

# 320

## *S. Arnaz Drive*

LOS ANGELES, CA 90048



LEGACY OPPORTUNITY: 48 NON-RSO UNITS  
OUTSTANDING LOCATION BLOCKS TO BEVERLY HILLS

An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with various buildings, streets, and greenery. A large, multi-story house with a prominent orange-tiled roof is highlighted in the foreground. The house is surrounded by lush green trees and is situated on a street. In the background, a city skyline is visible under a clear blue sky. The text '390 S. Arnaz Drive' is overlaid on the image in a stylized font.

390  
*S. Arnaz Drive*

# *320 S. Arnaz Drive Los Angeles, CA 90004*

For additional information or to schedule a tour, contact us today

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# *320 S. Arnaz Drive*

LEGACY OPPORTUNITY: 48 NON-RSO UNITS / OUTSTANDING LOCATION BLOCKS TO BEVERLY HILLS

# 01

## *Executive Summary*

## THE OFFERING

# Property Summary

### PRICING

OFFERING PRICE	\$18,500,000	
PRICE/UNIT	\$385,417	
PRICE/SF	\$552.87	
GRM	14.6	<b>12.1</b>
CAP RATE	4.2%	<b>5.5%</b>
	Current	<b>Market</b>

### THE ASSET

Units	48
Year Built	1984
Gross SF	33,462
Lot SF	17,572
APN	4334-011-057
Parking	Tuck-Under
Zoning	LA-R3
Construction	Wood/Stucco
Roof Type	Composition

LEGACY OPPORTUNITY: 48 NON-RSO UNITS  
OUTSTANDING LOCATION BLOCKS TO BEVERLY HILLS

# Highlights

## An Exceptional Trophy Opportunity: 48 Non-RSO Units in a Highly Sought After Beverly Grove

**THE OFFERING:** 48-unit, non-RSO (AB1482) multifamily investment located in Beverly Grove, one of Los Angeles' most desirable rental submarkets. Built in 1984 on a 17,572 SF parcel with 33,462 SF of improvements, featuring a highly efficient and market-proven unit mix.

**A+ LOCATION:** Premier location one block from Beverly Hills and Cedars-Sinai Medical Center, just steps away from the Robertson Boulevard retail and dining corridor.

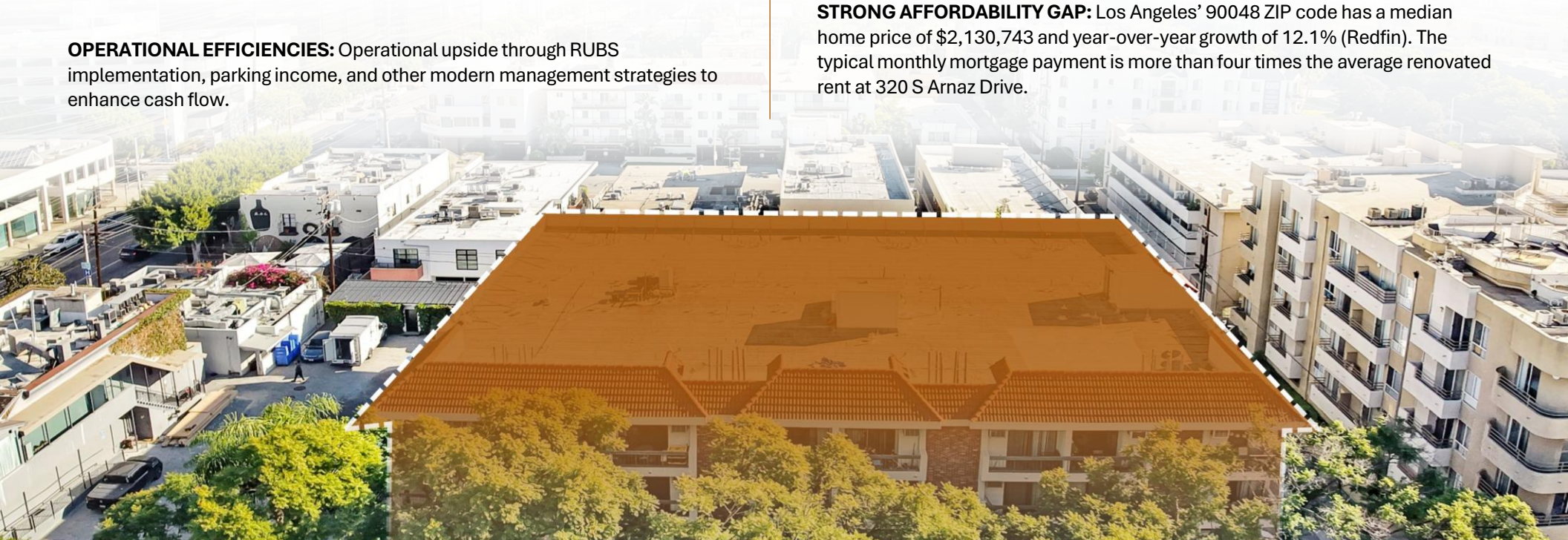
**FURTHER PROPERTY UPSIDE:** Significant value-add potential through interior and common-area renovations as units turn.

**OPERATIONAL EFFICIENCIES:** Operational upside through RUBS implementation, parking income, and other modern management strategies to enhance cash flow.

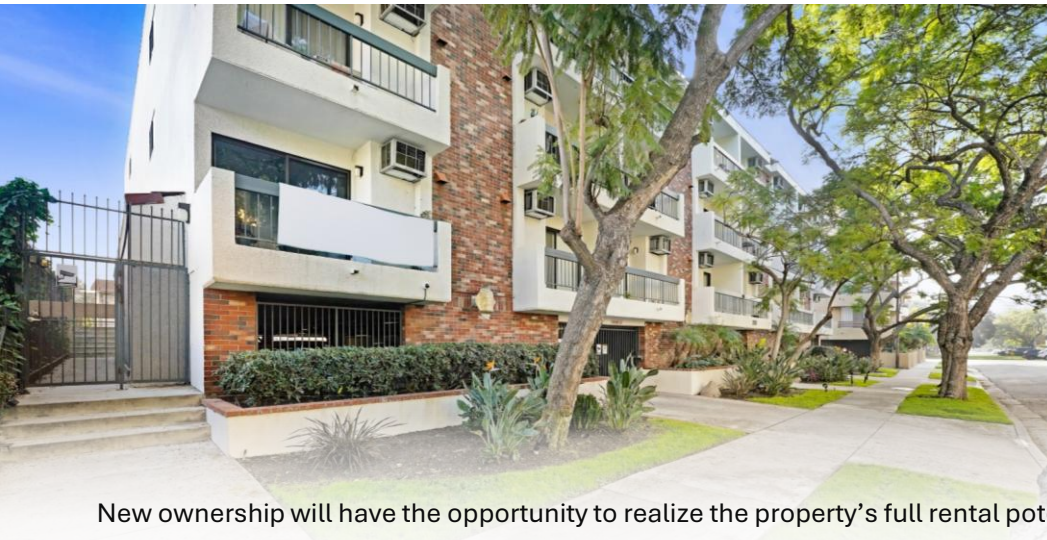
**PREMIER UNITS:** All units offer open floor plans, stainless steel appliances, wood-style flooring, window treatments, wall A/C units, and large private balconies with panoramic views of the Hollywood Hills, West Hollywood, and Beverly Hills.

**BUILDING AMENITIES:** Comprehensive amenities including gated parking with 48 secured spaces, controlled access, laundry facilities, and video monitoring system.

**STRONG AFFORDABILITY GAP:** Los Angeles' 90048 ZIP code has a median home price of \$2,130,743 and year-over-year growth of 12.1% (Redfin). The typical monthly mortgage payment is more than four times the average renovated rent at 320 S Arnaz Drive.



# Property Overview Continued



New ownership will have the opportunity to realize the property's full rental potential. With thoughtful modernization of both unit interiors and common areas as vacancies occur, a new operator has a significant opportunity to elevate the asset's positioning, drive substantial revenue growth, and unlock the long-term value inherent in this exceptionally located building.

The property offers a range of practical and desirable amenities, including: gated on-site parking (48 secured spaces), secure street-level entrance with intercom, common-area laundry facilities, in-place security system with security cameras throughout, and large private balconies for all units.

This multifamily asset is positioned in one of Los Angeles' most coveted micro-markets—Beverly Grove—just 300 feet from the Beverly Hills border. Its location offers residents immediate access to the prestige, lifestyle, and high-income demographics that define the Westside's most desirable neighborhoods. Situated one block from Cedars-Sinai Medical Center, one of the nation's top hospitals and a major employment hub, the property benefits from exceptionally strong and stable rental demand from medical professionals, staff, and patients' families seeking nearby housing.

Additionally, the building sits just steps from the world-class shopping, dining, and walkable urban energy of Robertson Boulevard, home to premier boutiques, upscale eateries, and daily conveniences. This combination of proximity to Beverly Hills, adjacency to major employment centers, and access to signature lifestyle amenities creates a highly attractive, irreplaceable location poised for long-term tenant demand and sustained asset value growth.



# Community Amenities

## Overall Building Amenities

The property offers a range of practical and desirable amenities, including:

- Gated on-site parking (48 secured spaces)
- Common-area laundry facilities
- Large private balconies for all units
- Controlled Access / Gated Lobby
- Video Monitoring System
- Elevator

## Potential Exists to Add

- **Package Management:** Secure package lockers or dedicated package rooms are a necessity due to the rise of e-commerce.
- **Pet-Friendly Features:** Amenities such as designated pet relief areas or pet washing stations are a major draw for pet owners.
- **Smart Technology:** Includes smart locks, thermostats, and integrated mobile apps for building services.
- **EV Charging Stations:** As electric vehicles become more common, on-site charging is a growing expectation.

