

FOR SALE | \$5.625M | 1275 SUNSET BOULEVARD, LOS ANGELES

75-UNIT (RTI) APARTMENT DEVELOPMENT (5 STORIES RESIDENTIAL)

JUST \$75K/PPU! 1 LEVEL ON-GRADE SUBTERRANEAN AND 2 LEVELS ABOVE-GRADE PARKING

DWG CAPITAL GROUP
CRE BROKERAGE
INVESTMENT SALES. CAPITAL MARKETS. DUE

Walk Score
86



4% VACANCY W/ 4% 2025 PROJECTED RENT GROWTH IN A THRIVING SUB-5% CAP RATE MULTIFAMILY MARKET

IN ELYSIAN PARKWAY ON SUNSET BLVD & SILVER LAKE/ECHO PARK ADJACENT

LOCATED BY DODGER STADIUM & ECHO LAKE, WITH DIRECT ACCESS TO THE US 101 & NEARBY 10 FWY

RTI - ABILITY TO CLOSE AND IMMEDIATELY COMMENCE CONSTRUCTION & PATH TO PROFIT

RECENT 75-UNIT PLAN REDESIGN & NEW ENHANCEMENTS!

75-UNIT FULLY ENTITLED (RTI) APARTMENT DEVELOPMENT OPPORTUNITY (AT CLOSING)

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1275 W. SUNSET BLVD,
LOS ANGELES, CALIFORNIA 90026

THE OFFERING

DWG Capital Group, as exclusive advisor, is pleased to present for sale a **new superior development project located at 1275 Sunset Boulevard, Los Angeles**. The subject development property offers a developer/investor the opportunity to acquire a **nearly shovel-ready** (RTI) project (by closing), eliminating entitlement risk, significantly reducing carrying costs, and future building cost escalation risks to close to get straight to a path of profit.

The fully entitled apartment development sale has an in-place, intelligent and attractive building design via an excellent architect and seasoned developer. Its C2-1VL parcel assemblage site has removed all existing improvements and is ready to issue permits. The fully stamped completed plans allow the project to commence quickly to develop a **new Five-Story, 75-Unit Apartment Building along with 2 Levels of Subterranean Parking**.

Well-located in the **heart of the flourishing Elysian Parkway/Echo Park** submarkets, **near Dodger Stadium**, 1275 Sunset is an ideal acquisition for an experienced developer looking to build quickly and establish or expand their strategic interest in Los Angeles.



1275 W. SUNSET BLVD,
LOS ANGELES, CALIFORNIA 90026

ADDRESS	1275 –1279 W. Sunset Blvd Los Angeles, California 90026
SUBMARKETS	Echo Park Elysian Valley Dodger Stadium
LISTING PRICE	\$5,625,000 \$75,000/Unit
NO. OF UNITS	75 (69 Market Rate & 6 Affordable)
TOTAL SF	20,206 SF Land 55,550 SF Rentable 94,135 SF Gross
PRICE PER FAR SF	\$102.25
EXISTING IMPROVEMENTS	Small Commercial/Office and Vacant Land
STATUS OF ENTITLEMENTS	RTI
CONSTRUCTION TYPE	Type III-A
APN	5406015045-35 5406015045-37
ZONING	C2-1VL
UNIT MIX (71 Total)	60 One-Bedrooms 15 Two-Bedrooms 6 Affordable
PARKING	67 Vehicle Spaces + 92 Bicycle Spaces

INVESTMENT HIGHLIGHTS

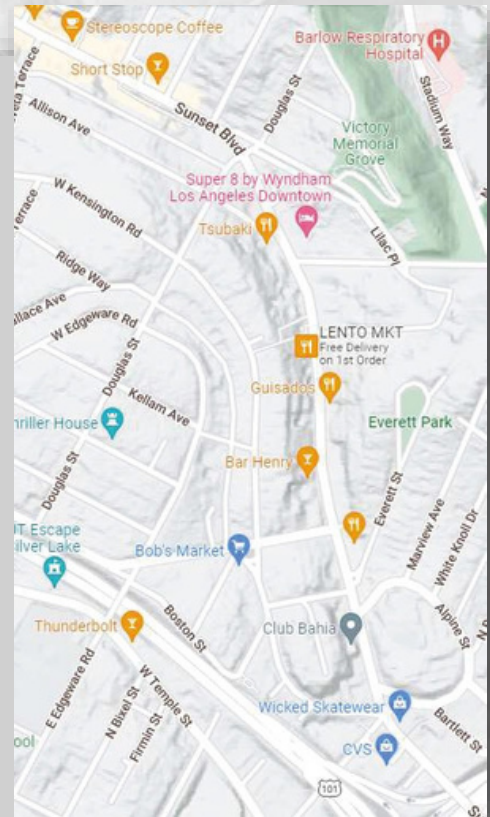
INVESTMENT HIGHLIGHTS: Newly designed RTI Apartment Development Sale of a 7-story, 75-unit apartment building with 5 stories of residential, 2 levels of subterranean parking (*To be delivered RTI by closing). An attractive mix of 1 and 2-bedrooms, no studios, ample parking, and a fast pathway to development and profit.

DEVELOPMENT STATISTICS: C2-1V Parcel 20,206 sf. No height restriction. An RTI buildable project of 94,135 total sf (with common area and parking) yielding 75 units (69 market rate, 6very low income) offering an attractive unit mix of 60 one-bedrooms, 15 two bedrooms.

EXCELLENT RENTAL LOCATION: The property is located in one of the hottest new neighborhoods on famous Sunset Boulevard adjacent to Echo Lake and Angelo Heights. The site is within walking distance of two of Los Angeles' most frequented attractions –Dodger Stadium (0.3 miles away) and the newly revived Echo Park Lake (0.6 miles away). 1275 Sunset benefits from its exceptional location on Echo Park's main artery and one of Los Angeles' most coveted streets, Sunset Boulevard, a well- renowned retail and restaurant mainstay of northeast Los Angeles. The future tenants will enjoy plenty of places in the Historic and hippest neighborhood (restaurants, bars, galleries, shops, shops, and coffees) like Winsome, Bar Henry, Guisados, and Eightfold coffee TSUBAKI. Silverlake, Downtown LA, Chinatown, and the hip Elysian Valley are a short six-block drive away.

THRIVING EMPLOYMENT CENTERS & TRANSIT ORIENTED: Echo Park is central to LA's most prominent and thriving employment centers, including Downtown Los Angeles, with more than 500,000 jobs. Additionally, within a 30-minute drive, commuters have access to over 989,000 jobs within Los Angeles' premier employment centers. Property benefits from ease of access from the US 101 (Hollywood Freeway), the US 110 (Harbor Freeway), and the CA 2 (Glendale Freeway).

