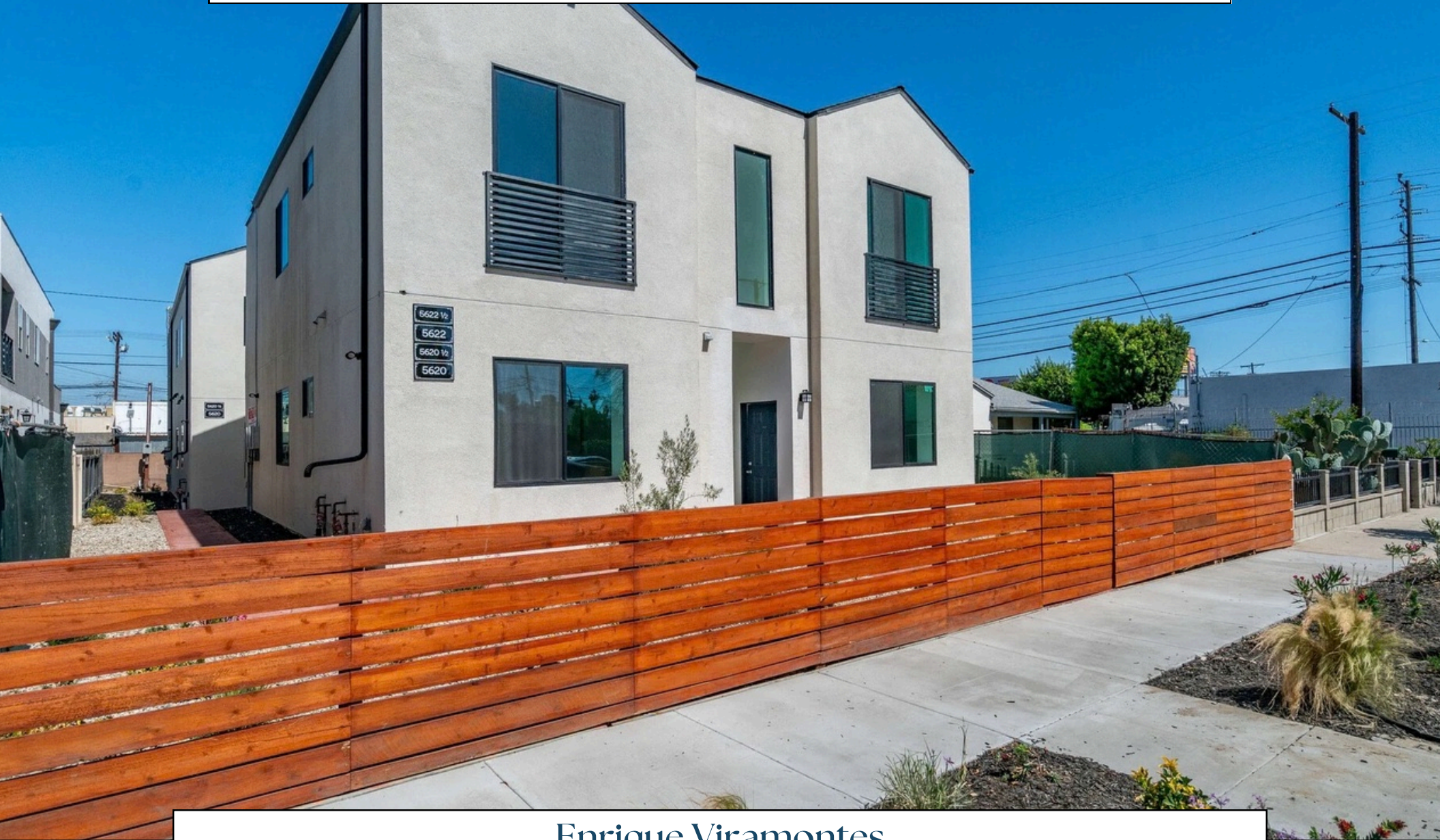


5622 Willowcrest Ave | North Hollywood, CA 91601

2025 Construction | NoHo Arts District



Enrique Viramontes

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213.233.4363 | Cal DRE #01372010

5622 Willowcrest Avenue

Property Profile

Property Address:	5622 Willowcrest Ave North Hollywood, CA 91601
Assessor Parcel #:	2415-023-030
Units:	4
Year Built:	2025
Building Size:	5,095
Lot Size:	6,760
Zoning:	LARD1.5
Construction:	W/F Stucco
Roof Type:	Composite
Parking:	Onsite



Investment Highlights

- Brand New 2025 Construction – Newly Built Four-Unit Apartment Property Requiring Minimal Near-Term Capital Improvements
- Delivered Vacant or Occupied – Allows Investor to Lease Units at Full Market Rents from Day One
- Spacious Units with Open Floor Plans | ±5,000 Rentable Square Feet | Three and Two Bedroom Units
- May Add Additional Units - ADUs
- Covered Onsite Parking – Dedicated Parking for Each Unit with Convenient Rear Alley Access.
- Situated in Prime NoHo! Excellent Commuter Connectivity with Quick Access to the Hollywood Freeway (CA-170) and Ventura Freeway (US-101 / CA-134).

