

# EXECUTIVE SUMMARY

**RTI**



## HIGHLIGHTS:

**KARL NIEHAUS**  
**AMIR LASHGARI**  
**(310) 880-7900**  
**(213) 921-6292**  
**KarlNiehaus@CREI.biz**  
**www.CREI.biz**  
**01450751 - RE License**  
**01976006 - RE License**

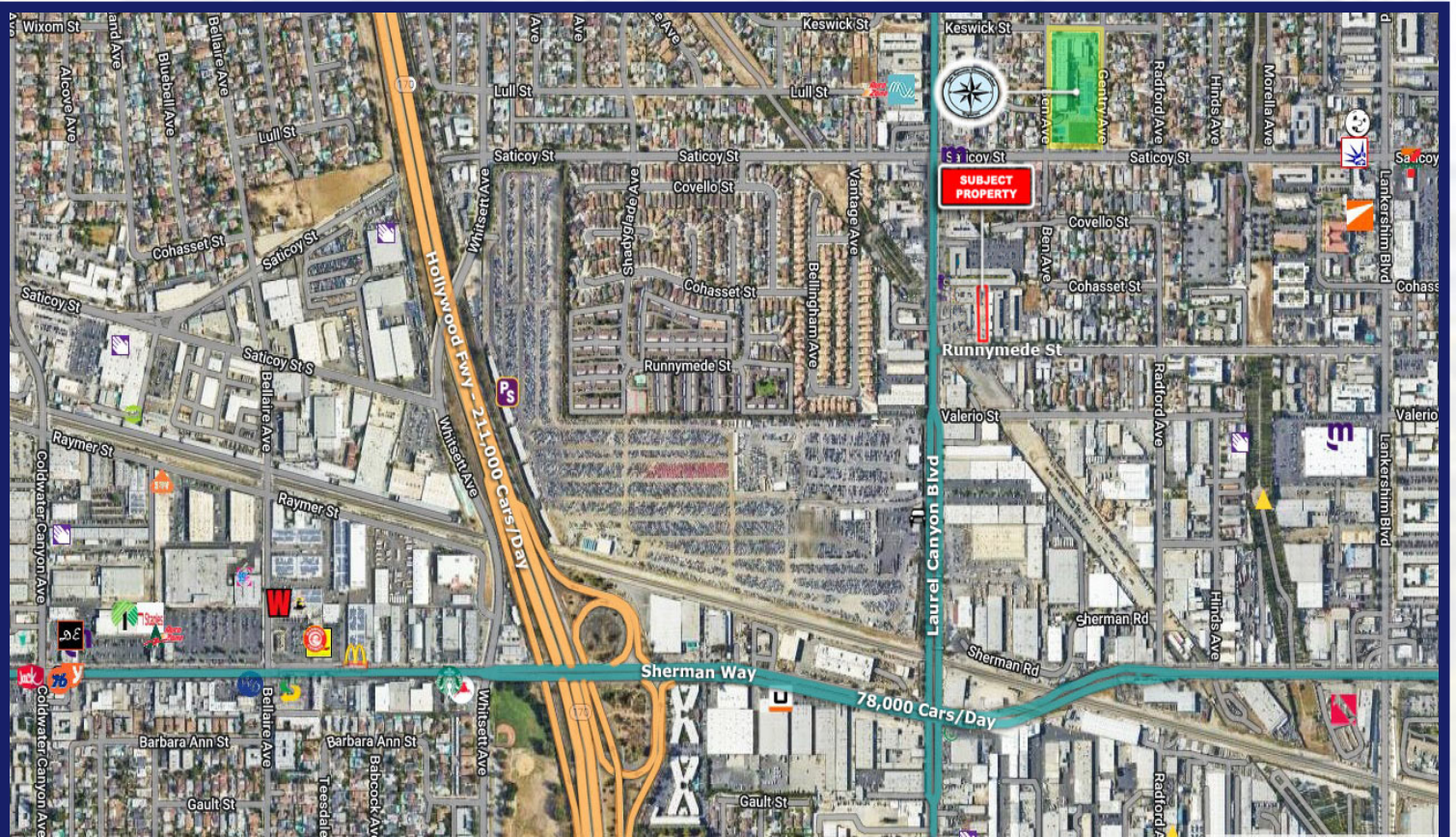
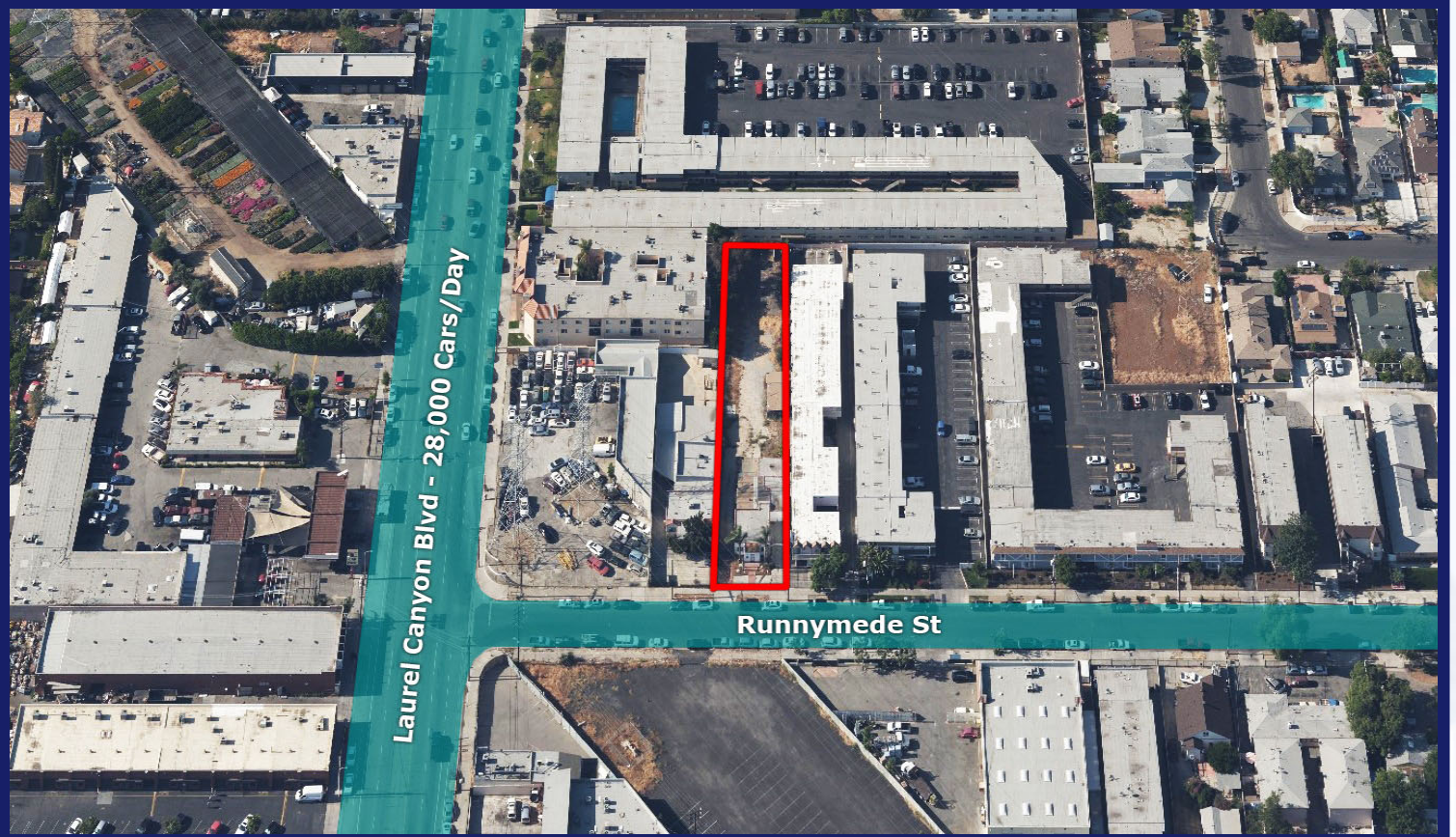
- **72 Unit RTI or up to 76 Units with 4 Potential ADUs**
- **Plan Permit paid by Seller**
- **Cost Effective 4 Story Structure with no parking: Type V-A Construction**
- **Easy Walking Access to All Amenities: 73/100 Walk Score**
- **Convenient Public Transportation: 5 Bus Lines within Blocks with Easy Connections to Orange & Red Lines to Access all parts of Los Angeles**
- **7 Grocery Stores within approximately 1/2 Mile**
- **9 Schools within approximately 1 Mile**
- **Opportunity Zone Location**

