



CASA DEL
SYCOMORO

1215 NORTH
SYCAMORE AVE
LOS ANGELES, CA 90038

HOLLYWOOD

28-UNIT NON-RSO
APARTMENT BUILDING IN
ULTRA PRIME SYCAMORE
DISTRICT OF HOLLYWOOD



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of KW Commercial

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1215 N SYCAMORE AVE

Los Angeles CA 90038

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SECTION ONE

PROPERTY OVERVIEW

- Property Description
- Executive Summary
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- Property Photos
- Value-Add



THE KANNER GROUP
of KW Commercial



PROPERTY DESCRIPTION

The Kanner Group is pleased to present 1215 N Sycamore Ave, “Casa Del Sycamoro,” a 28-unit value-add multifamily investment opportunity located in LA’s ultra-prime Sycamore District of Hollywood, LA Proper. Situated just north of Santa Monica Blvd and east of N La Brea Ave, the property is adjacent to what the LA Times calls LA’s coolest new neighborhood. It boasts a WalkScore of 95 (Walker’s Paradise) and is located 0.8 miles from the B Line (formerly the Red Line) Metro station.

Built in 1989 and exempt from Los Angeles Rent Control, Casa Del Sycamoro is comprised of 28 units with an exceptional mix of 68% 2-bedroom units, including 15 (2+2), 4 (2+1), and 9 (1+1) units, averaging approximately 987 gross square feet each. The 27,640-square-foot building stands on an 11,688-square-foot lot zoned LARD1.5-1XL. All units feature a balcony or patio and large windows that allow for ample natural light, full kitchens with built-in ovens, dishwashers, refrigerators, and microwaves, providing modern comfort. Some units offer views of Hollywood, West Hollywood, and the LA Basin, and include stainless-steel appliances, high-quality wood cabinets, laminated wood floors, and decorative fireplaces, adding a touch of elegance to select units.



The property features a gated entry, a garden, a courtyard/patio, on-site laundry, and ample subterranean parking with more than 1 space per bedroom, allowing for at least 3 visitor parking spaces. Comprehensive security features include security cameras, an intercom system, and secure gated covered subterranean parking. The building also offers central air conditioning/heating, elevator access to all levels, and is separately metered for gas and electricity.

Boasting an outstanding Walk Score of 95, 1215 N Sycamore Ave is at the center of Hollywood's most dynamic submarket, just a few blocks north of the Sycamore District, The Lot at Formosa, and Showtime studios. It is 2 blocks away from the West Hollywood Gateway, which features retail shopping including Target, Best Buy, CVS, Ulta, Mendocino Farms, & Starbucks, and is located near one of the hottest members-only concept fitness clubs HEIMAT. Adding to an already bustling neighborhood, CIM Group acquired 1.6 acres of land with plans to develop the tallest building in West Hollywood called 1000 La Brea. The towering 34-story building will feature 514 apartments on its upper floors and would include approximately 30,000 square feet of commercial space, dedicated to a grocery store. Other elements of the project include parking for 674 vehicles and 393 bicycles (see the neighborhood overview section for more details). This exceptional location offers residents unmatched access to career centers, educational institutions, restaurants, nightlife, shopping, and recreation (1 mile north to Runyon Canyon), all within one of the most walkable and high-demand locations in Southern California. Conveniently located just one block north of CA-2, 0.8 miles from the B Line Metro station, and 1.8 miles from the CA 101 freeway, the property ensures easy access to the city's extensive transit network and LA attractions.

Ideally positioned in the heart of the Sycamore District, this well-maintained asset offers significant rental upside (28%+ rental upside) in a dynamic, thriving, and centrally located submarket. It presents an astute investor with the potential to add significant value, appreciation, and strong returns, supported by high tenant demand for a quality living experience in one of Los Angeles's most dynamic neighborhoods in the Western United States.

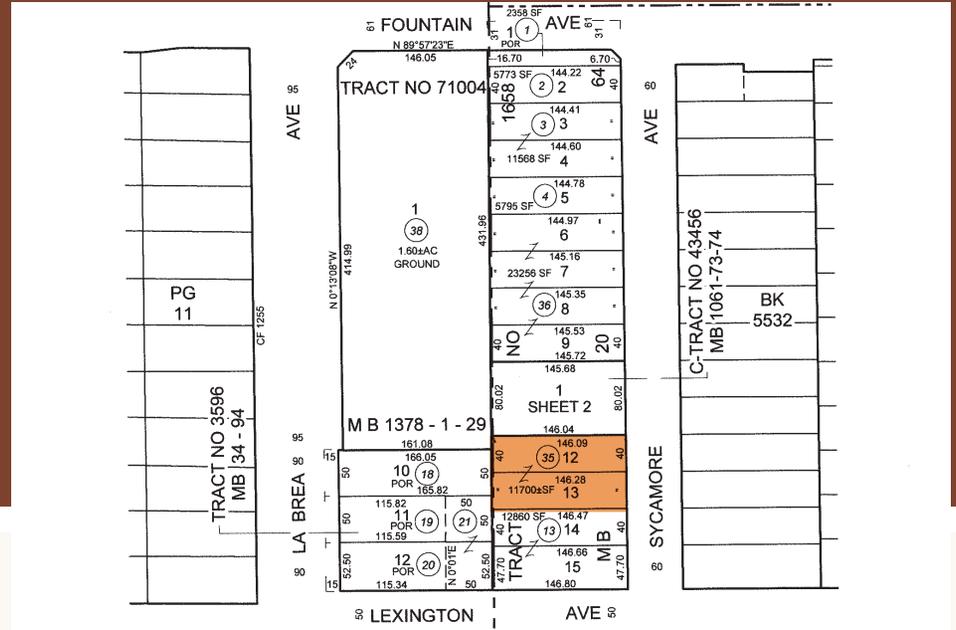


EXECUTIVE SUMMARY

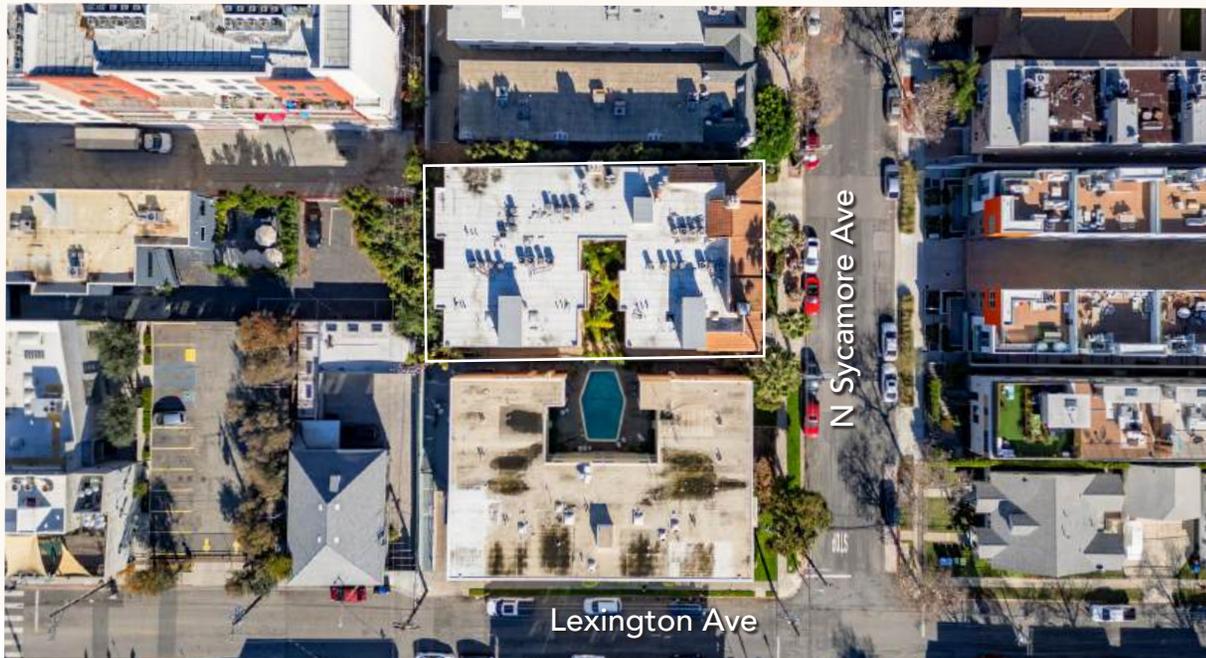
The Offering	Property Address:	1215 N Sycamore Ave
	Assessor's Parcel Number:	5531-012-035
Site Description	Number of Units	28
	Number of Buildings	1
	Number of Stories	4
	Year Built	1989
	Rentable Square Feet	27,640
	Lot Size	11,688
	Zoning:	LARD1.5-1XL
	Parking	49
	Landscaping	Garden
	Topography	Flat
Utilities Paid By	Water	Owner
	Electric	Tenant
	Gas	Tenant
Construction	Foundation	Concrete
	Framing	Wood
	Exterior	Stucco
	Parking Surface	Concrete
	Roof	Flat

1215 N SYCAMORE AVE

LOS ANGELES CA 90038



SITE MAP



95
Walk Score



0.8
Miles to Hollywood/
Highland Metro Station



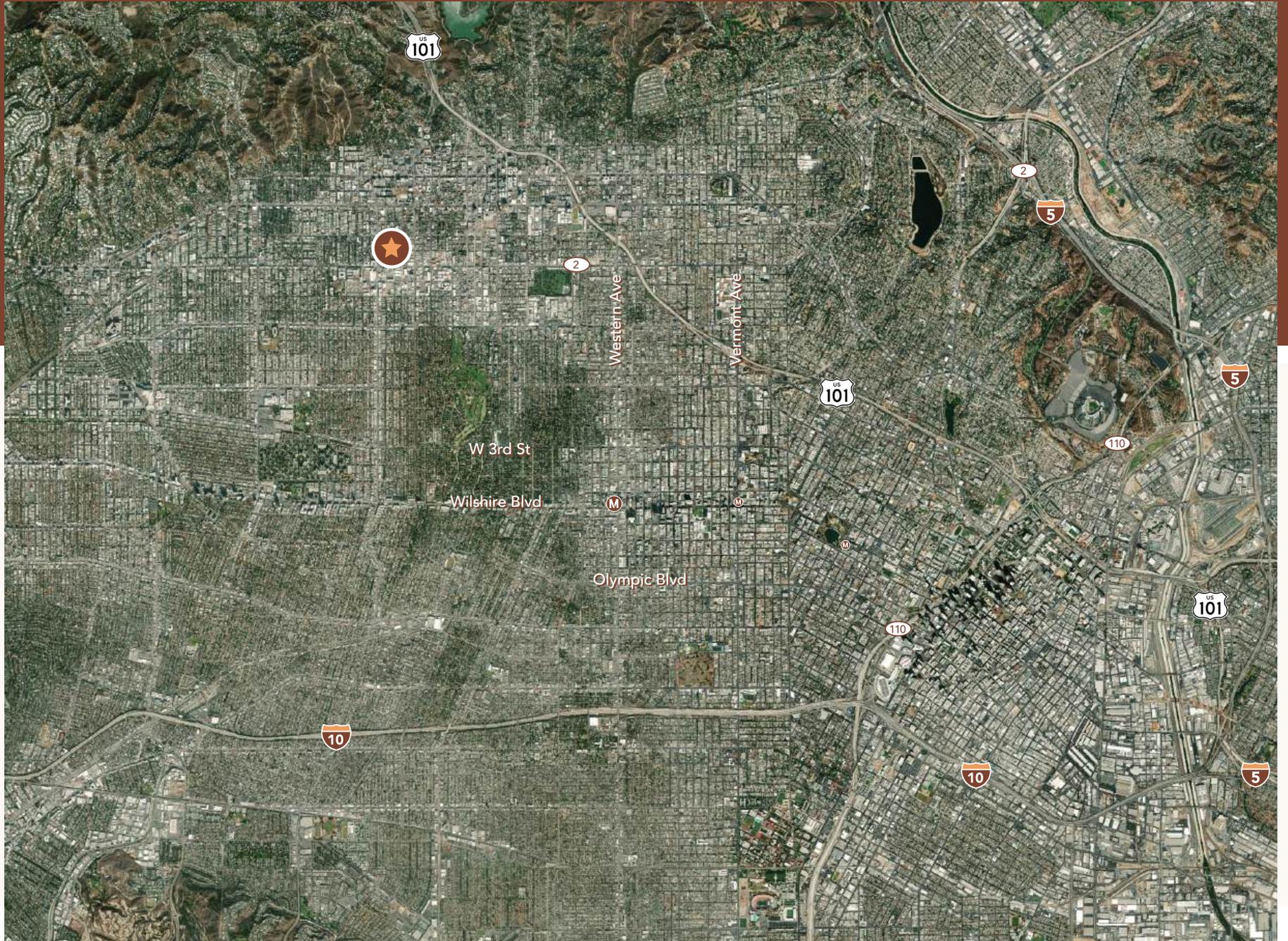
1.5
Miles to the
101 Freeway



30,318
Businesses
within 3-miles



AERIAL VIEW



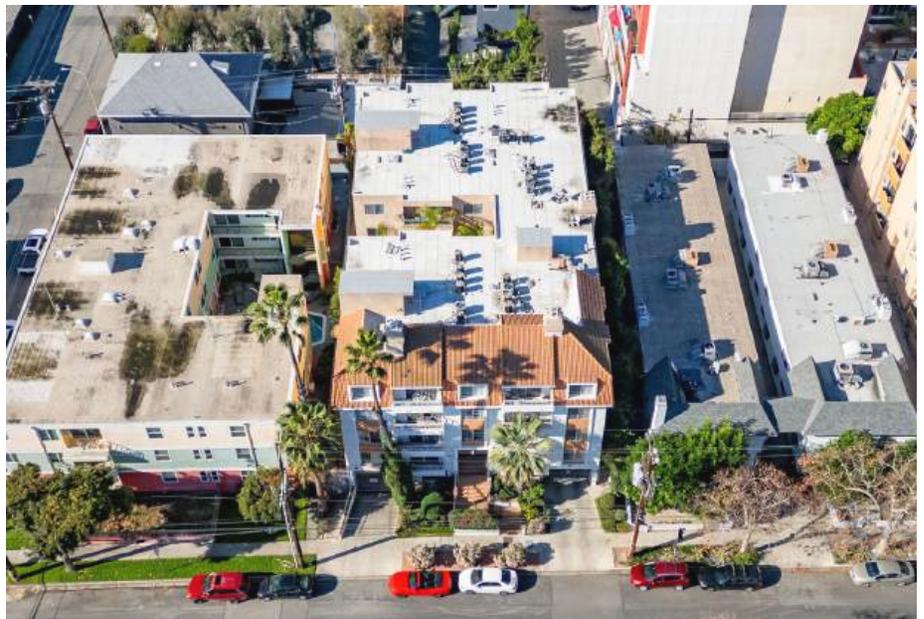
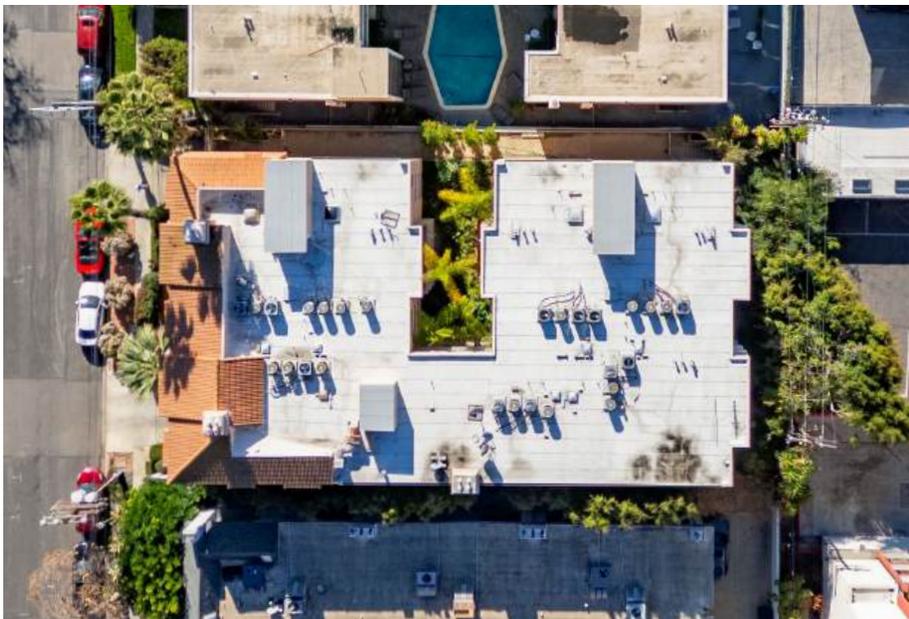
PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS



