

21-UNIT APARTMENT | 2024 CONSTRUCTION | NO RENT CONTROL FOR 13 MORE YEARS

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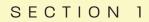
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EXECUTIVE SUMMARY





INVESTMENT OVERVIEW

\$11,995,000

OFFERING PRICE

\$571,190

PRICE PER UNIT

\$602.10

PRICE PER SF

4.45%

APPROX. CAP RATE

14.48

GRM

PROPERTY INFO	
UNITS	21
BUILDING SIZE	19,922 SF
LOT SIZE	12,000 SF
YEAR BUILT	2024
PARCEL NUMBER	5544-019-014

EXECUTIVE SUMMARY

1525 N. Hobart Blvd is ideally positioned in the heart of Hollywood, one of Los Angeles' most dynamic and recognizable neighborhoods. Situated just north of Sunset Blvd and east of Western Ave, the property is surrounded by a thriving urban environment that combines historic charm with contemporary growth. Residents benefit from walkable access to an eclectic mix of restaurants, entertainment venues, grocery stores, and neighborhood-serving retail.

The area has experienced significant redevelopment over the past decade, driven by both public and private investment. Hollywood continues to attract a wave of creative professionals, students, and young urban renters, thanks to its proximity to major employment hubs such as Netflix, Paramount Pictures, and Emerson College. The nearby Hollywood/Western Metro Station connects residents to Downtown Los Angeles, Koreatown, and the San Fernando Valley via the Metro B Line (Red), providing strong transit connectivity.

- ✓ Non Rent Control for Apprx 13 More Years
- Strong East Hollywood Location
- Brand New Construction w/ Exceptional Finishes
- Controlled Access Building

- ✓ In-Unit Washer & Dryer
- **⊆** Elevator

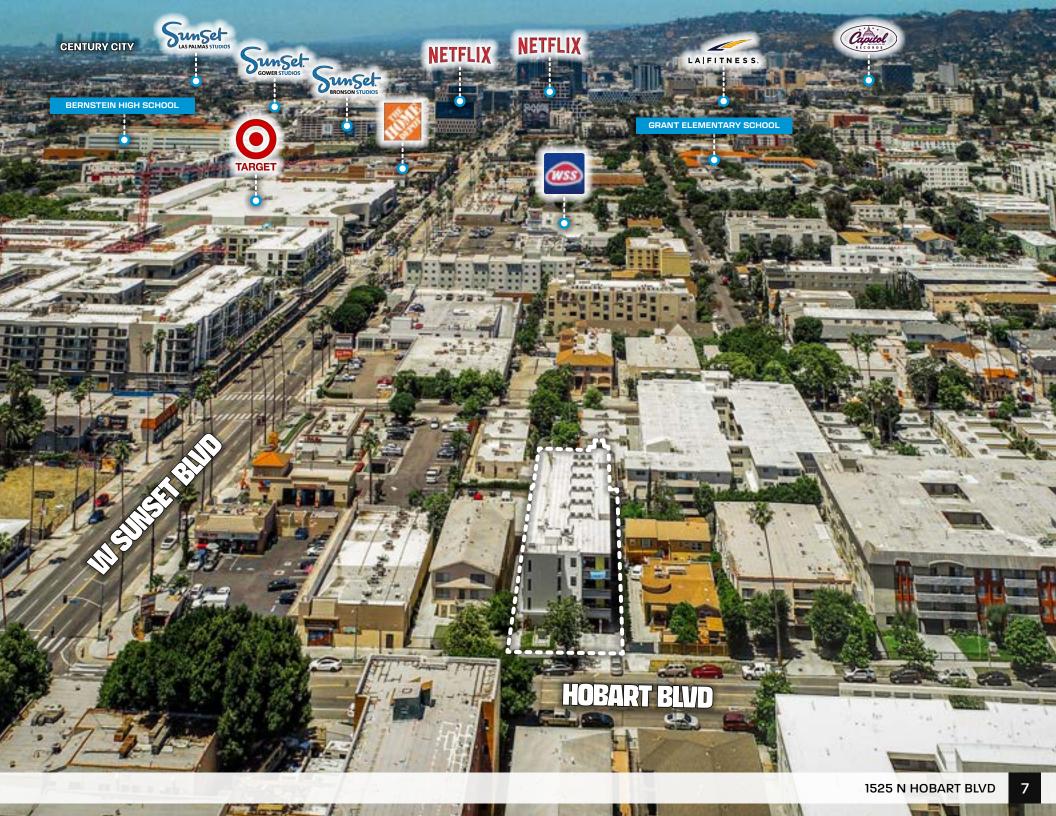
An exceptional feature of this property is its location within a designated Enterprise Zone. This classification offers substantial economic incentives to businesses and property owners operating within the zone. These benefits may include: State and local tax credits, Hiring credits for employing qualified workers, Sales tax credits on equipment purchases, Accelerated depreciation deductions, Permit and fee reductions or rebates.

