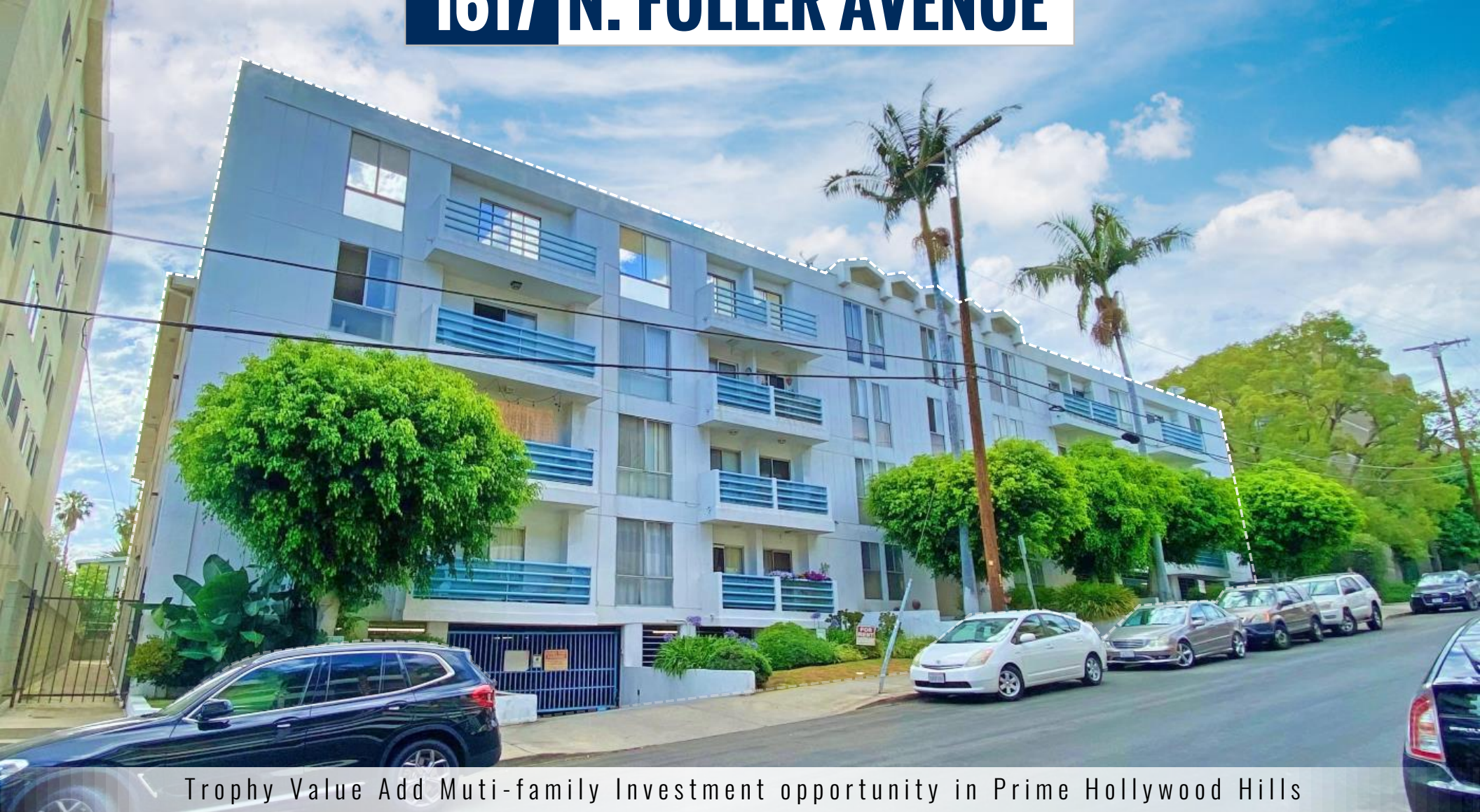


60 UNITS ■ LOS ANGELES, CA 90046

1617 N. FULLER AVENUE



Trophy Value Add Multi-family Investment opportunity in Prime Hollywood Hills

1617 N. FULLER AVENUE LOS ANGELES, CA 90046



ALEX GALUZ

Mobile: (310) 466-0888 ▪ alex@galuzgroup.com

DRE#01872625

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SECTION 1

EXECUTIVE SUMMARY

1617 N. FULLER AVENUE





1617 N. FULLER AVENUE

95

WALKSCORE

61

TRANSIT SCORE

38

BIKE SCORE

PROPERTY SUMMARY

PRICING

OFFERING PRICE		\$18,500,000
PRICE/UNIT		\$308,333
PRICE/SF		\$436.33
GRM	13.54	8.58
CAP RATE	4.76%	8.91%
	Current	Market

THE ASSET

Units		60
Year Built		1965
Gross SF		42,399
Lot SF		27,121
APN		5550-016-020

PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

Trophy Value Add Multi-family Investment opportunity in a Prime Hollywood Hills area of Los Angeles, CA.

This Property has been in same family for over 30 years.

Rents are 100 % below market ! The Market Cap Rate is over 7 % with a 10 x GRM.

Property has lobby - pool- elevator - room to add multiple ADU's , a gym and a roof top deck.

The property was built in 1965 but completely renovated in the 1980's.

LOCATION HIGHLIGHTS

Walk score here is 94. Premiere hiking trails nearby as well as Hollywood and Sunset Blvd eateries and shops.

