



# THE VIOLET

## ON VIRGIL

302 Units in Los Angeles, CA





# CONFIDENTIALITY & CONDITIONS

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of Violet on Virgil in Los Angeles, California (the "Property").

This Offering Memorandum was prepared by Cushman & Wakefield of California, Inc. ("Cushman & Wakefield") and has been reviewed by representatives of the owners of The Property (the "Ownership"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser's own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or

hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership's obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

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## FINANCING CONTACTS







# THE OFFERING

Cushman & Wakefield, Inc., as exclusive advisor, is offering for sale Violet on Virgil (“Violet” or the “Property”), a 302-unit multifamily community in Los Angeles, California. Violet provides attainable urban housing with an expansive amenity package at accessible rent levels. The Property offers compelling risk-adjusted returns driven by strong in-place yield, embedded rent growth, and exposure to one of Los Angeles’ most resilient renter demographics.

**ATTAINABLE HOUSING WITH INSTITUTIONAL QUALITY AMENITIES** – Violet on Virgil is a two-building podium community that features best-in-class lifestyle amenities including two pools, indoor/outdoor fitness centers, activated courtyards, a resident clubhouse, and social lounges.

**CAPTURING THE MOST RESILIENT RENTER SEGMENT** – Violet’s rents are priced within an attainable band that aligns with the majority of Los Angeles’ renter base - creating a deep recurring demand pool.

**ATTRACTIVE GOING-IN YIELD WITH DURABLE IN-PLACE CASH FLOW** – Violet delivers strong in-place cash flow with embedded upside through continued unit renovations and strong projected rent growth.

**AUTHENTIC WALKABLE LIFESTYLE** – Positioned between Silver Lake and Koreatown, the area has a 24-hour urban pulse with an enviable food scene, an active nightlife district, extensive arts and cultural activities, and an abundance of shopping options.

**TRANSIT-BASED MOBILITY** – Access to public transit is essential for attracting renters by necessity. Violet is blocks from a Metro Rail station offering immediate connectivity throughout Los Angeles.

**STRATEGIC INFILL LOCATION WITH MULTI-NODE DEMAND DRIVERS** – The Property’s central location captures numerous employment demand generators including Hollywood, West Hollywood, Silver Lake, Downtown Los Angeles, the Wilshire Corridor, and Culver City.

**PROXIMITY TO WORLD-CLASS HEALTHCARE CAMPUSES** – Violet on Virgil benefits from its proximity to Children’s Hospital Los Angeles, Kaiser Permanente, and CHA Hollywood Presbyterian Medical Center, which combined employ over 18,000 healthcare professionals.





# THE VIOLET

ON VIRGIL

**136 & 160 SOUTH VIRGIL AVENUE**  
**LOS ANGELES, CALIFORNIA 90004**

ADDRESS

**1971 & 1972**

YEAR BUILT

**TWO 3-STORY PODIUM BUILDINGS**

BUILDINGS

**302**

UNITS

UNIT TYPE	# OF UNITS	% MIX	AVG. SF
Studio	107	35%	445
1 BR / 1 BA	150	50%	670
2 BR / 2 BA	45	15%	960
<b>TOTAL / AVERAGE</b>	<b>302</b>	<b>100%</b>	<b>633</b>

**191,271 | 633**

TOTAL RESIDENTIAL SF | AVG UNIT SQ. FT.

**\$1,978 | \$3.12**

IN-PLACE RENT PER UNIT | PER SQ. FT.

**\$2,068 | \$3.27**

MARKET RENT PER UNIT | PER SQ. FT.

**2.78**

ACRES

**393 | 1.30**

RESIDENTIAL PARKING SPACES | PER UNIT

## OVER \$14 MILLION IN CAPITAL INVESTMENT

Over \$14 million in capital has been invested to modernize the Property in the past ten years. Recent improvements span building systems, common areas, and unit interiors, which will significantly reduce future near-term capital requirements.