# AB 1482 Designation

Built in 1984, 320 S Arnaz Drive Benefits from the Coveted AB 1482 Designation

**A Balanced Blend of Flexibility, Stability, and Long-Term Value:** Post-1978 multifamily properties governed by California's AB 1482 (Tenant Protection Act) represent one of the most attractive ownership profiles in Los Angeles. These assets offer a compelling balance between operational flexibility and predictable regulation, making them highly desirable for both private and institutional investors.

**Market-Aligned Rent Growth:** While AB 1482 establishes statewide rent guidelines, it still permits meaningful annual rent increases tied to inflation (CPI + allowable margin), providing owners with the ability to grow income and preserve purchasing power over time—an important hedge against rising operating costs.

**Reduced Regulatory Risk:** AB 1482 provides a clear, statewide framework that is widely understood by lenders, buyers, and operators. Compared to older, locally controlled assets, post-1978 buildings offer lower political and regulatory risk, improving exit liquidity and buyer confidence.

**Long-Term Appreciation in Supply-Constrained Markets:** Los Angeles remains a fundamentally undersupplied housing market. Post-1978 multifamily properties benefit from this imbalance while offering owners flexibility to adapt rents and operations over time—driving durable appreciation and downside protection.

**Exemption from Local Rent Control (RSO):** Buildings constructed after 1978 are exempt from Los Angeles' more restrictive Rent Stabilization Ordinance (RSO). This allows owners to operate without strict rent caps tied to CPI schedules, vacancy decontrol limitations, and additional compliance burdens commonly associated with older, heavily regulated assets.

**Vacancy Decontrol Preserved:** Upon voluntary tenant turnover, owners retain the ability to reset rents to market, a major advantage that accelerates NOI growth and enhances asset repositioning strategies.

**Strong Buyer & Lender Appeal:** Post-1978 AB 1482 assets are among the most financeable and liquid multifamily product types in Los Angeles. Lenders favor their predictable income growth, while buyers value the balance of stability and upside—often translating into stronger pricing and broader buyer pools.





## *Interior Unit Amenities*

- Modernized Unit Interiors featuring contemporary finishes designed to attract today's premium renter
- Stainless Steel Appliance Package, including dishwasher, stove, and refrigerator
- Quartz Countertops paired with sleek, durable surfaces for a high-end look and feel
- Spacious, Well-Proportioned Floor Plans that maximize livability and tenant retention
- Private Balconies & Patios, providing valuable indoor-outdoor living space
- Gas Fireplaces in select units, enhancing comfort and architectural character

- Most Units Feature the Below Interior Amenities
- Air Conditioning & Ceiling Fans for year-round climate control
- Oversized Walk-In Closets and Built-In Storage, offering ample organization and functionality
- Built-In Shelving, ideal for modern living and work-from-home needs
- Window Coverings included for added convenience and move-in readiness
- Garbage Disposals for everyday functionality
- Deadbolt Entry Locks with Privacy View, providing enhanced resident security
- Secured Parking, a highly sought-after amenity in urban Los Angeles locations



Select images may have been virtually staged or enhanced.  
Furnishings and décor shown are digital renderings and are not  
included in the sale

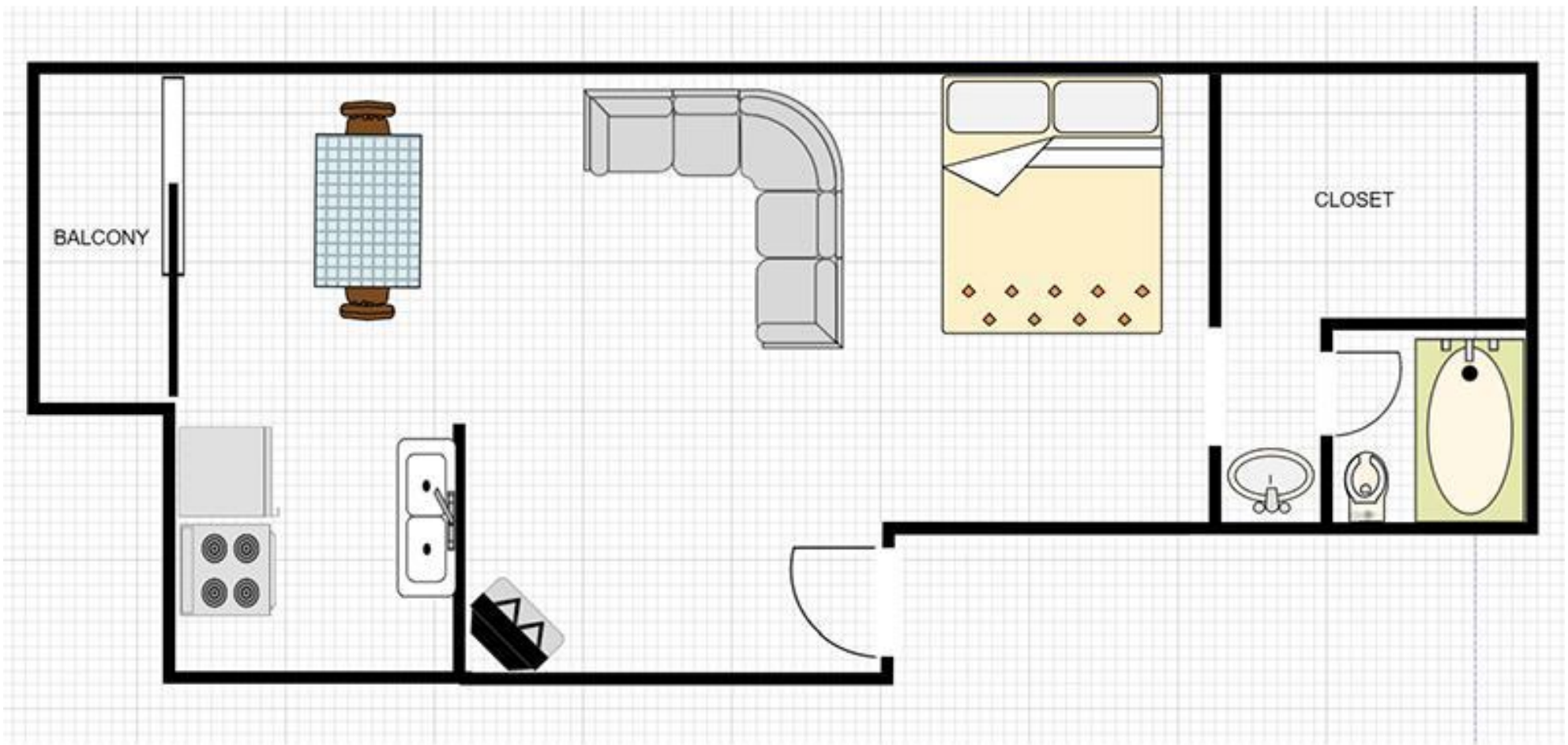




## *Potential Unit Conversion & Upgrades*

- Due to the large SF of apartments, potential exists to create the functional benefits of a one-bedroom without the legal risk of unpermitted construction by the use of temporary partitions that do not require permits, such as: Bookshelf Walls: Floor-to-ceiling shelving units that act as dividers.
- Sliding Barn Doors: Track-mounted doors that can be removed. Pressure-Mounted Walls: Professional temporary walls used in major cities (like NYC) that don't attach to the floor or ceiling with nails/screws. (Note: In 2025, while these create a separate sleeping area, they do not allow you to list the home as a "one-bedroom" for legal or tax purposes.)
- Unit Renovations: Upgrading outdated interiors with modern finishes, such as stainless steel appliances, quartz countertops, new cabinetry, luxury vinyl plank (LVP) flooring, and updated lighting fixtures.

# *Jr. 1 Bedroom – 550 SF*



**AVE OF THE STARS**

SEARCHLIGHT PICTURES FOX SPORTS  
 FOX | STUDIO LOT GRACIE FILMS FX

**CENTURY CITY**

CENTURY CITY MEDICAL PLAZA CAA Creative Arts Agency  
 Fairmont CENTURY PLAZA LOS ANGELES WATT COMPANIES

**WESTFIELD MALL CENTURY CITY**

Westfield AMC THEATRES EQUINOX  
 bloomingdales NORDSTROM  
 macy's lululemon athleticca

