



Offering Memorandum

# BRAND NEW CONSTRUCTION

910 N Hudson Ave | Hollywood, CA

**kw**  
BEVERLY HILLS

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## EXCLUSIVELY LISTED BY

### ELIZA KERNDIAN

Eliza Kerndian Group

Cell: 310.924.7244

Web: [elizakerndiangroup.com](http://elizakerndiangroup.com)

[KWCommercial.com](http://KWCommercial.com)

DRE# 01398836

439 N Canon Drive, Penthouse, Beverly Hills, CA 90210



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## SECTIONS

### 01 Neighborhood Overview

### 02 Property Overview

### 03 Sales Comparables





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# 01

## NEIGHBORHOOD OVERVIEW

# LOCATION OVERVIEW

## Hollywood

Hollywood, located in Los Angeles, California, is best known as the heart of the U.S. film industry and a symbol of glamour and entertainment. It's a neighborhood with a rich history, evolving from an agricultural community to a global entertainment hub. Today, it's a vibrant area with iconic landmarks, studios, theaters, and a thriving entertainment scene.

Hollywood is situated in central Los Angeles, bordered by the Santa Monica Mountains to the north and flatlands to the south. It encompasses a variety of terrains, including hills,

canyons, and wide boulevards, offering views of the city and mountains.

Los Angeles is world-famous for its beautiful mild weather, with 292 days of sunlight/partial sunlight a year and an average high temperature of 75 °F and an average low of 56 °F.

The Los Angeles area has many micro-climates - daytime temperatures can vary as much as 36 °F between inland areas such as the San Fernando Valley or San Gabriel Valley and the coastal basin.

Summer - warm to hot and almost completely dry  
Winter - mildly cool to warm, with occasional rain  
Spring & Autumn - because of the long Winters and Summers, Spring and Autumn hardly exist compared to other climates.

The rainy season usually ends by mid-May, while summer weather patterns typically last until mid-November.