### Capital Improvements Include:

- Unit Renovations
- Balcony & Deck Repair Work
- Seismic Retrofit
- Lobby Renovation
- Main Entry Renovation
- Parcel Pending Lockers
- Slab Reinforcement Retrofit
- Pool Resurfacing
- Exterior Building Painting
- New Fence/Screens
- Interior Painting & Door Replacement
- Building Corridors
- Flooring
- Security Cameras
- Fob System
- Exterior Landscaping
- Gym Upgrades & Equipment
- Laundry Room Upgrades
- Corridor and Stairwell Lighting Upgrades







**TWO COURTYARDS**  
WITH POOLS, SPAS, & FIREPITS







**TWO RESIDENT LOUNGES**  
WITH DEMONSTRATION KITCHENS



**WELLNESS CENTER RULES**

- Please arrive 15 minutes before your scheduled workout.
- Please do not use the gym if you are ill or injured.
- Please do not use the gym if you are under the influence of alcohol or drugs.
- Please do not use the gym if you are pregnant or have a medical condition that may be aggravated by exercise.
- Please do not use the gym if you are a minor without the supervision of a parent or guardian.
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**IN CASE OF EMERGENCY CALL 911**

**CLUB QUALITY FITNESS CENTER**





**ELEVATED RESIDENT LOBBY**



# POSITIONED TO ATTRACT LOS ANGELES' MOST RESILIENT RENTER DEMOGRAPHIC

## Renter-by-Necessity Demand at Scale

Violet on Virgil is priced within an attainable band that aligns with the majority of Los Angeles' renter base – creating a deep recurring demand pool.

## Diverse, Needs-Based Employment Drivers

Residents are supported by a wide range of employment sectors including healthcare, education, hospitality, and local services – reducing reliance on any single industry and supporting consistent rent collections.

## High Renewal Propensity

Attainable rent levels relative to surrounding submarkets encourage longer tenancy duration, lower turnover, and reduced vacancy exposure.

## Trade-Down Demand

As affordability tightens, renters migrate from higher-cost submarkets into more attainable options like Violet on Virgil – expanding the demand pool when it matters most.

## VIOLET RESIDENT EMPLOYMENT BY INDUSTRY

INDUSTRY	# OF RESIDENTS
Healthcare	43
Professional Services	36
Hospitality/Dining	30
Education	27
Creative/Media	25
Tech	19
Fashion/Beauty	13
Non-Profit	13
Government	10



# VIOLET RESIDENT DEMOGRAPHICS

**\$97,632**  
AVERAGE RESIDENT  
HOUSEHOLD INCOME

**36**  
AVERAGE  
RESIDENT AGE

**40+**  
RESIDENTS IN  
TECH AND CREATIVE/MEDIA

**40+**  
RESIDENTS IN  
HEALTHCARE

**35+**  
RESIDENTS IN  
PROFESSIONAL SERVICES

**30+**  
RESIDENTS IN  
HOSPITALITY

**25+**  
RESIDENTS IN  
EDUCATION

facebook

amazon



Microsoft

ByteDance

LUCID

PayPal

HBOmax

The Walt Disney Company

CUMULUS MEDIA



ROCNATION

SKYDANCE

Virgin MUSIC GROUP

TENNIS CHANNEL

BOEING

Johnson & Johnson

fulgent

Optum

Cedars Sinai

KAISER PERMANENTE

Adventist Health

aligned PARTNERS

MOLINA HEALTHCARE

USC

Pomona College

O'Melveny

## SURROUNDED BY DYNAMIC EMPLOYMENT CENTERS

Violet's proximity to Hollywood, West Hollywood, Downtown Los Angeles, the Wilshire Corridor, Culver City, and Beverly Hills make it one of the most central and easily accessible urban cores for renters who prefer shorter commutes or public transit.



