THE COOPER HOLLYWOOD

6615 Franklin Avenue, Los Angeles, California 90028

Marcus & Millichap
THE RAYMUNDO GROUP

$18,195,000 | 75 MULTIFAMILY UNITS

ATTRACTIVE 6.88% CAP RATE AND 9.25 GRM AT BASE OF THE HOLLYWOOD HILLS
THOROUGHLY REMODELED WITH OVER $4 MILLION IN UPGRADES IN PAST FIVE YEARS
PRIME LOCATION NEAR WHITLEY HEIGHTS AND HOLLYWOOD HEIGHTS

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INVESTMENT OVERVIEW

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Investment Highlights

- Extensively Upgraded Asset — Over $4 Million in Improvements in Past Five Years
- Attractively Priced at a 6.88% CAP Rate and 9.25 GRM on Current Income
- Prime Hollywood Corner Location at Base of Hollywood Hills, North of Hollywood Boulevard Near Borders of Both Whitley Heights and Hollywood Heights
- Effective Renovation Blueprint — 62% of Units Remodeled Since 2021
- Newly Designed Courtyard Featuring Bocce Ball Court, Outdoor Lounge, Sparkling Swimming Pool, BBQ Area
- Nestled Among Multi-Million Dollar Homes — Higher Barrier to Homeownership Benefits Local Rental Market
- Blocks from $8 Million “Access to Hollywood” Civic Revitalization Project
- Ample Garage Parking — A Valuable Amenity for Residents in the Dense Hollywood Market
- Several Supplemental Revenue Streams, Including Newly-Implemented RUBS Accounts

Investment Overview

Marcus & Millichap is pleased to announce the opportunity to purchase The Cooper Hollywood, a thoroughly upgraded 75-unit multifamily property in a prime corner location at the base of the Hollywood Hills in Los Angeles, CA. With current ownership implementing over $4 million in property improvements over the past five years, this offering allows a new investor to secure a heavily-remodeled asset while also enjoying substantial immediate cash flow. Available at an attractive 6.88% CAP Rate and 9.25 GRM based on in-place income, the property provides an already strong initial return while allowing for future revenue improvement by applying the same interior renovation blueprint to the remaining apartments in order to recapture the rent upside.

Included in the property’s expansive reimagining are more than $2 million in apartment interior upgrades, a revamped courtyard with a bocce ball court, a revitalized swimming pool with a BBQ area and outdoor bathroom, a new exterior facade, a renovated elevator, new electrical subpanels, plumbing upgrades, and a newly remodeled lobby. The current owner has also installed a RUBS program, allowing a landlord to collect utility reimbursements from tenants as another valuable source of revenue. The buildings feature several electric car charging stations and tankless water heaters, helping to modernize the asset and attract higher-paying residents.

The adjacent Whitley Heights and Hollywood Heights features single-family homes that have sold from $2,500,000 to over $4,000,000 in the past year, conveying the prestige and desirability of the local neighborhood. Because most residents are priced out of this single-family home market, the local rental market experiences a more robust demand, benefitting area apartment owners.

Situated just three blocks from the intersection of Hollywood Boulevard and Highland Avenue, the property offers residents convenient access to all of the most famous destinations throughout Hollywood. The Hollywood Bowl is only a half-mile away, while the Ford Theatre, Runyon Canyon, and Griffith Park are all within walking distance as well. Many nearby streets are benefitting from the $8 million “Access to Hollywood” project, which is anticipated to revitalize some of the most popular and heavily-trafficked local corridors.

THE COOPER HOLLYWOOD

6615 Franklin Avenue, Los Angeles, CA 90028

LISTING PRICE	PRICE/UNIT	PRICE/SF
$18,195,000	**$242,600**	**$277**

CAP RATE - CURRENT	GRM - CURRENT	CAP RATE - PRO FORMA	GRM - PRO FORMA
6.88%	**9.25**	**8.36%**	**7.90**

THE OFFERING

Price	$18,195,000
Down Payment	43% / $7,823,850
Price/Unit	$242,600
Price/SF	$277
Number of Units	75
Rentable Square Feet	65,746 SF
Number of Buildings	1
Number of Stories	4
Year Built	1962
Lot Size	37,719 SF

VITAL DATA

CAP Rate - Current	6.88%
GRM - Current	9.25
Net Operating Income - Current	$1,252,239
Net Cash Flow After Debt Service - Current	8.12% / $635,156
CAP Rate - Pro Forma	8.36%
GRM - Pro Forma	7.90
Net Operating Income - Pro Forma	$1,521,404
Net Cash Flow After Debt Service - Pro Forma	11.56% / $904,320

Property Details

THE OFFERING

	THE COOPER HOLLYWOOD
Property Address:	6615 Franklin Avenue Los Angeles, CA 90028
Assessor's Parcel Number:	5575-006-018
Zoning:	LAR4

SITE DESCRIPTION

Number of Units:	75
Number of Buildings:	2
Number of Stories:	4
Year Built:	1962
Rentable Square Feet:	65,746 SF
Lot Size:	37,719 SF
Type of Ownership:	Fee Simple

CONSTRUCTION

Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Flat

OFFERING PRICE:

$18,195,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

Financing

First Trust Deed

Loan Amount	$10,371,150
Interest Rate	5.95%
Amortization	Interest-Only
Monthly Payment	$51,423.61

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

UNIT MIX

No. of Units	Unit Type	Approx. Squre Feet
3	Single 1 Bath	477-500
58	1 Bdr 1 Bath	650-804
2	2 Bdr 1 Bath	900
9	2 Bdr 2 Bath	945-950
3	2 Bdr 2 Bath Townhouse	950
75	**TOTAL**	**65,746**

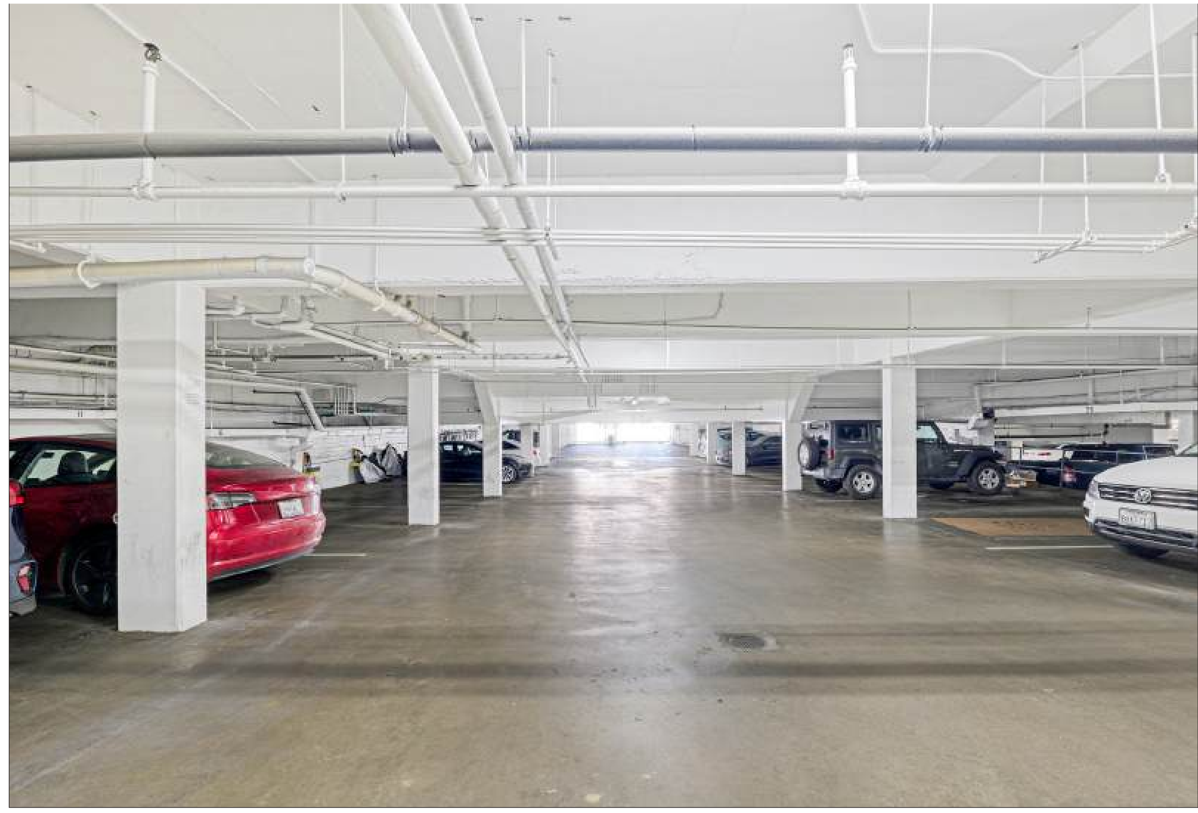
Unit Interior Amenities

- In-Unit Washer/Dryers
- Mini-Split HVAC Units
- High-End Stainless Steel Appliances
- Stone Countertops
- New Kitchen Cabinets
- Tile Backsplashes
- Balconies and Patios
- Recessed Lighting
- New Wood Flooring
- Skylights in Select Bathrooms
- Spacious Floorplans

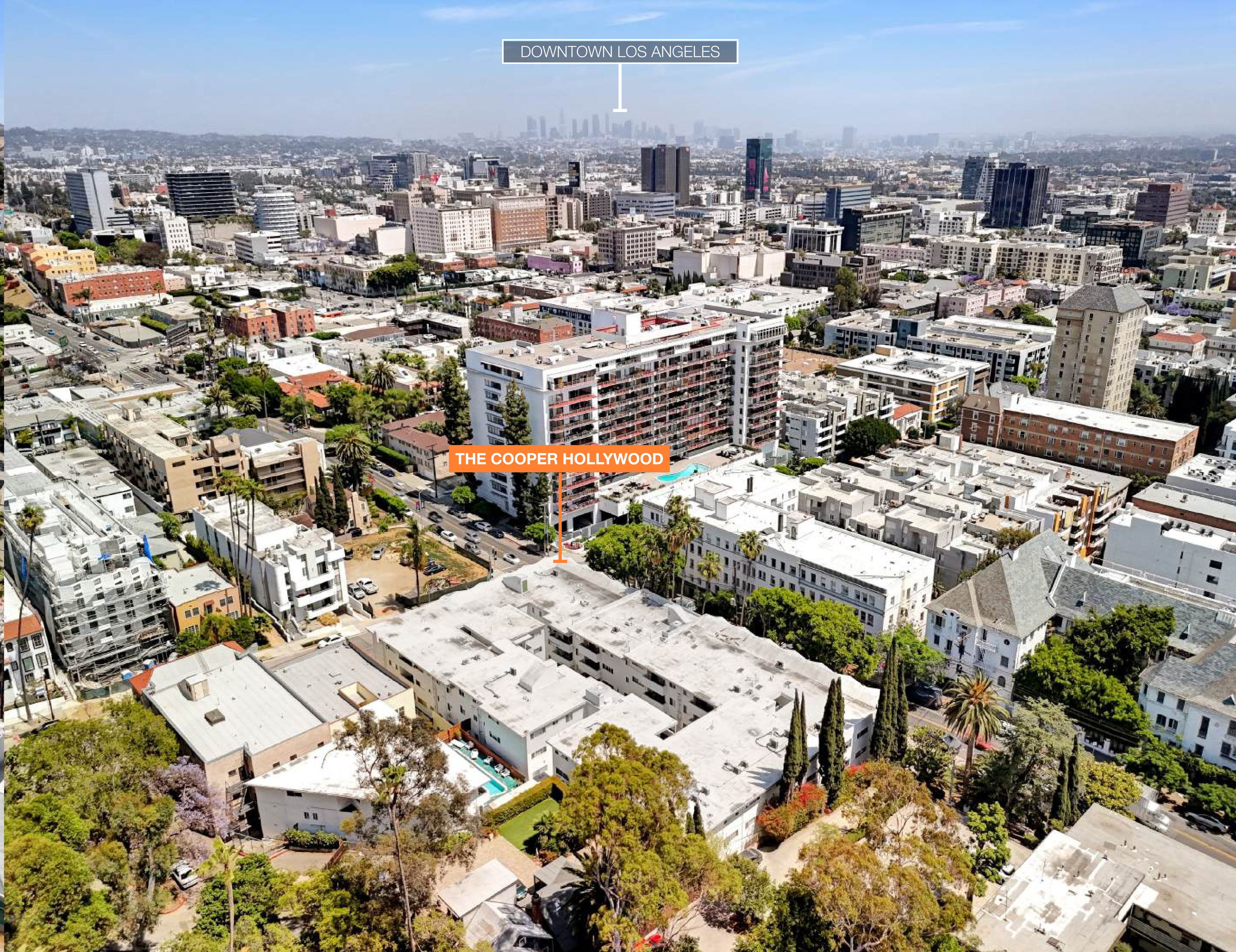
** In Select Units*

Community Amenities

- Completely Remodeled Courtyard Featuring Outdoor Lounge
- Bocce Ball Court
- Heated Swimming Pool
- Outdoor BBQ Area
- Remodeled Lobby
- Upgraded Elevator
- New Landscaping
- Secure Garage Parking
- Electric Car Charging Ports
- On-Site Laundry Facilities

