

12073
VENTURA PLACE
STUDIO CITY, CA 91604

Mixed-Use Commercial &
Apartment Building



2 RETAIL + 6 RESIDENTIAL

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical 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. The Monteleone Group 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, PCBs or asbestos, the compliance with local, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, The Monteleone Group has not verified, and will not verify, any of the information contained herein, nor has The Monteleone Group 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. The Monteleone Group has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Lyon Stahl's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. The Monteleone Group and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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 The Monteleone Group 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.

EXECUTIVE SUMMARY

01

12073 VENTURA PL





Summary

12073 VENTURA PL

PRICING

OFFERING PRICE	\$8,500,000	
PRICE/UNIT	\$1,062,500	
PRICE/SF	\$2,041.31	
GRM	34.57	29.97
CAP RATE	2.34%	2.79%
	Current	Market

THE ASSET

Units	▪ 8
Year Built	▪ 1946
Gross SF	▪ 4,164
Lot SF	▪ 5,001
APN	▪ 2368-002-013
Zoning	▪ LAC2

Property Overview

PROBATE SALE

Probate Sale! Offering a Mixed-Use Commercial & Apartment Building Investment in Studio City A-Location. Studio City is regarded as the "Jewel of The Valley", serving as the Gateway to Westside and Hollywood, attracting, actors, writers and Musicians. Close to CBS Studios and Minutes to Universal Studios and the Media Capital of The World, Burbank. Ventura Place is one short block from Iconic Ventura Blvd. This is a 4,164 sf building with 2- Stores, (McConnell's Ice Cream & Alfred Coffee) plus 6-Apartments. Both Stores pay CAM Charges and month-to month Apartments have below market rents. First time on the market in over 50 years. Administrator has Full-Authority to accept offers.

OPPORTUNITY

Mixed-Use Commercial & Apartment Building

LOCATION

A-Location in Studio City

RETAIL

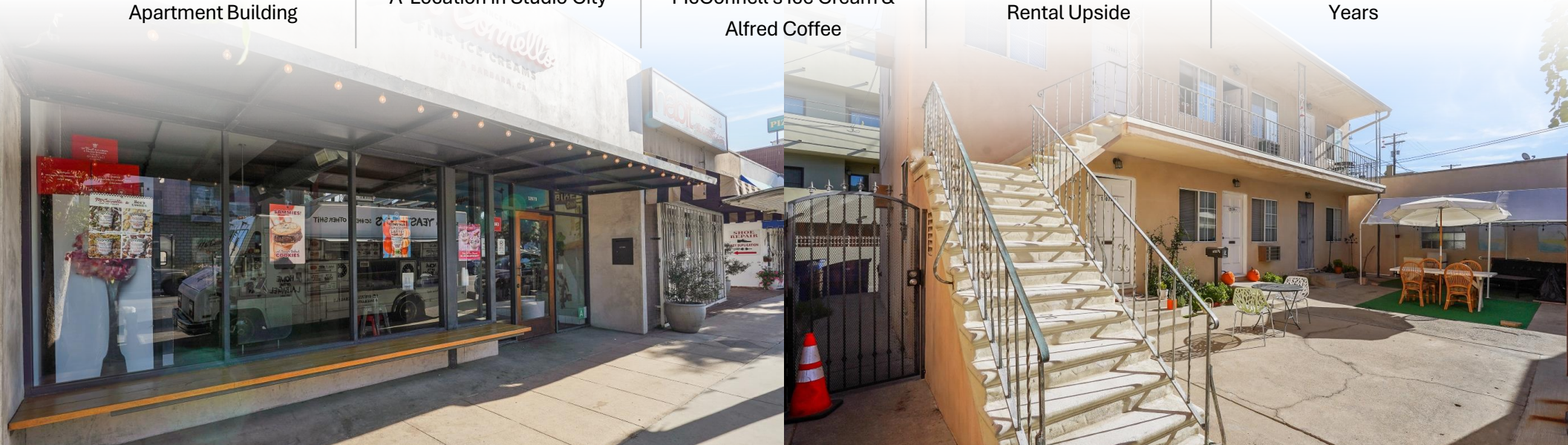
2 Retail Units
McConnell's Ice Cream & Alfred Coffee