AFFLUENT SUBMARKET: Average household income exceeding \$72,020 in a 1-mile trade area. The site has an excellent walk score of 86 and is teaming with workers. Millennials comprise 36.2% of the residents in the 1-mile area.



PROPERTY PROFILE

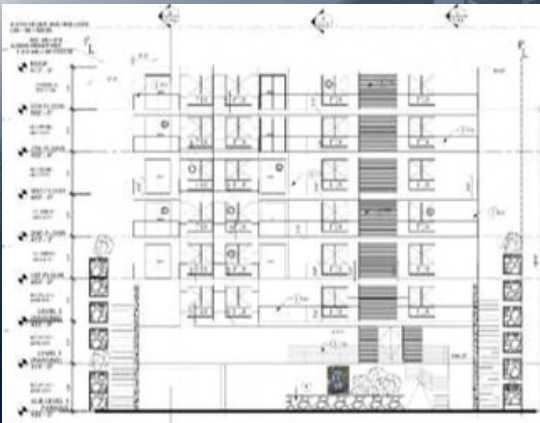
THE DEVELOPMENT

Prospective buyers/developers will have a superior profile in purchasing and building 1275 SUNSET. The site is scheduled to close as ready to issue permits and soon be built into a thriving, hip, dense area to benefit from superior housing demand for years to come. The site is zoned C2-1VL with permitting allowing 71 residential units comprised of Five-story residential, 3 Levels of parking total, including one Subterranean level.

71 UNITS (TO BE) READY TO ISSUE PERMITS & BUILD

This C2-1VL parcel totals 20,205.8/+ SF. The soon-to-be RTI building project is comprised of approx. 55,550 SF of residential space with 94, 135 SF total (total building and parking) yielding 75 units (69 market rate, 6 very low income) offering an attractive unit mix of 60 one-bedroom units, and 15 two-bedroom units with 67 parking spaces.

**Prospective buyers are encouraged to complete their own analysis and due diligence. Full plans are available for review.*



PROPERTY TYPE	Mid-Rise Apartments
NUMBER OF UNITS	75
ENTITLED RTI UNIT MIX	60 –One-Bedrooms 15 –Two-Bedrooms
AFFORDABLE UNITS	6
BREAKDOWN OF STORIES	7 Total 6 –Residential 2 –Subterranean Parking
BUILDING AREA	55,550 SF Rentable 94,135 SF Gross
PARKING & BIKE SPACES	67 –Vehicles 92 –Bicycles

BUILDING DETAILS

ALLOWABLE BUILDING AREA (ZONING)

ZONE C2-1VL

FAR TOC TIER 1 INCENTIVE: $2.75 \times \text{LOT SIZE} = 20205.8 \times 2.75 = 55565.95 \text{ SQ. FT.}$

FAR

ALLOWABLE BUILDING AREA (ZONING CODE) = 55565.95 S.F.

PROPOSED

PER AREA CALCULATION ON SHEET A-2.9 = 55,331 S.F.

TOTAL = 55,331 < 55565.95

ALLOWABLE BUILDING AREA (BUILDING CODE)

LABC 2017 TABLE 506.2

ALLOWABLE BUILDING AREA (BUILDING)

TYPE 1A, SPRINKLER S-2 OCC. UNLIMITED

TYPE IIIA, R-2 OCC. = 24000 S.F.

PROPOSED:

FLOOR 1-5 : PER CALCULATION SHEET A-2.10 ,

AREA 1 = 23,190 < 24,000 , AREA 2 = 17,025 < 24,000, AREA 3 = 21,035 < 24,000

TOTAL BUILDING = (23190+17025+21035+ 1182) = 62432 S.F.

PARKING AREA (10850 + 10170 + 9450) = 30470 S.F. < UNLIMITED S.F.

BICYCLE / PARKING

BICYCLE RACK

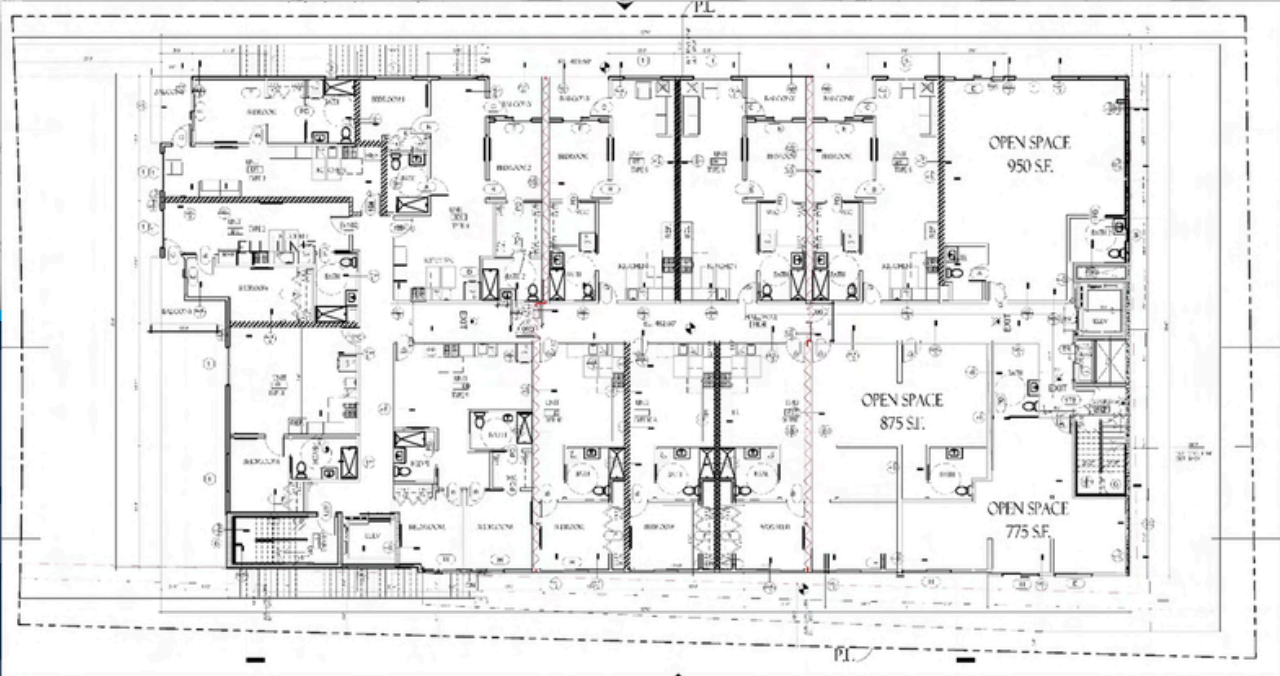
REQUIRED		PROVIDED	
LONG TERM	75	LONG TERM	84
SHORT TERM	8	SHORT TERM	8

PARKING REQUIREMENT ALL ASSIGNED PARKING

REQUIRED		PROVIDED	
STANDARD PARKING	43	ADA	02
		STANDARD	40
		EV	04
		STD. (2+40+4) = 46 > 43 REQ'D	
		COMPACT (NOT REQUIRED)	21
		TOTAL	46 +19 =65

