



New Twelve-Home Community

Available for \$24M



DESCRIPTION

Verona Court is a twelve-home community located south of Venice Blvd, the “*Mar Vista Great Street*”. Each home is thoughtfully designed with natural tones & textures, a Japandi designer home, featuring 4 bedrooms, 4.5 bathrooms and rooftop decks with incredible panoramic views and ocean breezes.

The main living space of each home includes a fireplace and kitchen island as well as a dining area. The primary suite has its own floor with private outdoor patio, walk-in closet, dual vanity bathroom with freestanding tub, separate shower and separate water closet. The bedroom level contains two ensuite bedrooms along with a laundry closet in the hallway. A direct entry 2-car side-by-side private garage and security completes each home.

Ease of access to several destinations nearby including unique shops, restaurants, art studios, beaches and other amenities.

SPECS

| ADDRESS | SQFT (ASSESSOR)* | BED BATH |
|---------|------------------|------------|
| 3802 | 2418 | 4 4.5 |
| 3803 | 2418 | 4 4.5 |
| 3804 | 2418 | 4 4.5 |
| 3805 | 2418 | 4 4.5 |
| 3806 | 2418 | 4 4.5 |
| 3807 | 2418 | 4 4.5 |
| 3808 | 2418 | 4 4.5 |
| 3809 | 2418 | 4 4.5 |
| 3810 | 2418 | 4 4.5 |
| 3811 | 2418 | 4 4.5 |
| 12610 | 2432 | 4 4.5 |
| 12614 | 2432 | 4 4.5 |

- ❖ 12 distinct single-family homes, **no shared walls**
- ❖ 2418-2432 square feet per home *
- ❖ No HOA***
- ❖ Private rooftop decks with views & ocean breezes
- ❖ Gated driveway
- ❖ 2-car side-by-side private garages with direct access



* Calculations per City of Los Angeles records
 *** Common area maintenance, association and monthly fee

FEATURES

Exterior

- 12 Architecturally-designed exceptional homes
- 2-car private garage with direct access to the home's interior
- Gated with security
- Alarm System in each home
- Drought-tolerant plants with drip irrigation system
- Rooftop decks with breathtaking views of Venice, Santa Monica and mountains

Interior

- Open floor plan with fireplace in main living space
- Playa Grande Collection of oak wide plank flooring & custom tile
- Fisher & Paykel appliances including Samsung washer & dryer
- Huntington Brass bath fixtures
- Recessed LED lighting
- Premier suites & bath with deep soaking tubs
- Walk-in closets with custom shelving

Green in Your Home

- Multi-zoned heating & A/C system
- Tankless water heater with recirculation pump
- Conduit for future Electrically Operated Vehicle charger
- Solar ready
- Energy saving insulation & LED lighting & cool reflective roof system
- Low E, dual-glazed vinyl windows & sliding doors
- Water-conserving toilets, faucets and shower heads



