6003 Craner Avenue



7-UNIT APARTMENT BUILDING | NORTH HOLLYWOOD, CALIFORNIA

ValleyApartmentSales.com

EQUITY UNION REAL ESTATE

6003 Craner Avenue

NORTH HOLLYWOOD, CA 91606

CINDY HILL, CCIM

(818) 640-4360 ▪ cindyhill@valleyapartmentsales.com

CA LIC: 00885625

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union and should not be made available to any other person or entity without the written consent of Equity Union. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Equity Union has not verified, and will not verify, any of the information contained herein, nor has Equity Union conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Equity Union makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Equity Union is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Equity Union, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Equity Union, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

EQUITY UNION
REAL ESTATE



01

Executive Summary

6003 Craner Avenue

Property Summary

Pricing Summary

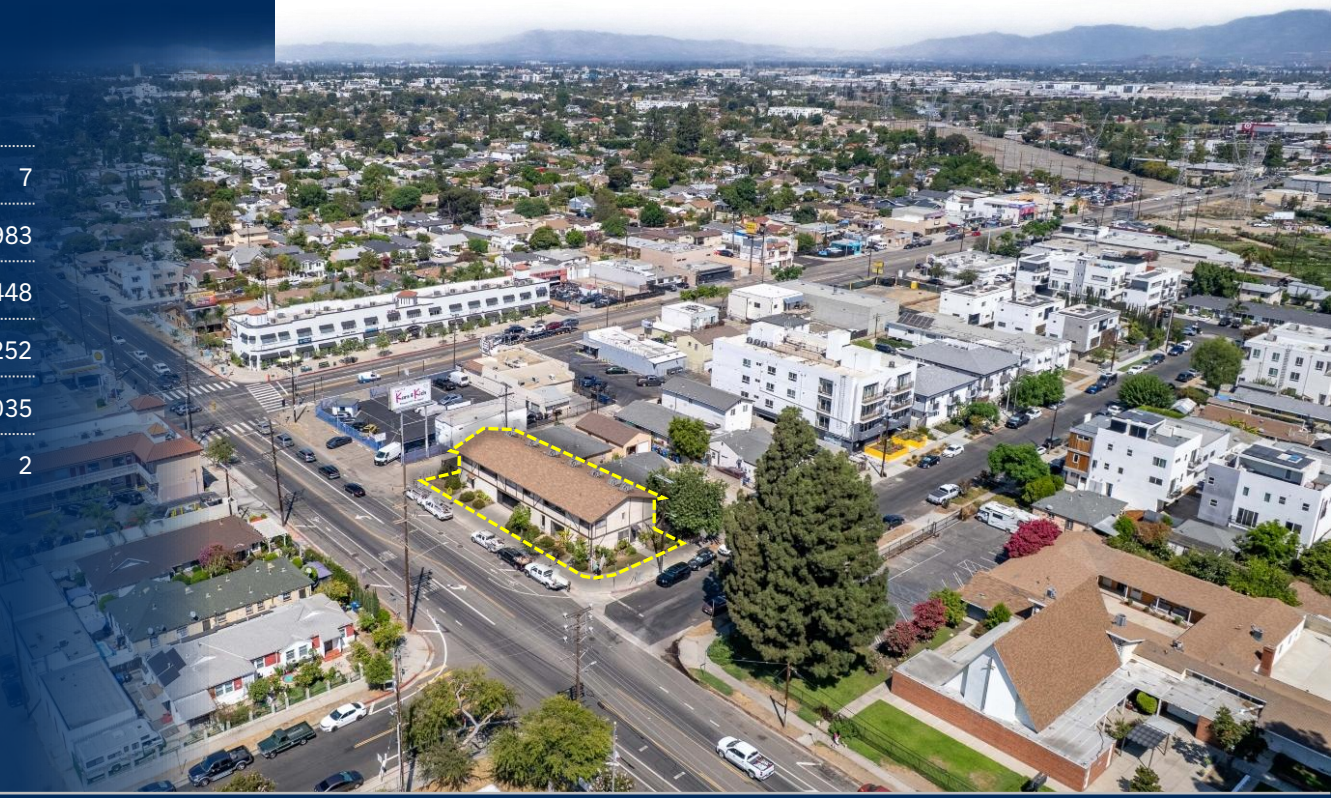
OFFERING PRICE		**$1,595,000**
PRICE/UNIT		$227,857
PRICE/SF		$358.59
GRM	10.28	**9.59**
CAP RATE	6.38%	**7.05%**
	Current	**Market**

Property Summary

Units	7
Year Built	1983
Gross SF	4,448
Lot SF	7,252
APN	2414-004-035
Floors	2

Investment Highlights

- 7 Units in the Heart of North Hollywood close to the NoHo Arts District, studios, restaurants, and transit
- Property features a pitched roof, secured parking, on site laundry and intercom entry
- Unit mix consists of (6) 1+1 units and (1) 2+1 unit
- Subject to AD 1482 rent control
- Upside on existing rents