This is an amazing rental area -one of the most trendy, desirable and walkable neighborhoods in LA.

Metro line is only a 15 min walk away and centrally located with Easy access to 101 freeway , Downtown and the San Fernando Valley.

There is a tremendous amount of development and job availability in the immediate area.

Netflix, Sunset Gower Studios, Nickelodeon, Capital Records within 15 min away.



FACING EAST



VIACOM

NETFLIX



sunset
gower
STUDIOS



THE RISE



wework

LIVE NATION

SUNSET BOULEVARD

N. LA BREA



HOLLYWOOD BLVD

VIACOM technicolor NETFLIX



1617 N. FULLER AVENUE





Trophy Value Add Multi-family Investment opportunity in a Prime Hollywood Hills area of Los Angeles, CA.

COMMUNITY AMENITIES



Property has lobby - pool- elevator - room to add multiple ADU's , a gym and a roof top deck.






SECTION 2

FINANCIAL ANALYSIS

1617 N. FULLER AVENUE



FINANCIAL ANALYSIS

PRICING

OFFERING PRICE	\$18,500,000	
PRICE/UNIT	\$308,333	
PRICE/SF	\$436.33	
GRM	13.54	8.58
CAP RATE	4.76%	8.91%
	Current	Market

FINANCING

Down	50%	\$9,250,000
Loan	50%	\$9,250,000
Interest Rate	6.00%	
Payments	(\$46,250)	

THE ASSET

Units	60
Year Built	1965
Gross SF	42,399
Lot SF	27,121
APN	5550-016-020

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
7	Studio	\$1,528	\$10,695	\$2,400	\$16,800
9	2+2	\$2,336	\$21,027	\$4,000	\$36,000
44	1+1	\$1,856	\$81,658	\$2,850	\$125,400
Total Scheduled Rent			\$113,380		\$178,200
Laundry			\$450		\$1,500
Monthly Scheduled Gross Income			\$113,830		\$179,700

ANNUALIZED INCOME	Current	Market
Scheduled Gross Income	\$1,365,960	\$2,156,400
Vacancy Rate Reserve	3% (\$40,979)	3% (\$64,692)
Gross Operating Income	\$1,324,981	\$2,091,708

ANNUALIZED EXPENSES	Current	Market
Taxes:	\$236,032	\$236,032
Insurance:	\$16,000	\$16,000
Utilities:	\$80,000	\$80,000
Maintenance & Repair's:	\$30,000	\$30,000
Trash:	\$15,000	\$15,000
Pest:	\$2,400	\$2,400
Gardener/Grounds:	\$7,500	\$7,500
Misc/Reserves:	\$2,500	\$2,500
Management	\$40,038	\$40,038
Intercom	\$2,400	\$2,400
On site	\$12,000	\$12,000
Total Expenses	\$443,870	\$443,870
Expenses/Unit	\$7,398	\$7,398
Expenses/SF	\$10.47	\$10.47
% of GOI	33.5%	21.2%

RETURN	Current	Market
NOI	\$881,111	\$1,647,838
Less Debt	(\$555,000)	(\$555,000)
Cashflow	\$326,111	\$1,092,838

RENT ROLL

Unit #	Type	Current Rent	Market Rent	Status
101	1+1	\$1,868	\$2,850	
102	1+1	\$1,733	\$2,850	
103	1+1	\$1,628	\$2,850	
104	1+1	\$1,628	\$2,850	
105	1+1	\$1,663	\$2,850	
106	1+1	\$1,570	\$2,850	
107	2+2	\$1,886	\$4,000	
108	1+1	\$1,675	\$2,850	
109	Studio	\$1,412	\$2,400	
201	1+1	\$1,648	\$2,850	
202	1+1	\$1,633	\$2,850	
203	1+1	\$1,628	\$2,850	
204	1+1	\$1,501	\$2,850	
205	1+1	\$1,651	\$2,850	
206	1+1	\$1,533	\$2,850	
207	2+2	\$4,000	\$4,000	Vacant
208	1+1	\$1,733	\$2,850	
209	Studio	\$1,475	\$2,400	
210	Studio	\$1,360	\$2,400	
211	1+1	\$1,654	\$2,850	
212	2+2	\$2,200	\$4,000	
213	1+1	\$2,850	\$2,850	Section 8
214	1+1	\$1,675	\$2,850	
215	1+1	\$1,530	\$2,850	
216	1+1	\$1,628	\$2,850	
217	1+1	\$1,633	\$2,850	
218	1+1	\$1,675	\$2,850	
219	2+2	\$2,120	\$4,000	
301	1+1	\$2,850	\$2,850	Section 8
302	1+1	\$1,628	\$2,850	

