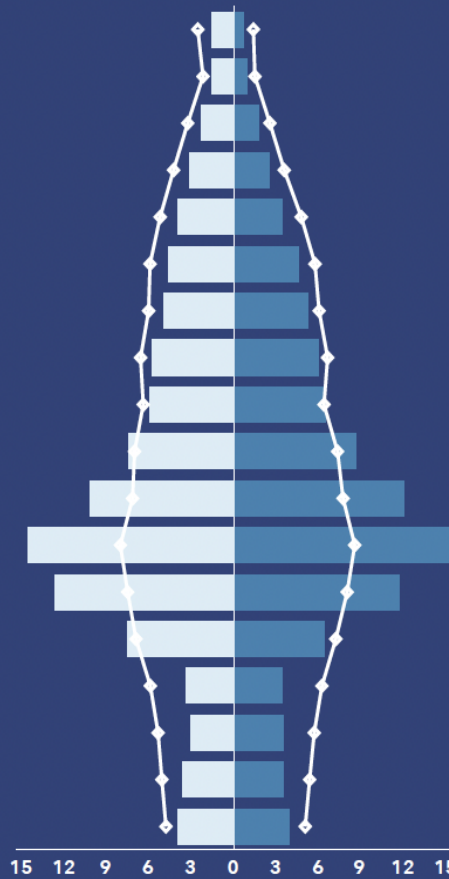
Home Value



Household Income

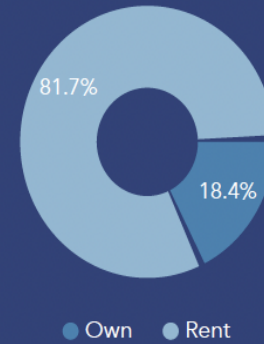


Age Profile: 5 Year Increments

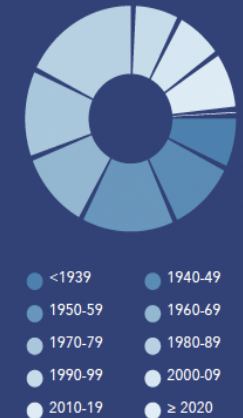


Dots show comparison to **Los Angeles County**

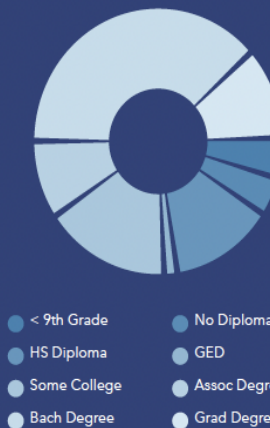
Home Ownership



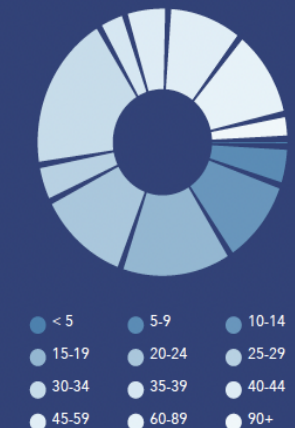
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source : This infographic contains data provided by Esri (2024), ACS (2018-2022).

