

HOLLYWOOD APARTMENTS

1118-1126 Cahunega Blvd
Hollywood, California 90038



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HOLLYWOOD, CA

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HOLLYWOOD,

CALIFORNIA



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HOLLYWOOD CALIFORNIA

WHAT RENTERS ARE PAYING

Average rent (all unit types): Around \$2.7k/month in Hollywood (Los Angeles) per RentCafe's latest neighborhood trend data.

A separate market-trends tracker puts Hollywood's average closer to ~\$2.9k/month (Dec 2025 snapshot), which is directionally consistent but reflects different data sources/methods.

For broader context, the Los Angeles citywide median rent is reported around \$2,740 (Jan 2026). Hollywood often lands near that level, sometimes a bit higher depending on the sub-area and building type.

How to interpret this: "Average rent" varies a lot based on whether a dataset skews toward newer luxury buildings, larger units, or includes more older rent-stabilized stock—so it's normal to see a few-hundred-dollar spread across reputable trackers.

WHAT'S DRIVING THE MARKET IN HOLLWYOOD?

High amenity concentration + transit access: Hollywood's dense corridor along Hollywood Blvd / Sunset / Vine, proximity to studios, nightlife, and Metro access tends to keep demand resilient.

Two-tier inventory:

Newer "luxury" mid-rises push the published averages upward (and often price aggressively during peak leasing seasons).

Older, smaller buildings (including many older walk-ups) can sit below the "headline" averages, especially for smaller floorplans and less parking/amenities.

HISTORY OF HOLLYWOOD

Origins (late 1800s): Hollywood began as a real-estate subdivision laid out in 1887, associated with early development efforts and boosters who helped shape it into a desirable residential area.

Early municipal period (early 1900s): Hollywood was incorporated as a municipality in 1903, then consolidated with the City of Los Angeles in 1910—a shift often linked to infrastructure needs like water and services.

Film industry migration: Soon after annexation, the film industry accelerated its move into the area, and "Hollywood" became shorthand for U.S. filmmaking and celebrity culture.

The Sign (1920s onward): The famous hillside letters began in 1923 as the "Hollywoodland" sign—originally an advertisement for a real-estate development—and later evolved into the "Hollywood" sign we know today.

Mid-century icons & branding: Landmarks and civic "brand" projects—like the Capitol Records Building (1956) and the Hollywood Walk of Fame (created 1958; opened 1960)—helped cement Hollywood as both a place and a global symbol of entertainment.

HOLLYWOOD



EXECUTIVE

SUMMARY

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01

HOLLYWOOD APARTMENTS

1126 N CAHUENGA BLVD LOS ANGELES, CA 90038

APN: 5533-008-006, 7
Property Size: 11.032 SF
Lot Size: 16,799 - 3.38 acres
No of Units: 50
Year Built: 1912/1922
No of Buildings: 7

02

COMMUNITY FEATURES

- Open Parking
- On-site Management
- Laundry On Site
- Patios
- Walk to Hollywood Rec Center

03

APARTMENT FEATURES

- Shared Bathrooms
- Hardwood Floors
- A/C Wall Units
- Plenty of Natural Light

04

CAPITAL IMPROVEMENTS

EXECUTIVE SUMMARY

Property: 1118–1126 Cahuenga Blvd, Hollywood, CA 90038

A 50-unit multifamily property strategically located on Cahuenga Blvd at Santa Monica Blvd, directly across from the Hollywood Recreation Center and with in close proximity to key Hollywood destinations including Hollywood Blvd and Sunset & Vine. This intersection is one of the core activity centers of Hollywood, providing exceptional access to transit, employment, entertainment, and lifestyle amenities.

PROPERTY OVERVIEW

The community features modern layouts and strong unit diversity:

- 4 Studio Apartments – Avg. ~450 SF; current avg. rent \$1,029/mo
- 2 1bed 1bath Avg - 650 sq ft current avg. rent \$1560/mo
- 44 Single Room Occupancy (RSO) Units – Avg. ~200 SF; current avg. rent \$808/mo

The property's average rent per square foot is approximately \$2.88, compared to an estimated market average of \$5.11/SF, creating a clear and achievable rental upside opportunity.

LOCATION

- Prime Hollywood Location: Situated at one of the most dynamic corners of Los Angeles, the property benefits from high pedestrian and vehicular traffic, proximity to major employment and entertainment corridors, and strong renter demand.
- Walkable Urban Environment: Residents are within walking distance of world-renowned attractions, restaurants, nightlife, and shops on Hollywood Blvd, as well as Sunset & Vine's transit hub, enhancing both occupancy stability and tenant appeal.
- Transit Accessibility: Close access to multiple Metro lines, major bus routes, and rapid connections to downtown Los Angeles, the Westside, and surrounding job centers—key drivers of demand for rental housing in Hollywood.

OPPORTUNITY

There is significant rent upside due to current in-place rents materially below prevailing market levels. Repositioning rents closer to market through lease-ups, turnover, and upgrades supports substantial NOI growth.

Current In-Place Rents:

- Studios: \$1,029/mo
- 1 bed 1bath: \$1560/mo
- Single (RSO) units: \$808/mo

Hollywood Market Rents:

- Studios: \$1,900/mo (Approx.)
- 1 bed 1bath: \$2,100/mo (Approx.)
- Small units/SRO comparable: \$1,200/mo (Approx.)

HOLLYWOOD
APARTMENTS

MARKET CONTEXT & DEMAND DRIVERS



Hollywood Rental Market

Hollywood remains one of LA's most desirable rental submarkets due to its media, entertainment, and creative economy, coupled with limited for-sale housing affordability and ongoing demand for urban living. Rental housing, especially well-located multifamily assets, continues to attract residents seeking proximity to employment, amenities, and transit.

Lifestyle & Neighborhood Attributes

- **Tourism & Entertainment:** Hollywood's iconic status drives not only tourism but also consistent demand from renters who want to live near cultural hubs.
- **Employment Density:** The surrounding area includes major office corridors and creative industry employers, supporting long-term rental housing demand.

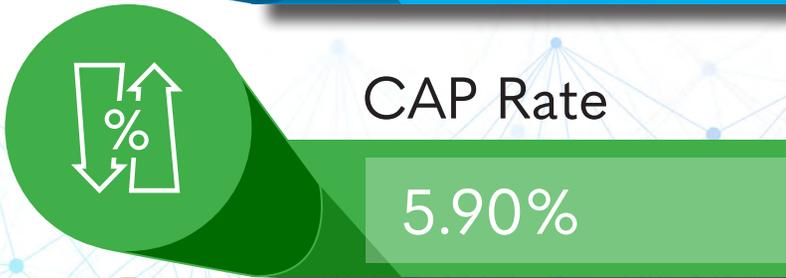
Regulatory and Operational Considerations

A significant portion of units are under RSO (Rent Stabilization), which provides long-term cash flow stability but requires careful management of regulatory compliance and rent adjustments.

Positioned properly, the asset offers both stabilized income and the potential for ongoing rent optimization.

CONCLUSION

1118-1126 Cahuenga Blvd presents a compelling investment opportunity in one of Los Angeles' most established and dynamic urban submarkets. With significant rent upside, a strategic Hollywood location adjacent to major activity centers, and an attractive basis relative to recent sales comparables, this asset offers substantial potential for income growth and value appreciation. Its proximity to major corridors like Santa Monica Blvd, Hollywood Blvd, and Sunset & Vine enhances both appeal and long-term rent stability, making it well suited for investors targeting urban multifamily value-add plays.



5 Year Levered IRR → **25.70%**

5 Year Levered CASH MULTIPLE → **3.0x**

10 Year Levered IRR → **17.69%**

10 Year Levered CASH MULTIPLE → **4.3x**



Levered @ 10.00% NET PRESENT VALUE → **\$1,634,297**

**HOLLYWOOD
APARTMENTS**

GROSS OPERATING INCOME

\$494,103



REPAIRS & MAINTENANCE
PROPERTY TAX
INSURANCE
MANAGEMENT

39.11%

\$193,250



NET OPERATING INCOME

\$300,853



LOAN PAYMENT

Interest Rate: 5.275%

Down Payment: 40%

\$214,288



ANNUAL
RETURN ON INVESTMENT

\$86,565

4.24%

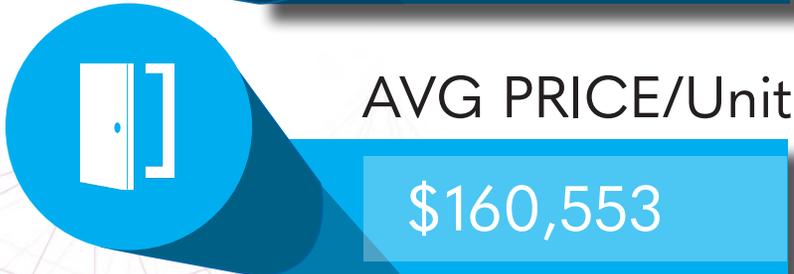
KEY PERFORMANCE INDICATORS



Market Rent	\$775,200	
Loss to Lease	(268,908)	
GOI	\$494,103	
Expenses	\$193,250	39.11%
NOI	\$300,853	
Loan Amount	\$3,060,000	
Down Payment	\$2,040,000	40.00%
Debt Service	\$214,288	
Cash on Cash	\$86,565	4.24%

OTHER INDICATORS

Net Rentable SF:	11,032	Lot Sqft:	16,799
Cost Per Rentable Sqft:	\$462.20	Cost Per Sqft:	\$303.59



PROFORMA INDICATORS year one

Proforma CAP	6.15%
Proforma GRM	9.74
Project Level IRR	12.17%
Project Level Cash Multiple	2.6x
5 Year Levered IRR	25.70%
5 Year Levered Cash Multiple	3.0x
10 Year Levered IRR	17.69%
10 Year Levered Cash Multiple	4.3x
Levered NPV @ 10.00%	\$1,634,297

PROPOSED LOAN SCENARIO

Loan Amount	\$3,060,000
Down Payment	\$2,040,000
Interest Rate	5.75%
Interest Only Payment	\$174,923
Principal & Interest Payment	\$214,288
DSCR	1.25
Loan to Value	60.00%
Amortization	30 year
Interest Only	5 year

The buyer to secure new financing at market rates and terms, or purchase the property on an all-cash basis.