Rancho Park Academy

Hillcrest Country Club

Beverly Hills High

Neiman Marcus

Four Seasons

Honor Bar

Blue Bottle

BON VOY

avalon hotel BEVERLY HILLS

LAIFITNESS

**GOLDENTRIANGLE**

Beverly Hills City Hall

L'ERMITAGE

the BEVERLY HILTON

WALDORF ASTORIA BEVERLY HILLS

BH RODEO DRIVE

Dior GIORGIO ARMANI  
 BALenciAGA LOUIS VUITTON SAINT LAURENT PARIS LACOSTE

BH Farmer's Market

LIVE NATION

Horace Mann Elementary

Cedars-Sinai Urgent Care

Beverly Hills Medical Plaza

FOUR SEASONS

Ralphs

Bristol Farms Your Extraordinary Food Store

WILSHIRE BLVD

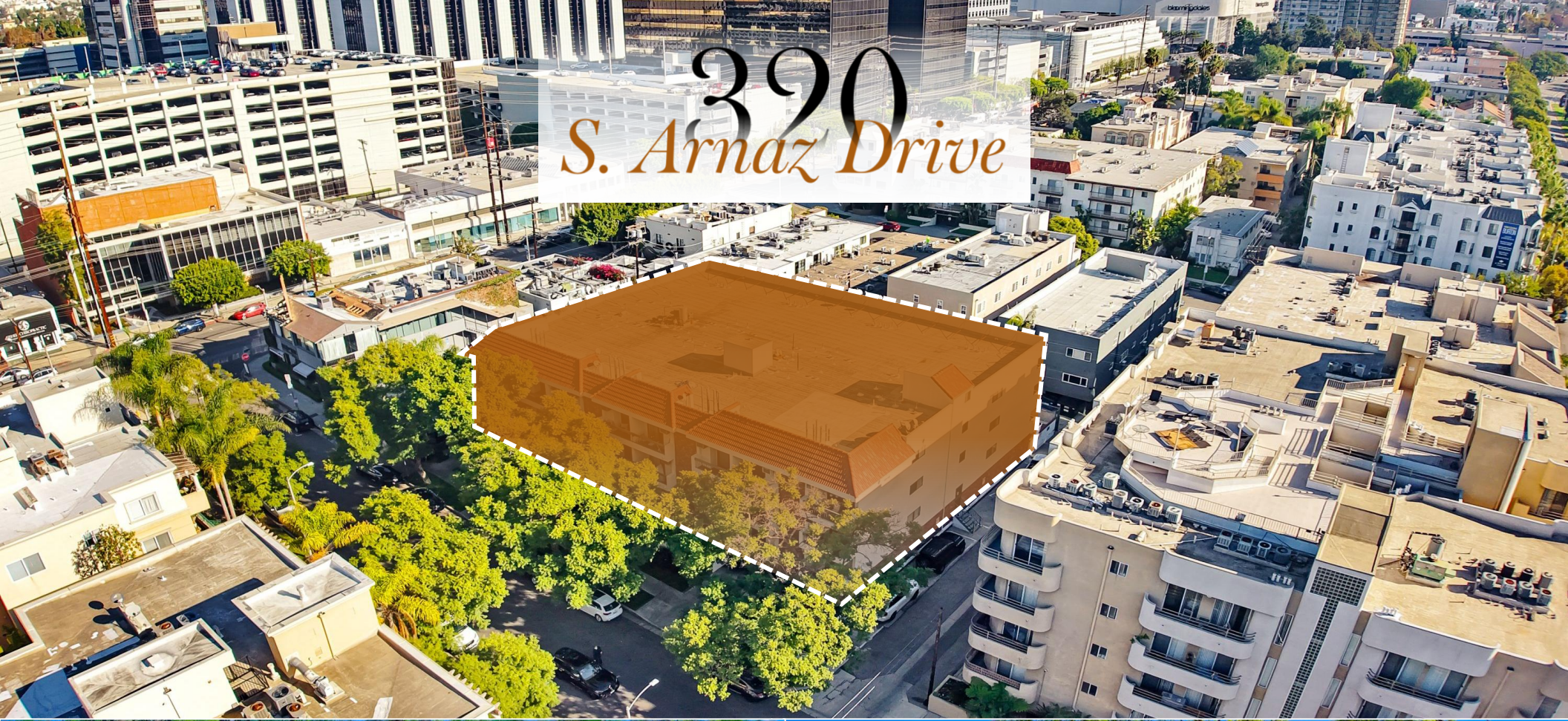
SANTAMONICA BLVD

**390 S. Arnaz Drive**

Cedars Sinai

**BEVERLY CENTER**

BEVERLY CENTER GUCCI AX macy's  
 COACH bloomingdales BALenciAGA



# 320 *S. Arnaz Drive*



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LEGACY OPPORTUNITY: 48 NON-RSO UNITS / OUTSTANDING LOCATION BLOCKS TO BEVERLY HILLS

An aerial photograph of a city block, likely in Los Angeles, showing a mix of residential and commercial buildings. A large, semi-transparent brown shape resembling a roof is overlaid on the center of the image. Inside this shape, the number '02' is written in a large, white, serif font. Below the number, the words 'Location Overview' are written in a white, cursive script font.

## *02*

### *Location Overview*

# Beverly Grove

## CENTRAL LOCATION | AFFLUENT RENTER BASE

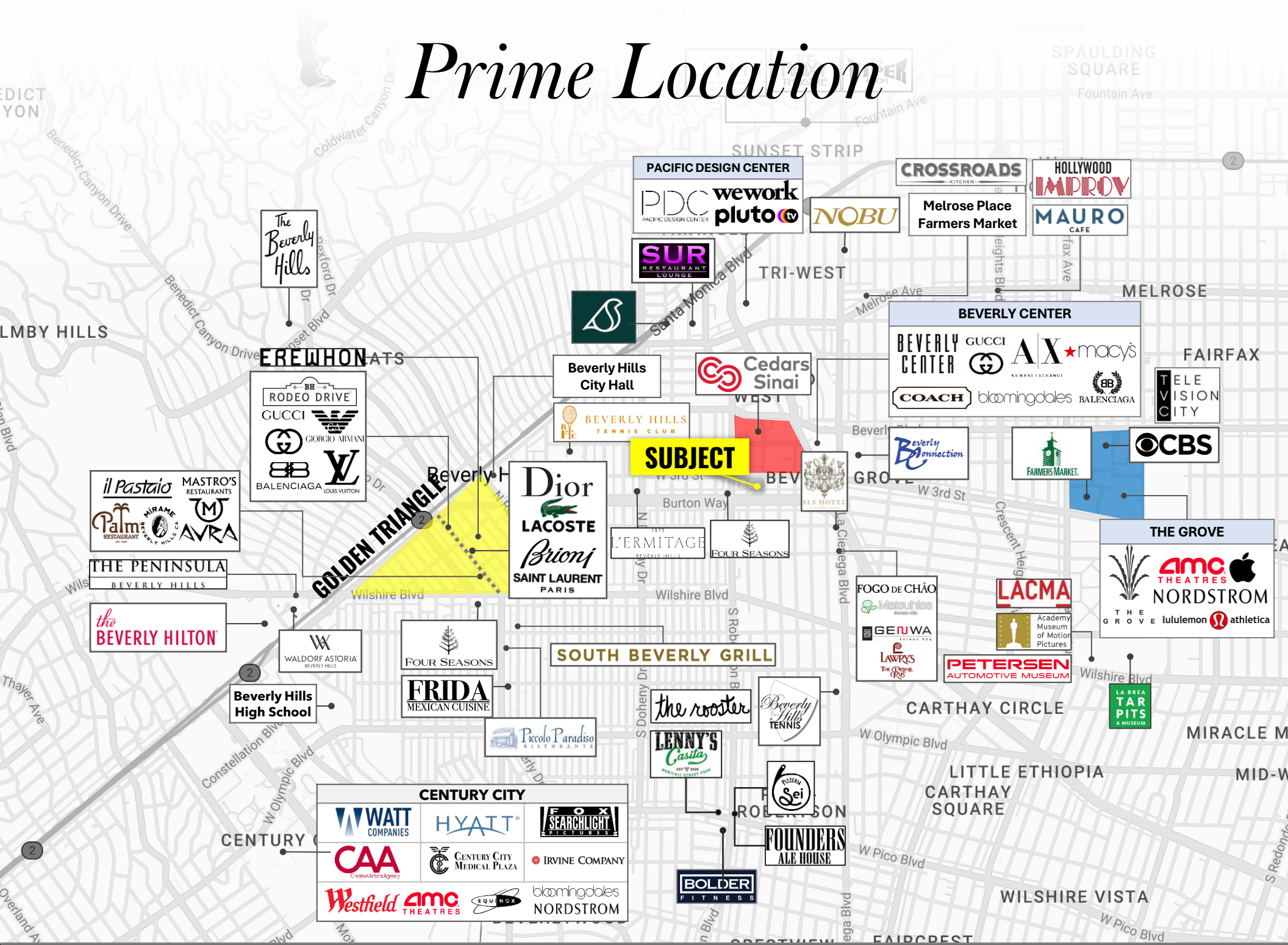
Beverly Grove is one of Los Angeles' most desirable infill multifamily neighborhoods due to its central location, affluent renter base, and immediate proximity to Beverly Hills and West Hollywood. Situated just east of Beverly Hills, the neighborhood benefits from "spillover" demand from renters and buyers seeking a luxury Westside lifestyle at a relative discount to Beverly Hills pricing. The area is highly walkable and anchored by major lifestyle amenities including The Grove, Beverly Center, the 3rd Street retail corridor, and nearby Cedars-Sinai Medical Center, making it especially attractive to entertainment, medical, and professional tenants. From a multifamily perspective, Beverly Grove is characterized by a dense collection of low-rise apartment buildings, classic 1920s-1960s courtyard properties, duplexes, and small-to-mid-size value-add assets with limited new supply due to restrictive zoning and neighborhood preservation efforts.

## PROXIMITY TO BEVERLY HILLS

Its adjacency to Beverly Hills is a major investment driver because tenants gain convenient access to luxury retail, dining, employment centers, and prestigious branding without paying Beverly Hills rental rates. This positioning has made Beverly Grove a favored location for investors pursuing core-plus and value-add multifamily strategies focused on long-term appreciation rather than immediate cash flow. The neighborhood also benefits from excellent connectivity to Century City, Miracle Mile, Hollywood, and West Hollywood, reinforcing its status as one of LA's most supply-constrained and consistently desirable rental markets.



