

SYCAMORE HOUSE

1321 NORTH SYCAMORE AVENUE
Los Angeles, CA 90028

AVISON
YOUNG

BEST HOLLYWOOD LOCATION
39 UNITS



AVISON
YOUNG

CONTACTS

CHASE GORDON

323.603.5045

CHASE.GORDON@AVISONYOUNG.COM

CA LICENSE #01914803

CHRISTOPHER BONBRIGHT

323.603.5093

CHRIS.BONBRIGHT@AVISONYOUNG.COM

CA LICENSE #00823957

SYCAMORE HOUSE

1321 NORTH SYCAMORE AVENUE
HOLLYWOOD

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INVESTMENT OVERVIEW

\$17,500,000

OFFERING PRICE

\$448,718

PRICE PER UNIT

\$544.81

PRICE PER SF

5.30%

MARKET CAP RATE

13.56

MARKET GRM

PROPERTY INFORMATION

UNITS	39
NET RENTABLE SF	± 32,121 SF
LOT SIZE	± 16,075 SF (0.37 AC)
YEAR BUILT	1987
APN	5548-022-064
ZONING	LA RD1.5

THE OPPORTUNITY

Sycamore House located at 1321 North Sycamore Avenue is a 32,121 square foot apartment building comprised of 39 units (6x Studio, 15x 1Bd/1Ba, 3x 2Bd/2Ba and 15x 2Bd/Ba) on 16,075 square feet of land. It is comprised of three stories with an additional parking level below-grade.

The Property is located one block east of La Brea Avenue, a major regional corridor, and one block north of the West Hollywood border with easy access to Hollywood, Beverly Hills and the San Fernando Valley. This is an historically strong submarket for residential properties with an enticing mix of retail and dining options nearby, particularly in the Sycamore District.

The Subject Property was constructed in 1987 and, as such, is a non-rent controlled asset. It was fully renovated in 2013 and units feature a number of highly-desirable improvements including quartz countertops, stainless steel sinks, white tile backsplashes and high-end wood plank flooring. The common areas feature a fitness center with dry sauna, fireside lounge, gas barbecue and laundry facilities on each floor.

Currently operating as a student housing facility for the American Academy of Dramatic Arts (AADA), an accredited university, the Property has the advantage of no existing leaseholds or tenant issues. The Property will be delivered approximately fifty percent vacant at the close of escrow, with the remaining half leased at market rates by AADA through July 2025. This will provide a buyer with the opportunity to renovate or lease up the vacant spaces and achieve market rates well within the first year of operation.



INVESTMENT HIGHLIGHTS

- ◆ Renovated, Non-Rent Controlled Asset Between Two of Los Angeles' Most Coveted Submarkets – Hollywood and West Hollywood
- ◆ Core-Plus Asset
- ◆ Approximately \$1M in CapEx Spent over the Last Ten Years
- ◆ Stainless Steel Appliances, Quartz Countertops, Wood Flooring, Trespa Wood Balconies, Glass Front Lobby, Fitness Center, Bright Central Lightwell, Outdoor Dining Area
- ◆ Near Immediate Ability to Bring Full Market Rents to All Units
- ◆ Micro-Market Incredibly Rich in Cultural and Entertainment Amenities
- ◆ Proximate to Numerous Mass Transit Options
- ◆ Easily Accessible from Most of the Los Angeles Basin
- ◆ Exceptional 65 Stall Parking for 39 Units/57 Bedrooms
- ◆ Laundry Facilities on Every Floor



PROPERTY SUMMARY

DESCRIPTION

ADDRESS	1321 N. Sycamore Avenue Los Angeles, CA 90028
BUILDING SIZE	± 32,121 SF
LAND SIZE	± 16,075 SF (0.37 AC)
APN	5548-022-064
ZONING	LA RD1.5-1XL
YEAR BUILT	1987 (Renovated 2013)
# OF UNITS	39
STORIES	3 levels over parking
AVG. UNIT SIZE	705 SF
PARKING SPACES	70 Stalls

UTILITIES

UTILITY	COMPANY	PAID BY
Electric	LADWP	Tenant
Water/Sewer	LADWP	Tenant
Internet	Various	Tenant
Gas	SoCal Gas	Tenant

*Current operations indicate that the tenant is responsible for all unit utility costs with water, sewer and trash charges reimbursed via RUBS.