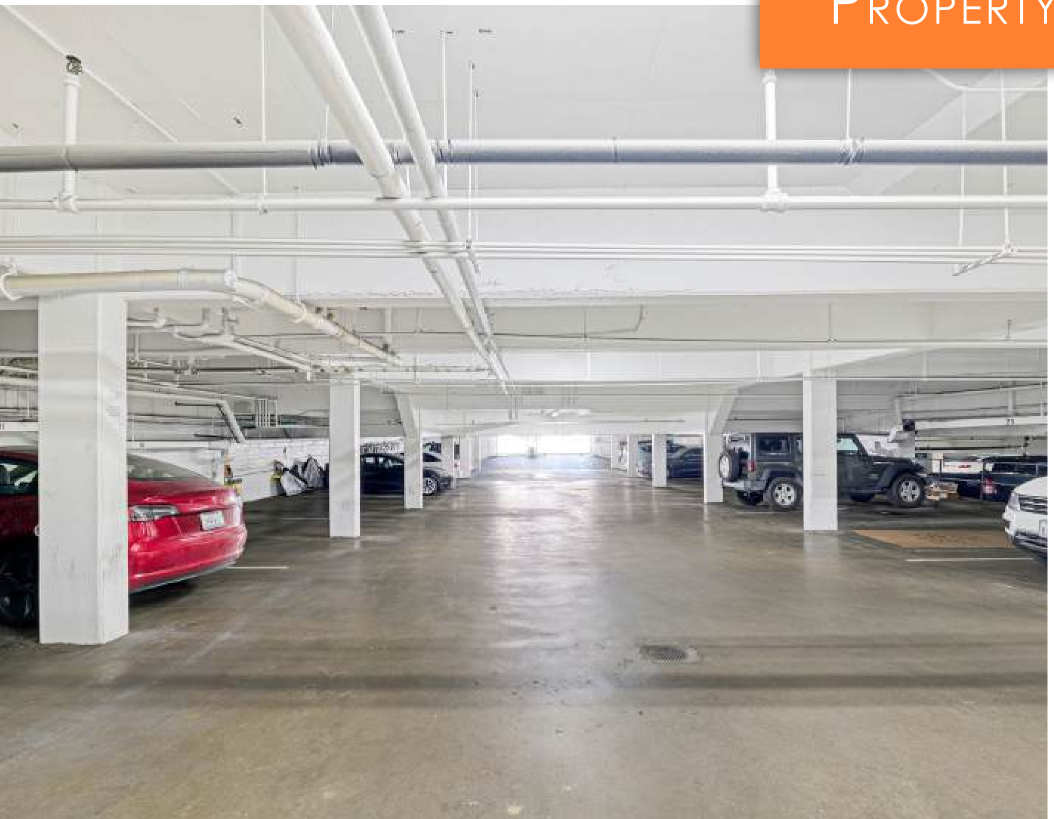


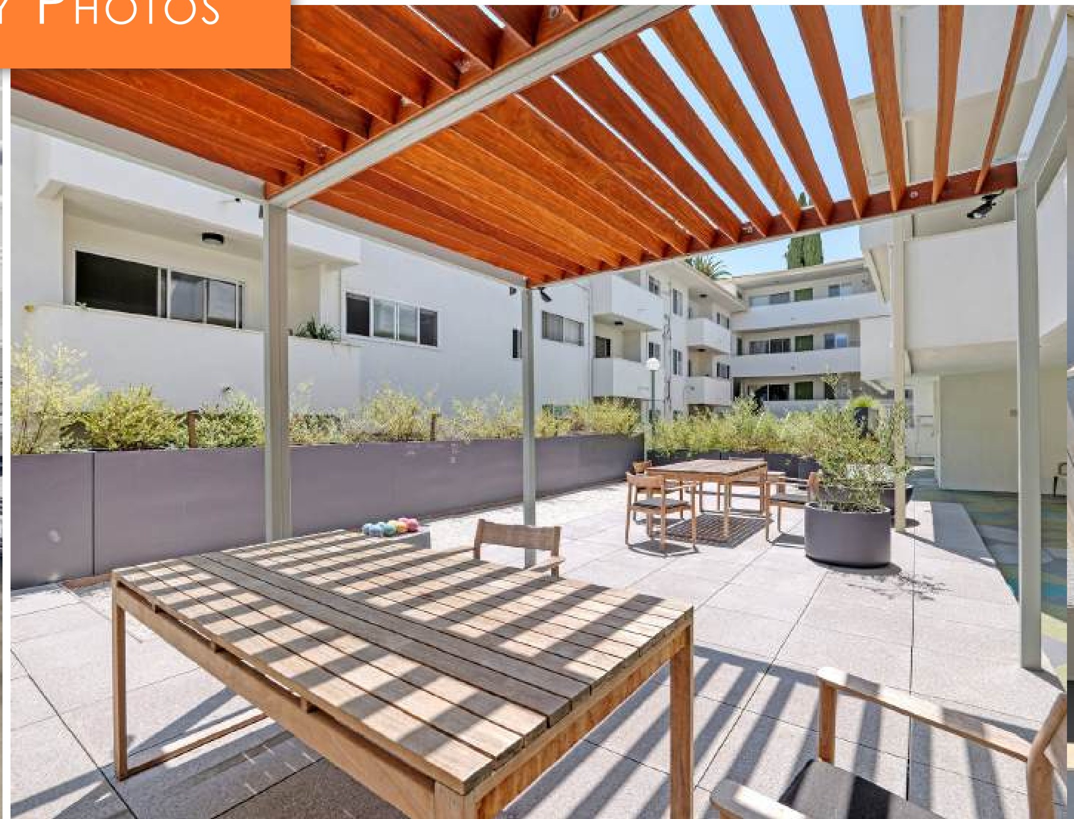

THE COOPER HOLLYWOOD

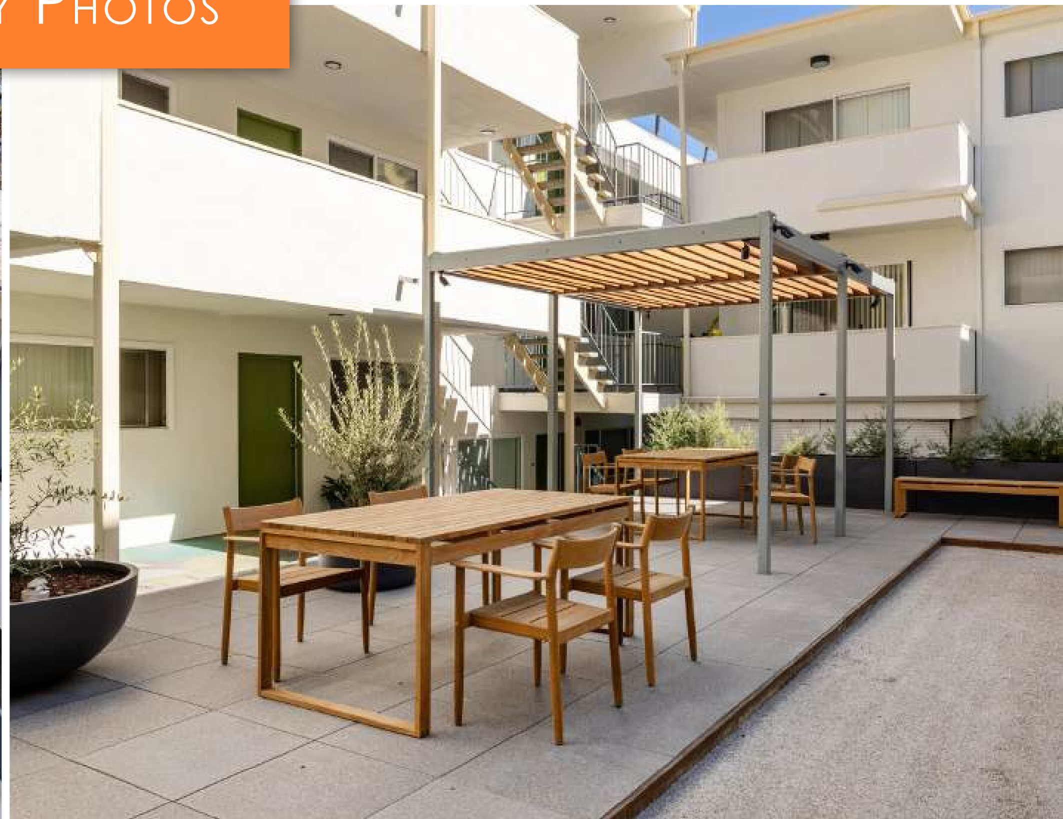

DOWNTOWN LOS ANGELES
THE COOPER HOLLYWOOD

Property Photos

Property Photos



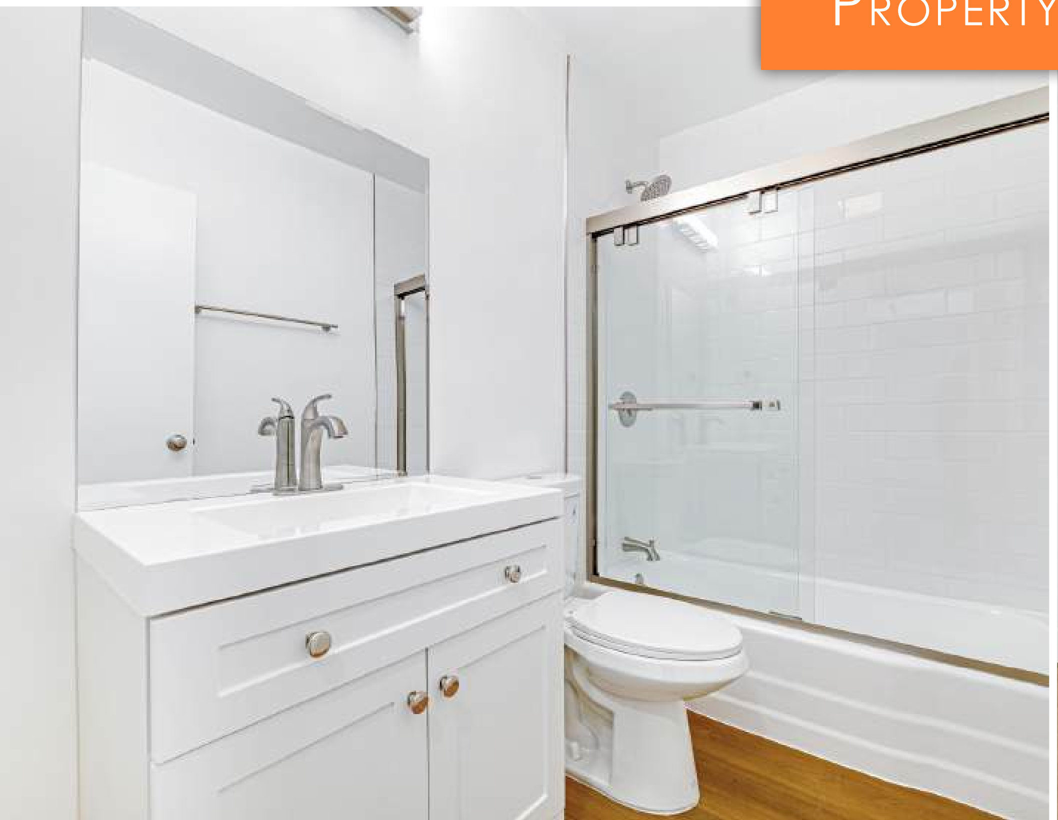





Property Photos


Property Photos

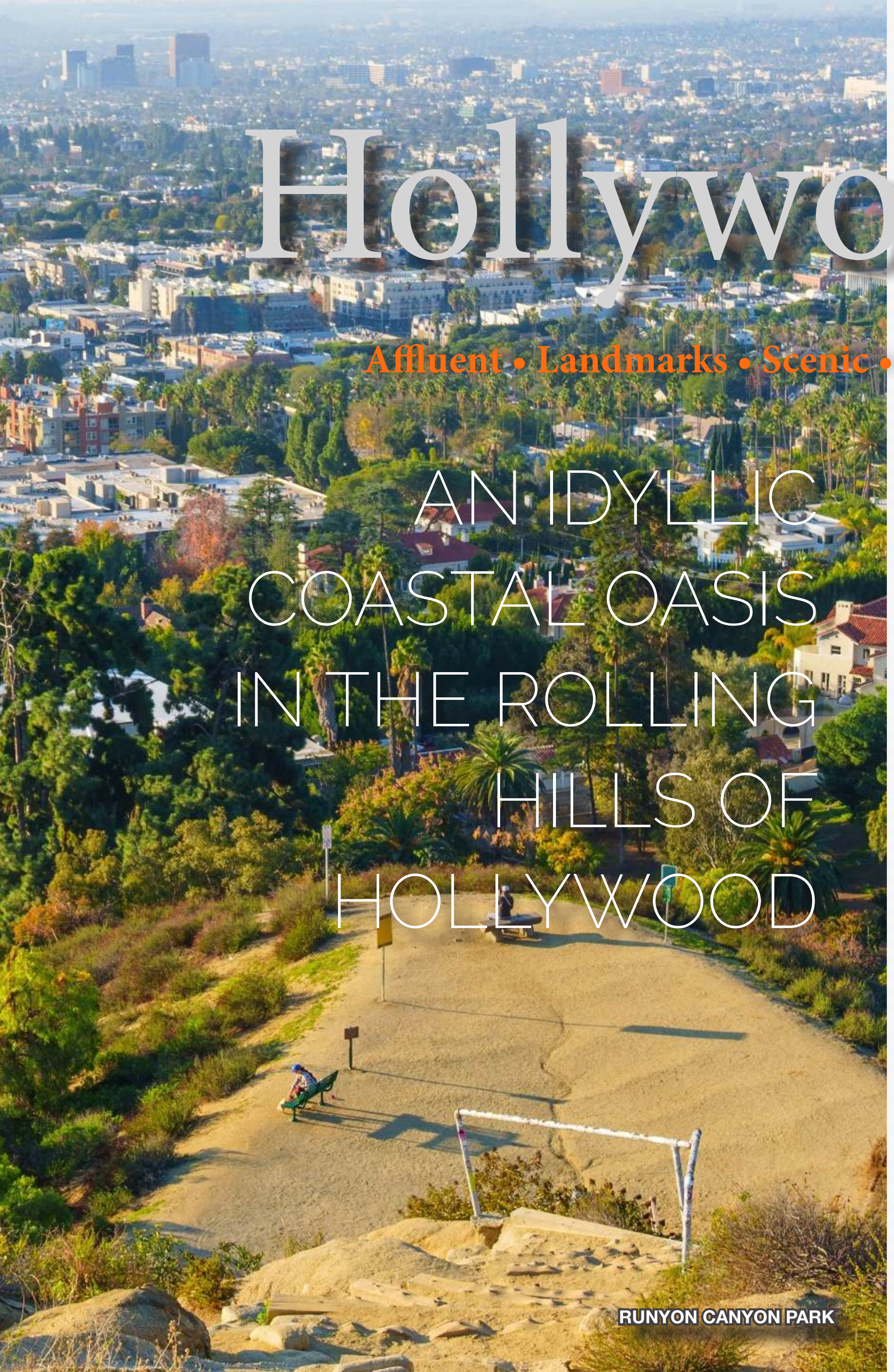





LOCATION OVERVIEW

Hollywood Hills

Affluent • Landmarks • Scenic • Mountainous • Entertainment



AN IDYLLIC COASTAL OASIS IN THE ROLLING HILLS OF HOLLYWOOD

RUNYON CANYON PARK

In the rolling hills of Hollywood, you'll discover none other than Hollywood Hills, one of the most affluent communities in Los Angeles, situated ten miles northwest of the city. Home to the infamous Hollywood Sign on Mount Lee, this neighborhood boasts significant landmarks, breathtaking views, and famous rolling hills, which are a part of the Santa Monica Mountains.

With attractions like Runyon Canyon Park, Lake Hollywood Park, Griffith Park, and the Hollywood Bowl, this neighborhood is one for the books. And directly south of town, you'll find even more exquisite attractions like the Hollywood Wax Museum and Hollywood Pantages Theatre!

North of Hollywood Hills, you'll find the some of the city's greatest attractions in Universal City. Discover Universal Studios Hollywood and its famous sites like the Wizarding World of Harry Potter and Universal CityWalk, a vibrant area of shops, restaurants, bars, theaters, and so much more.

Upscale apartments and historic West Coast-style homes reside on spacious lots along rolling hills with scenic views of the city and the nearby coast. With shopping, restaurants, hiking trails, big cities, and famous landmarks within reach, Hollywood Hills is an ideal residential destination on the West Coast.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP

OVATION HOLLYWOOD

HOLLYWOOD BOULEVARD WALK OF FAME

MAGIC CASTLE HOTEL

GRIFFITH OBSERVATORY

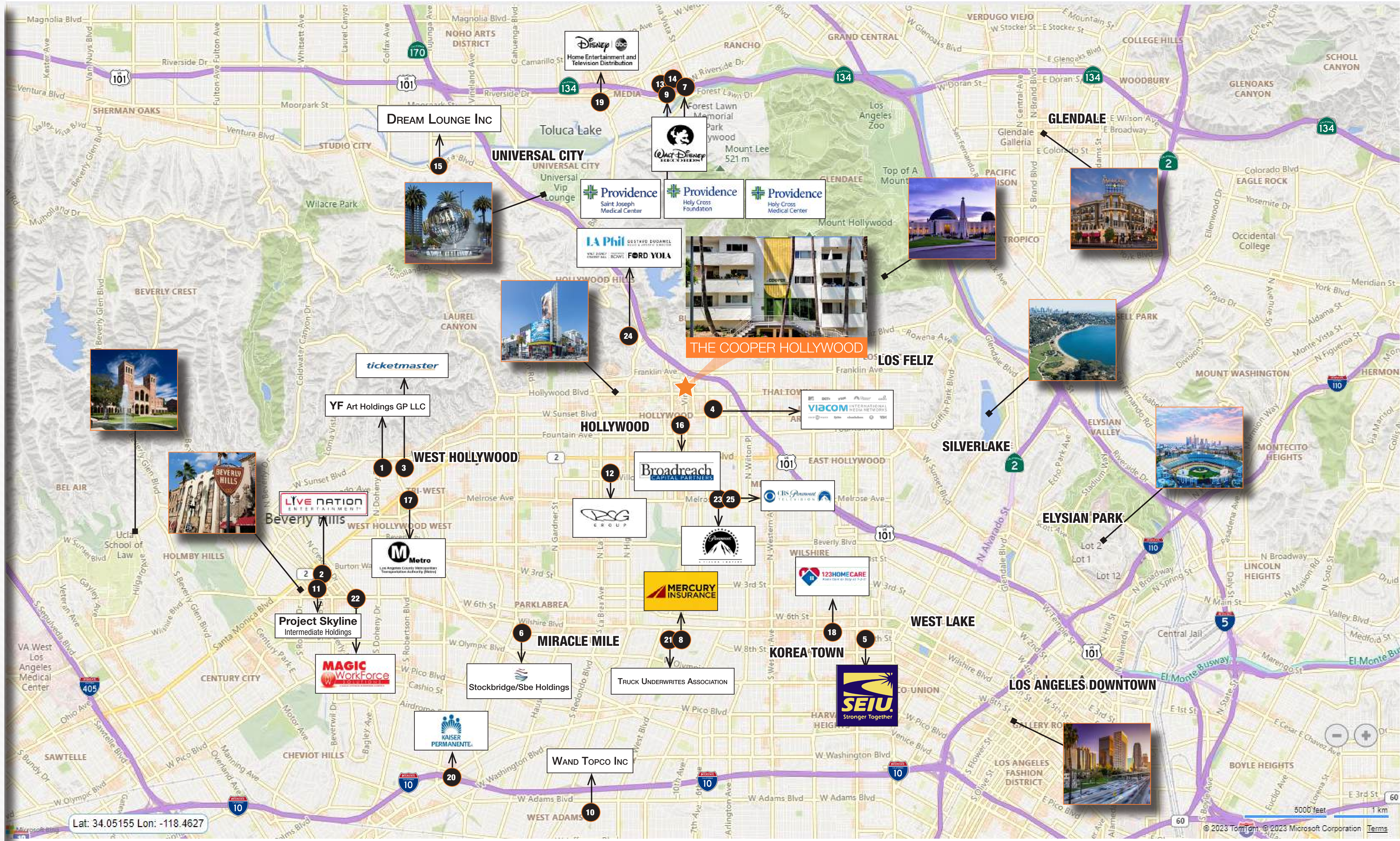
YAMASHIRO HOLLYWOOD

TCL CHINESE THEATRE

HOLLYWOOD MUSEUM

Major Employers

		Employees
1	YF Art Holdings GP LLC	3,810
2	Live Nation Entertainment	2,990
3	Ticketmaster Entertainment LLC	2,931
4	Viacom International Media Networks	2,700
5	Service Employees International Union	2,392
6	Stockbridge/SBE Holdings LLC	2,000
7	Walt Disney Records	2,000
8	Mercury Insurance	1,989
9	Providence Holy Cross Foundation	1,802
10	Wand Topco Inc	1,700
11	Project Skyline Intermediate Holdings	1,700
12	RSG Group LLC	1,600
13	Providence St. Joseph Medical Center	1,171
14	Providence Holy Cross	1,000
15	Dream Louge Inc	790
16	Broadreach Capital Partners	751
17	Los Angeles Department of Transportation	700
18	123 Home Care Services Los Angeles, LLC	700
19	Disney Home Entertainment & Television Distribution	631
20	Kaiser Permanente	600
21	Truck Underwriter Association	590
22	Magic Workforce Solutions	566
23	Paramount Studio	565
24	John Hancock Life Insurance Company	556
25	CBS Paramount Television	556



Demographic Report

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	51,106	298,681	889,577
2024 Estimate			
Total Population	49,107	294,271	877,147
2020 Census			
Total Population	47,739	295,328	884,620
2010 Census			
Total Population	43,604	295,150	879,199
Daytime Population			
2024 Estimate	53,760	330,870	991,755
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2029 Projection			
Total Households	30,889	155,735	421,377
2024 Estimate			
Total Households	29,534	152,257	412,219
Average (Mean) Household Size	1.6	2.0	2.2
2020 Census			
Total Households	27,678	147,494	399,678
2010 Census			