RESIDENTIAL

6 Multifamily Units with Rental Upside

LONG-TERM OWNER

First time on Market in 50+ Years





VENTURA BLVD **chico's** **SALT & STRAW**
URBAN OUTFITTERS **Aēsop** **M. Fredric**
BARNES & NOBLE **Big Sugar** **PAPER SOURCE**
BAKESHOP **FREE PEOPLE**

LAUREL PROMENADE
maz-z-a **tender greens** **PICK UP STIX**
PACIFICA CENTER FOR PLASTIC SURGERY **total woman** **universal**
FIRST REPUBLIC **sunset tan** **DAN DEUTSCH**
OPTICAL OUTLET

the COUNTER
 CUSTOM BURGERS

BevMo!

Panera BREAD
CVS pharmacy

Modern Animal

Mexicali
 CORDON ROSSO • CANTINA

lululemon athletica

CHIPOTLE
 MEXICAN GRILL

VENTURA BLVD

STUDIO CITY
 farmers market

12073 VENTURA

LAUREL CANYON BLVD

Prince St. PIZZA
 THE ORIGINAL MADE IN NYC

JILL ROBERTS

JOAN'S ON THIRD

VENTURA PL

TUNING FORK

FINANCIAL ANALYSIS

02

12073 VENTURA PL



FINANCIALS

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
2	Retail	\$6,058	\$12,116	\$6,500	\$13,000
6	Apt.	\$1,124	\$6,741	\$1,500	\$9,000
Total Scheduled Rent			\$18,857		\$22,000
CAM Charges			\$1,631		\$1,631
Monthly Scheduled Gross Income			\$20,488		\$23,631

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$245,856	\$283,572
Less: Vacancy/Deductions	0% \$0	0% \$0
Effective Gross Income	\$245,856	\$283,572

ANNUALIZED EXPENSES

	Current	Market
Retal Estate Taxes	\$4,770	\$4,770
Insurance	\$14,780	\$14,780
Utilities	\$17,011	\$17,011
Rent Stabilization	\$640	\$640
Miscellaneous	\$1,360	\$1,360
Repairs & Maintenance	\$5,000	\$5,000
Accounting	\$3,000	\$3,000

ESTIMATED EXPENSES

	Current	Market
Expenses/Unit	\$5,820	\$5,820
Expenses/SF	\$11.18	\$11.18
% of GOI	18.9%	16.4%