UNIT MIX

FLOOR PLAN	SF	# UNITS	%
STUDIO	520	6	15.4%
1 BD/1 BA	550	6	15.4%
1 BD/1BA - LG	620	9	23.1%
2 BD/1 BA	770	3	7.7%
2 BD/2BA	850	9	23.1%
2 BD/2BA - LG	920	6	15.4%
TOTAL/AVERAGE	705	39	100%

COMMUNITY AMENITIES

- Common area include updated lobby, patios / bbq areas, terrace, upgraded courtyards, fitness center with dry sauna, on-site laundry, dog washing station and leasing office.
- The exterior received new signage, new balcony wood panels, and upgraded landscaping and lighting.
- The property features interior stairwells and one elevator.

UNIT INTERIOR FEATURES

- All unit interiors have been renovated.
- Improvements include stainless steel appliances, quartz countertops, tile back splash, upgraded hardware and lighting fixtures, new cabinetry, wood-style vinyl plank flooring in kitchen and living areas, and new carpeting in bedrooms.

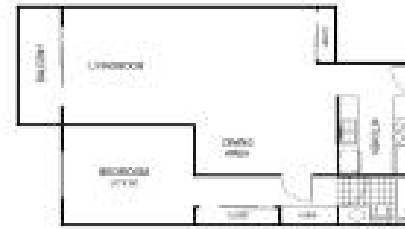
FLOOR PLANS



STUDIO
APPROX: 520 AVG SQ. FT



1 BR
APPROX: 620 AVG SQ. FT



1 BR
APPROX: 620 AVG SQ. FT



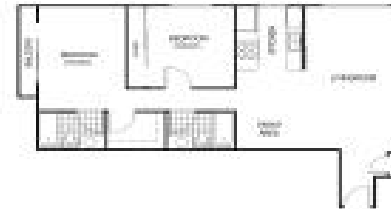
2 BR
APPROX: 770 AVG SQ. FT



2 BR
APPROX: 850 AVG SQ. FT



2 BR
APPROX: 850 AVG SQ. FT



2 BR
APPROX: 850 AVG SQ. FT



2 BR
APPROX: 920 AVG SQ. FT



FOUNTAIN AVENUE

N. LA BREA AVENUE

SYCAMORE AVENUE



THE NEIGHBORHOOD

For those in the know, Sycamore Avenue is the hippest, most ascendant neighborhood in Los Angeles. Located on the west end of Hollywood's Media District, this area has its own unique personality favored by trendsetters, influencers and tastemakers alike. With influential office users like Beyonce's management and SiriusXM, numerous prestigious art galleries and all manner of shopping and dining, there are amenities abound. Enjoy dining at Sightglass Coffee, Tartine, Mizlala, Mr. T and Gigi's just a few walkable blocks to the south, or the convenience of the West Hollywood Gateway project just to the west with Best Buy and Target. While you are out and about, shop at luxury fashion, fine jewelry and furniture designers Just One Eye, Nili Lotan, Officine Generale and Jacques Marie Mage, check out Jeffrey Deitch Gallery or buy a few records at Supervinyl, all a short stroll from your front door.



Sycamore Square

Located just east of La Brea, the 900 Block of N. Sycamore has become a eclectic collection of chic eateries, upscale boutiques and other unique services.



TARTINE

JACQUES MARIE MAGE
LOS ANGELES



MIZ

LA
LA

brella

NSF

Jeffrey
Deitch



PARIS

II pause

SUPERVINYL

FORMULA FIG



RetroSpecs & Co.