Total Households	25,083	140,561	378,379
Growth 2024-2029	4.6%	2.3%	2.2%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2029 Projection	35,081	169,436	454,114
2024 Estimate	33,490	165,540	444,015
Owner Occupied	3,726	28,306	88,112
Renter Occupied	25,751	123,984	324,132
Vacant	3,955	13,283	31,796
Persons in Units			
2024 Estimate Total Occupied Units	29,534	152,257	412,219
1 Person Units	60.8%	49.7%	43.2%
2 Person Units	27.4%	30.0%	30.3%
3 Person Units	7.0%	10.3%	12.3%
4 Person Units	3.1%	5.9%	8.4%
5 Person Units	1.1%	2.5%	3.5%
6+ Person Units	0.7%	1.6%	2.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
$200,000 or More	10.7%	14.9%	14.2%
$150,000-$199,999	6.8%	7.9%	8.0%
$100,000-$149,999	15.6%	16.3%	15.9%
$75,000-$99,999	12.6%	12.1%	12.0%
$50,000-$74,999	16.9%	14.2%	14.2%
$35,000-$49,999	8.8%	9.0%	9.6%
$25,000-$34,999	7.6%	7.0%	7.6%
$15,000-$24,999	6.5%	6.9%	7.1%
Under $15,000	14.4%	11.8%	11.4%
Average Household Income	$96,916	$109,682	$106,319
Median Household Income	$73,859	$85,683	$82,711
Per Capita Income	$58,263	$57,529	$51,227
POPULATION PROFILE	**1 Mile**	**3 Miles**	**5 Miles**
Population By Age			
2024 Estimate Total Population	49,107	294,271	877,147
Under 20	8.9%	13.4%	16.4%
20 to 34 Years	37.5%	30.4%	27.9%
35 to 39 Years	11.7%	10.3%	9.4%
40 to 49 Years	15.0%	14.6%	14.3%
50 to 64 Years	15.4%	17.4%	17.8%
Age 65+	11.6%	13.9%	14.2%
Median Age	40.0	40.0	40.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	40,860	237,160	680,147
Elementary (0-8)	4.2%	6.8%	9.9%
Some High School (9-11)	2.8%	4.7%	5.7%
High School Graduate (12)	12.3%	14.1%	15.2%
Some College (13-15)	17.0%	15.2%	15.4%
Associate Degree Only	6.6%	5.4%	5.8%
Bachelor's Degree Only	40.2%	36.7%	32.5%
Graduate Degree	16.9%	17.2%	15.4%
Population by Gender			
2024 Estimate Total Population	49,107	294,271	877,147
Male Population	45.9%	48.2%	49.2%
Female Population	54.1%	51.8%	50.8%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

Demographics Summary

POPULATION

In 2024, the population in your selected geography is 877,147. The population has changed by -0.23 percent since 2010. It is estimated that the population in your area will be 889,577 five years from now, which represents a change of 1.4 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 11,166 people per square mile.

HOUSEHOLDS

There are currently 412,219 households in your selected geography. The number of households has changed by 8.94 percent since 2010. It is estimated that the number of households in your area will be 421,377 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 2.1 people.

INCOME

In 2024, the median household income for your selected geography is $82,711, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 83.48 percent since 2010. It is estimated that the median household income in your area will be $95,718 five years from now, which represents a change of 15.7 percent from the current year.

The current year per capita income in your area is $51,227, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $106,319, compared with the U.S. average, which is $101,307.

EMPLOYMENT

In 2024, 504,010 people in your selected area were employed. The 2010 Census revealed that 63.2 of employees are in white-collar occupations in this geography, and 15.1 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 32.00 minutes.

HOUSING

The median housing value in your area was $1,000,000 in 2024, compared with the U.S. median of $321,016. In 2010, there were 87,544.00 owner-occupied housing units and 290,836.00 renter-occupied housing units in your area.

EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 46.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 11.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.8 percent in the selected area compared with the 19.7 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

95 WALK SCORE

"WALKER'S PARADISE"

Lace up your walking shoes because this area is considered a walker's paradise.

Notable Local Retailers & Restaurants

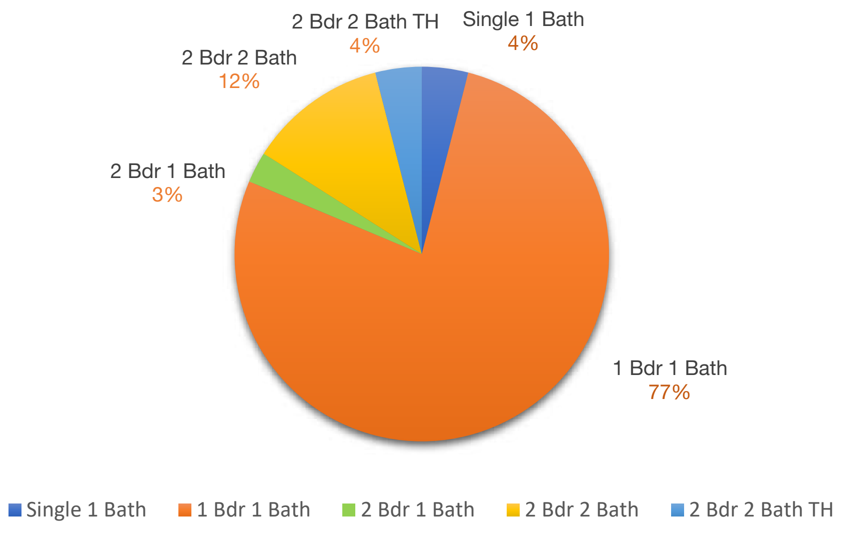
PRICING & FINANCIAL ANALYSIS

Marcus & Millichap
THE RAYMUNDO GROUP

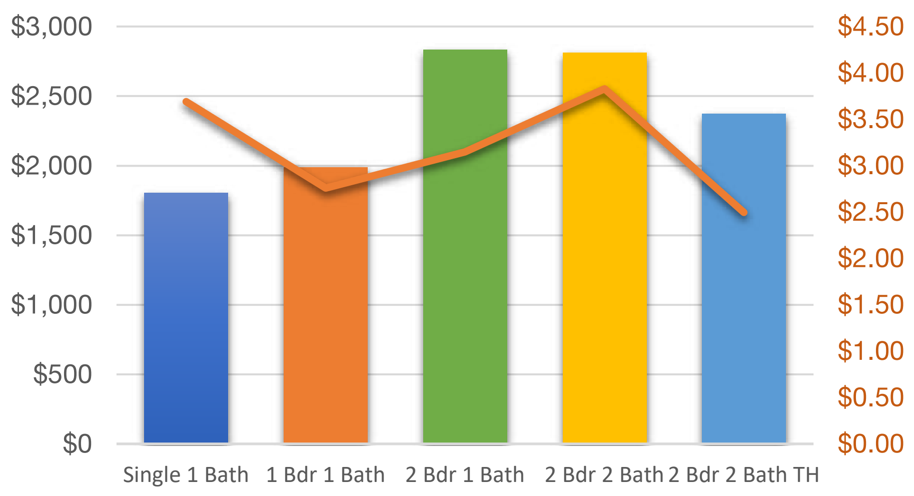
Unit Mix

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
3	Single 1 Bath	477-500	$1,695-$1,795	$3.69	$5,485	$1,995	$4.08	$5,985
58	1 Bdr 1 Bath	650-804	$1,167-$2,550	$2.76	$116,015	$2,350	$3.23	$136,300
2	2 Bdr 1 Bath	900	$2,694-$2,795	$3.05	$5,489	$2,995	$3.33	$5,990
9	2 Bdr 2 Bath	945-950	$1,975-$3,353	$3.83	$25,433	$3,245	$4.46	$29,205
3	2 Bdr 2 Bath Townhouse	950	$1,744-$3,245	$2.50	$7,117	$3,295	$3.47	$9,885
75	**TOTAL**	**65,746**			**$159,539**			**$187,365**

UNIT MIX



UNIT RENT & RENT/SF



Income & Expenses

INCOME	Current	Per Unit	Pro Forma	Per Unit
GROSS POTENTIAL RENT	**$1,914,468**	**$25,526**	**$2,248,380**	**$29,978**
Parking Rent	$4,500	$60	$4,500	$60
Pet Rent	$3,840	$51	$3,840	$51
Laundry Income	$5,817	$78	$5,817	$78
RSO/SCEP Fees	$3,324	$44	$3,324	$44
RUBS Income	$34,308	$457	$34,308	$457
Utility Billing Fees	$1,728	$75	$1,728	$23
GROSS POTENTIAL INCOME	**$1,967,976**	**$26,240**	**$2,301,888**	**$30,692**
Vacancy/Collection Allowance (GPR)	3.0% / $57,434	$766	5.0% / $112,419	$1,499
EFFECTIVE GROSS INCOME	**$1,910,542**	**$25,474**	**$2,189,469**	**$29,193**

EXPENSES	Current	Per Unit	Pro Forma	Per Unit
Real Estate Taxes	$216,044	$2,881	$216,044	$2,881
Insurance	$92,044	$1,227	$92,044	$1,227
Utilities	$95,178	$1,269	$95,178	$1,269
Repairs & Maintenance	$37,500	$500	$37,500	$500
Trash	$39,446	$526	$39,446	$526
Management Fee	$66,869	$892	$76,631	$1,022
Reserves & Replacements	$15,000	$200	$15,000	$200
Landscaping & Pool	$8,800	$117	$8,800	$117
Pest Control	$3,750	$50	$3,750	$50
Unit Turnover	$18,750	$250	$18,750	$250
Telephone	$3,758	$50	$3,758	$50
On-Site Payroll	$48,750	$650	$48,750	$650
Elevator	$4,734	$63	$4,734	$63
Amenity Credit	$7,680	$102	$7,680	$102
Elevator	**$658,303**	**$8,777**	**$668,065**	**$8,908**
Expenses per SF	$10.01		$10.16	
% of EGI	34.5%		30.5%	
NET OPERATING INCOME	**$1,252,239**	**$16,697**	**$1,521,404**	**$20,285**

Rent Roll

Unit Number	Unit Type			Unit SF	Current Rent	Rent/SF
Unit S1	Single 1 Bath	Vacant	Full Renovation	500	$1,995	$3.99
Unit S2	1 Bdr 1 Bath		Full Renovation	650	$2,095	$3.22
Unit S3	1 Bdr 1 Bath			650	$1,816	$2.79
Unit S4	2 Bdr 2 Bath	Townhouse		950	$1,744	$1.84
Unit S5	2 Bdr 2 Bath	Townhouse		950	$2,128	$2.24
Unit S6	2 Bdr 2 Bath	Townhouse	Full Renovation	950	$3,245	$3.42
Unit 100	Single 1Bath		Full Renovation	585	$1,795	$3.07
Unit 101	Single 1 Bath		Full Renovation	477	$1,695	$3.55
Unit 103	1 Bdr 1 Bath	Vacant	Moderate Renovation	650	$2,350	$3.62
Unit 104	1 Bdr 1 Bath			650	$1,899	$2.92
Unit 105	2 Bdr 2 Bath		Full Renovation	950	$3,095	$3.26
Unit 106	1 Bdr 1 Bath			650	$1,683	$2.59
Unit 107	2 Bdr 2 Bath			950	$2,153	$2.27
Unit 108	1 Bdr 1 Bath			650	$1,688	$2.60
Unit 109	1 Bdr 1 Bath			650	$1,397	$2.15
Unit 110	1 Bdr 1 Bath		Full Renovation	650	$2,195	$3.38
Unit 111	2 Bdr 2 Bath	Vacant		945	$3,245	$3.43
Unit 112	1 Bdr 1 Bath		Moderate Renovation	650	$1,895	$2.92
Unit 114	1 Bdr 1 Bath		Full Renovation	650	$2,395	$3.68
Unit 115	1 Bdr 1 Bath		Moderate Renovation	650	$1,995	$3.07
Unit 116	1 Bdr 1 Bath		Full Renovation	650	$2,500	$3.85
Unit 117	1 Bdr 1 Bath		Full Renovation	650	$2,195	$3.38
Unit 118	1 Bdr 1 Bath		Moderate Renovation	650	$2,395	$3.68
Unit 119	1 Bdr 1 Bath		Full Renovation	685	$2,195	$3.20
Unit 120	1 Bdr 1 Bath			650	$2,184	$3.36
Unit 121	1 Bdr 1 Bath		Full Renovation	650	$2,195	$3.38
Unit 122	1 Bdr 1 Bath		Full Renovation	612	$2,295	$3.75

Rent Roll (Continued)

Unit Number	Unit Type			Unit SF	Current Rent	Rent/SF
Unit 123	1 Bdr 1 Bath		Moderate Renovation	650	$1,795	$2.76
Unit 124	1 Bdr 1 Bath		Full Renovation	612	$2,295	$3.75
Unit 201	1 Bdr 1 Bath		Moderate Renovation	650	$1,995	$3.07
Unit 202	1 Bdr 1 Bath		Full Renovation	650	$2,195	$3.38
Unit 203	1 Bdr 1 Bath		Full Renovation	707	$2,195	$3.10
Unit 204	1 Bdr 1 Bath		Moderate Renovation	650	$1,995	$3.07
Unit 205	2 Bdr 2 Bath		Full Renovation	950	$3,200	$3.37
Unit 206	1 Bdr 1 Bath		Full Renovation	650	$2,295	$3.53
Unit 207	2 Bdr 2 Bath		Full Renovation	950	$3,353	$3.53
Unit 208	1 Bdr 1 Bath		Moderate Renovation	650	$1,995	$3.07
Unit 209	1 Bdr 1 Bath			650	$1,452	$2.23
Unit 210	1 Bdr 1 Bath			650	$1,853	$2.85
Unit 211	2 Bdr 2 Bath			945	$2,170	$2.30
Unit 212	1 Bdr 1 Bath			595	$1,703	$2.86
Unit 214	1 Bdr 1 Bath			650	$1,321	$2.03
Unit 215	1 Bdr 1 Bath			650	$1,167	$1.80
Unit 216	1 Bdr 1 Bath		Full Renovation	650	$2,195	$3.38
Unit 217	1 Bdr 1 Bath			650	$1,924	$2.96
Unit 218	1 Bdr 1 Bath			650	$1,343	$2.07
Unit 219	1 Bdr 1 Bath			650	$1,827	$2.81
Unit 220	2 Bdr 1 Bath		Full Renovation	900	$2,695	$2.99
Unit 221	1 Bdr 1 Bath		Full Renovation	650	$2,195	$3.38
Unit 222	1 Bdr 1 Bath			650	$1,648	$2.54
Unit 223	1 Bdr 1 Bath		Full Renovation	650	$2,195	$3.38
Unit 224	1 Bdr 1 Bath			650	$1,624	$2.50
Unit 301	1 Bdr 1 Bath	Vacant		650	$2,350	$3.62
Unit 302	1 Bdr 1 Bath		Full Renovation	650	$2,550	$3.92

Rent Roll (Continued)

Unit Number	Unit Type			Unit SF	Current Rent	Rent/SF
Unit 303	1 Bdr 1 Bath		Moderate Renovation	780	$1,895	$2.43
Unit 304	1 Bdr 1 Bath			650	$1,690	$2.60
Unit 305	2 Bdr 2 Bath		Full Renovation	950	$3,000	$3.16
Unit 306	1 Bdr 1 Bath			650	$1,867	$2.87
Unit 307	2 Bdr 2 Bath			950	$1,975	$2.08
Unit 308	1 Bdr 1 Bath			650	$1,403	$2.16
Unit 309	1 Bdr 1 Bath			650	$1,894	$2.91
Unit 310	1 Bdr 1 Bath		Full Renovation	650	$2,161	$3.32
Unit 311	2 Bdr 2 Bath		Full Renovation	950	$3,242	$3.41
Unit 312	1 Bdr 1 Bath			650	$1,827	$2.81
Unit 314	1 Bdr 1 Bath		Moderate Renovation	650	$2,095	$3.22
Unit 315	1 Bdr 1 Bath		Moderate Renovation	650	$2,095	$3.22
Unit 316	1 Bdr 1 Bath		Full Renovation	650	$2,395	$3.68
Unit 317	1 Bdr 1 Bath		Full Renovation	650	$2,195	$3.38
Unit 318	1 Bdr 1 Bath		Moderate Renovation	804	$2,095	$2.61
Unit 319	1 Bdr 1 Bath		Full Renovation	650	$2,295	$3.53
Unit 320	2 Bdr 2 Bath		Full Renovation	900	$2,795	$3.11
Unit 321	1 Bdr 1 Bath	Vacant	Moderate Renovation	650	$2,350	$3.62
Unit 322	1 Bdr 1 Bath		Full Renovation	650	$2,195	$3.38
Unit 323	1 Bdr 1 Bath		Moderate Renovation	650	$1,895	$2.92
Unit 324	1 Bdr 1 Bath		Full Renovation	650	$2,195	$3.38
5	Total	Vacant		3,395	$12,290	
70	Total	Occupied		49,302	$147,249	
75	**Total**			**52,697**	**$159,539**	