**5 Miles**  
**BEVERLY HILLS**  
6.6 MSF office space



**7 Miles**  
**CENTURY CITY**  
9.8 MSF office space



**5.5 Miles**  
**CULVER CITY**  
4.7 MSF office space





4.5 Miles  
WEST  
HOLLYWOOD  
2.5 MSF office space



3 Miles  
HOLLYWOOD  
9.5 MSF office space



  
**THE VIOLET**  
ON VIRGIL

2 Miles  
DOWNTOWN  
LOS ANGELES  
37.3 MSF office space



AT THE DOORSTEP OF THE  
WILSHIRE  
CORRIDOR  
10.1 MSF office space



4 Miles  
WEST ADAMS  
2.7 MSF office space





HOLLYWOOD



Metro

Downtown LA:	8 min
Hollywood/Vine:	9 min
Universal City:	15 min
Miracle Mile (opening 2026):	15 min*
Beverly Hills (opening 2026):	20 min*
Century City (opening 2027):	22 min*
Westwood (opening 2027):	25 min*

\* Estimated

KOREATOWN

VERMONT AVE

BEVERLY BLVD

**THE VIOLET**  
ON VIRGIL



W 1ST ST

BEVERLY BLVD



## TRANSIT-BASED MOBILITY

Koreatown is one of Los Angeles' most transit-rich, car-optional neighborhoods, recognized for its walkability and extensive public transit options. Residents of Violet on Virgil are just minutes from a Metro Rail station, providing convenient access to Hollywood and Downtown Los Angeles. The ongoing Metro Rail expansion – a \$9.5 billion investment – will add 9 miles of track and 7 new stations, including Beverly Hills, Century City and Westwood. Scheduled for completion in 2027, the project will further enhance connectivity.

In addition to the nearby Metro Rail station, the Hollywood (101) freeway is less than a half-mile from the Property. Residents have cited the Property's central location and superior access to employment centers as a primary reason for relocating to Violet.

## AUTHENTIC WALKABLE LIFESTYLE

The area surrounding Violet has emerged as two of Los Angeles' most dynamic neighborhoods – Koreatown and Silver Lake.

With the largest Korean population outside of Korea, Koreatown has grown into a highly diverse and culturally rich neighborhood that embodies the best of Los Angeles – food, culture, nightlife, and diversity – while retaining the feel of a true urban community.

Adjacent to Koreatown, Silver Lake is one of the city's most sought-after residential enclaves, known for its creative energy, walkability, and curated mix of independent retail, dining, and outdoor amenities.



James Beard Award-winning Chef Silverton's Lapaba opened in January 2026.



Bar di Bello is a stylish, Milan-inspired restaurant/bar that has quickly become one of Silver Lake's buzziest scene spots.



Jilli is Chimmelier's wine bar located less than a 6-minute walk from the Property.



