



# ACAMA APARTMENTS

11156 ACAMA AVENUE



13 UNITS STUDIO CITY LOCATION

Studio City, CA 91602 ■ Offering Memorandum

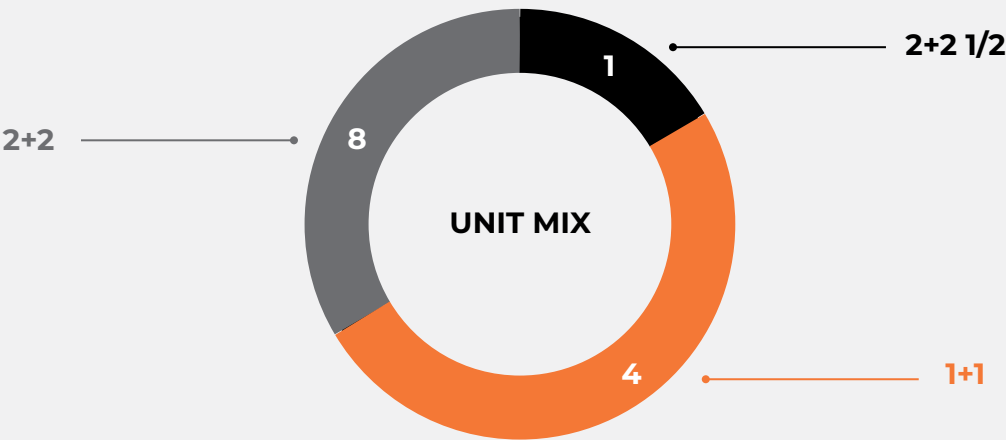


# 11156 ACAMA AVENUE

STUDIO CITY, CA 91602

PRICING	CURRENT	MARKET
OFFERING PRICE	\$4,785,000	
PRICE/UNIT	\$368,000	
PRICE/SF	\$358.67	
GRM	15.22	11.69
CAP RATE	4.08%	6.07%

THE ASSET		
UNITS		13
YEAR BUILT		1988
GROSS SF		13,341
LOT SF		10,539
APN	2366-018-014	





# ACAMA APARTMENTS

## PROPERTY OVERVIEW

Hampar Properties is pleased to present 11156 Acama Avenue, a 13 unit multifamily property located in Studio City, close to Tujunga Village, Universal Studios, and the many great shops and restaurants along Ventura Blvd. With an outstanding unit mix, and subject only to AB 1484 Rent Control, this property is well-positioned for an investor to capitalize on recent rent growth, with potential for a 30% upside in rent. Constructed in 1988, this two story property sits on at 10,559 square foot lot. Intercom system and secured subterranean parking (22 parking spots) offers added security. On-site Landlord owned laundry facility offers additional revenues. All units have balconies (Some have two) walk-in closets, hardwood floors in living room/den and gas burning fireplaces.