1231
N. Sycamore Ave.

Hollywood &
Highland

Sunset
Gower

Sunset
Bronson

Television
Center

Echelon
Studio

Red
Studios

Echelon
Studios

the Lot

Sycamore
Square

Echelon
Studios

Milk
Studios

Beverly
Center

Television
City



AVISON
YOUNG



FINANCIAL SUMMARY

PRICING SUMMARY

Price	\$17,500,000
Down Payment (100%)	\$17,500,000
Number of Units	39
Price Per Unit	\$448,717.95
Current GRM	27.12
Market GRM	13.56
Current Cap	1.83%
Market Cap	5.30%
Gross SF	32,121
Cost Per Gross SF	\$544.81

OPERATING DATA

		Current		Market
Scheduled Gross Income		\$645,300		\$1,290,600
Vacancy Rate Reserve	3%	(\$19,359)	3%	(\$38,718)
Gross Operating Income		\$625,941		\$1,251,882
Expenses	47%	\$305,174	25%	\$324,533
Net Operating Income		\$320,767		\$927,349
Pre-Tax Cash Flows		\$320,767		\$927,349
Total Return Before Taxes	1.83%	\$320,767	5.30%	\$927,349

EXPENSES

	Current	Market
Taxes	\$214,765	\$214,765
Insurance	\$8,775	\$8,775
Utilities	\$0	\$0
Main. & Repairs	\$8,775	\$8,775
Off-Site Management	\$19,359	\$38,718
On-Site Manager	\$30,000	\$30,000
Landscaping	\$4,000	\$4,000
Misc. + Reserves	\$19,500	\$19,500
Total Expenses	\$305,174	\$324,533
Expenses Per SF	\$9.50	\$10.10
Expenses Per Unit	\$7,825	\$8,321

UNIT MIX & RENTS

			AT-CLOSE						MARKET						
Number of Units	Unit Type	±Sq. Ft.	Rental Range			Average Rent Per Unit	Average Rent Per SF	Monthly Income*	Rental Range			Average Rent Per Unit	Average Rent Per SF	Monthly Income	Loss to Lease
									25th	Median	75th				
6	Studio	520	-	\$2,050	-	\$2,050	\$3.94	\$6,150	\$1,639	\$1,995	\$2,438	\$2,050	\$3.94	\$12,300	-50.0%
6	1Bd/1Ba	550	-	\$2,350	-	\$2,350	\$4.27	\$7,050	\$1,994	\$2,350	\$2,724	\$2,350	\$4.27	\$14,100	-50.0%
9	1Bd/1Ba - LG	620	-	\$2,500	-	\$2,500	\$4.03	\$11,250	\$1,994	\$2,350	\$2,724	\$2,500	\$4.03	\$22,500	-50.0%
3	2Bd/1Ba	770	-	\$2,650	-	\$2,650	\$3.44	\$3,975	\$2,155	\$2,550	\$3,150	\$2,650	\$3.44	\$7,950	-50.0%
9	2Bd/2Ba	850	-	\$3,300	-	\$3,300	\$3.88	\$14,850	\$2,886	\$3,395	\$3,937	\$3,300	\$3.88	\$29,700	-50.0%
6	2Bd/2Ba - LG	920	-	\$3,500	-	\$3,500	\$3.80	\$10,500	\$2,886	\$3,395	\$3,937	\$3,500	\$3.80	\$21,000	-50.0%
39		27,480				\$1,378.85	\$1.96	\$53,775				\$2,757.69	\$3.91	\$107,550	

*Seller will deliver estimated 50% of units vacant at COE, remaining 50% will be leased back by seller through July 2025 at market rates.