SALE COMPS - OTHER INDICATORS

Net Rentable SF:	11,021	Lot Sqft:	8,578
Cost Per Rentable Sqft:	\$265.04	Cost Lot Sqft:	\$342.55

FINANCIAL INDICATORS - NEW LOAN

	Current				ProForma - 5% Increase Year 1				ProForma in Year 5			
Price	\$5,100,000				\$5,100,000				\$5,100,000			
Down Payment:	\$2,040,000	40%			\$2,040,000	40%			\$2,040,000	40%		
Year Built:	1912/1922				1912/1922				1912/1922			
Number of Units:	50				50				50			
Price/Unit:	\$102,000				\$102,000				\$102,000			
Capitalization Rate:	5.90%				6.15%				8.24%			
GRM	10.07				9.74				7.87			
Net Rentable Sqft:	11,032				11,032				11,032			
Cost Per Rentable Sqft.:	\$462.29				\$462.29				\$462.29			
Lot Square Feet:	16,799				16,799				16,799			
Cost Per Lot Sqft.:	\$303.59				\$303.59				\$303.59			
Income												
Market Rent:	\$775,200				\$775,200				\$775,200			
Gain to Lease:	\$0				\$0				\$0			
Loss to Lease:	(\$268,908)				(\$251,853)				(\$127,401)			
Gross Potential Rent:	\$506,292				\$523,347				\$647,799			
Vacancy Loss:	(\$15,189)	3%			(\$15,700)	3%			(\$17,156)	3%		
Bad Debt Write-Off:	\$0				\$0				\$0			
Total Vacancy/Collection Loss:	(\$15,189)				(\$15,700)				(\$17,156)			
Net Rental Income:	\$491,103				\$507,646				\$630,643			
Laundry Income:	\$3,000				\$3,000				\$3,184			
Gross Operating Income:	\$494,103				\$510,646				\$633,826			
Less Estimated Expenses		% of GOI	Per SF	Per Unit		% of GOI	Per SF	Per Unit		% of GOI	Per SF	Per Unit
Insurance Expense:	\$11,000	2.23%	\$1.00	\$220	\$11,220	2.20%	\$1.02	\$224	\$12,145	1.92%	\$1.10	\$243
Management/Administrative Expense:	\$40,500	8.20%	\$3.67	\$810	\$41,310	8.09%	\$3.74	\$826	\$44,715	7.05%	\$4.05	\$894
Property Taxes:	\$63,750	12.90%	\$5.78	\$1,275	\$65,025	12.73%	\$5.89	\$1,301	\$70,385	11.10%	\$6.38	\$1,408
Utilities(gas,trash,dwp):	\$48,000	9.71%	\$4.35	\$960	\$48,960	9.59%	\$4.44	\$979	\$52,996	8.36%	\$4.80	\$1,060
Repairs & Maintenance:	\$30,000	6.07%	\$2.72	\$600	\$30,600	5.99%	\$2.77	\$612	\$33,122	5.23%	\$3.00	\$662
Total Expenses:	\$193,250	39.11%			\$197,115	38.60%			\$213,364	33.66%		
Per Net Square Feet:	\$17.52				\$17.87				\$19.34			
Per Unit:	\$3,865				\$3,942				\$4,267			
Net Operating Income	\$300,853				\$313,531				\$420,463			
Financing												
Debt Coverage Ratio:	1.25				1.25				1.25			
Interest Rate:	5.75%				5.75%				5.75%			
Term of Loan:	30				30				30			
Debt Coverage Calculation:	\$20,057				\$20,057				\$20,057			
Potential Loan Amount:	60%	\$3,060,000			60%	\$3,060,000			60%	\$3,060,000		
Down Payment:	40%	\$2,040,000			40%	\$2,040,000			40%	\$2,040,000		
Debt Service:	\$214,288				\$214,288				\$214,288			
CASH ON CASH RETURN	\$86,565				\$99,243				\$206,175			
Percentage Cash on Cash	4.24%				4.86%				10.11%			

HOLLYWOOD APARTMENTS

1118-26 Cahuenga Blvd
Hollywood, CA 90038

5 Year Exit Model

\$8,364,974

\$2,927,741 35%
1912/1922
50
\$167,299
5.00%
12.91
11,032
\$758.25
16,799
\$497.94

\$775,200

\$0
(\$127,401)

\$647,799

(\$19,434) 3%
\$0
(\$19,434)

\$628,365

\$3,184

\$631,549

	% of GOI	Per SF	Per Unit
\$12,145	1.92%	\$1.10	\$243
\$44,715	7.08%	\$4.05	\$894
\$70,385	11.14%	\$6.38	\$1,408
\$52,996	8.39%	\$4.80	\$1,060
\$33,122	5.24%	\$3.00	\$662
\$213,364	33.78%		
\$19,34			
\$4,267			
\$418,185			

\$418,185

1.25

5.00%

30

\$27,879

65% \$6,237,318

35% \$2,927,741

\$353,700

\$64,485

2.20%

10 Year Exit Model

\$9,595,874

\$3,358,556 35%
1912/1922
50
\$191,917
5.00%
13.16
11,032
\$869.82
16,799
\$571.22

\$729,103

\$0
\$0

\$729,103

(\$21,873) 3%
\$0
(\$21,873)

\$707,230

\$3,515

\$710,745

	% of GOI	Per SF	Per Unit
\$13,146	1.85%	\$1.19	\$263
\$48,401	6.81%	\$4.39	\$968
\$76,187	10.72%	\$6.91	\$1,524
\$57,364	8.07%	\$5.20	\$1,147
\$35,853	5.04%	\$3.25	\$717
\$230,952	32.49%		
\$20,93			
\$4,619			
\$479,794			

\$479,794

1.25

5.00%

30

\$31,986

65% \$6,237,318

35% \$3,358,556

\$405,747

\$74,047

2.20%

Price	\$5,100,000
Price/Unit	\$102,000
Current Cap	5.90%
Current GRM	10.07
Proforma CAP	6.15%
Proforma GRM	9.74
Project Level IRR	12.17%
Project Level Cash Multiple	2.6x
5 Year Levered IRR	25.70%
5 Year Levered Cash Multiple	3.0x
10 Year Levered IRR	17.69%
10 Year Levered Cash Multiple	4.3x
Levered NPV @ 10.00%	\$1,634,297

Proposed Loan Scenario:

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Down Payment	\$2,040,000
Interest Rate	5.75%
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Principal & Interest Payment	\$214,288
DSCR	1.25
Loan to Value	60.00%
Amortization	30 year
Interest Only	5 year

The buyer to secure new financing at market rates and terms, or purchase the property on an all-cash basis.

FINANCIAL PROJECTIONS

- Year 1 rents to increase at 5%, for master metered units that expires after 2026, then rents increase at 3% annually.
- All expenses beginning in year 1 are increasing at 2.00% annually.
- The Vacancy Loss after year 2 is 7.00% then levels out at 6.00% annually.

RENT ROLL SUMMARY AND MARKET RENTS

	Unit Type	Number Units / Type	Average Rent	Total Rental Income	5% Increase Year 1	Market Rent	Total Market Income	Sqft	Rent / SF	Market Rent/SF	Market Rent/SF	Rent Upside
1	Bachelor Studio (no kitchen)	3	\$905	\$2,714	\$2,850	\$1,900	\$5,700	500	\$1.81	\$3.80	\$1.99	\$0.93
2	Studio with kitchen	1	\$1,400	\$1,400	\$1,470	\$1,900	\$1,900	575	\$2.43	\$3.30	\$0.87	\$0.93
3	1bed 1bath	2	\$1,830	\$3,660	\$3,843	\$2,100	\$4,200	650	\$2.82	\$3.23	\$0.42	\$0.93
4	SRO	44	\$782	\$34,417	\$35,450	\$1,200	\$52,800	175	\$4.47	\$6.86	\$2.39	\$0.55
		50 U										
			Monthly Income	\$42,191	\$43,612		\$64,600	34.69%	Potential Rental Upside			\$5.66
			Annual Income	\$506,292	\$523,347		\$775,200					