Fisher & Paykel Appliances



Huntington Brass Bath Fixtures



LiftMaster with MyQ Technology

Motif:
Japandi/Organic
Modern

- Calming Fusion
- Simplicity
- Style of relaxation



Samsung Washer & Dryer

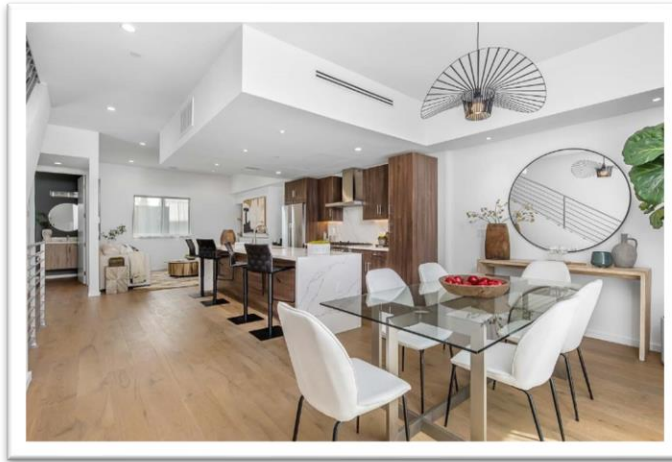


Sahara|Copa Coast Oak Flooring

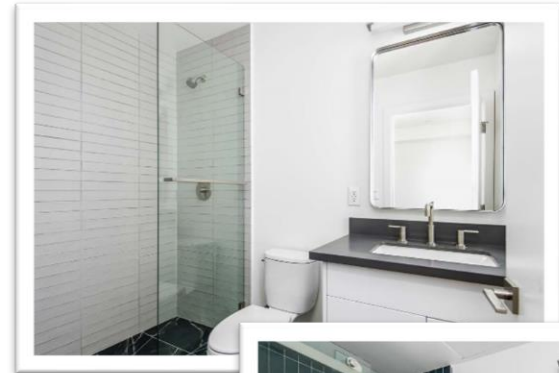


Other design elements such as solid wood slat panels & oak shelving

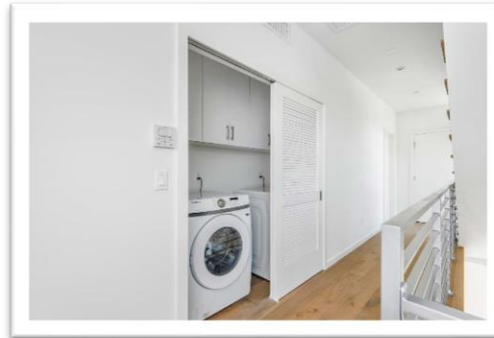
PHOTOS



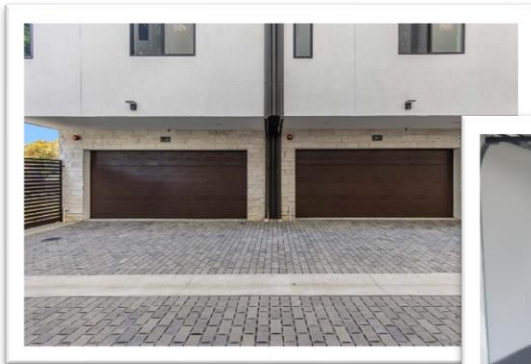
Common Floor (staged in photo)



Ensuite bathrooms



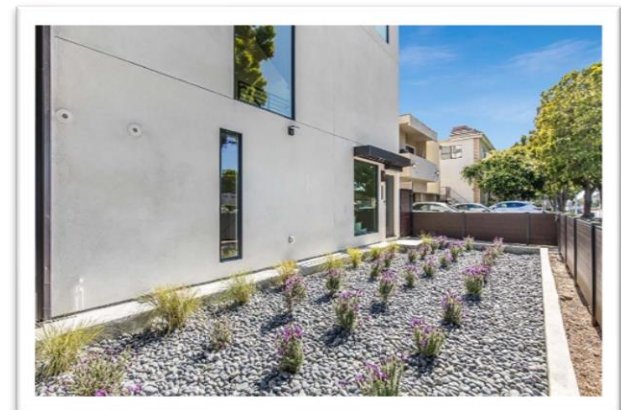
Laundry closet near bedrooms



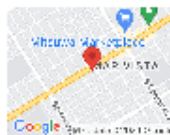
Gated Driveway (pavers)



Garage Interior & Recreation potential



Perimeter Fencing & Landscape



12610 Venice Blvd.
Mar Vista, CA 90068
Home Price: \$2,000,000

Key insights for 90068
 * Median Price: \$1,900,409
 * Median Days on Market: 48

Data is integrated from the Federal Reserve, US Census, John Burns Real Estate Consulting, Bureau of Labor Statistic, and National Association of Realtors.

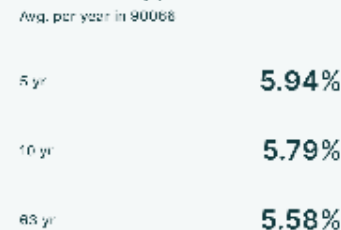
Historical Appreciation, 5 yr Appreciation Forecast, 1 yr Appreciation Forecast, and Median Income are all in the top 10% area ranking.