RENT COMPARABLES

STUDIO RENTS

Address	SF	MONTHLY RENT	RENT/SF
1339 N Sycamore Avenue	600	\$1,795.00	\$2.99
1339 N Sycamore Avenue	600	\$1,845.00	\$3.08
1335 N La Brea Avenue	500	\$1,695.00	\$3.39
1234 N La Brea Avenue	681	\$2,298.00	\$3.37
1302 N Detroit Street	510	\$1,595.00	\$3.13
1207 N Orange Drive	440	\$1,395.00	\$3.17
7156 Lexington Avenue	400	\$1,900.00	\$4.75
6827 Leland Way	500	\$1,450.00	\$2.90
1411 N Highland Avenue	541	\$2,594.00	\$4.79
1425 N Alta Vista Blvd.	578	\$2,250.00	\$3.89
1411 N Highland Avenue	541	\$2,713.00	\$5.01
1340 N Poinsettia Place	500	\$1,966.00	\$3.93
7044 Lanewood Avenue	595	\$1,698.00	\$2.85
1530 N Detroit Street	797	\$2,012.00	\$2.52
6933 Santa Monica Blvd.	505	\$2,438.00	\$4.83
7111 Santa Monica Blvd.	682	\$2,496.00	\$3.66
7141 Santa Monica Blvd.	761	\$2,514.00	\$3.30
7141 Santa Monica Blvd.	690	\$3,484.00	\$5.05
1114 N Poinsettia Place	495	\$1,495.00	\$3.02
7141 Santa Monica Blvd.	674	\$3,054.00	\$4.53
7141 Santa Monica Blvd.	589	\$2,700.00	\$4.58
7045 Lanewood Avenue	547	\$2,077.00	\$3.80
Averages 578		\$2,157.45	\$3.75

1 + 1 RENTS

Address	SF	MONTHLY RENT	RENT/SF
1320 N Sycamore Avenue	620	\$2,245.00	\$3.62
1345 N Orange Street	682	\$1,895.00	\$2.78
1234 N La Brea Avenue	743	\$2,555.00	\$3.44
1234 N La Brea Avenue	996	\$3,127.00	\$3.14
1234 N La Brea Avenue	833	\$2,887.00	\$3.47
1234 N La Brea Avenue	768	\$2,545.00	\$3.31
1351 N Orange Drive	760	\$2,800.00	\$3.68
1260 N Detroit Street	590	\$2,600.00	\$4.41
1256 N Detroit Street	800	\$2,825.00	\$3.53
1309 N Detroit Street	600	\$1,750.00	\$2.92
1221 N Detroit Street	675	\$2,195.00	\$3.25
1253 N Mansfield Avenue	700	\$1,995.00	\$2.85
1348 1/2 N Formosa Avenue	850	\$3,295.00	\$3.88
1318 N Mansfield Avenue	687	\$2,130.00	\$3.10
1318 N Mansfield Avenue	687	\$1,265.00	\$1.84
1446 N Detroit Street	622	\$2,695.00	\$4.33
1218 N Mansfield Avenue	610	\$1,995.00	\$3.27
1233 N Citrus Avenue	410	\$3,000.00	\$7.32
1260 N Citrus Avenue	545	\$2,495.00	\$4.58
1200 N Mansfield Avenue	650	\$2,025.00	\$3.12
7219 Hampton Avenue	550	\$2,695.00	\$4.90
Averages 685		\$2,429.24	\$3.65