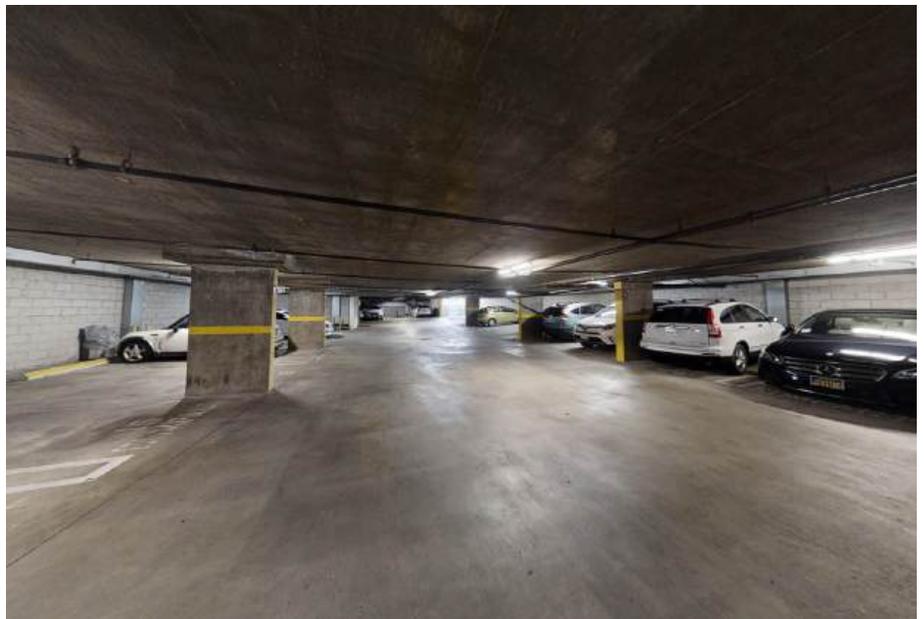


PROPERTY PHOTOS





PROPERTY PHOTOS

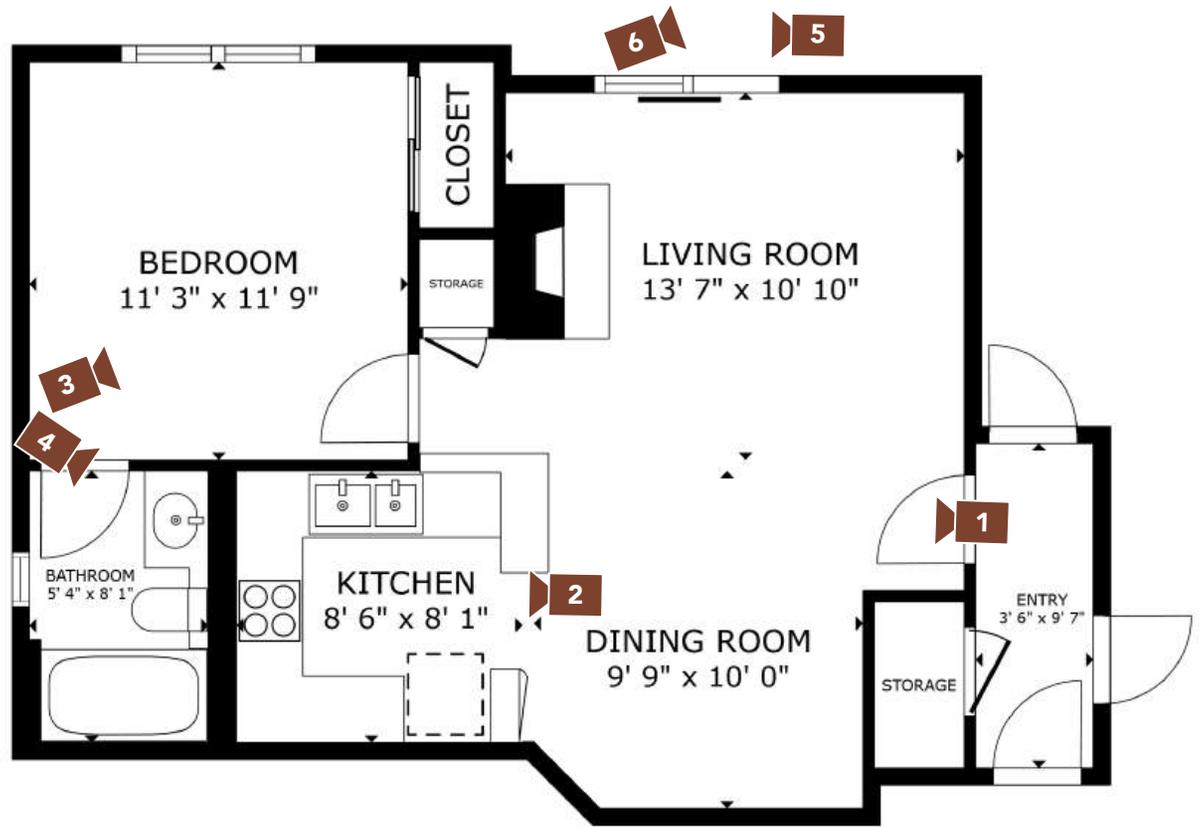




FLOOR PLANS - UNIT 102

UNIT 102 - 1 BED + 1 BATH

BEDS	1 Bedroom
BATHS	1 Bathroom
FL. PLAN	602 Sqft
BALCONY	52+ Sqft

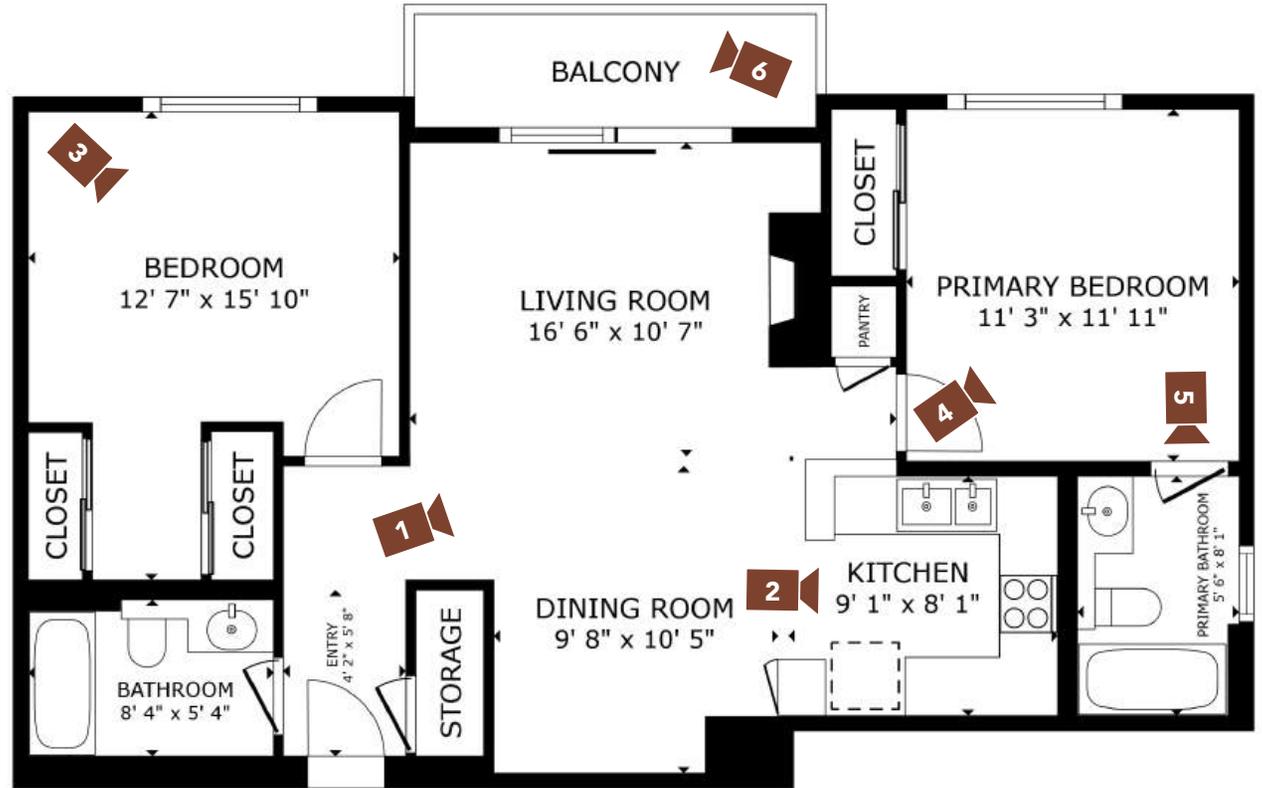


UNIT 102 VIRTUAL TOUR:
Scan the QR code below to view a 3D tour of the unit.



FLOOR PLANS - UNIT 201

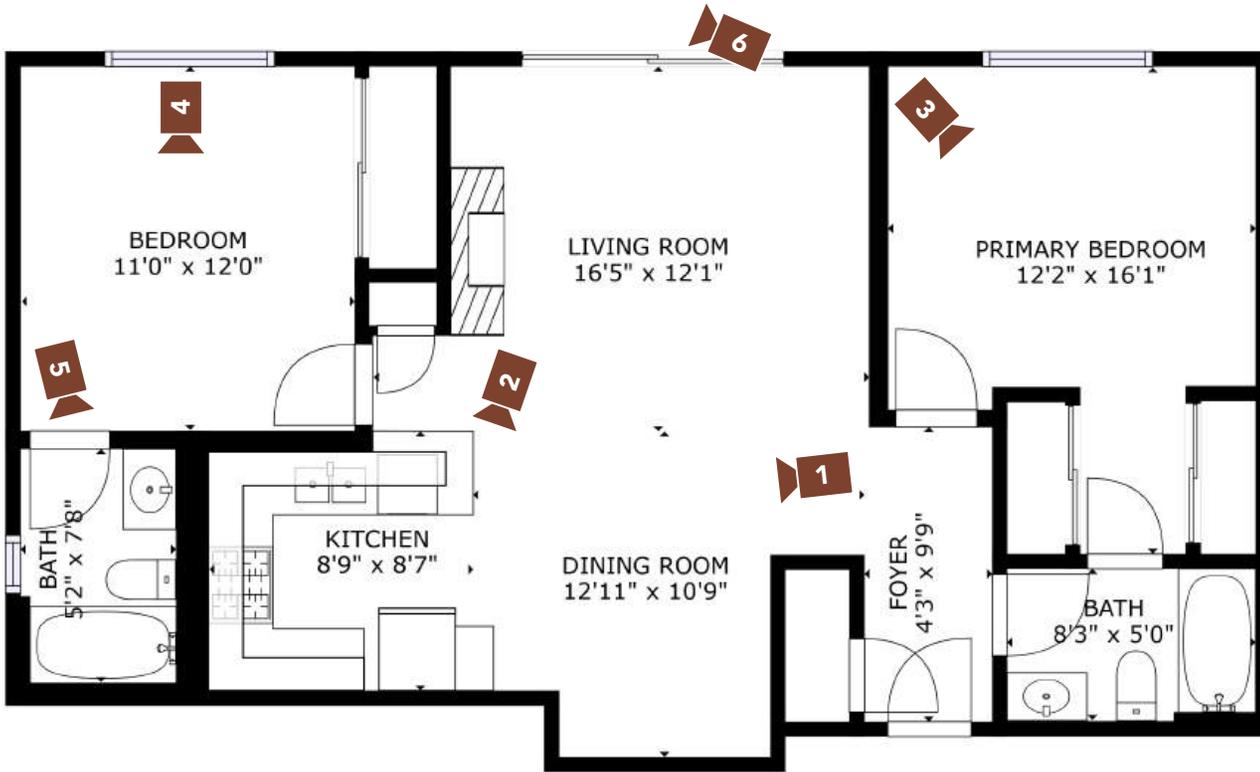
UNIT 201 - 2 BED + 2 BATH	
BEDS	2 Bedrooms
BATHS	2 Bathrooms
FL. PLAN	866 Sqft
BALCONY	52 Sqft



UNIT 201 VIRTUAL TOUR:
Scan the QR code below to view a 3D tour of the unit.



FLOOR PLANS - UNIT 306



UNIT 306 - 2 BED + 2 BATH

BEDS	2 Bedrooms
BATHS	2 Bathrooms
FL. PLAN	871 Sqft
BALCONY	52 Sqft



UNIT 306 VIRTUAL TOUR:

Scan the QR code below to view a 3D tour of the unit.



FLOOR PLANS - UNIT 403

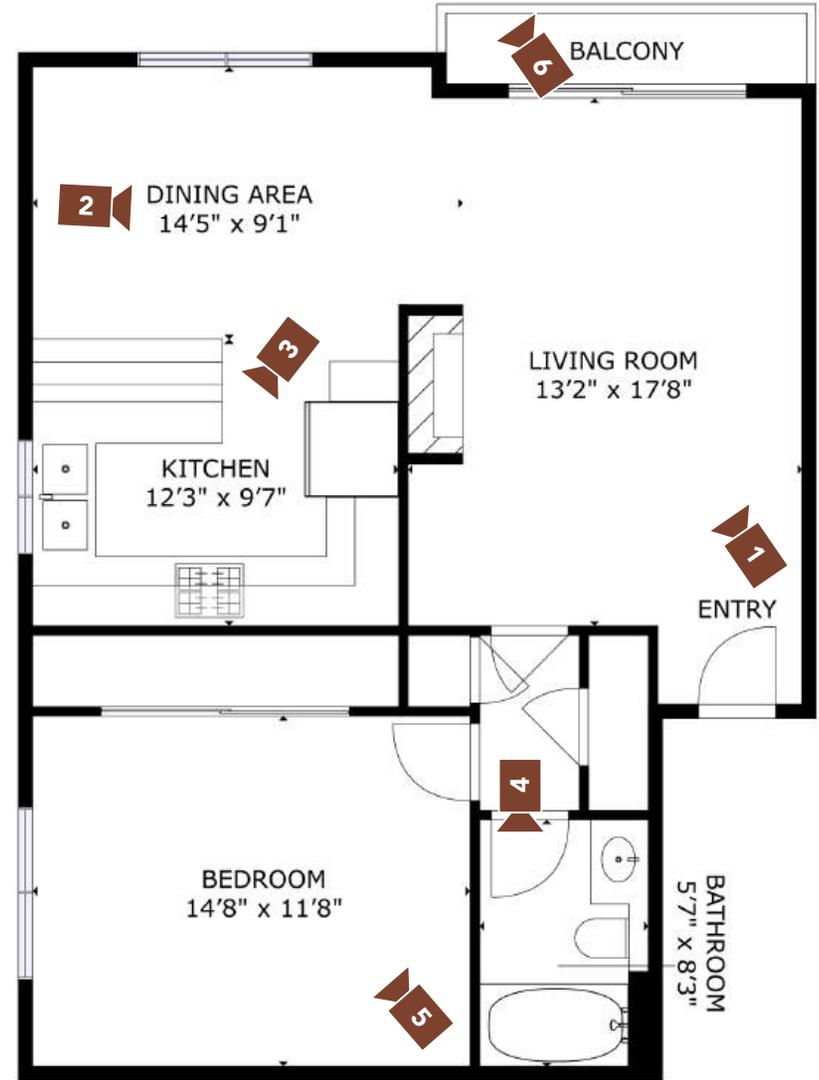
UNIT 403 - 1 BED + 1 BATH

BEDS 1 Bedroom

BATHS 1 Bathroom

FL. PLAN 785 Sqft

BALCONY 52 Sqft

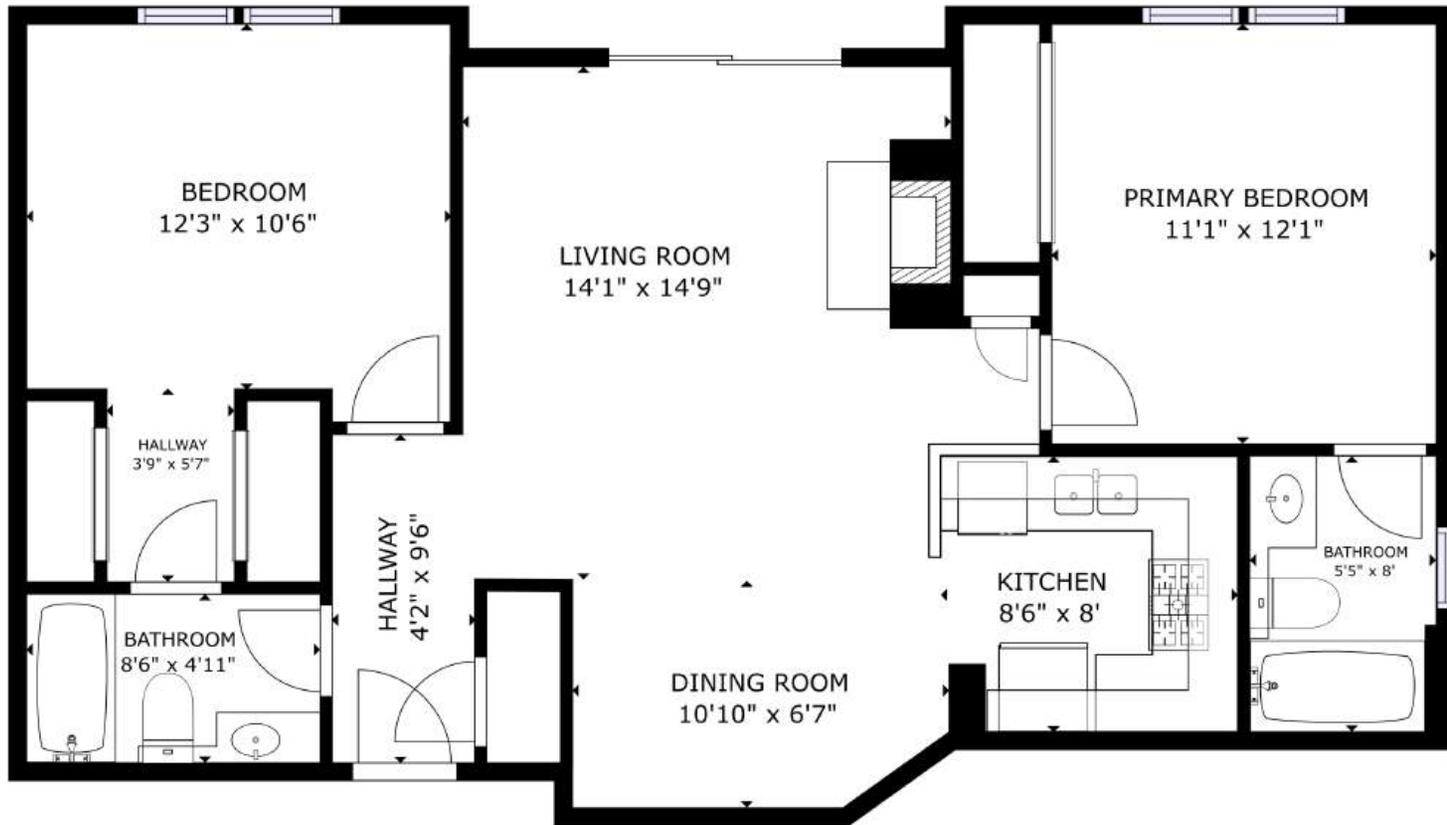


UNIT 403 VIRTUAL TOUR:

Scan the QR code below to view a 3D tour of the unit.