PLAN SAMPLE PAGES

Call for full plans



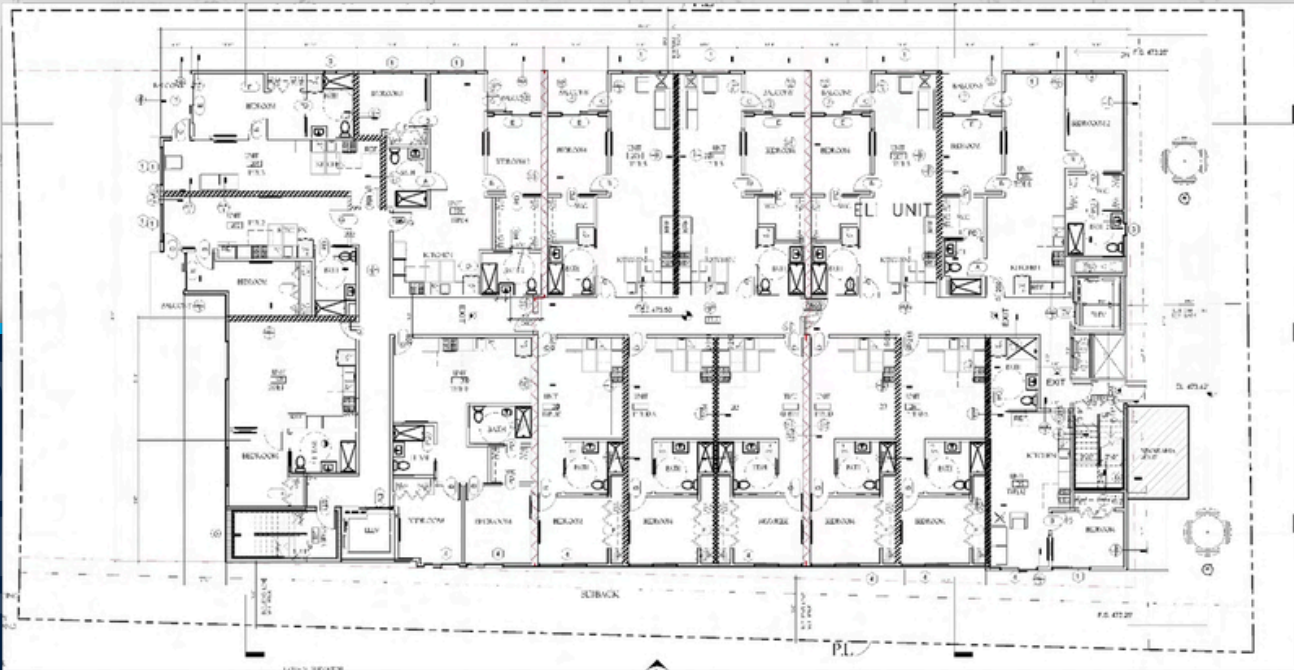
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PLAN SAMPLE PAGES

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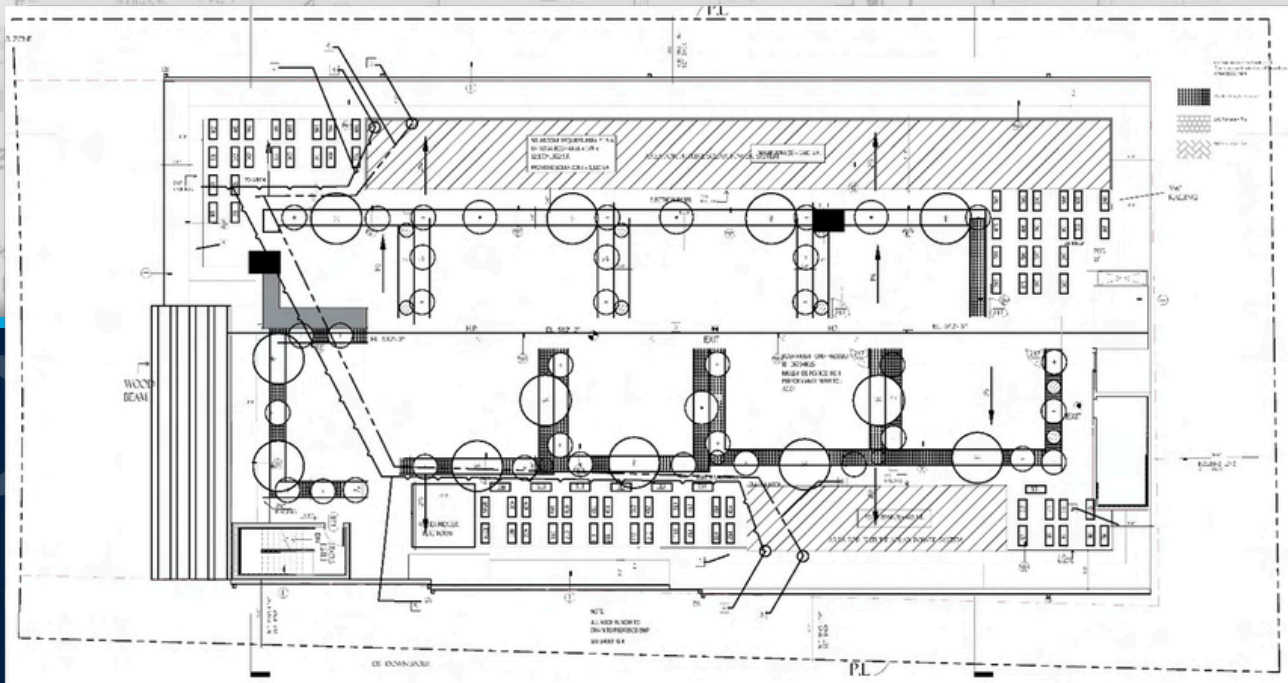
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PLAN SAMPLE PAGES