# Prime Location



The Beverly Hills

PACIFIC DESIGN CENTER  
PDC wework pluto

CROSSROADS KITCHEN  
Melrose Place Farmers Market  
HOLLYWOOD IMPROV  
MAURO CAFE

EREWONATS  
RODEO DRIVE  
GUCCI  
GIORGIO ARMANI  
BALENCIAGA  
LOUIS VUITTON

Beverly Hills City Hall  
BEVERLY HILLS TENNIS CLUB

Cedars Sinai

BEVERLY CENTER  
GUCCI AX macy's  
COACH bloomingdales BALENCIAGA  
TELEVISION CITY

il Pastaio MASTRO'S RESTAURANTS  
Palm MIRAMONTE AVRA

Dior  
LACOSTE  
Prionj  
SAINT LAURENT PARIS

SUBJECT  
Beverly Connection  
FARMERS MARKET  
CBS

THE PENINSULA BEVERLY HILLS  
the BEVERLY HILTON

WALDORF ASTORIA BEVERLY HILLS

FOUR SEASONS

SOUTH BEVERLY GRILL

FOGO DE CHÃO  
Matsuhisa  
GENWA  
LAWRY'S THE POPPER

THE GROVE  
AMC THEATRES  
NORDSTROM  
THE GROVE lululemon athletica

Beverly Hills High School

FRIDA MEXICAN CUISINE

Piccolo Paradiso RISTORANTE

the rooster  
Beverly Hills TENNIS  
LENNY'S Castita

LACMA  
Academy Museum of Motion Pictures  
PETERSEN AUTOMOTIVE MUSEUM

CENTURY CITY  
WATT COMPANIES HYATT FOX SEARCHLIGHT PICTURES  
CAA CENTURY CITY MEDICAL PLAZA IRVINE COMPANY  
Westfield AMC THEATRES EQUINOX bloomingdales NORDSTROM

ROLANDSON  
FOUNDER'S ALE HOUSE

BOLDER FITNESS



**Cedars  
Sinai**

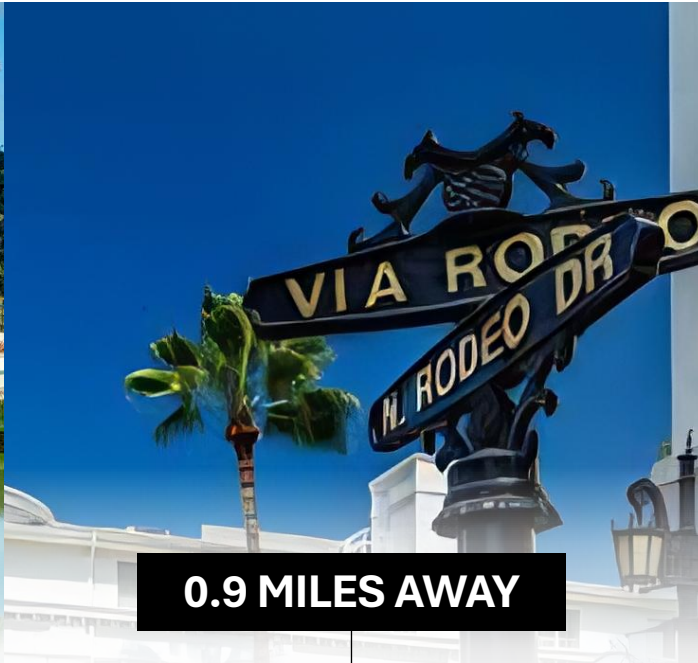
## *Proximity to World-Renowned Cedars-Sinai Medical Center*

Cedars-Sinai Medical Center is internationally recognized as one of the top hospitals in the United States, renowned for its excellence in patient care, cutting-edge research, and world-class physicians. Proximity to such a highly respected institution elevates both the lifestyle appeal of the location and the long-term desirability of surrounding real estate. Cedars-Sinai consistently ranks among the nation's leading medical centers, attracting top physicians, specialists, and researchers from around the world. Its reputation for advanced care, innovation, and medical leadership makes it a cornerstone institution not only for Los Angeles, but globally.

As a premier healthcare destination, Cedars-Sinai draws a highly educated, high-earning workforce that values convenience, quality, and proximity. Living near the hospital is especially attractive to doctors, nurses, researchers, and executives who seek housing that matches the caliber of their workplace. Cedars-Sinai is a destination hospital for patients traveling nationally and internationally for specialized treatment. This constant influx of patients and visiting families reinforces the area's vitality and underscores the hospital's unmatched reputation for excellence. Living near a world-class hospital offers residents the confidence and convenience of immediate access to elite healthcare—an increasingly valuable lifestyle benefit that enhances the appeal of the location.



# Beverly Hills Golden Triangle



**0.9 MILES AWAY**

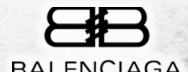
**The City's Premier Commercial and Lifestyle District** - Defined by Wilshire Boulevard, Santa Monica Boulevard, and Crescent Drive, the area serves as the core of Beverly Hills and remains one of the most desirable and established submarkets in Southern California.

**Centrally Located** - The district benefits from close proximity to Century City, West Hollywood, and the Westside, with easy access via Wilshire and Santa Monica Boulevards. This central location continues to attract high-income professionals across entertainment, finance, legal, and creative industries, driving sustained housing demand in nearby residential neighborhoods.

**Impeccably Maintained** - Well-kept streets, walkability, and a concentration of daily amenities contribute to the area's lasting appeal. The Golden Triangle remains a key location for investors seeking long-term value in a proven, high-barrier-to-entry market.

**High Street Retail** - The Golden Triangle is home to a dense mix of luxury retail, high-end dining, boutique hotels, and professional office space, drawing consistent activity from residents, visitors, and employees alike. Its international reputation and daily foot traffic support strong business performance and long-term demand throughout the surrounding area.

**High Barrier-to-Entry Marketplace** - New development within the Golden Triangle is extremely limited, with strict zoning and a built-out urban environment restricting additional supply. As a result, the area has historically shown strong market stability and resilience through economic cycles.



## BEVERLY HILLS GOLDEN TRIANGLE – 0.9 MILES AWAY

The Golden Triangle represents the most prestigious and high-value residential hubs, built around a highly walkable, master-planned district anchored by world-class commercial towers and lifestyle amenities. The neighborhood sits at the intersection of Santa Monica Blvd, Avenue of the Stars, and Olympic Blvd, offering seamless connectivity between Beverly Hills, Westwood, West LA, and the Westside’s major employment centers. commercial district in Beverly Hills, defined by the iconic retail and business corridors of Rodeo Drive, Wilshire Boulevard, and Beverly Drive. This globally recognized enclave functions as both a luxury shopping destination and a financial and professional services hub serving ultra-high-net-worth residents, international investors, and Fortune-level brands.

## CENTURY CITY – 2.4 MILES AWAY

Century City is one of Los Angeles’ premier Class-A office, retail, and residential hubs, built around a highly walkable, master-planned district anchored by world-class commercial towers and lifestyle amenities. The neighborhood sits at the intersection of Santa Monica Blvd, Avenue of the Stars, and Olympic Blvd, offering seamless connectivity between Beverly Hills, Westwood, West LA, and the Westside’s major employment centers.



# World-Class Brands



GUCCI



Dior

SAINT LAURENT  
PARIS

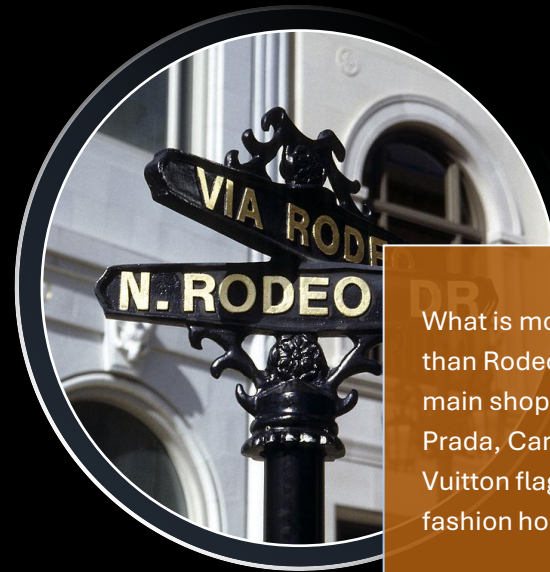
THE PENINSULA  
BEVERLY HILLS

The  
Beverly  
Hills

the  
BEVERLY HILTON®

W  
WALDORF ASTORIA®  
BEVERLY HILLS

# Area Landmarks



## Rodeo Drive

What is more synonymous with Beverly Hills than Rodeo Drive, the city's world-renowned main shopping district? House of Givenchy, Prada, Cartier, Chanel, Gucci and the Louis Vuitton flagship stores are just a few of the fashion houses in the easily walkable area

The City of Beverly Hills features 16 hotels with nearly 2,400 rooms in a variety of styles, price points, and options—from Five Star, Five Diamond fullservice suites to European-style boutique properties. Legendary hotels with star-studded histories provide an immersive Old Hollywood experience

## Luxury Hotels



# Area Snapshot

## Beverly Grove

The subject is located at the epicenter of Los Angeles, just blocks from the CBS Studios and benefits from its immediate proximity to the Grove, Park La Brea, LACMA as well as shops along Melrose Avenue. The Immediate area boasts a dense and affluent residential and daytime population with incomes in excess of \$130,000 per year.