FLOOR PLANS - UNIT 307



UNIT 307 - 2 BED + 2 BATH

BEDS 2 Bedrooms

BATHS 2 Bathrooms

FL. PLAN 841 Sqft

BALCONY 52 Sqft

FLOOR PLANS - LAUNDRY ROOMS



LAUNDRY - 1ST FLOOR	
WASHERS	2 Washers
DRYERS	2 Dryers
FL. PLAN	119 Sqft



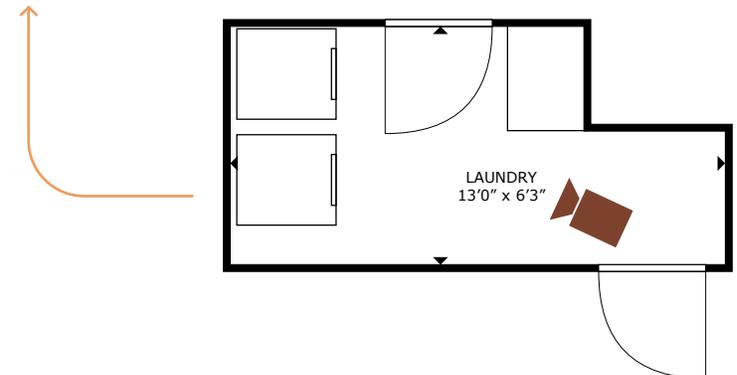
LAUNDRY - 2ND FLOOR	
WASHERS	2 Washers
DRYERS	2 Dryers
FL. PLAN	119 Sqft



LAUNDRY - 3RD FLOOR	
WASHERS	2 Washers
DRYERS	2 Dryers
FL. PLAN	119 Sqft

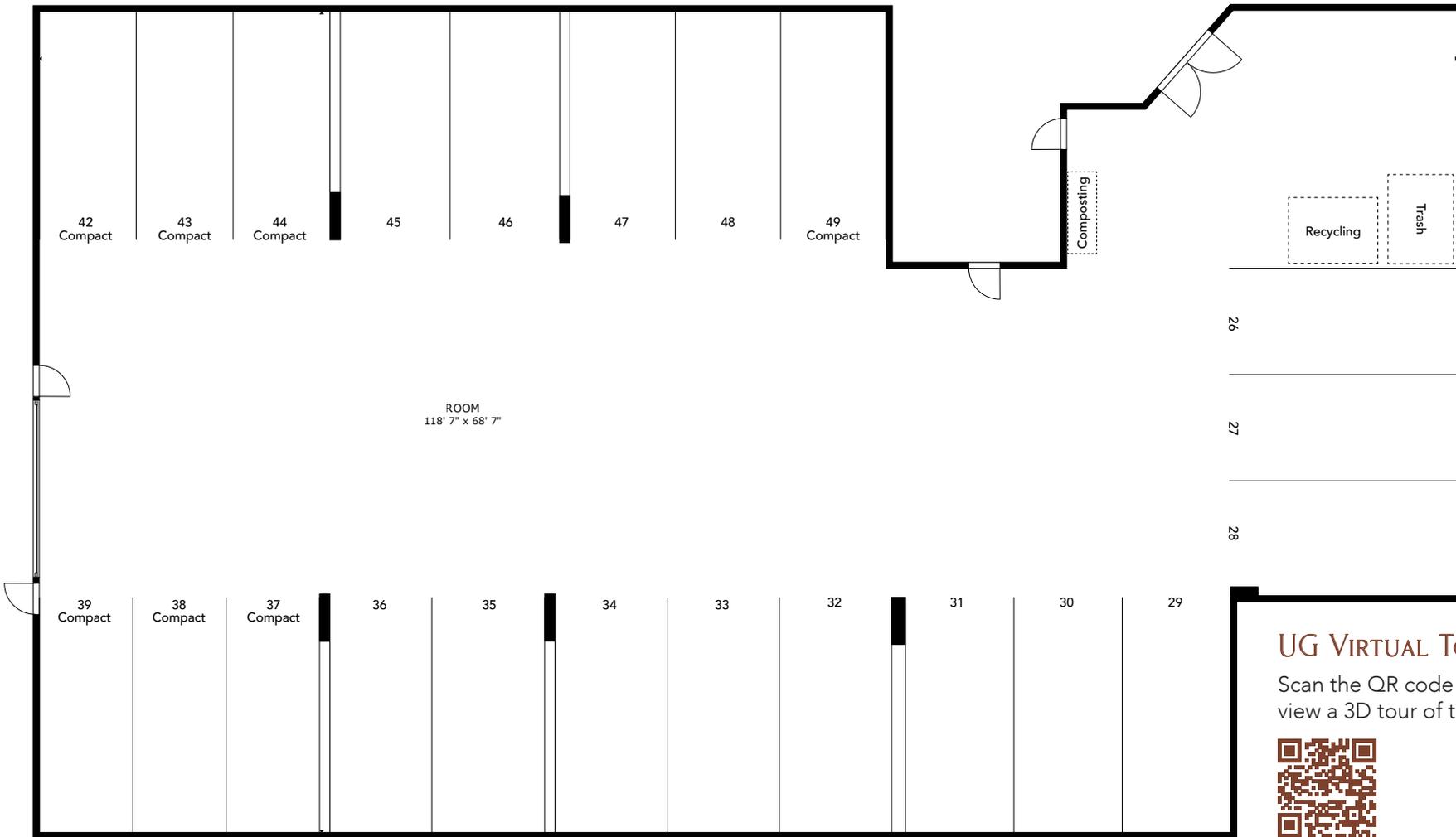


LAUNDRY - 4TH FLOOR	
WASHERS	2 Washers
DRYERS	2 Dryers
FL. PLAN	119 Sqft



PARKING MAP - UPPER GARAGE (UG)

PARKING SPACES	22 Spaces
COMPACT	7 Spaces
REGULAR	15 Spaces
FL. PLAN	7,352 Sqft



UG VIRTUAL TOUR:
Scan the QR code below to view a 3D tour of the garage.

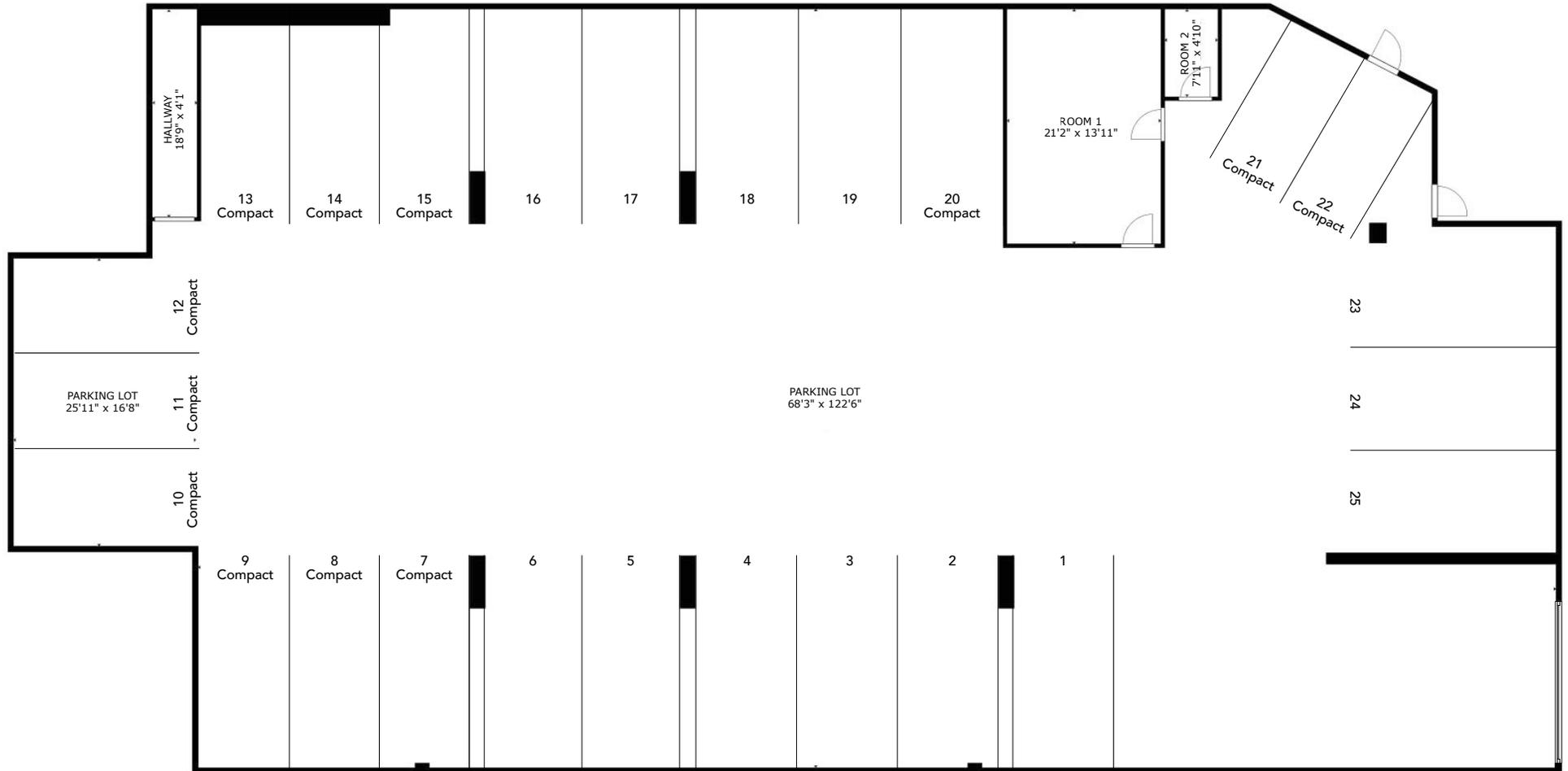


PARKING MAP - LOWER GARAGE

PARKING SPACES	25 Spaces
COMPACT	12 Spaces
REGULAR	13 Spaces
FL. PLAN	8,594 Sqft

LG VIRTUAL TOUR:

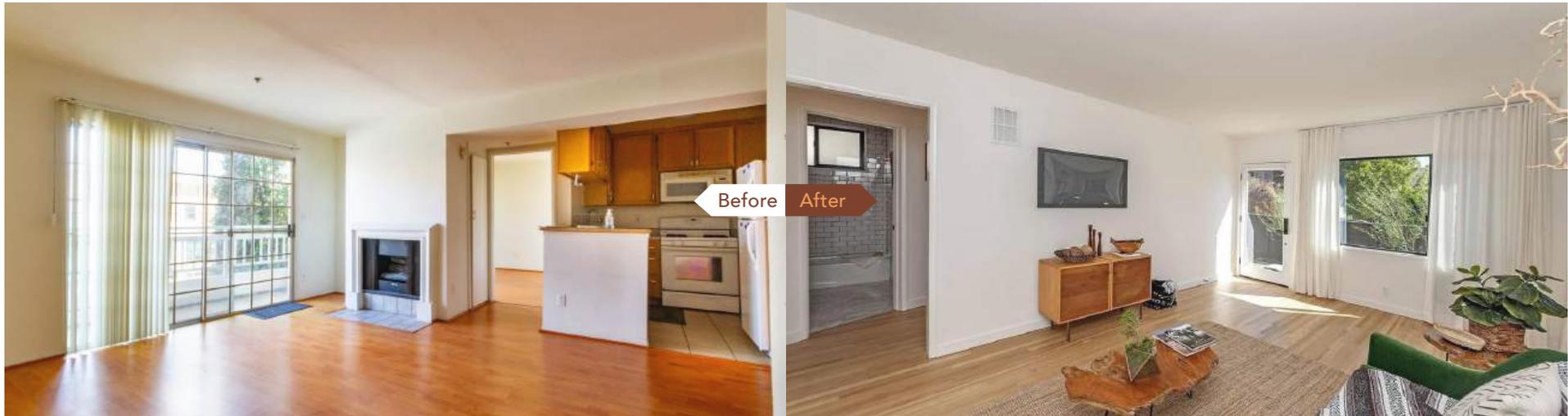
Scan the QR code below to view a 3D tour of the garage.



A VALUE-ADD OPPORTUNITY

1215 Sycamore Ave offers a great value-add opportunity. Many of the units would benefit from upgrades and remodels, and tenants will pay top-dollar for a visual impact.

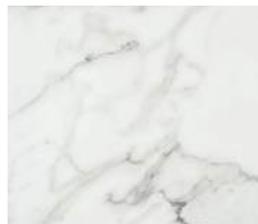
Strategic modern upgrades in the kitchen, living room and bathroom would bring out the charm of each unit, offering an airy and welcoming atmosphere while increasing rental income and adding to the overall return on investment. When renovating the kitchen, choosing to replace - not repaint - cabinetry can make all the difference. Light-colored tile and gray wood is great for modern kitchens, as it makes the space feel airy + natural.



◀ Honeycomb tile kitchen backsplash



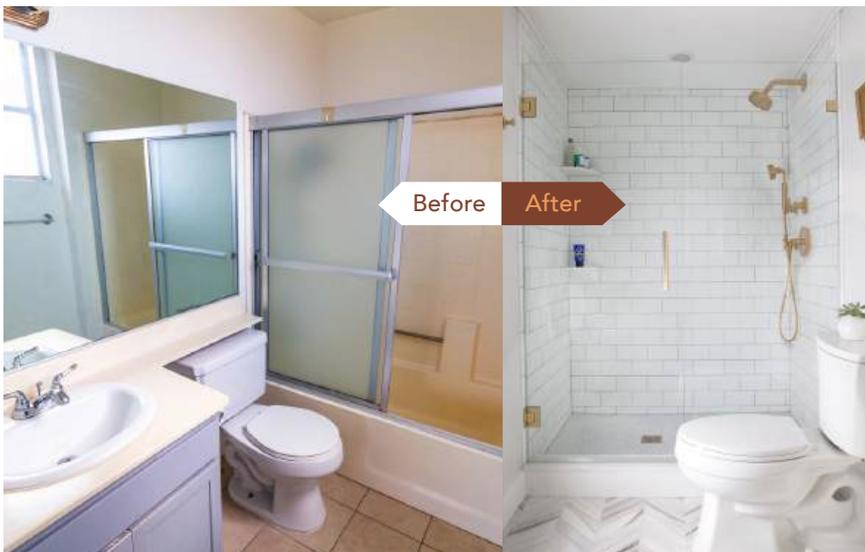
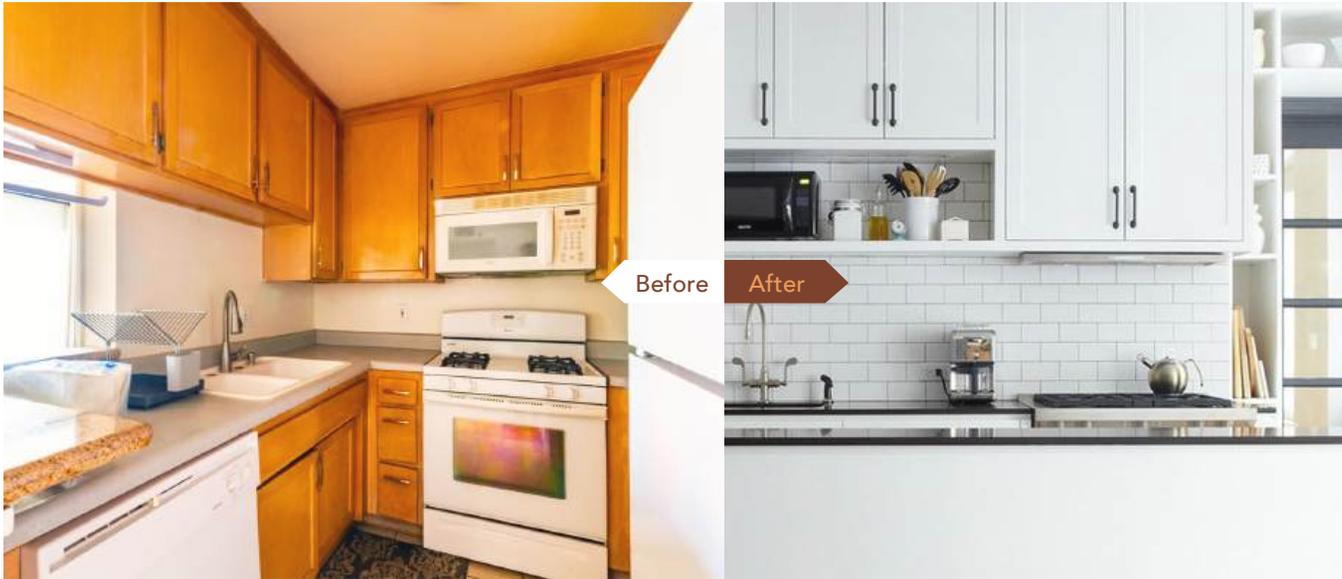
Modern gold fixtures, accent lights placed beneath cabinets, installed in kitchen. ▶



◀ Quartz counters ▶



Updating the food-prep area with a tile backsplash is a visually appealing, functional and long-lasting design choice. A simple, white tile pattern harmonizes with most design options and creates a classic, timeless look. A white, quartz countertop and accent lighting beneath the cabinets provides an even brighter, more modern upgrade. Upgrading the current fixtures with stainless steel appliances and installing a gray wood vanity with quartz countertops would tie the bathroom's features in with the kitchen's design.



Replacing the current bathroom tiles with a classic black and white color theme with gold hardware accents streamlines the space.

Together these elements help make the space feel more open and elegant. The pedestal sinks are classic, and keeping this existing element will help cut down on initial re-design costs, while increasing rental income and adding to the overall return on investment.





SECTION TWO

FINANCIAL ANALYSIS

- Rent Roll
- Investment Summary



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RENT ROLL - 1215 N SYCAMORE

Unit	Note	Move-In Date	Date of Last Rent Increase	Due Rent Increase	Unit Type	Sq. Ft.	Current Rent	\$ / Sq. Ft.	Rent With Due Increase	\$ / Sq. Ft.	Market Rent	Market \$ / Sq. Ft.	Upside Potential
101		5/1/2023		X	1+1	608	\$1,975	\$3.25	\$2,151	\$3.54	\$2,850	\$4.69	44.3%
102		Vacant			2+2	862	\$3,650	\$4.23	\$3,650	\$4.23	\$3,650	\$4.23	0.0%
103		1/1/2023		X	1+1	842	\$2,200	\$2.61	\$2,396	\$2.85	\$2,850	\$3.38	29.5%
104		Vacant			1+1	760	\$2,850	\$3.75	\$2,850	\$3.75	\$2,850	\$3.75	0.0%
105		4/15/2014	11/1/2022	X	2+1	835	\$2,140	\$2.56	\$2,330	\$2.79	\$3,450	\$4.13	61.2%
106		9/4/2014	11/1/2022	X	2+2	880	\$2,420	\$2.75	\$2,635	\$2.99	\$3,650	\$4.15	50.8%
107		7/1/2023		X	2+2	862	\$2,550	\$2.96	\$2,777	\$3.22	\$3,650	\$4.23	43.1%
201		Vacant			2+2	880	\$3,650	\$4.15	\$3,650	\$4.15	\$3,650	\$4.15	0.0%
202		8/22/2021	11/1/2022	X	2+2	862	\$2,420	\$2.81	\$2,635	\$3.06	\$3,650	\$4.23	50.8%
203		2/7/2022		X	1+1	842	\$2,050	\$2.43	\$2,232	\$2.65	\$2,850	\$3.38	39.0%
204		12/1/2020	11/1/2022	X	1+1	760	\$2,035	\$2.68	\$2,216	\$2.92	\$2,850	\$3.75	40.0%
205		3/15/2018	11/1/2022	X	2+1	835	\$2,390	\$2.86	\$2,603	\$3.12	\$3,450	\$4.13	44.4%
206		9/1/2020	11/1/2022	X	2+2	880	\$2,420	\$2.75	\$2,635	\$2.99	\$3,650	\$4.15	50.8%
207	Manager	12/9/2011			2+2	862	\$3,650	\$4.23	\$3,650	\$4.23	\$3,650	\$4.23	0.0%
301		7/1/2011	12/1/2019	X	2+2	880	\$2,448	\$2.78	\$2,665	\$3.03	\$3,650	\$4.15	49.1%
302		2/1/2018	11/1/2022	X	2+2	862	\$2,500	\$2.90	\$2,723	\$3.16	\$3,650	\$4.23	46.0%
303		Vacant			1+1	842	\$2,850	\$3.38	\$2,850	\$3.38	\$2,850	\$3.38	0.0%
304		3/1/2006	11/1/2022	X	1+1	760	\$1,655	\$2.18	\$1,802	\$2.37	\$2,850	\$3.75	72.2%
305		Vacant			2+1	835	\$3,450	\$4.13	\$3,450	\$4.13	\$3,450	\$4.13	0.0%
306		Vacant			2+2	880	\$3,650	\$4.15	\$3,650	\$4.15	\$3,650	\$4.15	0.0%
307		Vacant			2+2	862	\$3,650	\$4.23	\$3,650	\$4.23	\$3,650	\$4.23	0.0%
401	High ceilings/Big View	7/1/2021	11/1/2022	X	2+2	880	\$2,420	\$2.75	\$2,635	\$2.99	\$3,925	\$4.46	62.2%
402		1/1/2024			2+2	862	\$2,589	\$3.00	\$2,589	\$3.00	\$3,650	\$4.23	41.0%
403	High ceilings/Big View	Vacant			1+1	842	\$3,125	\$3.71	\$3,125	\$3.71	\$3,125	\$3.71	0.0%
404		11/1/2021	11/1/2022	X	1+1	760	\$2,035	\$2.68	\$2,216	\$2.92	\$2,950	\$3.88	45.0%
405	Big views	10/1/2010	11/1/2022	X	2+1	835	\$2,420	\$2.90	\$2,635	\$3.16	\$3,600	\$4.31	48.8%
406	Big Views	10/31/2021	11/1/2022	X	2+2	880	\$2,420	\$2.75	\$2,635	\$2.99	\$3,800	\$4.32	57.0%
407		7/1/2020	11/1/2022	X	2+2	862	\$2,420	\$2.81	\$2,635	\$3.06	\$3,650	\$4.23	50.8%