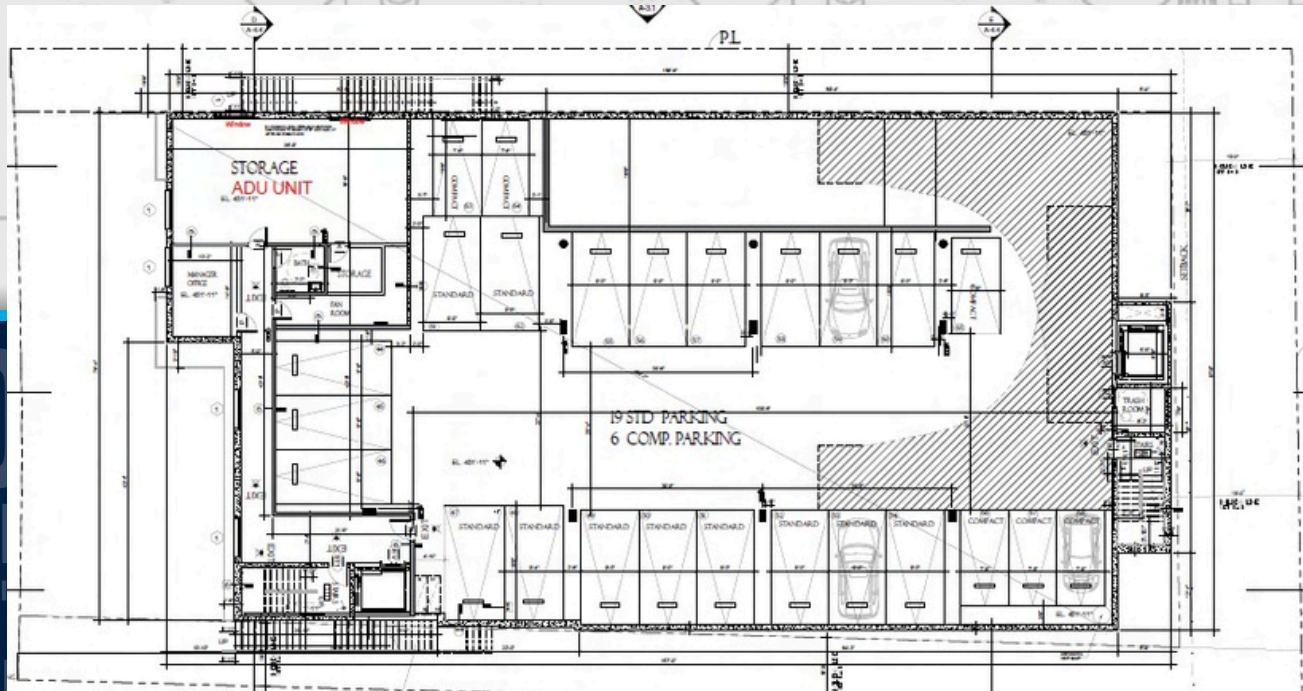
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PLAN SAMPLE PAGES

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PRO-FORMA

(ESTIMATED, DO YOUR OWN DUE DILIGENCE)

Land Development Calculation			No of Units		FAR		Load Factor	90%
							Average SQFT/Unit	
Zone:	C2-1VL	By Right:	51.00	By Right:	30308.70	By Right:	535	
TOC Tier:	TIER 1	SB1818:	69.00	SB1818:	40916.75	SB1818:	534	
Buildable Footprint Area:	20,206	TOC:	77.00	TOC:	55565.95	TOC:	649	
Construction Type: TYPE III-A OVER TYPE I-A CONSTRUCTION								
Number of Stories: 5 Story Wood Frame over 1 Story Parking 2 Story basement								
Owner: SUNSET REFLECTION 1800 CENTURY PARK E. 6TH FLOOR								

Square Footage Breakdown				Parcel Breakdown		
	Total	Apartment	Retail	Site Address	APN	Lot Area (SF)
Rentable SF	55,550	55,550	-	1275-1279 W Sunset	5406015045 - 35	10,251
Common Area/Open Space	8,115	15%	Total provided open space	1275-1279 W Sunset	5406015045 - 37	9,955
Garage	30,470	455 sf/space				
Gross SF	94,135	3.15 FAR	63,665.00			
Parking		sf	count	Assumption		
Surface	-	-	300 SF/space			
Subterranean	30,470	67	455 SF/space		Acres	0.46
Total	30,470	67	.89 spaces per unit		DU / Acre	161.7

Development Costs		Development Cost					
	Assumption	Total \$	\$ / Unit	\$ / rsf	\$ / gsf	% Total	
Land							
Purchase Price	\$281.11 / lsf	\$ 5,680,000	\$ 75,733	\$ 102.25	\$ 60.34	23.14%	
Acquisition Fee - Land Purchase	1% of Land PP	\$ 56,800	\$ 757	\$ 1.02	\$ 0.60	0.23%	
Total Land Acquisition		\$ 5,736,800	\$ 76,491	\$ 103.27	\$ 60.94	23.38%	
Total costs	please input amount here	\$ 16,550,000.00					

PRO-FORMA

(ESTIMATED, DO YOUR OWN DUE DILIGENCE)

Hard Costs

TOTAL HARD COST PER GC ESTIMATE		\$	13,022,868	\$	173,638	\$	234.44	\$	138.34	55.17%
G.C. / C.M. Fees	4.00% HC	\$	520,911	\$	6,945	\$	9.38	\$	5.53	2.21%
Contingency	5.00% HC	\$	651,143	\$	8,682	\$	11.72	\$	6.92	2.76%
Total Hard Costs		\$	14,194,923	\$	189,266	\$	255.53	\$	150.79	60.14%

Soft Costs

A & E Fees	\$500 / unit	\$	37,500	\$	500	\$	0.68	\$	0.40	0.15%
Permit Costs	\$10,000 / unit	\$	750,000	\$	10,000	\$	13.50	\$	7.97	2.99%
Taxes	2 years	\$	136,320	\$	1,818	\$	2.45	\$	1.45	0.56%
Insurance	\$2,500 / unit	\$	187,500	\$	2,500	\$	3.38	\$	1.99	0.75%
Utility Costs	\$2,000 / unit	\$	150,000	\$	2,000	\$	2.70	\$	1.59	0.60%
Misc Taxes and Fees (Quimby)	\$6,000 / unit	\$	450,000	\$	6,000	\$	8.10	\$	4.78	1.79%
Special Inspections	\$500 / unit	\$	37,500	\$	500	\$	0.68	\$	0.40	0.15%
Legal	\$500 / unit	\$	37,500	\$	500	\$	0.68	\$	0.40	0.15%
Blank	\$0 / unit	\$	-	\$	-	\$	-	\$	-	0.00%
Developer Fee	3.00%	\$	479,437	\$	6,392	\$	8.63	\$	5.09	2.02%
Contingency	5.00% SC	\$	89,316	\$	1,191	\$	1.61	\$	0.95	0.36%
Total Soft Costs		\$	2,355,073	\$	31,401	\$	42.40	\$	25.02	9.50%