**OFFERING SUMMARY:** 12035 Runnymede offers an investor a 72 Unit RTI project, 37,800 SF building on 15,048 SF of land, which is ready to build (RTI) with Seller paying for the plan permit. The 4-story structure is entirely for 100% affordable housing. The approved plans have 66 x 1-bedroom units (avg size of 437 SF) and 6 studios (avg size of 318 SF). Estimated yearly minimum rental income is \$1,854,120 per year per Schedule 6-HCD & Schedule 1-HUD. Building amenities include a 2,800 SF roof deck, recreation room, laundry room, office and bicycle room. The roof deck offers common open space, enhancing the living experience for residents. With a walkscore of 73 out of 100 and located just off Laurel Canyon Blvd between Sherman Way & Saticoy St, the property offers easy access to all amenities and public transportation. Centrally located and blocks from 3 freeways (170, 5 & 101) residents can easily access all parts of Los Angeles.

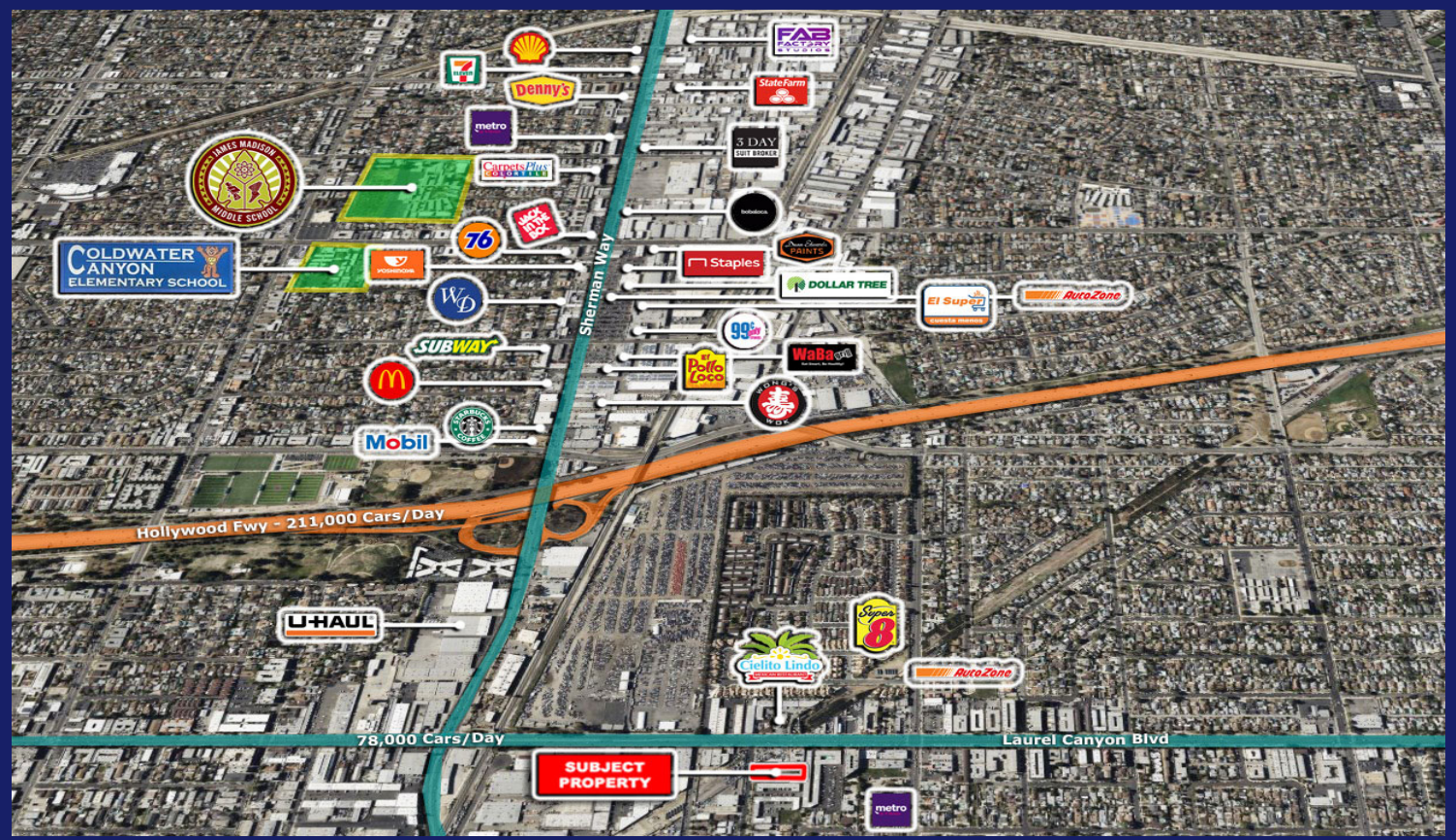
**DEMOGRAPHICS:** Dense location in need of housing. Over 36k residents within 1 mile and over 268k residents within 3 miles.