The forecast appreciation is strong, up to 27.17% in five years.

Forecasted Appreciation



Historical Appreciation



Supply & Demographics

| Homes Being Built Los Angeles | | Active Listings | |
|----------------------------------|--|---------------------|-------------------|
| 21,106/yr | | Total | New (last 5 days) |
| Zip: 90068 | | 102 | 4 |
| County: Los Angeles | | 20008 | 1051 |
| | | 26% M/M 189% Y/Y | |
| | | 81% M/M 147% Y/Y | |

Affordability in Los Angeles

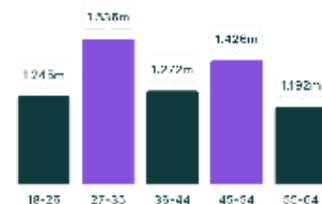
Median Household Income
\$89,469
 National average: \$65,888

Affordability Index
 At 100, a household earning the median income can afford the median home price, with 20% down

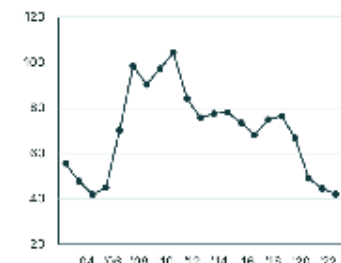
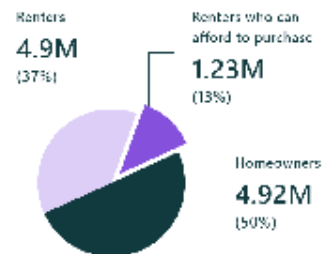
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Demographics by Age

Based on total Population of 9,818M



Homeowners & Renters



DISCLOSURE: All data is for informational purposes only. Not a recommendation. The information is based on public records and is not guaranteed. The information is not intended to be used for any other purpose. The information is not intended to be used for any other purpose. The information is not intended to be used for any other purpose.

FINANCIAL FORECAST 5 YEAR

Income Statement - 5 yr Forecast for Health Services 12 Home Community (\$9750/bed)

| Year | 0 | 1 | 2 | 3 | 4 | 5 | Total |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| Acquisition * | (\$24,000,000) | | | | | | |
| Closing Costs | (60,000) | | | | | | |
| Income | | | | | | | |
| Facility Income (3% increases) | \$9750*6 beds/home | \$8,424,000 | \$8,676,720 | \$8,937,022 | \$9,205,132 | \$9,481,286 | |
| Vacancy | 30% | (2,527,200) | (2,603,016) | (2,681,106) | (2,761,540) | (2,844,386) | |
| Adj Gross Income | | \$5,896,800 | \$6,073,704 | \$6,255,915 | \$6,443,593 | \$6,636,900 | \$31,306,912 |
| Expenses | | | | | | | |
| Insurance-Property (2% increases) | \$1,500/home | 18,000 | 18,360 | 18,727 | 19,102 | 19,484 | |
| Insurance-Business/Other (4% increases) | \$5,000/home | 60,000 | 62,400 | 64,896 | 67,492 | 70,192 | |
| Licenses & Permits | \$7000/home | 84,000 | 0 | 0 | 0 | 0 | |
| Marketing & Advertising | \$5K/yr | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | |
| Operational Costs (supplies, food, activities) | \$25,000/home | 300,000 | 306,000 | 312,120 | 318,362 | 324,730 | |
| Property Taxes (2% increases) | | 288,000 | 293,760 | 299,635 | 305,628 | 311,740 | |
| Repairs & Maintenance (2% increases) *** | | 0 | 10,500 | 10,710 | 10,924 | 11,143 | |
| Staff Expense (5% increases) | \$90k/home | 1,080,000 | 1,134,000 | 1,190,700 | 1,250,235 | 1,312,747 | |
| Utilities (2% increases) | \$700/mo/home | 100,800 | 102,816 | 104,872 | 106,970 | 109,109 | |
| Management Fees | 5% | 294,840 | 303,685 | 312,796 | 322,180 | 331,845 | |
| Total Expenses | | 2,230,640 | 2,236,521 | 2,319,456 | 2,405,892 | 2,495,989 | 11,688,499 |
| NOI | | \$3,666,160 | \$3,837,183 | \$3,936,459 | \$4,037,700 | \$4,140,911 | \$19,618,413 |