Property Overview

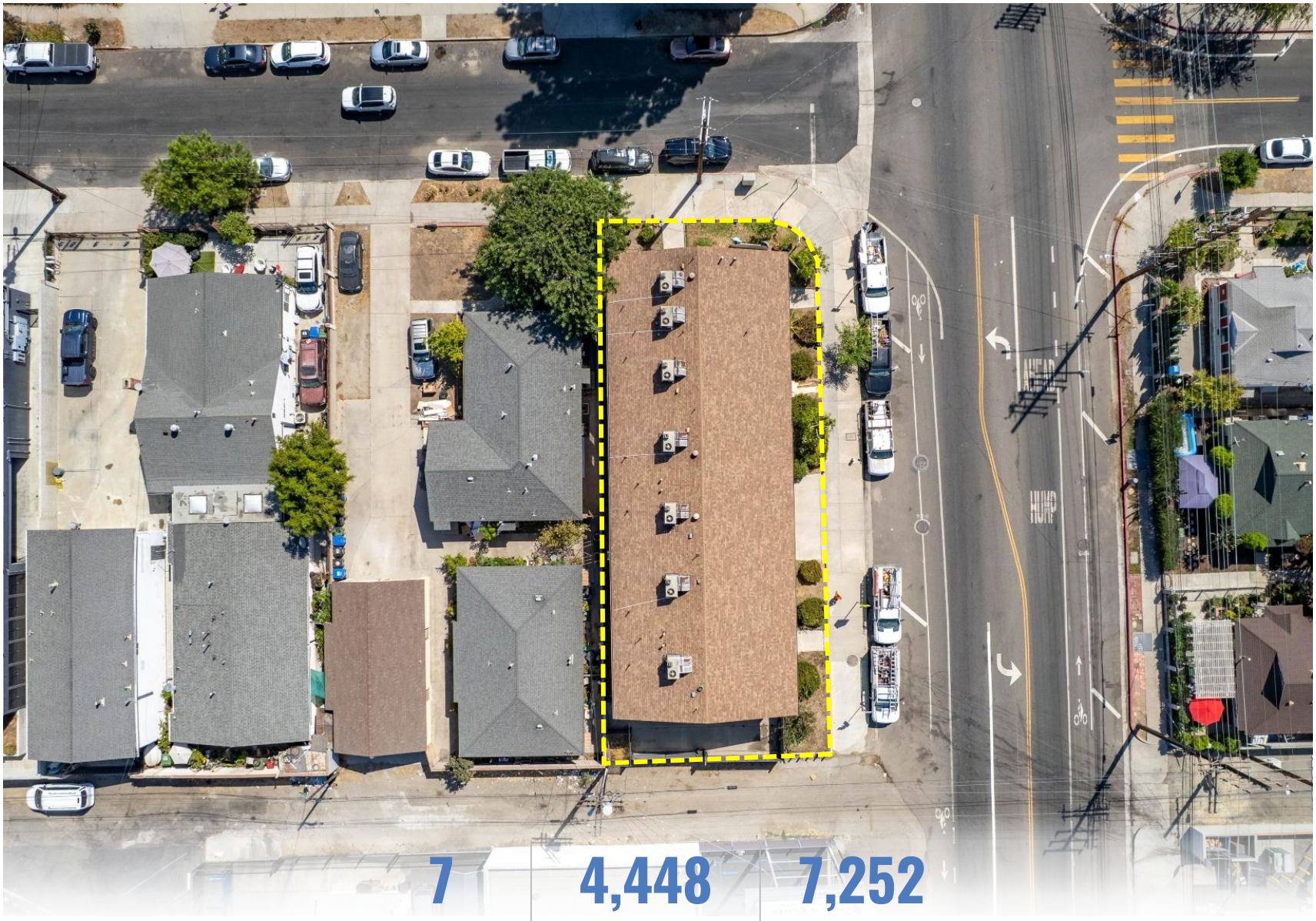
Equity Union Commercial is proud to represent this 7 unit property in North Hollywood. The property was constructed in 1983. Its unit mix consists of (7) 1+1 units. With a lot size of 7,252 square feet, the property has a total of 4,448 rentable square feet.

North Hollywood offers many things to see and do, especially in its NoHo Arts District, which has been greatly expanding into a hip, pedestrian-friendly urban village. North Hollywood has historic shopping and interesting local restaurants and bars that make it a diverse, thriving neighborhood. It is home to many theatres, art galleries, cafes, music recording venues, and shops. Its residents have easy access of public transportation with the Metro rail stations and the North Hollywood Red Line and Orange line bus ways. They also have easy access to the 101, 170, and 134 freeways.