These incentives are designed to stimulate private investment, job creation, and revitalization in key areas. For investors or developers, the Enterprise Zone status can reduce operating costs, enhance the value proposition of any capital improvement plans, and provide a competitive edge when marketing units to local businesses and tenants.

Hollywood's rental market remains strong due to consistent demand from entertainment professionals, healthcare workers, and students attending nearby institutions such as Los Angeles City College and American Film Institute. The area's unique combination of historic architecture and modern amenities continues to attract tenants looking for central access and walkability.

1525 N. Hobart Blvd represents a rare opportunity to own a multifamily asset in a high-demand core Los Angeles location with the added benefit of long-term upside potential supported by local tax incentives and continuous neighborhood growth.













UNITAMENITIES















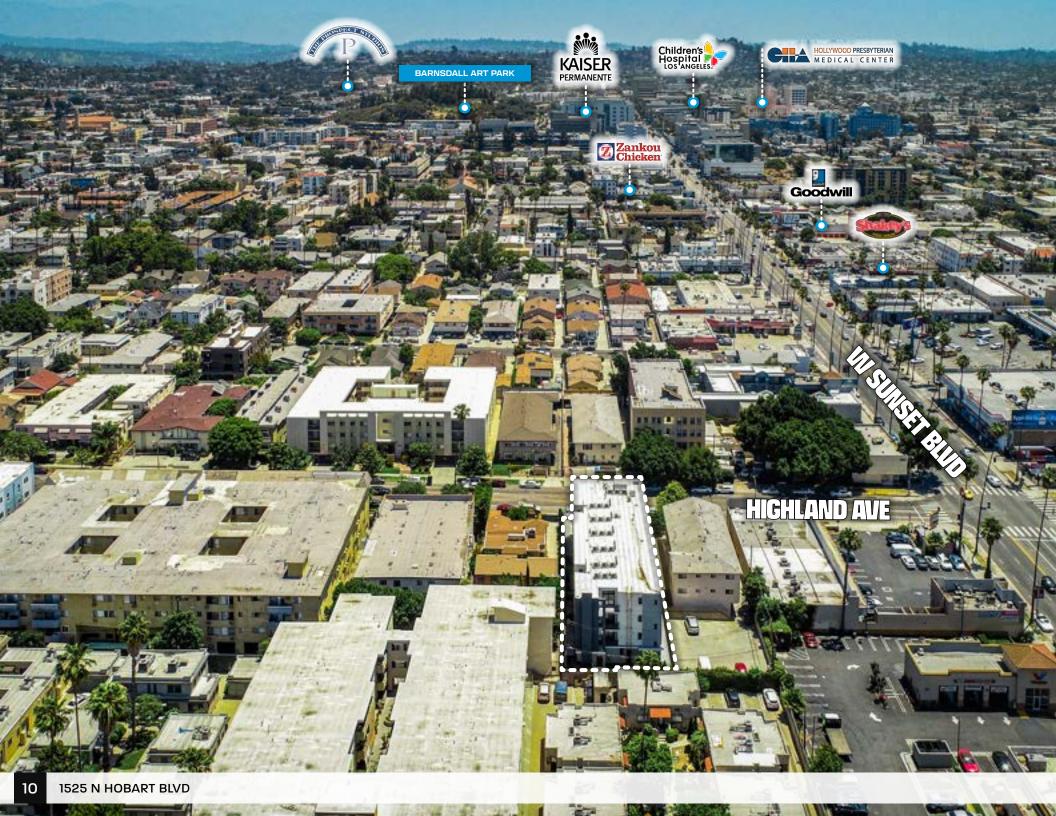


COMMUNITYAMENITIES









21-UNIT APARTMENT BUILDING IN EAST HOLLYWOOD

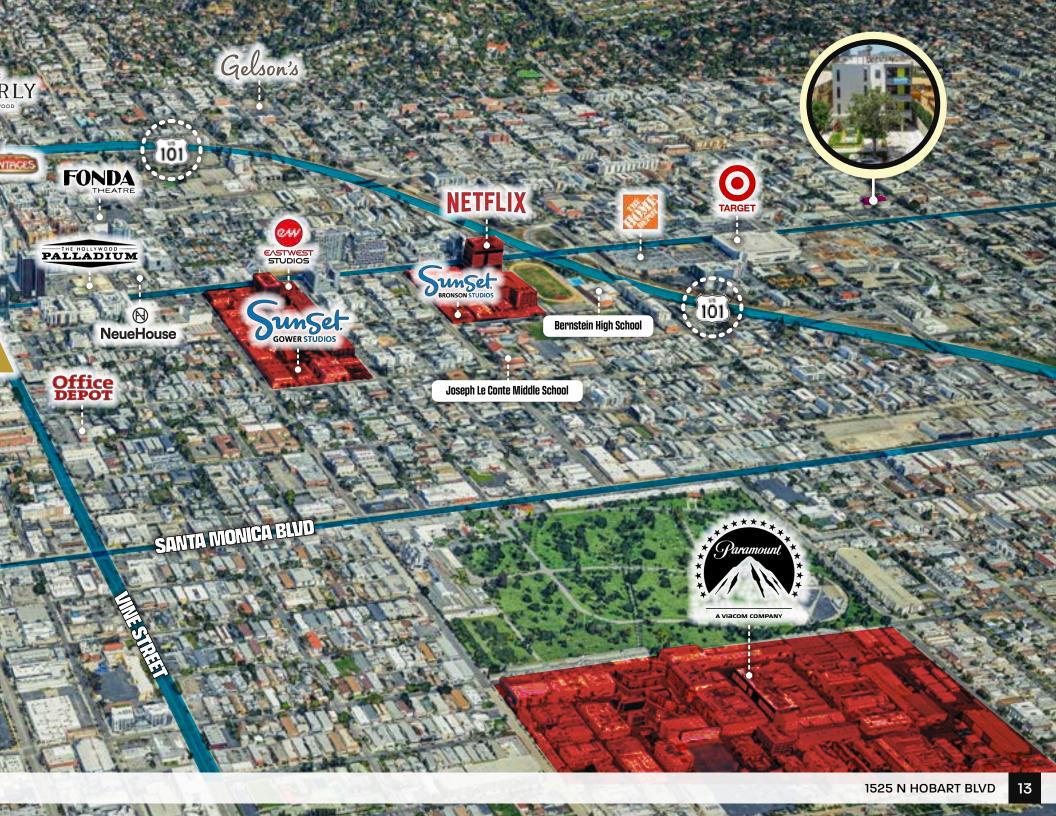
19,922 BUILDING SF | 12,000 LOT SF | BUILT IN 2024