## Golden Triangle

At the center of the Golden Triangle is the world-renowned Rodeo Drive, whose three blocks are home to a dazzling array of haute couture boutiques and world-class jewelers. Bisecting the southern end of Rodeo Drive is Wilshire Boulevard, offering high-end department stores, including Barneys New York, two Saks Fifth Avenue and Neiman Marcus.



## Miracle Mile

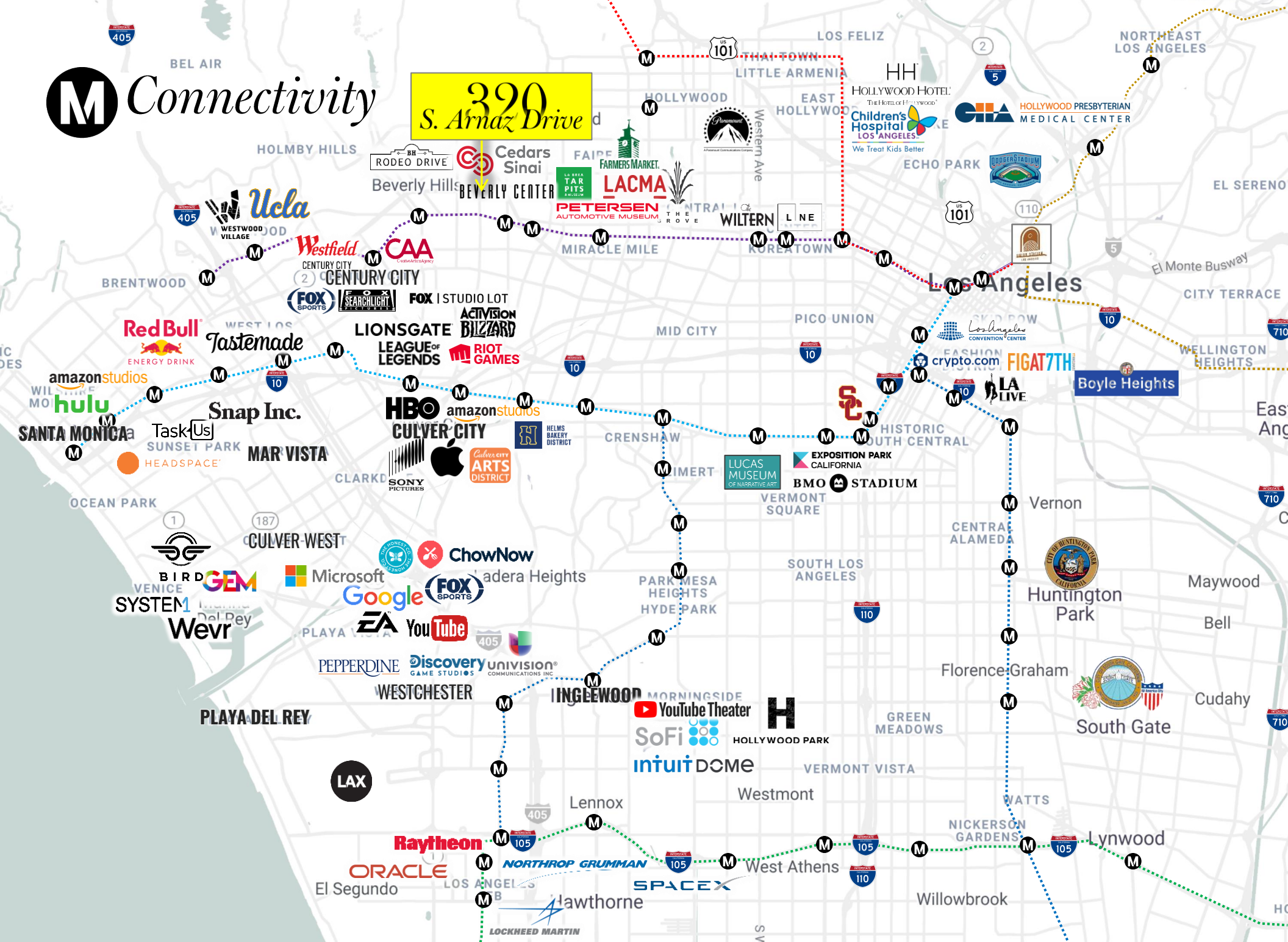
The district consists of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. This luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis





Los Angeles



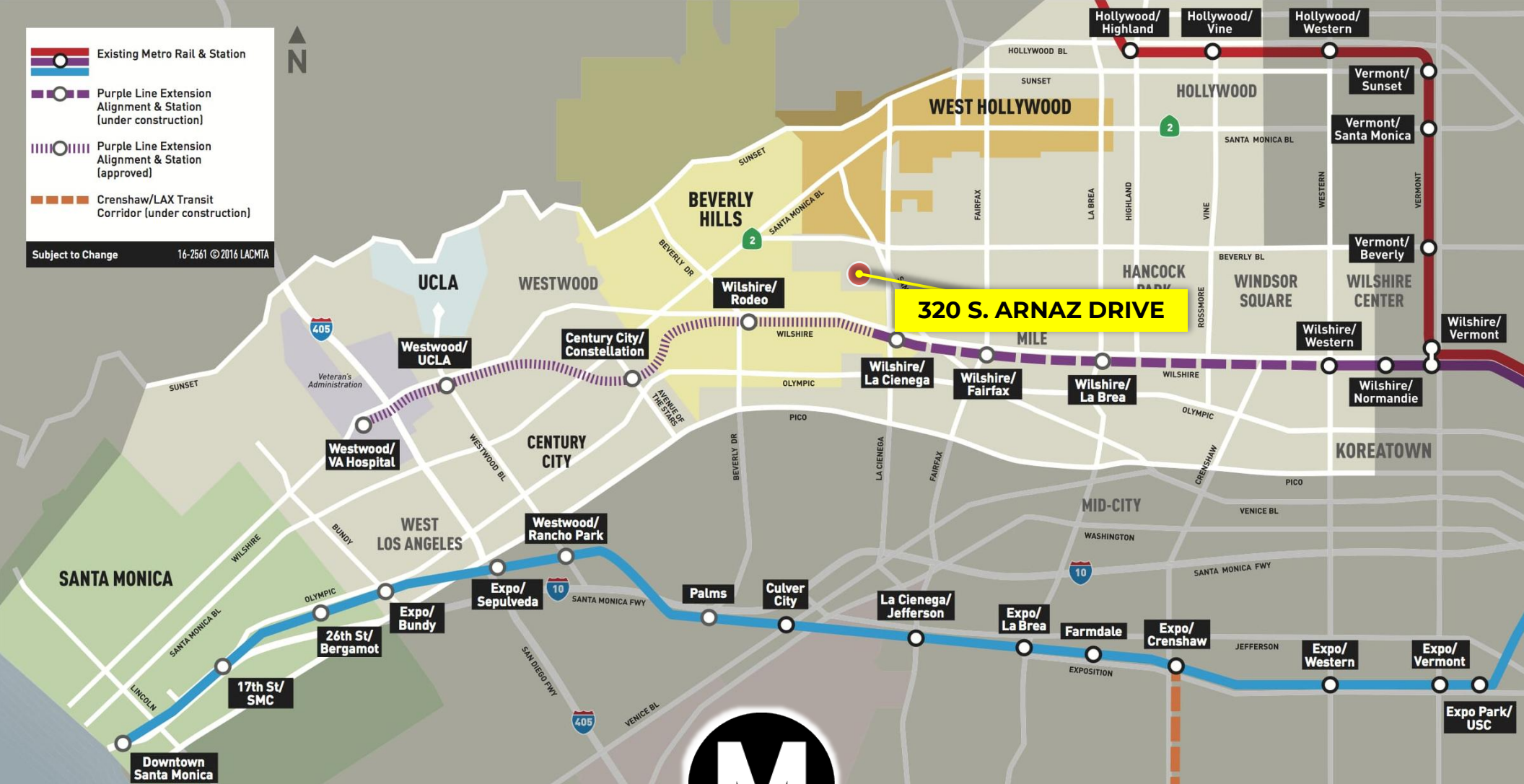
# M Connectivity

**320**  
S. Arnaz Drive



 Existing Metro Rail & Station  
 Purple Line Extension Alignment & Station (under construction)  
 Purple Line Extension Alignment & Station (approved)  
 Crenshaw/LAX Transit Corridor (under construction)

Subject to Change 16-2561 © 2016 LACMTA



# Purple Line

- Section 1:** Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2024.
- Section 2:** Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.
- Section 3:** Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.