PROPERTY



INFORMATION

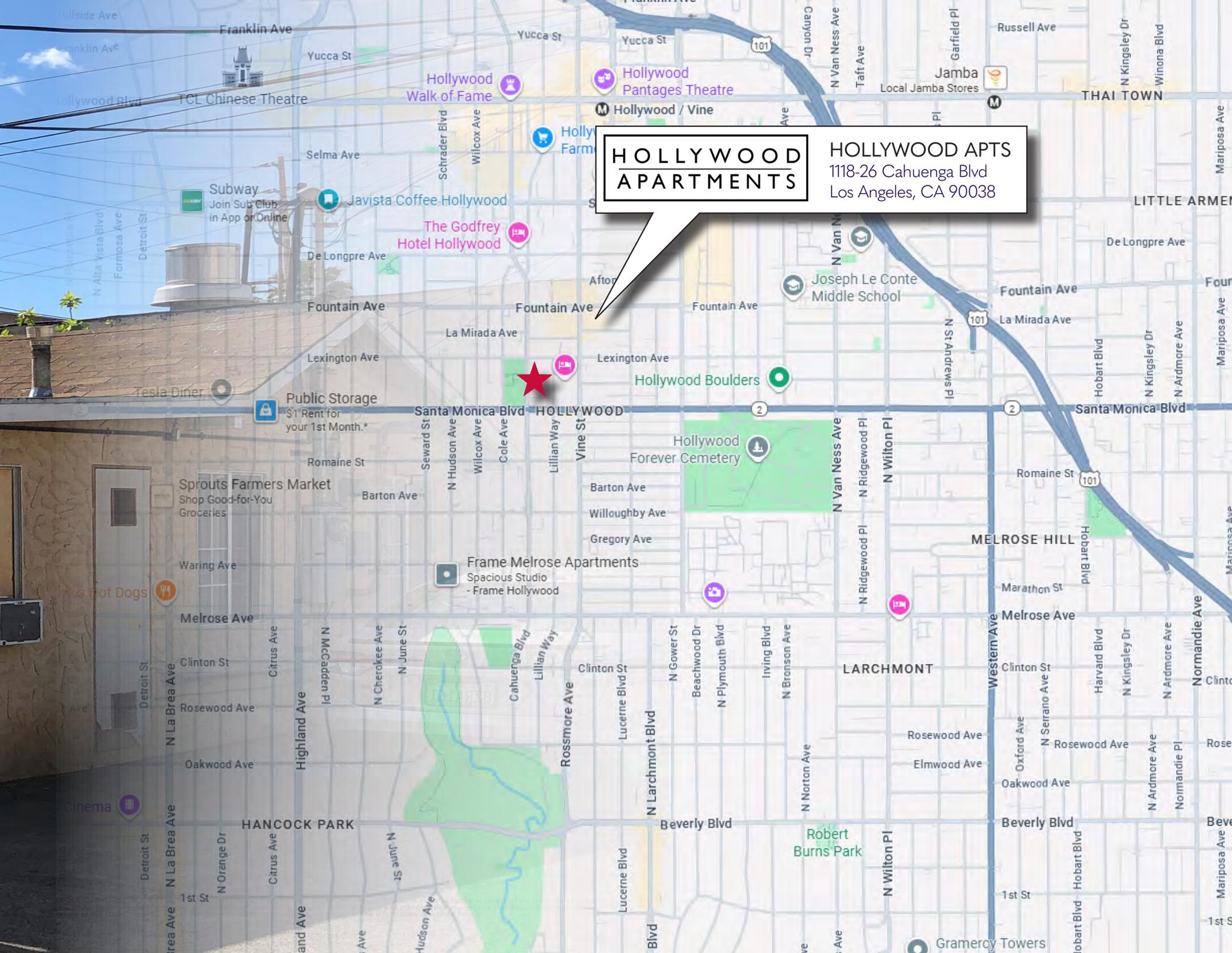
INDINEX
EATS

Indian & Mexican Fusion
What a Taste!

3

HOLLYWOOD - HOLLYWOOD, CALIFORNIA





HOLLYWOOD APARTMENTS
 1118-26 Cahuenga Blvd
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Hollywood Walk of Fame

Hollywood Pantages Theatre

Hollywood / Vine

Subway
Join Sub Club
in App or Online

Javista Coffee Hollywood

The Godfrey Hotel Hollywood

Joseph Le Conte Middle School

Hollywood Boulders

Hollywood Forever Cemetery

Frame Melrose Apartments
Spacious Studio
- Frame Hollywood

Sprouts Farmers Market
Shop Good-for-You Groceries

LARCHMONT

MELROSE HILL

HANCOCK PARK

Robert Burns Park

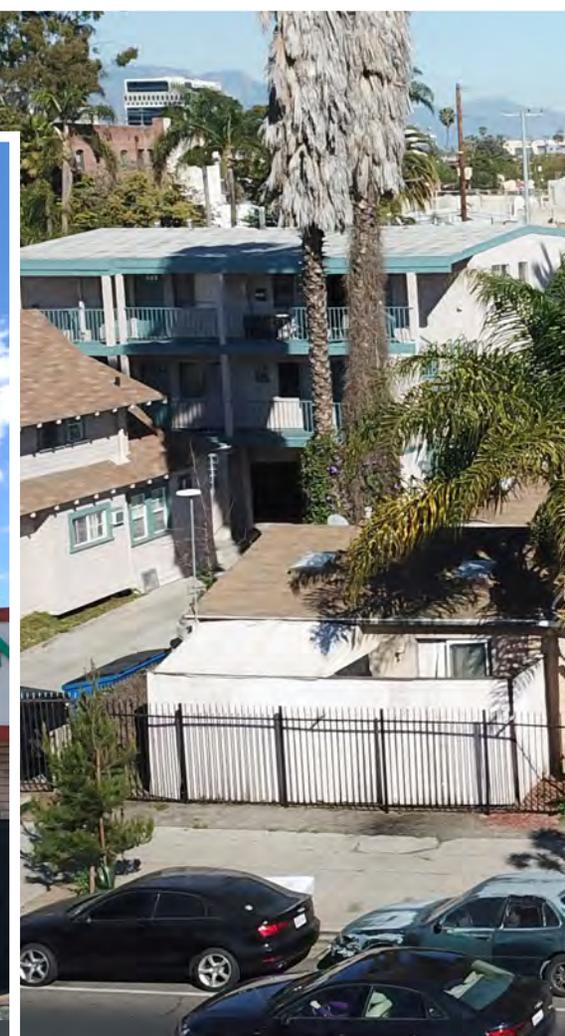
Gramery Towers





HOLLYWOOD
APARTMENTS

HOLLYWOOD, CALIFORNIA



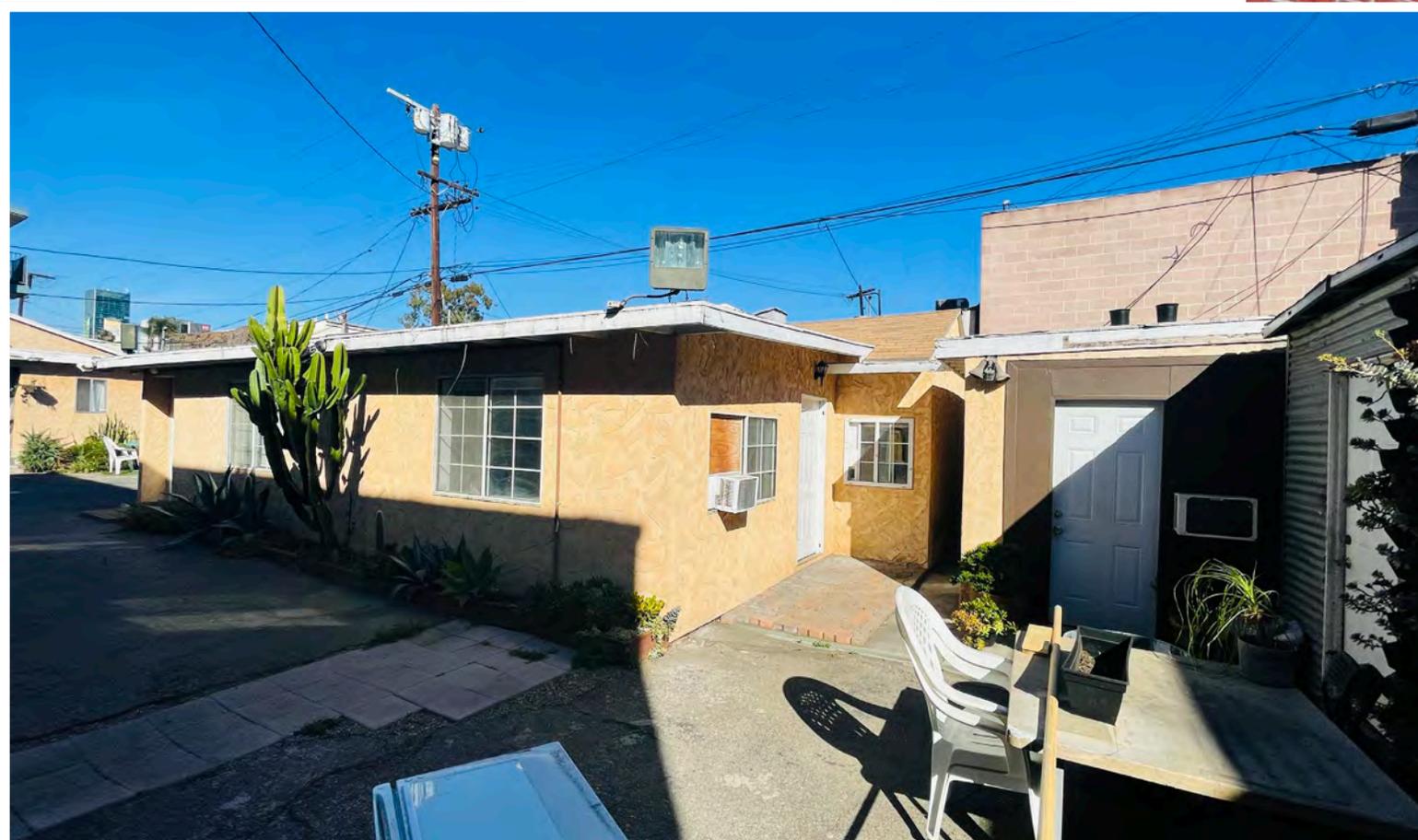


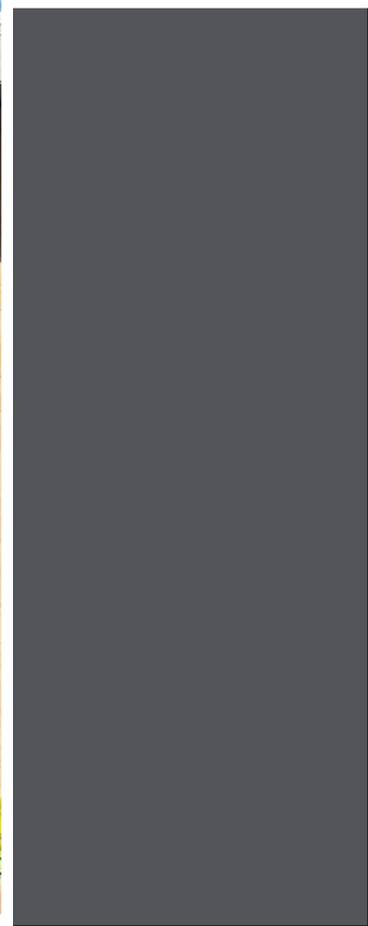




HOLLYWOOD
APARTMENTS

HOLLYWOOD, CALIFORNIA







MARKET

INDICATORS

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THE RENTAL MARKET - HOLLYWOOD, CALIFORNIA

Average asking rent growth has slowed to a crawl in Los Angeles, hovering at or below 1% since 2023. This follows the national trend of growth flattening around 1-2% for the past few years after a record run of growth during 2021, when rents peaked at 6.4% growth year over year for Los Angeles and 9.4% for the nation.

