



**5012 CLINTON ST.
LOS ANGELES, CA 90004**
**24 unit Apartment or Development
Opportunity**

OFFERING MEMORANDUM

Offering Price: \$8,395,000

Sale Subject to Court Confirmation. Call agent for details.



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Sale Subject to Court Confirmation. Contact Phil Seymour for details.

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INVESTMENT OVERVIEW

Predominantly market rents. Beautiful large courtyard style building. 14 two bedroom units and 10 one bedroom units, for a total of 24 units. Four 2nd floor units with balconies/ two units with patios. All units have formal dining rooms or dining areas with wainscoting. Living rooms with hardwood floors and tiled floors in kitchen and bathrooms. Full baths with tub and shower. Individual hot water heaters. Tenants pay for electric and gas. No laundry contract / building owns washers and dryers and the majority of the refrigerators. Building is 100% occupied and is subject to LA Rent Control. 24 covered parking spaces.

Development Opportunity/ Cash-flow while obtaining entitlements Zoned LAR3

36,587 Sq. Ft.

Density Bonus for "very low, low & mod income allocation" (See Principal to Principal Comparables)



INVESTMENT HIGHLIGHTS

- » Prime Location between Melrose to the North and Beverly Blvd. to the South and one block East of Wilton Place
- » Access to Downtown LA by way of Beverly Blvd. and just South of the 101 Freeway
- » Minutes to Koreatown with its trend-setting hotels, luxury spas, karaoke bars, and cocktail lounges.
- » Minutes to Larchmont Village & the center of Hollywood (Sunset & Vine)
- » Transitional Neighborhood, experiencing rise in new multi-family developments



Walk Score®

5012 Clinton Street

Greater Wilshire, Los Angeles, 90004

Commute to **Downtown West Hollywood**

6 min 16 min 12 min 42 min View Routes

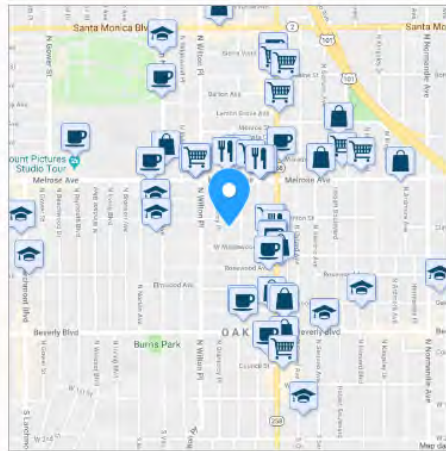
- Favorite
- Map
- Nearby Apartments

[More about 5012 Clinton Street](#)

Walk Score 88 **Very Walkable**
Most errands can be accomplished on foot.

Transit Score 55 **Good Transit**
Many nearby public transportation options.

Bike Score 66 **Bikeable**



[About your score](#)
[Add scores to your site](#)

Greater Wilshire Neighborhood

5012 Clinton Street is in the Greater Wilshire neighborhood. Greater Wilshire is the 13th most walkable neighborhood in **Los Angeles** with a neighborhood Walk Score of 84.

Moving to Los Angeles from another city? View our [moving to Los Angeles guide](#).

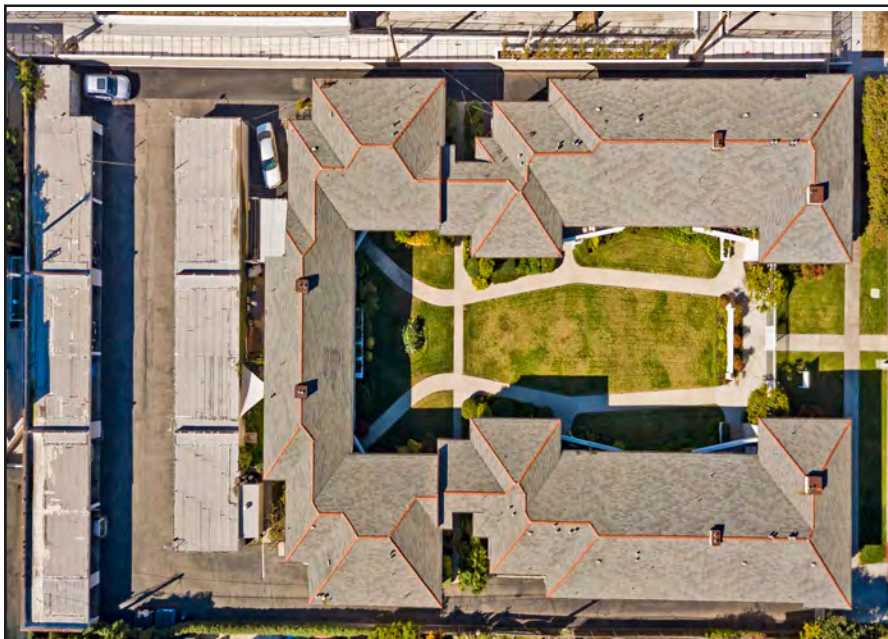


About this Location

5012 Clinton Street has a Walk Score of 88 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the Greater Wilshire neighborhood in Los Angeles. Nearby parks include Robert Burns Park, Lemon Grove Park and Wilton Historic District.

