

# 1115 N HELIOTROPE DR

Los Angeles, CA · TOC Tier 3

ASKING PRICE

**\$1,325,000**

UNITS

**46**

PRICE / UNIT

**\$28,804**

TOC TIER

**3**

## PROPERTY PROFILE

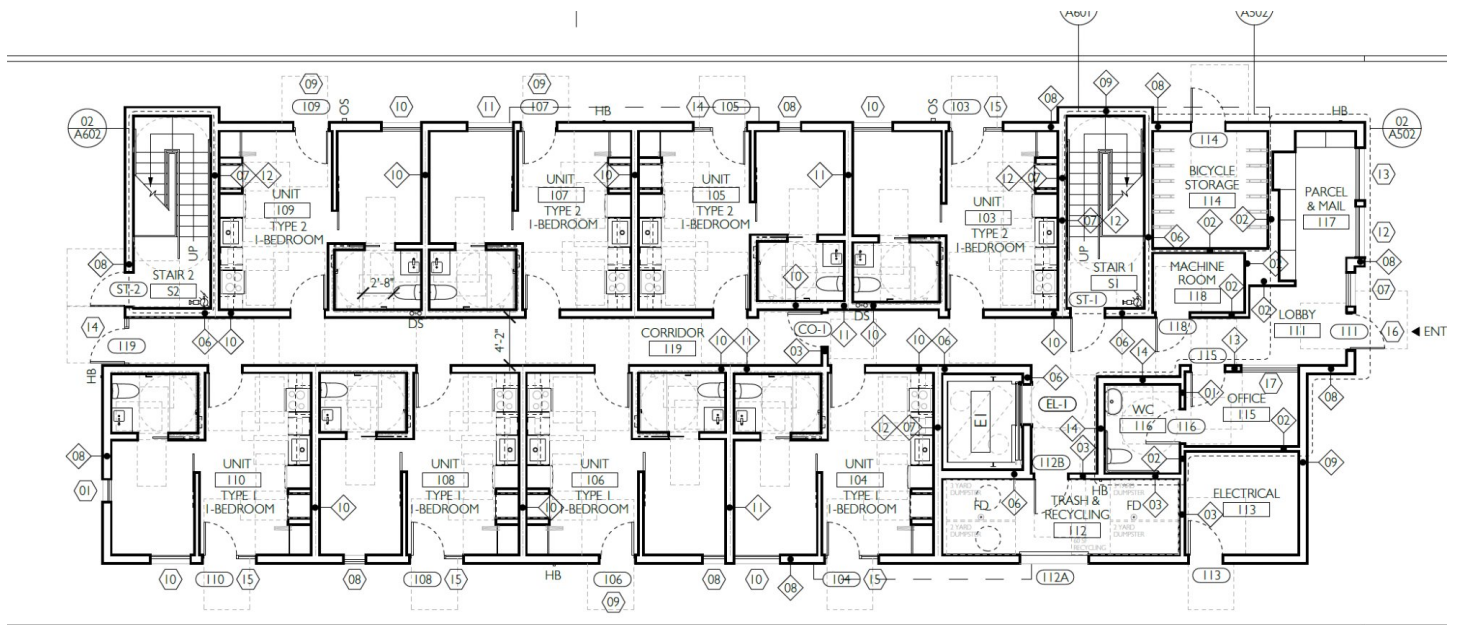
APN	5540-026-011
ZONING	C2 / TOC Tier 3
LOT SIZE	6,750 SF
BUILDING AREA	17,241 SF
LEVELS	5
UNIT MIX	46 Units (All 1-Bedroom)
CONSTRUCTION TYPE	Type IIIA
VEHICLE PARKING	None
BIKE PARKING	23 Total

