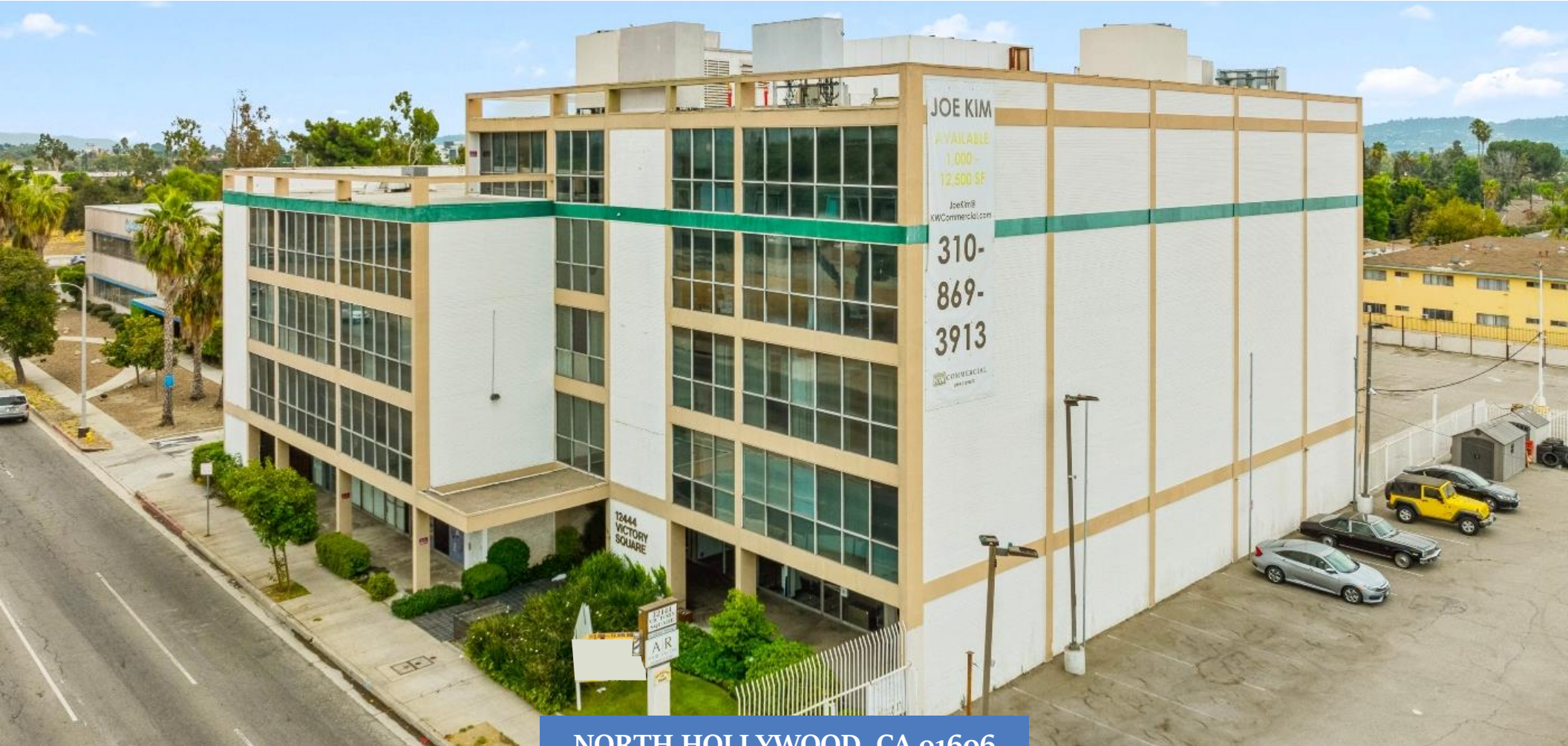


12444 VICTORY BOULEVARD

INVESTMENT OR

REDEVELOPMENT OPPORTUNITY



NORTH HOLLYWOOD, CA 91606



JOE KIM, CCIM, CRRP
(310) 869-3913 | DRE: 01898072

12444 VICTORY BOULEVARD

NORTH HOLLYWOOD, CA 91606



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DESIGN BY CRESO



COMBINED PROPERTY SUMMARY

\$10,950,000

OFFERING PRICE

60,896

GROSS BUILDING
SQUARE FEET

52,016

COMBINED LOT AREA
SQUARE FEET

2

TOTAL PARCELS



INDIVIDUAL PROPERTY SUMMARY

ADDRESS	12444 VICTORY BOULEVARD	6332 WHITSETT AVENUE	COMBINED
CITY	North Hollywood, CA 91606	North Hollywood, CA 91606	--
APN	2333-007-042	2333-007-008	--
TYPE	Multi-tenant Office	Parking Lot	--
ZONING	LAC2	LAPB	--
BUILDING SF	60,896	0	60,896
LOT SF	22,467	29,549	52,016
YEAR BUILT	1963	1960	
PARKING SPACES	--	--	124

NOHO WEST



Roy Romer Middle School



Universal City North Hollywood Chamber of Commerce



SUBJECT
12444 Victory

VICTORY BOULEVARD



DEVELOPMENT SCENARIO

	BY RIGHT	WITH TOC OR DB
MAX FAR	1.5:1 for C2 zone; n/a for PB zone	2.025:1 for C2 zone; n/a for PB zone
MAX HEIGHT FEET	NONE	NONE
MAX HEIGHT STORIES	NONE	NONE
MIN SETBACK FRONT	0 ft. for C2 zone; n/a for PB zone	0 ft. for C2 zone; n/a for PB zone