PROPERTY DESCRIPTION



Property Address	5012 Clinton St., Los Angeles, CA 90004
Assessor's Parcel Number	5522-013-021
Land Use	Apartments or Development
Buildings	1
Stories	2
Zoning	LAR3
Year Built	1949

SITE DESCRIPTION

Units	24
Lot Size (SF)	36,587
Rentable Square Feet	21,812

UTILITIES

Water	Landlord
Sewer	Landlord
Electric	Tenant
Gas	Tenant

CONSTRUCTION

Framing	Wood
Exterior	Stucco
Roof	Pitched & Flat
Parking	Concrete



PLAT MAP

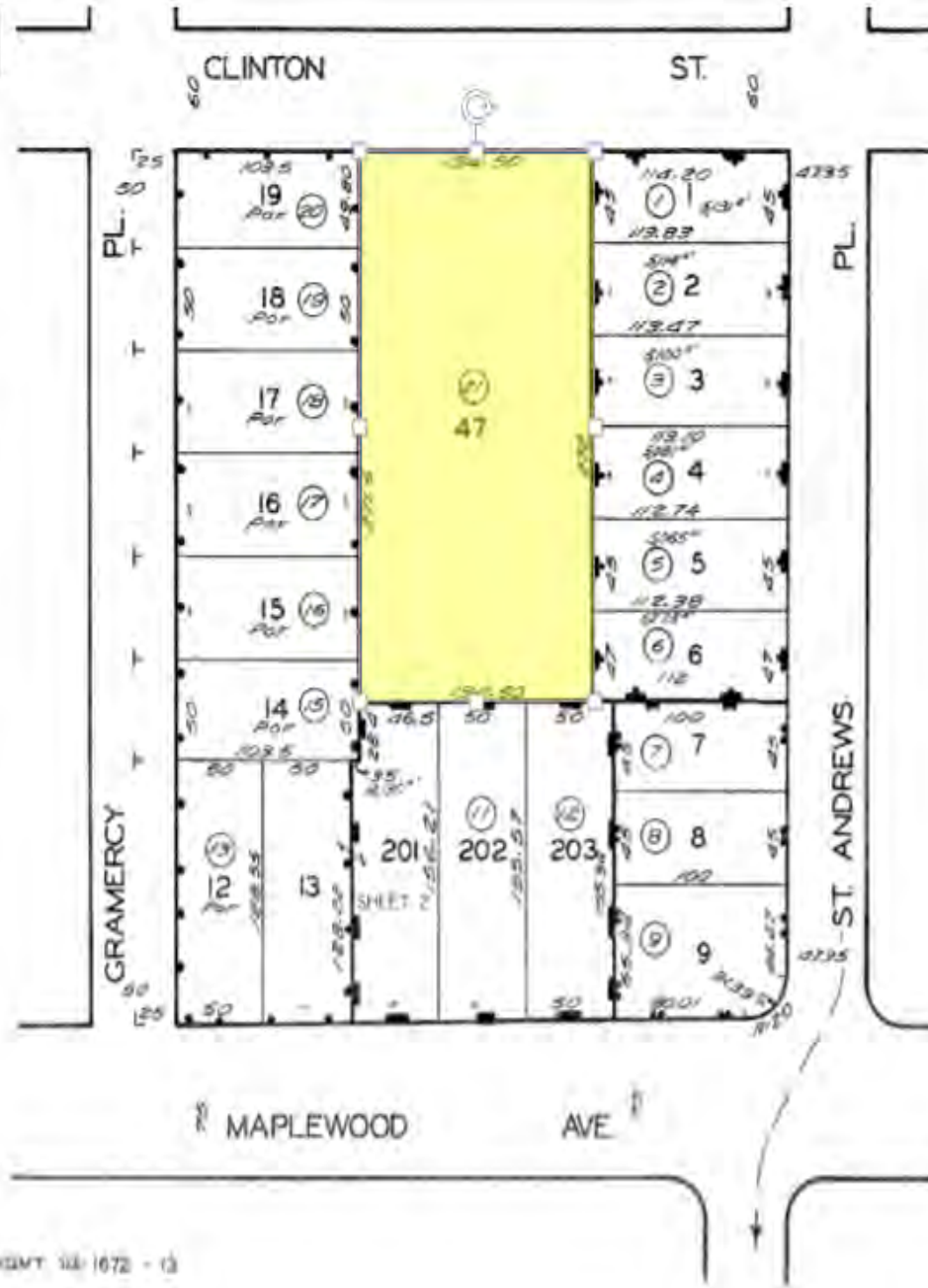
5522 13
SHEET 1
SCALE 1" = 60'