## OPPORTUNITY HIGHLIGHTS

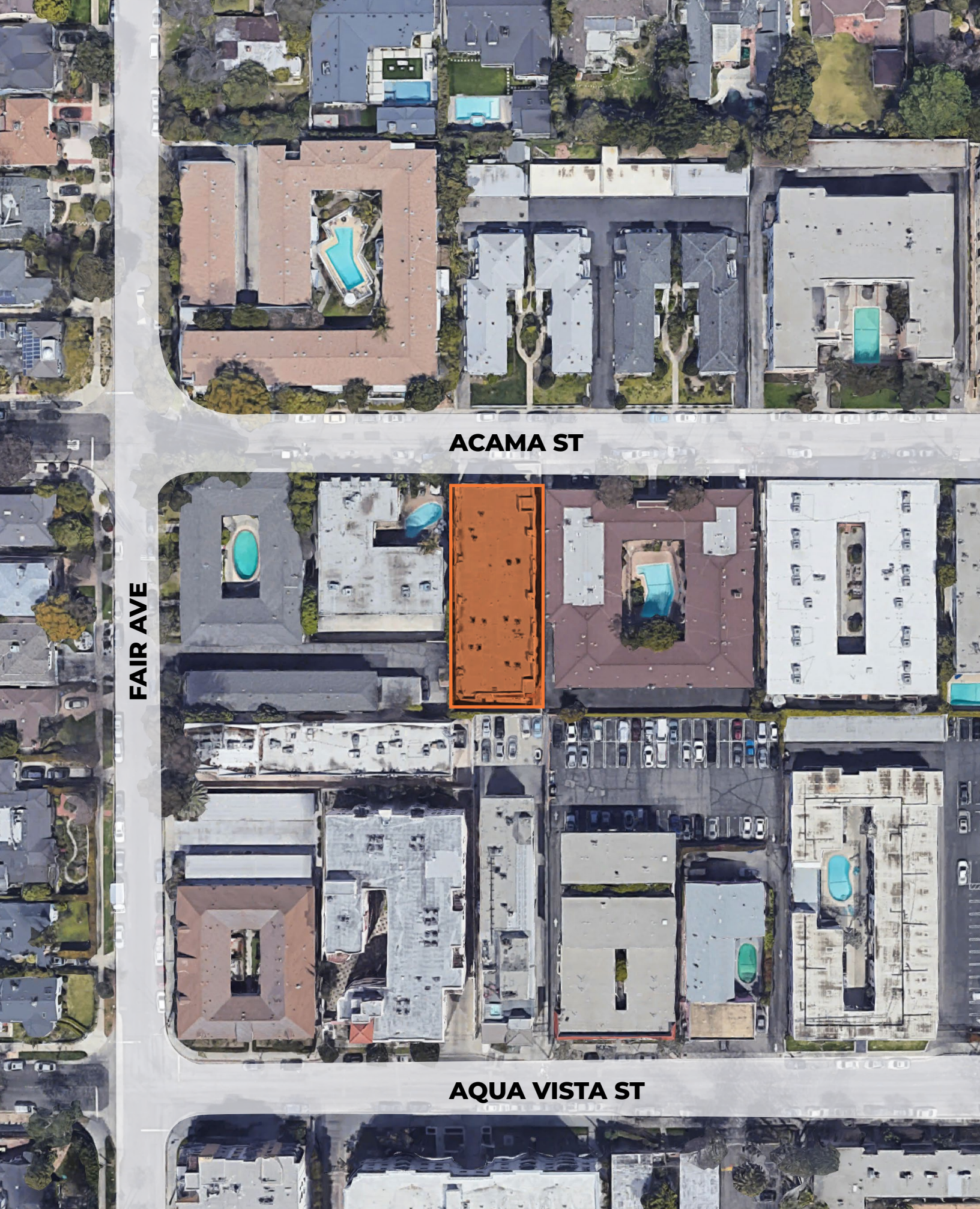
- Prime Studio City Location.
- Approx. 30% Rent Upside.
- Recent Improvements Include- New Roof installed in 2022, some newer HVAC's, Newer 100 Gallon Water Heater.
- Outstanding Unit Mix- (1) 2 + 2.5, (8) 2 + 2 and (4) 1 + 1.
- Property is subject to 1482 Rent Control.
- Potentially assumable loan-\$1,417,000 balance at 3.75%.