1525 N HOBART BLVD LOS ANGELES, CA 90027

VV SUNSET BLUD

TOBART BU





SECTION 2

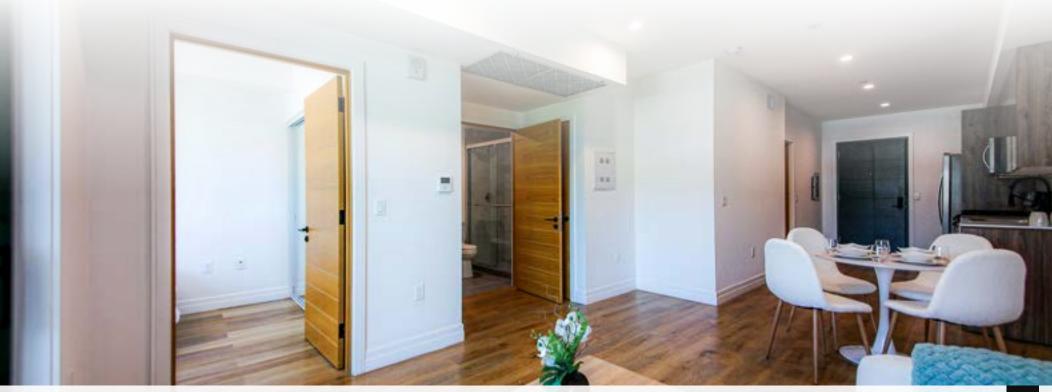
FINANCIAL ANALYSIS



RENT ROLL SUMMARY

		CUR	CURRENT		D MARKET
# OF UNITS	UNIT TYPE	AVG RENT/UNIT	MONTHLY INCOME	AVG RENT/UNIT	MONTHLY INCOME
16	2+2	\$3,306	\$52,893	\$3,600	\$57,600
3	3+3	\$3,651	\$10,953	\$3,950	\$11,850
2	2+2 Li	\$1,105	\$2,210	\$1,105	\$2,210
TOTAL SCHEDULED I	RENT		\$66,057		\$71,660
PARKING			\$150		\$5,400
RUBS			\$2,842		\$2,842
MONTHLY SCHEDULE	ED GROSS INCOME		\$69,048		\$79,902
ANNUALIZED SCHEI	DULED GROSS INCOME		\$828,582		\$958,820

Utilities Paid by Tenants: Water, Gas & Electricity



RENT ROLL SUMMARY

NO.	ТҮРЕ	ACTUAL RENT
201	3+3	\$3,575.00
202	2+2	\$3,037.83
203 (Vacant)	2+2	\$3,300.00
204 (Vacant)	2+2	\$3,300.00
205	2+2	\$3,208.33
206 (Vacant)	2+2	\$3,300.00
207	2+2	\$3,564.00
301	3+3	\$3,428.33
302 (Vacant)	2+2	\$3,300.00
303 (Vacant)	2+2	\$3,300.00
304 (Vacant)	2+2	\$3,300.00
305 (Vacant)	2+2	\$3,300.00
306	2+2	\$3,483.33
307 (Vacant)	2+2	\$3,300.00
401 (Vacant)	3+3	\$3,950.00
402 (Vacant)	2+2	\$3,300.00
403 (Vacant)	2+2	\$3,300.00
404 (Vacant)	2+2	\$3,300.00
405 (Vacant)	2+2	\$3,300.00
406 (Vacant)	2+2 Li	\$1,105.00
407 (Vacant)	2+2 Li	\$1,105.00
TOTAL		\$66,056.82

PRICING ANALYSIS

SUMMARY

PRICE	\$11,995,000
DOWN PAYMENT - 100%	\$11,995,000
NUMBER OF UNITS	21
PRICE PER UNIT	\$571,190
CURRENT GRM	14.48
PRO FORMA GRM	12.51
APPROX. CURRENT CAP	4.45%
PRO FORMA CAP	5.51%
YEAR BUILT / AGE	2024
LOT SF	12,000
GROSS SF	19,922
PRICE PER GROSS SF	\$602.10

ESTIMATED ANNUALIZED OPERATING DATA

		CURRENT		PRO FORMA
SCHEDULED GROSS INCOME		\$828,582		\$958,820
VACANCY RATE RESERVE	3%	\$24,857	3%	\$28,765
GROSS OPERATING INCOME		\$803,724		\$930,055
EXPENSES	33%	\$269,601	28%	\$269,601
NET OPERATING INCOME		\$534,123		\$660,454

ESTIMATED ANNUALIZED EXPENSES

	CURRENT	PRO FORMA
TAXES	\$143,940	\$143,940
INSURANCE	\$19,922	\$19,922
UTILITIES	\$30,240	\$30,240
MAIN. & REPAIRS	\$10,500	\$10,500
OFF-SITE MANAGEMENT (4%)	\$32,149	\$32,149
ON-SITE MANAGER (EST.)	\$12,600	\$12,600
LANDSCAPING	\$2,400	\$2,400
RUBBISH	\$8,400	\$8,400
MISC.+ RESERVES	\$5,250	\$5,250
ELEVATOR	\$4,200	\$4,200
ESTIMATED TOTAL EXPENSES	\$269,601	\$269,601
EXPENSES/SF	\$13.53	\$13.53
EXPENSES/UNIT	\$12,838	\$12,838