Total						23412	\$74,032		\$77,673		\$95,150		
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Unit Type	%	Current Rents				Increased Rents			Market Rents		
		# of Units	Square Footage	Avg. Monthly Rent/Unit	Monthly Income	Avg. Monthly Rent/Unit	Monthly Income	Unit Type	Avg. Monthly Rent/Unit	Monthly Income	
1+1	32%	9	780	\$2,308	\$20,775	\$2,427	\$21,839	1+1	\$2,892	\$26,025	
2+1	14%	4	835	\$2,600	\$10,400	\$2,755	\$11,019	2+1	\$3,488	\$13,950	
2+2	54%	15	870	\$2,857	\$42,857	\$2,988	\$44,816	2+2	\$3,678	\$55,175	
Total		28			\$74,032		\$77,673			\$95,150	

Monthly Total Scheduled Rent:		\$74,032		\$77,673		\$95,150
Annual Total Scheduled Rent:		\$888,379		\$932,079		\$1,141,800

INVESTMENT SUMMARY - 1215 N SYCAMORE

PRICING SUMMARY

Listed Price:	\$11,400,000
Down Payment: 36.8%	\$4,189,500
Current GRM:	12.76
Increased GRM:	12.16
Market GRM:	9.94
Current CAP:	4.73%
Increased CAP:	5.07%
Market CAP:	6.47%
Cost per Legal Unit:	\$407,143
Cost per Gross Sq. Ft.:	\$412
Income Upside:	28.37%
Loss to Lease:	22.10%

RENO ANALYSIS

	\$11,895,000
39.4%	\$4,684,500
	13.31
	12.69
	10.37
	4.54%
	4.86%
	6.20%
	\$424,821
	\$430
Reno Assumptions:	
Units to Reno:	9
Cost per Unit:	\$55,000
Reno Cost Est.:	\$495,000

PROPERTY DESCRIPTION

Address:	1215 N Sycamore Ave Los Angeles, CA 90038
Number of Units:	28
Year Built:	1989
Approx. Lot Size:	11,688
Approx. Gross Sq. Ft.:	27,640
Approx. Average Unit Sq. Ft.:	987
Parking Spaces:	49
APN#:	5531-012-035
Zoning:	LARD1.5-1XL
Stories:	4
Utilities Paid By Tenant:	Gas & Electric
Walk Score:	95

PROPOSED FINANCING

New First Loan:	63%	\$7,210,500
Interest Rate:		5.70%
Amortization:		30
Monthly Payment:		\$41,850
Debt Coverage Ratio:		1.15

PROPERTY HIGHLIGHTS

Incredibly hot dynamic Sycamore District adjacent location of Hollywood on the WeHo border in LA proper.
Very well kept non-LA RSO community.
Exceptional unit mix 67% 2 bedrooms.
Very well parked with more than 1 parking space/bedroom.

SCHEDULED INCOME

SCHEDULED INCOME			Current Rents		Increased Rents		Market Rents	
No. of Units	Bdrms/ Baths	Approx. Sq.Ft.	Avg. Monthly Rent/Unit	Monthly Income	Avg. Monthly Rent/Unit	Monthly Income	Avg. Monthly Rent/Unit	Monthly Income
9	1+1	780	\$2,308	\$20,775	\$2,427	\$21,839	\$2,892	\$26,025
4	2+1	835	\$2,600	\$10,400	\$2,755	\$11,019	\$3,488	\$13,950
15	2+2	870	\$2,857	\$42,857	\$2,988	\$44,816	\$3,678	\$55,175
Avg. Rent/Gr. Sq. Ft.				\$2.68	\$2.81		\$3.44	
Total Scheduled Rent:				\$74,032	\$77,673		\$95,150	
Laundry:				\$420	\$420		\$420	
Monthly Scheduled Gross Income:				\$74,452	\$78,093		\$95,570	
Annual Scheduled Gross Income:				\$893,419	\$937,119		\$1,146,840	

EST. ANNUALIZED EXPENSES

		Current	Increased	Market
Taxes: Rate	1.25%	\$142,500	\$142,500	\$142,500
Insurance	2023 Actual	\$21,673	\$21,673	\$21,673
Utilities	2023 Actual	\$41,384	\$41,384	\$41,384
Maintenance	3.0%	\$26,803	\$28,114	\$34,405
Gardening	2023 Actual	\$4,400	\$4,400	\$4,400
On-Site Manager*	3.00%	\$26,803	\$28,114	\$34,405
Off-site Manager*	3.00%	\$26,803	\$28,114	\$34,405
Reserves*	1.00%	\$8,934	\$9,371	\$11,468
Trash	2023 Actual	\$15,702	\$15,702	\$15,702
SCEP & RSO	50% of RSO	\$543	\$543	\$543
Pest Control	2023 Actual	\$915	\$915	\$915
Fire/Security	2023 Actual	\$1,590	\$1,590	\$1,590
Elevator	2023 Actual	\$4,782	\$4,782	\$4,782
Cleaning	2023 Actual	\$4,260	\$4,260	\$4,260
Total Expenses:		\$327,090	\$331,460	\$352,433
Per Net Sq. Ft.:		\$11.83	\$11.99	\$12.75
Per Unit:		\$11,682	\$11,838	\$12,587

ANNUALIZED OPERATING DATA

	Current		Increased		Market	
Scheduled Gross Income:	\$893,419		\$937,119		\$1,146,840	
Less Vacancy Rate Reserve:	(\$26,651)	3.0%	(\$27,962)	3.0%	(\$57,090)	5.0%
Gross Operating Income:	\$866,768		\$909,157		\$1,089,750	
Less Expenses:	(\$327,090)	36.61% *	(\$331,460)	35.37% *	(\$352,433)	30.73% *
Net Operating Income:	\$539,677		\$577,696		\$737,317	
Less Loan Payments:	(\$502,197)		(\$502,197)		(\$502,197)	
Pre-Tax Cash Flow:	\$37,480	0.89% **	\$75,499	1.80% **	\$235,120	5.61% **
Plus Principal Reduction:	\$96,133		\$96,133		\$96,133	
Total Return Before Taxes:	\$133,612	3.19% **	\$171,631	4.10% **	\$331,253	7.91% **

** As a percentage of Down Payment.

* As a percentage of the Scheduled Gross Income

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.





SECTION THREE

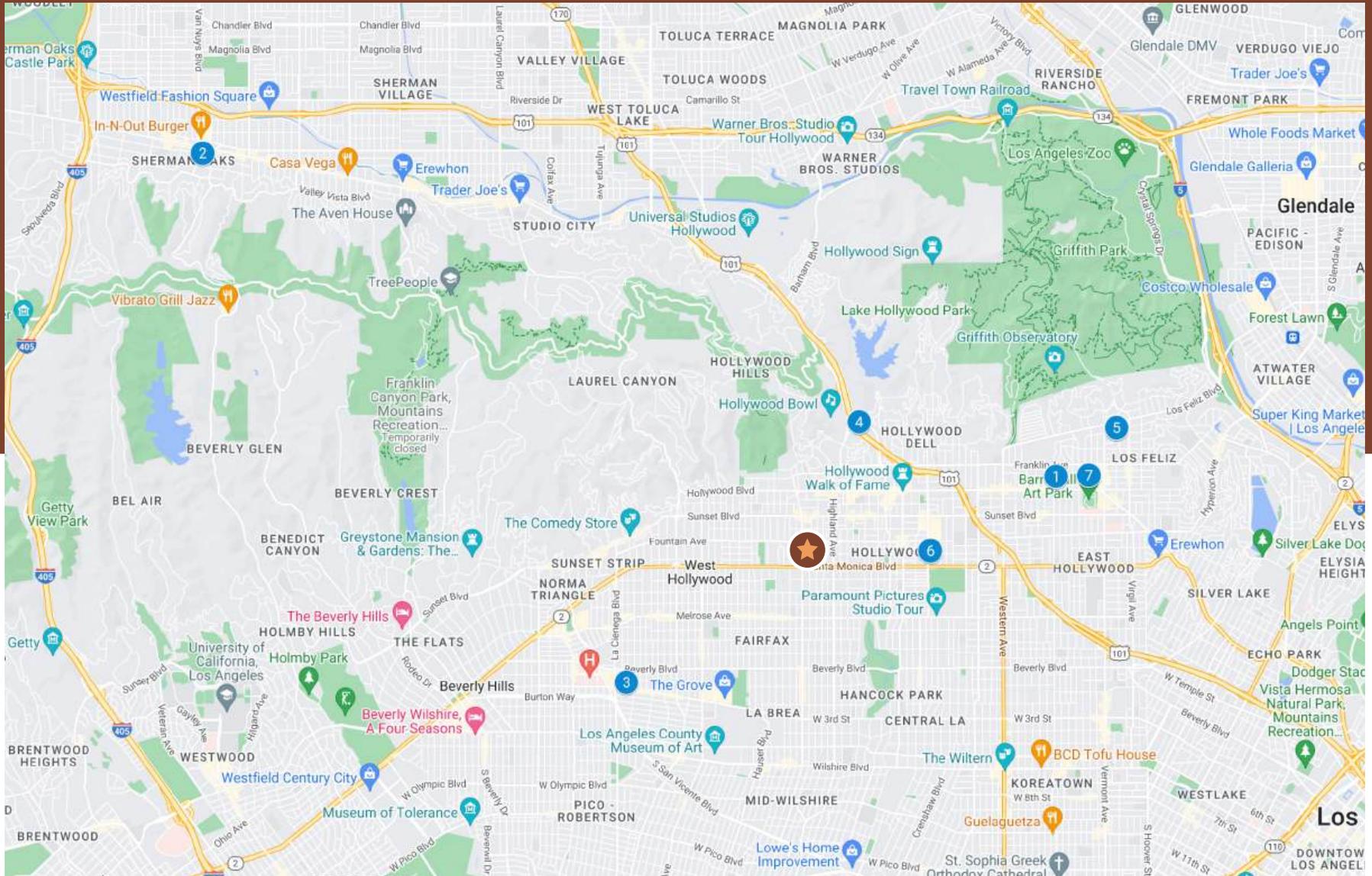
COMPS

- Sales Comparables
- Rent Comparables



THE KANNER GROUP
of KW Commercial

SALES COMPARABLES



Subject Property		Price	# of Units	Year Built	Unit Mix	GRM	CAP Rate	Price/Unit	Price/Sq. Ft.	Sq. Ft.			
1215 N Sycamore Ave Los Angeles, CA 90038		\$11,400,000	28	1989	15 (2+2) 4 (2+1) 9 (1+1)	12.16	5.07%	\$407,143	\$412	27,640			
Sales Comparables	Sale Date	Days on Market	Price	# of Units	Year Built	Distance from Subject (Mi.)	Unit Mix	GRM	CAP Rate	Price/Unit	Price/Sq. Ft.	Sq. Ft.	
#1	1800 N Normandie Ave Los Angeles, CA 90027	10/30/2023	N/A	\$27,465,000	80	1990	3.1	24 (2+2) 40 (1+1) 16 Singles	N/A	N/A	\$343,313	\$496	55,350
#2	14455 Dickens St Sherman Oaks, CA 91423	9/15/2023	N/A	\$6,315,000	18	1987	10.0	5 (2+2) 2 (2+1) 11 (1+1)	15.03	3.43%	\$350,833	\$405	15,600
#3	111 S Croft Ave Los Angeles, CA 90048	9/9/2022	148	\$7,150,000	11	1990	3.1	9 (2+2) 2 (1+2)	18.71	3.04%	\$650,000	\$517	13,818
#4	2330 N Cahuenga Blvd Los Angeles, CA 90068	5/27/2022	N/A	\$13,475,000	30	1987	1.6	28 (2+2) 2 (1+1)	N/A	N/A	\$449,167	\$504	26,715
#5	2123 Rodney Dr Los Angeles, CA 90027	3/25/2022	127	\$22,000,000	42	1986	4.2	12 (2+3)(2+2) 30 (1+1)(1+2)	19.41	2.99%	\$523,810	\$480	45,879
#6	1212 N Gower St Los Angeles, CA 90038	6/10/2022	N/A	\$7,105,000	16	1989	1.3	14 (2+2) 2 (1+1)	15.90	3.66%	\$444,063	\$365	19,470
#7	1806 N Berendo St Los Angeles, CA 90027	10/26/2022	N/A	\$15,600,000	34	1988	3.5	24 (2+2) 10 (1+1)	N/A	N/A	\$458,824	\$411	37,926
Sale Comparable Average:		11/15/2022	138	\$14,158,571	33	1988	3.8	N/A	17.26	3.28%	\$460,001	\$454	30,680

SUBJECT PROPERTY



1215 N Sycamore Ave, Los Angeles, CA 90038

Year Built:	1989
# of Units:	28
Unit Mix:	15 (2+2); 4 (2+1); 9 (1+1)
Price/Unit:	\$407,143
Price/Sq.Ft.:	\$412
Cap Rate:	5.07%
GRM:	12.16
Sale Price:	\$11,400,000

Casa Del Sycomoro

COMP #1



1800 N Normandie Ave, Los Angeles, CA 90027

Year Built:	1987
# of Units:	80
Distance from Subject:	3.1
Unit Mix:	24 (2+2); 40 (1+1); 16 Singles
Price/Unit:	\$343,313
Price/Sq.Ft.:	\$496
Cap Rate:	N/A
GRM:	N/A
Sale Price:	\$27,465,000
Sale Date:	10/30/2023

Tower at Hollywood Hills

COMP #2



14455 Dickens St, Sherman Oaks, CA 91423

Year Built:	1987
# of Units:	18
Distance from Subject:	10
Unit Mix:	5 (2+2); 2 (2+1); 11 (1+1)
Price/Unit:	\$350,833
Price/Sq.Ft.:	\$405
Cap Rate:	3.43%
GRM:	15.03
Sale Price:	\$6,315,000
Sale Date:	9/15/2023

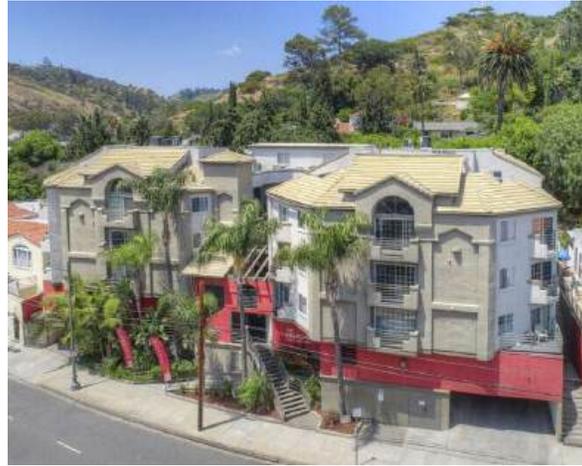
COMP #3



111 S Croft Ave, Los Angeles, CA 90048

Year Built:	1990
# of Units:	11
Distance from Subject:	3.1
Unit Mix:	9 (2+2); 2 (1+2)
Price/Unit:	\$650,000
Price/Sq.Ft.:	\$517
Cap Rate:	3.04%
GRM:	18.71
Sale Price:	\$7,150,000
Sale Date:	9/9/2022

COMP #4



2330 N Cahuenga Blvd, Los Angeles, CA 90068

Year Built:	1987
# of Units:	30
Distance from Subject:	1.6
Unit Mix:	28 (2+2)2 (1+1)
Price/Unit:	\$449,167
Price/Sq.Ft.:	\$504
Cap Rate:	N/A
GRM:	N/A
Sale Price:	\$13,475,000
Sale Date:	5/27/2022

The Hillpointe

COMP #5



2123 Rodney Dr, Los Angeles, CA 90027

Year Built:	1986
# of Units:	42
Distance from Subject:	4.2
Unit Mix:	12 (2+3)(2+2); 30 (1+1)(1+2)
Price/Unit:	\$523,810
Price/Sq.Ft.:	\$480
Cap Rate:	2.99%
GRM:	19.41
Sale Price:	\$22,000,000
Sale Date:	3/25/2022

The Rodney Luxury Apartments

SALES COMPARABLES

COMP #6



1212 N Gower St, Los Angeles, CA 90038

Year Built:	1989
# of Units:	16
Distance from Subject:	1.3
Unit Mix:	14 (2+2); 2 (1+1)
Price/Unit:	\$444,063
Price/Sq.Ft.:	\$365
Cap Rate:	3.66%
GRM:	15.90
Sale Price:	\$7,105,000
Sale Date:	6/10/2022