| | |
|---------------------------------------|--------------|
| Forecasted FMV of the Homes | \$30,520,800 |
| Forecasted Cumulative Appreciation ** | 27.17% |
| Forecasted Equity Gain | \$6,520,800 |

| | | |
|--|--------------|---------------------|
| Forecasted Business Valuation | 13.3 x EBITA | \$55,074,121 |
| <i>source: Scope Research presented in the Kroll Healthcare Sector Industry Insights</i> | | |
| Forecasted Valuation with FMV of the Homes | | \$85,594,921 |

* Cost Segregation Study

With the purchase of newly constructed homes, there is a tax planning method allowing accelerated depreciation deductions, which in turn defers federal and state income taxes and increase cash flow.

>

KBKG estimated in excess of \$1,000,000 in additional tax deductions and Income Tax Savings over \$500,000 for year 1. Conservatively, Effective CAP Rate calculation above considers \$250,000.

> KBKG estimated in excess of \$1,500,000 in additional tax deductions and Income Tax Savings over \$600,000 for years 1-5.

* \$826 per sq ft

** See Independent Forecast Real Estate Report Card

*** R&M under Fit & Finish Warranty for the 1st year

FINANCIAL FORECAST 5 YEAR NNN LEASE

Income Statement - 5 yr Forecast for Health Services 12 Home Community (\$9750/bed) - under NNN Lease

| Year | | 1 | 2 | 3 | 4 | 5 | Total |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|
| Income | | | | | | | |
| Facility Income (3% increases) | \$9750*6 beds/home | \$8,424,000 | \$8,676,720 | \$8,937,022 | \$9,205,132 | \$9,481,286 | |
| Vacancy | 30% | (2,527,200) | (2,603,016) | (2,681,106) | (2,761,540) | (2,844,386) | |
| Adj Gross Income | | \$5,896,800 | \$6,073,704 | \$6,255,915 | \$6,443,593 | \$6,636,900 | \$31,306,912 |
| Expenses | | | | | | | |
| Insurance-Property (2% increases) | \$1,500/home | 18,000 | 18,360 | 18,727 | 19,102 | 19,484 | |
| Insurance-Business/Other (4% increases) | \$5,000/home | 60,000 | 62,400 | 64,896 | 67,492 | 70,192 | |
| Lease payments (3% increases) | \$140k/mo | 1,680,000 | 1,730,400 | 1,782,312 | 1,835,781 | 1,890,855 | |
| Licenses & Permits | \$7000/home | 84,000 | 0 | 0 | 0 | 0 | |
| Marketing & Advertising | \$5K/yr | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | |
| Operational Costs (supplies, food, activities) | \$25,000/home | 300,000 | 306,000 | 312,120 | 318,362 | 324,730 | |
| Property Taxes (2% increases) | | 288,000 | 293,760 | 299,635 | 305,628 | 311,740 | |
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| Utilities (2% increases) | \$700/mo/home | 100,800 | 102,816 | 104,872 | 106,970 | 109,109 | |
| Management Fees | 5% | 294,840 | 303,685 | 312,796 | 322,180 | 331,845 | |
| Total Expenses | | 3,910,640 | 3,966,921 | 4,101,768 | 4,241,674 | 4,386,844 | 20,607,847 |
| NOI | | \$1,986,160 | \$2,106,783 | \$2,154,147 | \$2,201,919 | \$2,250,057 | \$10,699,065 |

Forecasted Business Valuation

source: Scope Research presented in the Kroll Healthcare Sector Industry Insights