RETURN

	Current	Market
NOI	\$199,295	\$237,011

RENT ROLL

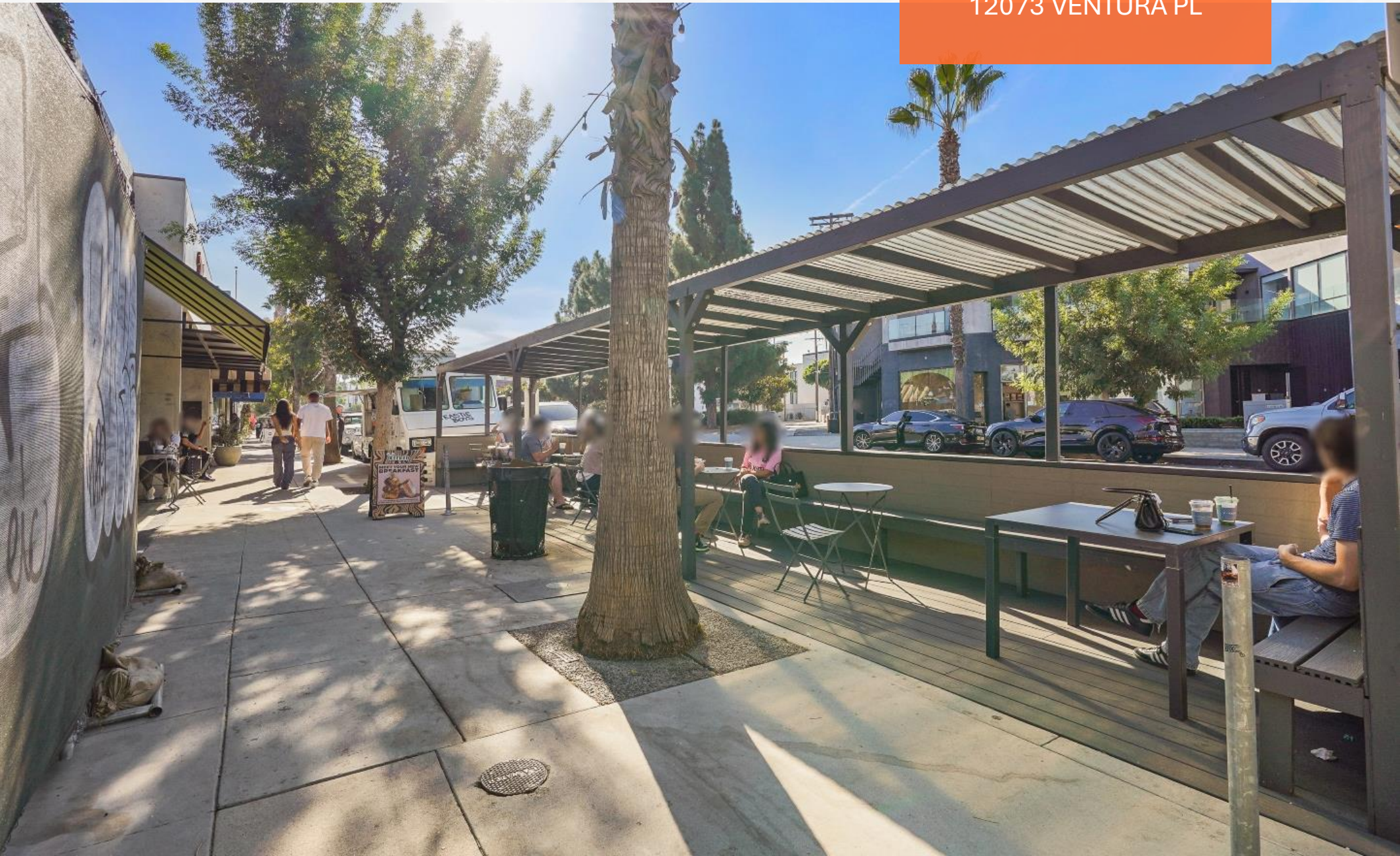
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Unit #	Type	SF	CURRENT RENT		MARKET RENT	
			Current Rent	Rent/SF	Market Rent	Rent/SF
McConnell	Retail	1,200	\$6,116	\$5.10	\$7,000	\$5.83
Alfred (Projected)	Retail	800	\$6,000	\$7.50	\$6,000	\$7.50
1079	Apartment	360	\$1,248	\$3.47	\$1,500	\$4.17
12079 1/4	Apartment	360	\$1,350	\$3.75	\$1,500	\$4.17
12079 1/2	Apartment	360	\$1,300	\$3.61	\$1,500	\$4.17
1281	Apartment	360	\$973	\$2.70	\$1,500	\$4.17
12081 1/4	Apartment	360	\$520	\$1.44	\$1,500	\$4.17
12081 1/2	Apartment	360	\$1,350	\$3.75	\$1,500	\$4.17
Totals:			\$18,857		\$22,000	

THE LOCATION

03

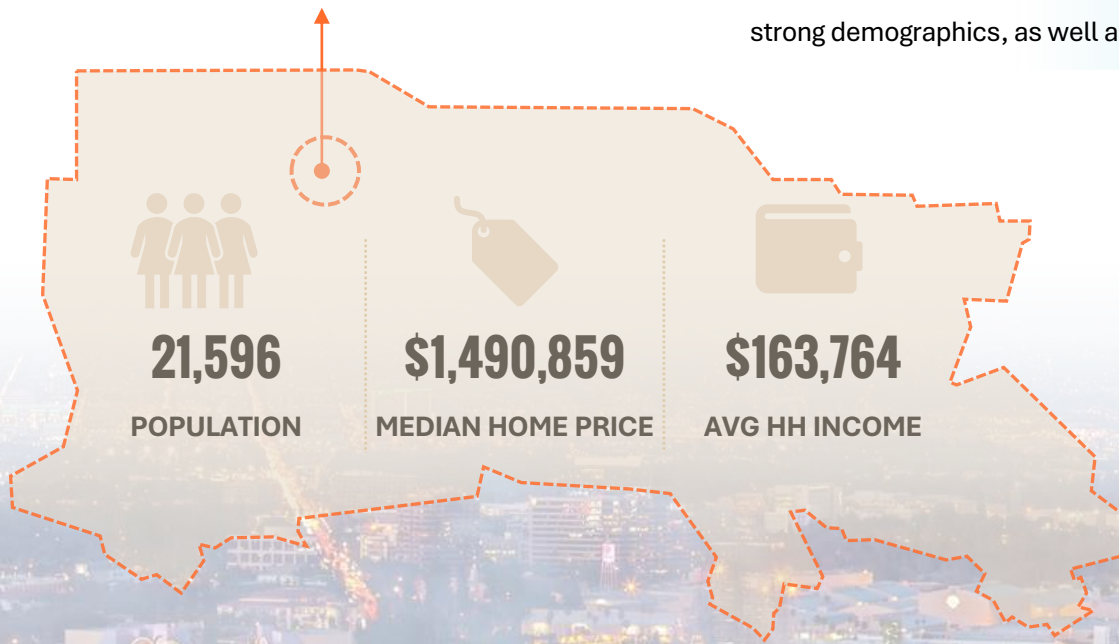
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STUDIO CITY