COMP #7



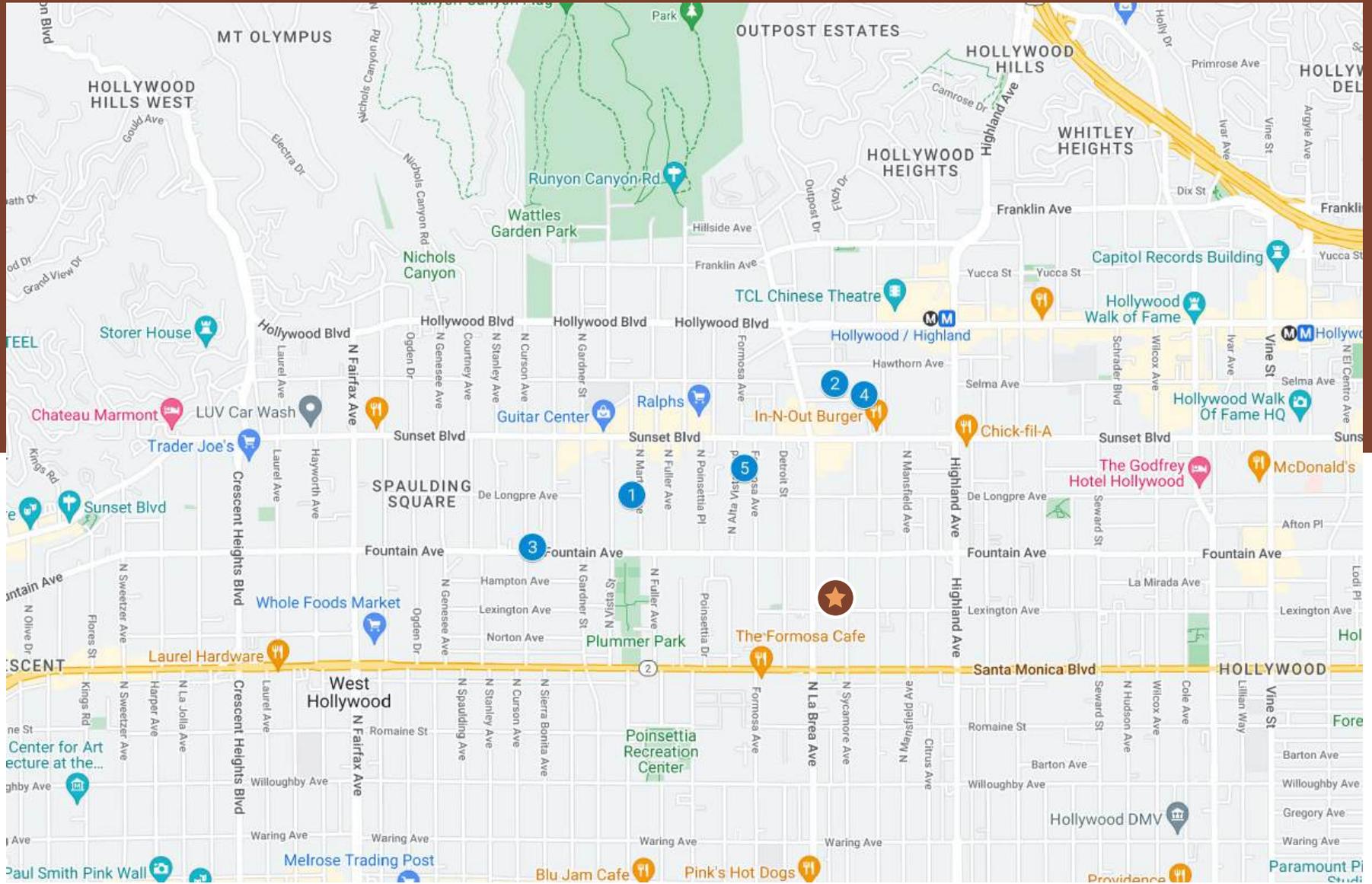
1806 N Berendo St, Los Angeles, CA 90027

Year Built:	1988
# of Units:	34
Distance from Subject:	3.5
Unit Mix:	24 (2+2); 10 (1+1)
Price/Unit:	\$458,824
Price/Sq.Ft.:	\$411
Cap Rate:	N/A
GRM:	N/A
Sale Price:	\$15,600,000
Sale Date:	10/26/2022





RENT COMPARABLES



Subject Property	# of Units	Year Built	Unit Mix	1+1			2+1			2+2		
				Unit Size (Avg. Sq. Ft.)	Rent Range	Rent/Sq. Ft. Range	Unit Size (Avg. Sq. Ft.)	Rent Range	Rent/Sq. Ft. Range	Unit Size (Avg. Sq. Ft.)	Rent Range	Rent/Sq. Ft. Range
1215 N Sycamore Ave Los Angeles, CA 90038	28	1989	15 (2+2) 4 (2+1) 9 (1+1)	675	\$1,655- \$2,200	\$2.18- \$3.25	900	\$2,140- \$2,420	\$2.56- \$2.90	950	\$2,420- \$2,589	\$2.75- \$3.00
Rental Property	# of Units	Year Built	Distance from Subject (Mi.)	Approx. Sq. Ft.	Rent	Rent/Sq. Ft.	Approx. Sq. Ft.	Rent	Rent/Sq. Ft.	Approx. Sq. Ft.	Rent	Rent/Sq. Ft.
#1 1353 N Martel Ave Los Angeles, CA 90046	87	1988	0.7	550	\$2,840	\$5.16						
#2 7045-7051 Lanewood Ave Los Angeles, CA 90028	40	2012	0.6	785	\$2,600	\$3.31				1,118	\$3,500	\$3.13
#3 1300 N Curson Ave West Hollywood, CA 90046	20	1961	0.8	635	\$2,850	\$4.49				904	\$3,500	\$3.87
#4 7027 Lanewood Ave Los Angeles, CA 90028	79	1987	0.6	630	\$2,901	\$4.60				927	\$3,511	\$3.79
#5 1440 N Alta Vista Blvd Los Angeles, CA 90046	42	1988	0.5	704	\$2,800	\$3.98						
Rent Comparable Averages	45	1987	0.6	661	\$2,798	\$4.31	N/A	N/A	N/A	983	\$3,504	\$3.60

SUBJECT PROPERTY



1215 N Sycamore Ave, Los Angeles, CA 90038

Year Built:	1989
# of Units:	28

Unit Type	Approx. Sq. Ft.	Rent	Rent/Sq Ft.
1+1	780	\$1,655-\$2,200	\$2.18-\$3.25
2+1	835	\$2,140-\$2,420	\$2.56-\$2.90
2+2	870	\$2,420-\$2,589	\$2.75-\$3.00

Casa Del Sycomoro

COMP #1



1353 N Martel Ave, Los Angeles, CA 90046

Year Built:	1988
# of Units:	87
Distance from Subject:	0.7

Unit Type	Approx. Sq. Ft.	Rent	Rent/Sq Ft.
1+1	550	\$2,840	\$5.16

The Joshua Apartments

COMP #2



7045-7051 Lanewood Ave, Los Angeles, CA 90028

Year Built:	2012
# of Units:	40
Distance from Subject:	0.6

Unit Type	Approx. Sq. Ft.	Rent	Rent/Sq Ft.
1+1	785	\$2,600	\$3.31
2+2	1118	\$3,500	\$3.13

The Pines

COMP #3



1300 N Curson Ave, West Hollywood, CA 90046

Year Built:	1961
# of Units:	20
Distance from Subject:	0.8

Unit Type	Approx. Sq. Ft.	Rent	Rent/Sq Ft.
1+1	635	\$2,850	\$4.49
2+2	904	\$3,500	\$3.87

Callie on Curson

COMP #4



7027 Lanewood Ave, Los Angeles, CA 90028

Year Built:	1987
# of Units:	79
Distance from Subject:	0.6

Unit Type	Approx. Sq. Ft.	Rent	Rent/Sq Ft.
1+1	630	\$2,901	\$4.60
2+2	927	\$3,511	\$3.79

Lanewood Pines

COMP #5



1440 N Alta Vista Blvd, Los Angeles, CA 90046

Year Built:	1988
# of Units:	42
Distance from Subject:	0.5

Unit Type	Approx. Sq. Ft.	Rent	Rent/Sq Ft.
1+1	704	\$2,800	\$3.98

Urbanlux Hollywood Premium





SECTION FOUR

MARKET OVERVIEW

- The Neighborhood
- The Lifestyle
- Local Attractions
- Metro Map
- New Developments
- In The News
- Demographics
- Job Center Proximity
- Top Employers



THE KANNER GROUP
of KW Commercial

THE NEIGHBORHOOD

HOLLYWOOD:

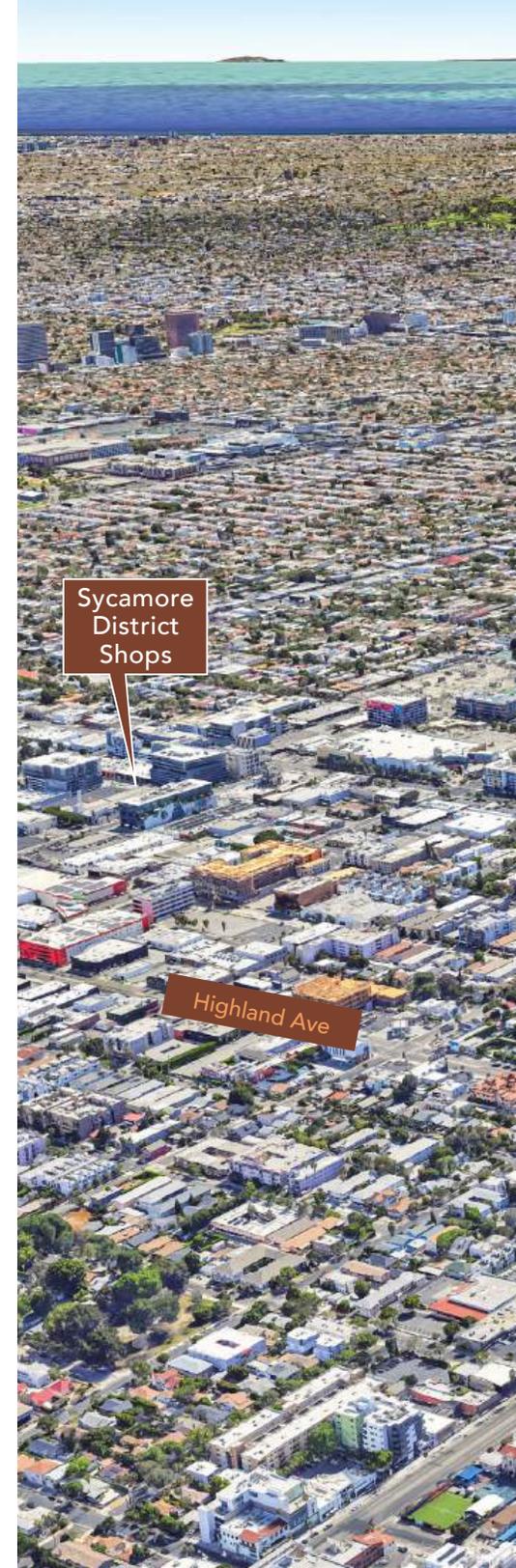
ONE OF THE MOST INFLUENTIAL AND CULTURALLY-SIGNIFICANT NEIGHBORHOODS IN THE NATION

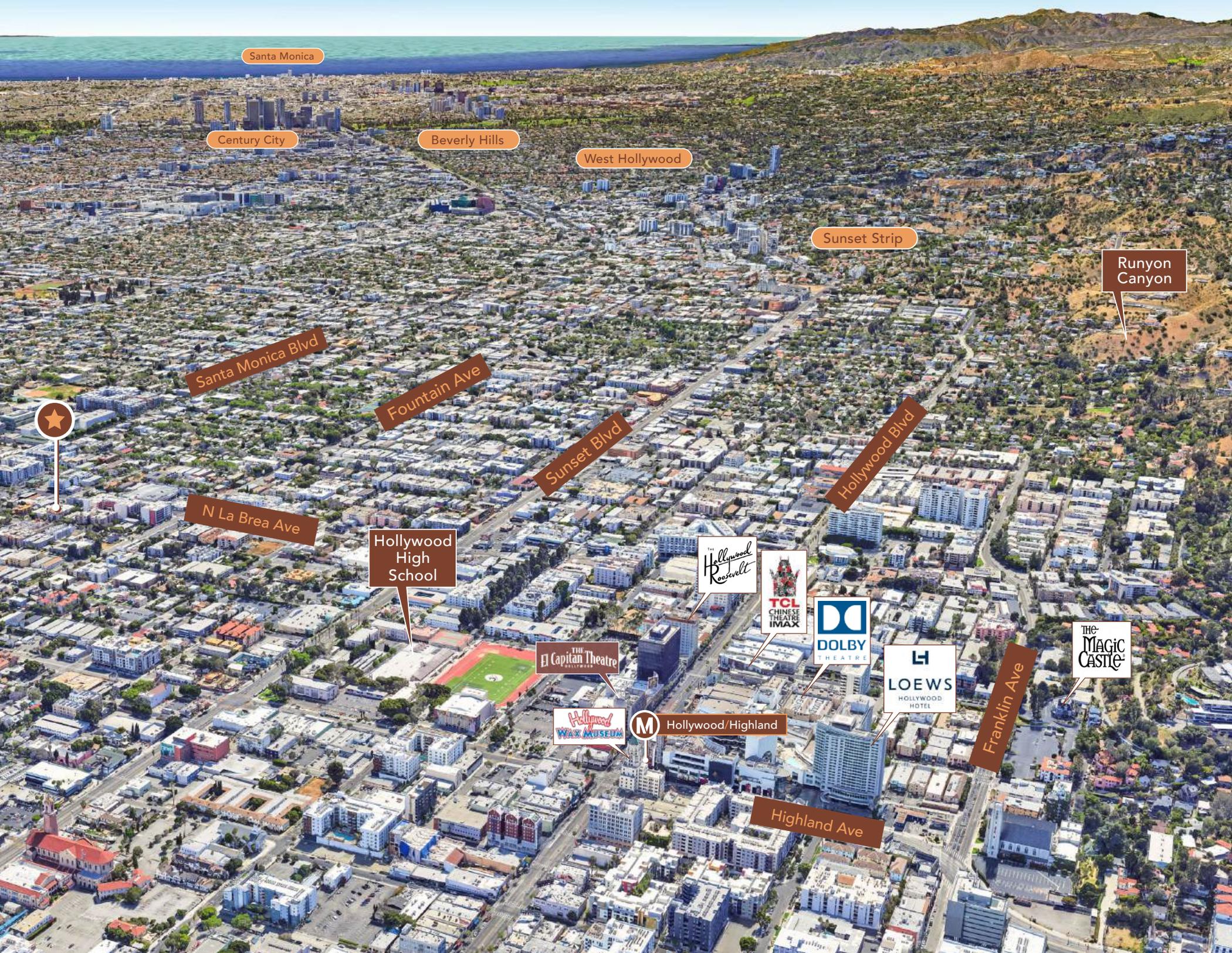
↳ The Hollywood submarket is supremely located luxury Southern California living, where classic and modern architecture, gorgeous landscapes and endless entertainment, lifestyle, and career opportunities converge to make one of the most iconic cultural and employment hubs of the world.

1215 N Sycamore Ave is supremely situated in the heart of the highly coveted Sycamore District submarket of Hollywood/LA Proper, where classic and modern architecture, gorgeous landscapes, entertainment destinations, and innumerable lifestyle amenities, career opportunities converge to make up one of the most iconic cultural and employment hubs of the world. The Sycamore District is a flourishing submarket located south of Hollywood, the Hollywood Hills and Runyon Canyon; east/northeast of the Sunset Strip, West Hollywood, and Beverly Hills; west of Los Feliz and Silver Lake; and north of Beverly Grove and the Fairfax district.

The core of Hollywood just 0.5 miles to the east and the epicenter of West Hollywood is just 1 mile west-southwest of 1215 N Sycamore Ave, providing convenient access to some of LA's most iconic landmarks, theatres, music venues, restaurants, and nightlife destinations—the SoHo House, Pantages Theatre, Chateau Marmont, The Mondrian, the WeHo Gay District, The Hollywood Bowl, and The Pacific Design Center. The entrance to Runyon Canyon, a 160-acre park known as one of the most popular hiking destinations in LA, is only 1 mile north of the property, offering tenants access to numerous hiking trails known for sweeping city views and people watching, plus an off-leash dog park. Griffith Park, the 2nd largest city park in California, is only 3 miles away, offering endless attractions with diverse hiking and biking trails, the famous Greek Theatre, Griffith Observatory, Los Angeles Zoo, public tennis courts and golf courses, horseback riding, and picnic areas.

Located on Hollywood Blvd and flanked by La Brea Ave, Sunset Blvd, and Fairfax Ave, this property offers unparalleled access to Los Angeles's main roads. Its prime location ensures easy access to affluent areas like Malibu, Santa Monica, Pacific Palisades, and the San Fernando Valley, embodying convenience and luxury. Only 1.5 miles northwest is West Hollywood, known for its lively nightlife, cultural landmarks, and shopping, making it a key area for creative industries. Beverly Hills, 3.1 miles west, combines upscale Rodeo Drive shopping with luxury boutiques, fine dining, and specialized healthcare and finance offices. Century City, 5.7 miles west, is a hub for high-rise offices and studios, mainly in legal and finance, providing many employment opportunities. The property benefits from close proximity to essential transport links. Highway 2 is just 0.2 miles south, and the 101 Hollywood freeway, 1.5 miles northeast, offers direct routes to the entertainment sector. The 5 freeway, 5.4 miles to the northeast, and the nearby Hollywood/Highland B Line Station, 0.8 miles away, ensure easy travel throughout West Hollywood, East Hollywood, Koreatown, Wilshire Center, Universal City, and North Hollywood. 1215 N Sycamore Ave offers tenants the perfect location for accessing LA's top attractions and business hubs; an ideal choice for those seeking both connectivity and luxury in one of LA's most desirable neighborhoods.





Santa Monica

Century City

Beverly Hills

West Hollywood

Sunset Strip

Runyon Canyon

Santa Monica Blvd

Fountain Ave

Sunset Blvd

Hollywood Blvd

N La Brea Ave

Hollywood High School

The Hollywood Roosevelt

TCL CHINESE THEATRE IMAX

DOLBY THEATRE

LOEWS HOLLYWOOD HOTEL

THE MAGIC CASTLE

THE EL CAPITAN THEATRE

Hollywood WAX MUSEUM

M Hollywood/Highland

Franklin Ave

Highland Ave

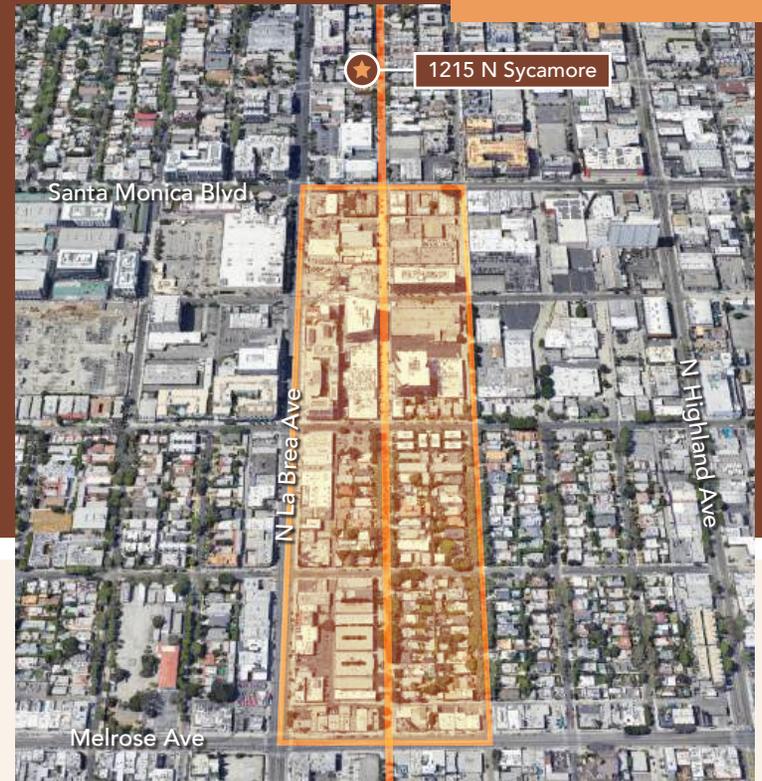
THE SYCAMORE DISTRICT

Sycamore Avenue is L.A.'s coolest new neighborhood

Food, art and fashion intersect on a stretch of North Sycamore Avenue in Hollywood. In a short time, it has become one of L.A.'s best new places to explore.