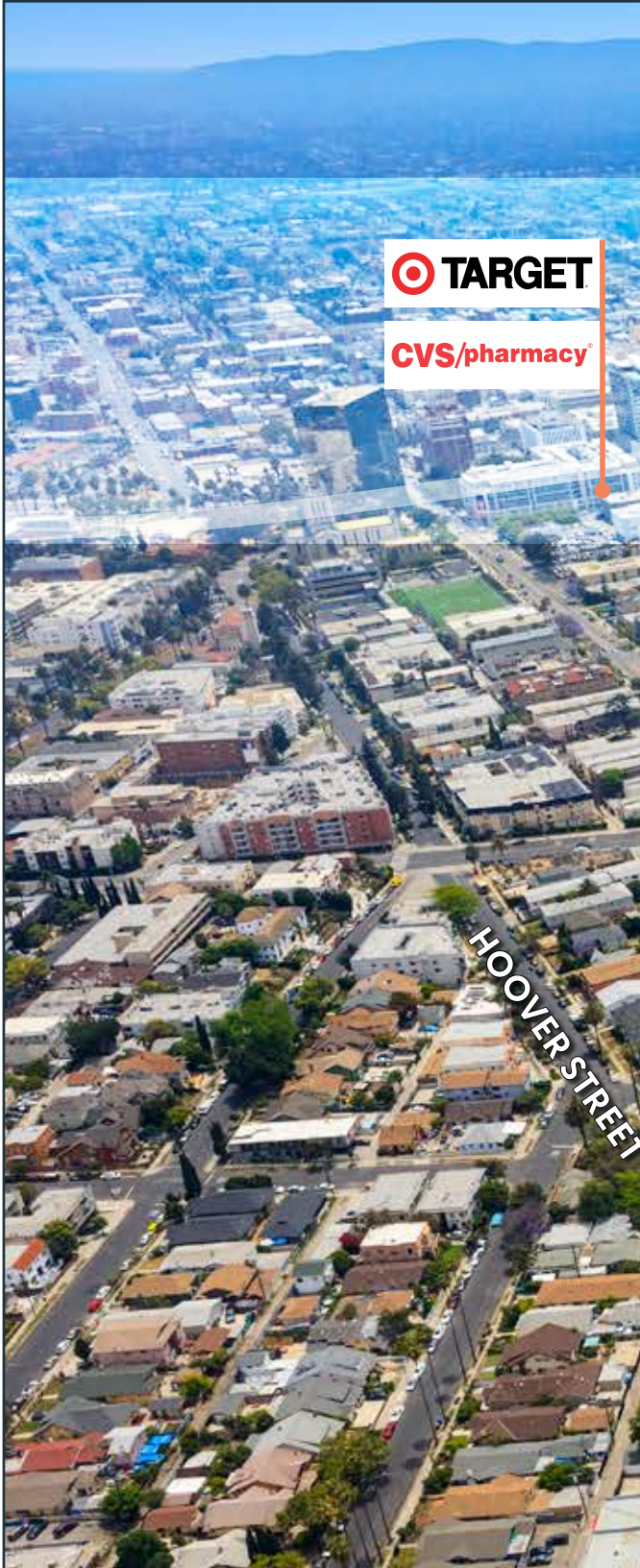
The Wiltern hosts a variety of events with a capacity of 2,000+.



The Black Cat is a Silver Lake historic landmark turned effortlessly cool café and bar, blending laid-back neighborhood energy.



Bacari Silver Lake is a lively, patio-driven small plates destination known for its shareable Mediterranean menu and always-packed, social atmosphere.



## WALKABLE TO LIFESTYLE RETAIL AND RESTAURANTS

Walkscore.com ranks Koreatown as the third most walkable neighborhood in Los Angeles. An abundance of national and boutique restaurants, grocery options, and lifestyle restaurants are within a five-minute walk of The Violet.