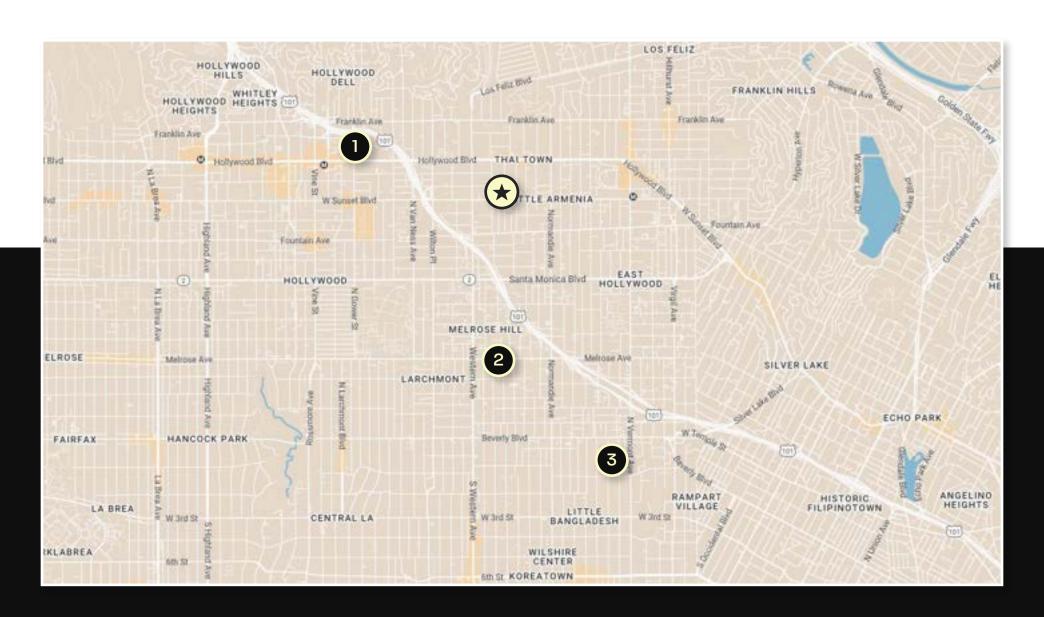
SECTION 3

MARKET COMPARABLES



RENT COMPARABLES

- SUBJECT PROPERTY
- 1 1759 N Gower St
- 4864 Melrose Ave
- 3 150 N Berendo St



RENT COMPARABLES

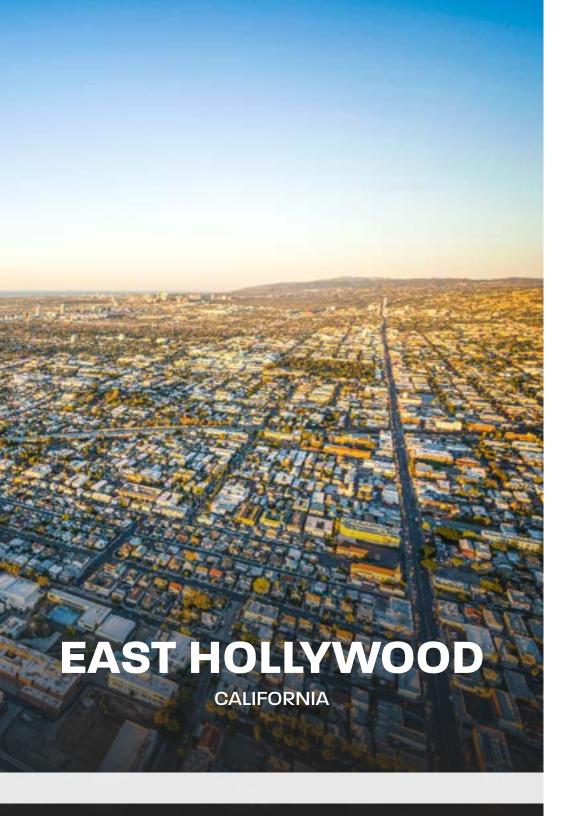
	2 BEDROOMS		3 BEDI	ROOMS
# ADDRESS	ТҮРЕ	RENT	ТҮРЕ	RENT
1 1759 N Gower St Los Angeles, CA 90028	2+2.5	\$3,600	3+2.5	\$3,965
2 4864 Melrose Ave Los Angeles, CA 90029	2+2	\$3,600		
3 150 N Berendo St Los Angeles, CA 90004			3+2	\$3,995
AVERAGE		\$3,600		\$3,980
S 1525 N Hobart Blvd Los Angeles, CA 90028	2+2 Market 2+2 LI Market	\$3,306 \$3,600 \$1,105 \$1,105	3+2 Market	\$3,651 \$3,950