RENT COMPARABLES

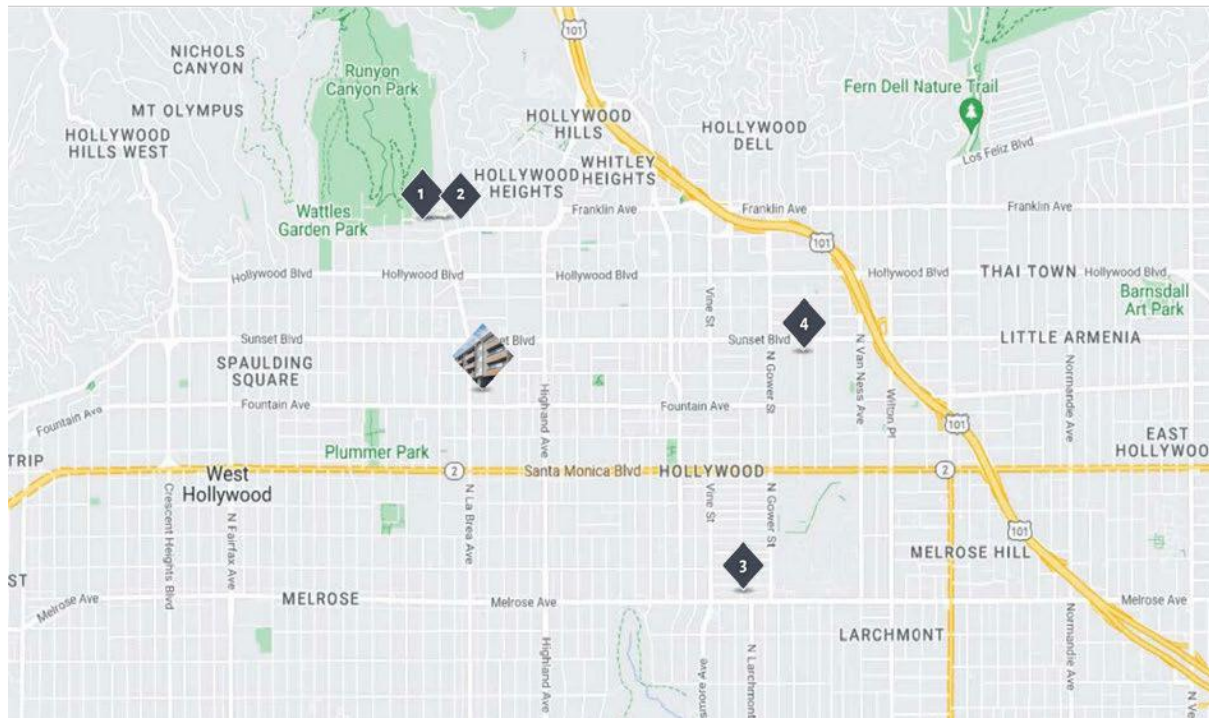
2 + 1 RENTS

Address	SF	MONTHLY RENT	RENT/SF
1320 N Sycamore Avenue	770	\$2,595.00	\$3.37
1340 N Poinsettia Place	975	\$2,700.00	\$2.77
7044 Lanewood Avenue	995	\$2,298.00	\$2.31
1425 N Alta Vista Blvd.	750	\$2,000.00	\$2.67
6933 Santa Monica Blvd.	760	\$3,997.00	\$5.26
6933 Santa Monica Blvd.	720	\$3,807.00	\$5.29
1351N Las Palmas Avenue	1100	\$2,550.00	\$2.32
1643 N Formosa Avenue	900	\$2,350.00	\$2.61
7200 Hollywood Blvd.	918	\$3,099.00	\$3.38
7230 Franklin Avenue	905	\$2,950.00	\$3.26
1530 Cassil Place	533	\$2,395.00	\$4.49
1530 Cassil Place	503	\$2,395.00	\$4.76
1135 N Hudson Avenue	1000	\$3,495.00	\$3.50
6520 DeLongpre Avenue	775	\$2,337.00	\$3.02
1645 N Vista Street	900	\$2,550.00	\$2.83
1653 N Vista Street	950	\$2,450.00	\$2.58
7456 Hollywood Blvd.	850	\$2,550.00	\$3.00
1173 N Curson Avenue	750	\$2,650.00	\$3.53
Averages	836	\$2,731.56	\$3.39