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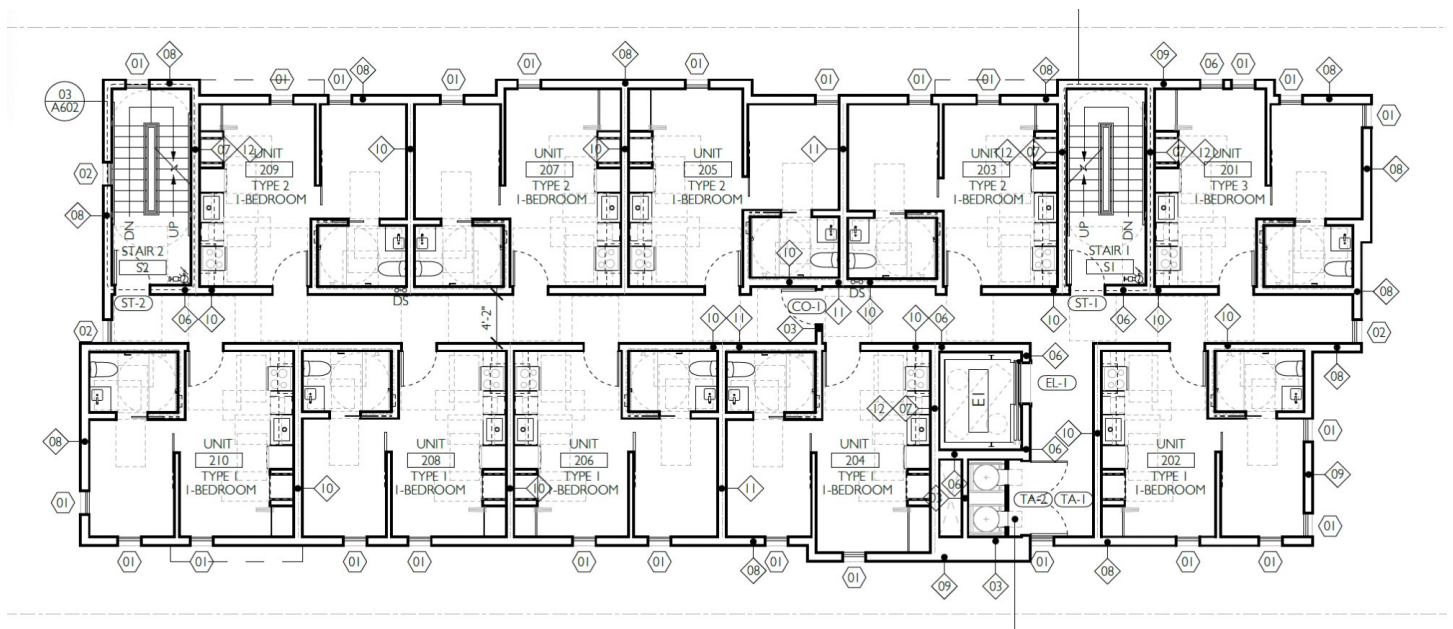
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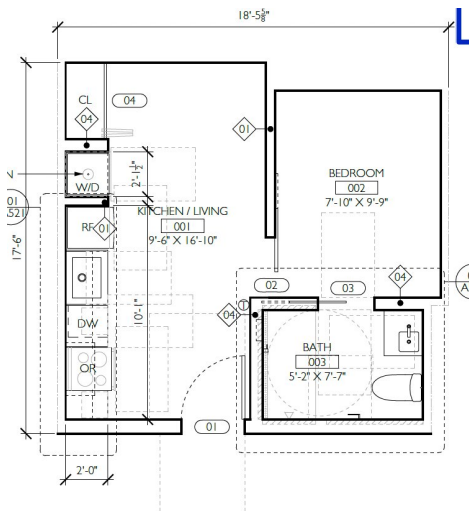
# Plans: Site Plan (Level 1)



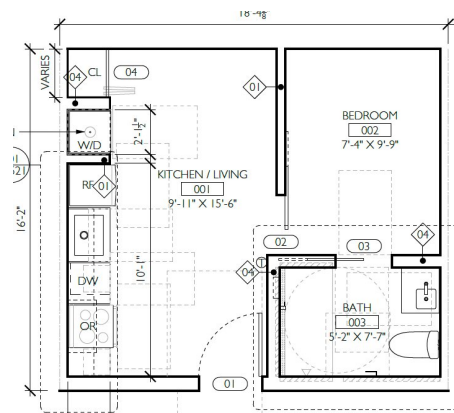
# Plans: Site Plan (Levels 2-5)