Financial Overview

Property Details	
Location	THE COOPER HOLLYWOOD 6615 Franklin Avenue Los Angeles, CA 90028
Price	**$18,195,000**
Down Payment	43% / $7,823,850
Number of Units	75
Price/Unit	$242,600
Rentable Square Feet	65,746 SF
Price/SF	$277
CAP Rate - Current	6.88%
CAP Rate - Pro Forma	8.36%
GRM - Current	9.25
GRM - Pro Forma	7.90
Year Built	1962
Lot Size	37,719 SF
Type of Ownership	Fee Simple

Financing

First Trust Deed

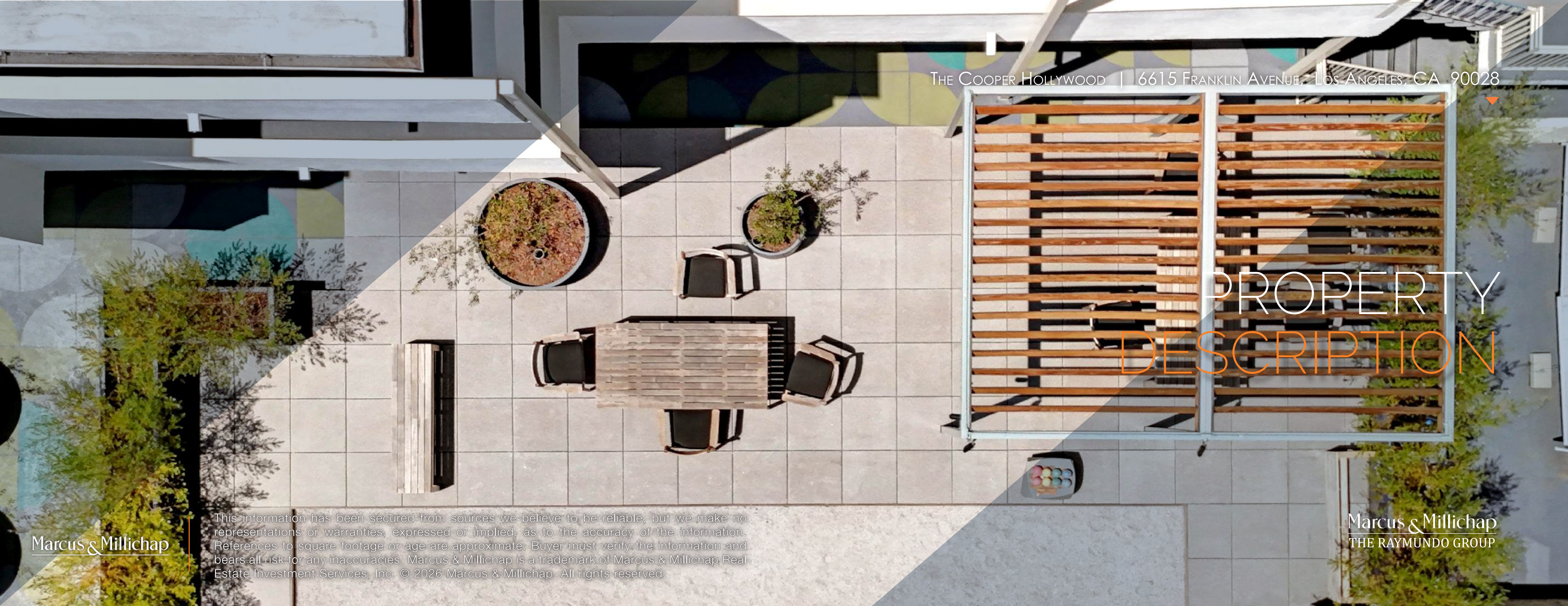
Loan Amount	$10,371,150
Interest Rate	5.95%
Amortization	Interest-Only
Monthly Payment	$51,423.61

Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation Representative.

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	**$1,914,468**	**$2,248,380**
Other Income	$53,508	$53,508
Gross Potential Income	$1,967,976	$2,301,888
Less: Vacancy / Deductions (GPR)	3.0% / $57,434	5.0% / $112,419
Effective Gross Income	$1,910,542	$2,189,469
Less: Expenses	$658,303	$668,065
Net Operating Income	**$1,252,239**	**$1,521,404**
Net Cash Flow Before Debt Service	$1,252,239	$1,521,404
Debt Service	$617,083	$617,083
Debt Coverage Ratio	2.03	2.47
Net Cash Flow After Debt Service	8.12% / $635,156	11.56% / $904,320

Expenses	Current	Pro Forma
Real Estate Taxes	$216,044	$216,044
Insurance	$92,044	$92,044
Utilities	$95,178	$95,178
Repairs & Maintenance	$37,500	$37,500
Trash	$39,446	$39,446
Management Fee	$66,869	$76,631
Reserves & Replacements	$15,000	$15,000
Landscaping & Pool	$8,800	$8,800
Pest Control	$3,750	$3,750
Unit Turnover	$18,750	$18,750
Telephone	$3,758	$3,758
On-Site Payroll	$48,750	$48,750
Elevator	$4,734	$4,734
Amenity Credit	$7,680	$7,680
Total Expenses	**$658,303**	**$668,065**
Expenses / Unit	**$8,777**	**$8,908**
Expenses / SF	**$10.01**	**$10.16**
% of EGI	**34.5%**	**30.5%**



PROPERTY DESCRIPTION

Marcus & Millichap

Marcus & Millichap
THE RAYMUNDO GROUP

Property Summary

THE OFFERING

Property Address	THE COOPER HOLLYWOOD 6615 Franklin Avenue, Los Angeles, CA 90028
Assessor's Parcel Number	5575-006-018
Zoning	LAR4

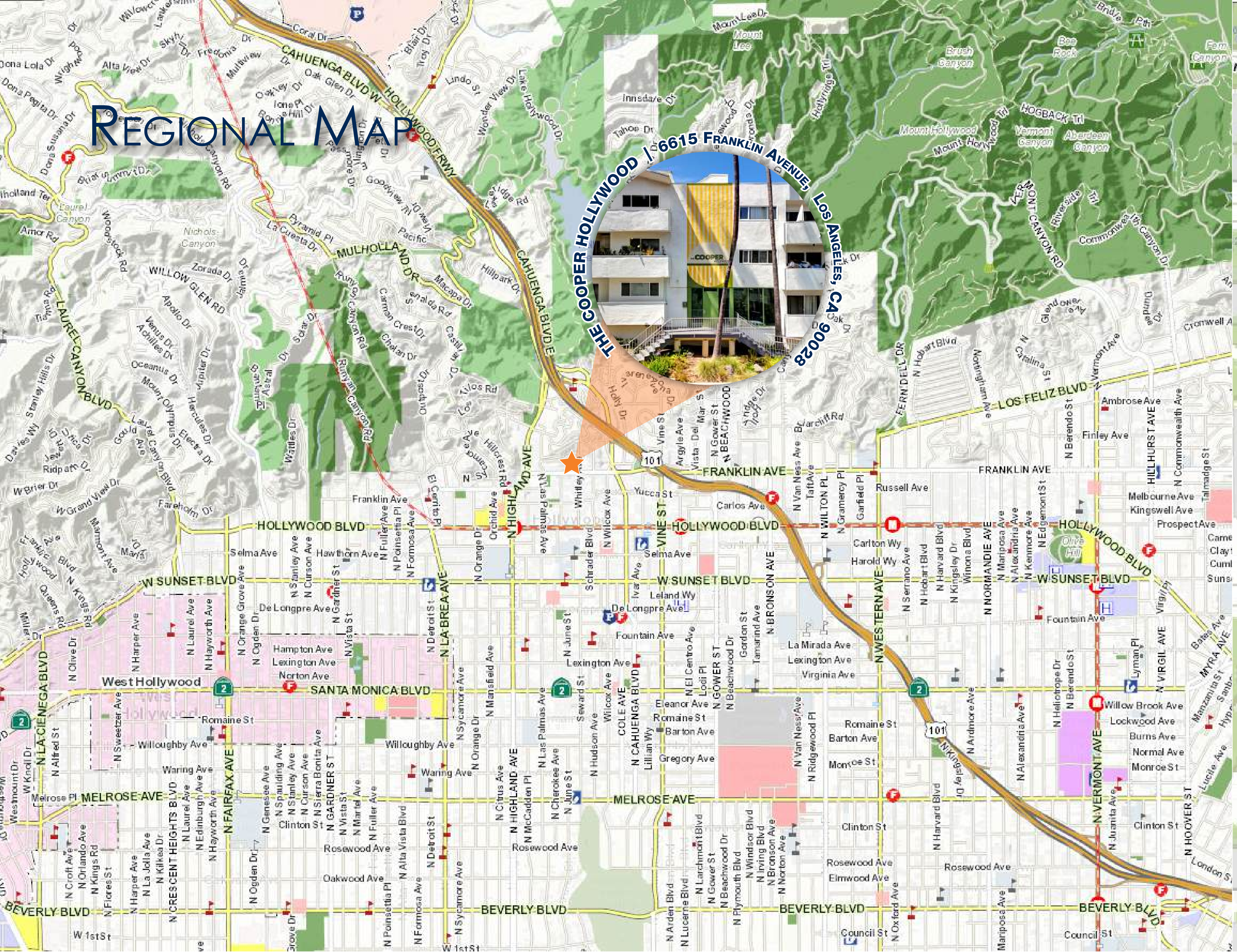
SITE DESCRIPTION

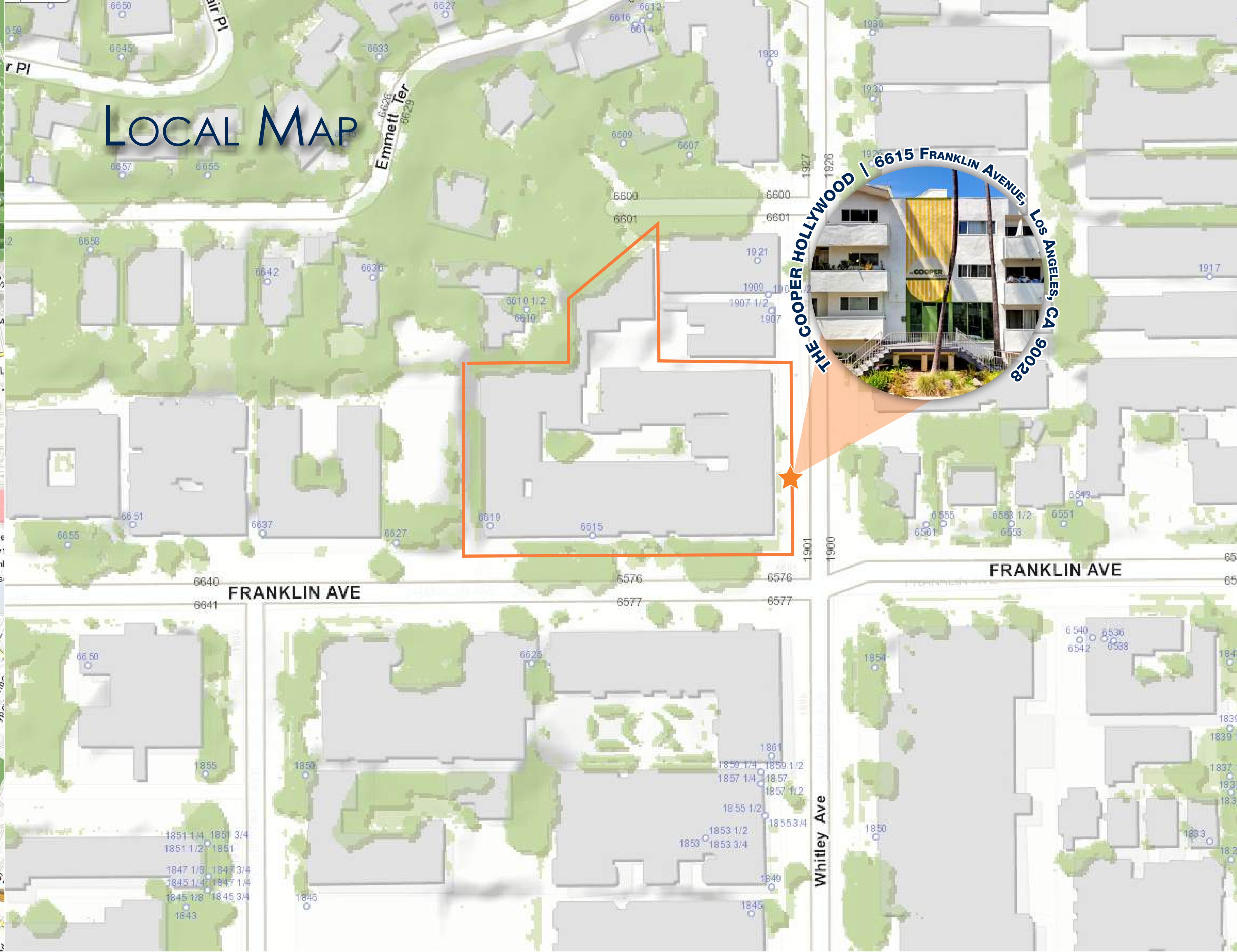
Number of Units	75
Number of Buildings	2
Number of Stories	4
Year Built	1962
Rentable Square Feet	65,746 SF
Lot Size	37,719 SF
Type of Ownership	Fee Simple