**PRICE: \$3,200,000: 72 Units - \$44,444 per Buildable, or \$42,105 Per Buildable for 76 Units**

# PROPERTY PICTURES

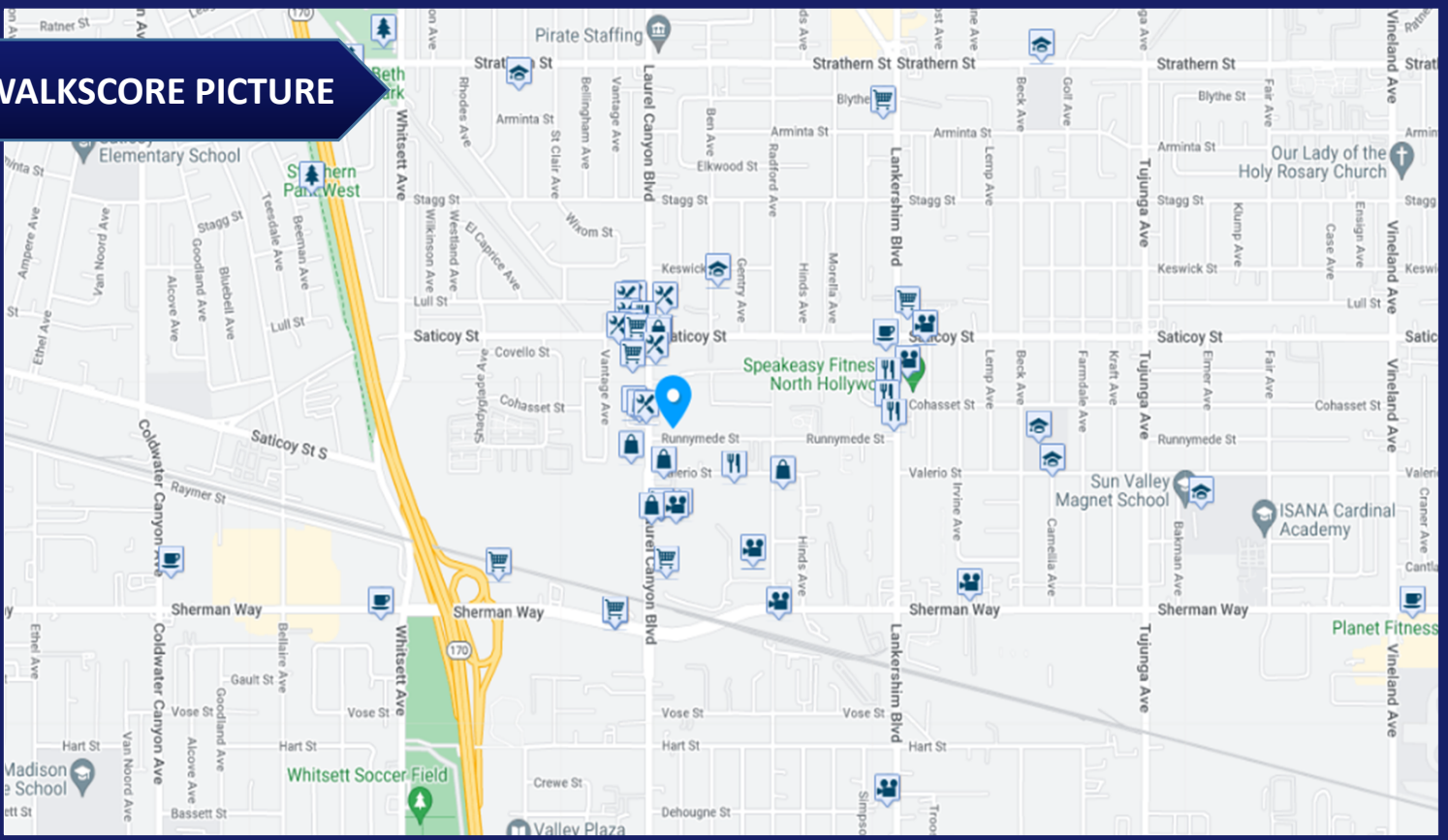


# PROPERTY PICTURES



# WALKSCORE

## WALKSCORE PICTURE



Walk Score  
**73**

Transit Score  
**47**

Bike Score  
**68**

## WALKSCORE SUMMARY

### Walk Score

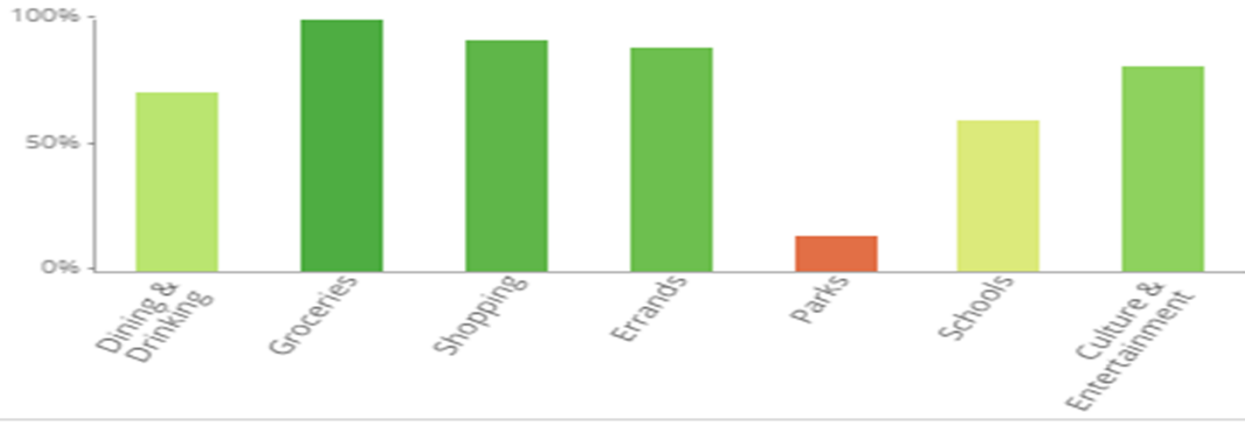
### Transit Score

### Bike Score

Score Details

What is Walk Score

The Walk Score for 12035 Runnymede Street is based on the following categories.