**ACAMA ST**

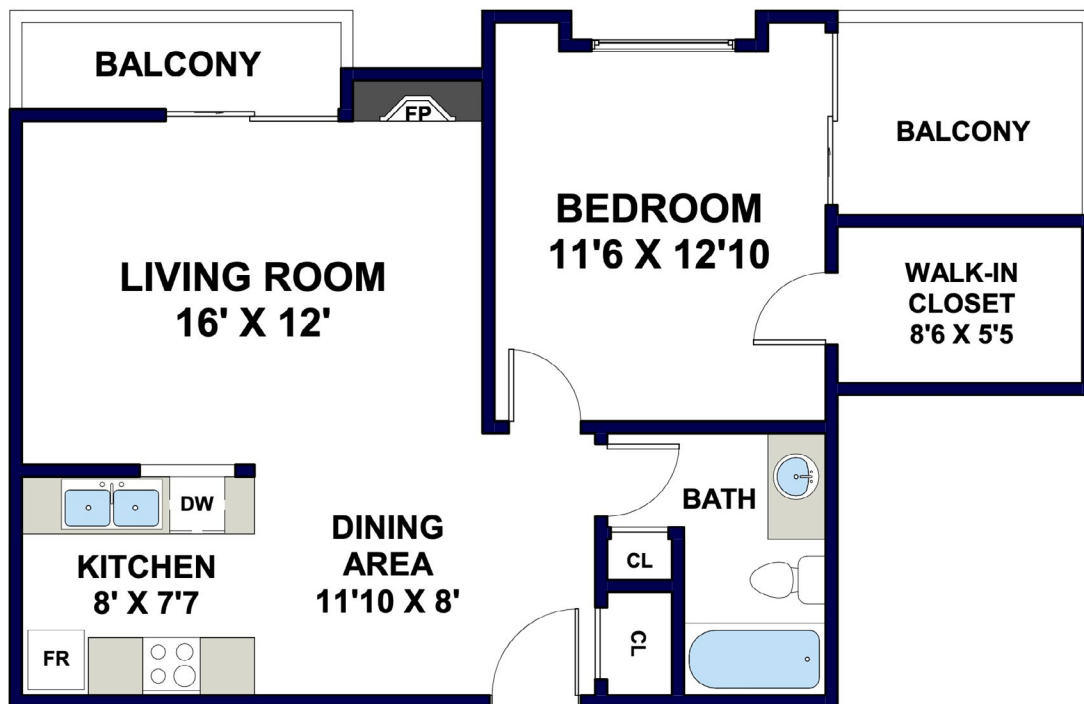
**FAIR AVE**

**AQUA VISTA ST**

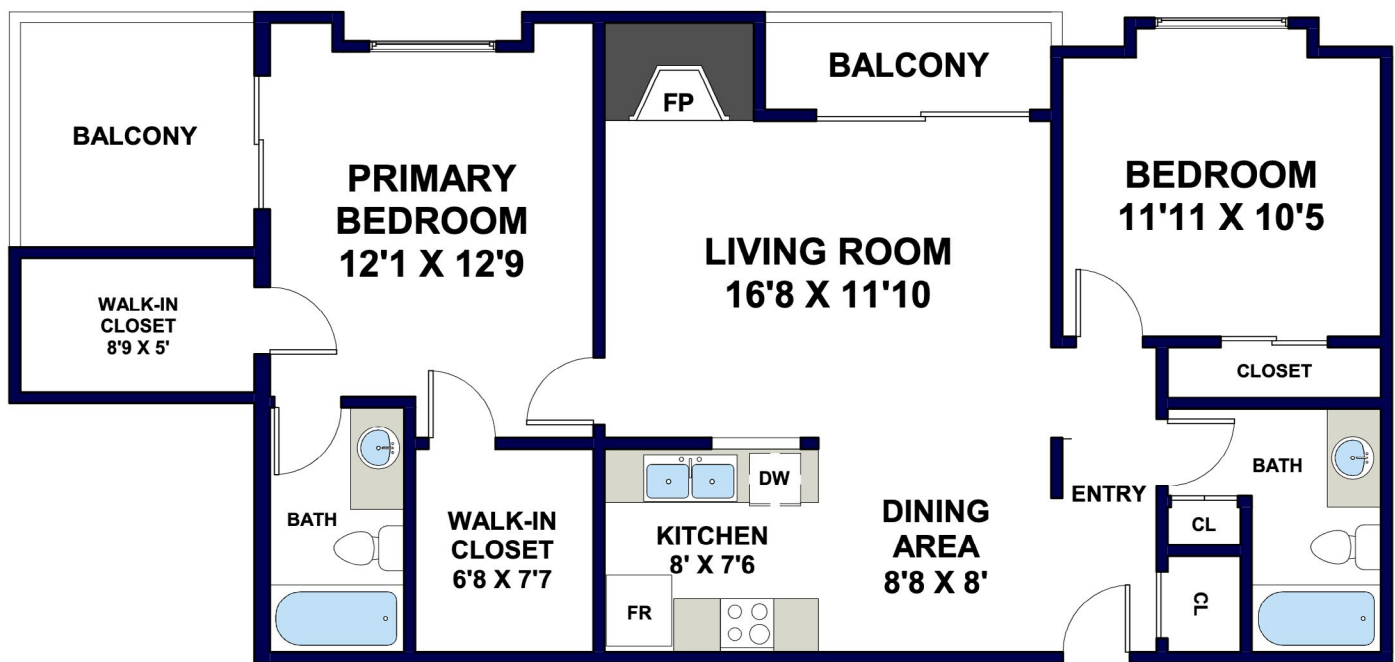


# FLOOR PLANS

## 1 BEDROOM - UNIT #206



## 2 BEDROOM - UNIT #202



*\*Units may vary in size and configuration*



An aerial photograph of a city neighborhood, showing a mix of residential and commercial buildings, streets, and greenery. The image is dimmed, and a semi-transparent orange banner is overlaid horizontally across the center. The banner contains the text "FINANCIAL ANALYSIS" in white, uppercase letters.

# FINANCIAL ANALYSIS



# FINANCIAL ANALYSIS

## EXPENSES

	CURRENT	MARKET
<b>Offering Price- \$4,785,000</b>		
<b>Annualized Income</b>		
Gross Scheduled Rent	\$322,008	\$420,000
Less Vacancies- 3%	\$9,660	\$12,600
Total Effective Rental Income	\$312,348	\$407,400
Annualized Laundry Income	\$1,975	\$1,975
<b>Effective Gross Income</b>	<b>\$314,323</b>	<b>\$409,375</b>
<b>Annualized Expense</b>		
Property Taxes	\$56,223	\$56,223
Insurance	\$8,306	\$8,306
Janitorial	\$1,800	\$1,800
Water/Power/Sewer	\$21,847	\$21,847
Gas	\$5,461	\$5,461
Trash	\$6,338	\$6,338
Repairs and Maint-\$400/unit	\$5,200	\$5,200
Landscaping	\$2,045	\$2,045
Management Fees	\$8,700	\$8,700
Telephone	\$2,968	\$2,968
<b>Total Expenses</b>	<b>\$118,888</b>	<b>\$118,888</b>