SECTION 4

MARKET OVERVIEW





East Hollywood is one of Los Angeles' most accessible and evolving business neighborhoods, offering strategic connectivity and a diverse, energetic economic landscape. The area is ideally situated near the US-101 and Vermont Avenue, providing direct access to Downtown LA, Hollywood, and the San Fernando Valley. The Vermont/Santa Monica and Vermont/Sunset Metro Red Line stations, along with multiple Metro bus lines, make East Hollywood a commuter-friendly location. Proximity to both LAX (15 miles) and Hollywood Burbank Airport (10 miles) supports regional and national business travel.

With a high Walk Score and increasing bike infrastructure, East Hollywood offers excellent access to local dining, healthcare, and retail amenities. Major institutions like Kaiser Permanente's flagship Los Angeles Medical Center and Children's Hospital Los Angeles anchor the local economy, alongside a growing base of medical offices, creative companies, and professional services. The presence of nearby Opportunity Zones and community reinvestment efforts supports continued commercial development and investment appeal.

East Hollywood benefits from a well-educated, diverse workforce, drawing talent from nearby campuses including Los Angeles City College, the American Film Institute, and close proximity to USC and UCLA. Adjacent neighborhoods like Silver Lake, Los Feliz, and Koreatown provide a deep pool of creative and professional residents, supporting demand for modern office and flex space.

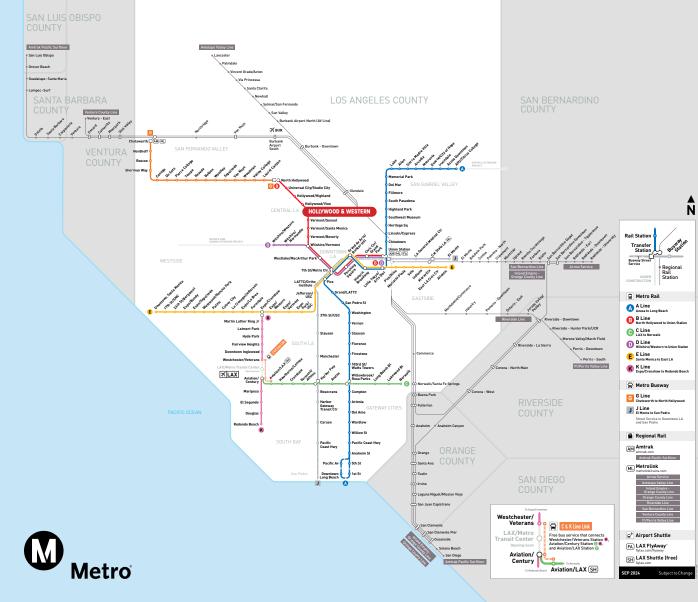
The area also offers increasing lifestyle amenities, including trendy coffee shops, independent restaurants, and cultural attractions such as Barnsdall Art Park, the historic Vista Theatre, and nearby Griffith Park. New mixed-use and adaptive reuse developments are modernizing the office and retail landscape, with creative workspaces, LEED-certified buildings, and high-speed internet infrastructure helping businesses thrive.

With excellent transit access, growing investment activity, an educated labor force, and improving quality of life, East Hollywood is emerging as one of LA's most compelling neighborhoods for business.