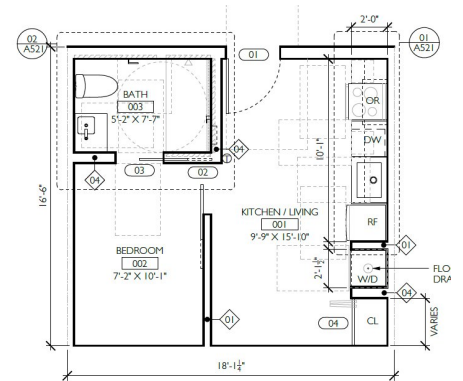
# Plans: Floor Plans (Unit Types)



Type 1



Type 2



Type 3

# Affordability

46 Units Total: 1 Unrestricted; 0 Low Income (Sch.6-HCD); 0 Very Low Income (Sch.6-HCD); 10 Moderate Income (Sch.6-HCD); 35 Low Income (Sch.9-CTCAC).

## UNIT BREAKDOWN BY INCOME TIER

- Unrestricted (1)
- Moderate Income – Sch.6-HCD (10)
- Low Income – Sch.9-CTCAC (35)

## LAHD AFFORDABILITY TABLE — SCHEDULE 6-HCD & SCHEDULE 9-CTCAC

Bedroom Type	Total # Residential Units	Total # Restricted Units	Low Income (Sch.6-HCD)	Very Low Income (Sch.6-HCD)	Moderate Income (Sch.6-HCD)	Low Income (Sch.9-CTCAC)
ONE*	46	45	0	0	10	35
<b>TOTAL:</b>	<b>46</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>35</b>

*\*Manager's unit is #1, an unrestricted one (1) bedroom unit. Owner acknowledges and agrees that the Restricted Unit(s) shall NOT be used as manager's units.*

# Affordability: Rent Schedule 6

10 units subject to Rent Schedule 6

10 Moderate Income (Sch.6-HCD) · \$2,202 / mo

## LOS ANGELES HOUSING DEPARTMENT

2025 Income and Rent Limit - Land Use Schedule VI

Effective Date: July 1, 2025

	AMI	Net AMI	
2024 Area Median Income (AMI)	\$98,200	\$92,850	Change in AMI from 2024 = 8.6%
2025 Area Median Income (AMI)	\$106,600	\$100,100	Change in Net AMI from 2024 = 7.8%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Acutely Low (15%)	\$11,200	\$12,800	\$14,400	\$16,000	\$17,300	\$18,550	\$19,850	\$21,100
Extremely Low (30%)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
Very Low (50%)	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
Low (80%)	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950
Moderate (120%)	\$89,550	\$102,300	\$115,100	\$127,900	\$138,150	\$148,350	\$158,600	\$168,850

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Acutely Low (15%)	\$263	\$300	\$338	\$375	\$405	\$435	\$465	\$495
Extremely Low (30%)	\$526	\$601	\$676	\$751	\$811	\$871	\$931	\$991
Very Low (50%)	\$876	\$1,001	\$1,126	\$1,251	\$1,351	\$1,451	\$1,552	\$1,652
Low (60%)	\$1,051	\$1,201	\$1,351	\$1,502	\$1,622	\$1,742	\$1,862	\$1,982
Moderate (110%)	\$1,927	\$2,202	\$2,477	\$2,753	\$2,973	\$3,193	\$3,413	\$3,634