CONSTRUCTION

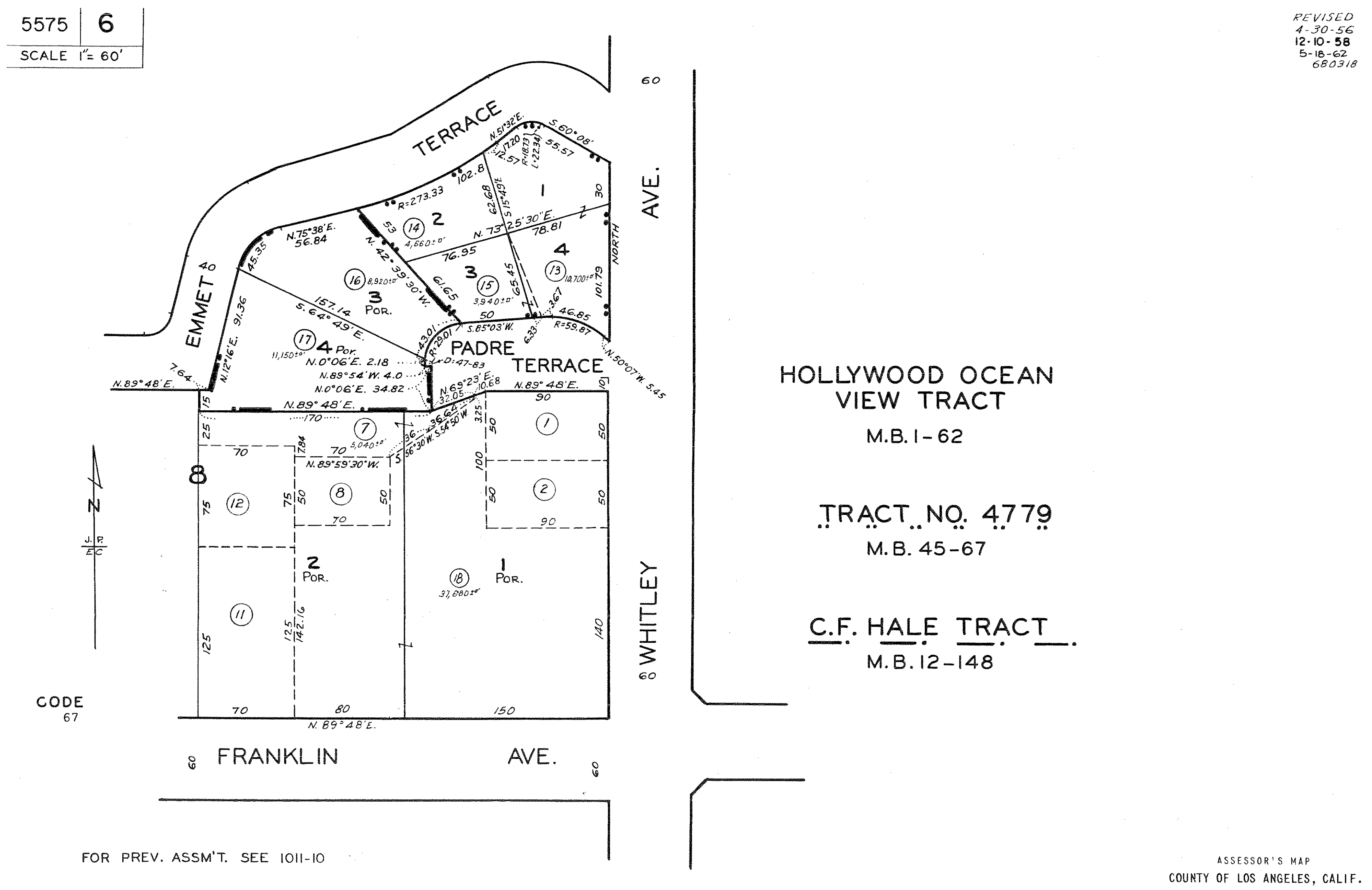
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat

Aerial Photo

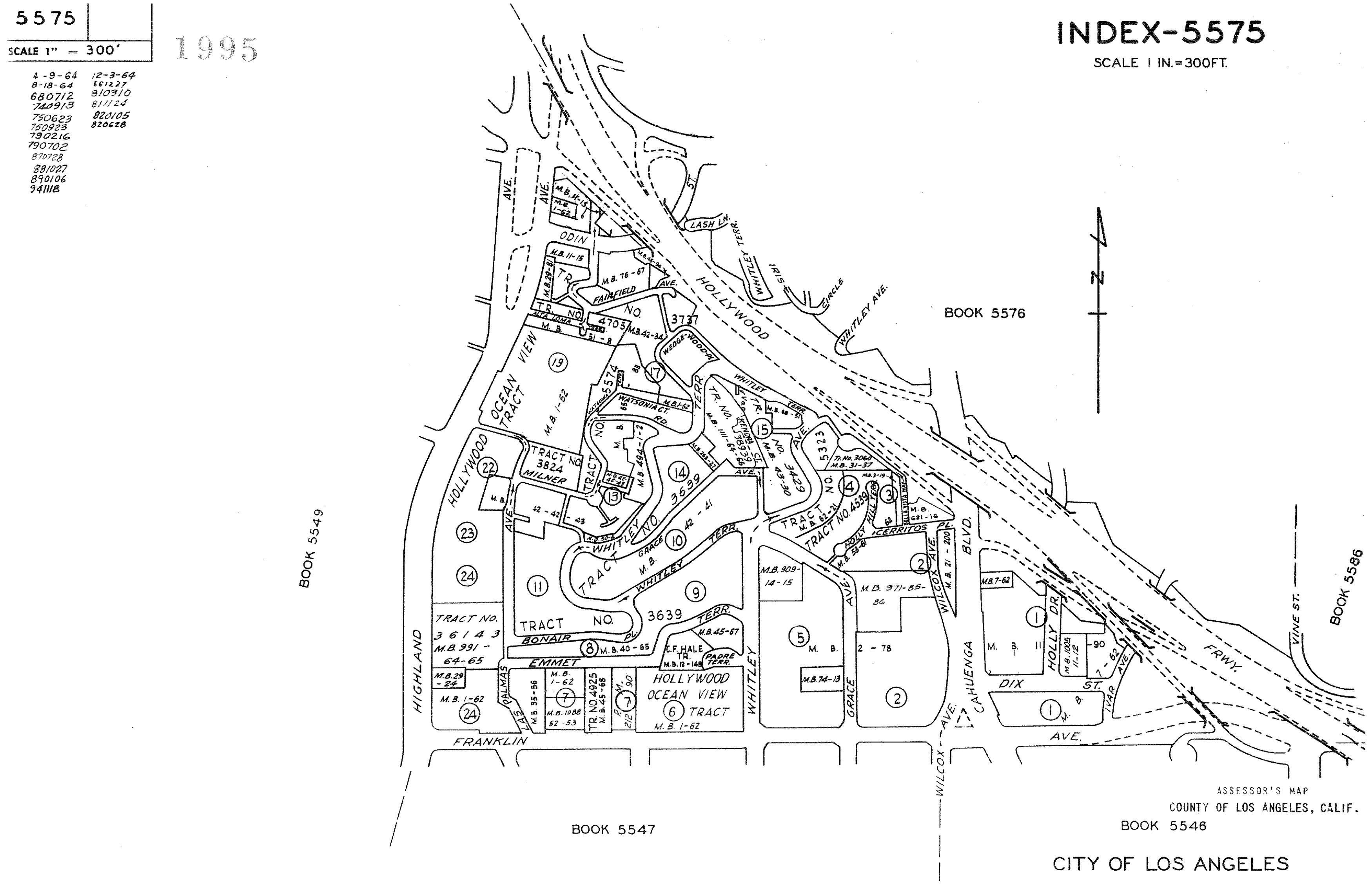

Regional Map
The Cooper Hollywood | 6615 Franklin Avenue, Los Angeles, CA 90028
HOLLYWOOD BLVD
FRANKLIN AVE
W SUNSET BLVD
SANTA MONICA BLVD
MELROSE AVE
BEVERLY BLVD
LOS FELIZ BLVD
MULHOLLAND DR
West Hollywood


Local Map
The Cooper Hollywood | 6615 Franklin Avenue, Los Angeles, CA 90028
FRANKLIN AVE
Whitley Ave
Emmett Ter