North Hollywood is currently working on a $1 billion mixed-use development at Lankershim and Chandler; the project will re-develop 15.6 acres of commercial and residential space, including 562 residential units and three high-rise office towers. This, combined with an already thriving Arts District, makes North Hollywood a smart place to invest.



Property Layout



7	4,448	7,252
TOTAL UNITS	BUILDING SF	LOT SF








1-8-7-7
Kars4Kids
Donate your car today!







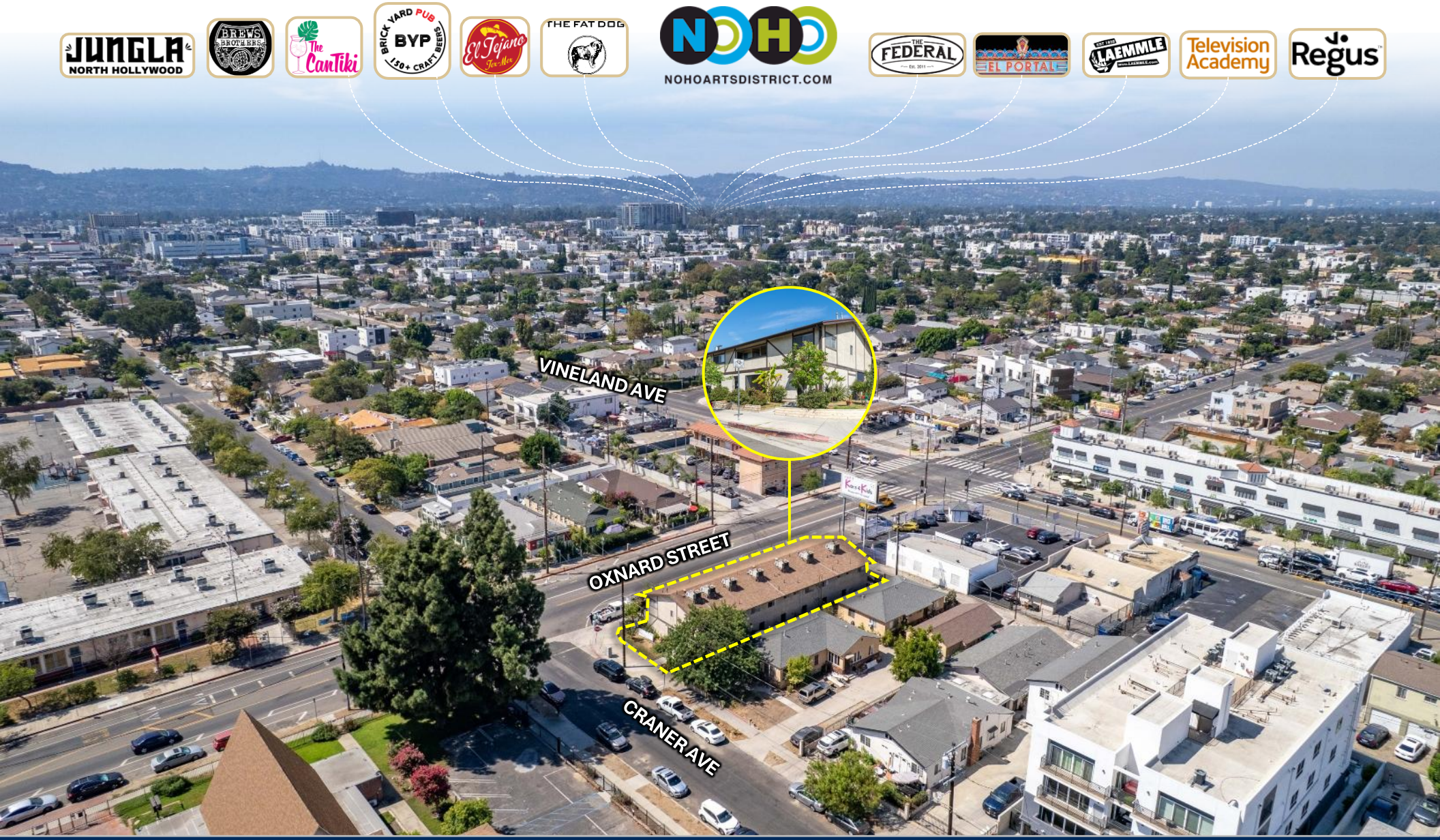
Interior Gallery





Prime Central Location

Facing Southwest Toward NoHo Arts District





02

Financial Analysis

6003 Craner Avenue

Rent Roll

Unit #	Type	Current Rent	Market Rent	Notes
1	2+1	$2,275	$2,400	
2	1+1	$1,610	$1,850	
3	1+1	$1,750	$1,850	
4	1+1	$1,850	$1,850	Vacant
5	1+1	$1,700	$1,850	
6	1+1	$1,700	$1,850	
7	1+1	$1,685	$1,850	
Totals:		**$12,570**	**$13,500**	