# Affordability: Rent Schedule 9

## 35 units subject to Rent Schedule 9

35 Low Income (80% AMI) · \$2,272 / mo

### LOS ANGELES HOUSING DEPARTMENT

2025 Income and Rent Limit - Land Use Schedule IX

Effective Date: July 1, 2025

2024 Area Median Income (AMI) \$98,200

2025 Area Median Income (AMI) \$106,600 Change in AMI from 2024 = 8.6%

**Table I: Qualifying Maximum Income Levels Based on Family Size**

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
20% AMI	\$21,200	\$24,240	\$27,260	\$30,300	\$32,720	\$35,140	\$37,560	\$40,000
30% AMI	\$31,800	\$36,360	\$40,890	\$45,450	\$49,080	\$52,710	\$56,340	\$60,000
35% AMI	\$37,100	\$42,420	\$47,705	\$53,025	\$57,260	\$61,495	\$65,730	\$70,000
40% AMI	\$42,400	\$48,480	\$54,520	\$60,600	\$65,440	\$70,280	\$75,120	\$80,000
45% AMI	\$47,700	\$54,540	\$61,335	\$68,175	\$73,620	\$79,065	\$84,510	\$90,000
50% AMI	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
55% AMI	\$58,300	\$66,660	\$74,965	\$83,325	\$89,980	\$96,635	\$103,290	\$110,000
60% AMI	\$63,600	\$72,720	\$81,780	\$90,900	\$98,160	\$105,420	\$112,680	\$120,000
70% AMI	\$74,200	\$84,840	\$95,410	\$106,050	\$114,520	\$122,990	\$131,460	\$140,000
<b>80% AMI</b>	<b>\$84,800</b>	<b>\$96,960</b>	<b>\$109,040</b>	<b>\$121,200</b>	<b>\$130,880</b>	<b>\$140,560</b>	<b>\$150,240</b>	<b>\$160,000</b>
100% AMI	\$106,000	\$121,200	\$136,300	\$151,500	\$163,600	\$175,700	\$187,800	\$200,000
110% AMI	\$116,600	\$133,320	\$149,930	\$166,650	\$179,960	\$193,270	\$206,580	\$220,000
120% AMI	\$127,200	\$145,440	\$163,560	\$181,800	\$196,320	\$210,840	\$225,360	\$240,000

**Table II: Maximum Allowable Rent Levels**

Rent Level	Bedroom Size					
	Single	1-BR	2-BR	3-BR	4-BR	5-BR
20% AMI	\$530	\$568	\$681	\$787	\$878	\$969
30% AMI	\$795	\$852	\$1,022	\$1,181	\$1,317	\$1,454
35% AMI	\$927	\$994	\$1,192	\$1,378	\$1,537	\$1,696
40% AMI	\$1,060	\$1,136	\$1,363	\$1,575	\$1,757	\$1,939
45% AMI	\$1,192	\$1,278	\$1,533	\$1,772	\$1,976	\$2,181
50% AMI	\$1,325	\$1,420	\$1,703	\$1,969	\$2,196	\$2,423
55% AMI	\$1,457	\$1,562	\$1,874	\$2,166	\$2,415	\$2,666
60% AMI	\$1,590	\$1,704	\$2,044	\$2,363	\$2,635	\$2,908
70% AMI	\$1,855	\$1,988	\$2,385	\$2,757	\$3,074	\$3,393
<b>80% AMI</b>	<b>\$2,120</b>	<b>\$2,272</b>	<b>\$2,726</b>	<b>\$3,151</b>	<b>\$3,514</b>	<b>\$3,878</b>
100% AMI	\$2,650	\$2,840	\$3,406	\$3,938	\$4,392	\$4,846