Financing Costs

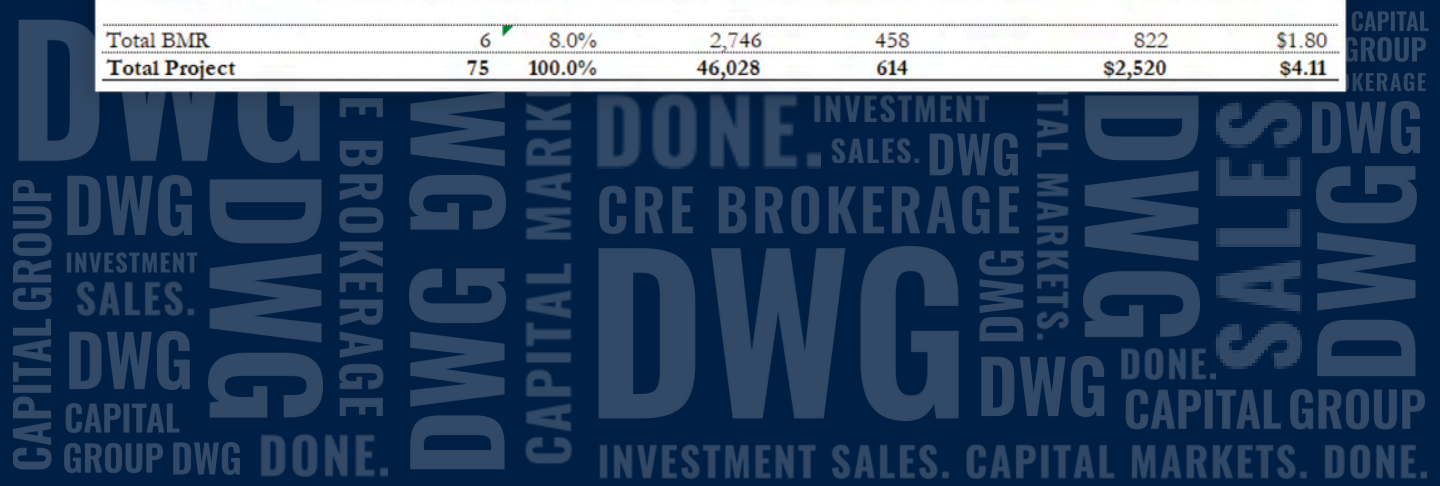
Construction Interest	5.50%	\$	1,310,031	\$	18,451	\$	23.58	\$	14.02	5.51%
Loan Fee	1.0%	\$	154,500	\$	2,176	\$	2.78	\$	1.65	0.65%
Loan Broker Fee	1.0%	\$	154,500	\$	2,176	\$	2.78	\$	1.65	0.65%
Closing Costs		\$	40,000	\$	533	\$	0.72	\$	0.42	0.17%
Total Financing Costs		\$	1,659,031	\$	23,367	\$	29.87	\$	17.75	6.98%

Total Development Costs		\$	23,764,027.59	\$	334,704.61	\$	427.80	\$	254.24	100.00%
Total Development Costs	PPU	\$	334,704	\$	23,764,028	Sale Value				1,467,700
Project Cap Rate			6.18%		4.25%	\$34,534,118		PPU		\$486,396
Stabilized NOI			1,549,408		4.0%	38,735,208		PPU		545,566

UNIT MIX

(ESTIMATED, DO YOUR OWN DUE DILIGENCE)

Unit Mix						
Unit Type	Units	% Total	Square Feet		Monthly Rent	
			Total	per Unit	per Unit	per SF
Market Rate						
Studio	-	0%	-		\$2,100	\$0.00
1 Bedroom	55	73%	31,160	567	\$2,410	\$4.25
2 Bedroom	14	19%	12,122	866	\$3,680	\$4.25
Total MR	69	92.0%	43,282	627	\$2,668	\$4.25
Studio	-	0.0%	-	0	\$848	\$0.00
1 Bedroom	5	6.7%	2,746	549	\$768	\$1.40
2 Bedroom	1	1.3%	-	0	\$1,091	\$0.00
Total BMR	6	8.0%	2,746	458	822	\$1.80
Total Project	75	100.0%	46,028	614	\$2,520	\$4.11



OPERATING ASSUMPTIONS

(ESTIMATED, DO YOUR OWN DUE DILIGENCE)

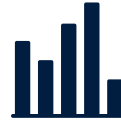
Operating Assumptions					
	Monthly	Assumption		Untrended NOI	
Rental Income					
Apartments					
Market Rate	69 units	\$2,668 / unit	\$32,012 / unit	\$184,070	\$2,208,840
BMR	6 units	\$822 / unit	\$9,862 / unit	4,931	59,172
Parking		\$0 / stall	\$0 / stall	-	-
Other Income		\$0 / unit	\$0 / unit	-	-
RUBS	85% of utilities	\$98 / unit (ΔMR)	\$1,080 / unit	6,750	81,000
Retail	0 sf	\$0.00 / sf	\$0.00 / sf	-	-
Gross Potential Rent				195,751	2,349,012
Stabilized Vacancy & Bad Debt					
Apartments, Parking, Other, & RUBS		3.00%	3.00%	(\$5,873)	(\$70,470)
Retail		0.00%	0.00%	-	-
Effective Income				189,878	2,278,542
Manager		\$1,949 / unit		(12,184)	(146,207)
Insurance		\$301 / unit	\$ 0.35	(1,884)	(22,610)
Utilities Expenses		\$1,200 / unit		(7,500)	(90,000)
Maintenance & Repairs		\$500 / unit		(3,440.28)	(41,283)
General & Administrative		\$200 / unit		(1,376.11)	(16,513)
Contract Services		\$250 / unit		(1,720.14)	(20,642)
Marketing		\$200 / unit		(1,376)	(16,513)
Real Estate Taxes		\$3,772 / unit	1.20%	(23,574)	(282,885)
Management Fees		\$1,013 / unit	3.0%	(6,331)	(75,967)
Replacement Reserve		\$200 / unit		(1,376)	(16,513)
Total Operating Expenses				(60,761)	(729,133)
				-0.32	3.2%
Net Operating Income				129,117	1,549,408
Exit					
		Total	\$ / Unit	\$ / rsf	
Annualized NOI at Sale		1,549,408			
RE Tax Adjustment		(114,180)			
Adjusted NOI		1,353,520			
Gross Sales Proceeds	4.25% cap	\$31,847,525	\$448,557	\$573	
Sales costs	2.00%	-636950.501	(\$5,971)	(\$11)	
Net Sales Proceeds		\$31,210,575	\$439,586	\$562	
Reversion					
Reversion EGI		2,278,542			
Expenses		729,133			
Old Tax		(282,884.61)			
Reinstated Tax		382170.3006			
Reversion Expenses		804862.1054			
Reversion NOI		1,353,520			