Financial Analysis

Pricing Summary

OFFERING PRICE		**$1,595,000**
PRICE/UNIT		$227,857
PRICE/SF		$358.59
GRM	10.28	**9.59**
CAP RATE	6.38%	**7.05%**
	Current	**Market**

Property Summary

Units	7
Year Built	1983
Gross SF	4,448
Lot SF	7,252
APN	2414-004-035
Floors	2

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
6	1+1	$1,716	$10,295	$1,850	$11,100
1	2+1	$2,275	$2,275	$2,400	$2,400
Total Scheduled Rent			**$12,570**		**$13,500**

ANNUALIZED INCOME		Current		Market
Scheduled Gross Income		**$150,840**		**$162,000**
Less: Vacancy/Deductions	3%	($4,525)	3%	($4,860)
Misc. Income		$4,260		$4,260
Effective Rental Income		**$150,575**		**$161,400**

ANNUALIZED EXPENSES	Current	Market
Insurance	$4,537	$4,537
Management Fee	$6,804	$6,804
Repairs and Maintenance	$5,000	$5,000
Pest Control	$660	$660
Trash	$4,629	$4,629
LADWP	$6,610	$6,610
Property Taxes	$18,913	$18,913
Misc.	$1,500	$1,500
Gas	$240	$240
ESTIMATED EXPENSES	**$48,893**	**$48,893**
Expenses/Unit	$6,985	$6,985
Expenses/SF	$10.99	$10.99
% of GOI	32.4%	30.2%

RETURN	Current	Market
NOI	**$101,682**	**$112,507**



03

Market Comparables

6003 Craner Avenue

Sales Comparables

PHOTO		ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1	**14718 Sylvan Street** Van Nuys, CA 91411	8	1980	5,046	7 - 1+1 1 - 2+2	5/18/2026	**$1,800,000**	$225,000	$356.72	-	-
	2	**12944 Vanowen Street** North Hollywood, CA 91605	6	1978	6,440	1 - 1+1 5 - 2+2	5/26/2026	**$1,550,000**	$258,333	$240.68	-	-
	3	**13015 Vanowen Street** North Hollywood, CA 91605	10	1984	4,811	2 - Studio 5 - 1+1 1 - 2+1 2 - 2+2	1/8/2026	**$2,175,000**	$217,500	$452.09	5.59%	11.5
	4	**11218 Oxnard Street** North Hollywood, CA 91606	6	1985	4,152	1 - 1+1 5 - 1+1.5	9/10/2025	**$2,000,000**	$333,333	$481.70	5.80%	11.7
	5	**13227 Vanowen Street** North Hollywood, CA 91605	10	1984	7,982	4 - 1+1 6 - 2+1	7/20/2026	**$2,300,000**	$230,000	$288.15	6.75%	9.3
		AVERAGES	**8**	**1982**	**5,686**				**$252,833**	**$363.87**	**6.05%**	**10.8**
	S	**Subject** **6003 Craner Avenue** North Hollywood, CA 91606	7	1983	4,448	6 - 1+1 1 - 2+1	On Market	**$1,595,000**	$227,857	$358.59	6.38%	10.28

Sales Comparables

6003 Craner Avenue
North Hollywood, CA 91606

S



SUBJECT		Units	Unit Type
Offering Price	**$1,595,000**	6	1+1
Price/Unit	$227,857	1	2+1
Price/SF	$359		
Cap Rate	6.38%		
GRM	10.28		
Total Units	7		
Year Built	1983		

14718 Sylvan Street
Van Nuys, CA 91411

1



COE	5/18/2026	Units	Unit Type
Sales Price	**$1,800,000**	7	1+1
Price/Unit	$225,000	1	2+2
Price/SF	$357		
Cap Rate	-		
GRM	-		
Total Units	8		
Year Built	1980		

12944 Vanowen Street
North Hollywood, CA 91605

2



COE	5/26/2026	Units	Unit Type
Sales Price	**$1,550,000**	1	1+1
Price/Unit	$258,333	5	2+2
Price/SF	$241		
Cap Rate	-		
GRM	-		
Total Units	6		
Year Built	1978		

Sales Comparables

13015 Vanowen Street
North Hollywood, CA 91605

3



COE	1/8/2026	Units	Unit Type
Sales Price	**$2,175,000**	2	Studio
Price/Unit	$217,500	5	1+1
Price/SF	$452	1	2+1
Cap Rate	5.59%	2	2+2
GRM	11.50		
Total Units	10		
Year Built	1984		

11218 Oxnard Street
North Hollywood, CA 91606

4



COE	9/10/2025	Units	Unit Type
Sales Price	**$2,000,000**	1	1+1
Price/Unit	$333,333	5	1+1.5
Price/SF	$482		
Cap Rate	5.80%		
GRM	11.70		
Total Units	6		
Year Built	1985		