# *320 S. Arnaz Drive*

LEGACY OPPORTUNITY: 48 NON-RSO UNITS / OUTSTANDING LOCATION BLOCKS TO BEVERLY HILLS

## *Financial Analysis*

# Financial Analysis

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	Current	Market

THE ASSET	
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APN	4334-011-057
Parking	Tuck-Under
Zoning	LA-R3
Construction	Wood/Stucco
Roof Type	Composition

## MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market Rents Post Renovation	Market Total
45	Jr. One Bed	\$2,086	\$93,884	\$2,567	\$115,500
3	Studio	\$2,115	\$6,345	\$2,250	\$6,750
<b>Total Scheduled Rent</b>			<b>\$100,229</b>		<b>\$122,250</b>
Laundry Income Estimated per Month			\$488		\$407
Monthly Scheduled Gross Income			\$100,717		\$122,657
Annual SCEP Income			\$251		\$251
Annual RUBS Income			\$37,027		\$33,243
Additional Annual Income			\$23,682		\$23,682
<b>Total Estimated Annual Revenue</b>			<b>\$1,269,558</b>		<b>\$1,529,060</b>
Less: Vacancy/Deductions			2% (\$25,391)	3%	(\$45,872)
Effective Gross Income			\$1,244,167		\$1,483,188
ANNUALIZED EXPENSES			Current		Market
New Property Taxes			\$220,150		\$220,150
Electricity			\$13,144		\$13,144
Gas			\$6,773		\$6,773
Water			\$11,932		\$11,932
Sewer			\$10,180		\$10,180
Trash Removal			\$17,240		\$17,240
Property Insurance			\$46,003		\$46,003
Landscaping / Common Area Cleaning			\$3,720		\$3,720
Security			\$7,200		\$7,200
Elevator Maintenance			\$2,255		\$2,255
Repairs, Supplies & Maintenance			\$33,600		\$33,600
Rental Registration			\$4,032		\$4,032
Pest Control			\$2,488		\$2,488
Onsite Manager			\$60,102		\$60,102
Management Fee			\$27,927		\$27,927
<b>ESTIMATED EXPENSES</b>			<b>\$466,746</b>		<b>\$466,746</b>
Expenses/Unit			\$9,724		\$9,724
Expenses/SF			\$13.95		\$13.95
% of GOI			37.5%		31.5%
RETURN			Current		Market
NOI			\$777,421		\$1,016,442

# Underwriting Notations

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## ASSUMPTIONS

- Laundry: Actual 2025 Laundry Income
- SCEP: Actual 2025 SCEP income
- RUBS: Actual 2025 RUBS Reimbursements
- Additional Income: Actual Additional Income from T12
- Repairs, Supplies & Maintenance: Estimated at a proforma expense of \$700/unit/year, less certain CapX expenditures
- Contract Services: Actual expense used for trash removal, elevator maintenance. Pro forma expenses for landscaping/janitorial (\$500/mo), security (\$600/mo), and pest control (\$120/mo)
- Utilities: Actual T12 annual expenses
- Insurance: Actual annual insurance premium
- Rental Registration: Proforma expense of \$84 per unit per year
- Real Estate Taxes: Real estate Tax will be reassessed on sale. As of October 2020 the Ad Valorem rate is 1.200129% plus direct assessments
- Reserves & Replacements: Project at 2% of SGI
- Management Fee: Pro forma expense of 3.5% of gross income
- Security: Actual 2025 Expense
- Administrative: Actual 2025 Expense
- Marketing: Actual 2025 Expense
- Onsite Manager / Key Holder: Pro forma expense of \$500 rent credit and paid hourly at \$19. Est. work 8/hrs per week
- Business Licenses and Permits: Actual 2025 Expense

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## CAPX NOTATIONS

- Certain CapX and/or non-recurring expenses excluded

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## MARKET/PROJECTED AND/OR ESTIMATED RENTS:

- Any estimates of market rents and/or projected rents do not necessarily mean that rents can be established at or increased to that level and are subject to many factors. The Pro Forma rents used are post renovation and modernization of the unit interior and common areas
-

# Rent Roll

Unit #	Type	Est. SF	Current Rent	Market Rents Post Renovation	Occupied
101	Jr. One Bedroom	550	\$2,500	\$2,500	Vacant
102	Jr. One Bedroom	550	\$2,295	\$2,500	Occupied
103	Jr. One Bedroom	550	\$2,095	\$2,500	Occupied
104	Jr. One Bedroom	550	\$2,284	\$2,500	Occupied
105	Studio Apartment	330	\$1,995	\$2,200	Occupied
106	Jr. One Bedroom	550	\$1,995	\$2,500	Occupied
107	Jr. One Bedroom	550	\$2,295	\$2,500	Occupied
108	Jr. One Bedroom	550	\$1,995	\$2,500	Occupied
109	Jr. One Bedroom	550	\$2,500	\$2,500	Vacant
110	Jr. One Bedroom	550	\$1,995	\$2,500	Occupied
111	Jr. One Bedroom	550	\$1,995	\$2,500	Occupied
112	Jr. One Bedroom	550	\$1,895	\$2,500	Occupied
113	Jr. One Bedroom	550	\$1,995	\$2,500	Occupied
114	Jr. One Bedroom	550	\$2,095	\$2,500	Occupied
115	Jr. One Bedroom	550	\$1,995	\$2,500	Occupied
116	Jr. One Bedroom	550	\$2,095	\$2,500	Occupied
201	Jr. One Bedroom	550	\$1,995	\$2,550	Occupied
202	Jr. One Bedroom	550	\$1,995	\$2,550	Occupied
203	Jr. One Bedroom	550	\$2,100	\$2,550	Occupied
204	Jr. One Bedroom	550	\$2,095	\$2,550	Occupied
205	Studio Apartment	330	\$2,050	\$2,250	Occupied
206	Jr. One Bedroom	550	\$2,550	\$2,550	Vacant
207	Jr. One Bedroom	550	\$2,550	\$2,550	Vacant
208	Jr. One Bedroom	550	\$1,995	\$2,550	Occupied

# Rent Roll

Unit #	Type	Est. SF	Current Rent	Market Rents Post Renovation	Occupied
209	Jr. One Bedroom	550	\$2,100	\$2,550	Occupied
210	Jr. One Bedroom	550	\$1,995	\$2,550	Occupied
211	Jr. One Bedroom	550	\$2,100	\$2,550	Occupied
212	Jr. One Bedroom	550	\$1,995	\$2,550	Occupied
213	Jr. One Bedroom	550	\$2,095	\$2,550	Occupied
214	Jr. One Bedroom	550	\$1,995	\$2,550	Occupied
215	Jr. One Bedroom	550	\$1,895	\$2,550	Occupied
216	Jr. One Bedroom	550	\$2,295	\$2,550	Occupied
301*	Jr. One Bedroom	550	\$1,690	\$2,650	Occupied
302	Jr. One Bedroom	550	\$1,856	\$2,650	Occupied
303	Jr. One Bedroom	550	\$1,995	\$2,650	Occupied
304	Jr. One Bedroom	550	\$2,190	\$2,650	Occupied
305	Studio Apartment	330	\$2,300	\$2,300	Vacant
306	Jr. One Bedroom	550	\$1,995	\$2,650	Occupied
307	Jr. One Bedroom	550	\$1,995	\$2,650	Occupied
308	Jr. One Bedroom	550	\$1,995	\$2,650	Occupied
309	Jr. One Bedroom	550	\$2,033	\$2,650	Occupied
310	Jr. One Bedroom	550	\$2,330	\$2,650	Occupied
311	Jr. One Bedroom	550	\$1,850	\$2,650	Occupied
312	Jr. One Bedroom	550	\$2,190	\$2,650	Occupied
313	Jr. One Bedroom	550	\$2,095	\$2,650	Occupied
314	Jr. One Bedroom	550	\$2,005	\$2,650	Occupied
315	Jr. One Bedroom	550	\$1,995	\$2,650	Occupied
316	Jr. One Bedroom	550	\$1,895	\$2,650	Occupied
<b>Totals:</b>			<b>\$100,229</b>	<b>\$122,250</b>	