# Financials: Rent Roll — 46 Units

UNIT	LVL	TYPE	SF	INCOME TIER	RENT / MO
101	1	Type 1		Unrestricted	Market
102	1	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
103	1	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
104	1	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
105	1	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
106	1	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
107	1	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
108	1	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
109	1	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
110	1	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
201	2	Type 3		Moderate Income (Sch.6-HCD)	\$2,202
202	2	Type 1		Moderate Income (Sch.6-HCD)	\$2,202
203	2	Type 2		Moderate Income (Sch.6-HCD)	\$2,202
204	2	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
205	2	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
206	2	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
207	2	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
208	2	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
209	2	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
301	3	Type 3		Moderate Income (Sch.6-HCD)	\$2,202
302	3	Type 1		Moderate Income (Sch.6-HCD)	\$2,202
303	3	Type 2		Moderate Income (Sch.6-HCD)	\$2,202
304	3	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
305	3	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
306	3	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
307	3	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
308	3	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
309	3	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
401	4	Type 3		Moderate Income (Sch.6-HCD)	\$2,202
402	4	Type 1		Moderate Income (Sch.6-HCD)	\$2,202
403	4	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
404	4	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
405	4	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
406	4	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
407	4	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
408	4	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
409	4	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
501	5	Type 3		Moderate Income (Sch.6-HCD)	\$2,202
502	5	Type 1		Moderate Income (Sch.6-HCD)	\$2,202
503	5	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
504	5	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
505	5	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
506	5	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
507	5	Type 2		Low Income (Sch.9-CTCAC)	\$2,272
508	5	Type 1		Low Income (Sch.9-CTCAC)	\$2,272
509	5	Type 2		Low Income (Sch.9-CTCAC)	\$2,272

<b>TOTAL MONTHLY</b>	<b>TOTAL YEARLY \$1,218,480</b>	<b>\$101,540</b>
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# Pro Forma — LAHD Rents

## PROJECT COST BREAKDOWN

Asking Price (Land)	\$1,325,000	(\$196.30 / SF)
Construction Cost	\$5,900,000	(\$342.21 / SF)
Miscellaneous Costs	\$500,000	
<b>Total Project Cost</b>	<b>\$7,725,000</b>	

## OPERATIONS

Annual Gross Revenue	\$1,218,480	
Operating Expenses (32%)	\$389,913	
<b>Net Operating Income (NOI)</b>	<b>\$828,567</b>	
<b>Return on Cost</b>	<b>10.73%</b>	

## VALUATION AT EXIT

Value @ 6.0% Cap	\$13,809,450	
Value @ 6.5% Cap	\$12,747,185	
Value @ 7.0% Cap	\$11,836,671	

## PROFIT & ROI AT EXIT

Profit @ 6.0% Cap	<b>\$6,084,450</b>	(78.76% ROI)
Profit @ 6.5% Cap	<b>\$5,022,185</b>	(65.01% ROI)
Profit @ 7.0% Cap	<b>\$4,111,671</b>	(53.23% ROI)

# Location Details

## NEIGHBORHOOD OVERVIEW

1115 N Heliotrope Dr is located in the East Hollywood neighborhood of Los Angeles — a vibrant, centrally-located community known for its cultural diversity, walkability, and excellent transit access. The property sits just 2.5 miles from Downtown LA and is surrounded by major employment centers, entertainment venues, and healthcare facilities.

## WALKABILITY & TRANSIT SCORES

**91**  
Walk Score  
Walker's Paradise

**Excellent**  
Transit Score  
Metro B Line 0.3 mi

**High**  
Bike Score  
Bikeable Area

## KEY DISTANCES & TRANSIT

Vermont/Santa Monica Metro Station (B Line)	<b>0.3 miles</b>	Downtown Los Angeles (DTLA)	<b>2.5 miles</b>
Vermont/Beverly Metro Station (B Line)	<b>0.8 miles</b>	Hollywood	<b>2.0 miles</b>
US-101 (Hollywood Freeway)	<b>0.3 miles</b>	Koreatown	<b>1.2 miles</b>
I-10 (Santa Monica Freeway)	<b>3.5 miles</b>	LAX International Airport	<b>14 miles</b>

## NEARBY AMENITIES & LANDMARKS

- Los Angeles City College — 0.5 miles
- Barnsdall Art Park & Frank Lloyd Wright Hollyhock House — 0.4 miles
- Hollywood Presbyterian Medical Center — 0.5 miles
- Kaiser Permanente Los Angeles — 0.7 miles
- Griffith Observatory & Griffith Park — 3.5 miles
- Paramount Pictures Studios — 2.5 miles
- 3 shopping centers within a 5-minute walk (0.3 miles)
- Thai Town & Little Armenia cultural districts — 0.5 miles

# Contact

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Broker

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