For Jerome Mage, owner of luxury eyewear brand Jacques Marie Mage, North Sycamore Avenue in Hollywood between Santa Monica Boulevard and Willoughby Avenue evokes a certain nostalgia.

"I really fell in love with that street," the French expat said. "It's a little slice of heaven, almost like what old L.A. used to be, from the early 2000s." The designer, whose business is based in Hollywood, liked the street so much that in late 2022 he opened his second retail location on Sycamore Avenue (the first is in Venice), with his atelier and offices tucked in back.



Mage is hardly alone. Over the course of a few short years, a stretch of North Sycamore, one street east of La Brea Avenue and around the corner from a long-standing neighborhood fixture, a 99 Cents Only store, has become a cultural hotbed, attracting a mix of boldface names and energetic upstarts from the worlds of food, art and fashion. It is quickly becoming what Hollywood Boulevard or Sunset Boulevard of yore were in terms of retail, celebrity and buzz.

Today it's not uncommon to see a slew of stylish Angelenos grabbing a coffee and pastry, checking out a gallery show or just browsing for some chic clothes in these roughly six blocks of mixed-used space, which includes homes, from Santa Monica Boulevard south to Melrose Avenue and La Brea Avenue east to Orange Drive. Who can say why or how, exactly, a city like Los Angeles rearranges itself, but there's no doubt that this little pocket of Hollywood has coalesced and blossomed during the COVID-19 pandemic — in no small part because of savvy real estate developers — with Sycamore Avenue as its center. And it's now beckoning the coolest kids in L.A.

Over the last few weeks, we spent time on the ground in the trendy, revived neighborhood to help give you the lay of the land. There's lots happening there, so here's a beginner's guide to the bustling new commercial district, which has been dubbed the Sycamore District.

Full Article:

<https://www.latimes.com/lifestyle/list/sycamore-avenue-la-coolest-new-neighborhood>



SiriusXM



Tartine Bakery



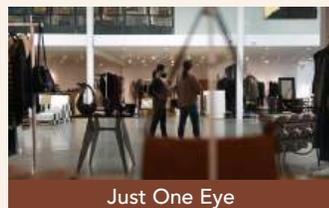
Supervinyl



Jeffrey Deitch Gallery



Heimat



Just One Eye



Sightglass Coffee

L.A.'s Thriving Sycamore District Is Home to Beyoncé's Management, SiriusXM, Top Restaurants and a Record Store



The 'coolest street' in Los Angeles is attracting music companies and a diverse array of retailers and eateries to a stroll-friendly area just east of La Brea

Los Angeles has a new, hidden hub of music, art, retail and restaurants frequented by some of the biggest stars in music who are increasingly lured to the area by industry staples including SiriusXM, Jay-Z's Roc Nation, Beyoncé's Parkwood Entertainment, recording studio Record Plant and, soon, Sony Music Publishing.

The 900 and 1000 blocks of North Sycamore Avenue, just east of La Brea Avenue — between Santa Monica Boulevard and Willoughby Avenue — have been rebranded as the Sycamore District. It's quickly becoming a daytime destination for Angelenos seeking a relaxing stroll in a lively neighborhood filled with delicious eats, comfortable cafés, unique stores and art galleries.

"It's a very cool neighborhood," SiriusXM president and chief content officer Scott Greenstein tells Los Angeles. The satellite radio giant opened its West Coast headquarters in 2019, and its live-performance space, "the Garage," has hosted Coldplay, Florence + the Machine, Foo Fighters, Måneskin, Tom Morello, Metallica and Neil Young, among others, and also has drawn the likes of Jennifer Aniston, Robert Downey Jr., Jimmy Kimmel and Arnold Schwarzenegger — all of whom are being introduced to a reinvented area once better known for boarded-up buildings, vacant lots, a cement factory (it's still there) and a 99 Cents Only store. "We took a chance on it; we were in there very early," says Greenstein of the decision to move into 953 N. Sycamore Ave. — an eight-story, 67,787-square-foot office space the company shares with Jay-Z's Roc Nation and leases from CIM Group. "But it turned out to be a great choice because the studio is amazing, and the neighborhood is an asset where people want to go."

Indeed, on the day Los Angeles visited, British artist Arlo Parks had just finished her SiriusXM set when audience members were spotted grabbing lunch at Tartine, Sightglass Coffee, Gigi's and Mizlala and stopping in at record store Supervinyl. Barry Perlman, who opened Supervinyl in 2018, describes North Sycamore Avenue as "the coolest street in L.A.," a sentiment echoed by every other tenant we spoke with, and the product of a vision carefully curated by CIM cofounders Shaul Kuba and Avi Shemesh.

Full Article:

<https://lamag.com/real-estate/sycamore-district-los-angeles-map-beyonce-management-siriusxm-roc-nation>

SYCAMORE DISTRICT HOT SPOTS:

1. **GIGI'S** serves California-influenced French fare alongside craft cocktails.
2. **JEFFREY DEITCH** opens eyes and minds through contemporary art exhibitions.
3. **MIZLALA** offers tasty Mediterranean food, with indoor and outdoor seating, plus a juice bar.
4. **MOTOR CARS LA, MR. T, ROC NATION** and **SIRIUSXM** all call the block's flagship building home.
5. **PAUSE** provides a wide range of cutting-edge wellness treatments
6. **RECORD PLANT** is where the biggest musicians have recorded some of their greatest hits.
7. **SIGHTGLASS COFFEE** is a popular place for a drink or a bite.
8. **SUPERVINYLL** offers new music releases and slick turntables.
9. **TARTINE** features delicious breads, pastries, sandwiches and more in a relaxed, inviting atmosphere
10. **SONY MUSIC PUBLISHING**, home to hit songwriters past and present, is the newest kid on the block.



Gigi's



Jacques Marie Mage



Mizlala

ABOUT THE NEIGHBORHOOD

Hollywood/LA Proper has a storied past that traces back to its early days as the heart of the American film industry. Beginning in the early 20th century, Hollywood transformed from a small community to a bustling epicenter of cinema, attracting aspiring actors, filmmakers, and studio executives. This rapid development was marked by the construction of iconic studios and theaters, setting the stage for what would become the world's entertainment capital.

Over the decades, Hollywood has continued to evolve, embracing technological advancements and diversifying its entertainment offerings beyond film to include television, music, and digital media. Today, Hollywood is home to a diverse population that includes a blend of artists, professionals, and families.

Hollywood's residents represent a melting pot of traditions and cultures, contributing to its dynamic nightlife, entertainment, and culinary scene. The neighborhood boasts an array of world-class restaurants, theaters, and iconic landmarks like the Hollywood Walk of Fame and the Chinese Theatre. This blend of historical significance and contemporary flair makes for a unique and exciting place to live.

Furthermore, Hollywood's strategic location provides easy access to other key areas of Los Angeles, including Beverly Hills and the Pacific coast. Its diverse population and rich cultural tapestry create a vibrant community where innovation, creativity, and inclusivity thrive.

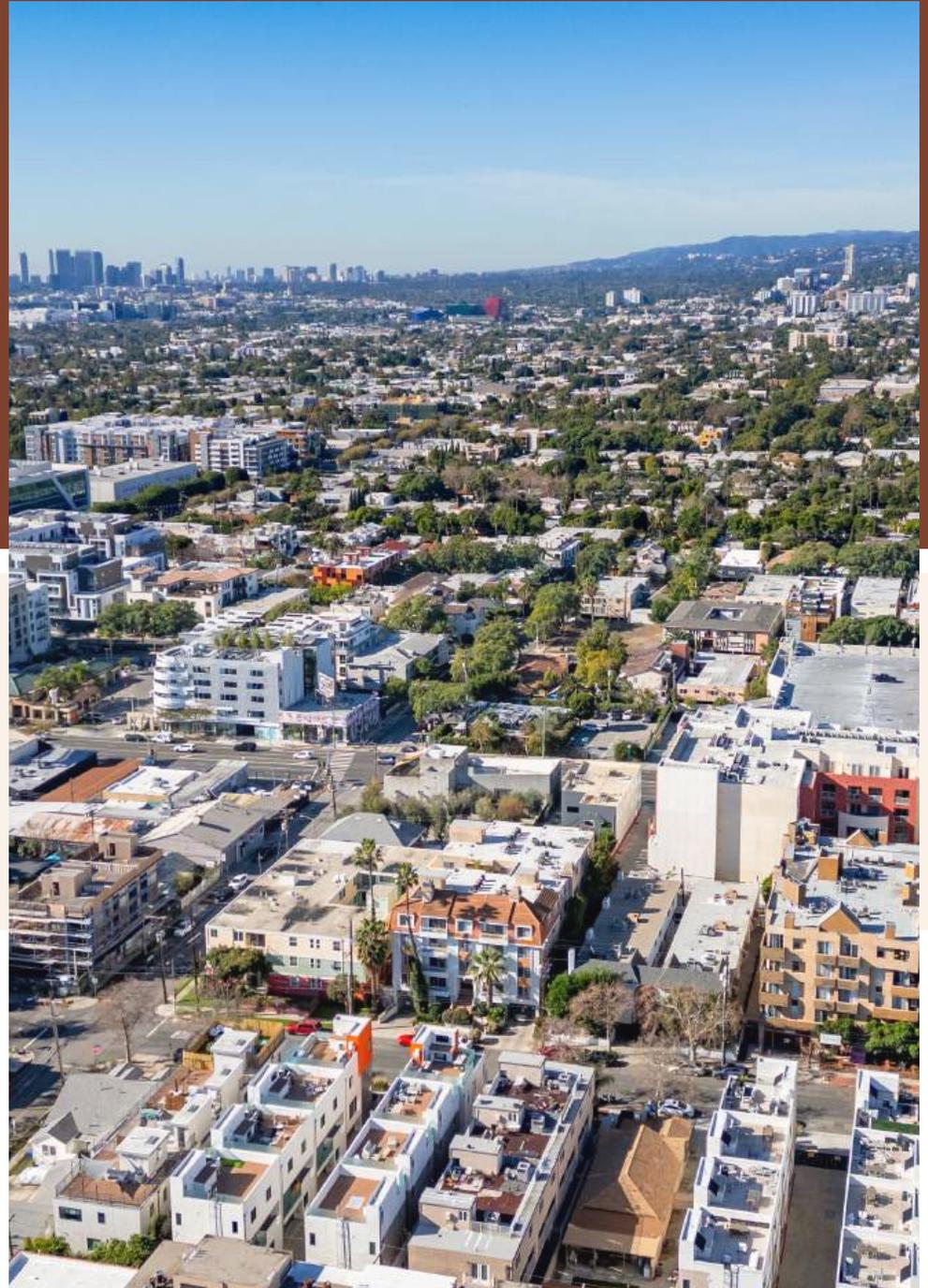
Hollywood's commitment to community engagement, public arts, and social services programs demonstrates its ongoing dedication to enhancing the quality of life for all its residents.

95



Walk Score

Walker's Paradise
Daily errands do not require a car.





Vibrant + Central Location

Located in the heart of metropolitan LA, Hollywood/LA Proper stands as a thriving economic and cultural beacon. Hollywood and its vibrant landscape continues to grow and evolve, attracting a diverse range of industries. Notably, it has become a magnet for major tech companies like Netflix, which coexist alongside the traditional entertainment studios that have long defined the area's character. Renowned for its stunning architecture nestled among famous streets and perched in scenic hills, this area exemplifies a unique blend of opulence, artistic beauty, and natural splendor, making it a highly sought-after destination.



Metro + Transportation

The LA Metro, a world-class transportation system, significantly enhances the quality of life in LA by offering fast, clean, affordable, and accessible mobility across LA County at any time. With recent expansions, the Metro system is alleviating traffic congestion and pollution while providing a safe and efficient way to explore the city around the clock. The highly anticipated Purple Line Extension is now underway, creating a high-capacity, high-speed, and reliable option for commuters traveling between downtown Los Angeles, the Miracle Mile, Beverly Hills, and Westwood, with Hollywood/LA Proper as a key beneficiary of this enhanced connectivity.



Great Food

The rich cultural diversity of LA has catapulted it to the forefront of exciting food cities globally. Hollywood/LA Proper, located at the heart of this culinary landscape, offers access to the best of LA's cuisine. Celebrated chefs at the Michelin Star-winning Providence, world-renowned sushi at Nobu Restaurant, historical gems like Musso & Franks, health-conscious options like Fitness Kitchen LA, and iconic treats from Pink's Hot Dogs, In & Out Burger, and Roscoe's Fried Chicken & Waffles are all easily accessible. Hollywood's proximity to these culinary hotspots ensures a delightful experience for all taste buds.



Shopping

As a central hub of LA shopping, Hollywood/LA Proper is surrounded by famous shopping areas and boutiques. The Hollywood & Highland Shopping Complex, with 75 shops, restaurants, a movie theater, nightclub, and the Dolby Theatre, covers two blocks. Melrose Ave, known for its fashion, vintage, and specialty shops, and Sunset Plaza, featuring upscale stores and restaurants on the Sunset Strip, are nearby. The Universal CityWalk offers a vibrant mix of shopping and dining. Beyond Hollywood, destinations like Rodeo Drive in Beverly Hills and The Grove/Original Farmers Market in the Fairfax district offer extensive shopping experiences.



Music + Nightlife

Positioned between glamorous Beverly Hills and the iconic Hollywood, Hollywood/LA Proper presents an all-welcoming atmosphere, catering to a diverse mix of live music enthusiasts, club-goers, and relaxed socializers. The area's nightlife scene includes a variety of dance clubs, bars, and venues. Renowned spots like The Abbey, along with high-end clubs like The Avalon & Bardot and Chateau Marmont, offer a vibrant nightlife experience. Legendary music venues like The Troubadour, Whiskey-A-Go-Go, The Hollywood Forever Cemetery, and the Hollywood Bowl are within easy reach, hosting some of the biggest names in music.



Arts + Culture

Hollywood, renowned for its entertainment industry roots, is a vibrant center for arts and cultural events. The neighborhood hosts the Cinespia Film Series at the Hollywood Forever Cemetery, offering outdoor screenings of classic films. It's also a hub for various film festivals, art exhibitions, and live performances, showcasing the area's artistic flair. Notable events, including the glamorous Academy Awards at the Dolby Theatre, emphasize Hollywood's prominent role in the film world. Throughout the year, Hollywood's diverse cultural events highlight the talents of both local and broader LA communities, contributing to its dynamic and culturally enriched atmosphere.

LOCAL ATTRACTIONS



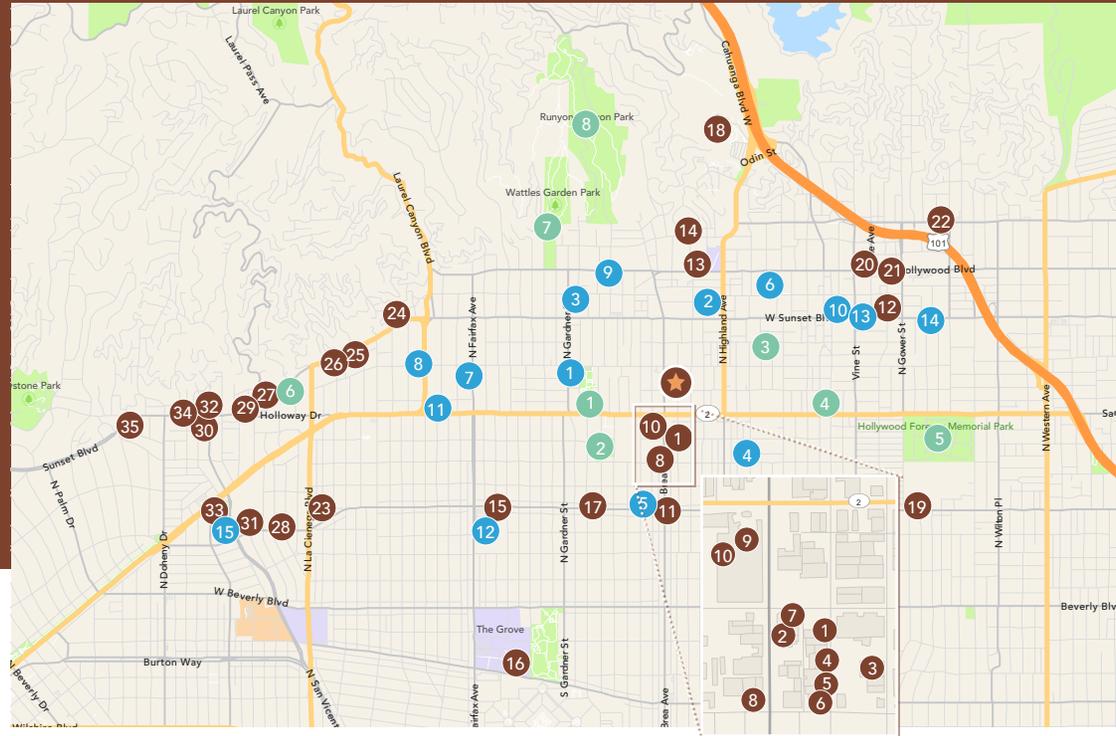
Chateau Marmont



The Mondrian Skybar



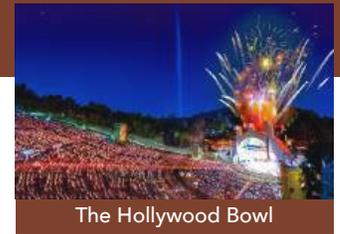
Sightglass Coffee



Emerson College



Hollywood Forever Cemetery



The Hollywood Bowl

Dining + Entertainment

- | | |
|-----------------------------|--------------------------------------|
| 1. Sycamore District | 18. Hollywood Bowl |
| 2. HEIMAT | 19. Paramount Pictures Studio Tour |
| 3. Jeffrey Deitch | 20. Hollywood Pantages Theatre |
| 4. Just One Eye | 21. The Fonda Theatre |
| 5. Tartine Sycamore | 22. Upright Citizens Brigade Theatre |
| 6. Sightglass Coffee | 23. Melrose Place |
| 7. Mother Tongue Restaurant | 24. Chateau Marmont |
| 8. Sprouts Farmers Market | 25. Sunset Tower Hotel |
| 9. Target | 26. Mondrian Los Angeles |
| 10. West Hollywood Gateway | 27. Sunset Plaza |
| 11. Pink's Hot Dogs | 28. Urth Caffe Melrose |
| 12. Hollywood Palladium | 29. Eveleigh |
| 13. TCL Chinese Theatre | 30. The London WeHo at Beverly Hills |
| 14. The Magic Castle | 31. Pacific Design Center |
| 15. Melrose Trading Post | 32. Whisky a Go Go |
| 16. The Grove | 33. The Abbey Food & Bar |
| 17. Blu Jam Cafe | 34. The Roxy Theatre |
| | 35. Soho House West Hollywood |