CLASS "A" LOCATION

Studio City is an ideal locale featuring immediate access to Los Angeles most popular locations. In less than 20 minutes a resident can be in downtown Los Angeles, the heart of Pasadena, the foothills of the San Gabriel mountains, or the beach in Santa Monica. The property is within close proximity to all of the major employment centers of Los Angeles and the most exclusive residential neighborhoods in the Los Angeles space. The location offers strong demographics, as well as limited competing luxury rental housing.



Sportsmen's
LODGE

CBS

COMCAST

VICINITY MAP



THE SHOPS AT SPORTSMEN'S LODGE
 Sportsmen's LODGE
 EREWHON
 SUGARFISH BY FISH HOUNDS
 VUORI
 EQUINOX
 t caya
 MODERN MEXICAN

OCBS

STUDIO CITY PLAZA
 TRADER JOE'S
 24 HOUR MART
 MENDOCINO FARMS sandwich market
 Manhattan BAGEL
 evolvacycle
 chop stop
 More than a salad
 BLUE BOTTLE COFFEE

STUDIO PLAZA
 Ralphs
 RITE AID
 Jamba

SUBJECT

Ralphs
 petco
 THE SIX
 SOCIAL MOOSE

lemonade
 RAIN

re_
 BARNES & NOBLE
 MULLIGAN OUTFITTERS

LAUREL TAVERN
 TERO SUSHI

STUDIO CITY PLACE
 Marshalls HomeGoods
 Michaels carter's
 Where Creativity Happens
 babies and kids

LAUREL PROMENADE
 maz-za
 tendergreens
 PICK UP STIX
 FRESH ASIAN FLAVORS
 PACIFICA CENTER FOR PLASTIC SURGERY
 total woman
 gyn+spa
 universal
 appliance and kitchen center
 Dan Deutch
 OPTICAL OUTLOOK
 FIRST REPUBLIC
 It's a privilege to serve you!
 sunset tan

WineBakedPizzeria
 SPITZ
 Mediterranean Street Food



CBS Studio Center: This is a historic television and film studio complex that has been in operation since 1928.

Many popular TV shows, such as Seinfeld and Gilligan's Island, were filmed here.



Universal Studios Hollywood: This is a popular theme park and movie studio that offers a variety of attractions, including rides, shows, and tours. It is located adjacent to Studio City.



Sportsmen's Lodge: This is a historic hotel and restaurant that has been a popular destination for celebrities since the 1940s. It has hosted many famous guests, including Marilyn Monroe and Ronald Reagan.

VENTURA BLVD

Ventura Boulevard: This is a major thoroughfare that runs through Studio City and is known for its trendy shops, restaurants, and cafes. It is a great place to stroll, shop, and dine.



LANDMARKS

Some popular attractions in Studio City include the Studio City Farmers Market, the Studio City Recreation Center, and the Fryman Canyon Park, which offers hiking trails and scenic views of the city. The neighborhood also has a bustling dining scene with many restaurants, cafes, and bars.

MEDIA DISTRICT

The Property is located moments from the “Media District”, which includes Studio City, North Hollywood, Burbank, and Universal City, and is home to some of the largest media and entertainment employers in the world. Office rents in the Media District have historically tracked on par with Hollywood. Approximately 30% of media district employment is media-related with over 700 companies providing over 60,000 jobs in entertainment.