## CHAPMAN PLAZA

50,000 SF of Restaurant  
and Retail Space



WILSHIRE BOULEVARD



## THE LINE HOTEL

- Break Room 86
- Openaire
- Alfred Coffee
- Kiss Kiss Bang Bang

## HOTEL NORMANDIE

- Normandie Club
- Le Comptoir
- Cassell's

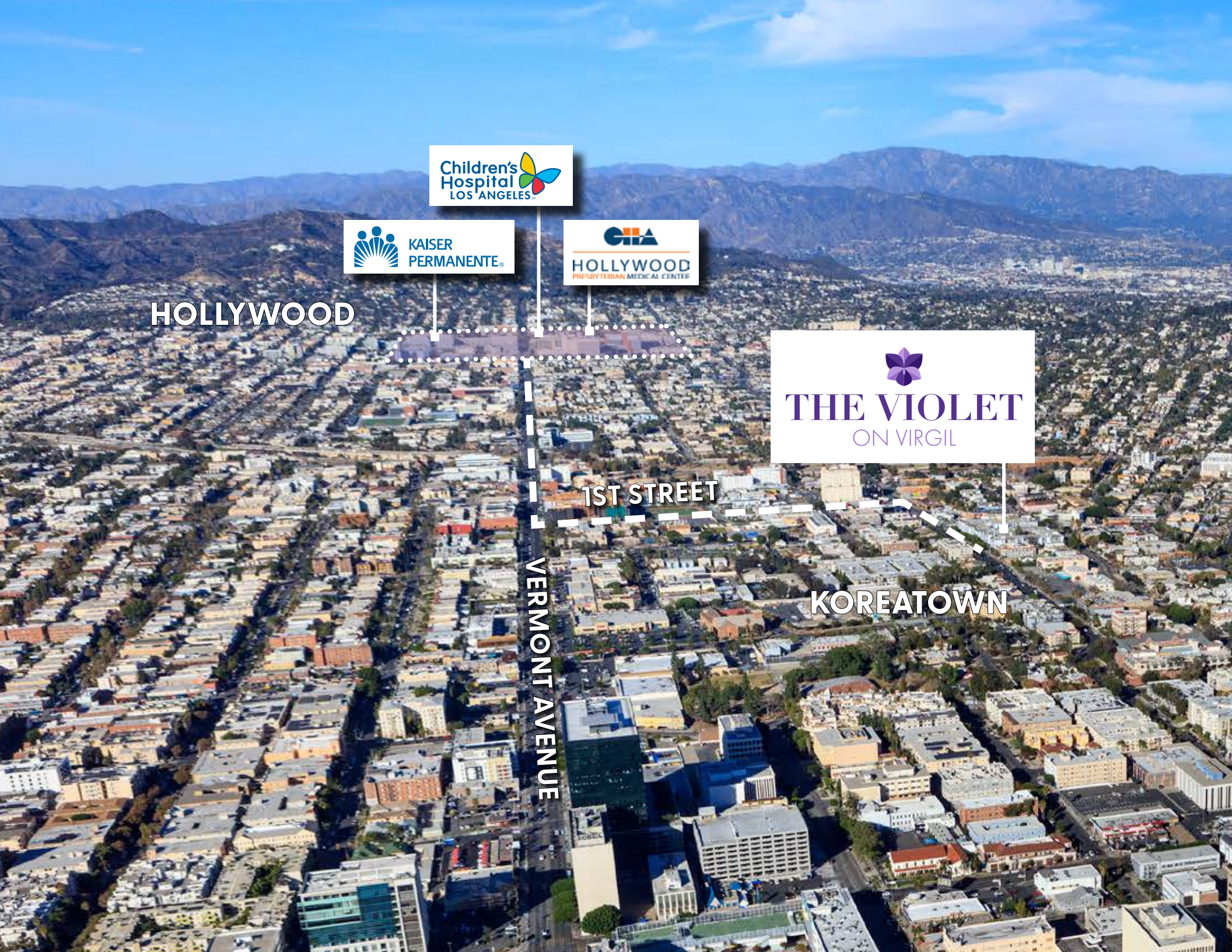


VIRGIL AVENUE



VERMONT AVENUE

W. 1ST STREET



Children's  
Hospital  
LOS ANGELES

KAISER  
PERMANENTE

HOLLYWOOD  
PRESBYTERIAN MEDICAL CENTER

HOLLYWOOD

THE VIOLET  
ON VIRGIL

1ST STREET

VERMONT AVENUE

KOREATOWN



## SILVER LAKE

## WORLD-CLASS HEALTHCARE CAMPUSES 2 MILES NORTH OF VIOLET

Children's Hospital Los Angeles, Kaiser Permanente, and CHA Hollywood Presbyterian Medical Center combined employ over 18,000 healthcare professionals in the area. The ongoing expansions of these campuses will continue to drive job growth and renter demand at the Property.

### **Children's Hospital Los Angeles**

- Ranked #4 for Orthopedics and #6 for Pediatric Cancer services nationally by U.S. News & World Report (2025)
- Employs over 7,000 staff and 950 physicians

### **Kaiser Permanente**

- 710,000-square-foot campus that employs approximately 1,000 physicians and more than 7,100 staff across 40 specialty care centers
- Implementing a 10-year, three-phase redevelopment plan to add 430,000 square feet of hospital and medical office space

### **CHA Hollywood Presbyterian**

- 400,000-square-foot medical campus that employs nearly 1,500 staff and over 500 physicians and specialists
- Received expansion approvals for a 96,000-square-foot medical office building as part of a 10-year redevelopment plan

## SURROUNDED BY PREFERRED SCHOOLS

Violet on Virgil is located in the Los Angeles Unified School District and specifically, the Belmont Zone of Choice, which is an area comprised of multiple elementary, middle, and high school options. In addition, numerous pilot schools and small learning centers have been established as role models of educational innovation, research, and development for effective teaching and learning in urban public schools.