# BUS LINES SURROUNDING PROPERTY

5 BUS LINES WITHIN BLOCKS  
(230,169,162,152 & 224)



# PROJECT RENT ROLL

Record No.	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building
1	101	1	430.00	Manager's Unit		East Side
2	102	1	430.00	Very Low Income	HCD	East Side
3	103	1	430.00	Low Income	HUD	East Side
4	104	1	430.00	Low Income	HUD	East Side
5	105	1	430.00	Low Income	HUD	East Side
6	106	1	430.00	Moderate Income	HCD	East Side
7	107	1	480.00	Low Income	HUD	North East Corner
8	108	1	500.00	Low Income	HUD	North West Corner
9	109	1	430.00	Moderate Income	HCD	West Side
10	110	1	430.00	Low Income	HUD	West Side
11	111	1	430.00	Low Income	HUD	West Side
12	112	1	430.00	Low Income	HUD	West Side
13	113	1	430.00	Low Income	HUD	West Side
14	114	1	430.00	Moderate Income	HCD	West Side
15	115	1	430.00	Low Income	HUD	West Side
16	201	Single	325.00	Low Income	HUD	East Side
17	202	Single	310.00	Moderate Income	HCD	East Side
18	203	1	430.00	Low Income	HUD	East Side
19	204	1	430.00	Low Income	HUD	East Side
20	205	1	430.00	Low Income	HUD	East Side
21	206	1	430.00	Low Income	HUD	East Side
22	207	1	430.00	Low Income	HUD	East Side
23	208	1	430.00	Low Income	HUD	East Side
24	209	1	480.00	Low Income	HUD	North East Corner
25	210	1	500.00	Low Income	HUD	North West Corner
26	211	1	430.00	Moderate Income	HCD	West Side
27	212	1	430.00	Low Income	HUD	West Side
28	213	1	430.00	Low Income	HUD	West Side
29	214	1	430.00	Low Income	HUD	West Side
30	215	1	430.00	Moderate Income	HCD	West Side

# PROJECT RENT ROLL

Record No.	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building
31	216	1	430.00	Low Income	HUD	West Side
32	217	1	430.00	Moderate Income	HCD	West Side
33	218	1	430.00	Low Income	HUD	West Side
34	219	1	430.00	Low Income	HUD	South West Corner
35	301	Single	325.00	Low Income	HUD	East Side
36	302	Single	310.00	Low Income	HUD	East Side
37	303	1	430.00	Low Income	HUD	East Side
38	304	1	430.00	Low Income	HUD	East Side
39	305	1	430.00	Low Income	HUD	East Side
40	306	1	430.00	Low Income	HUD	East Side
41	307	1	430.00	Low Income	HUD	East Side
42	308	1	430.00	Low Income	HUD	East Side
43	309	1	480.00	Moderate Income	HCD	North East Corner
44	310	1	500.00	Low Income	HUD	North West Corner
45	311	1	430.00	Low Income	HUD	West Side
46	312	Single	325.00	Moderate Income	HUD	West Side
47	313	Single	310.00	Low Income	HUD	West Side
48	314	1	430.00	Low Income	HUD	West Side
49	315	1	430.00	Low Income	HUD	West Side
50	316	1	430.00	Low Income	HUD	West Side
51	317	1	430.00	Low Income	HUD	West Side
52	318	1	430.00	Moderate Income	HCD	West Side
53	319	1	430.00	Low Income	HUD	South West Corner
54	401	Single	325.00	Low Income	HUD	East Side
55	402	Single	310.00	Low Income	HUD	East Side
56	403	1	430.00	Moderate Income	HCD	East Side
57	404	1	430.00	Low Income	HUD	East Side
58	405	1	430.00	Moderate Income	HUD	East Side
59	406	1	430.00	Low Income	HUD	East Side
60	407	1	430.00	Low Income	HCD	East Side

# PROJECT RENT ROLL



Record No.	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	HCD or HUD	Location of Unit in Building
61	408	1	430.00	Low Income	HUD	East Side
62	409	1	480.00	Low Income	HUD	North East Corner
63	410	1	500.00	Moderate Income	HCD	North West Corner
64	411	1	430.00	Low Income	HUD	West Side
65	412	1	430.00	Low Income	HUD	West Side
66	413	1	430.00	Low Income	HUD	West Side
67	414	1	430.00	Low Income	HUD	West Side
68	415	1	430.00	Low Income	HUD	West Side
69	416	1	430.00	Low Income	HUD	West Side
70	417	1	430.00	Low Income	HUD	West Side
71	418	1	430.00	Low Income	HUD	West Side
72	419	1	430.00	Moderate Income	HCD	South West Corner