13.3 x EBITA

\$29,925,752

*** R&M under Fit & Finish Warranty for the 1st year



Great Eats: The Arepa Stand, Rustic Kitchen, House of Thai Taste, Quiadaiyn Restaurant



Local interests: Art Galleries, Music Venue, Venice Beach Boardwalk, Skate Park



Centrally located: Easy commutes to Santa Monica, Culver City, DTLA, and the beaches

THE LIFESTYLE



Access & Mobility

- Bike lane in front
- Public transportation in front
- Starbucks nearby
- Wholefoods / Trader Joe's / Costco
- Local shops



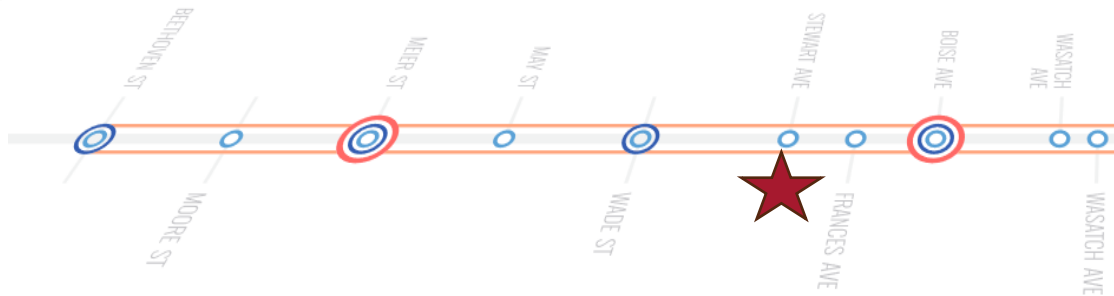
Protected Bike Lanes



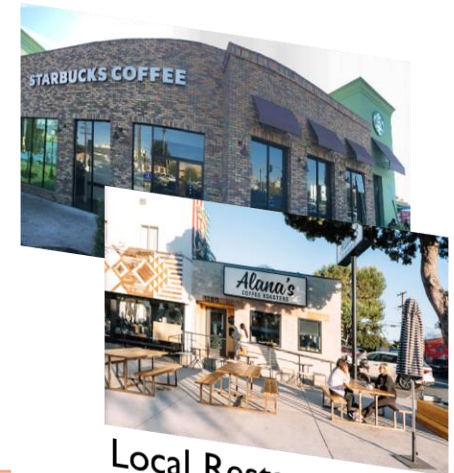
Public Transportation Electric Bikes

Out of 100

Walk Score
88



Farmers' Market



Local Restaurants & Coffee Shops

Amazon's \$620 Million
Culver City Campus



Apple's
Culver Crossings Campus
(underway)