Unit #	Type	Current Rent	Market Rent	Status
303	1+1	\$1,628	\$2,850	
304	1+1	\$2,850	\$2,850	Vacant
305	1+1	\$1,695	\$2,850	
306	1+1	\$1,662	\$2,850	
307	2+2	\$2,238	\$4,000	
308	1+1	\$2,850	\$2,850	Vacant
309	Studio	\$1,214	\$2,400	
310	Studio	\$1,475	\$2,400	
311	1+1	\$2,850	\$2,850	Section 8
312	2+2	\$2,059	\$4,000	
313	1+1	\$1,584	\$2,850	
314	1+1	\$2,850	\$2,850	Vacant
315	1+1	\$1,529	\$2,850	
316	1+1	\$2,850	\$2,850	Vacant
317	1+1	\$1,628	\$2,850	
318	1+1	\$1,529	\$2,850	
319	2+2	\$2,200	\$4,000	
320	1+1	\$1,718	\$2,850	
410	Studio	\$1,360	\$2,400	
411	1+1	\$1,628	\$2,850	
412	2+2	\$2,200	\$4,000	
413	1+1	\$1,628	\$2,850	
414	1+1	\$1,628	\$2,850	
415	1+1	\$2,850	\$2,850	Vacant
416	1+1	\$1,733	\$2,850	
417	1+1	\$1,568	\$2,850	
418	1+1	\$1,628	\$2,850	
419	Studio	\$2,400	\$2,400	Vacant
420	2+2	\$2,124	\$4,000	
421	1+1	\$1,565	\$2,400	
		\$113,380	\$177,750	



SECTION 3

MARKET COMPARABLES

1617 N. FULLER AVENUE



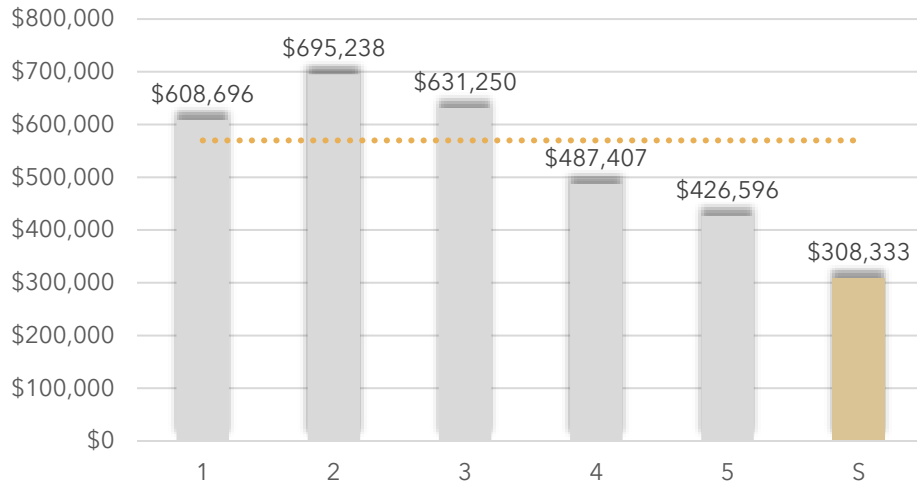
The bottom half of the image shows an aerial view of a residential neighborhood at night. In the foreground, a multi-lane highway curves through the scene, with long, colorful light trails from cars in shades of red, orange, and white. The surrounding area is filled with houses and trees, many of which are illuminated by warm streetlights and house lights, creating a cozy, glowing atmosphere. In the background, more buildings and palm trees are visible under the dark night sky.

SALES COMPARABLES

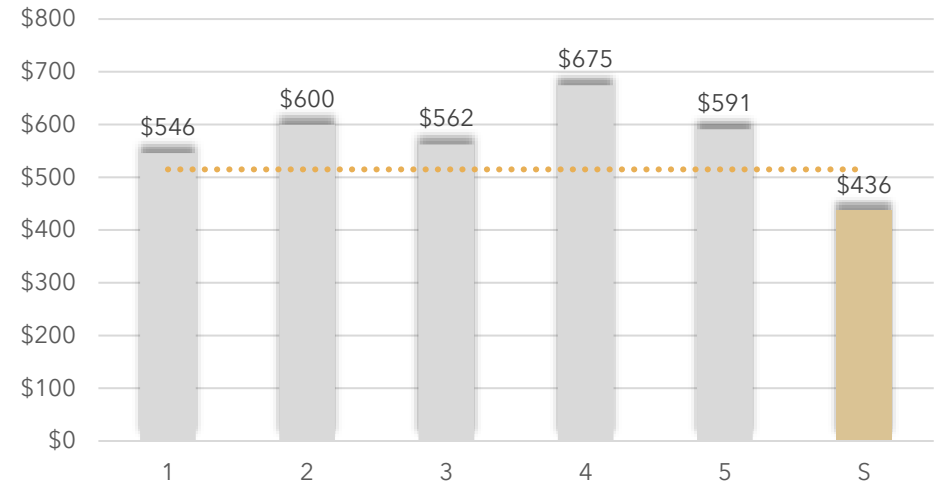
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM	
	1 1124 N. Sherbourne Dr West Hollywood, CA 90069	23	1958	25,650	12 - 1+1 11 - 2+2	4/7/2021	\$14,000,000	\$608,696	\$545.81	3.40%	17.50	
	2 1121 N. La Cienega Blvd West Hollywood, CA 90069	42	1990	48,682	3 - 1+1 37 - 2+2 2 - 3+2	11/24/2021	\$29,200,000	\$695,238	\$599.81	2.50%	21.67	
	3 1346 N. Laurel Avenue West Hollywood, CA 90045	16	1961	17,962	8 - 1+1 8 - 2+1	7/16/2020	\$10,100,000	\$631,250	\$562.30	4.48%	15.68	
	4 8300 De Longpre Avenue West Hollywood, CA 90069	27	1973	19,509	15 - 1+1 12 - 2+1	2/23/2021	\$13,160,000	\$487,407	\$674.55	-	-	
	5 727 Westbourne Drive West Hollywood, CA 90069	47	1974	33,921	42 - Studio 5 - 1+1	5/18/2022	\$20,050,000	\$426,596	\$591.08	3.00%	-	
AVERAGES				29,145				\$569,837	\$514.85	3.45%	18.28	
	S Subject Property 1617 N . Fuller Avenue Los Angeles, CA 90046	60	1965	42,399	7 - Studio 9 - 2+2 44 - 1+1		\$18,500,000	\$308,333	\$436.33	4.76%	13.54	
										Market	8.91%	8.58