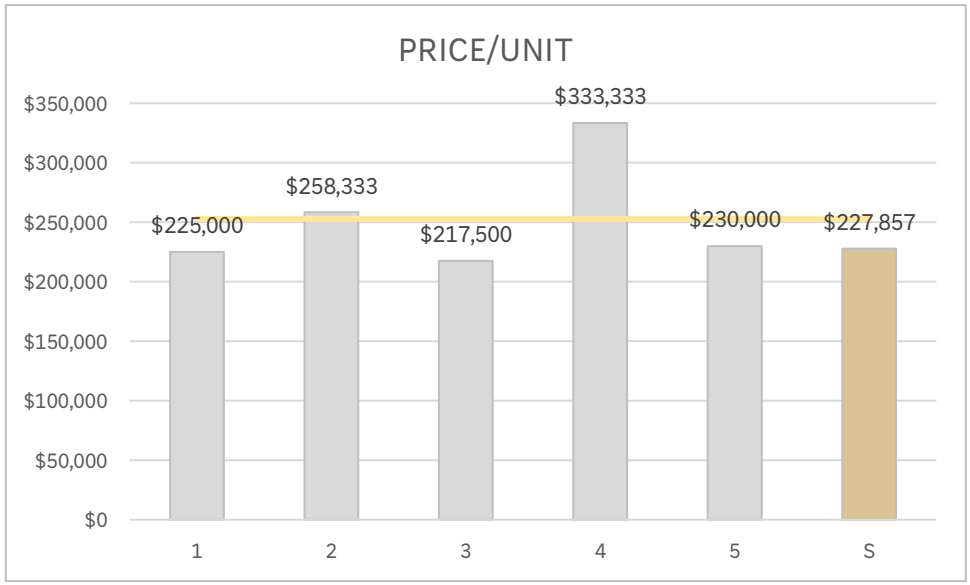
13227 Vanowen Street
North Hollywood, CA 91605

5

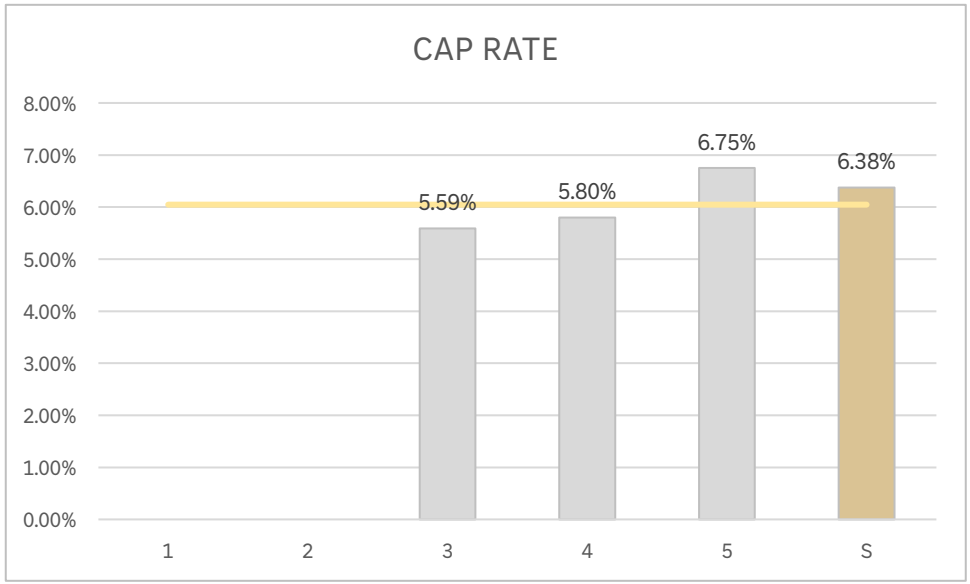


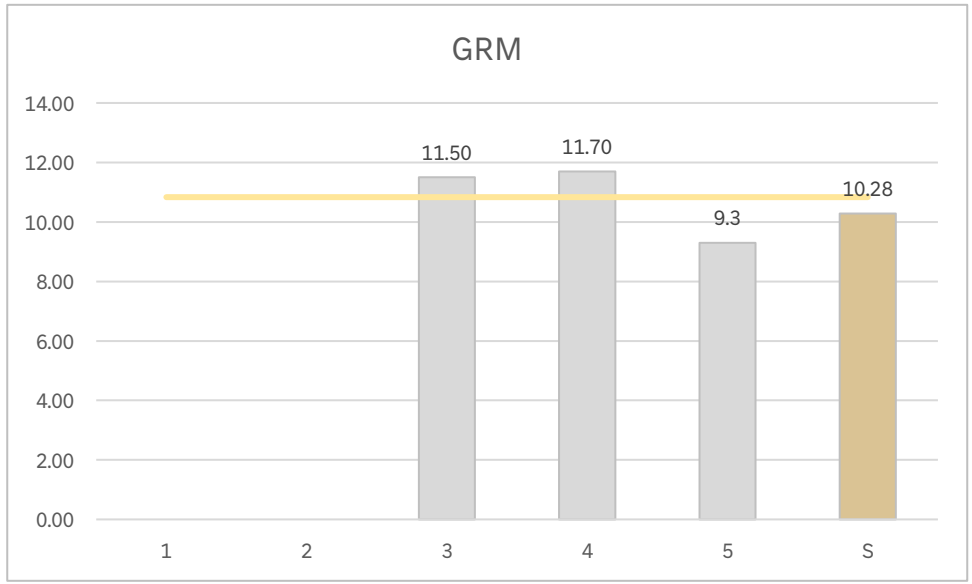
COE	7/20/2026	Units	Unit Type
Sales Price	**$2,300,000**	4	1+1
Price/Unit	$230,000	6	2+1
Price/SF	$288		
Cap Rate	6.75%		
GRM	9.30		
Total Units	10		
Year Built	1984		