Investment Summary

Enrique Viramontes is pleased to present the offering of 5622 Willowcrest Avenue in North Hollywood. This newly constructed four-unit apartment property presents a rare opportunity to acquire a turnkey, vacant multifamily asset in one of the most dynamic rental markets in Los Angeles. Thoughtfully designed and completed with modern finishes, the property consists of two separate residential buildings, each containing two units, providing tenants with increased privacy and limited shared walls. Each residence features contemporary layouts designed for modern living, including open floor plans, generous bedroom sizes, and in-unit laundry hookups.

The property offers an attractive unit mix of three spacious three bedroom / two bath units and one two bedroom / one bath unit, catering to a wide range of renters including families, professionals, and roommates seeking larger living spaces. The buildings total approximately 5,095 square feet and sit on a 6,760 square foot lot, with covered onsite parking for each unit accessible from the rear alley.

Situated near the vibrant NoHo Arts District, the property benefits from proximity to theaters, restaurants, cafes, and creative industry employers. The location also provides convenient commuter access via the nearby Metro B Line and major regional freeways including the Hollywood Freeway (CA-170) and Ventura Freeway (US-101 / CA-134). Major entertainment studios such as Universal Studios Hollywood and Warner Bros. Studios are just minutes away, supporting strong rental demand from industry professionals and local workforce tenants.



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5622 Willowcrest Avenue

Subject Photos



REMAX
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5622 Willowcrest Avenue

Subject Aerial



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5622 Willowcrest Avenue

Rent Roll

UNIT #	UNIT TYPE	CURRENT RENT	MARKET RENT
5620	3 bd + 2 ba	\$3,950	\$4,136
5620 1/2	3 bd + 2 ba	\$3,950	\$4,136
5622	3 bd + 2 ba	\$3,950	\$4,136
5622 1/2	2 bd + 2 ba	\$2,950	\$3,256
TOTAL:		\$14,800	\$15,664



COMMERCIAL & INVESTMENT REALTY

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5622 Willowcrest Ave, North Hollywood, CA 91601

Combined Financial Analysis



PRICING ANALYSIS

Price	\$ 2,375,000
Down	40% \$ 950,000
First Trust Deed	\$ 1,425,000
Interest Rate	5.85%
Price / Unit	\$ 593,750
Price / Sq Foot	\$ 466.14
GRM	13.37
GRM (Proforma)	12.64
Cap Rate	5.42%
Cap Rate (Proforma)	5.69%

PROPERTY PROFILE

No. of Units:	4
Year Built:	2025
Square Footage:	5,095
Lot Size:	6,760
Parking:	Onsite
Parcel No.:	2415-023-030

AGENT CONTACT

Enrique Viramontes

Senior Executive Vice President

DRE License #01372010

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UNIT MIX & MONTHLY RENT SCHEDULE

No. of Units	Type	Current Range	Current Income	Market	Market Income
3	3 bd + 2 ba	\$ 3,950 - 3,950	\$ 11,850	\$ 4,136	\$ 12,408
1	2 bd + 2 ba	\$ 2,950 - 2,950	\$ 2,950	\$ 3,256	\$ 3,256
Total Scheduled Rent			\$ 14,800		\$ 15,664

ANNUALIZED INCOME

	Current	Market
Total Scheduled Gross Income	\$ 177,600	\$ 187,968
Vacancy Rate	1.0% \$ 1,776	3.0% \$ 5,639
Effective Operating Income	\$ 175,824	\$ 182,329

ANUALIZED EXPENSES

	Current	Market
Property Taxes & Direct Assessments	\$ 32,063	\$ 32,063
Insurance	\$ 6,369	\$ 6,369
Utilities (Water Submetering)	\$ 1,800	\$ 1,800
Landscaping	\$ 1,500	\$ 1,500
Repairs & Maintenance	\$ 5,275	\$ 5,470
Total Expenses	26.7% \$ 47,006	25.9% \$ 47,201
Expenses Per Unit	\$ 11,751	\$ 11,800
Expenses Per Square Foot	\$ 9.23	\$ 9.26

RETURN

	Current	Market
Net Operating Income	\$ 128,818	\$ 135,128
Less Debt Service	\$ 100,880	\$ 100,880
Pre-Tax Cash Flow	2.94% \$ 27,938	3.61% \$ 34,248
Plus Principal Reduction	\$ 18,480	\$ 18,480
Total Return Before Taxes	4.89% \$ 46,418	5.55% \$ 52,728