Sony Pictures
Culver City, CA



THE NEIGHBORHOOD

Venice Canals



Museums



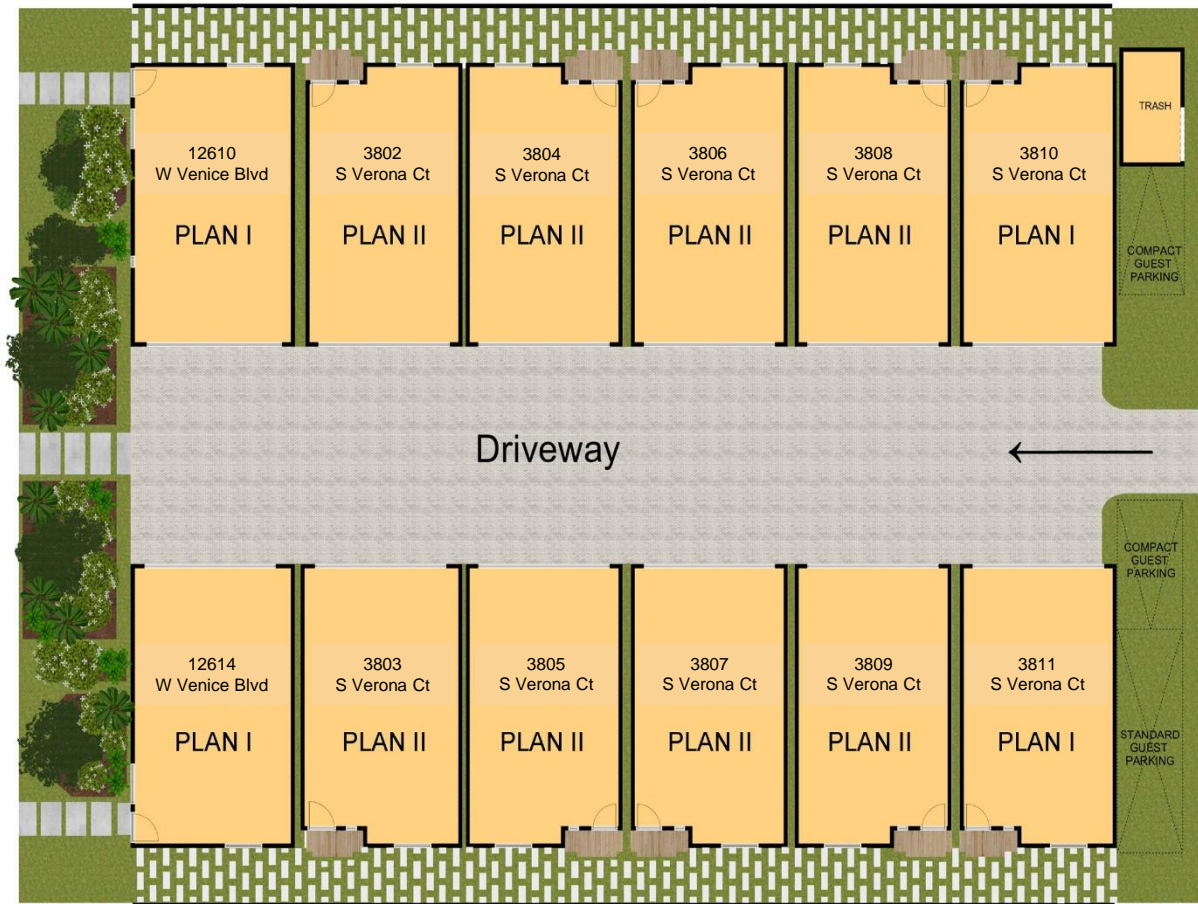
The Hobbit's House



SITE PLAN

Verona Court Community Homes

Mar Vista, CA 90066



Siteplan

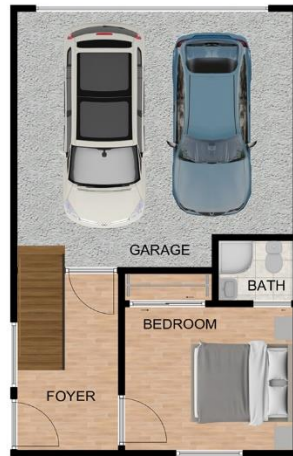
DISCLAIMER: Floorplan rendering created by The Luxury Level and may vary from actual plans. Seller reserves the right to make changes to plans, landscape, features and colors without prior notice. Window locations and other design elements may vary within Plan I and Plan II. Seller does not guarantee the accuracy of the square footage or other information concerning the features of the property provided by third parties or obtained from the architect, public records, or other sources. It is the responsibility of the buyer to verify the property's measurements and square footage independently.

Verona Court Community Homes

Mar Vista, CA 90066



FLOOR PLANS



1st Floor



2nd Floor



3rd Floor



4th Floor



Rooftop Deck

Plan 1

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FLOOR PLANS

Verona Court Community Homes

Mar Vista, CA 90066



1st Floor



2nd Floor



3rd Floor



4th Floor



Rooftop Deck

Plan 2

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Disclaimers:

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- Seller does not guarantee the accuracy of the square footage, lot size or other information concerning the condition or features of the property provided by third parties or obtained from the architect, public records, or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals.



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Verified top 1% of "America's Real Estate Teams" By *REAL Trends* in the **THE WALL STREET JOURNAL**.