While the spread between Los Angeles rental growth and the national growth has compressed this year, Los Angeles has historically lagged the national averages. Average asking rents in the market increased by 10.4% during the past five years, below the increase of 16.4% seen nationally. A key driver of this underperformance was the steep rise in vacancy the market faced in 2020 during the early stages of the COVID pandemic, as renters vacated the metro for more affordable markets. Nationally, vacancy rose by around 20 basis points in 2020, compared to around 90 basis points in the L.A. metro. The market has also had to contend with continued outmigration and financial constraints, which is impacting demand. Individuals aiming to reduce living costs, yet able to afford premium assets, have increasingly relocated from Los Angeles. Annual rent growth for 4 & 5 Star properties is -0.7%, while last year's growth was 0.4% and the year before -1.1%. Contrast that with 1-3 Star properties, which experienced an annual rent growth of 0.94%, 1.25% last year, and 2.58% a year prior with no instances of negative rent growth during these periods.

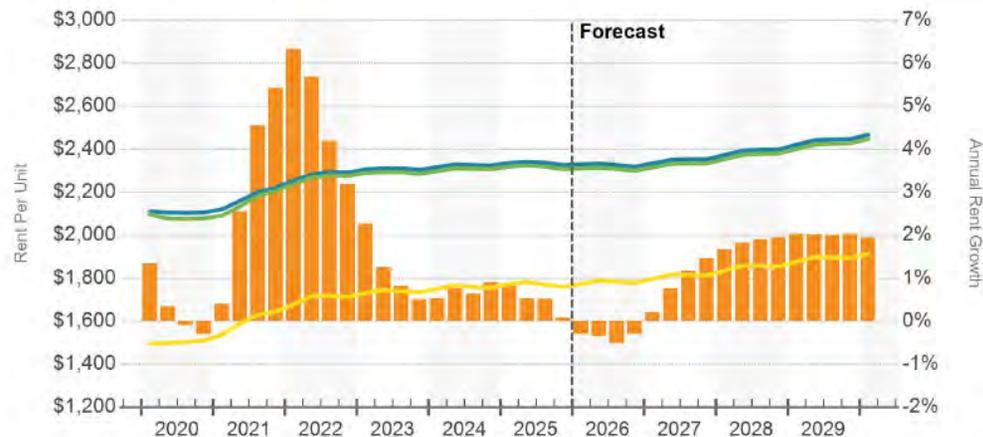
Submarkets with below-average rents, below-average vacancy rates, and restrained development activity presently outperform. With average market rents of \$2,330 /month, around 30% above national averages, many lower- to middle-income renters are motivated to rent in the metro's more affordable locations. The South Los Angeles and North Hills/Panorama City submarkets currently outperform, with around 1.6-1.7% year over year rent growth. Vacancy in both submarkets is around 3%, below the L.A. County average, and both areas have faced modest construction levels for decades. In contrast, Downtown Los Angeles saw negative rent movement of -1.0%. Vacancy is 7.6%, one of the higher vacancy rates in Los Angeles, with 530 under construction, or almost 6% of total inventory.

The forecast anticipates a further decline in rent growth in the near term as the market contends with supply side pressure and weakening demand. However, rent growth is expected to rebound starting late 2026 and reach 2.0% in mid-2027, as renter demand is anticipated to better match supply additions.

Daily Asking Rent Per SF

12 Mo Delivered Units	12 Mo Absorption Units	Vacancy Rate	12 Mo Asking Rent Growth
10,866	2,424	5.7%	0.1%

MARKET RENT PER UNIT & RENT GROWTH

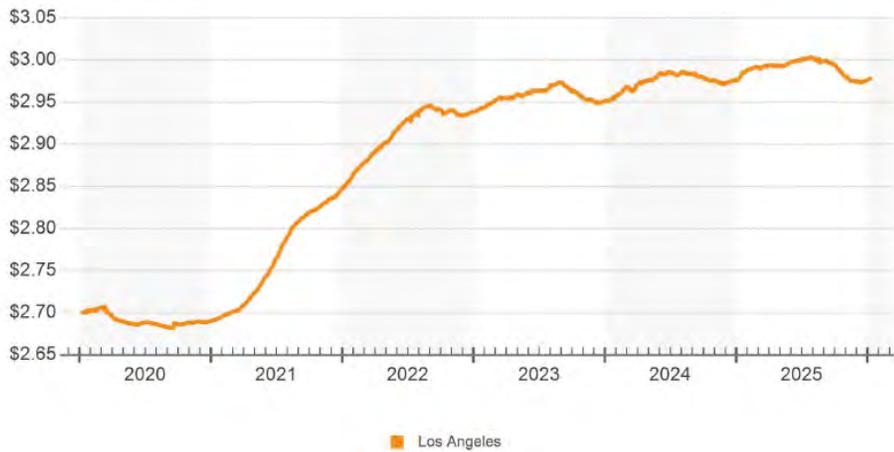


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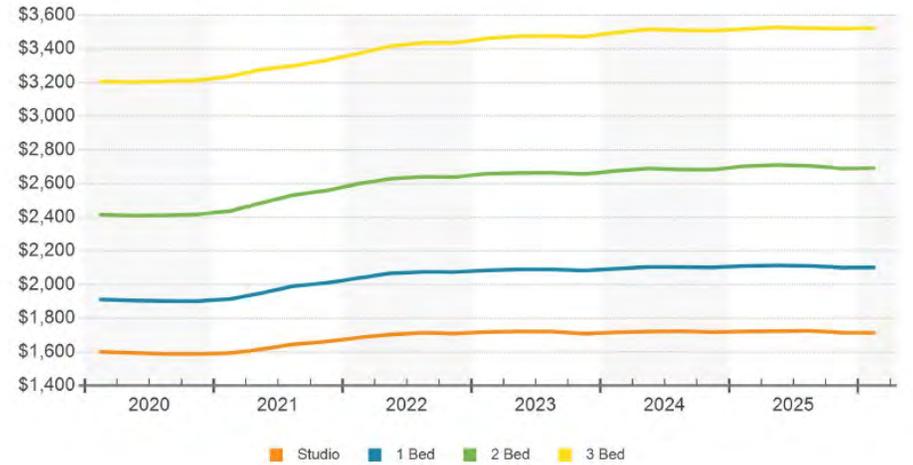


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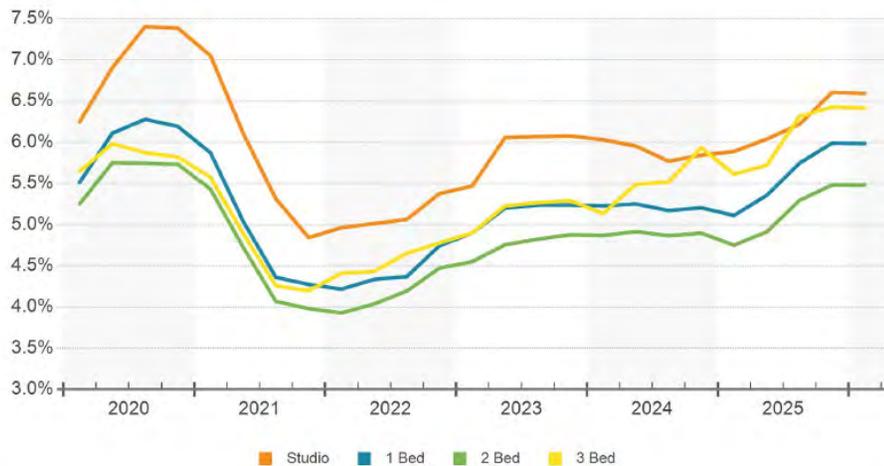
DAILY ASKING RENT PER SF