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DEMOGRAPHIC SUMMARY

11461 Albers St, North Hollywood, California, 91601

Ring of 1.5 miles

KEY FACTS

97,265

Population



43,983

Households

37.0

Median Age

\$59,990

Median Disposable Income

EDUCATION

11.1%

No High School Diploma



16.1%

High School Graduate



26.6%

Some College/ Associate's Degree



46.2%

Bachelor's/Grad/Prof Degree

INCOME



\$76,904

Median Household Income



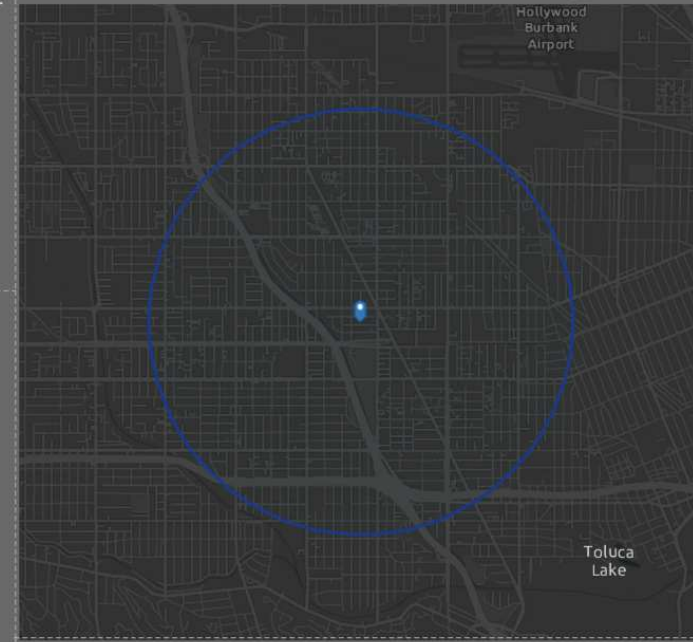
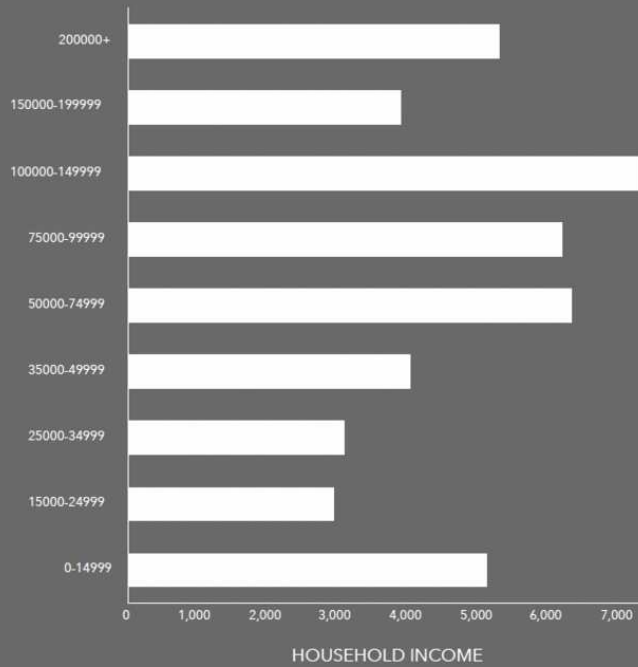
\$48,734

Per Capita Income



\$38,790

Median Net Worth



EMPLOYMENT

White Collar 72.3%

Blue Collar 12.9%

Services 18.3%

6.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

97,265

Population

43,983

Households

2.19

Avg Size Household

37.0

Median Age

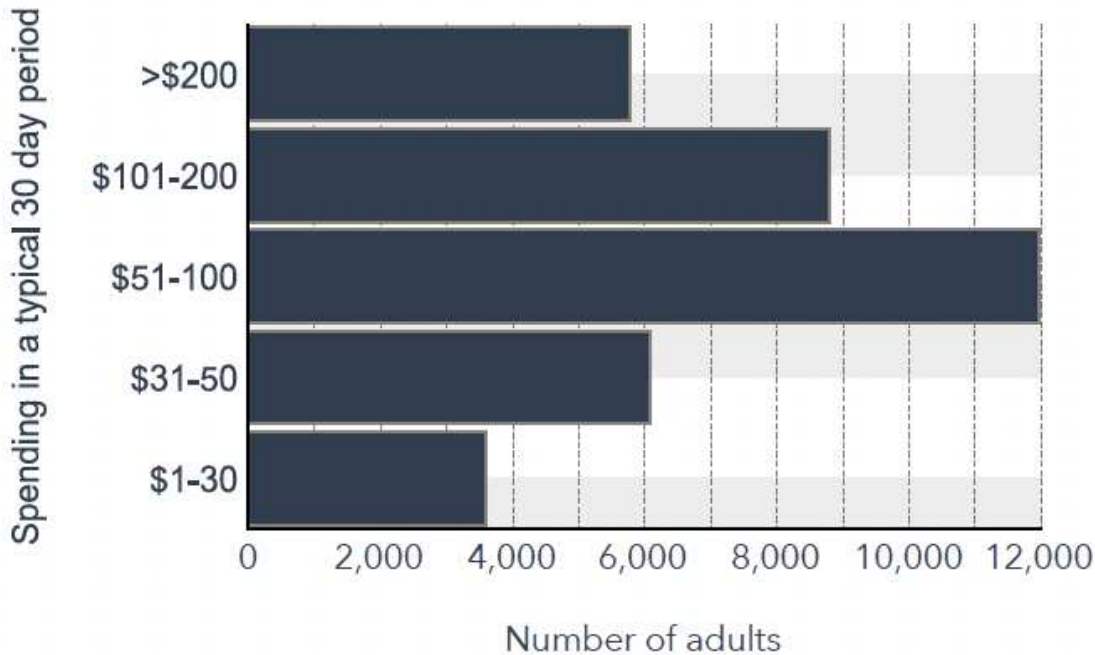
\$76,904

Median Household Income

\$939,261

Median Home Value

Family Restaurants Market Potential



Annual Household Spending

\$3,819

Meals at Restaurants

\$718

Food & Drink on Trips

Local Business Summary

5,301

Total Businesses

29,325

Total Employees

Source: This infographic contains data provided by Esri (2024, 2029), Esri-MRI-Simmons (2024), Esri-U.S. BLS (2024), Esri-Data Axle (2024). **Data Axle** POI data updated 3 times per year. Each category shows a maximum of 1250 locations. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2024 Esri

11461 Albers St, North Hollywood, California, 91601

Ring of 1.5 miles



Eating Places



40

Bakers (Retail)



25

Bars and Pubs



26

Coffee Shops



5

Juice Bars



11

Doughnut Shops



9

Ice Cream Parlors



33

Pizza Restaurants



299

Other Restaurants

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