Sales Comparables



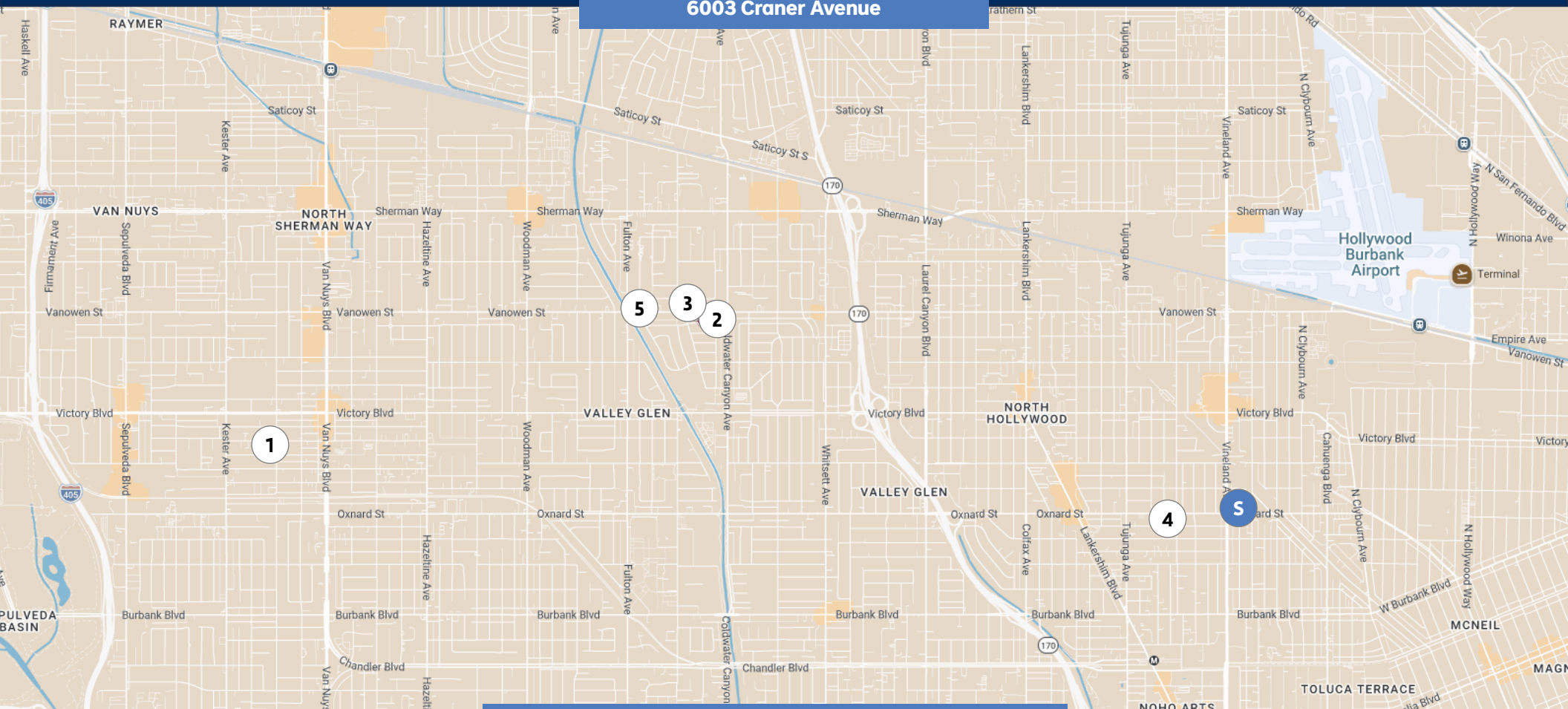




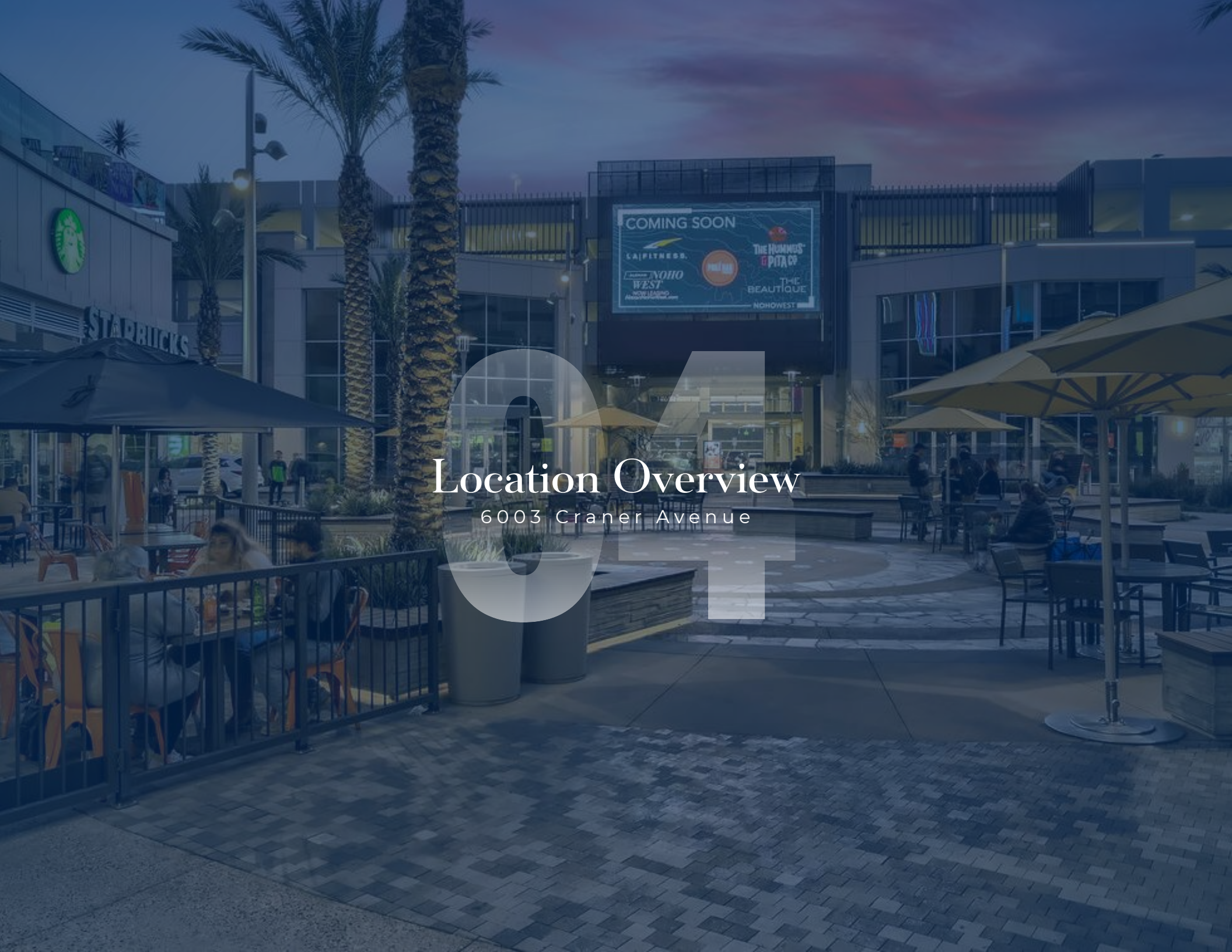


SALES COMPARABLES

6003 Craner Avenue



	SUMMARY	PPU	PSF	CAP	GRM
1	14718 Sylvan Street	$225,000	$357	-	-
2	12944 Vanowen Street	$258,333	$241	-	-
3	13015 Vanowen Street	$217,500	$452	5.59%	11.50
4	11218 Oxnard Street	$333,333	$482	5.80%	11.70
5	13227 Vanowen Street	$230,000	$288	6.75%	9.3
S	**6003 Craner Avenue**	**$227,857**	**$359**	**6.38%**	**10.28**



04

Location Overview

6003 Craner Avenue

NOHO Arts District

At about 1.5 square miles, the district's general markers run from Chandler Avenue to the north, Cahuenga Boulevard to the east, Tujunga Avenue to the west, and Camarillo Street to the south. The major cross streets are Lankershim and Magnolia Boulevards, which in the last two decades have emerged as the intersection of an ever-evolving vibrant urban community filled with small theaters, arts-related activities and classes, restaurants and bars, apartments, and mixed-use buildings.