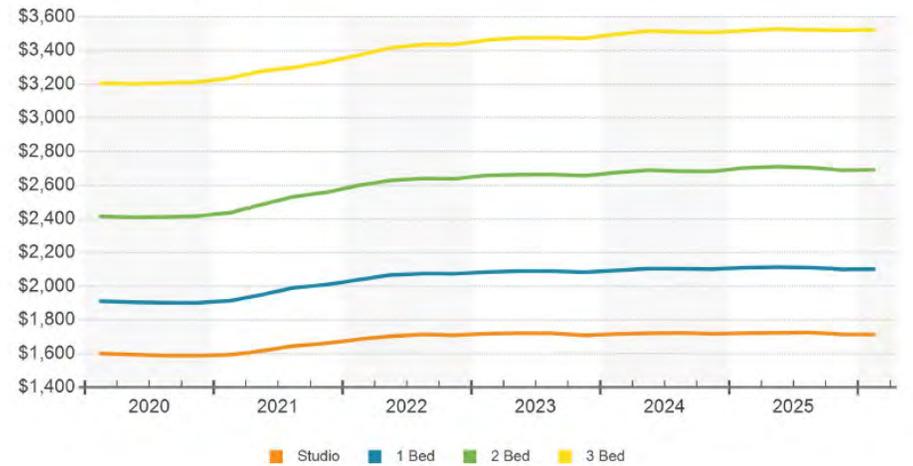
MARKET RENT PER UNIT BY BEDROOM



VACANCY BY BEDROOM



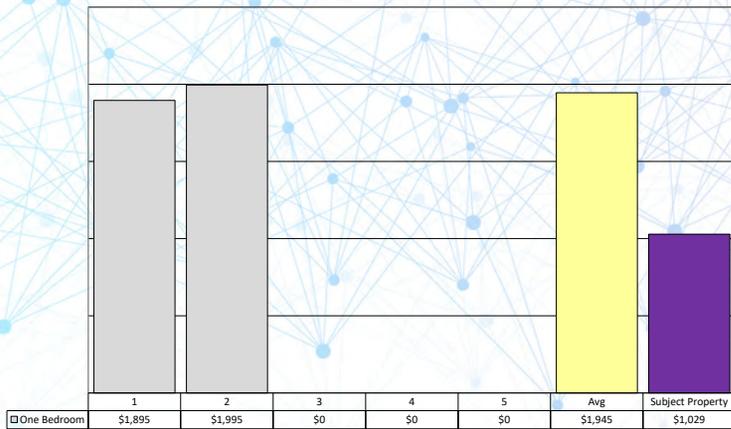
MARKET RENT PER UNIT BY BEDROOM



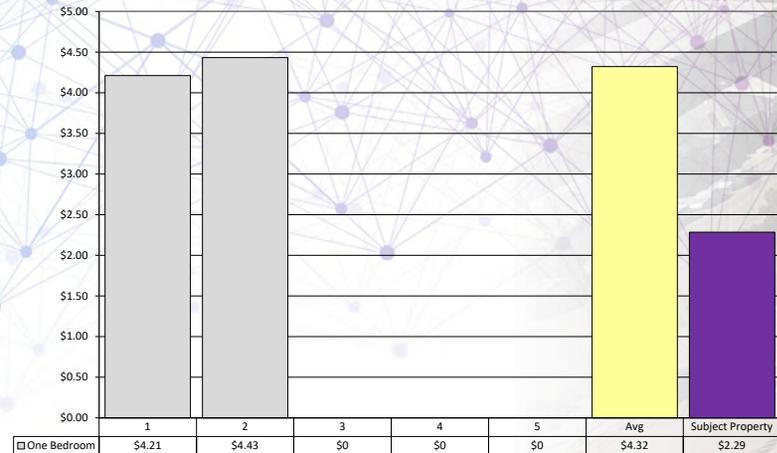
THE RENT COMPARABLES - HOLLYWOOD, CALIFORNIA

Comparable Address	Address	City	Year Built	Units	Studio	SF	Rent/SF	Single	SF	Rent/SF
1 628 N Plymouth Blvd	628 N Plymouth Blvd	Los Angeles, CA 90004	1924	10	\$1,895	450	\$4.21	-	-	-
2 1260 Beachwood Dr	1260 Beachwood Dr	Los Angeles, CA 90038	1964	20	\$1,995	450	\$4.43	-	-	-
3 1341 N Mariposa Ave	1341 N Mariposa Ave	Los Angeles, CA 90027	1975	10	-	-	-	\$1,290	200	\$6.45
4 1016 N Berendo St	1016 N Berendo St	Los Angeles, CA 90029	1905	4	-	-	-	\$1,000	200	\$5.00
5 1321 N June St	1321 N June St	Los Angeles, CA 90028	1930	5	-	-	-	\$1,175	200	\$5.88
AVERAGES			1940	10	\$1,945	450	\$4.32	\$1,155	200	\$5.78
Subject Property			1912/1922	50	\$1,029	450	\$2.29	\$808	200	\$4.04

Studio Rent Comparison



Studio Rent/SF Comparison



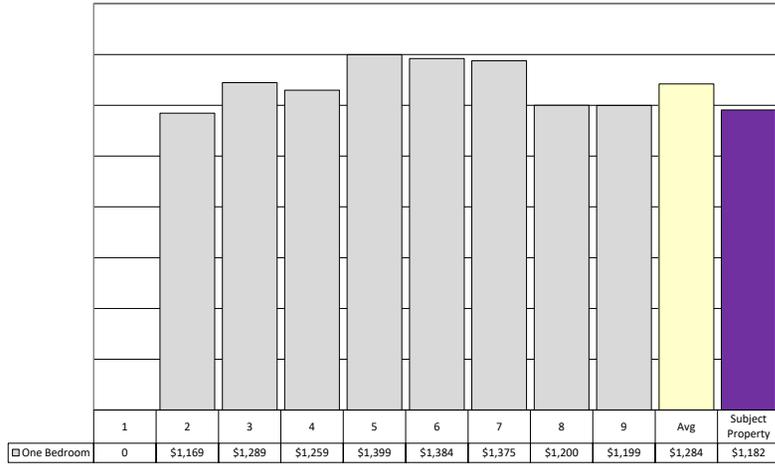
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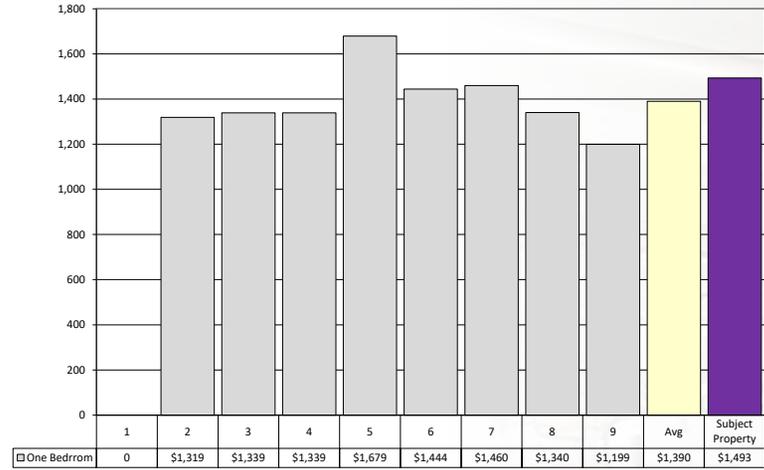
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THE RENT COMPARABLES - HOLLYWOOD, CALIFORNIA

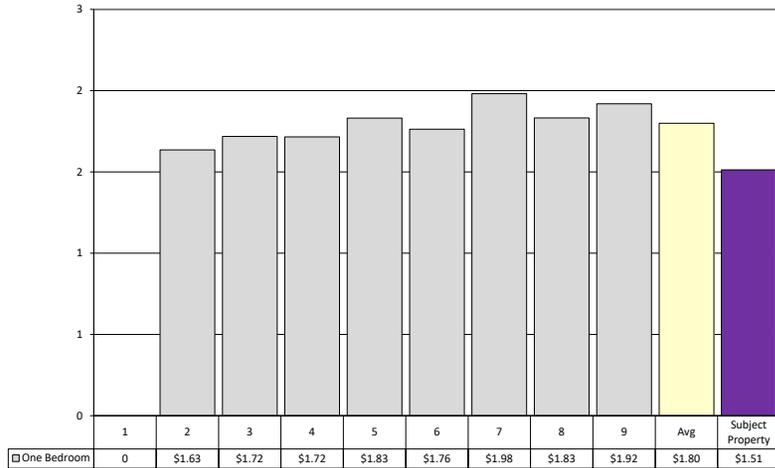
One Bedroom Rent Comparison



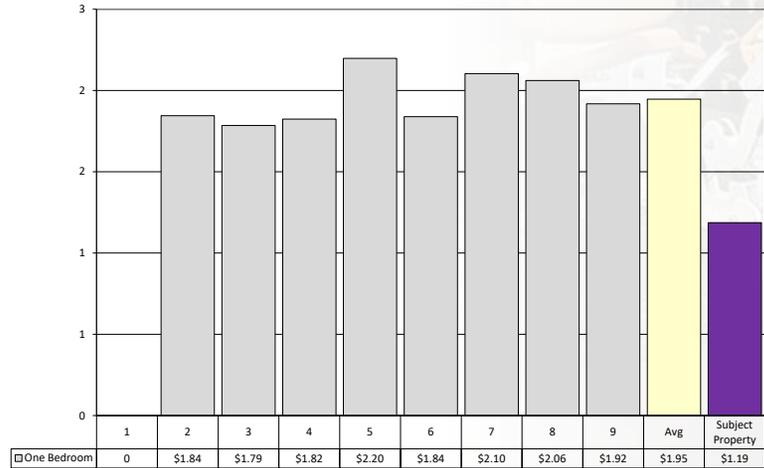
One Bedroom Rent Comparison



One Bedroom Rent/SF Comparison



One Bedroom Rent/SF Comparison



Source:

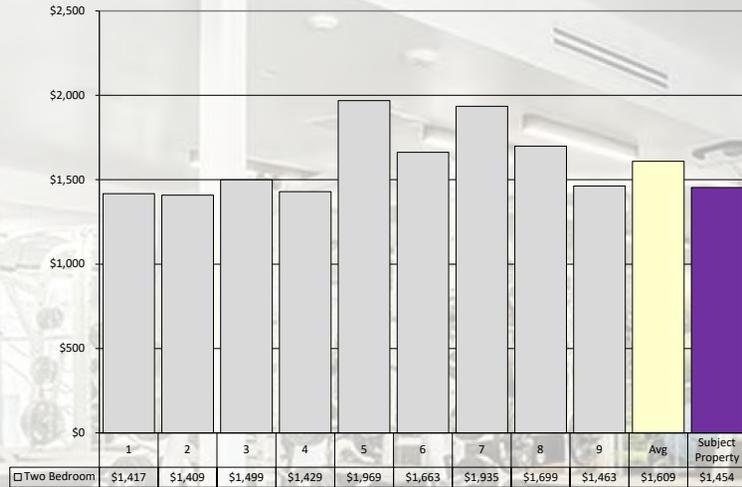


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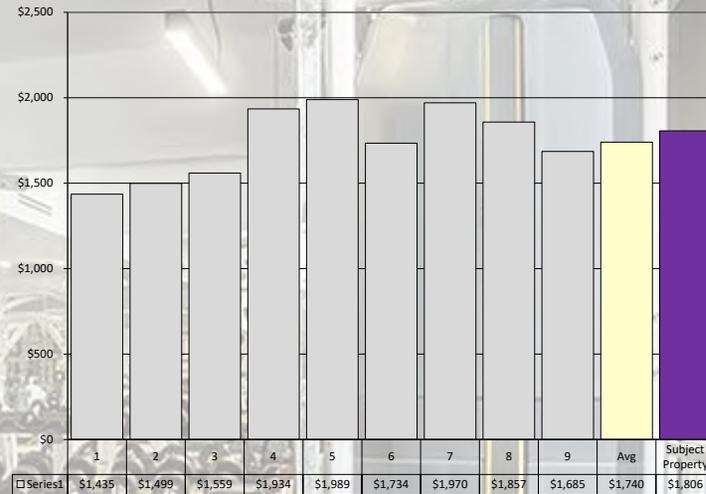
THE RENT COMPARABLES - HOLLYWOOD, CALIFORNIA