MIN SETBACK SIDE	0 ft. for commercial uses, 5 ft. for residential uses for C2 zone; n/a for PB zone. Add 1 ft. for each story over 2nd, not to exceed 16 ft. for C2 zone; n/a for PB zone	0 ft. for commercial uses, 5 ft. for residential uses for C2 zone; n/a for PB zone Add 1 ft. for each story over 2nd, not to exceed 16 ft. for C2 zone; n/a for PB zone
MIN SETBACK BACK	0 ft. for commercial uses, 15 ft. for residential uses for C2 zone; n/a for PB zone Add 1 ft. for each story over 3rd, not to exceed 20 ft. for C2 zone; n/a for PB zone	0 ft. for commercial uses, 12 ft. for residential uses for C2 zone; n/a for PB zone Add 1 ft. for each story over 3rd, not to exceed 20 ft. for C2 zone; n/a for PB zone
MAX BUILDABLE AREA	15,537 sq. ft. (15,537 sq. ft. for C2 zone; 0 sq. ft. for PB zone)	15,537 sq. ft. (15,537 sq. ft. for C2 zone; 0 sq. ft. for PB zone)
MAX BUILDABLE ENVELOPE	23,306 sq. ft. (23,306 sq. ft. for C2 zone; 0 sq. ft. for PB zone)	31,462 sq. ft. (31,383 sq. ft. for C2 zone; 0 sq. ft. for PB zone)
MAX DWELLING UNITS	38 (38 units for C2 zone; 0 units for PB zone)	53
AFFORDABLE UNITS REQUIRED	NONE	At least 11% for Very Low Income, or 20% for Low Income, or 40% for Moderate Income



EXECUTIVE DIRECTIVE 1 (ED 1)

ED 1

Executive Directive 1 (ED 1) expedites the processing of shelters and 100% affordable housing projects in Los Angeles. Eligible projects receive expedited processing, clearances, and approvals through the ED1 Ministerial Approval Process.