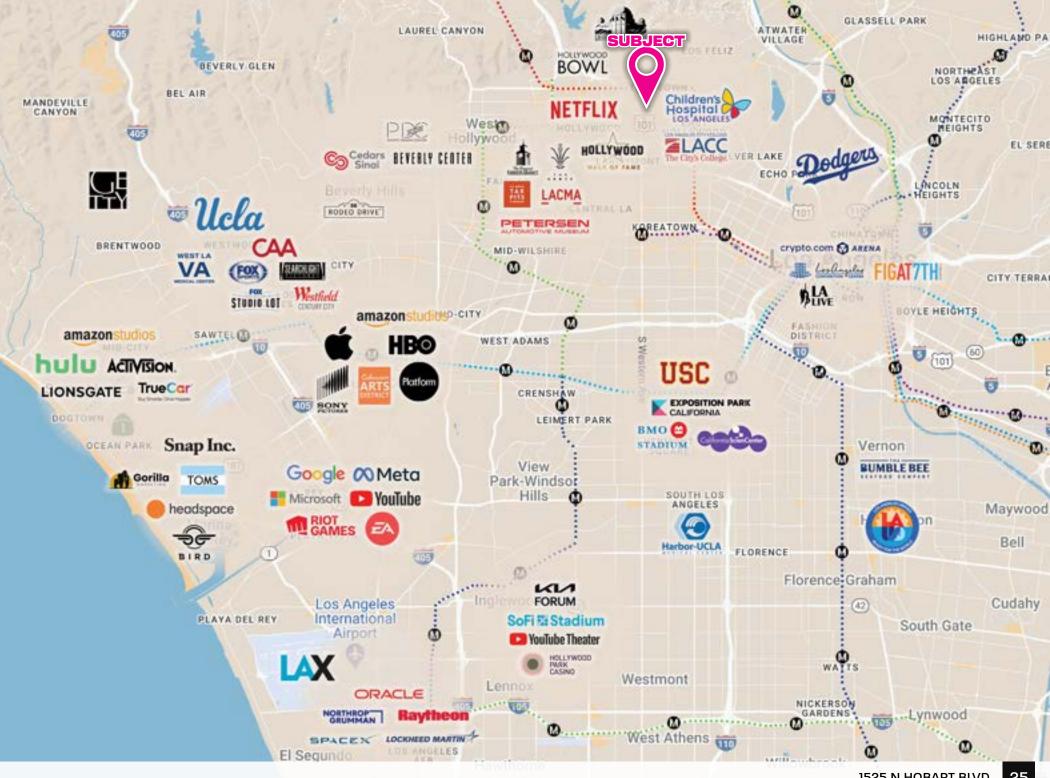


0.40 Miles

to Hollywood & Western Metro Station



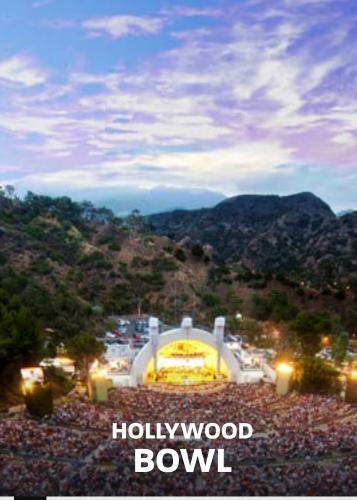




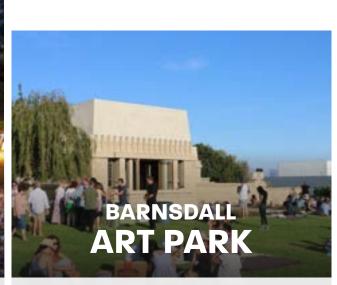
















EAST HOLLYWOOD

DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	69,098	399,301	1,015,171
Median Age	40	40	40
Households	31,544	191,592	467,315
Renter Occupied Households	85%	78%	75%
Bachelor's Degree Attainment	40%	48%	45%
Average Household Income	\$79,775	\$97,504	\$98,245
Median Household Income	\$59,720	\$75,331	\$74,641



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