## HUD Section 8 Standard Voucher Payment Per Bedroom

Bedroom Size	Voucher Payment Standard
SRO	\$1,598
0	\$2,132
1	\$2,407
2	\$3,052



# DEMOGRAPHIC SUMMARY

## DEMOGRAPHICS BY 5-MILE RADIUS



AVERAGE HH INCOME

**\$96,833**



POPULATION

**712,478**



HOUSEHOLDS

**246,394**



OWNER-OCCUPIED HOUSING

**86,588**



RENTER-OCCUPIED HOUSING

**152,375**



BUSSINESSES

**36,821**

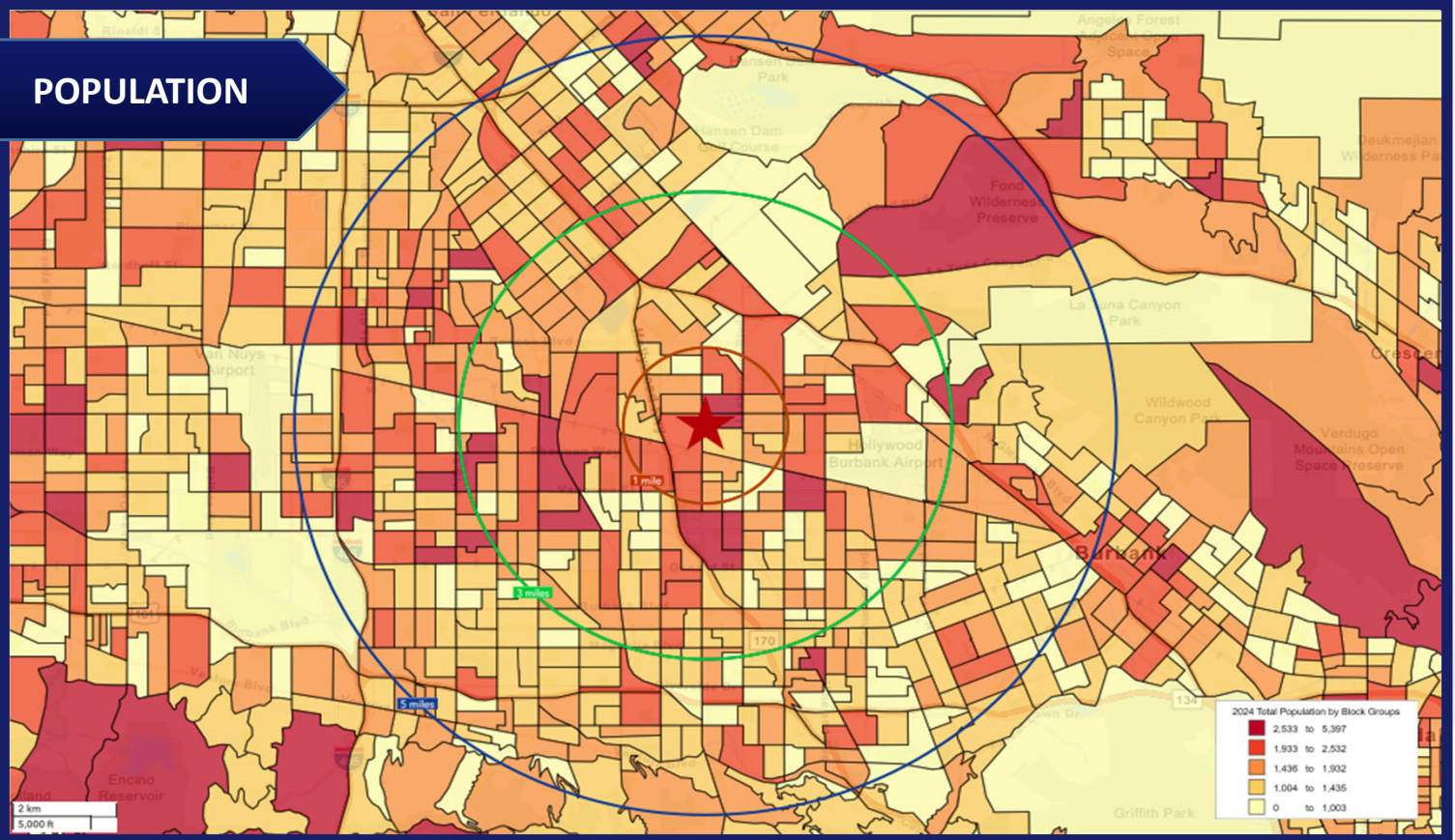
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	126,988	728,805	1,883,798
2024 POPULATION	123,911	712,478	1,847,616
2029 POPULATION PROJECTION	120,303	692,003	1,796,066
ANNUAL GROWTH 2020-2024	-0.6%	-0.6%	-0.5%
ANNUAL GROWTH 2024-2029	-0.6%	-0.6%	-0.6%
MEDIAN AGE	37.7	38	39.5

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	\$80,630	\$96,833	\$107,319
MEDIAN HH INCOME	\$57,889	\$71,273	\$78,541

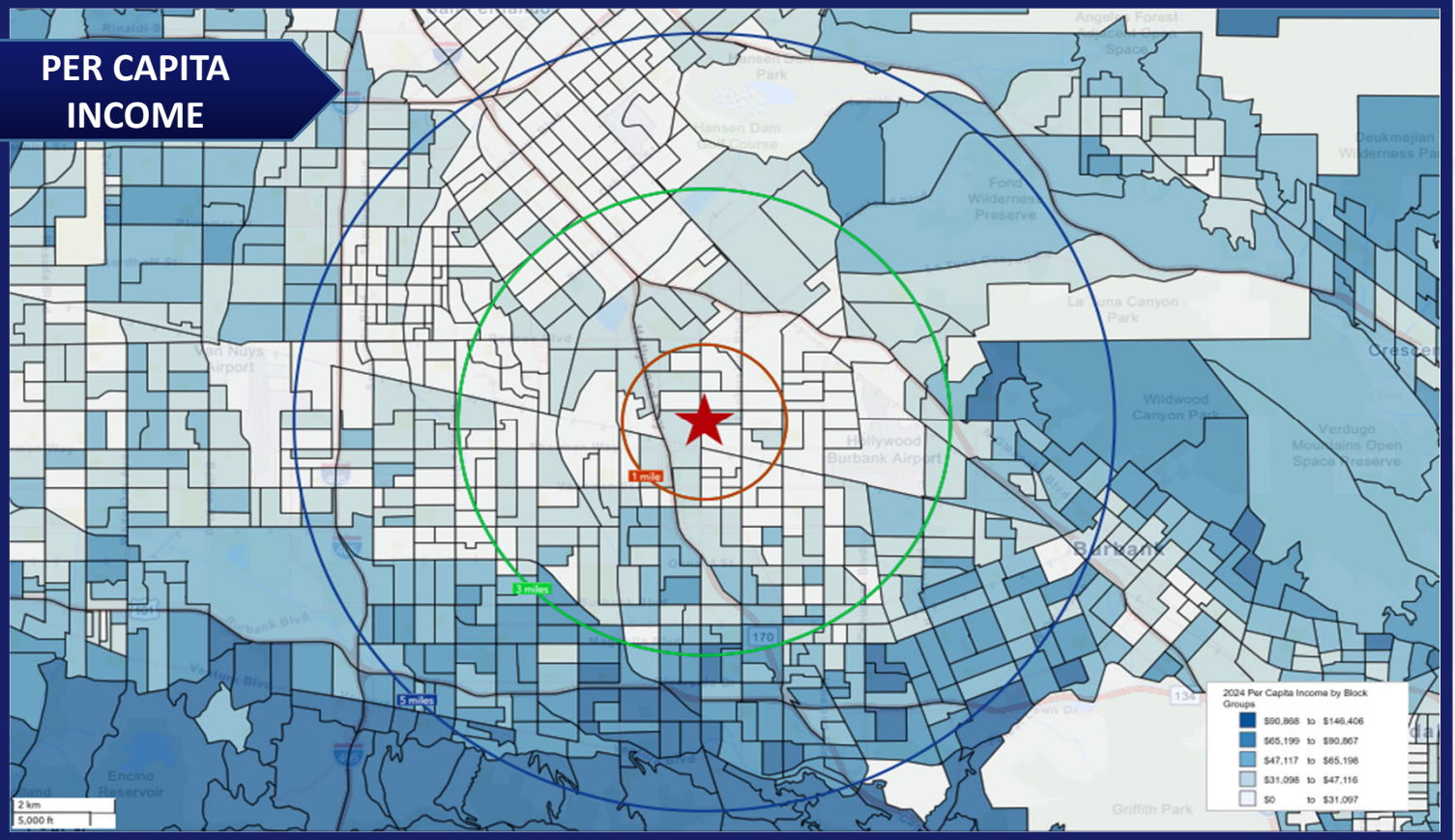
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	38,996	253,152	703,268
2024 HOUSEHOLDS	37,708	246,394	688,414
2029 HOUSEHOLDS	36,523	238,963	668,445