Expenses/Unit	\$9,145	\$9,145
Expenses/SF	8.911	8.911
% of EGI	37.82%	29.04%
<b>RETURN</b>		
<b>NOI</b>	<b>\$195,435</b>	<b>\$290,487</b>



# FINANCIAL ANALYSIS

## RENT ROLL

UNIT #	TYPE	CURRENT RENT	MARKET	COMMENTS
101	2 bd/2 .5 ba	\$2,375	\$2,900	Includes a small storage room, and extra walk-in closet
102	2 bd/2 ba	\$1,975	\$2,800	Includes two balconies
103	1 bd/1ba	\$2,214	\$2,400	One balcony
104	2 bd/2 ba	\$2,025	\$2,800	One balcony
105	1 bd/1 ba	\$1,970	\$2,400	One balcony
106	1 bd/1 ba	\$1,940	\$2,500	Includes a small storage room
107	2 bd/2 ba	\$1,925	\$2,800	Includes two balconies
202	2 bd/2 ba	\$2,800	\$2,800	Vacant. Includes an extra walk-in closet and two balconies
203	2 bd/2 ba	\$1,970	\$2,800	One balcony
204	2 bd/2 ba	\$1,940	\$2,800	One balcony
205	2 bd/2 ba	\$2,050	\$2,800	One balcony
206	1 bd/1 ba	\$1,600	\$2,400	Property manager using as an office. Includes two balconies
207	2 bd/2 ba	\$2,050	\$2,800	Includes two balconies
TOTALS		\$26,834	\$35,000	



An aerial photograph of a city neighborhood, showing a mix of residential buildings, trees, and streets. The image is dimmed, and a semi-transparent orange banner is overlaid across the middle. The banner contains the text "LOCATION OVERVIEW" in white, uppercase letters.