SALES COMPARABLES

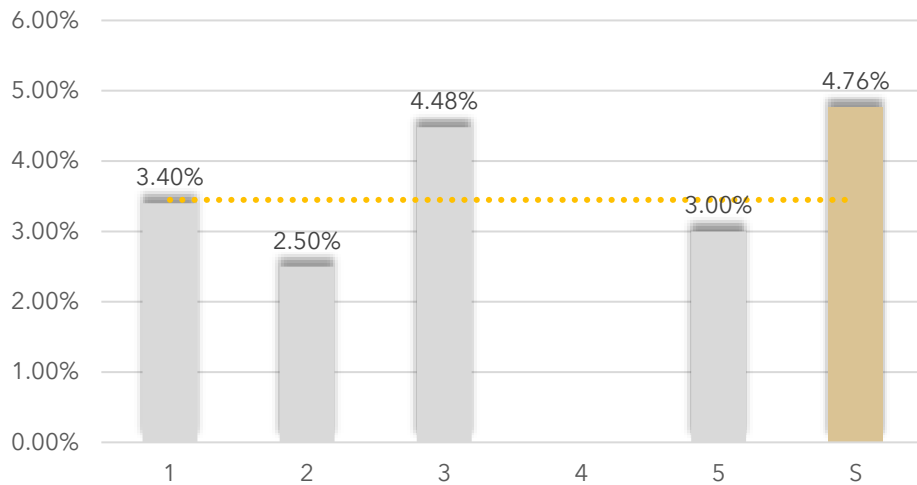
PRICE/UNIT



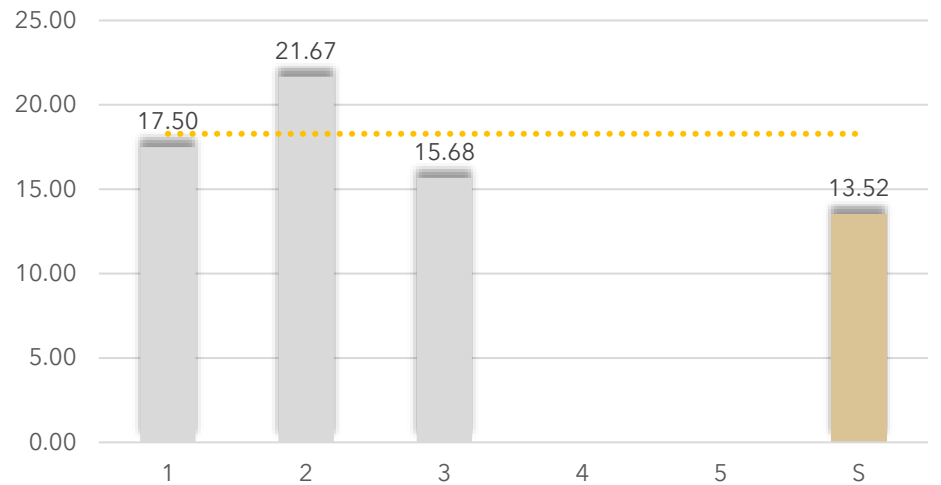
PRICE/SF



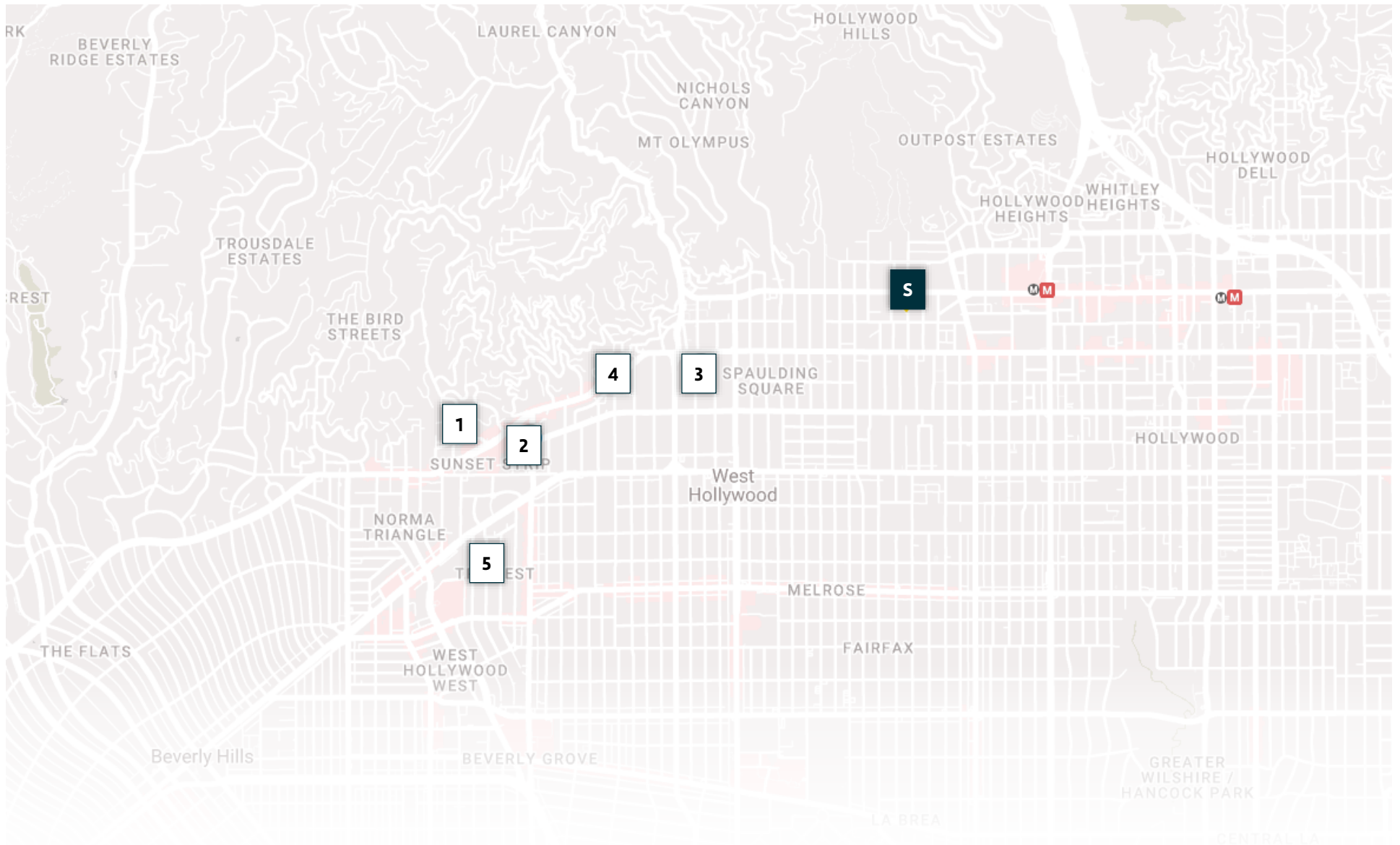
CAP RATE













GRM



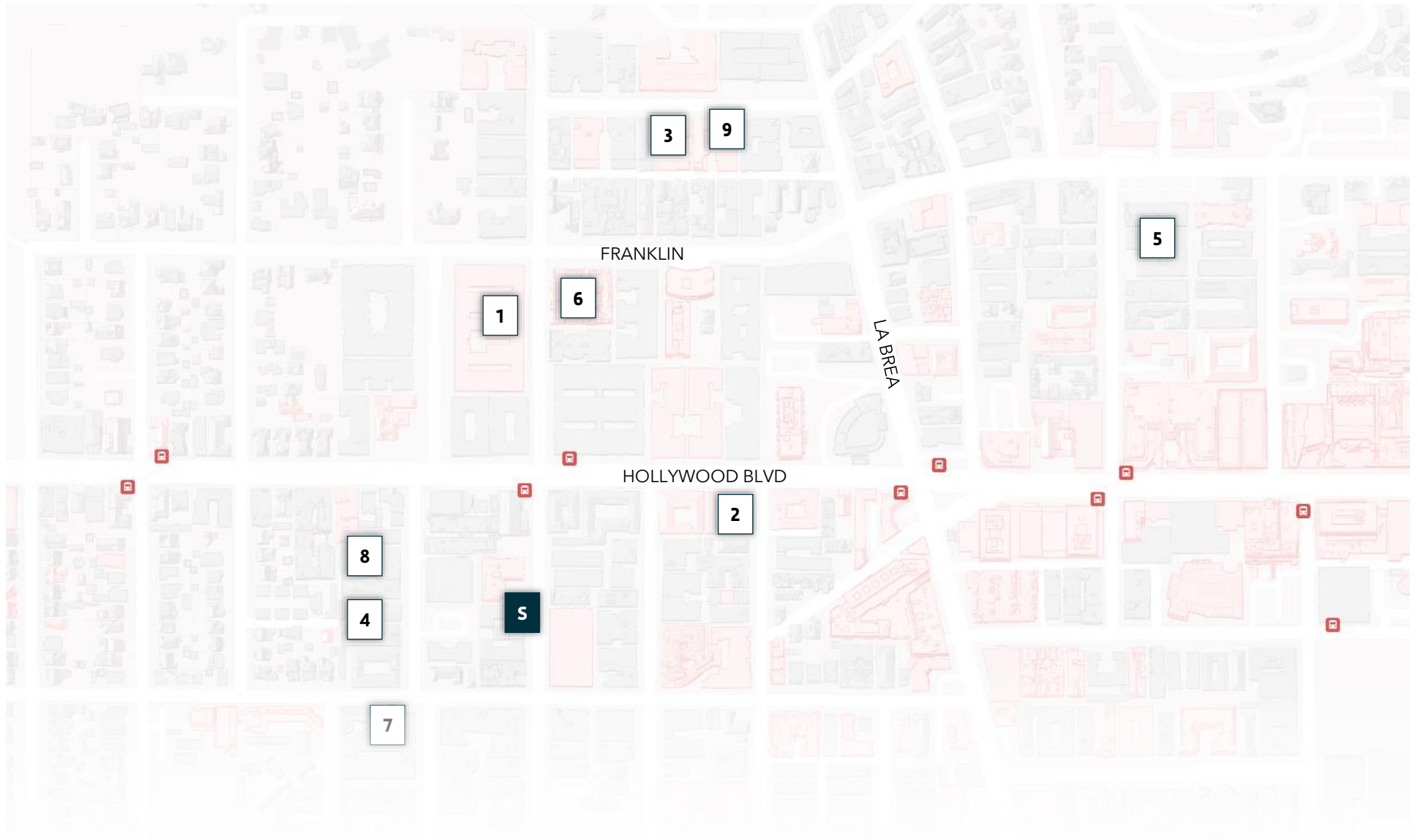
SALES COMPARABLES



RENT COMPARABLES

	BUILDING SPECS	STUDIO				ONE BEDROOM		TWO BEDROOM							
		ADDRESS	BUILT	UNITS	TYPE	UNIT SF	RENT	RENT/SF	TYPE	UNIT SF	RENT	RENT/SF	TYPE	UNIT SF	RENT
1	 1735 N Fuller Ave Los Angeles, CA	1974	-	-				1+1	770	\$2,300	\$2.99				
2	 7200 Hollywood Blvd Los Angeles, CA	1953	44	Studio	390	\$1,899	\$4.87								
3	 7244 Hillside Ave Los Angeles, CA	1963	30					1+1	900	\$2,198	\$2.44	2+2	1,100	\$2,998	\$2.73
4	 1615 N Martel Ave Los Angeles, CA	1961	24					1+1	927	\$2,350	\$2.54	2+1	1,300	\$3,400	\$2.62
5	 1776 N Sycamore Ave Los Angeles, CA	1960	81	Studio	500	\$1,850	\$3.70								
6	 7270 Franklin Ave Los Angeles, CA	1986	128	Studio	360	\$1,760	\$4.89	1+1	660	\$2,670	\$4.05				
								1+1	700	\$2,360	\$3.37				
7	 1538 N Vista St Los Angeles, CA	1977	105	Studio	560	\$1,675	\$2.99	1+1	775	\$2,175	\$2.81	2+1	1,020	\$2,750	\$2.70
8	 1635-1639 N Martel Ave Los Angeles, CA	1972	60					1+1	900	\$2,298	\$2.55				
9	 7224 Hillside Ave Los Angeles, CA	1961	39					1+1	1,050	\$2,995	\$2.85	2+1	980	\$4,000	\$4.08