# DEMOGRAPHICS

## POPULATION

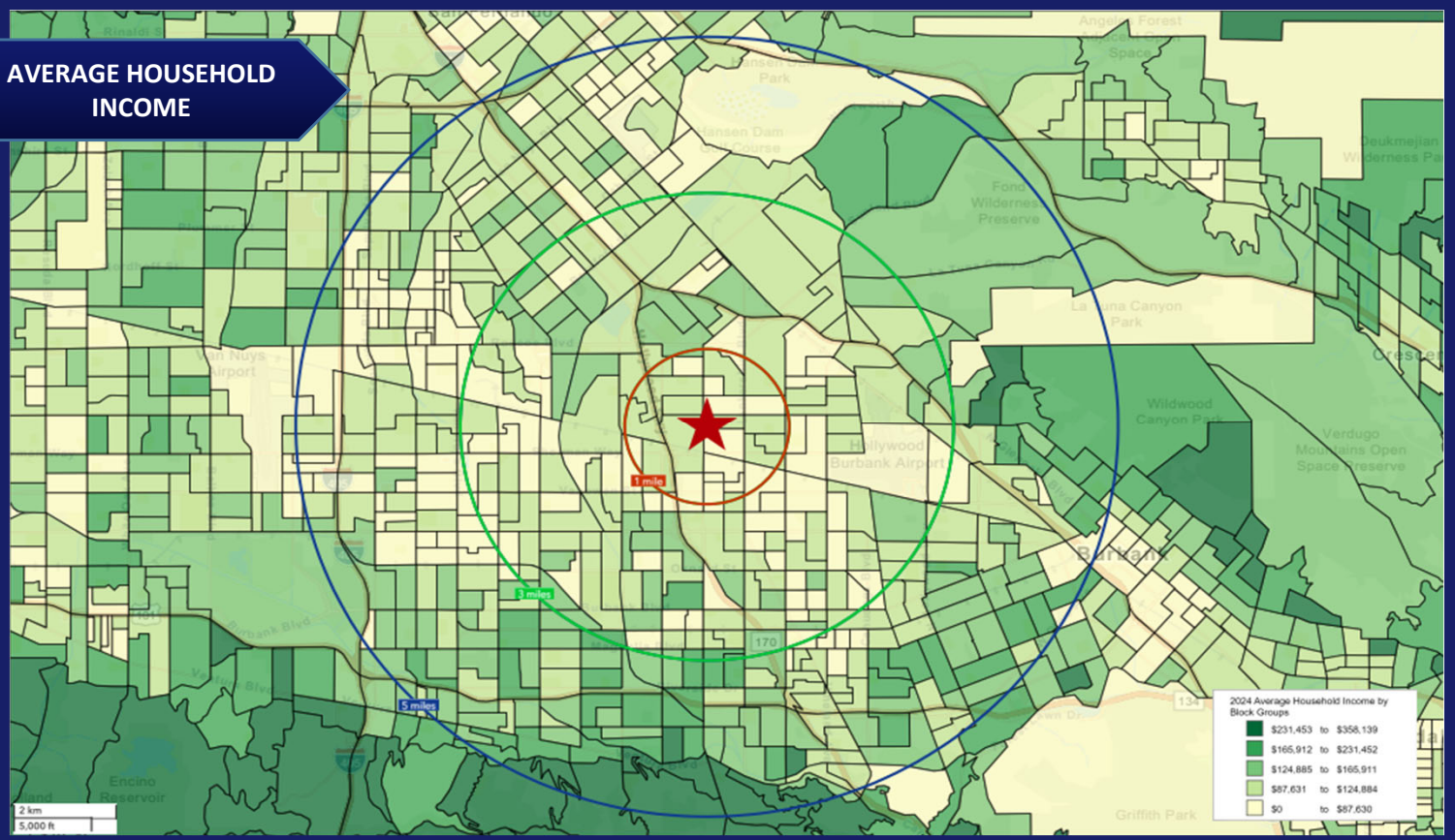


## PER CAPITA INCOME

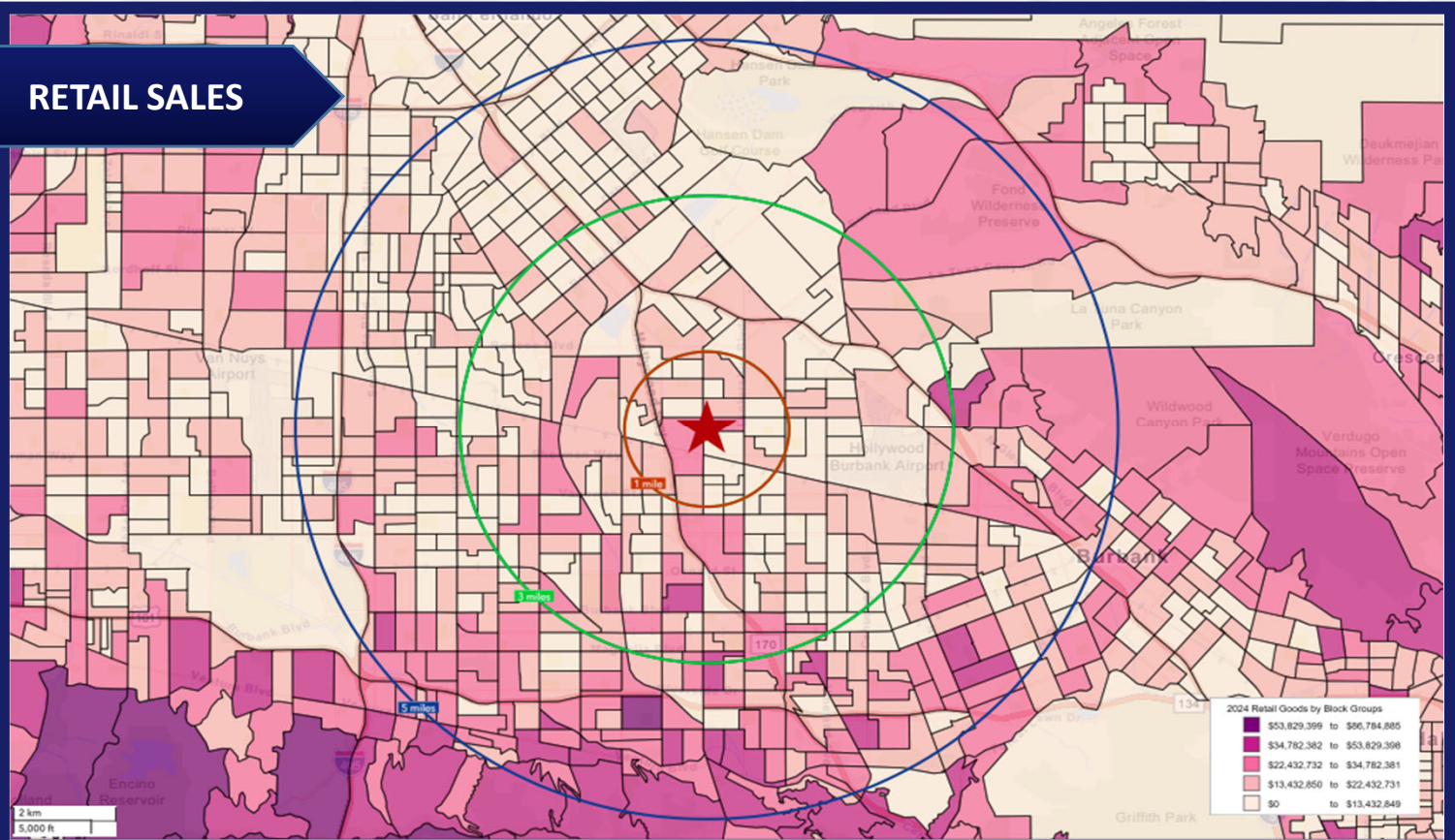


# DEMOGRAPHICS

## AVERAGE HOUSEHOLD INCOME

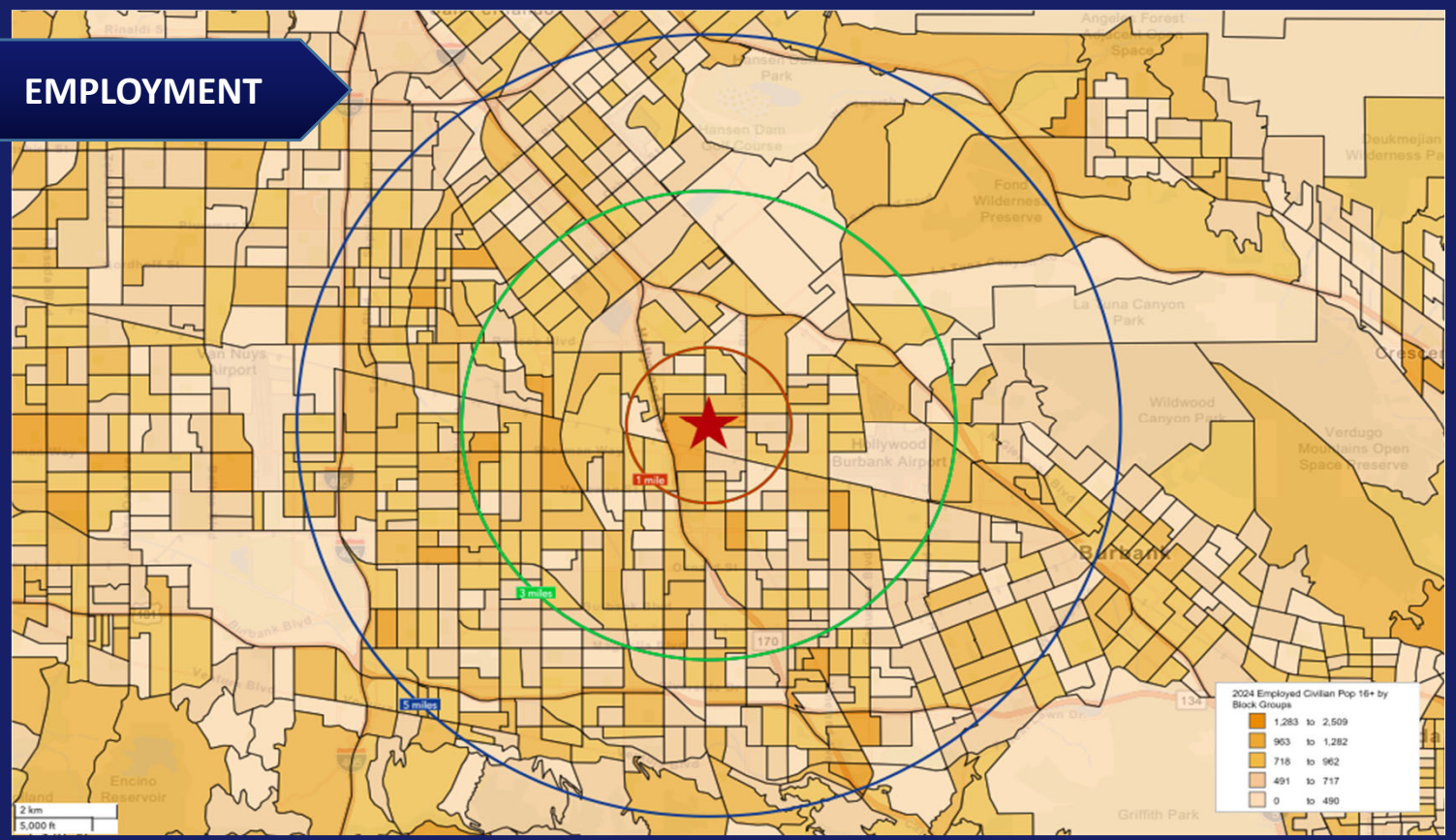


## RETAIL SALES

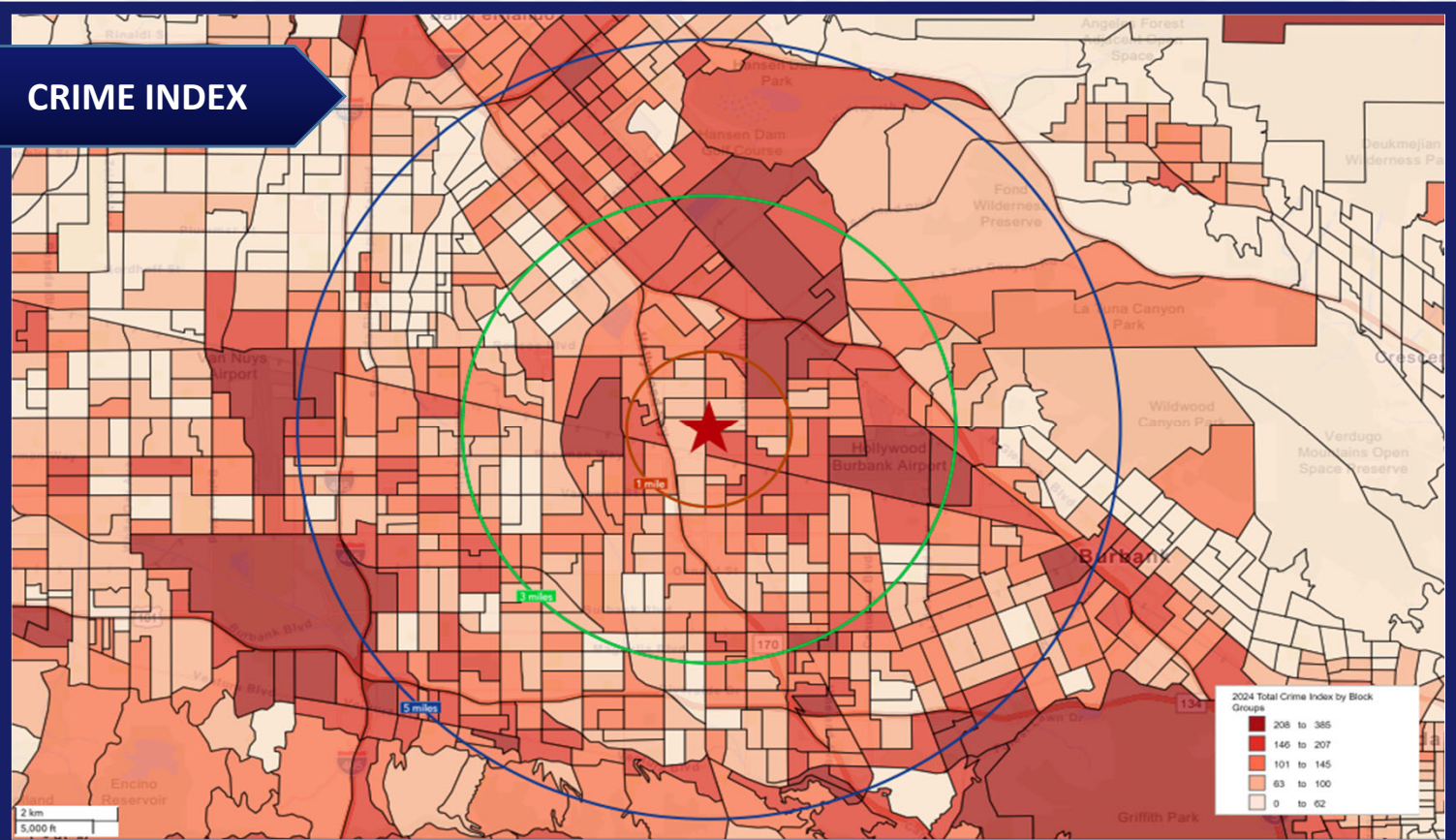


# DEMOGRAPHICS

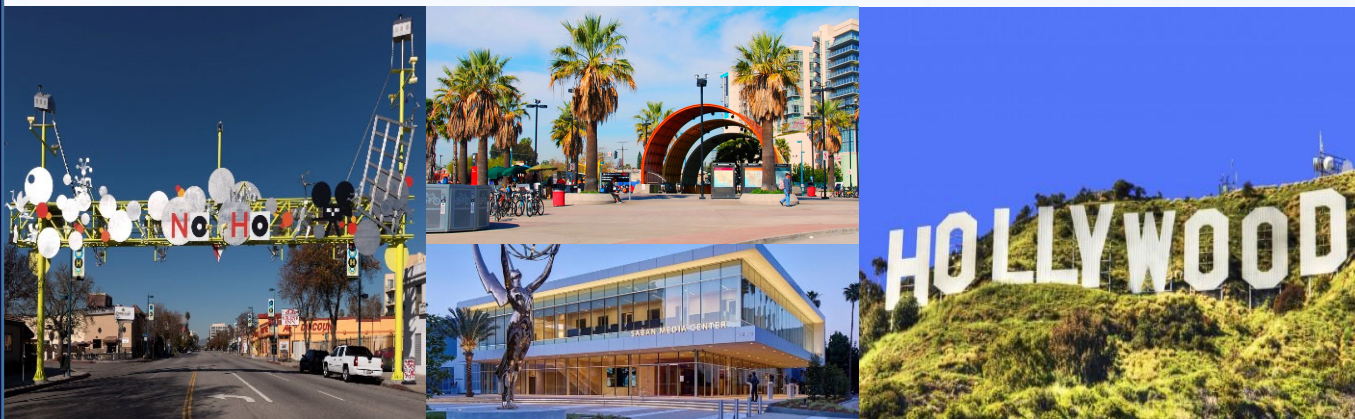
## EMPLOYMENT



## CRIME INDEX



# AREA OVERVIEW



## Numerous Neighborhoods To Explore

North Hollywood is home to many unique neighborhoods with diverse characteristics. From NoHo Arts District which is always bustling to Valley Village which is considered family friendly, you will find something that matches your way of life here. Visiting these enclaves offers a delightful experience thanks to the special shops, eateries, and