LIBATIONS
- Federal Bar
- District Pub
- Brickyard Pub
- Player One
- Tiki No
- No Bar
- Firefly

FITNESS
- AT1 Fitness
- 24 Hr Fitness
- No Limit
- GoTribe Fitness
- Pure Barre
- HK Fitness
- Orangetheory

EATS/CAFES
- Amazon Fresh
- El Tejano
- Republic of Pie
- Café NoHo
- Tamashii Ramen
- Vicious Dogs
- Pitfire Pizza
- City Kitchen Cafe

THE "IT" NEIGHBORHOOD



Area Overview

The NoHo Arts District is one of the most walkable neighborhoods in all of Los Angeles. This hip, urban core allows residents to live, work and play in one locale. Filled with live theaters, professional dance studios, art galleries, recording studios, boutiques and a myriad of dining options, the NoHo Arts District is considered one of the most popular cultural destinaions in Los Angeles.

Today, The NoHo Arts District, in conjunction 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.

Arts District Makeover



ARTS District

PATH TO PROGRESS



TRANSIT ORIENTED

This transit-oriented development includes approximately 1,500 multifamily residential units, over 300 of which will be affordable

OVER 600K OF RETAIL & OFFICE

100,000SF of community serving retail and restaurant space, and 500,000SF of office space that are all integrated with a new, integrated transit center as well as bicycle and parking facilities.

TRANSIT FACILITIES

The first phase will include the consolidation of the transit facilities at Metro's North Hollywood Station. This would begin after project approval by the City and the Metro Board, which is anticipated in early 2023.

THOUSANDS OF JOBS

The project will create thousands of new job opportunities in the construction, service, and office sectors as well as substantial property and business tax revenue to the City and County of Los Angeles.


NOHO SWAP MEET
Sherman Way
Lankershim Blvd
Vineland Ave
Hollywood Burbank Airport
Winona Ave
N Hollywood Way
San Fernando Blvd
NBCUniversal Television Asset Center
METROLINK
Empire Ave
Victory Blvd
N Buena Vista St
VALLEY GLEN
NOHO WEST
Whitsett Ave
Cahuenga Blvd
Oxnard St
SUBJECT
W Burbank Blvd
Burbank Blvd
MCNEIL
Magnolia Blvd
MAGNOLIA PARK
Coldwater Canyon Ave
ORANGE LINE BUSWAY
Chandler Blvd
NORTH HOLLYWOOD HIGH SCHOOL
NOHO ARTS DISTRICT
VALLEY VILLAGE
Laurel Canyon Blvd
SHERMAN VILLAGE
Riverside Dr
WEST TOLUCA
W Verdugo Ave
W Alameda Ave
Ventura Fwy
NOHOARTSDISTRICT.COM
TRADER JOE'S
REGAL CINEMAS
BLAQHAUS
Target
CVS pharmacy
99¢ only STORES
Victorio's
SUPERIOR GROCERS
VALLARTA SUPERMARKETS
BarnRau Thai Halal Cuisine
LA FITNESS
IN-N-OUT BURGER
BROKENCOMPLEX
Mofongos
Chick-fil-A
NoHo14
LOFTS noho COMMONS
NOHO FATBURGER
BULLET EAST NOHO
THE FAT DOG
BRICK YARD PUB
BYP
El Tejano
THE FEDERAL
EL PORTAL
Dog Haus
Lotus Vegan
the Habit BURGER GRILL
CVS pharmacy
the comedy store
HaHa Cafe

Employment Hubs



Employer	Employees
Warner Bros. Discovery	▪ 10,890
The Walt Disney Company	▪ 10,000
NBCUniversal	▪ 35,000
Universal Studios Hollywood	▪ 10,000
Netflix	▪ 850
Nickelodeon Animation Studio	▪ 895
Providence Saint Joseph Medical Center	▪ 2,574
Hollywood Burbank Airport	▪ 2,734

Economic Drivers

World-Class Employment Hub

North Hollywood benefits from immediate access to the renowned Burbank Media District, one of the nation's most prominent entertainment and content production hubs. Major employers including Warner Bros. Discovery, The Walt Disney Company, NBCUniversal, Netflix, and Universal Studios Hollywood attract thousands of professionals in entertainment, media, technology, and creative industries. Complementing these employment centers are Providence Saint Joseph Medical Center and Hollywood Burbank Airport, which provide stable healthcare, aviation, and support-sector employment.

Strong Workforce & Housing Demand

This diverse employment base fuels strong housing demand throughout the San Fernando Valley, particularly in North Hollywood, where residents enjoy convenient access to major job centers via the US-101, I-5, SR-170, and Metro B Line. The area's concentration of high-paying creative, healthcare, and professional services jobs continues to attract a well-educated workforce, supporting long-term renter demand and reinforcing North Hollywood's position as one of Los Angeles' most desirable rental and investment markets.

6003 Craner Avenue

NORTH HOLLYWOOD, CA 91606

CINDY HILL, CCIM

(818) 640-4360 ▪ cindyhill@valleyapartmentsales.com

CA LIC: 00885625

ValleyApartmentSales.com