# LOCATION OVERVIEW



# STUDIO CITY

## CALIFORNIA

Studio City is bordered on the north by Valley Village, on the east by [Toluca Lake](#) and Universal City, on the south by the [Hollywood Hills](#), and on the west by [Sherman Oaks](#), and is 5.8 square miles. Studio City has been compared to the Westside's Brentwood neighborhood, with celebrities building their homes in the hills. Studio City is more accessible than Brentwood, with plenty of housing options, sushi places and sky-high palm trees to boot. Located near the 101 and 134, Studio City has good freeway access. If you take public transportation, most of the housing in Studio City is situated between the Universal City and North Hollywood metro stations, with the Universal City Metro Station close by.





# STUDIO CITY

## CALIFORNIA

Studio City, just over the hill from the Hollywood bustle, is a quaint neighborhood with tree-lined residential streets and trendy dining. Lively Ventura Boulevard offers several classic sushi houses, plus small-plates spots and stylish gastropubs. Locals hit [Wilacre Park](#) and [Fryman Canyon](#) for woodsy hiking trails with panoramic Valley views. The CBS Studio Center dates back to silent film era and gives the neighborhood its name. The name of this neighborhood is no lie: there is a major television and movie studio within its borders where dozens of well-known shows are made. Because of this studio and others located nearby, Studio City is home to a number of actors and you'll likely spot celebs in some of the great restaurants along the main street, Ventura Boulevard.

The quiet, tree-lined residential streets include many homes featured in various television shows. A Sunday [Farmers Market](#) provides a great place to stock up on fresh food and entertain your kids with face painting and a petting zoo. You'll enjoy the neighborhood's hip vibe, cute shops and eateries on Ventura Boulevard, nearby [Tujunga Village](#) and the [The Shops and Sportmen's Lodge](#). There is even a neighborhood 9 hole golf course, driving range, tennis courts and a great coffee shop at [Weddington Golf and Tennis](#). Walk to nearby North Weddington Recreation Center and Park, home for Toluca Little League Baseball.

11156 Acama is in the [Rio Vista Elementary School](#) District, an up and coming highly rated Elementary School.

### DEMOGRAPHICS (3-mile radius)



10,608

TOTAL BUSINESSES



74,530

TOTAL EMPLOYEES



\$110,380

MEDIAN HH INCOME



\$65,248

PER CAPITA INCOME



\$89,795

MEDIAN NET WORTH





# STUDIO CITY

CALIFORNIA

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*Studio City has long been known mostly for one thing: raw fish. After all, Ventura Boulevard isn't called Sushi Row for nothing. "But it's gotten so cool now, I'm not embarrassed to invite my Westside friend," confesses Vicki Nussbaum, executive director of the Studio City Business District. Thanks to a luxe mall, the Shops at Sportsmen's Lodge, the area now brims with Valley versions of Erewhon, Fred Segal, Sugarfish, and more. It's shed new light on a walkable stretch already lined with beignet and wine shops and other specialty stores. "I've seen Studio City morph from this sleepy little town into this boomtown, this mecca," restaurateur Frank Leon says. "Now, every restaurateur wants to be here." And yet, amazingly enough, the neighborhood retains its small-town vibe with a strong sense of community.*

- VENTURA MAGAZINE









# 11156 ACAMA AVENUE

STUDIO CITY, CA 91602



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HAMPAR PROPERTIES

10061 Riverside Dr. #1220

Toluca Lake, CA 91602





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