494,668
3-MILE
POPULATION



3.4%
VACANCY RATE



18,292 UNITS
IN IMMEDIATE NE LA
COSTAR SUBMARKET
(Limited Land to Build in Immediate Area)

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1275 W. SUNSET BLVD,
LOS ANGELES, CALIFORNIA 90026

LOCATION HIGHLIGHTS

ECHO PARK | ELYSIAN VALLEY | DODGER STADIUM

The Subject property falls right on the submarket lines of **ECHO PARK/ELYSIAN PARK** in Los Angeles adjacent to large entertainment hubs of Dodger Stadium. The site is flanked by Echo Park to the West, Elysian Valley to the North, DTLA just blocks to the South, and then Chinatown to the Southeast.

It is also within walking distance to the famous Dodger Stadium and a few blocks from Echo Lake. The subject is not only near thriving **Echo Park** but also adjacent to one of the oldest neighborhoods in Los Angeles, Angelino Heights, the Very first designated Historic Preservation Overlay Zone (HPOZ). Known for its concentration of eclectic architectural styles from three eras: The Victorian, Turn of the Century, and Revival eras. Echo Park provides residents with the perfect blend of historic and hip influences, cultivated by an endless growing restaurant and arts scene.

The neighborhood continues to see an influx of young and well-educated residents, as well as the migration of numerous restaurants and shops along Sunset Boulevard. Echo Park has emerged as “the coolest neighborhood in all of LA;” siphoning residents from nearby Silverlake and Downtown LA. Future residents of 1275 Sunset will enjoy gorgeous views of the sunset, the downtown skyline, and mountains. quickly jump on The 5, The 2, The 110, or The 101 to get everywhere else.

LOCATION FUNDAMENTALS

1275 Sunset benefits from its exceptional location on Echo Park’s main artery and one of Los Angeles’ most coveted streets, Sunset Boulevard, a well-renowned retail and restaurant mainstay of northeast Los Angeles. Additionally, the Property is located within walking distance of two of Los Angeles’ most frequented attractions –Dodger Stadium (0.3 miles away) and the newly revived Echo Park Lake (0.6 miles away). Echo Park is central to LA’s most prominent and thriving employment centers, including Downtown Los Angeles, which boasts more than 500,000 jobs. Additionally, within a 30-minute drive, residents can commute to over 989,000 jobs within Los Angeles’ premier employment centers:



MARKET FUNDAMENTALS

The site is located within the Los Angeles Market and the southernmost portion of the Northeast Los Angeles Multifamily submarkets as described by Costar. The submarket currently consists of 19,182 units with an average unit price of \$330,000 and an average cap rate for old and new properties of 4.2% and average rental growth the last 12 months of 3.4%.

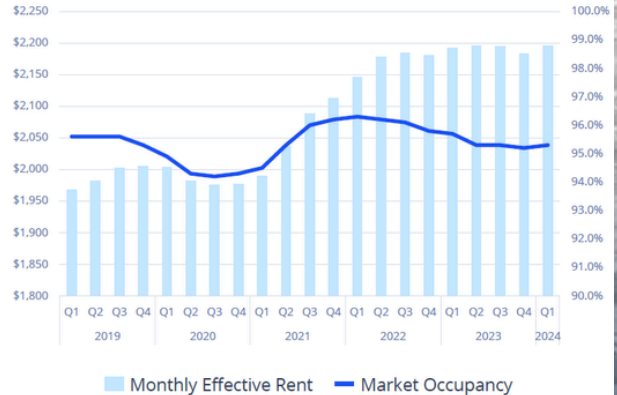
RENTAL RATES

As of July 22, 2024, the Greater Los Angeles multifamily market had an average effective rent of \$2,220 per unit, according to Colliers' Greater Los Angeles Multifamily Research Report 2024 Q2. Rents have increased by 0.2% year-over-year and are 10.8% higher than pre-pandemic levels, while year-to-date sales volume totals \$638.7 million.

VACANCY

The submarket witnessed steady employment growth fueled by a large and diversified economy that underpins a robust multifamily demand in the metro. Despite a surge in construction, the average occupancy rate was 95.1% percent as of July 2024.