Using ED-1 you can build 20-22 small lot homes on the back lot and a 90-unit apartment building. (42 one beds, 24 studios, 24 two beds). You can also build 300+ units under ED-1 if you decide you do not wish to do the small lots. Buyer to confirm



OPERATING DATA



INCOME

- Dish: \$3,500/mo roof
- AT&T: \$6,071.86/mo roof
- T-Mobile: \$2,997.51/mo roof
- Current monthly income from office rentals: Ave of \$2.1/SF on 46,685 SF or about 98k/mo

EXPENSES

- Bank services: \$200/year
- Management: \$30,000/year
- Utilities: \$216,000/year
- Insurance: \$65,000/year
- Repairs and maintenance: \$120,000/year
- Estimated Property Taxes: \$136,875

FINANCIAL INDICATORS:	
Price:	\$10,950,000
Price Per SF Improvements	\$180
Price Per SF Land	\$211
CAP	6.57%
PROPERTY ABSTRACT:	
Age:	1963
Lot Size:	52,016
Bld Gross SF:	60,896
Parking Spaces:	124
Zoning: 2333-007-042	LAC2
Zoning: 2333-007-008	LA PB

Loan Quote upon Request

Average Rent	SF	Type	Avg. Rent	CURRENT Income
	46695	Office	\$ 2.10	\$98,060
Roof	ATT	Antenna		\$6,072
Roof	T-Mobile	Antenna		\$2,998
Roof	DISH	Antenna		\$3,500
Total Monthly Income:				\$110,630

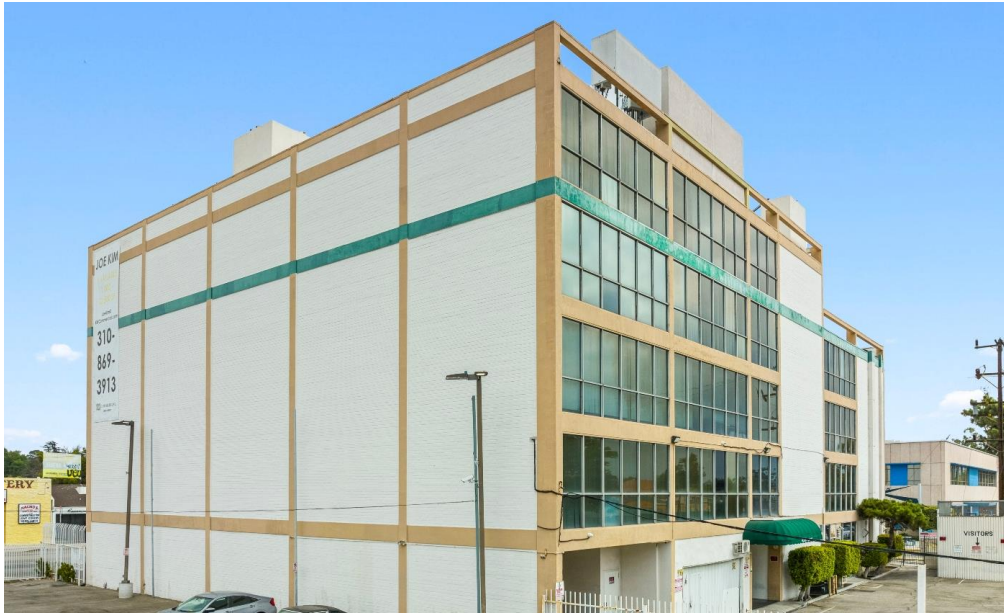
ESTIMATED ANNUALIZED EXPENSES:

Taxes:	\$ 136,875	1.25%
Bank Services	\$ 200	
Management	\$ 30,000	
Utilities	\$ 216,000	
Insurance	\$ 65,000	
Repairs and Maintenance	\$ 120,000	
Total Expenses:	\$ 568,075	

ESTIMATED ANNUALIZED OPERATING DATA:

Scheduled Gross Income:	CURRENT
	\$1,327,554
Gross Operating Income:	\$1,327,554
Less Vacany Factor 3%:	(\$39,827)
Less Expenses:	42.8% (\$568,075)
Net Operating Income:	\$719,652
Monthly Net Operating Income:	\$59,971

PROPERTY LAYOUT



NORTH HOLLYWOOD

A PREMIER “LIVE, WORK, PLAY” MARKET

North Hollywood has experienced a dramatic transformation over the past decade with a steady migration of higher-income residents attracted to the area’s urban amenities, improved schools, and convenient location near key employment and entertainment centers.