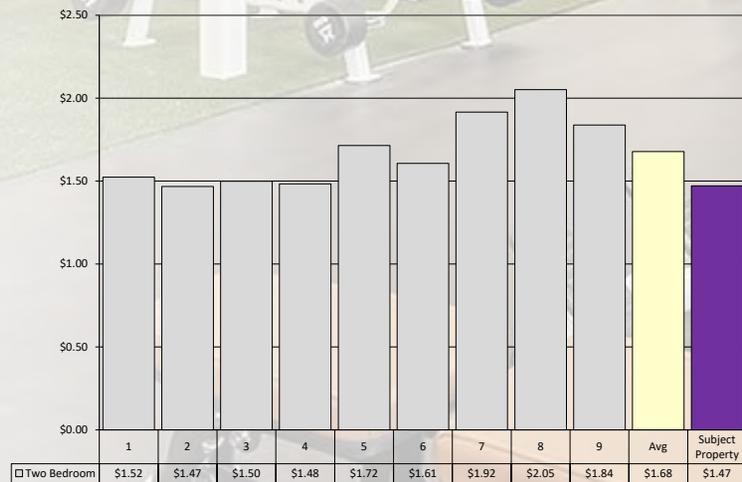
Two Bedroom Rent Comparison



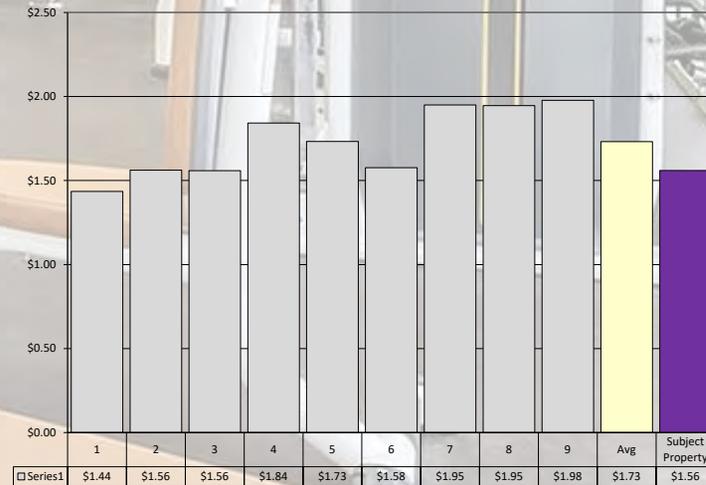
Two Bedroom Rent Comparison



Two Bedroom Rent/SF Comparison

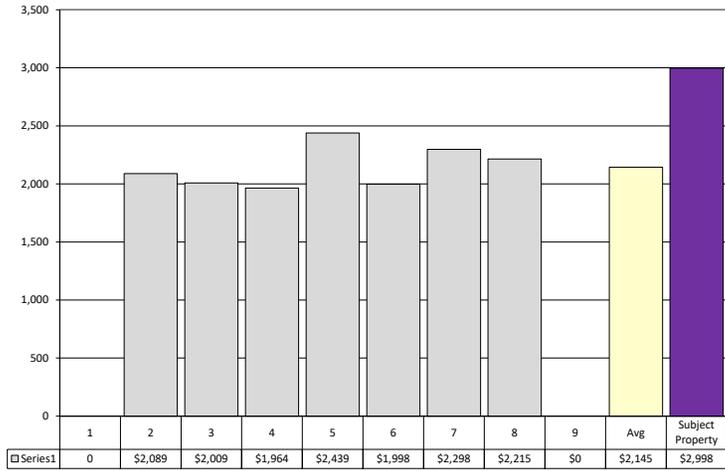


Two Bedroom Rent/SF Comparison

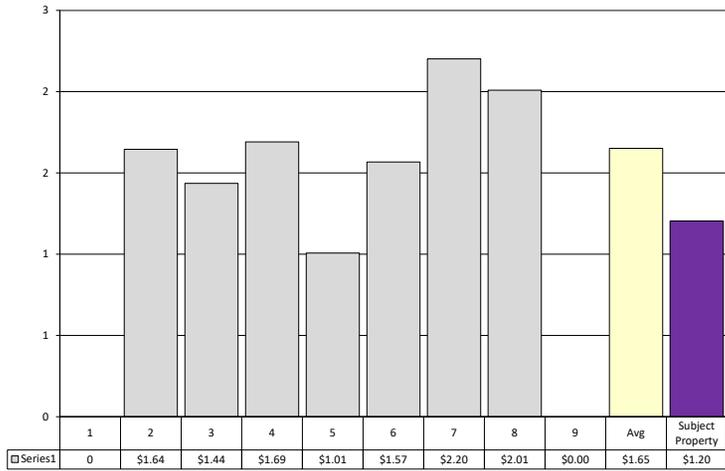


THE RENT COMPARABLES - HOLLYWOOD, CALIFORNIA

Three Bedroom Rent Comparison



Three Bedroom Rent SF Comparison



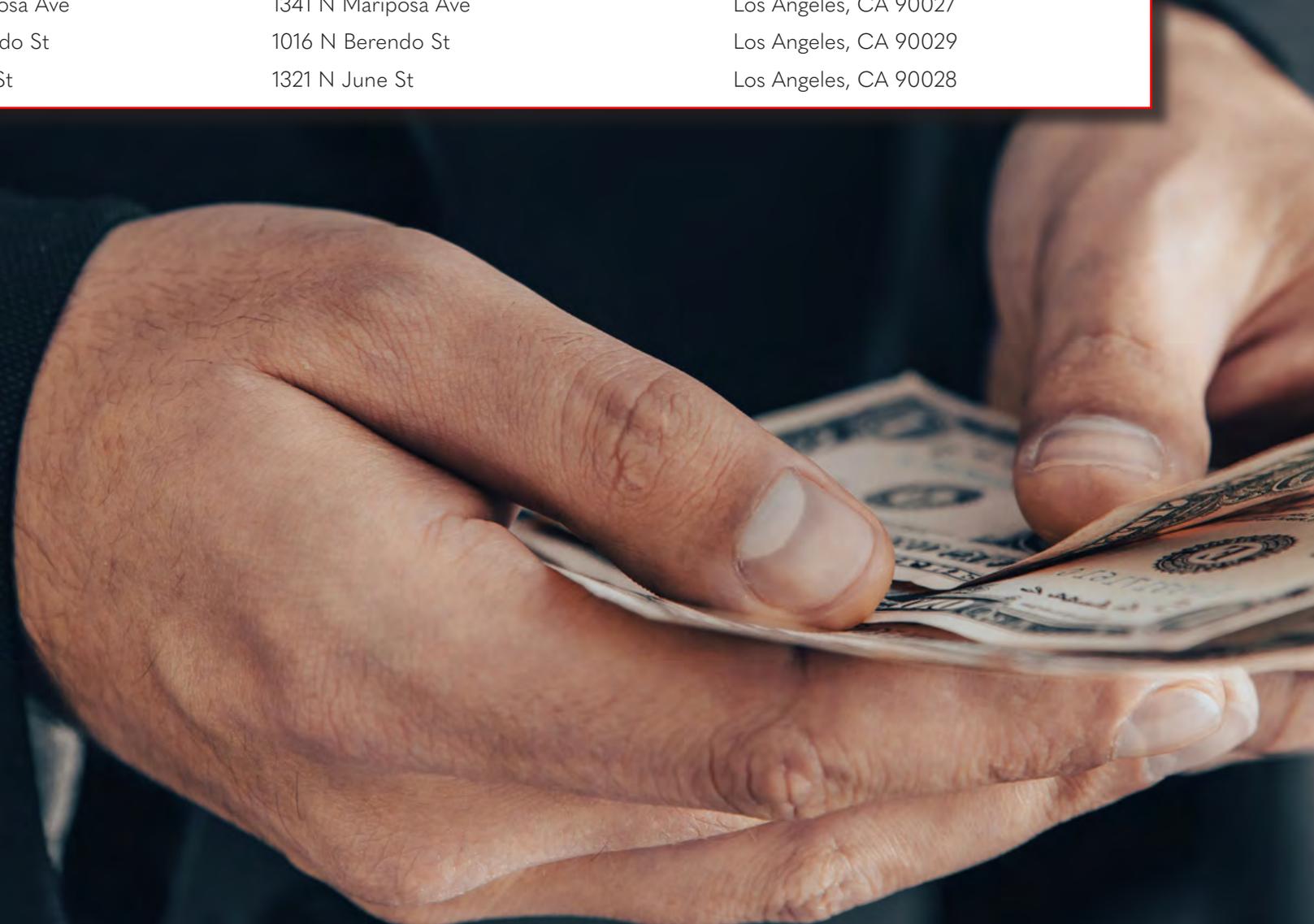
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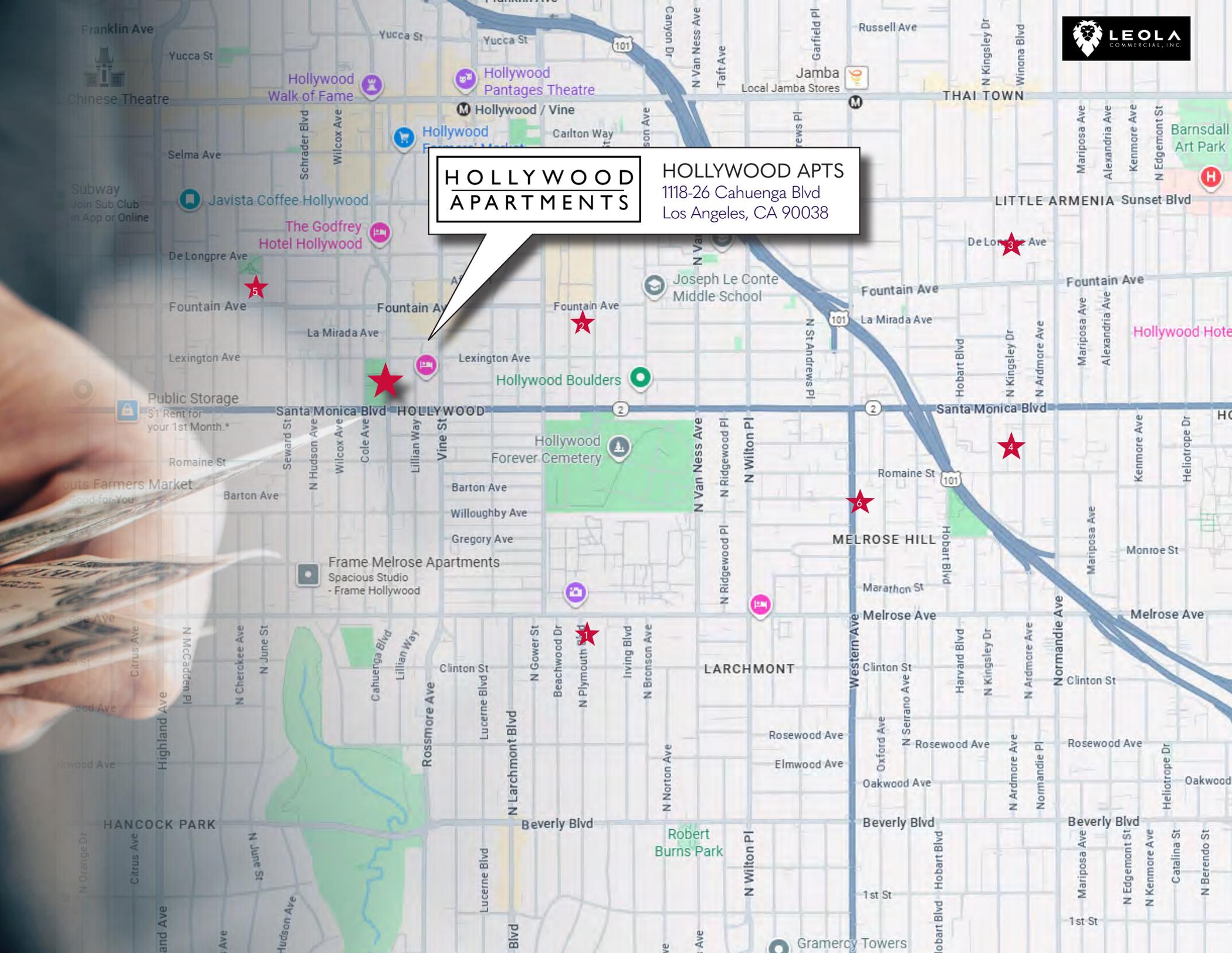


	Comparable Name	Address	City State
1	628 N Plymouth Blvd	628 N Plymouth Blvd	Los Angeles, CA 90004
2	1260 Beachwood Dr	1260 Beachwood Dr	Los Angeles, CA 90038
3	1341 N Mariposa Ave	1341 N Mariposa Ave	Los Angeles, CA 90027
4	1016 N Berendo St	1016 N Berendo St	Los Angeles, CA 90029
5	1321 N June St	1321 N June St	Los Angeles, CA 90028



**HOLLYWOOD
APARTMENTS**

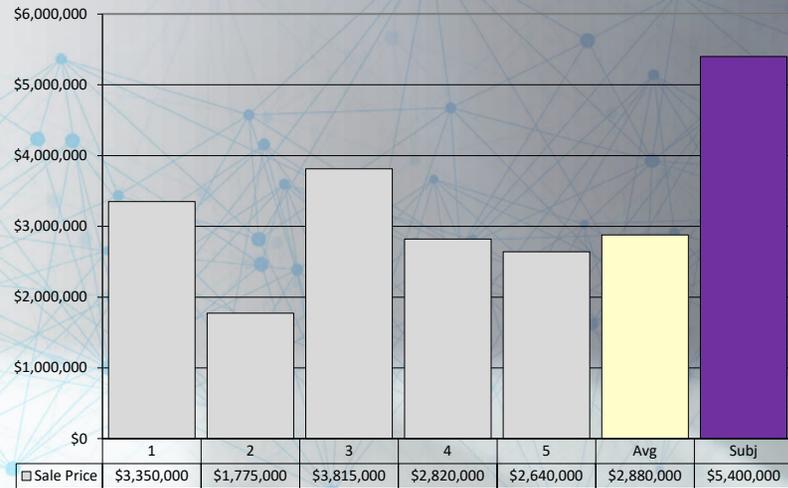
HOLLYWOOD APTS
118-26 Cahuenga Blvd
Los Angeles, CA 90038



THE SALE COMPARABLES - HOLLYWOOD, CALIFORNIA

Comparable Name	Address	City	Year Built	Units	Price	Price/Unit	
1	5617 La Mirada Ave	5617 La Mirada Ave	Los Angeles, CA 90038	1925	30	\$3,350,000	\$111,667
2	1820 Grace Ave	1820 Grace Ave	Los Angeles, CA 90028	1953	10	\$1,775,000	\$177,500
3	823 Gower St	823 Gower St	Los Angeles, CA 90038	1929	25	\$3,815,000	\$152,600
4	5737 Lexington Ave	5737 Lexington Ave	Los Angeles, CA 90038	1927	20	\$2,820,000	\$141,000
5	758 N Hudson Ave	758 N Hudson Ave	Los Angeles, CA 90038	1955	12	\$2,640,000	\$220,000
AVERAGES			1938	19	\$2,880,000	\$160,553	
Subject Property			1912/1922	50	\$5,400,000	\$108,000	

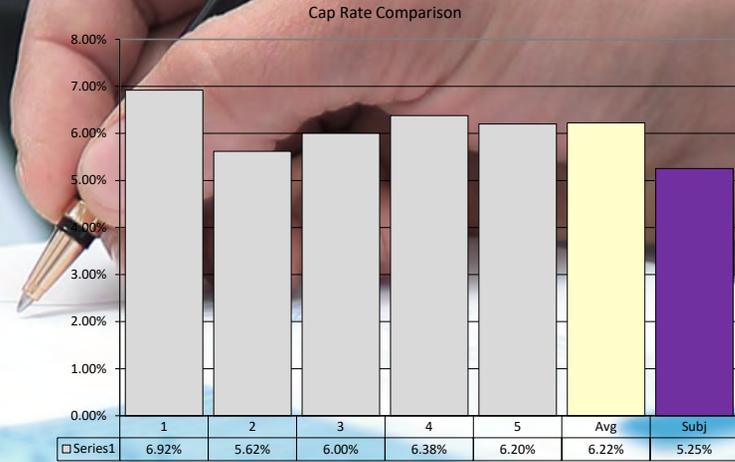
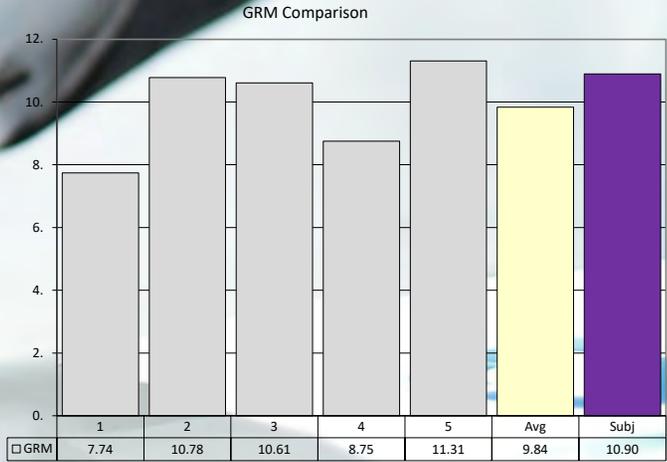
Sale Price Comparison