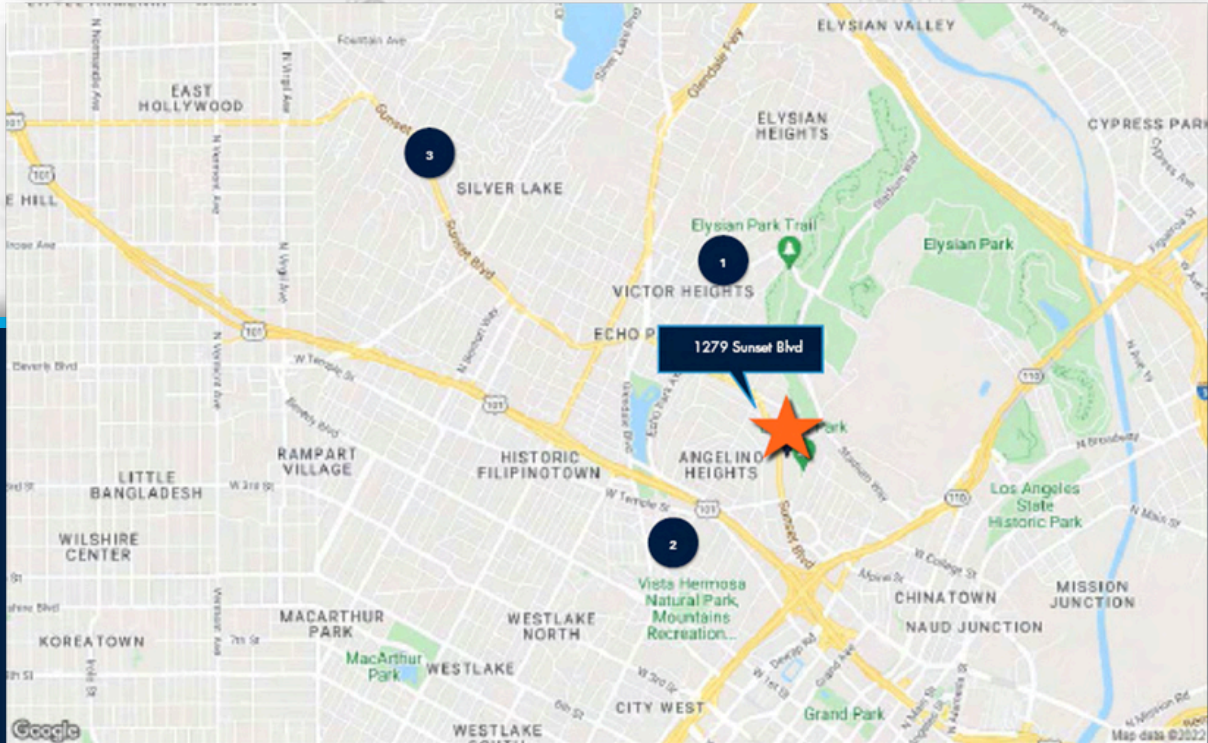
Market Graph



ECONOMY AND NEW CONSTRUCTION

Per the overall economy, Los Angeles job growth was led by leisure and hospitality, which gained 28,000 jobs. The metro's thriving tourism supports infrastructure investments, such as the \$4.9 billion electric tramway that will connect the city's airport terminals to parking, car rentals and transit by 2025. The metro is experiencing record-setting visitor numbers, a trend that is set to continue with the addition of new attractions, including the \$1.5 billion Lucas Museum of Narrative Art and the 2028 Olympic Games. Professional and business services added 14,100 jobs, boosted by the expansion of entertainment, tech, and media-related companies, while education and health services gained 13,000 jobs. Drawn by the multifamily market's stability, investors pushed up sales to a cycle high of \$4.5 billion year-over-year as of November. Downtown is seeing intense construction, with 5,110 of the more than 30,350 units underway across the metro. The tight market is well-positioned to absorb new supply while giving property owners leverage to lift rents.

NOTABLE COMPARABLE RENTS SURVEY



COMPARABLE RENTS LIST



Comp 1

Address	1551 Echo Park Ave
Yr Built	1928
Sale Price	\$9,275,000
Price/Unit	\$210,795
Building SF	46,198
Avg Rent/Unit	\$2,139
Avg Rent/SF	\$3.19
Sale Date	December 2013
Sale Status	Sold
Units	44
Cap Rate	4.74%

Unit Mix

Description	#	Size	Avg Rent	\$/SF
Studio	5	526	\$1,520	\$2.89
1 Bedroom	37	674	\$2,218	\$3.29
2 Bedroom	2	975	\$2,215	\$2.27



Comp 2

Address	1363 Colton St
Yr Built	2021
Sale Price	N/A
Price/Unit	N/A
Building SF	45,176
Avg Rent/Unit	\$2,887
Avg Rent/SF	\$4.22
Sale Date	February 2021
Sale Status	Sold
Units	47
Cap Rate	N/A

Unit Mix

Description	#	Size	Avg Rent	\$/SF
Studio	6	557	\$2,947	\$5.29
1 Bedroom	38	652	\$2,730	4.18
2 Bedroom	3	1328	\$4,755	\$3.58



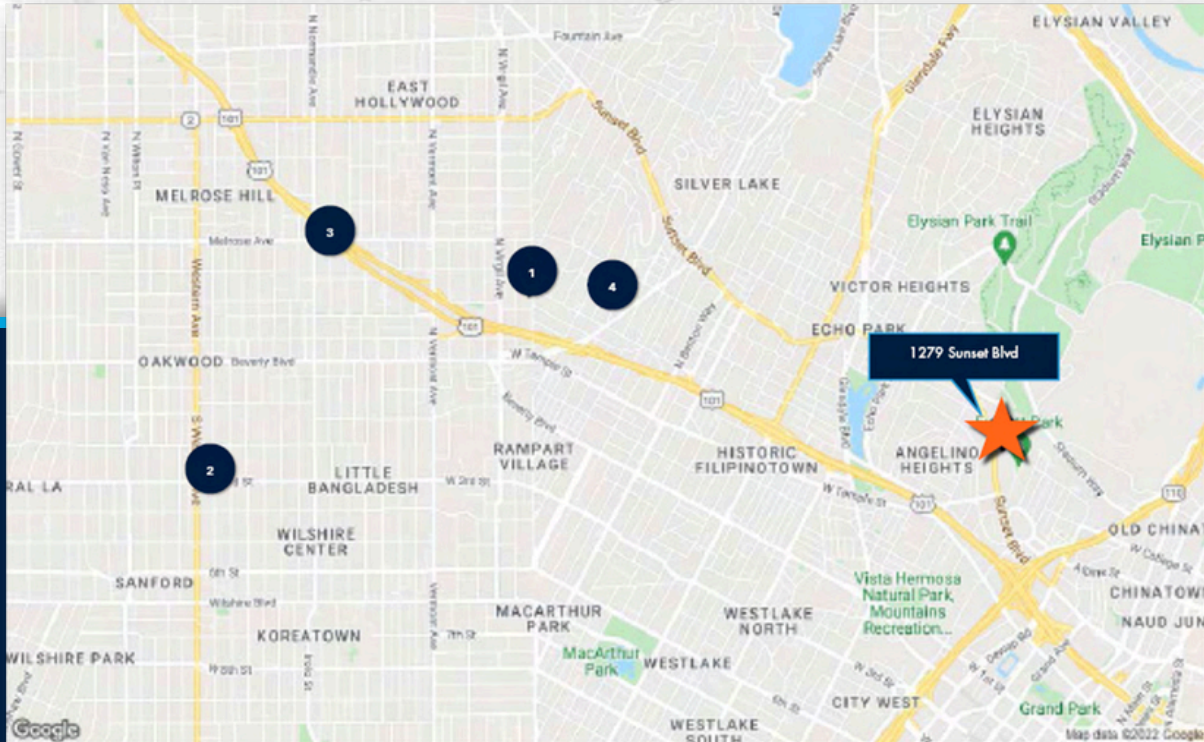
Comp 3

Address	3400 W Sunset Blvd
Yr Built	2021
Sale Price	\$43,500,000
Price/Unit	\$1,400,000
Building SF	44,922
Avg Rent/Unit	\$5,948
Avg Rent/SF	\$5.71
Sale Date	2021
Sale Status	Sold
Units	31
Cap Rate	3.5%

Unit Mix

Description	#	Size	Avg Rent	\$/SF
Studio	1	475	\$3,250	\$6.84
1 Bedroom	13	795	\$4,854	\$6.11
2 Bedroom	15	1168	\$6,302	\$5.39
3 Bedroom	2	1,981	\$5,984	\$5.71