Offering an ideal economic alternative to the adjacent, costlier Burbank Media district, North Hollywood attracts the synergistic relationship provided by the area’s many entertainment companies and proximity to a world-class amenity base.



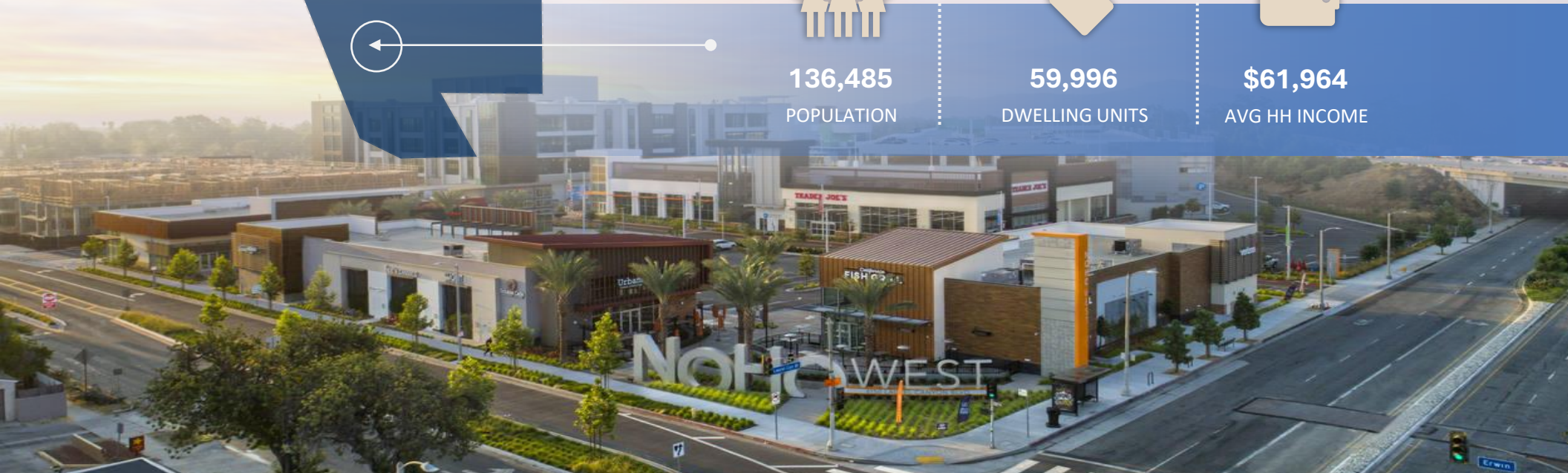
136,485
POPULATION

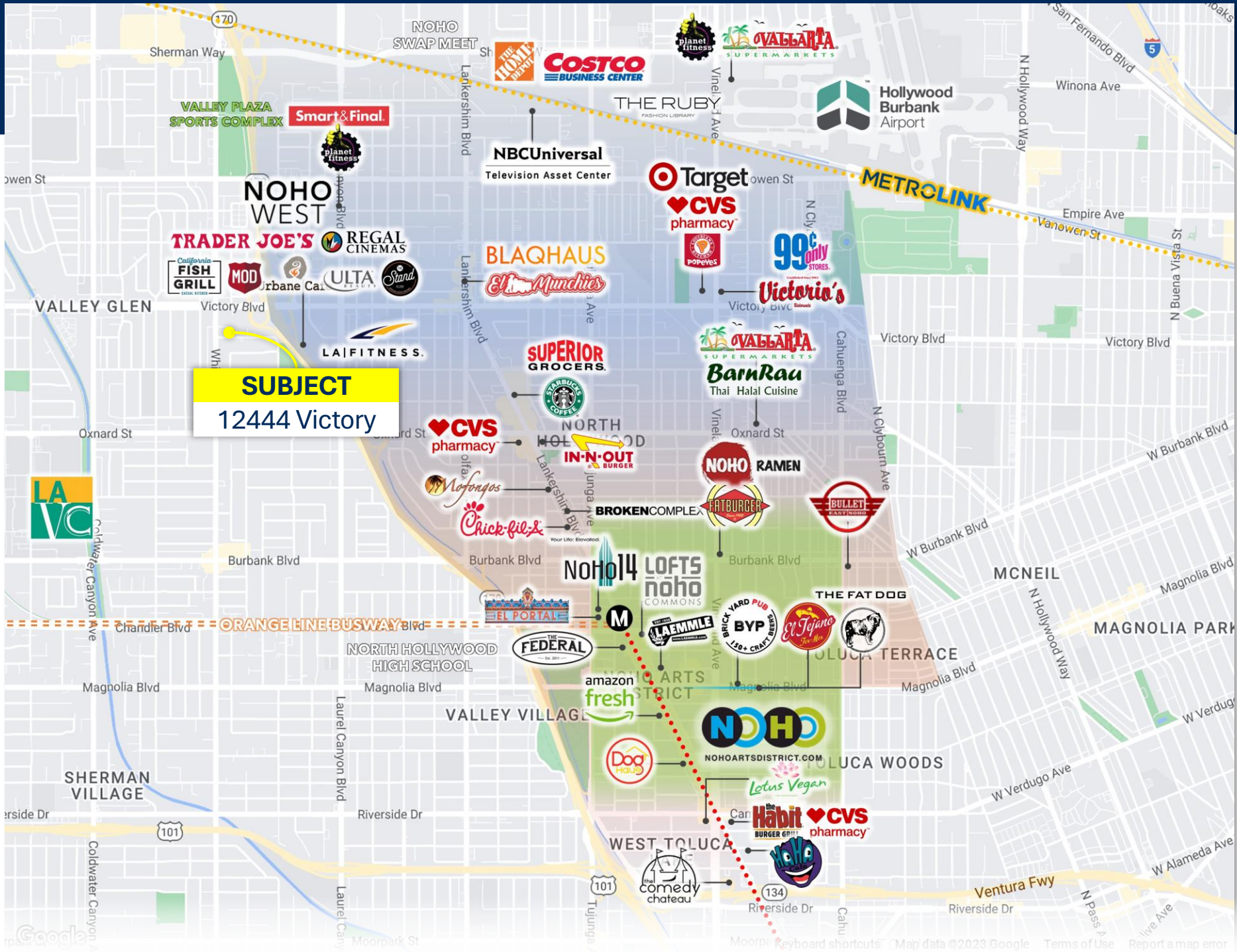


59,996
DWELLING UNITS



\$61,964
AVG HH INCOME







ARTS DISTRICT

WALKABLE HAVEN

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 destinations in Los Angeles.

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

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.

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.



EL PORTAL THEATRE

12444 VICTORY BOULEVARD



LOFTS AT NOHO

12



THE FEDERAL

INVESTMENT OR REDEVELOPMENT

ARTS DISTRICT

PATH TO PROGRESS

As a joint development effort with Metro, District NoHo will transform the underutilized 15-acre site at the B Line (Red) and G Line (Orange) station into an arts district-inspired urban village. District NoHo will bring much-needed housing, office and retail steps from transit and it will serve as a gathering space to amplify the thriving community of North Hollywood.



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.

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.



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 Brothers, Universal Pictures, CBS Studios, and the Walt Disney Company.