Sale Price/Unit Comparison

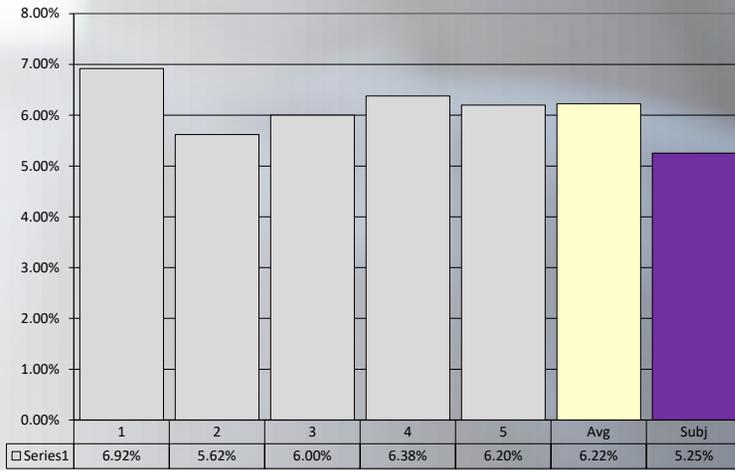


	Comparable Name	Building Size	Price/SqFt.	Land SF	Land \$/SF	GRM	CAP Rate	Sale Date
1	5617 La Mirada Ave	12,168	\$275.31	7405	\$452.40	7.74	6.92%	November 28, 2025
2	1820 Grace Ave	6,916	\$256.65	7405	\$239.70	10.78	5.62%	November 14, 2025
3	823 Gower St	16,614	\$229.63	13124	\$290.69	10.61	6.00%	June 20, 2025
4	5737 Lexington Ave	10,292	\$274.00	7501	\$375.95	8.75	6.38%	June 17, 2025
5	758 N Hudson Ave	9,116	\$289.60	7457	\$354.03	11.31	6.20%	June 6, 2025
		11,021	\$265.04	8,578	\$342.55	9.84	6.22%	
		11,032	\$489.49	16,799	\$321.45	10.90	5.25%	

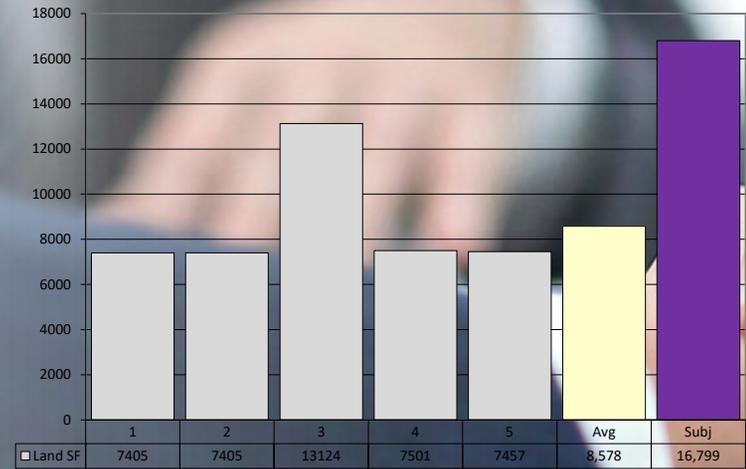


THE SALE COMPARABLES - HOLLYWOOD, CALIFORNIA

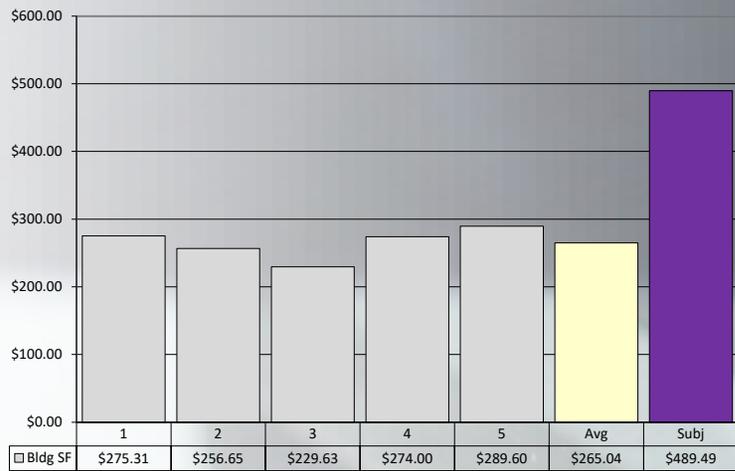
Cap Rate Comparison



Land SF Comparison



Building Price/SF Comparison



Land Price/SF Comparison



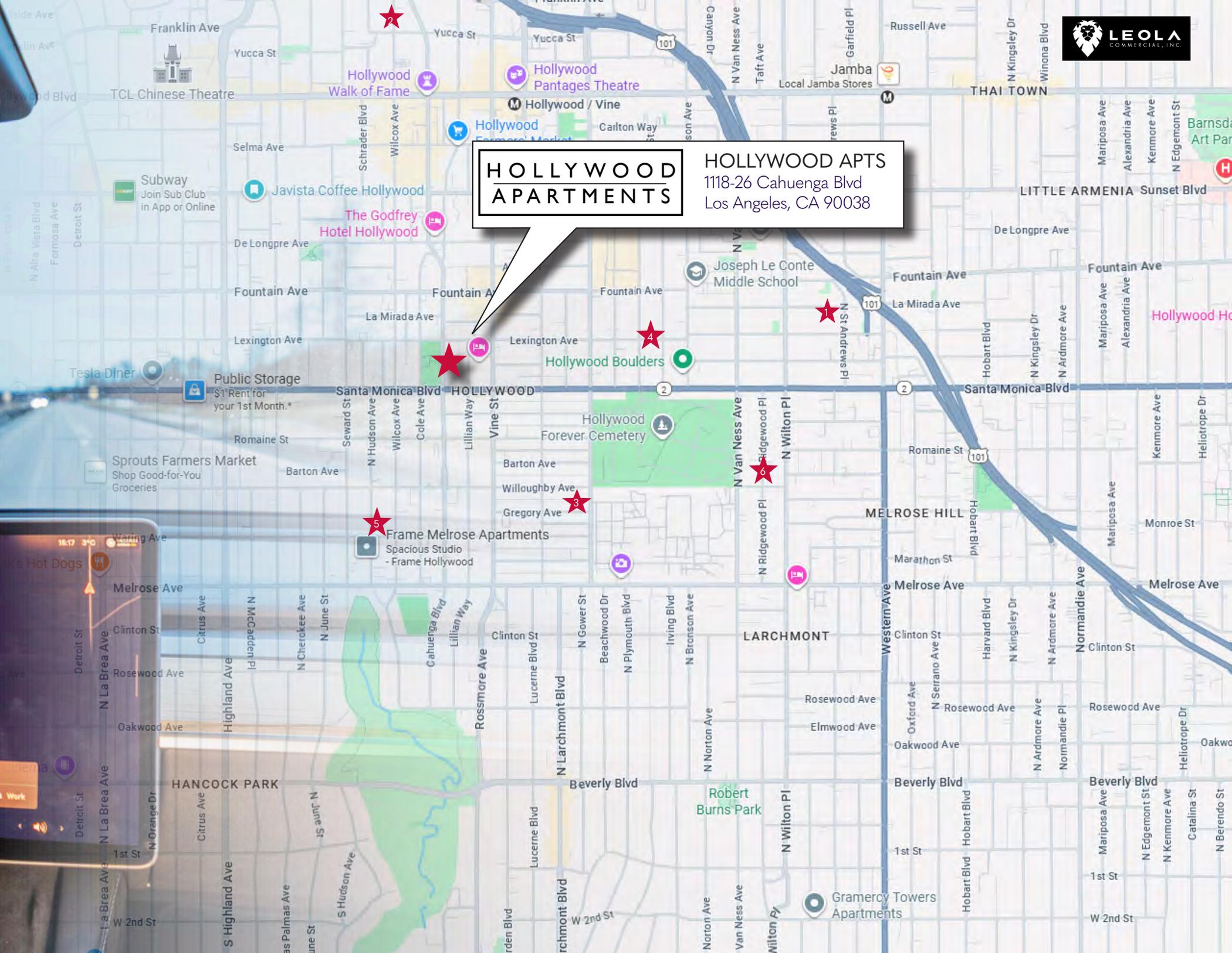


THE SALE COMPARABLES MAP - HOLLYWOOD, CALIFORNIA

	Comparable Name	Address	City State	Year Built	Untis	Price	Price/Unit
1	5617 La Mirada Ave	5617 La Mirada Ave	Los Angeles, CA 90038	1925	30	\$3,350,000	\$111,667
2	1820 Grace Ave	1820 Grace Ave	Los Angeles, CA 90028	1953	10	\$1,775,000	\$177,500
3	823 Gower St	823 Gower St	Los Angeles, CA 90038	1929	25	\$3,815,000	\$152,600
4	5737 Lexington Ave	5737 Lexington Ave	Los Angeles, CA 90038	1927	20	\$2,820,000	\$141,000
5	758 N Hudson Ave	758 N Hudson Ave	Los Angeles, CA 90038	1955	12	\$2,640,000	\$220,000



HOLLYWOOD APARTMENTS
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