2 + 2 RENTS

Address	SF	MONTHLY RENT	RENT/SF
1320 N Sycamore Avenue	770	\$2,995.00	\$3.89
1234 N La Brea Avenue	1127	\$3,813.00	\$3.38
1234 N La Brea Avenue	1053	\$3,525.00	\$3.35
1234 N La Brea Avenue	1230	\$4,089.00	\$3.32
1318 N Mansfield Avenue	784	\$2,530.00	\$3.23
1318 N Mansfield Avenue	784	\$2,830.00	\$3.61
1446 N Detroit Street	925	\$3,495.00	\$3.78
1446 N Detroit Street	858	\$3,395.00	\$3.96
1446 N Detroit Street	900	\$3,395.00	\$3.77
1148 N Detroit Street	2100	\$9,975.00	\$4.75
1231 N Formosa Avenue	850	\$2,595.00	\$3.05
1231 N Formosa Avenue	800	\$2,695.00	\$3.37
1233 N Citrus Avenue	750	\$4,500.00	\$6.00
1420 N Alta Vista Blvd.	968	\$2,550.00	\$2.63
1235 N Citrus Avenue	1150	\$4,500.00	\$3.91
1460 N Mansfield Avenue	966	\$2,400.00	\$2.48
1440 N Alta Vista Blvd.	1057	\$3,400.00	\$3.22
1411 N Highland Avenue	998	\$4,085.00	\$4.09
1340 N Poinsettia Place	650	\$2,718.00	\$4.18
1411 N Highland Avenue	1287	\$5,145.00	\$4.00
1411 N Highland Avenue	1387	\$4,460.00	\$3.22
7020 Landwood Avenue	1066	\$2,795.00	\$2.62
Averages	1021	\$3,722.05	\$3.63

SALES COMPARABLES



SUBJECT PROPERTY



Sycamore House

1321 N Sycamore Ave

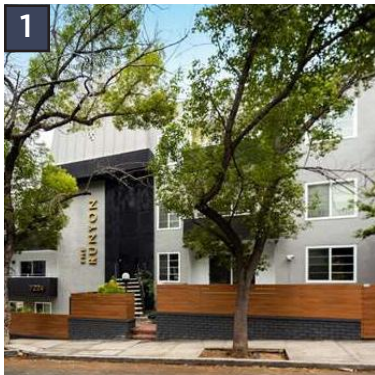
Units: 39

Completed: 1987/2013

Price: \$17,500,000

Price/Unit: \$448,718/Unit

Cap Rate: 5.30%



The Runyon

7224 Hillside Ave

Units: 39

Completed: 1961

Sale Date: November 2022

Price: \$19,600,000

Price/Unit: \$502,564/Unit

Cap Rate: 4.01%



1820 La Brea

1820 N La Brea Ave

Units: 10

Completed: 1955

Sale Date: August 2022

Price: \$4,550,000

Price/Unit: \$455,000/Unit

Cap Rate: 4.60%



The LC

710 N El Centro Ave

Units: 84

Completed: 2015

Sale Date: January 2023

Price: \$46,500,000

Price/Unit: \$553,571/Unit



LA 1440

1440 Gordon Street

Units: 41

Completed: 2020

Sale Date: November 2022

Price: \$18,329,412

Price/Unit: \$447,059/Unit

DISCLAIMER

This confidential Offering Memorandum (this “Memorandum”) is being delivered subject to the terms of the Confidentiality Agreement personally signed by you (the “Confidentiality Agreement”) and constitutes part of the Evaluation Material (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible acquisition of 1321 North Sycamore Avenue and is not to be used for any other purpose or made available to any other party without the prior written consent of the “Owner” or Avison Young (“Broker”).

This Memorandum was prepared by the Broker based on information supplied by the Owner and the Broker. It contains selected information about the Property and the real estate market but does not contain all the information necessary to evaluate the acquisition of the Property. The information contained herein (or in any other “Evaluation Material”, including any files distributed to you via email from Broker) are for general reference only. They are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

While the information contained in this Memorandum and any other Evaluation Material is believed to be reliable, neither Broker nor Owner guarantees its accuracy or completeness. Because of the foregoing, a prospective investor must make its own independent investigations, projections and conclusions regarding the Property without reliance on this Memorandum or any other information or materials provided including the Evaluation Material. Although additional Evaluation Material may be provided to qualified parties as the marketing progresses, prospective investors should not rely on its accuracy or completeness without seeking advice from their own attorneys, accountants, and engineering and environmental experts.

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