### ELEMENTARY:

Commonwealth Avenue Elementary School (0.2 miles)

Frank Del Olmo Elementary School (0.5 miles)

### MIDDLE:

Virgil Middle School (0.4 miles)

Virgil Junior High (0.4 miles)

### HIGH SCHOOL:

Belmont Senior High School (1.5 miles)

- Los Angeles School of Medical and Public Service
- Multimedia Academy of Film and Photography
- Science, Arts and Green Engineering

Central City Value School (0.3 miles)

Miguel Contreras Learning Complex (1.9 miles)

- Academic Leadership Community
- Los Angeles School of Global Studies
- School of Business and Tourism
- School of Social Justice

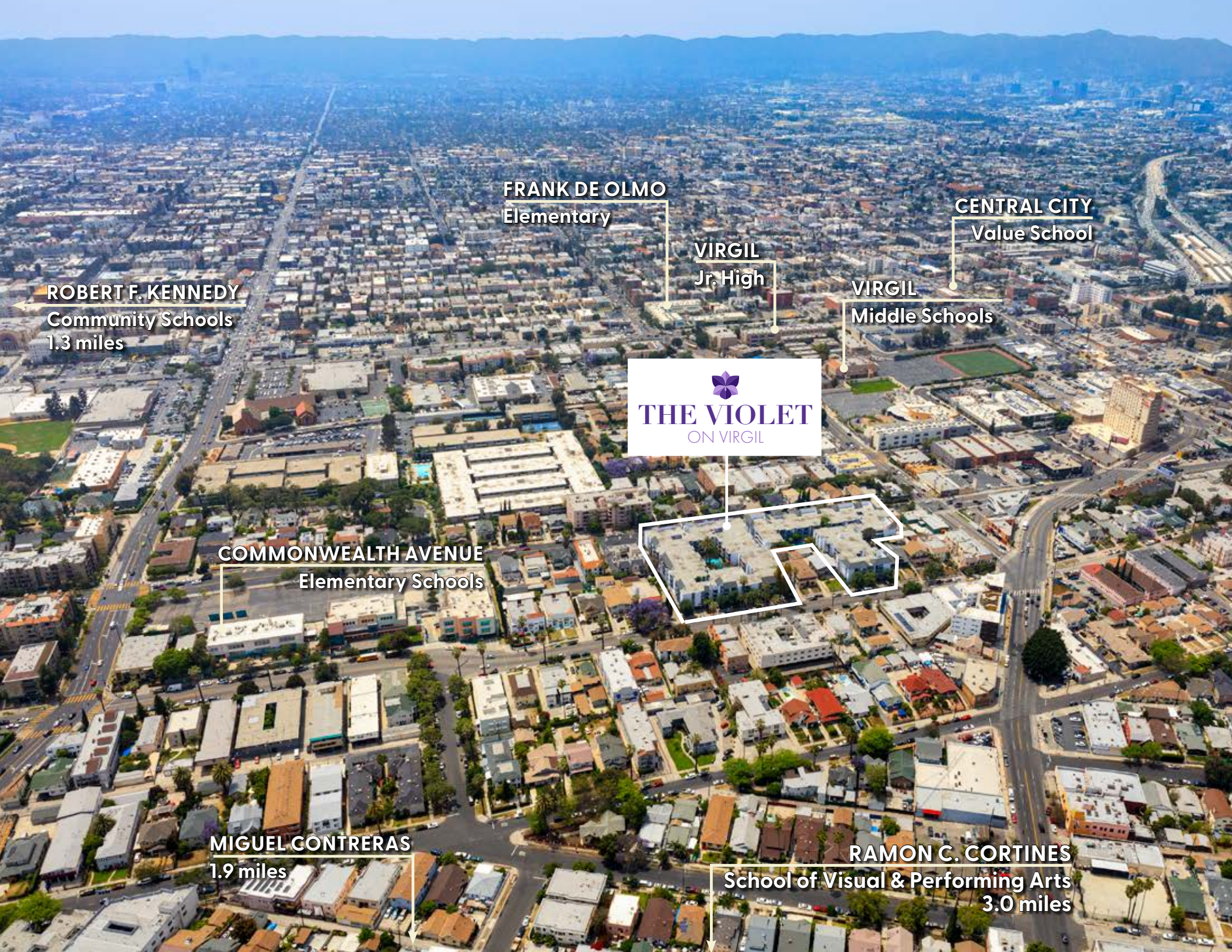
Edward R. Roybal Learning Center (2.6 miles)