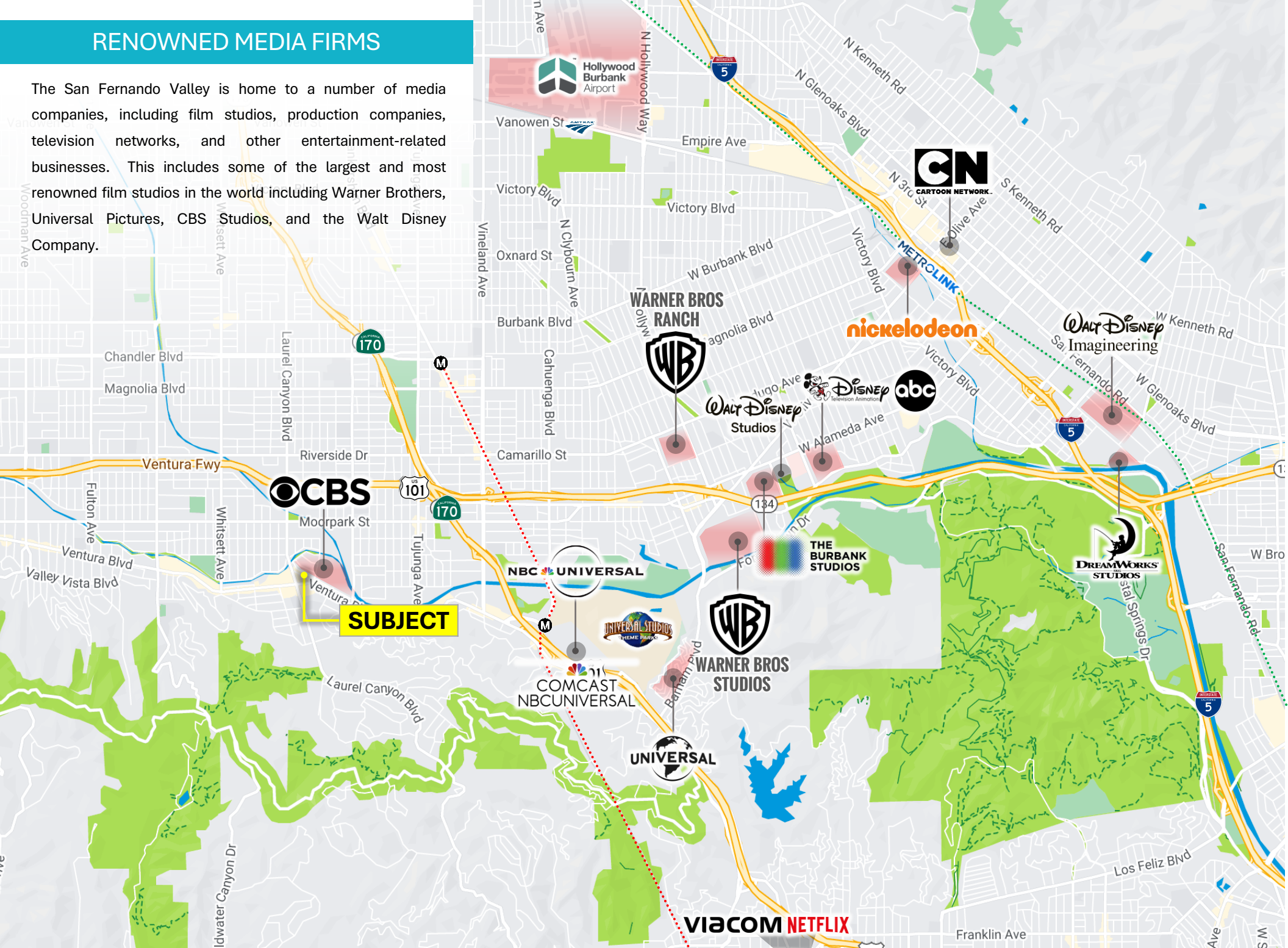


SAN FERNANDO VALLEY



RENOWNED MEDIA FIRMS

The San Fernando Valley is home to a number of media companies, including film studios, production companies, television networks, and other entertainment-related businesses. This includes some of the largest and most renowned film studios in the world including Warner Bros, Universal Pictures, CBS Studios, and the Walt Disney Company.



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