												2+1	1,500	\$4,000	\$2.67
	AVERAGES	1967	64		453	\$1,796	\$4.11		835	\$2,418	\$2.95		1,180	\$3,430	\$2.96
S	 Subject Property 1617 N . Fuller Avenue Los Angeles, CA 90046	1965	60	Studio		\$1,528		1+1		\$1,856		2+2		\$2,336	


RENT COMPARABLES



A wide-angle, high-angle photograph of the Los Angeles skyline at night. The city is illuminated with numerous lights, and the sky is a mix of deep blue and purple. The text 'SECTION 4' is overlaid in the center in a large, white, sans-serif font.

SECTION 4

LOCATION OVERVIEW

An aerial view of Los Angeles at night, showing a dense residential area with many palm trees and houses. In the foreground, a multi-lane highway is visible, with long, colorful light trails from cars. The text '1617 N. FULLER AVENUE' is overlaid in the center in a white, sans-serif font.

1617 N. FULLER AVENUE

Few places carry the same immediate name recognition or intrigue as Hollywood. The neighborhood attracts a diverse mix of people from all over the globe to live and work in the world's creative capital. With its central location, modern amenities, and walkable scale as the "most walkable neighborhood" in Los Angeles, Hollywood has its own unique character that appeals to modern-day creatives.

HOLLYWOOD, CA

LOCAL CULTURE MEETS LUXE STYLE

Known as the true entertainment capital of the world, Hollywood is a collection of meaningful, enduring, and iconic places. This district within the city of Los Angeles, California, is located northwest of downtown Los Angeles, it is bounded by Hyperion Avenue and Riverside Drive (east), Beverly Boulevard (south), the foothills of the Santa Monica Mountains (north), and Beverly Hills (west). After years of limited development, the city is BOOMING. It is now a model of urban revitalization bringing together educational, retail, hospitality and residential properties to an eclectic neighborhood.



74,206
POPULATION



\$7.5B
IN DEVELOPMENTS



\$2.2B
COMPLETED

Hollywood is a neighborhood in the central region of Los Angeles, California. Its name has come to be a shorthand reference for the U.S. film industry and the people associated with it. Many notable film studios, such as Columbia Pictures, Walt Disney Studios, Paramount Pictures, Warner Bros., and Universal Pictures, are located near or in Hollywood.

WEST HOLLYWOOD

West Hollywood is one of the strongest and most affluent submarkets in all of Los Angeles County. Ideally situated in the westside of Los Angeles, West Hollywood submarket boasts strong high-end demographics with an average household income of \$102,000.