Parcel Map



Index Map

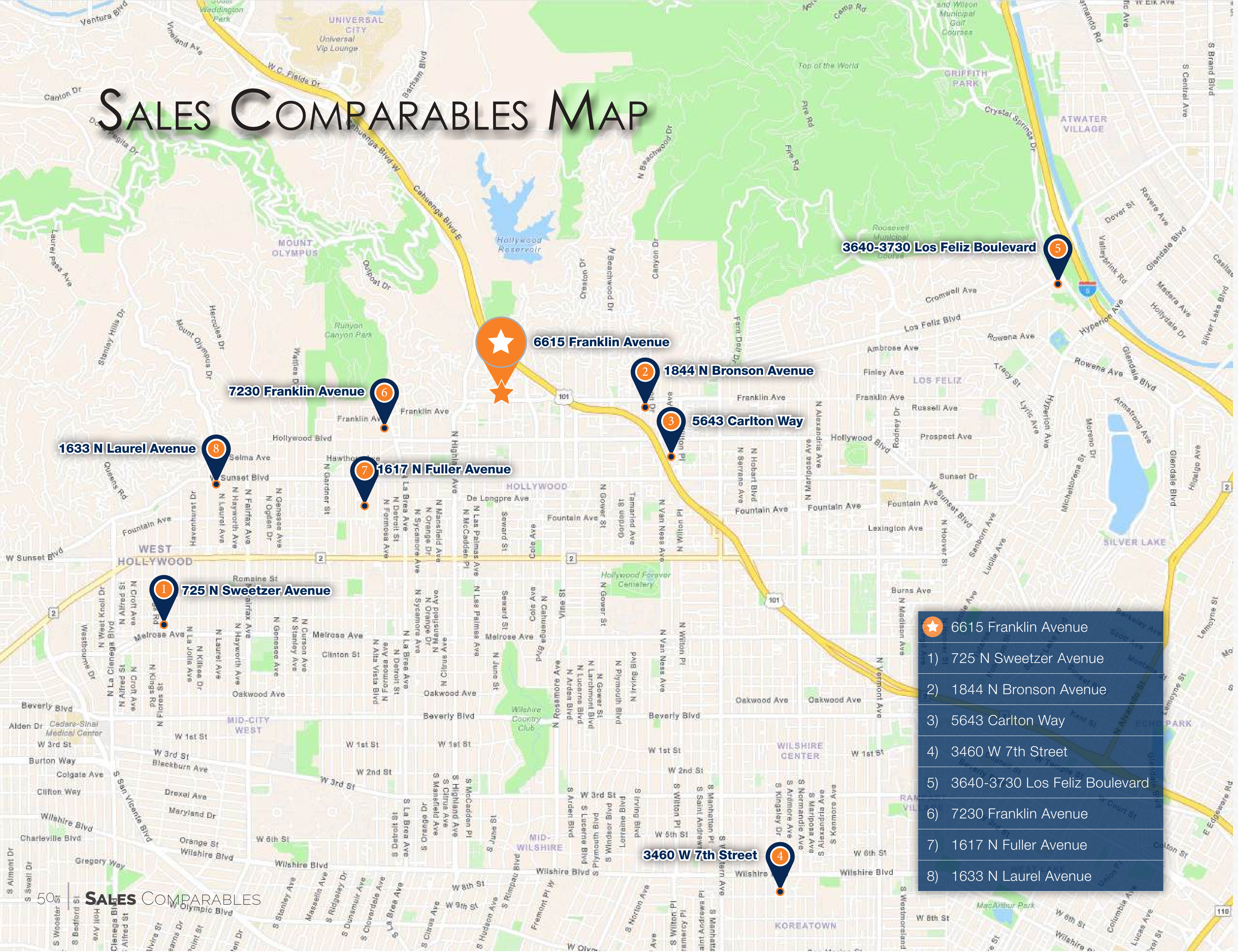


SALES COMPARABLES

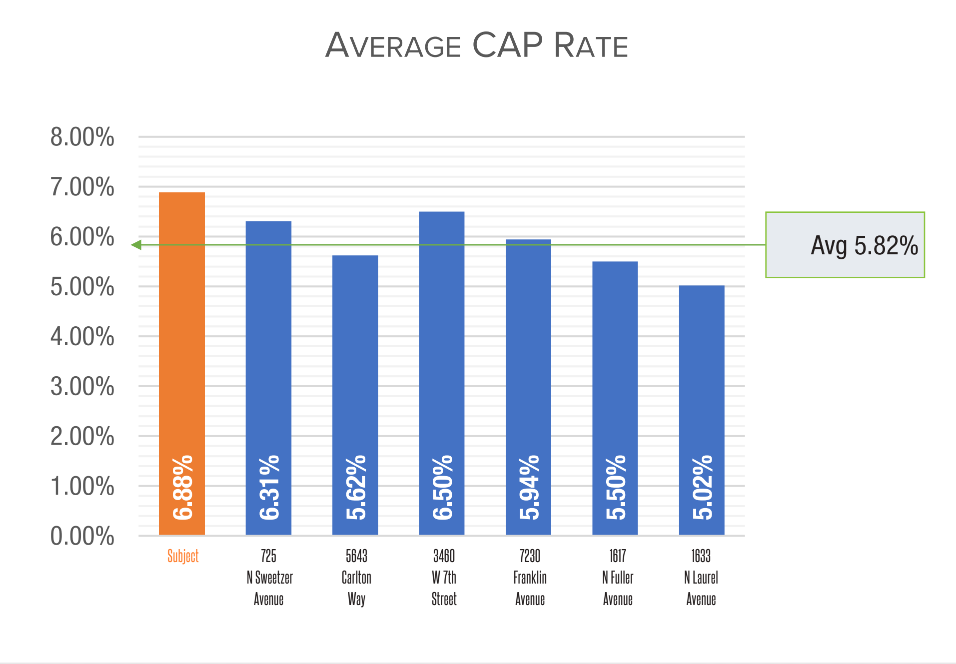
Marcus & Millichap
THE RAYMUNDO GROUP

Marcus & Millichap

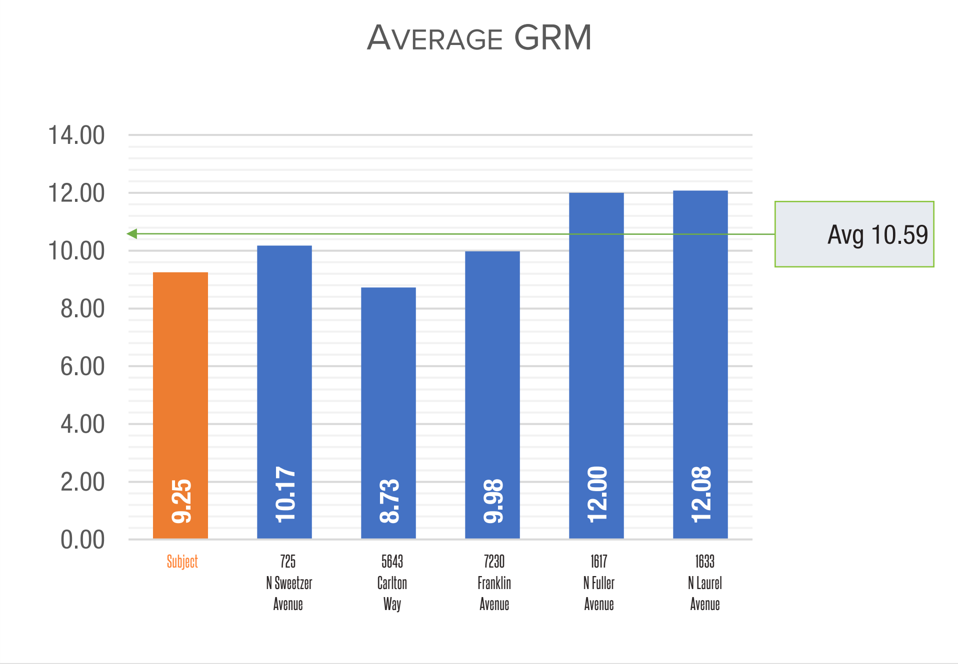
Sales Comparables Map



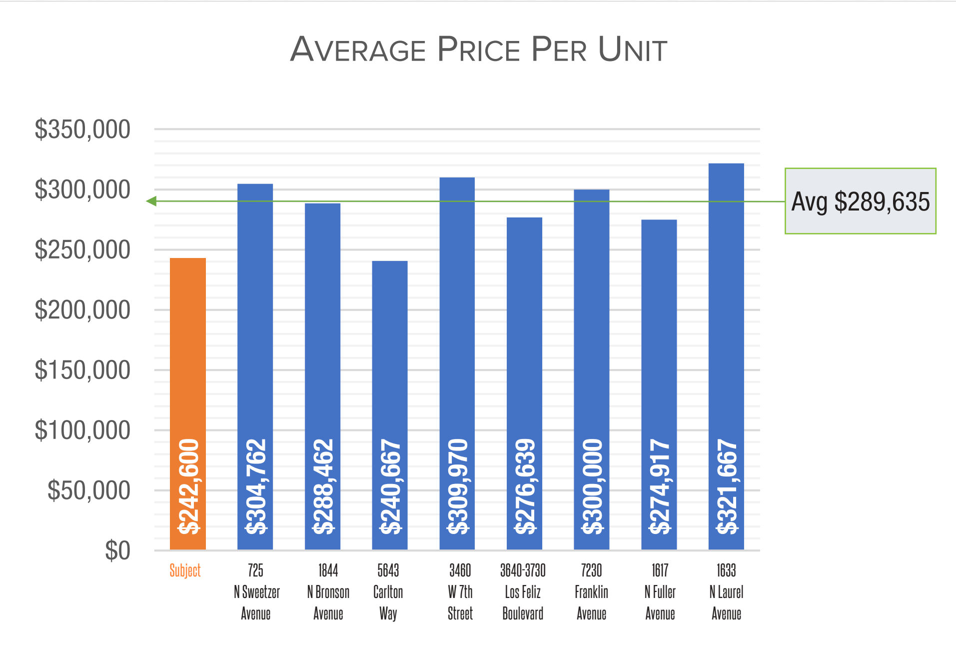
Average Cap Rate



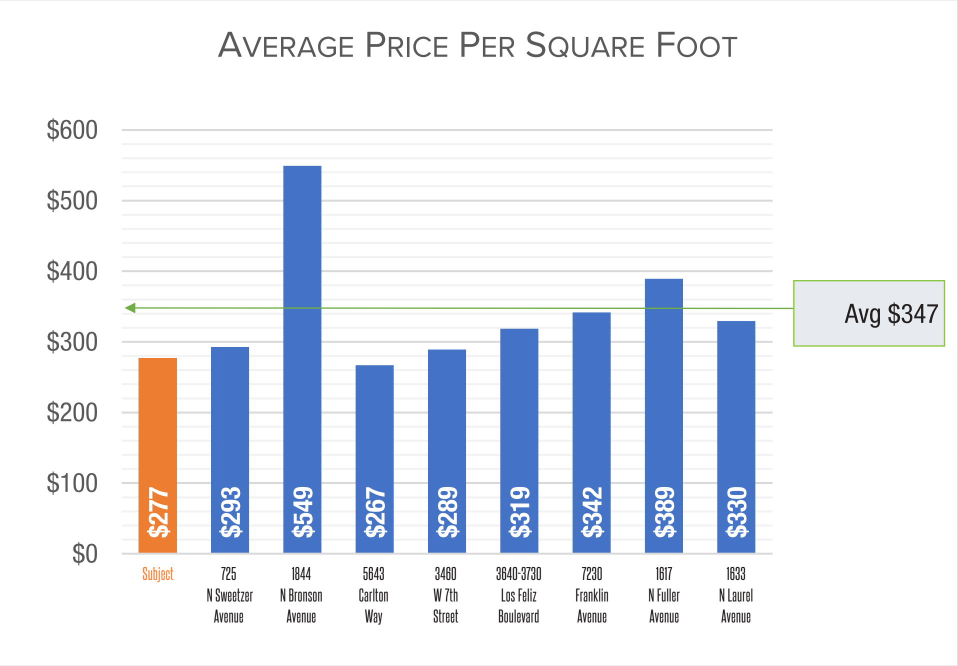
Average GRM



Average Price Per Unit



Average Price Per Square Foot



THE COOPER HOLLYWOOD
6615 Franklin Avenue
Los Angeles, CA 90028

Subject Property

Total No. of Units:	75
Year Built:	1962
Rentable SF:	65,746 SF
Lot Size:	37,719 SF
Listing Price:	**$18,195,000**
Price/Unit:	$242,600
Price/SF:	$277
CAP Rate:	6.88%
GRM:	9.25

No. of Units	Unit Type
3	Single 1 Bath
58	1 Bdr 1 Bath
2	2 Bdr 1 Bath
9	2 Bdr 2 Bath
3	2 Bdr 2 Bath Townhouse

1

725 N Sweetzer Avenue
Los Angeles, CA 90069

Close of Escrow:	06/16/26
Total No. of Units:	21
Year Built:	1965
Rentable SF:	21,864 SF
Lot Size:	16,988 SF
Sales Price:	**$6,400,000**
Price/Unit:	$304,762
Price/SF:	$293
CAP Rate:	6.31%
GRM:	10.17

No. of Units	Unit Type
5	1 Bdr 1 Bath
15	2 Bdr 2 Bath
1	3 Bdr 2 Bath

2

1844 N Bronson Avenue
Los Angeles, CA 90028

Close of Escrow:	04/10/26
Total No. of Units:	26
Year Built:	1956
Rentable SF:	13,661 SF
Lot Size:	16,117 SF
Sales Price:	**$7,500,000**
Price/Unit:	$288,462
Price/SF:	$549

No. of Units	Unit Type
19	Single 1 Bath
7	1 Bdr 1 Bath

3

5643 Carlton Way
Los Angeles, CA 90028

Close of Escrow:	12/30/25
Total No. of Units:	24
Year Built:	1964
Rentable SF:	21,651 SF
Lot Size:	16,988 SF
Sales Price:	**$5,776,000**
Price/Unit:	$240,667
Price/SF:	$267
CAP Rate:	5.62%
GRM:	8.73

No. of Units	Unit Type
14	1 Bdr 1 Bath
10	2 Bdr 2 Bath

4

3460 W 7th Street
Los Angeles, CA 90005

Close of Escrow:	10/29/25
Total No. of Units:	168
Year Built:	1965
Rentable SF:	179,989 SF
Lot Size:	39,204 SF
Sales Price:	**$52,075,000**
Price/Unit:	$309,970
Price/SF:	$289
CAP Rate:	6.50%

No. of Units	Unit Type
13	Single 1 Bath
119	1 Bdr 1 Bath
36	2 Bdr 2 Bath

5

3640-3730 Los Feliz Boulevard
Los Angeles, CA 90027

Close of Escrow:	08/28/25
Total No. of Units:	122
Year Built:	1954
Rentable SF:	105,940 SF
Lot Size:	144,628 SF
Sales Price:	**$33,750,000**
Price/Unit:	$276,639
Price/SF:	$319

No. of Units	Unit Type
102	1 Bdr 1 Bath
8	2 Bdr 1 Bath
8	2 Bdr 1.5 Bath
4	2 Bdr 2 Bath

6

7230 Franklin Avenue
Los Angeles, CA 90046

Close of Escrow:	On Market
Total No. of Units:	80
Year Built:	1974
Rentable SF:	70,233 SF
Lot Size:	36,590 SF
Sales Price:	**$24,000,000**
Price/Unit:	$300,000
Price/SF:	$342
CAP Rate:	5.94%
GRM:	9.98

No. of Units	Unit Type
74	1 Bdr 1 Bath
6	2 Bdr 1 Bath

7

1617 N Fuller Avenue
Los Angeles, CA 90046

Close of Escrow:	On Market
Total No. of Units:	60
Year Built:	1965
Rentable SF:	42,399 SF
Lot Size:	27,129 SF
Sales Price:	**$16,495,000**
Price/Unit:	$274,917
Price/SF:	$389
CAP Rate:	5.50%
GRM:	12.00

No. of Units	Unit Type
7	Single 1 Bath
44	1 Bdr 1 Bath
9	2 Bdr 2 Bath

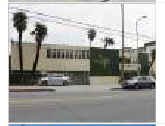
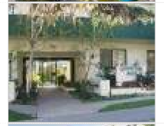
8

1633 N Laurel Avenue
Los Angeles, CA 90046

Close of Escrow:	Under Contract
Total No. of Units:	30
Year Built:	1953
Rentable SF:	29,283 SF
Lot Size:	32,692 SF
Sales Price:	**$9,650,000**
Price/Unit:	$321,667
Price/SF:	$330
CAP Rate:	5.02%
GRM:	12.08