# *320 S. Arnaz Drive*

LEGACY OPPORTUNITY: 48 NON-RSO UNITS / OUTSTANDING LOCATION BLOCKS TO BEVERLY HILLS

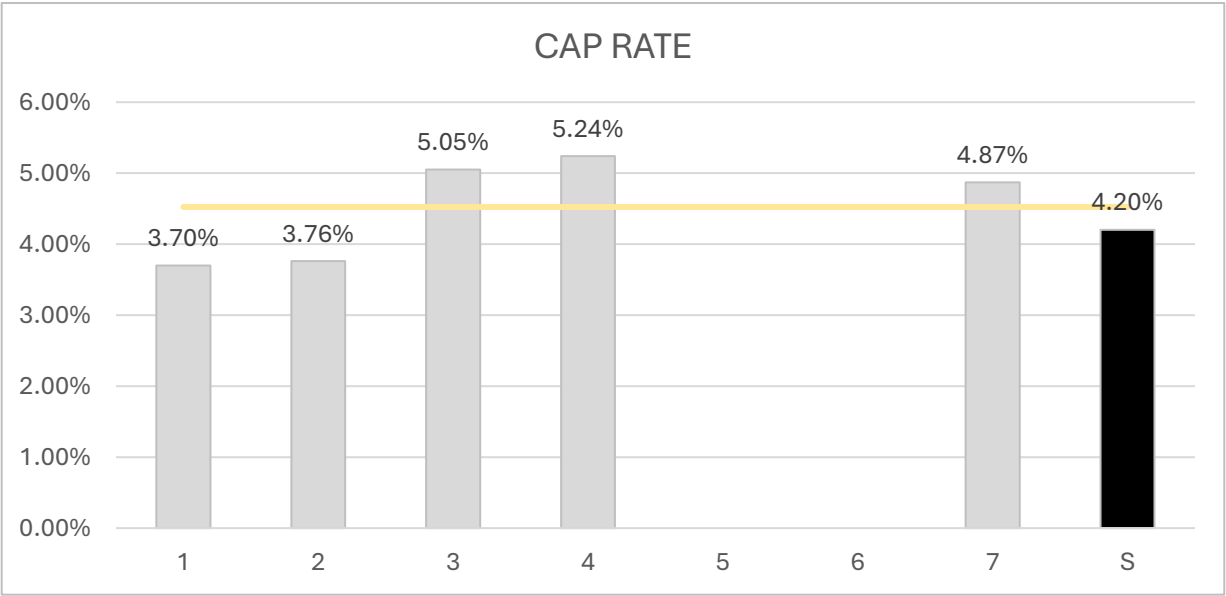
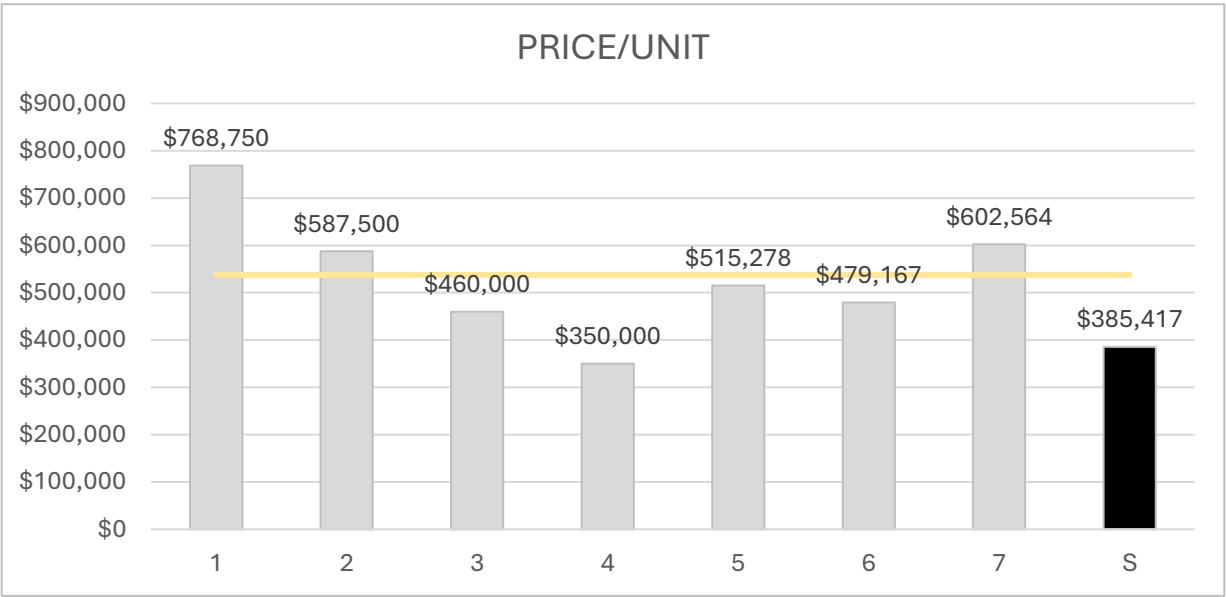
An aerial photograph of a city, likely Los Angeles, showing a dense urban landscape with various buildings, streets, and greenery. A large, semi-transparent silhouette of a house with a gabled roof is overlaid in the center of the image. The text 'Market Comparables' is written in a white, elegant script font across the middle of the house silhouette.

*Market Comparables*

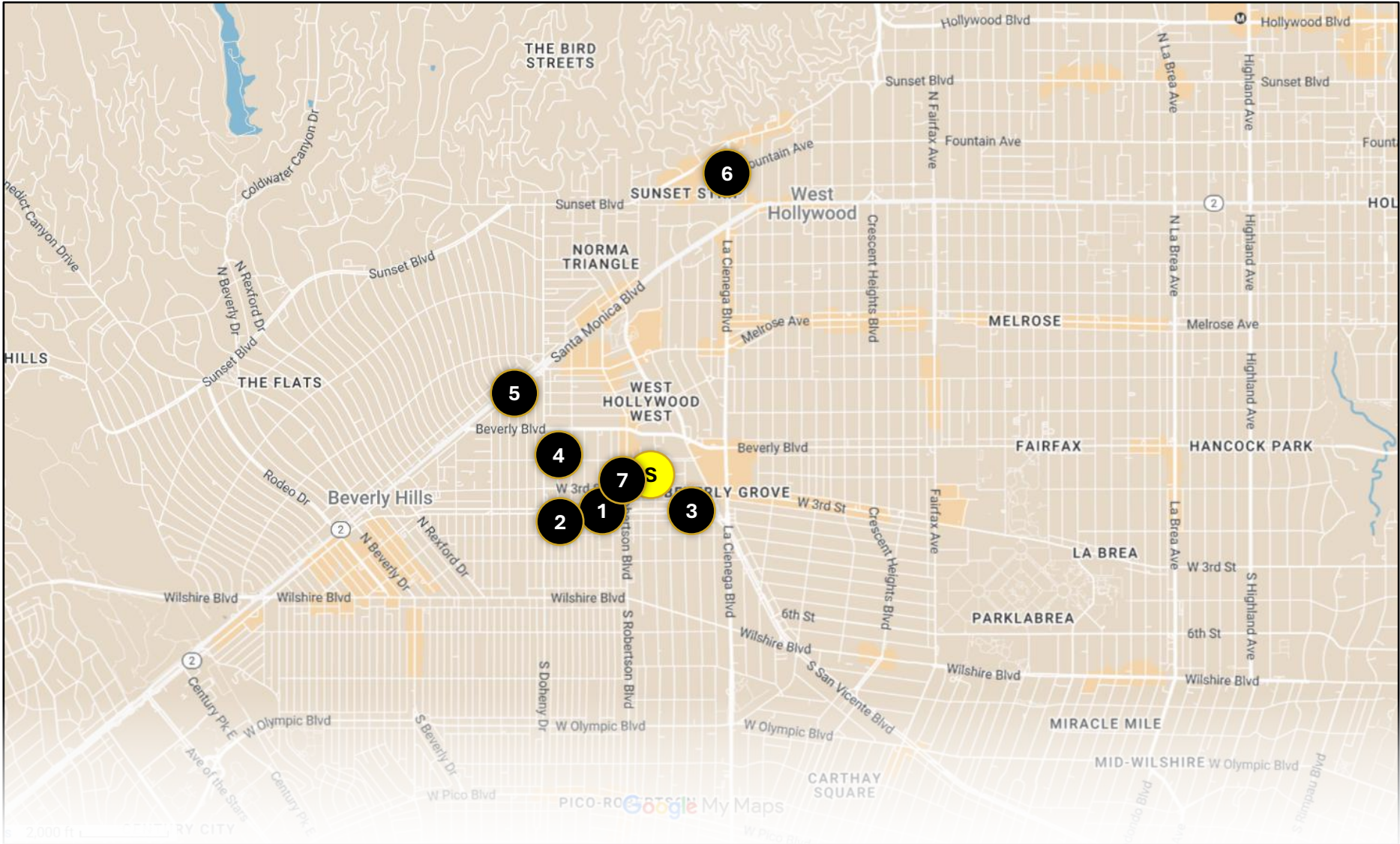
# Sales Comparables

PHOTO	ADDRESS	UNITS	BUILT	AVG UNIT SF	SALE DATE	PRICE	PRICE/UNIT	CAP	NOTES
	<b>1 303 N Swall Dr</b> Beverly Hills, CA 90211	24	1964	1,705	11/26/2025	<b>\$18,450,000</b>	\$768,750	3.70%	Buyer Assumed Loan of 8,290,000 at 4.52 Fied until 7/1/29
	<b>2 245 N Almont Dr</b> Beverly Hills, CA 90211	8	1963	1,455	11/19/2025	<b>\$4,700,000</b>	\$587,500	3.76%	
	<b>3 432 S Sherbourne Dr</b> Los Angeles, CA 90048	5	1960	1,726	10/21/2025	<b>\$2,300,000</b>	\$460,000	5.05%	
	<b>4 142 S Wetherly Dr</b> Los Angeles CA 90048	36	1969	988	8/22/2025	<b>\$12,600,000</b>	\$350,000	5.24%	
	<b>5 432 N Palm Dr</b> Beverly Hills, CA 90210	36	1962	1,235	6/20/2025	<b>\$18,550,000</b>	\$515,278	-	Buyer Assumed Loan in the original principal amount of 8,765,000 Originated 6/15/22
	<b>6 1121 N La Cienega Blvd</b> West Hollywood, CA 90069	48	1990	1,014	10/15/2025	<b>\$23,000,000</b>	\$479,167	-	6 ADU Additions and extensive renovations including in unit washer and dryers
	<b>7 8811 Burton Way</b> Los Angeles CA 90048	78	1989	1,108	4/9/2026	<b>\$47,000,000</b>	\$602,564	4.87%	
<b>AVERAGES</b>		<b>34</b>	<b>1971</b>	<b>1,319</b>			<b>\$537,608</b>	<b>4.52%</b>	
	<b>S Subject</b> <b>320 S Amaz Drive</b> Los Angeles CA 90048	48	1984	550	On Market	<b>\$18,500,000</b>	\$385,417	4.20%	