COMPARABLE SALES MAP



COMPARABLE SALES LIST



Comp 1

Address	511-517 N Hoover St
Yr Built	2022-2023
Sale Price	\$4,350,000
Price/Unit	\$174,000
Price/AC	\$12,630,662
Price/SF	\$289.96
Land SF	15,002
Class	Residential Raw Land
Sale Date	November 2021
Sale Status	Sold
Units	25



Comp 2

Address	321 Oxford Ave
Yr Built	TBD
Sale Price	\$4,650,000
Price/Unit	\$122,368
Price/AC	\$11,239,887
Price/SF	\$258.03
Land SF	18,000
Class	Residential Raw Land
Sale Date	January 2021
Sale Status	Sold
Units	38



Comp 3

Address	651 N Mariposa Ave
Yr Built	TBD
Sale Price	\$5,000,000
Price/Unit	\$128,205
Price/AC	\$7,598,646
Price/SF	\$174.44
Land SF	28,662
Class	Residential Raw Land
Sale Date	TBD
Sale Status	Escrow
Units	39



Comp 4

Address	627 Dillon St
Yr Built	TBD
Sale Price	\$3,350,000
Price/Unit	\$111,666
Price/AC	\$11,076,818
Price/SF	\$254.29
Land SF	13,174
Class	Residential Raw Land
Sale Date	January 2021
Sale Status	Sold
Units	30

RECENT DWG

REPRESENTATIVE DEVELOPMENT & OTHER TRANSACTIONS

DWG Capital Group's **COMMERCIAL CRE SERVICE PLATFORM** offers a highly seasoned institutional quality team-based seasoned advisory via their member's extensive prior track records of closing millions of square feet of APARTMENTS, DEVELOPMENT, RETAIL, OFFICE and INDUSTRIAL transactions in both California, the Western US, and Nationwide. Our sophisticated team of professionals collaboratively advise owners and investors on any and all matters related to commercial real estate interests, such as Acquisitions, Dispositions, General asset evaluation, Property valuations, Restructuring and recapitalization, Modifications and repositioning, Negotiations with borrowers, owners, and property managers in their full-service platform. (*Partial List Below)

CLOSED!



**SONY ANIMATION
STUDIOS**

LA OFFICE/FLEX INDUSTRIAL

\$160M

CLOSED!



**MALIBU CROSSROADS
AREA JV**

CLASS A RETAIL

\$130M

CLOSED!



**INLAND EMPIRE
MULTIFAMILY PORTFOLIO**

RECAPITALIZATION/SALE

\$118M

CLOSED!



**\$3B
TENANT**

NEW INDUSTRIAL LEASE

165K SF

INDUSTRIAL | DEVELOPMENT | MULTIFAMILY | RETAIL | OFFICE | JOINT VENTURE | DEBT | EQUITY

OVER 15K+ UNITS SOLD | \$1B CLOSED PAST 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER

**DWG CAPITAL GROUP
CRE BROKERAGE**
INVESTMENT SALES. CAPITAL MARKETS. DONE.



**CoStar®
POWER BROKER™ AWARD**

TRUSTED INSTITUTIONAL CRE ADVISORY

MARKETING

AWARENESS

DWG Capital Group's unsurpassed local market knowledge and deep experience in the real estate investment arena enables us to help clients make smart decisions when it comes to selling or marketing their investment properties. We work with our clients to develop a well thought-out, asset-specific strategy, and ensure each phase of the process is properly delivered. Sophisticated internal and external marketing plans help our clients reach the widest possible buyer base, ranging from small businesses, private investors and developers to publicly traded corporations & global institutional investors.

MARKETING TIMELINE

The timing of how materials are distributed to potential purchasers of the property is crucial. The project team will ensure a frequent but paced delivery of marketing materials, using various methods of communication in order to maximize the chances of reaching a potential buyer. A customized timeline will be developed which provides a firm delivery schedule and description of the type of tool utilized. This defines the method and frequency of listing distribution and provides ownership with a clear understanding of the marketing activity taking place on the project.

MARKET ANALYSIS

Understanding the dynamics of the local market is critical in communicating market and submarket subtleties to buyers during the sales. Our Team is prepared to discuss all aspects of a thorough analysis in addition to broader economic trends to educate buyers during the decision making process. The project team will perform an investment analysis on the property to obtain a clear understanding of asset value. Investment strategies and yield parameters can vary significantly among buyers, as different values and opinions are placed on the assumptions inherent within any cash flow analysis. The analysis will be tailored to a set of investment objectives of the target buyer, whether they are driven by IRR or other capital-allocation constraints.

“Don't simply hire the BIGGEST. Hire the BEST seasoned advisory for the assignment.”

“The bottom line? Tens of Thousands of Apartment Units and Millions of SF of Industrial, Multifamily, Retail, Office, Development, (Middle market and institutional transactions) Sold, Purchased or Developed.”

** Our seasoned ex-institutional team has closed over 1B+ since our post-NGKF-ARA inception.*

“Experienced Brokers that also Invest and Develop Themselves. Bringing Active Experience to every sale or debt and equity assignment we carefully accept. That's DWG Capital Group!”

DWG CAPITAL GROUP
CRE BROKERAGE
INVESTMENT SALES. CAPITAL MARKETS. DONE.

1275 W. SUNSET BLVD,
LOS ANGELES, CALIFORNIA 90026

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Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors. Owner and TDG (DWG) each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property has been fully executed, delivered, and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived. The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information,

except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of DWG and the Owner, and (c) the Recipient and the need-to-know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or DWG or for any purpose other than use in considering whether to purchase the property, as terms of prospective buyers' own elective review the information.

DWG or Brokerage shall have any legal liabilities for the sale of the subject property or for any information proffered in DWG's highest and best efforts. The Recipient and the need-to-know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to DWG.

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SUNSET

LOS ANGELES, CALIFORNIA

INVESTMENT ADVISORY

Judd Dunning

PRESIDENT | BROKER 310-261-8428
JDUNNING@DWG-RE.COM

Ryan Billings

CAPITAL MARKETS
310.351.7347 |
RYAN@DWG-RE.COM

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PRIME 71 UNIT RTI APARTMENT DEVELOPMENT OPPORTUNITY ECHO PARK | DODGER STADIUM | ELYSIAN
\$5,680,000 | \$80,000 PER RIT UNIT | 6% ROC+ RETURNS

OFFERING MEMORANDUM

DWG Capital Group ("DWG") is a real estate broker licensed with the California Department of Real Estate; License #01520854.