No. of Units	Unit Type
20	1 Bdr 1 Bath
8	2 Bdr 1 Bath
2	3 Bdr 2 Bath

Sales Comparables Summary

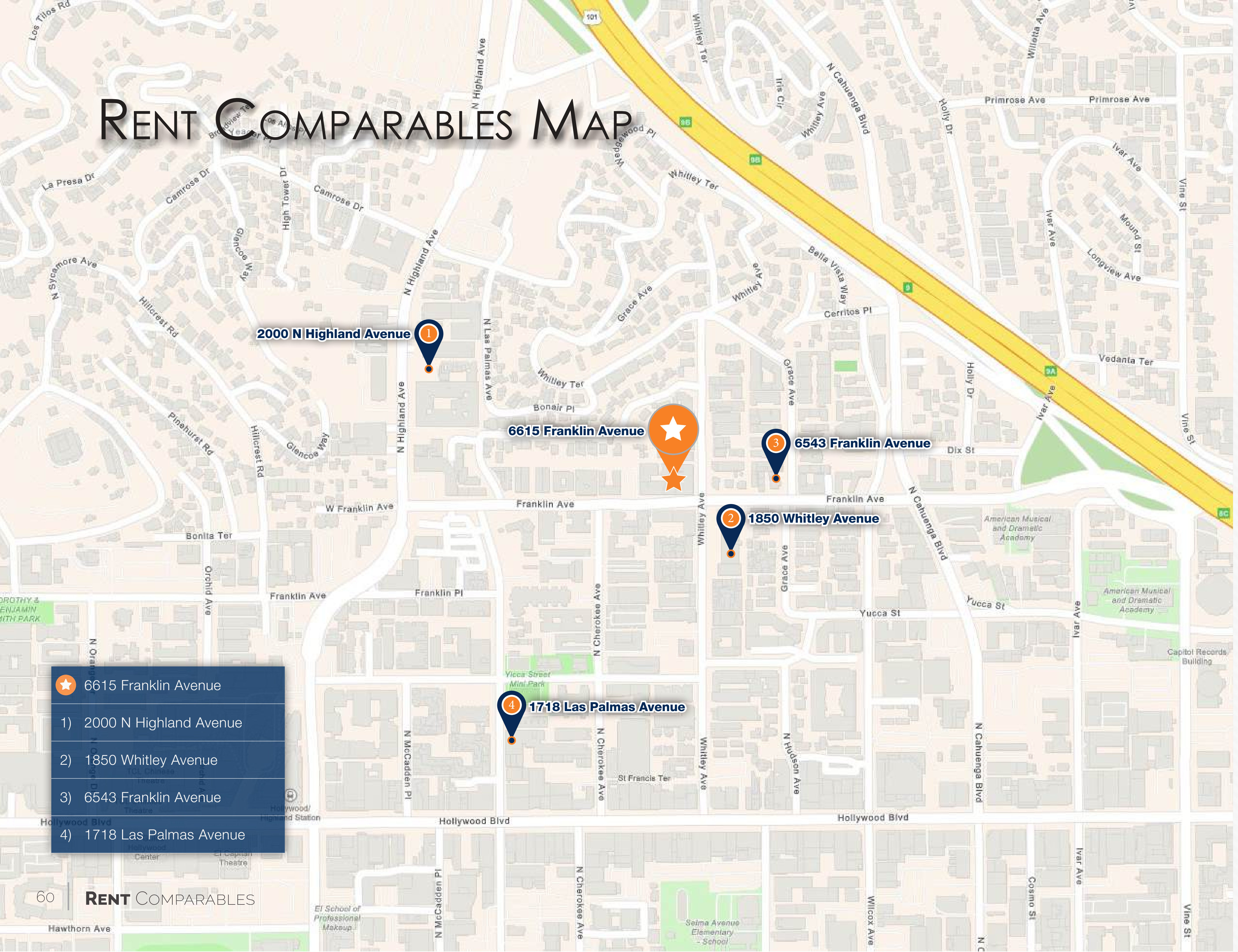
		Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1		725 N Sweetzer Avenue Los Angeles, CA 90069	6/16/2026	21	1965	$6,400,000	$304,762	$293	6.31%	10.17
2		1844 N Bronson Avenue Los Angeles, CA 90028	4/10/2026	26	1956	$7,500,000	$288,462	$549	N/A	N/A
3		5643 Carlton Way Los Angeles, CA 90028	12/30/2025	24	1964	$5,776,000	$240,667	$267	5.62%	8.73
4		3460 W 7th Street Los Angeles, CA 90005	10/29/2025	168	1965	$52,075,000	$309,970	$289	6.50%	N/A
5		3640-3730 Los Feliz Boulevard Los Angeles, CA 90027	8/28/2025	122	1954	$33,750,000	$276,639	$319	N/A	N/A
6		7230 Franklin Avenue Los Angeles, CA 90046	On Market	80	1974	$24,000,000	$300,000	$342	5.94%	9.98
7		1617 N Fuller Avenue Los Angeles, CA 90046	On Market	60	1965	$16,495,000	$274,917	$389	5.50%	12.00
8		1633 N Laurel Avenue Los Angeles, CA 90046	Under Contract	30	1953	$9,650,000	$321,667	$330	5.02%	12.08
		AVERAGES					**$289,635**	**$347**	**5.82**	**10.59**
★		THE COOPER HOLLYWOOD 6615 Franklin Avenue Los Angeles, CA 90028	*Subject Property*	75	1962	$18,195,000	$242,600	$277	6.88%	9.25

RENT COMPARABLES

Marcus & Millichap

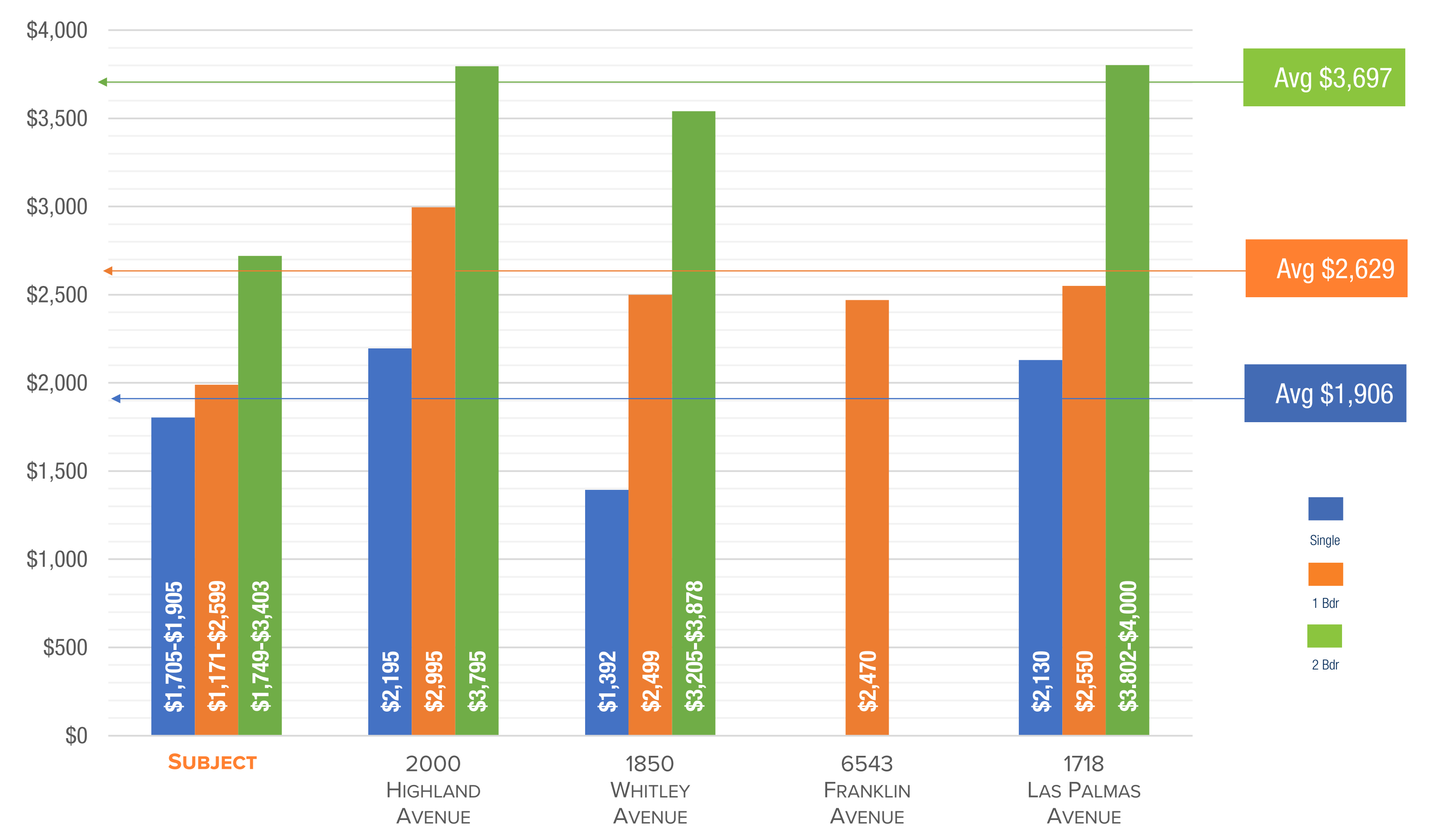
THE RAYMUNDO GROUP

Rent Comparables Map



- 6615 Franklin Avenue
- 1) 2000 N Highland Avenue
- 2) 1850 Whitley Avenue
- 3) 6543 Franklin Avenue
- 4) 1718 Las Palmas Avenue

Average Rents - Single, 1 & 2 Bedroom Units



THE COOPER HOLLYWOOD
6615 Franklin Avenue
Los Angeles, CA 90028

Total No. of Units	75
Year Built	1962

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	477-500	$1,695-$1,795	$3.69
1 Bdr 1 Bath	650-804	$1,167-$2,550	$2.76
2 Bdr 1 Bath	900	$2,694-$2,795	$3.05
2 Bdr 2 Bath	945-950	$1,975-$3,353	$3.83
2 Bdr 2 Bath Townhouse	950	$1,744-$3,245	$2.50

1

2000 N Highland Avenue
Los Angeles, CA 90068

Total No. of Units	18
Year Built	1926

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	277	$2,195	$7.92
1 Bdr 1 Bath	669	$2,995	$4.48
2 Bdr 1 Bath	834	$3,795	$4.55

Amenities
Property features wood flooring, fireplaces, tile countertops, white appliances, balconies/patios, and on-site laundry.

2

1850 Whitley Avenue
Los Angeles, CA 90028

Total No. of Units	207
Year Built	1963

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	325	$1,392	$4.28
1 Bdr 1 Bath	758-825	$2,499	$3.16
2 Bdr 1 Bath	1,084	$3,205	$2.96
2 Bdr 2 Bath	1,312	$3,878	$2.96

Amenities
Property features wood flooring, granite countertops, stainless steel appliances, balconies, a swimming pool, a fitness center, and on-site laundry.

3

6543 Franklin Avenue
Los Angeles, CA 90028

Total No. of Units	27
Year Built	1991

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	800	$2,470	$3.09

Amenities
Property features wood flooring, quartz countertops, stainless steel appliances, fireplaces, balconies, and on-site laundry.

4

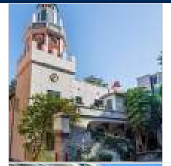
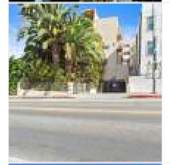
1718 Las Palmas Avenue
Los Angeles, CA 90028

Total No. of Units	224
Year Built	2021

Unit Type	SF	Rent	Rent/SF
Single 1 Bath	499	$2,130	$4.27
1 Bdr 1 Bath	633	$2,550	$4.03
2 Bdr 1 Bath	927	$3,605	$3.89
2 Bdr 2 Bath	1,032	$4,000	$3.88

Amenities
Property features wood flooring, stainless steel appliances, recessed lighting, balconies, a swimming pool, and in-unit washer/dryers.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1 	2000 N Highland Avenue Los Angeles, CA 90068	18	1926	Single 1 Bath 1 Bdr 1 Bath 2 Bdr 1 Bath	277 669 834	$2,195 $2,995 $3,795	$7.92 $4.48 $4.55
2 	1850 Whitley Avenue Los Angeles, CA 90028	207	1963	Single 1 Bath 1 Bdr 1 Bath 2 Bdr 1 Bath 2 Bdr 2 Bath	325 758-825 1,084 1,312	$1,392 $2,499 $3,205 $3,878	$4.28 $3.16 $2.96 $2.96
3 	6543 Franklin Avenue Los Angeles, CA 90028	27	1991	1 Bdr 1 Bath	800	$2,470	$3.09
4 	1718 Las Palmas Avenue Los Angeles, CA 90028	224	2021	Single 1 Bath 1 Bdr 1 Bath 2 Bdr 1 Bath 2 Bdr 2 Bath	499 633 927 1,032	$2,130 $2,550 $3,605 $4,000	$4.27 $4.03 $3.89 $3.88
	AVERAGES			**Single** **1 Bedroom** **2 Bedroom**	**367** **724** **1,038**	**$1,906** **$2,629** **$3,697**	**$5.19** **$3.63** **$3.56**
	THE COOPER HOLLYWOOD 6615 Franklin Avenue Los Angeles, CA 90028	75	1962	Single 1 Bath 1 Bdr 1 Bath 2 Bdr 1 Bath 2 Bdr 2 Bath 2 Bdr 2 Bath Townhouse	477-500 650-804 900 945-950 950	$1,695-$1,795 $1,167-$2,550 $2,694-$2,795 $1,975-$3,353 $1,744-$3,245	$3.69 $2.76 $3.05 $3.83 $2.50

THE COOPER HOLLYWOOD | 6615 Franklin Avenue, Los Angeles, CA 90028

Exclusively Listed By:

Rick E. Raymundo
Executive Managing Director | Investments
Executive Director, National Multi Housing Group

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Encino, CA 91436
(213) 943-1855 Direct
(818) 219-6146 Mobile
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