cultural centers found there. NoHo Arts District boasts street art galleries and live theaters while Valley Village feels more suburban due to its tree-lined streets and parks. Both are booming with businesses and growth.

## Hub Of Arts And Entertainment

North Hollywood's arts and entertainment scene can comfortably compete with other major cultural centers across the world. It showcases over 20 live theaters in the area that host internationally renowned companies like The Road Theatre Company and The Group Rep as well as music venues such as The Federal Bar and HQ Gastropub where local musicians perform.



## THE VALLEY PLAZA PARK

includes an auditorium, barbecue pits, a lighted baseball diamond, lighted outdoor basketball courts, a children's play area, a 40-person community room, a lighted American football field, an indoor gymnasium without weights, an outdoor gymnasium without weights, picnic tables, lighted tennis courts, and unlighted volleyball courts. Nearby, the Jamie Beth Slaven Park is an unstaffed pocket park with unlighted outdoor basketball courts, a children's play area, and picnic tables.

## NOHO WEST

is a mixed-use complex in North Hollywood, Los Angeles. Developed on the 25-acre site of the former Laurel Plaza regional shopping mall, NoHo West includes residential units, commercial offices and pedestrian-oriented shops and restaurants. Groundbreaking for the development began in April 2017. Major retail tenants that were announced prior to opening included 24 Hour Fitness, Regal Cinemas, Old Navy, and Trader Joe's.