- Academy of Educational Empowerment School of Medicine and Law
- Business and Finance Academy
- Computer Science Academy
- International School of Languages

Ramon C. Cortines School of Visual and Performing Arts (3.0 miles)

- Dance Academy
- Music Academy
- Theatre Arts Academy
- Visual Arts Academy

Robert F. Kennedy Community School (1.3 miles)



**ROBERT F. KENNEDY**  
Community Schools  
1.3 miles

**FRANK DE OLMO**  
Elementary

**VIRGIL**  
Jr. High

**CENTRAL CITY**  
Value School

**VIRGIL**  
Middle Schools

  
**THE VIOLET**  
ON VIRGIL

**COMMONWEALTH AVENUE**  
Elementary Schools

**MIGUEL CONTRERAS**  
1.9 miles

**RAMON C. CORTINES**  
School of Visual & Performing Arts  
3.0 miles

  
**THE VIOLET**  
ON VIRGIL



  
California  
International  
University

  
**SOUTHWESTERN LAW SCHOOL**  
2050 Webster Boulevard - Los Angeles, CA 90010-1100

**ASU** Arizona State University

 **CAL STATE LA**  
CALIFORNIA STATE UNIVERSITY - LOS ANGELES

Parsons Institute for Design and the Arts  
**ASU FIDM**  
Arizona State University

**UCLA**

**LOYOLA**  
LAW SCHOOL | LOS ANGELES

 **M**  
UNIVERSITY OF MICHIGAN

**PRISMA**   
FASHION DESIGN SCHOOL



## PROXIMITY TO TOP TIER UNIVERSITIES & COLLEGES

Los Angeles is supported by a diverse and growing network of higher education institutions that reinforce the city's status as a knowledge economy hub and contribute meaningfully to residential demand, cultural vitality, and workforce development.

- University of Southern California (3 miles)
- University of Michigan Ross School of Business (Los Angeles Campus) (3 miles)
- UCLA Downtown Los Angeles Campus (3 miles)
- ASU Regional DTLA Campus (3 miles)
- ASU FIDM (3 miles)
- Cal State LA Downtown Campus (3 miles)
- Loyola Law School (2 miles)
- Southwestern Law School (1 mile)
- CBD College (2 miles)
- Preferred College of Nursing (2 miles)
- PRISMA Fashion Design School (1.5 miles)
- California International University (1 mile)





## OFFERING PROCEDURES

Cushman & Wakefield is contacting prospective purchasers in order to determine their interest in the acquisition of Violet on Virgil. The Property is being offered for sale without an asking price on a strict “as-is basis” with the selection of the buyer being influenced by the level of physical and economic due diligence initially undertaken by prospective purchasers. In this regard, detailed financial statements, leasing reports, and other relevant information are available for review.

### PROPERTY & MARKET TOURS

Interested parties are asked to contact C&W to arrange specific times for Property and market tours.

### OFFER SUBMISSION

Prospective parties are kindly requested to submit offers to C&W at the following address:

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