# Sales Comparables



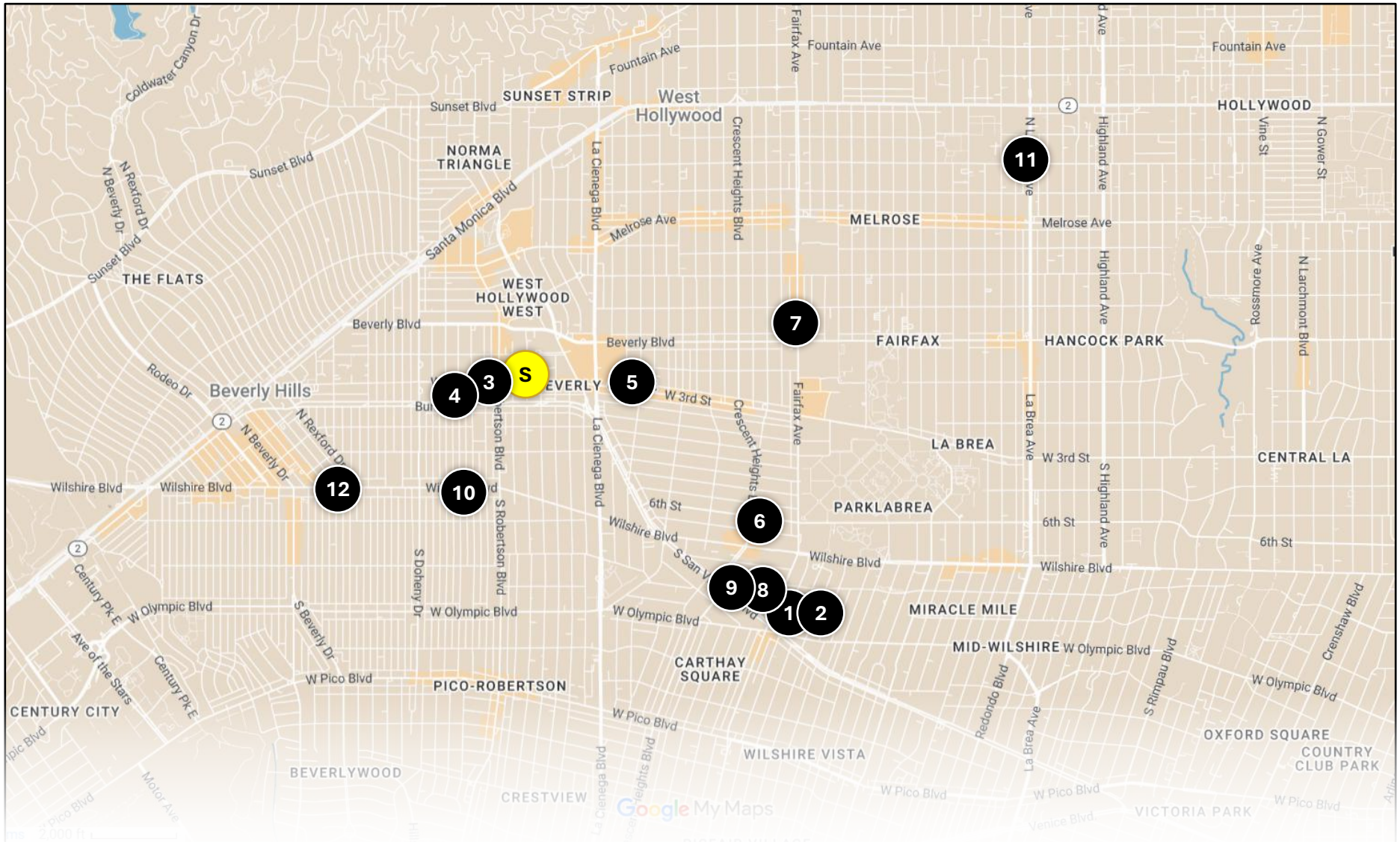
# Sales Comparables



# Rent Comparables

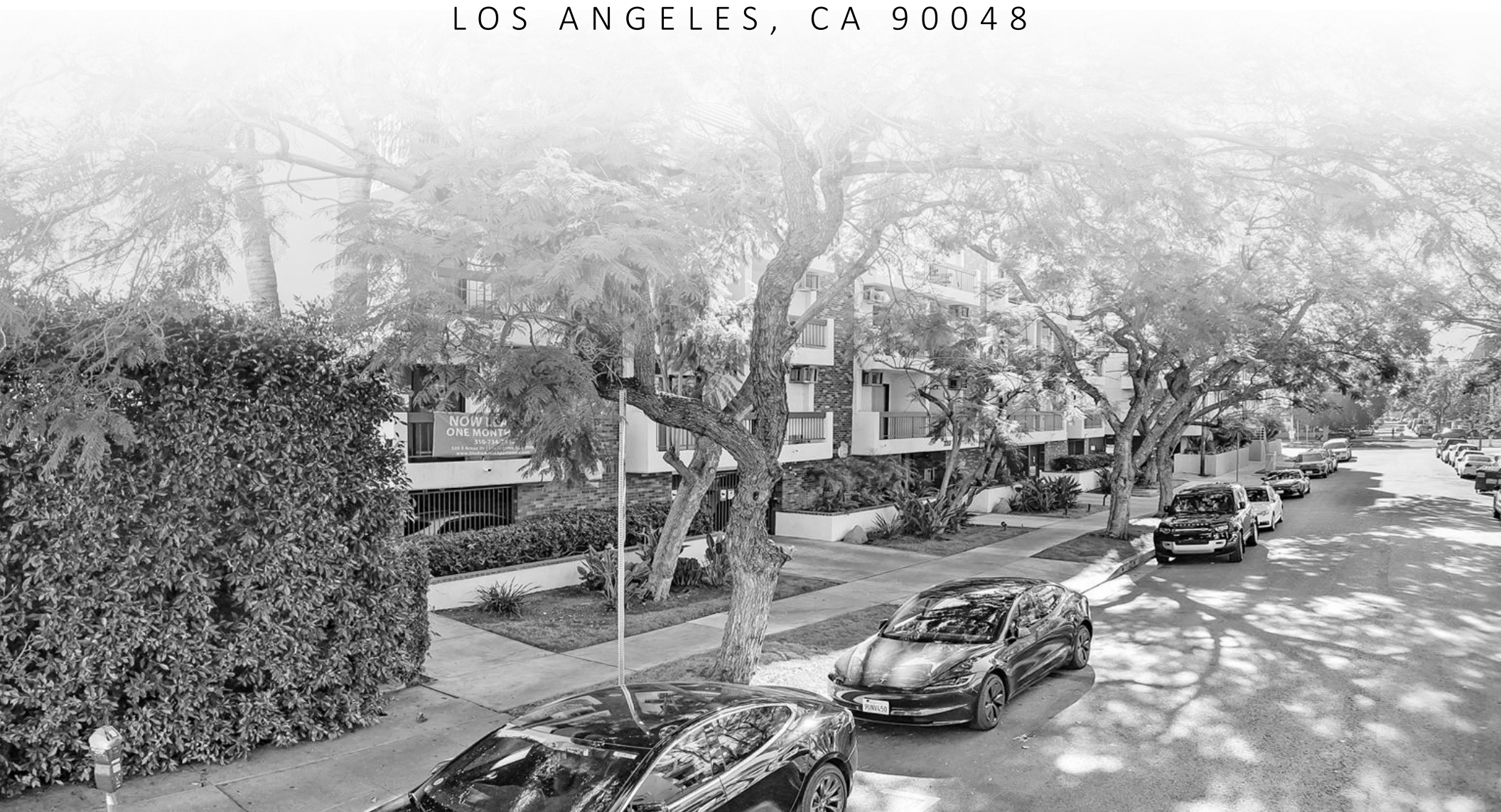
<b>1</b>	951 Ogden Ave Unit 304, Los Angeles CA 90036	Studio	592	\$2,595	\$4.38
<b>2</b>	951 Ogden Ave Unit 509, Los Angeles CA 90036	Studio	380	\$2,695	\$7.09
<b>3</b>	8811 Burton Way, West Hollywood, CA 90048	Studio	550	\$2,695	\$4.90
<b>4</b>	332 N La Peer Dr, Beverly Hills, CA 90211	Studio	700	\$2,495	\$3.56
<b>5</b>	8403 Blackburn Ave Unit 8997, Los Angeles, CA 90048	Studio	580	\$2,460	\$4.24
<b>6</b>	6245 Wilshire Unit 601, Los Angeles, CA 90048	Studio	559	\$3,106	\$5.56
<b>7</b>	639 N Fairfax Ave Unit 302, Los Angeles, CA 90036	Studio	560	\$2,327	\$4.16
<b>8</b>	950 S Fairfax Unit 223, Los Angeles, CA 90036	Studio	547	\$2,620	\$4.79
<b>9</b>	950 S Fairfax Unit 326, Los Angeles, CA 90036	Studio	648	\$2,721	\$4.20
<b>10</b>	145 S La Peer Dr Unit 1, Beverly Hills, CA 90211	Studio	550	\$3,400	\$6.18
<b>11</b>	822 N Detroit St Unit 826.5, Los Angeles, CA 90046	Studio	800	\$2,695	\$3.37
<b>12</b>	137 S Crescent Dr Unit 5, Beverly Hills, CA 90212	Studio	450	\$2,050	\$4.56
<b>Averages</b>			<b>576</b>	<b>\$2,655</b>	<b>\$4.75</b>
<b>S</b>	<b>320 S Arnaz Drive, Los Angeles CA 90048</b>	<b>JR 1 Bed</b>	<b>550</b>	<b>\$2,086</b>	<b>\$3.79</b>
		<b>Studio</b>	<b>330</b>	<b>\$2,115</b>	<b>\$1.06</b>

# Rent Comparables



# 320

*S. Arnaz Drive*  
LOS ANGELES, CA 90048



*320 S. Arnaz Drive  
Los Angeles, CA 90048*

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