THE SAN FERNANDO VALLEY

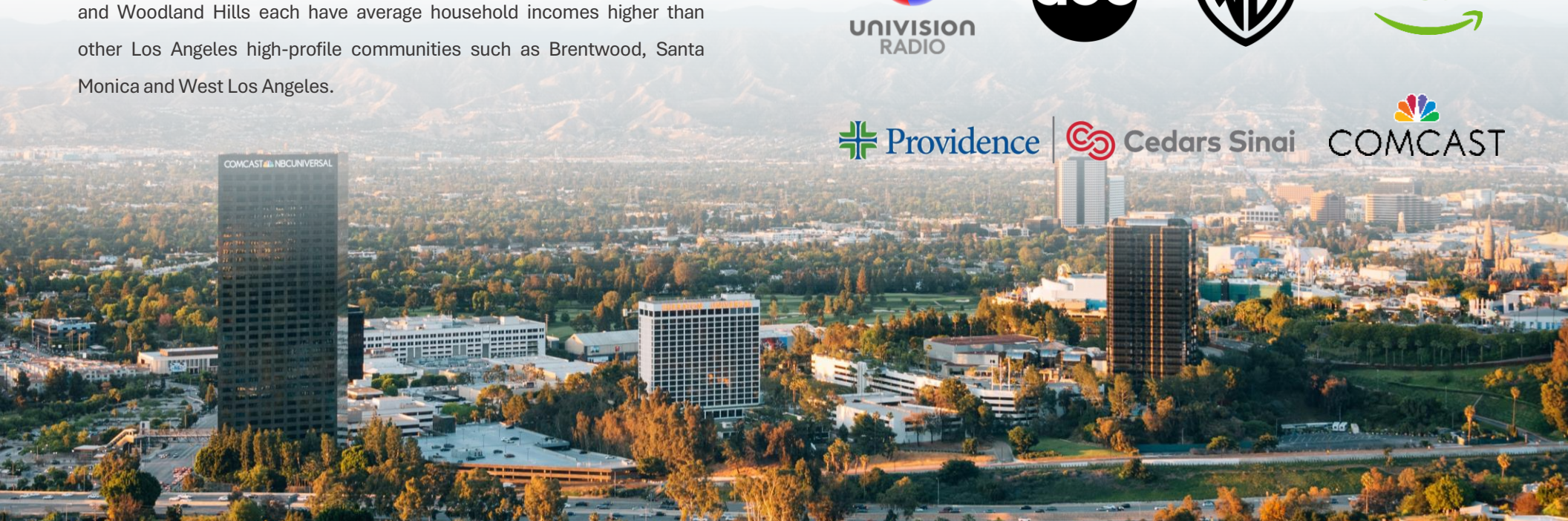
HOME OF INNOVATION

COMMUNITY OVERVIEW

Almost 1.9 million people reside in the San Fernando Valley, which includes the submarkets of Chatsworth / Northridge-Northwest San Fernando Valley; Van Nuys-Northeast San Fernando Valley; Woodland Hills; Burbank-Glendale-Pasadena; as well as Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by nearly 45,000 new residents through 2021.