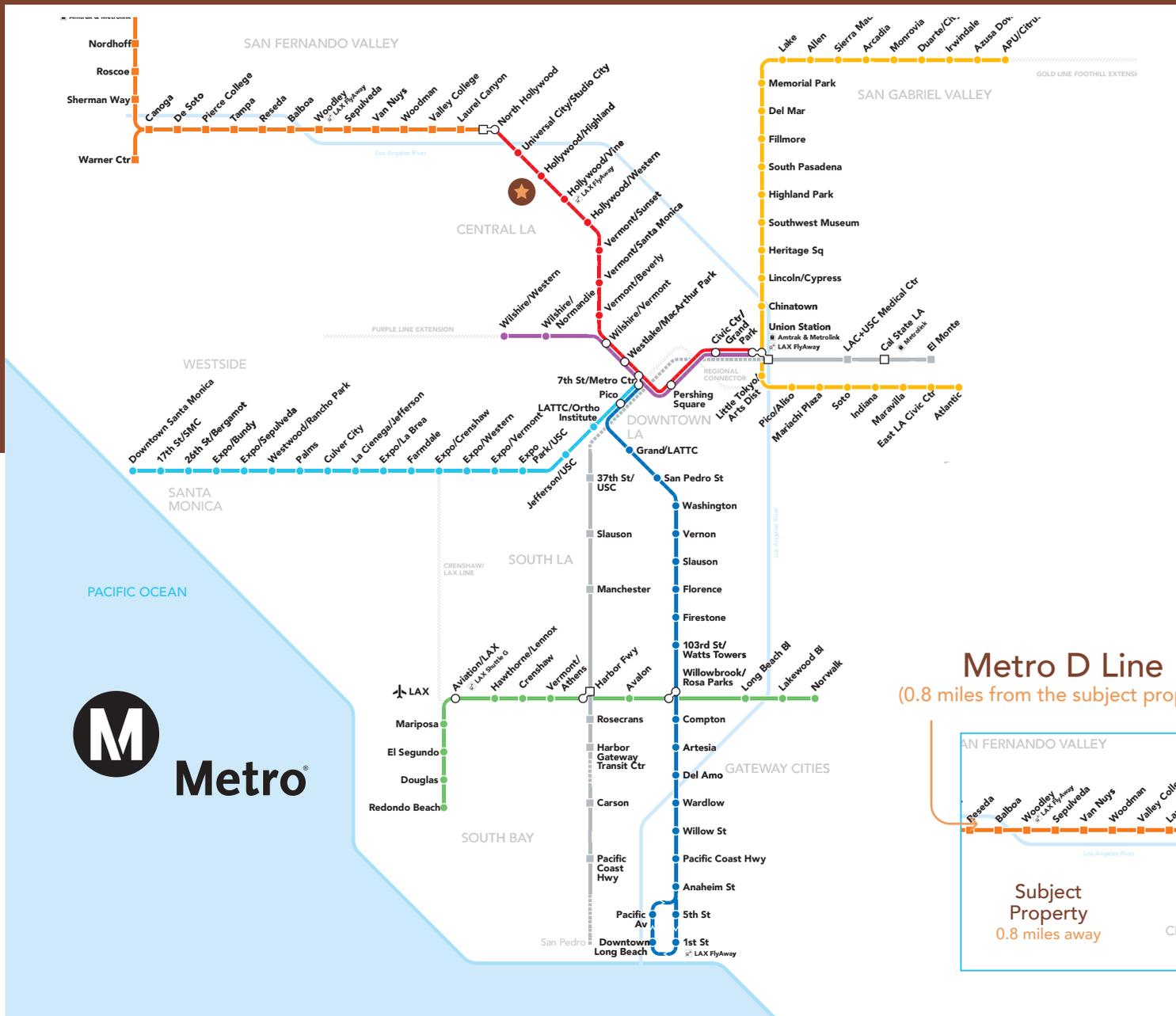
Parks + Recreation

1. Plummer Park
2. Poinsettia Recreation Center
3. De Longpre Park
4. Hollywood Recreation Center
5. Hollywood Forever Cemetery
6. Equinox West Hollywood
7. Wattle Garden Park
8. Runyon Canyon Park

Schools

1. Walther School
2. Hollywood High School
3. Gardner Street Elementary School
4. Hubert Howe Bancroft Middle School
5. Melrose Elementary School
6. Selma Avenue Elementary School
7. Larchmont Charter School - Fairfax
8. West Hollywood College Preparatory
9. Temple Israel Of Hollywood
10. The Los Angeles Film School
11. Beverly Hills Children's Academy
12. Fairfax High School
13. Columbia College Chicago
14. Emerson College Los Angeles Center
15. West Hollywood Library

METRO MAP



Rail Station
Transfer Station
Busway Station

Metro Rail

- Red Line** ● North Hollywood to Union Station
- Purple Line** ● Wilshire/Western to Union Station
- Blue Line** ● Downtown LA to Long Beach
- Expo Line** ● Downtown LA to Santa Monica
- Green Line** ● Redondo Beach to Norwalk
- Gold Line** ● East Los Angeles to Azusa

Metro Busway

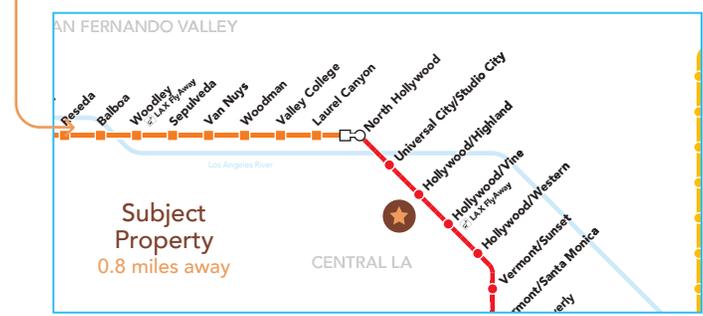
- Orange Line** ■ Chatsworth to North Hollywood
- Silver Line** ■ San Pedro to El Monte

Regional Rail

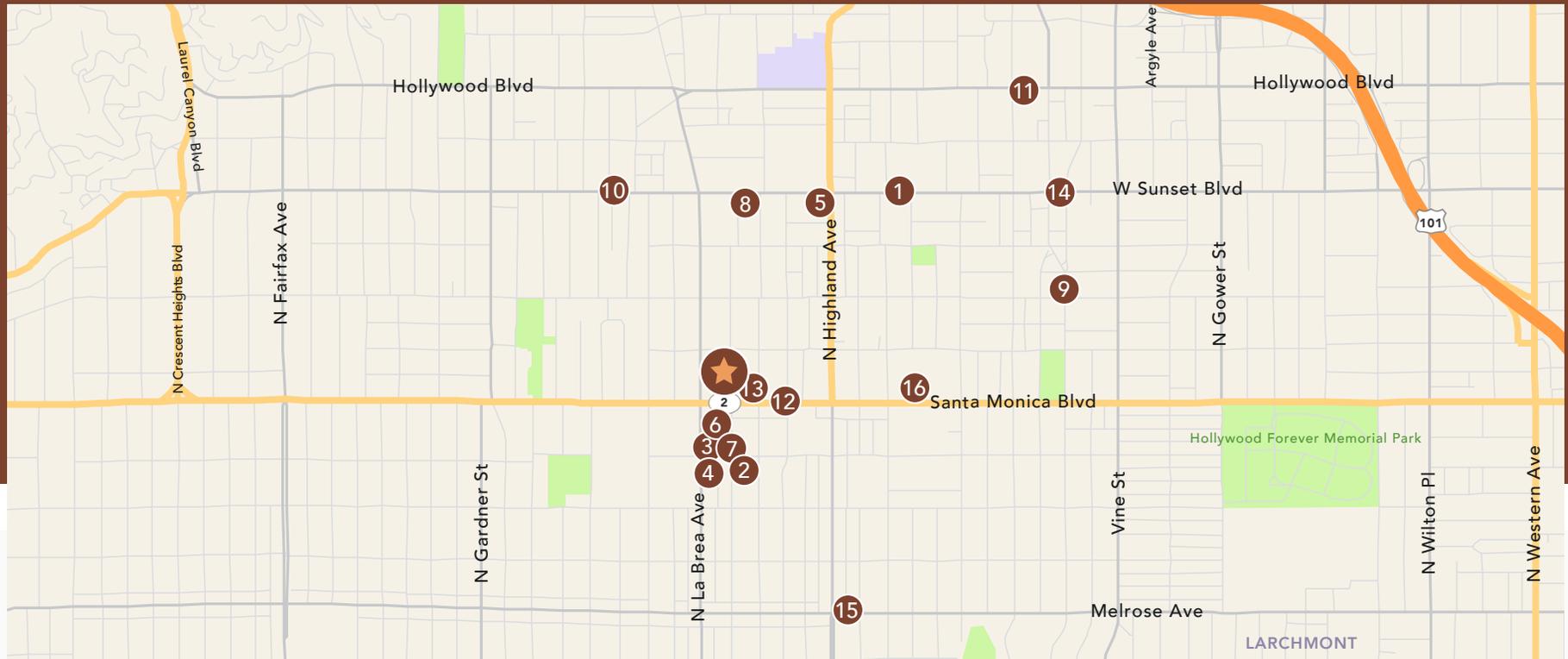
- Amtrak**
amtrak.com
- MetroLink**
metrolinktrains.com
- Airport Shuttle**
LAX FlyAway
lawa.org/flyaway
LAX Shuttle (free)
lawa.org

DEC 2017 Subject to Change

Metro D Line (0.8 miles from the subject property)



NEW DEVELOPMENTS



6671 W Sunset Blvd

Two mid-rise towers occupying a C-shaped site that also fronts McCadden Place including 443,170 sqft of office space; 5,330 sqft retail/restaurant space, and 55,020 sqft of commercial space for a production studio and 500-seat auditorium/venue.



7000 W Romaine + 948 N Sycamore

A new 14-story building featuring 195,000 square feet of offices, accompanied by 6,393 square feet of ground-floor commercial space and an 809-car garage.



1000 N La Brea

A new 34-story building which would feature 514 apartments above 30,000 square feet of ground-floor commercial space and a 674 parking spaces located in a podium and subterranean garage.



960 N La Brea Ave

RSG Group, the parent company of Gold's Gym, has completed work on a luxury health and wellness club on the border between Los Angeles and West Hollywood.



5 6800 Sunset Boulevard

A new 42-story tower w/ 298 studio, 1-2-and-3-bedroom apartments, 115 hotel rooms, and ground-floor commercial space; and a 12-story building w/ 80 units of affordable housing for seniors



6 1040 La Brea

A 7-story building that would contain 116 hotel rooms, a podium-level pool and amenity deck, and ground-floor commercial space.



7 1011 N Sycamore Ave

A new 7-story, 110-foot-tall building w/ 78,000 sqft of offices and commercial space on the top 3 floors and ground level. Parking for 277 vehicles would be provided in two subterranean levels and three above-grade levels.



8 7022 W Sunset Blvd

This 7-story building would rise on W Sunset. The development would hold 112 apartments, 60 parking spaces, and 2,700 of retail space.



9 1311 N Cahuenga

Rise Hollywood will rise 7 stories and bring more shops and 369 more apartments to a home-plate-shaped, 2-acre property bordered by Cahuenga Boulevard and Cole and Fountain Avenues.



10 7225 Sunset Blvd

The 11-story Chaplin Hotel near the rock 'n' roll Ralphs would contain 93 guest rooms. Parking would come via a four-level underground structure.



11 6430 Hollywood

The development is a 15-story complex that would include 260 units and 17,800 sqft of retail and restaurant space. Parking for 420 cars would be located in a five-story lot—including 2 underground levels.



12 6901 Santa Monica

This mixed-use project would hold 231 housing units, including 15 for very-low income tenants. The ground floor brings 15,000 sqft of retail space to the structure and parking for 390 cars in a partially underground garage.



13 7001 W Santa Monica

Tesla's first combination diner and charging facility, located on the former site of a Shakey's restaurant in Hollywood, would be surrounded by a 30-car surface parking lot, each of which would include a charging station.



14 6400 Sunset Blvd

GPI Properties is planning to replace Amoeba Tower with a glassy, 28-story tower with 232 residential units and 7,000 square feet of commercial space along the ground level.



15 6637 Hollywood

This six-story hotel from CIM Group will bring almost 20,000 square feet of commercial space and an art gallery along with its 167 rooms.



16 6677 Santa Monica

This mixed-user would bring 695 apartments to Santa Monica Boulevard near Highland. Additionally, the project will hold roughly 20,000 square feet of retail space and 56 units of affordable housing.

IN THE NEWS

New details for West Hollywood's future tallest tower at 1000 N. La Brea Avenue

CIM Group aims to break ground on the 34-story building in 2025

An initial study published earlier this month offers new details for a proposed high-rise development could one day rank as the tallest building in the City of West Hollywood.

The proposed project, first revealed in community meetings held in mid-2023, comes from Mid-Wilshire-based CIM Group, which acquired the notorious Cemex Hollywood Concrete Plant roughly one year ago.

CIM is currently seeking approvals to raze the increasingly out-of-place industrial complex at 1000 N. La Brea Avenue to redevelop the underlying property with a new 34-story building which would feature 514 apartments above 30,000 square feet of ground-floor commercial space and a 674 parking spaces located in a podium and subterranean garage.

Plans call for a mix of studio, one-, and two-bedroom dwellings, with 128 to be set aside as affordable and workforce housing.

The tower, which would rise approximately 377 feet in height, is described in plans as an L-shaped structure with recesses and cutouts, using unevenly layered floors to allow for assorted balcony placements and overhang areas which could serve as outdoor gardens. Proposed finishes include wood-finish metal mullions and canopies, glass railings, and frosted glass windows. The tower's color palette would include neutral and earth-toned colors in shades of blue, gray, and brown. Additionally, billboards are planned around the exterior of the structure at seven locations.

Planned private open spaces include a fitness center, a lounge, a yoga room, a library, and an outdoor swimming pool. Additionally, an entry plaza with outdoor seating and an art feature would be located at the southwest corner of the site at La Brea and Romaine Street.

Weherville previously reported that Large Architecture is designing 1000 La Brea.

According to the initial study, construction of 1000 La Brea is expected to occur over a roughly 32-month period commencing in October 2025 and concluding by June 2028. That schedule is contingent on approvals from the City of West Hollywood, including items such as a development agreement and a zoning map amendment.

CIM Group, which owns a number of properties along the segment of La Brea Avenue which divides the City of West Hollywood from Los Angeles, has transformed previously industrial blocks into a mix of apartment buildings, shops, restaurants, and office buildings leased by satellite radio provider SiriusXM and Kaiser Permanente. Its future plans for the area also include yet another office complex on the eastern half of the Cemex property, which falls within L.A. city limits. The Cemex property also borders a property at 1040 La Brea where CIM is planning a mid-rise hotel complex.

NOVEMBER 27, 2023 | STEVEN SHARP



Full Article:

<https://la.urbanize.city/post/new-details-west-hollywoods-future-tallest-tower-1000-n-la-brea-avenue>

IN THE NEWS

Ovation Hollywood's \$100M renovation is complete

The upper floors of the former Hollywood & Highland Center have been converted to office

After three years of work, Gaw Capital USA and DJM have wrapped up work on a \$100-million revamp of what was formerly known as the Hollywood & Highland Center. The Walk of Fame landmark, now branded as Ovation Hollywood, was acquired by Gaw Capital and DJM in 2019 for \$325 million - a move billed as "the largest single asset retail transaction outside of Manhattan that year."



URBANIZE
LOS ANGELES

After that point, the owners tapped architecture firm Gensler to reimagine the complex - most notably by ditching the Babylonian-themed archway and elephant statues which recreated set from the D.W. Griffith film *Intolerance*. Instead, it emphasizes classic Hollywood, with an Art Deco theme and new artwork by Geoff McFetridge opening onto the large courtyard at the center of the complex.



"The property was desperate for a new vision and a team to bring it into the future of retail," said Dan Lee, Gaw Capital USA's managing director of investments in a press release. "We partnered with DJM to redevelop a property lacking relevancy and recognition—despite being located on one of Hollywood's most iconic intersections—by way of intersecting innovation and history adequately, we've rebranded and modernized to create a dynamic world that tourists seek out and locals love."

Ovation, per a leasing deck, is less retail-centric than the former Hollywood & Highland Center. Of its total 475,000 square feet of space, Roughly 240,000 is dedicated to shops and restaurants, with 40,000 square feet of area set aside for events, and 150,000 square feet of space on the upper floors for offices.