1.15M

ANNUAL VISITORS



\$1.09B

RETAIL SALES



\$102,000

AVG HH INCOME



West Hollywood is known for its thriving entertainment and creative industries. It is home to numerous production companies, talent agencies, music labels, and post-production facilities. The presence of popular venues like the Whisky a Go Go and The Troubadour makes it a significant destination for live music. West Hollywood attracts a substantial number of tourists due to its vibrant nightlife, cultural events, luxury hotels, and upscale shopping districts like the Sunset Strip and Melrose Avenue. The city's proximity to popular tourist attractions such as the Hollywood Walk of Fame and the Beverly Center further contributes to its tourism industry.

ENTERTAINMENT ECOSYSTEM

At its heart, Hollywood is a mecca for creativity and storytelling. Buoyed by a robust entertainment production ecosystem and brandishing a priceless name representing a neighborhood and an industry, Hollywood combines the best of laid-back Southern California culture with dedicated work, creative energy, and drive.

NETFLIX

Netflix: A streaming media company that produces and distributes original content under the Netflix brand, as well as content from other studios and networks. Netflix has significant operations in Hollywood.



VIACOM

Viacom: A multinational media conglomerate that owns various television networks, including CBS, MTV, and Nickelodeon. The company has a significant presence in Hollywood, including the Paramount Pictures studio lot.



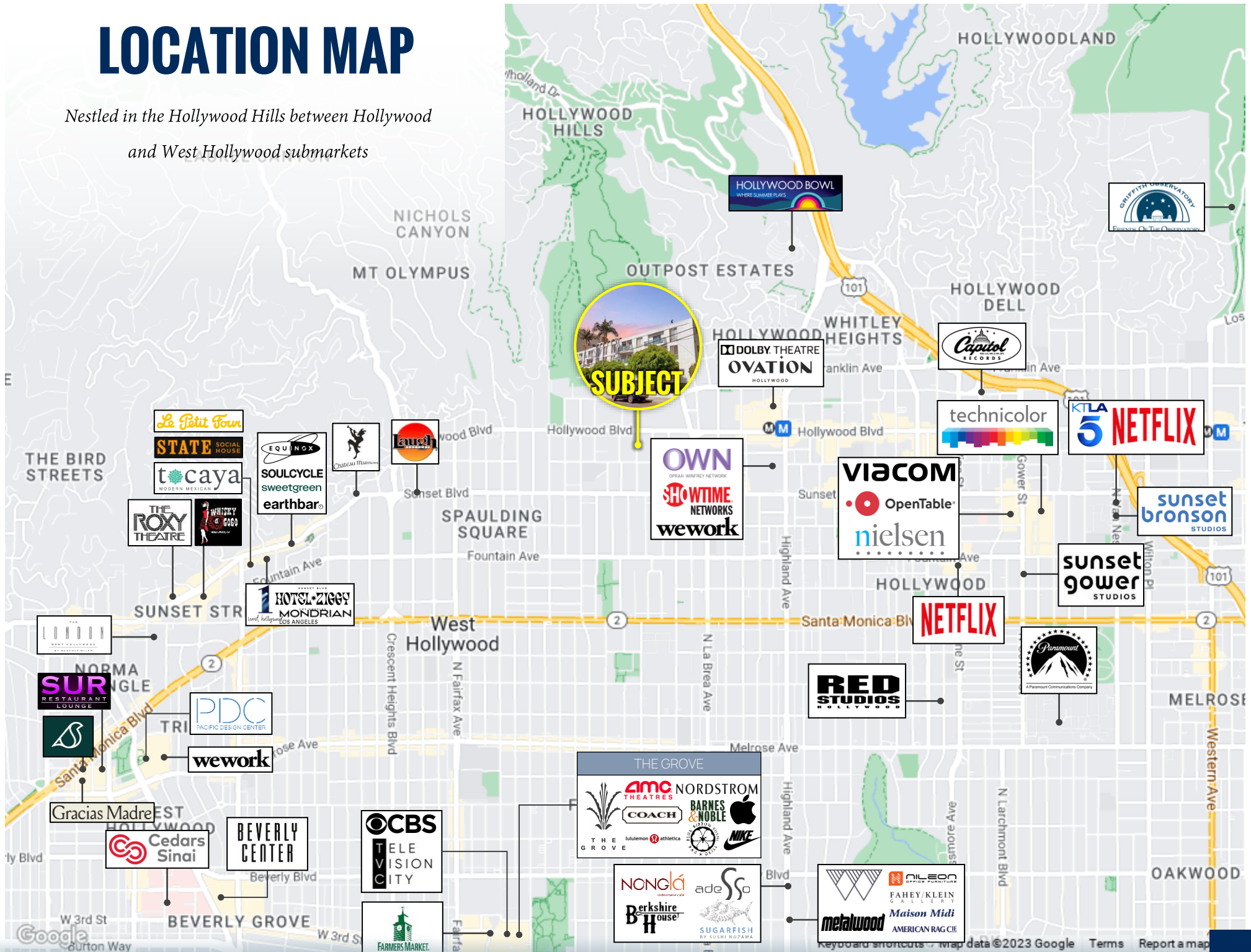
sunset bronson STUDIOS

Sunset Bronson Studios: A historic film studio complex in Hollywood that has been renovated and modernized for modern use. The complex includes production facilities, office space, and retail shops.