\$1.3M

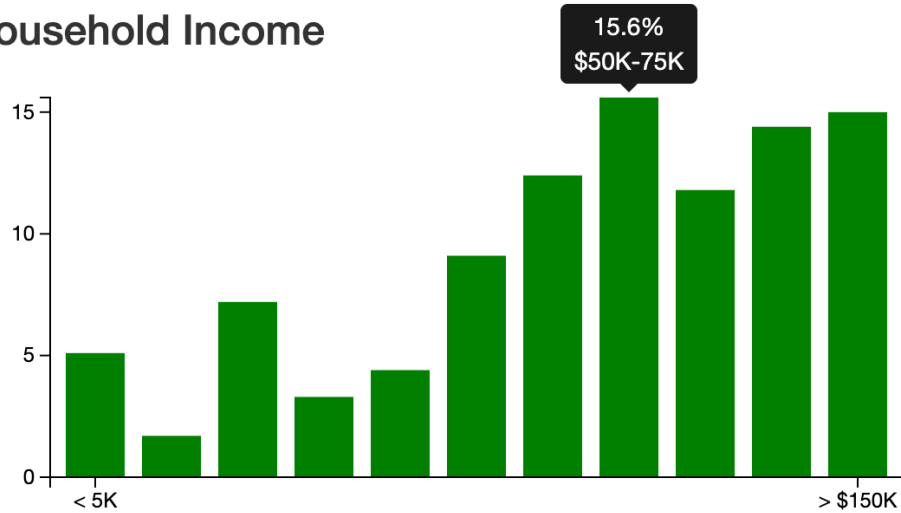
MEDIAN HOME VALUE





# DEMOGRAPHICS

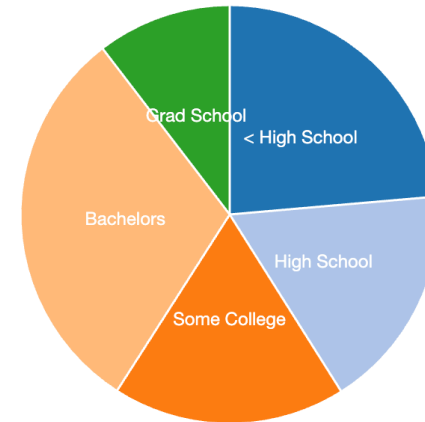
## Household Income



Median household: \$61,566

Median individual: \$34,620

## Education





With at least college degree: 40.9%

With STEM degree: 34.8%

## Commute Time

 33.3 minutes 

## Marital Status

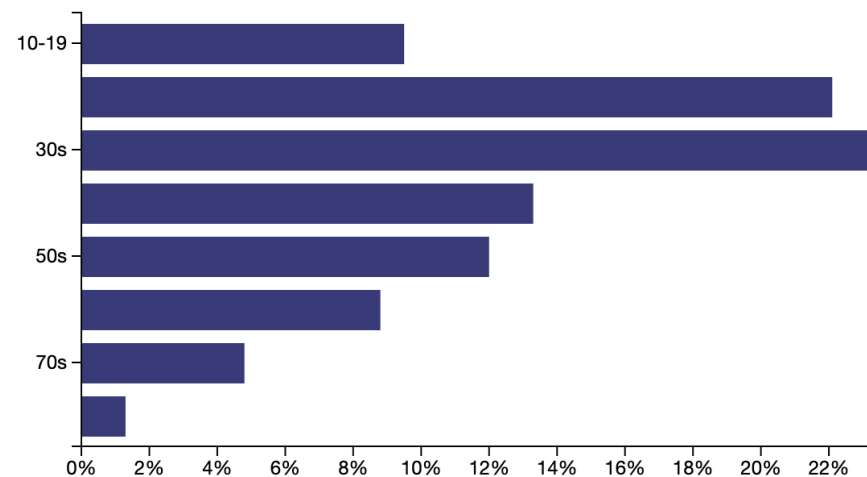
 24.0% married 

Never married: 62.4%

## Average Family Size

 3.16 people 

## Age



Median: 34.2 years old

# NEARBY HOT SPOTS

1) GRIFFITH OBSERVATORY

2) HOLLYWOOD BOWL

3) LOS ANGELES COUNTY MUSEUM OF ART (LACMA)

4) THE HOLLYWOOD SIGN

5) UNIVERSAL STUDIOS HOLLYWOOD

6) HOLLYWOOD WALK OF FAME

7) THE GROVE

8) LA BREA TAR PITS AND MUSEUM

9) TCL CHINESE THEATRE

10) MAGIC CASTLE





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02

## PROPERTY OVERVIEW

# PROPERTY HIGHLIGHTS

**\$4,699,995**

**OFFERING PRICE**

## THE OFFERING

Brand new construction 6-unit luxury complex in the heart of Hollywood. This stunning investment features a rare unit mix including (2) 3BR/3.5BA, (1) 4BR/4BA, (1) 4BR/3.5BA, (1) 3BR/3BA, and (1) 2BR/2BA all designed with modern finishes, open floor plans, in-unit laundry, central AC, European cabinetry, stainless steel appliances, and large windows flooding the units with natural light. Each unit is separately metered for gas, water, electric, and trash. Tenants pay all utilities ensuring low maintenance and high cash flow. Pro forma gross monthly income is \$28,180 (\$338,180 annually) with projected expenses at 30%, yielding an NOI of approx. \$236,718 annually. Estimated CAP rate of 5% and GRM of 13.9 at asking price. Located on a prime street just minutes from Sunset Blvd, this is a rare opportunity to acquire a

pride-of-ownership, high-income producing asset in one of LA's most desirable rental markets.



## PROPERTY SUMMARY

Address: **910 N Hudson Ave, Los Angeles CA 90038**

Price: **\$4,699,995**

Parcel Number: **APN# 5533-022-018**

Zoning: **LAR3**

Total Lot Size: **6,825 SQFT**



# RENT ROLL

910 N Hudson

Rent Roll

Unit #	Unit Type	Avg Rent/Mo	SF
1	2 + 2	\$3,500	1,000
2	4 + 3.5	\$5,500	1,000
3	3 + 3.5	\$4,590	1,000
4	3 + 3.5	\$4,590	1,100
5	4 + 4	\$5,500	1,100
6	3 + 3	\$4,500	1,300

# PHOTOGRAPHY





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GROUP**

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**For any additional questions, please contact:**



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**KELLER WILLIAMS BEVERLY HILLS**

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