NOVEMBER 22, 2023 | STEVEN SHARP

Full Article:

<https://urbanize.city/la/post/koreatown-696-new-hampshire-apartment-construction>



SEIZE THE VINTAGE

ARTERIOS

MELROSE AVE
8600 W

SALE

2-MILE DEMOGRAPHICS

\$1,466,746

Average Home Value



66.4%

Bachelor's/Grad/ Professional Degree



76.9%

White Collar Employees

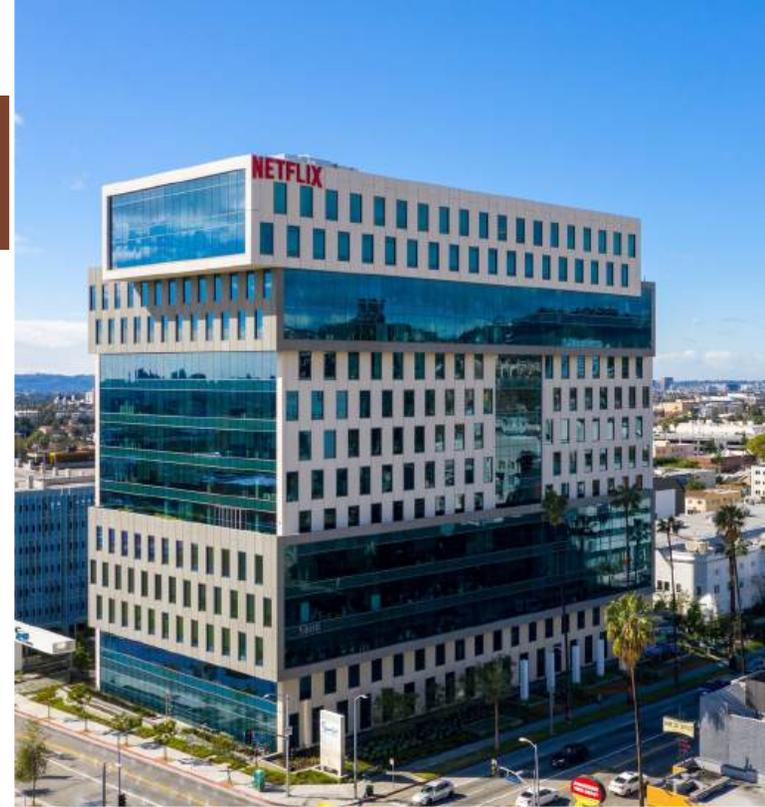


94,145

Households within 2-mile radius



*Demographics from ESRI, 2023



KEY FACTS

Population: 172,570

Families: 29,653

Median Age: 38.6 years

Average Household Size: 1.79

Average Household Income: \$123,415

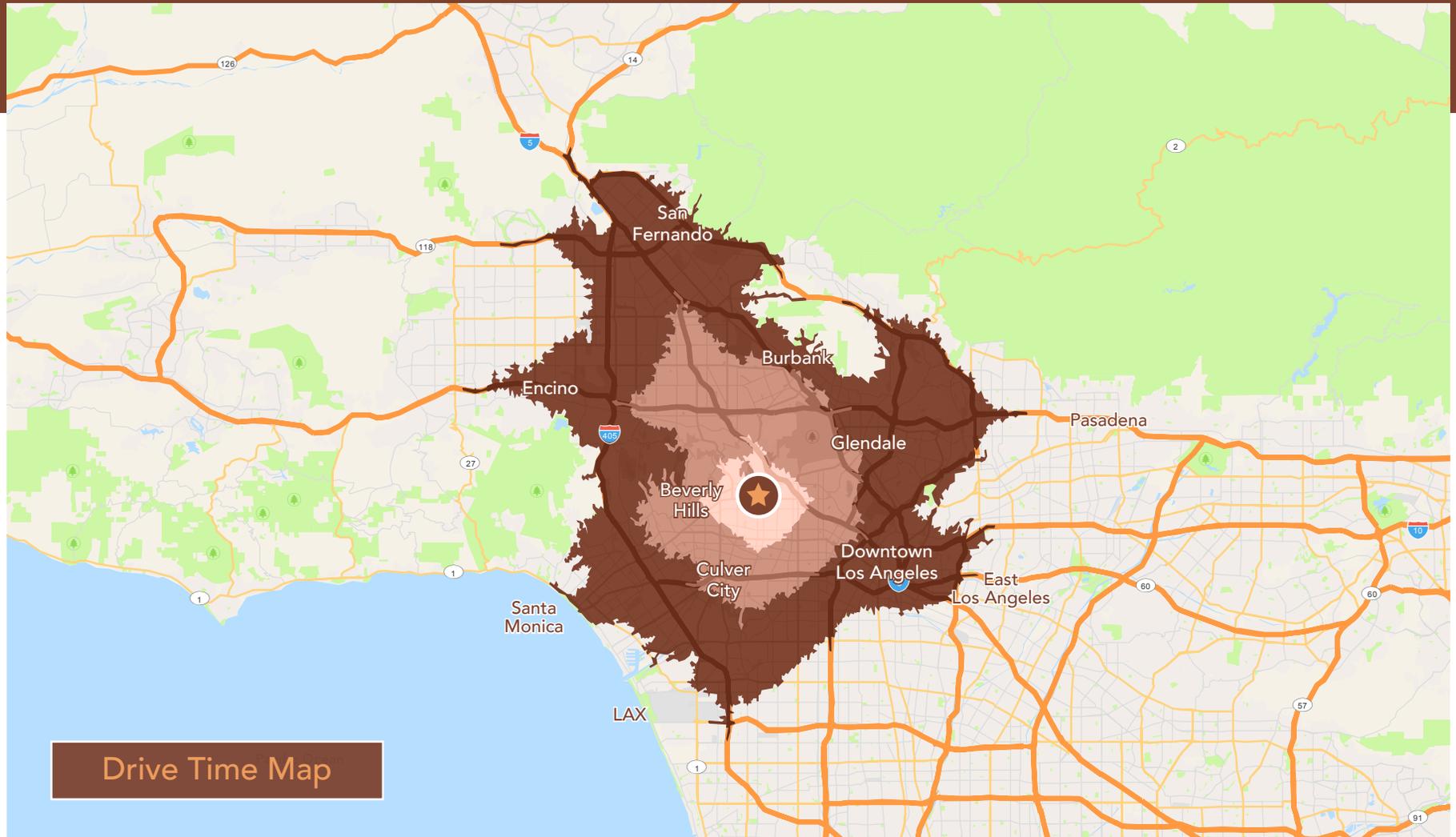
2023 Total Daytime Population: 192,947

Total Daytime Workers: 125,293

Total Daytime Residents: 67,654

JOB CENTER PROXIMITY

1215 N Sycamore Ave is 1.8 miles away from the 101 Freeway and 0.8 miles from the Hollywood/Highland Metro Station making for a quick commute to DTLA and other neighboring districts. With companies like Netflix ditching Silicon Valley and going Hollywood, the area is experiencing an extraordinary commercial and residential renaissance with new developments and job opportunities abound. Re-emerging as LA's epicenter for entertainment investment and innovation, Hollywood and its surrounding neighborhoods are seeing an influx of residential and workspaces, arts institutions, and entertainment, media, design, fashion, food, and retail job opportunities, proving the area to be one of the most vibrant and valuable cultural centers in the world.



★ = Subject Property = 10-minute drive = 20-minute drive = 30-minute drive

West Hollywood, Beverly Hills, and Century City stand as Los Angeles' pillars of culture, luxury, and commerce. West Hollywood, with its historic Sunset Strip, pulsates with entertainment and creativity, reflecting the city's diverse and vibrant culture. Beverly Hills epitomizes luxury, with its famed Rodeo Drive marking its status as a global icon of fashion and opulence. Century City, transformed from a movie backlot, now thrives as a major business district housing high-rise offices and entertainment giants, symbolizing LA's evolution into a media and financial powerhouse. Together, they form a dynamic trio that underscores Southern California's cultural and economic prominence.

From new residential and work spaces, arts institutions, and an influx of entertainment, media, design, fashion, food, and retail – it has become one of the most vibrant and valuable cultural centers in the world. With over \$2 billion of investment projects in the pipeline and projected economic growth of 8.8 percent over the next five years (about six times the rate of the rest of the top American markets) DTLA is expected to be a key driver of the city's economy into future, expanding its image and reality as one of the world's leading centers for culture, creativity, and economic prosperity.

HOLLYWOOD

(1 • 2 • 3-mile)

Total Businesses

5,393 • 13,715 • 30,318

Total Employees

38,775 • 108,215 • 235,831

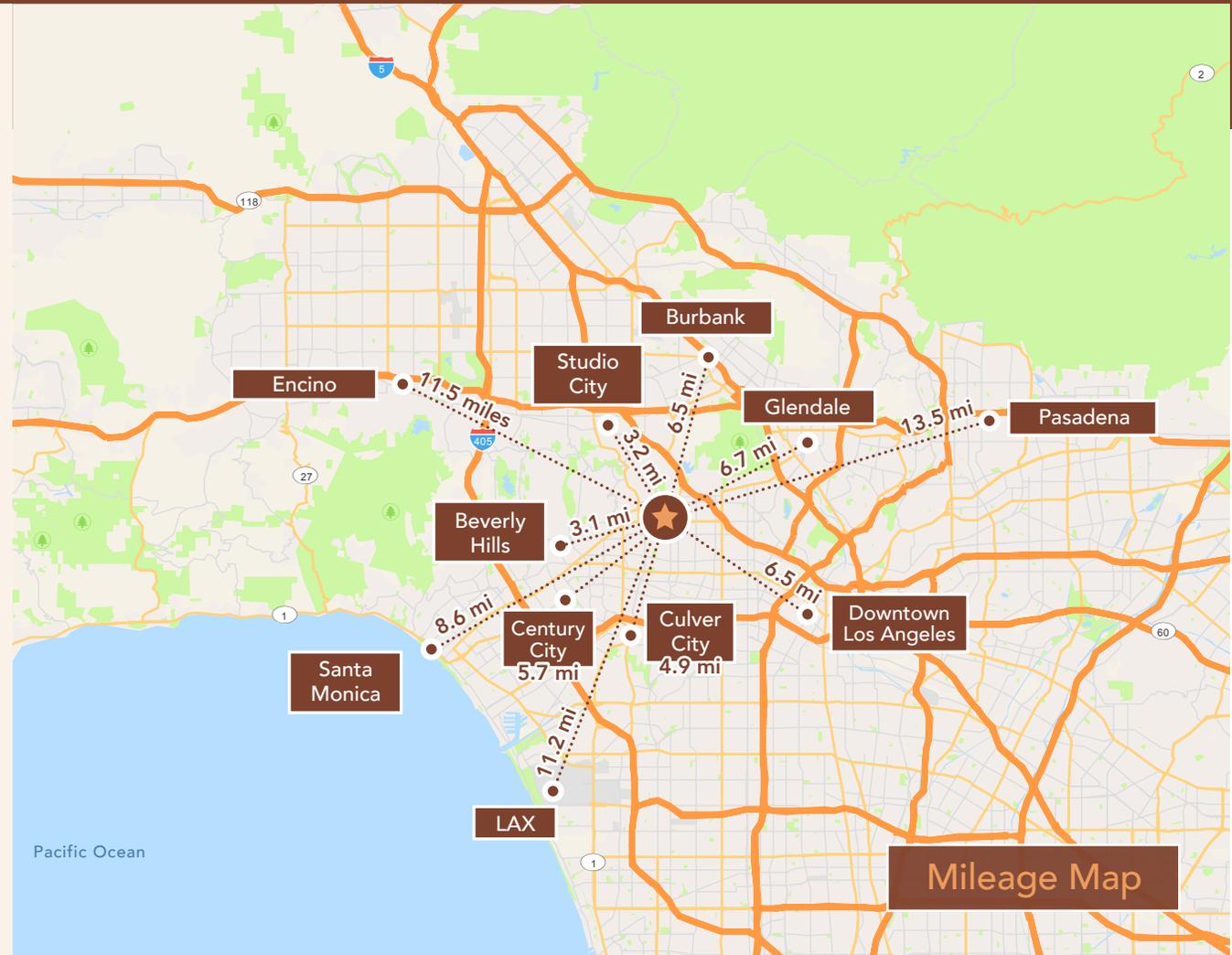
Total Residential Population

57,786 • 172,570 • 354,035

Employee/Residential Population Ratio

(Per 100 Residents)
67 • 63 • 67

*ESRI, 2023



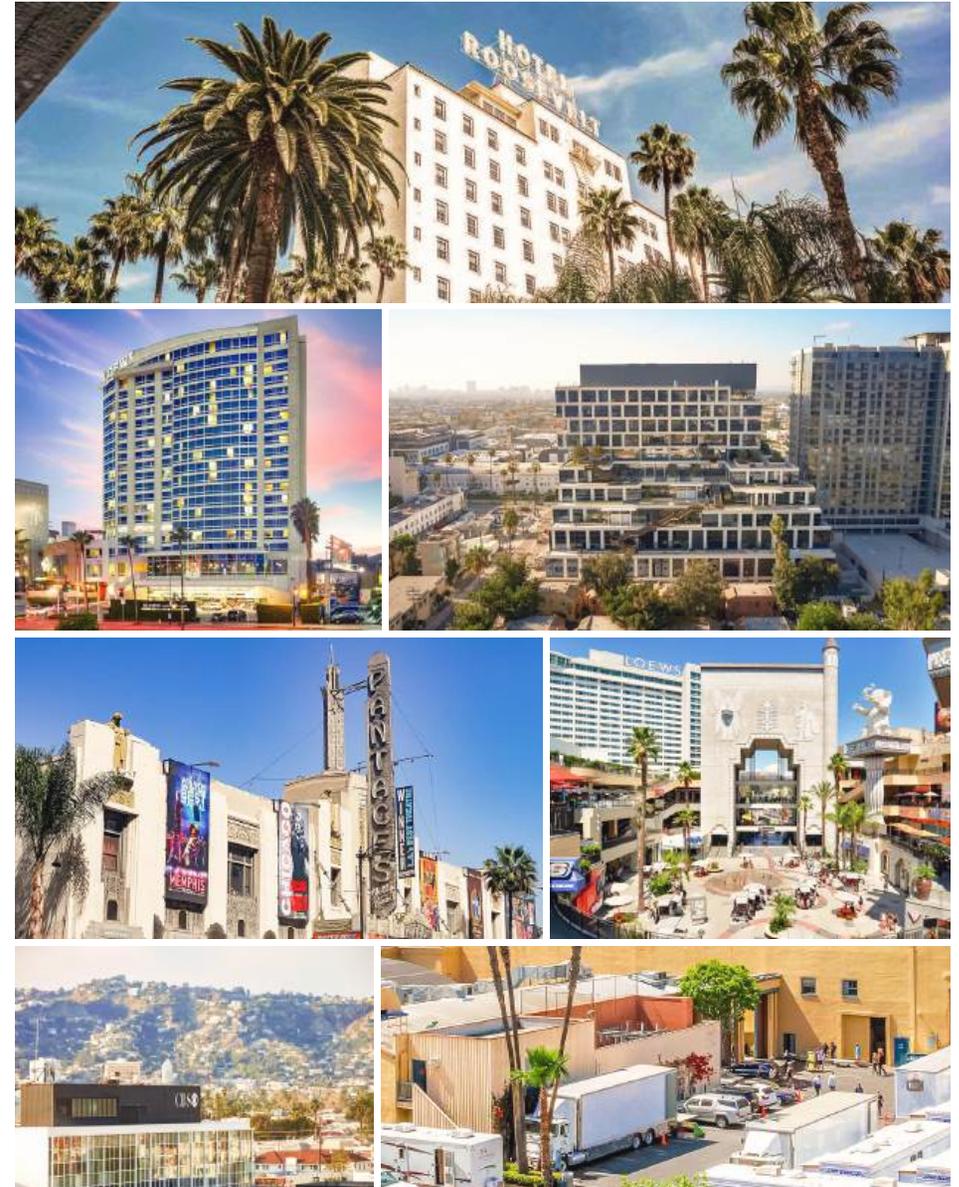
Mileage Map

★ = Subject Property

TOP EMPLOYERS - HOLLYWOOD/LA PROPER

Top employers within a 3-mile radius of the property.

Employer	Employees
RSG Group	10,000 or more
Hollywood Mental Health	5,000 to 9,999
SLS Beverly Hills	5,000 to 9,999
Paramount Home Entertainment Inc	1,000 to 4,999
AIDS Healthcare Foundation	1,000 to 4,999
Paramount Pictures	1,000 to 4,999
Aptiem Oncology	1,000 to 4,999
Technicolor Hollywood	1,000 to 4,999
CBS Studios International	1,000 to 4,999
Mama Los Angeles	1,000 to 4,999
L A Vending	500 to 999
Directors Guild of America	500 to 999
The Los Angeles Film School	500 to 999
Titmouse Inc	500 to 999
Cim Group LLC	250 to 499
Musicians Institute	250 to 499
Nielsen Edi	250 to 499
Raleigh Enterprises	250 to 499
Mondrian Los Angeles	250 to 499
Hollywood Roosevelt Hotel	250 to 499
Golden Era Productions	250 to 499
Day Associates Inc	250 to 499
Aids Health Care Foundation	250 to 499
Mgm	250 to 499
Loews Hollywood Hotel & Spa	250 to 499

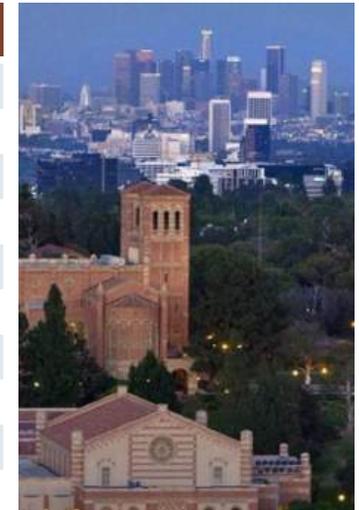


Source: stdb.atozdatabases.com

TOP EMPLOYERS - LA COUNTY

Some of the largest employers in Los Angeles County are located within a 10-minute drive of the property.

Employer	Employees	Employer	Employees
County of Los Angeles	107,400 ¹	California Institute of Technology	8,700 ³
Los Angeles Unified School District	104,300 ²	Wells Fargo & Co.	8,500 ³
University of California, Los Angeles	65,600 ²	ABM Industries Inc.	8,000 ³
City of Los Angeles (including DWP)	61,900 ²	AHMC Healthcare Inc.	7,000 ⁴
Federal Government (non-Defense Dept.)**	43,600 ¹	Fedex Corp.	7,000 ³
Kaiser Permanente	37,400 ³	Bank of America Corp.	6,500 ³
State of California (non-education)	29,800 ³	City of Long Beach	6,300 ²
University of Southern California	21,000 ³	Dignity Health	6,200 ³
Northrop Grumman Corp.	16,600 ³	Space Exploration Technologies Corp. (SpaceX)	6,000 ³
Providence Health & Services	15,900 ³	City of Hope	5,900 ³
Target Corp.	15,000 ³	Universal Services of America	5,900 ⁴
Cedars-Sinai Medical Center	14,900 ³	Raytheon Co.	5,800 ³
Ralphs / Food 4 Less (Kroger Co.)	14,900 ³	Children's Hospital Los Angeles	5,700 ³
Los Angeles Community College District	13,200 ⁵	Amgen Inc.	5,600 ⁴
Walt Disney Co.	13,000 ³	California State University, Los Angeles	5,600 ²
Allied Universal	12,800 ³	Los Angeles County Superior Court	5,600 ²
Long Beach Unified School District	12,700 ²	Costco Wholesale	5,400 ³
LA County Metropolitan Transportation Authority	12,000 ²	SoCalGas	5,400 ³
NBCUniversal	12,000 ³	Mt. San Antonio Community College District	5,200 ²
AT&T Inc.	11,500 ³	Boeing Co.	5,000 ³
Home Depot	11,200 ³	JPMorgan Chase & Co.	5,000 ³
Albertsons / Vons / Pavilions	10,200 ³	Paramount Pictures Corp.	5,000 ³
United Parcel Service (UPS)	9,500 ³	Torrance Memorial Medical Center	5,000 ³
California State University, Long Beach	8,800 ²	Warner Bros. Entertainment Inc.	4,900 ³
California State University, Northridge	8,800 ²	99 Cents Only Stores	4,400 ³



Sources:

- 1) California Employment Development Department, 2018 (see "Note" below)
- 2) Government Compensation in California, 2017 (see "Note" below)
- 3) Los Angeles Business Journal Employer Survey/Estimates, 2018
- 4) Los Angeles Business Journal Employer Survey/Estimates, 2017
- 5) Transparent California, 2017 (see "Note" below)

Note: Employment numbers from "Government Compensation in California" (source #2) may differ from employment numbers directly reported by the employer. Numbers from this source reflect every individual receiving a paycheck for any amount during any part of the year.

* 2018 data were not yet available for a few private employers (source #4 below) and for all city government, school and community college districts, and public university employers (sources #2 & #5).

** Includes U.S. Postal Service





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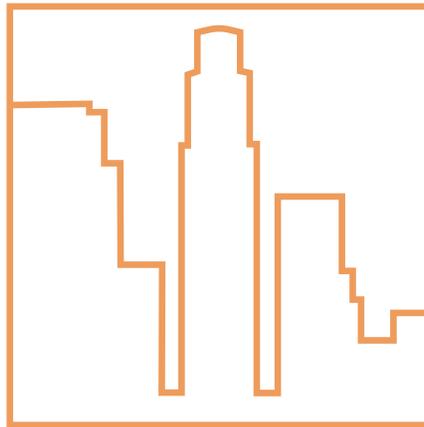
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