LOCATION MAP

Nestled in the Hollywood Hills between Hollywood and West Hollywood submarkets



TRANSIT ORIENTED



95

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



61

Good Transit - Transit is convenient for most trips.



38

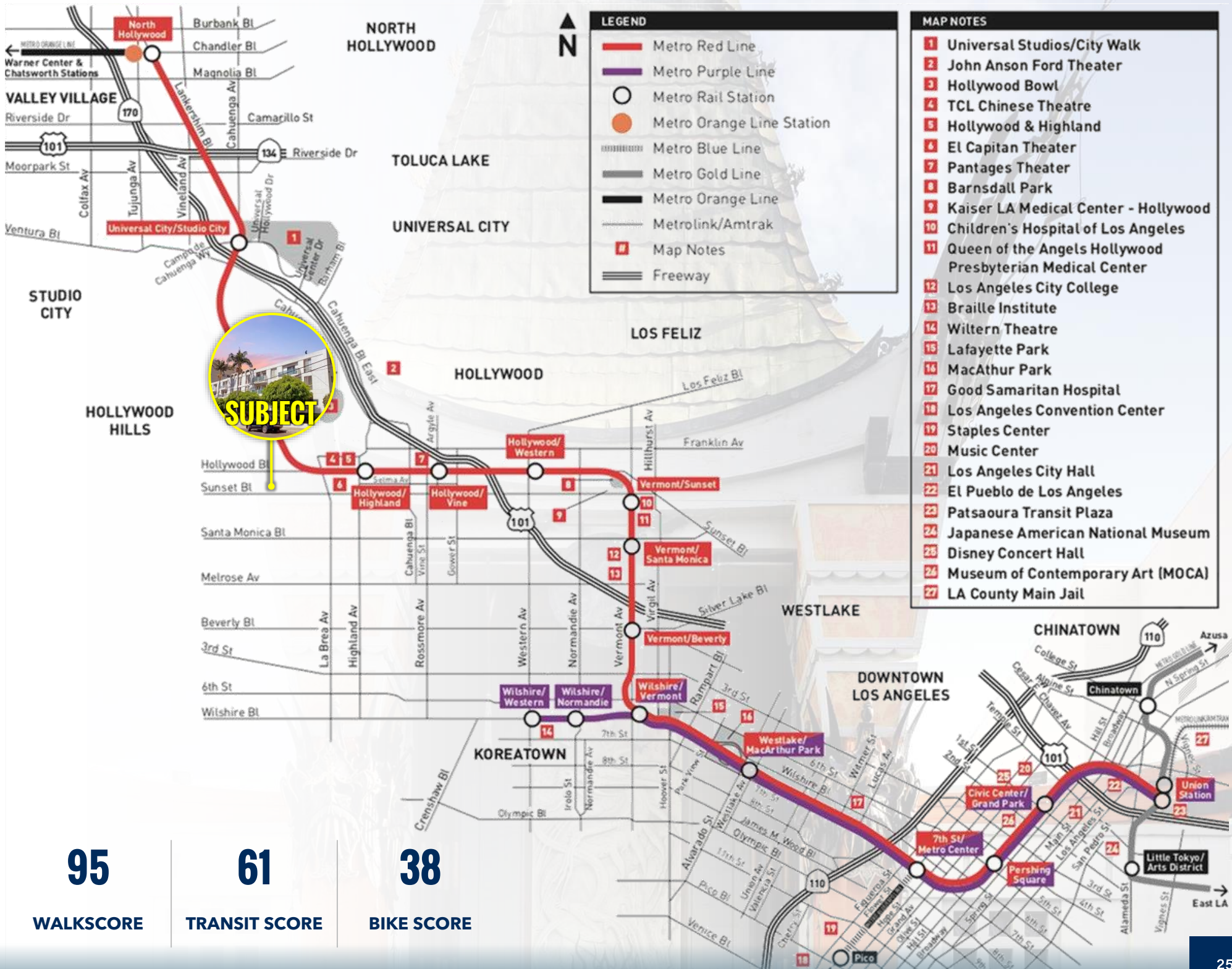
Bikeable - Some bike infrastructure.

WALKABILITY

Within a short distance of the subject are numerous world-renowned restaurant and entertainment hotspots that include the Ovation Center, The Arclight Cinemas, The Hollywood Roosevelt, and the Hollywood Walk of Fame. The ease of access to a variety of amenities and attractions makes Hollywood a suitable environment for an unlimited scope of interests and a true 24-hour active urban center.

TRANSIT ORIENTED

The Metro Red Line connects Downtown Los Angeles and North Hollywood via the districts of Hollywood and Mid-Wilshire. In North Hollywood it connects with the Orange Line (bus rapid transit) service for stations to the Warner Center in Woodland Hills and Chatsworth. It also connects to the Metro Purple Line, which reaches Koreatown and Midcity. At Union Station in downtown, passengers can reach West Los Angeles, Pasadena, San Fernando Valley, South Bay, and Long Beach.



95

WALKSCORE

61

TRANSIT SCORE

38

BIKE SCORE

1617 N. FULLER AVENUE

LOS ANGELES, CA 90046



ALEX GALUZ

Mobile: (310) 466-0888 ▪ alex@galuzgroup.com

DRE#01872625

Founder | Galuz Group | Luxury Real Estate
President | Multifamily / Commercial Investments



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COMMERCIALSM