AFFLUENT SYNERGY

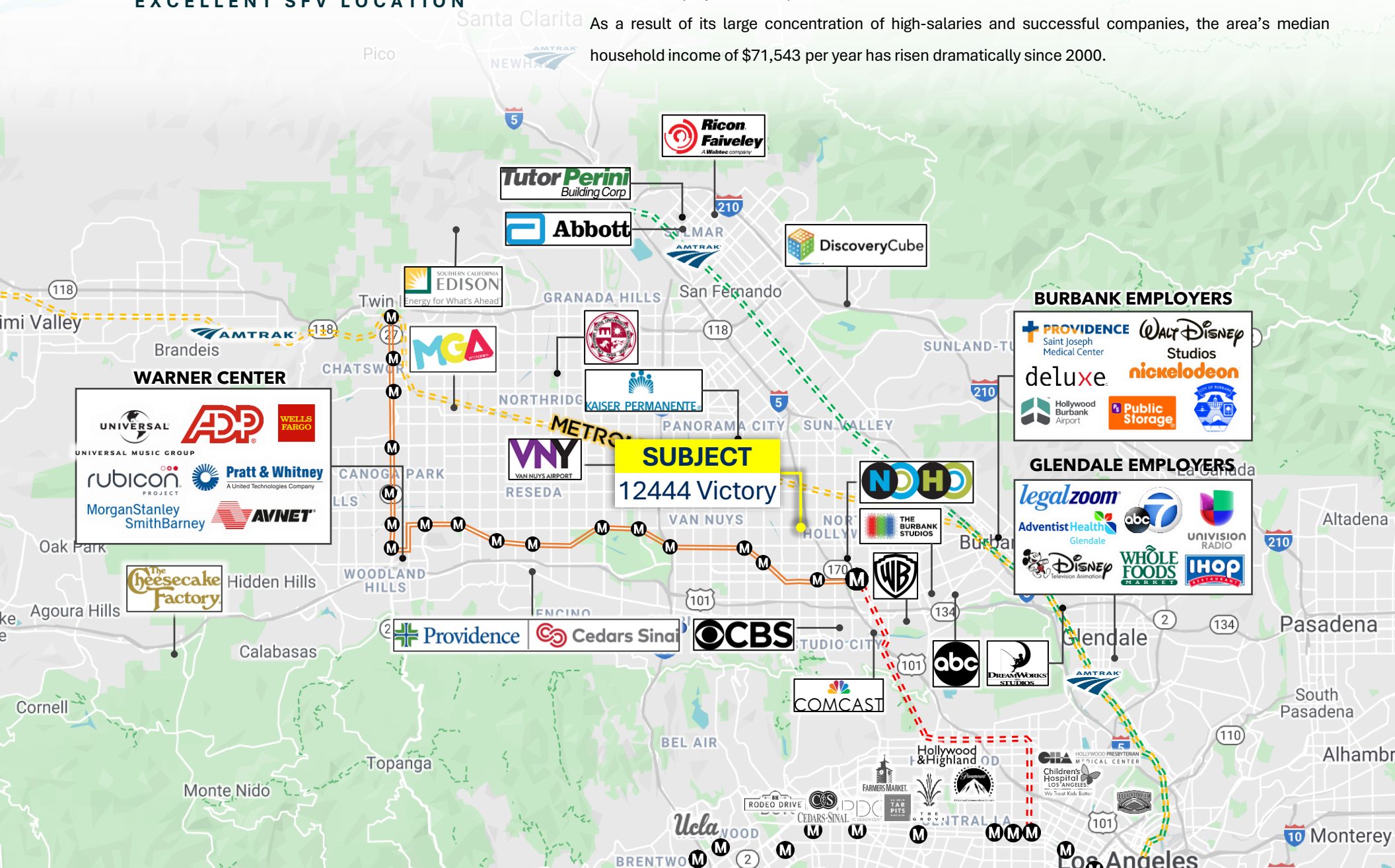
Key Valley neighborhoods such as Hidden Hills, Calabasas, Agoura Hills and Woodland Hills each have average household incomes higher than other Los Angeles high-profile communities such as Brentwood, Santa Monica and West Los Angeles.



DEMAND DRIVERS

EXCELLENT SFV LOCATION

There is a diverse economy whose GDP is fueled by the Financial Services, Information Technology, Entertainment, Healthcare, and Advanced Manufacturing sectors among others. Moreover, the region offers more affordable commercial space than other major U.S. regions. Healthcare is also a major source of employment with providers that include Kaiser Permanente, and Providence Health & Services. As a result of its large concentration of high-salaries and successful companies, the area's median household income of \$71,543 per year has risen dramatically since 2000.



WARNER CENTER

- UNIVERSAL
- ADP
- WELLS FARGO
- UNIVERSAL MUSIC GROUP
- rubicon PROJECT
- Pratt & Whitney
- A United Technologies Company
- MorganStanley
- SmithBarney
- AVNET

BURBANK EMPLOYERS

- PROVIDENCE Saint Joseph Medical Center
- WALT DISNEY Studios
- deluxe
- nickelodeon
- Hollywood Burbank Airport
- Public Storage

GLENDALE EMPLOYERS

- legalzoom
- Adventist Health Glendale
- abc 7
- UNIVISION RADIO
- Disney Television Animation
- WHOLE FOODS MARKET
- IHOP

SUBJECT
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