17-447
44012
9/20/94-200-21

1993



CODE 67



I.A. WEID'S SUBDIVISION OF THE
SE. 1/4 OF SEC. 14 T.15.R.14W.
M.R. 13-39

SECTION 2, WESTBORO
M.B. 13-52

TRACT NO. 858
M.B. 16-93

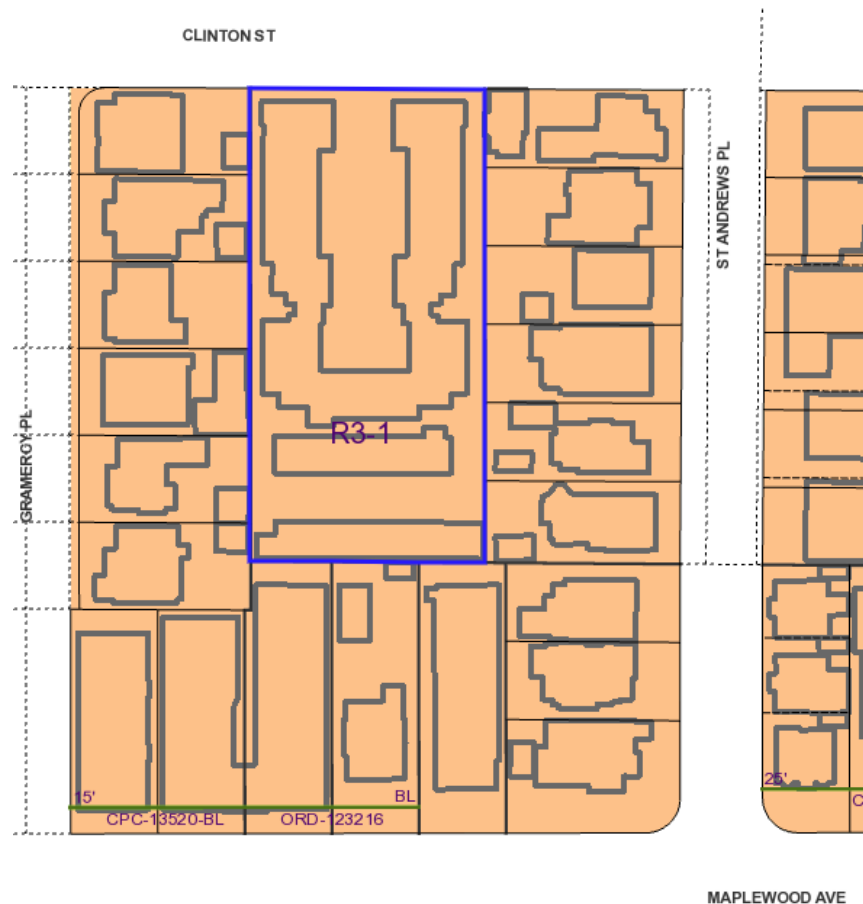
TRACT NO. 449
M.B. 15-6

TRACT NO. 623
M.B. 17-68

**ENTERPRISE ZONE /
EMPLOYMENT AND ECONOMIC INCENTIVE PROGRAM AREA (EZ)
(Shown as "State Enterprise Zone" on ZIMAS)**

COMMENTS:

EZs are specific geographic areas designated by City Council resolution, and have received approval from the California Department of Commerce under either the Enterprise Zone Act Program or Employment And Economic Incentive Act Program. The Federal, State and City governments provide economic incentives to stimulate local investment and employment through tax and regulation relief and improvement of public services.

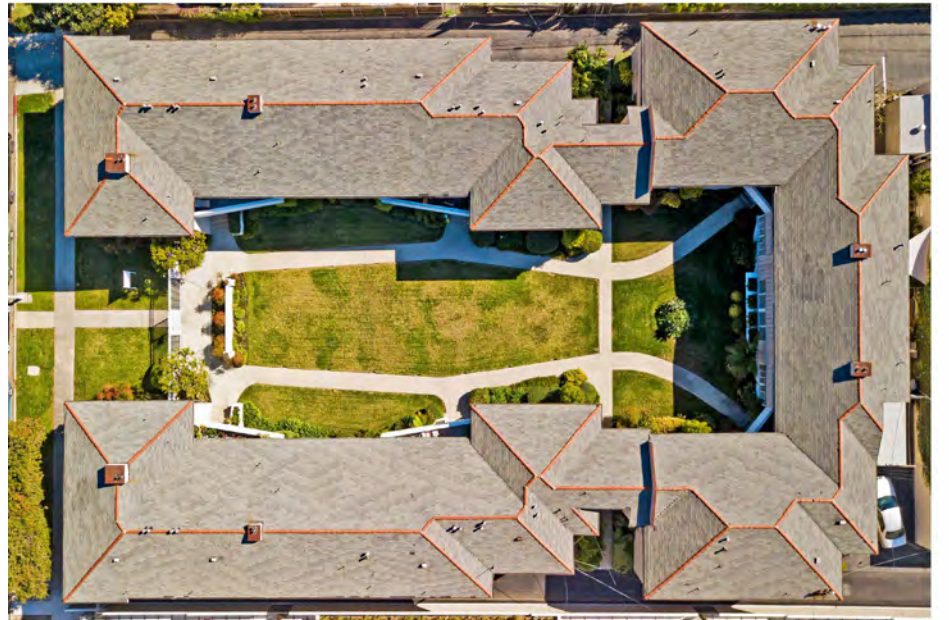




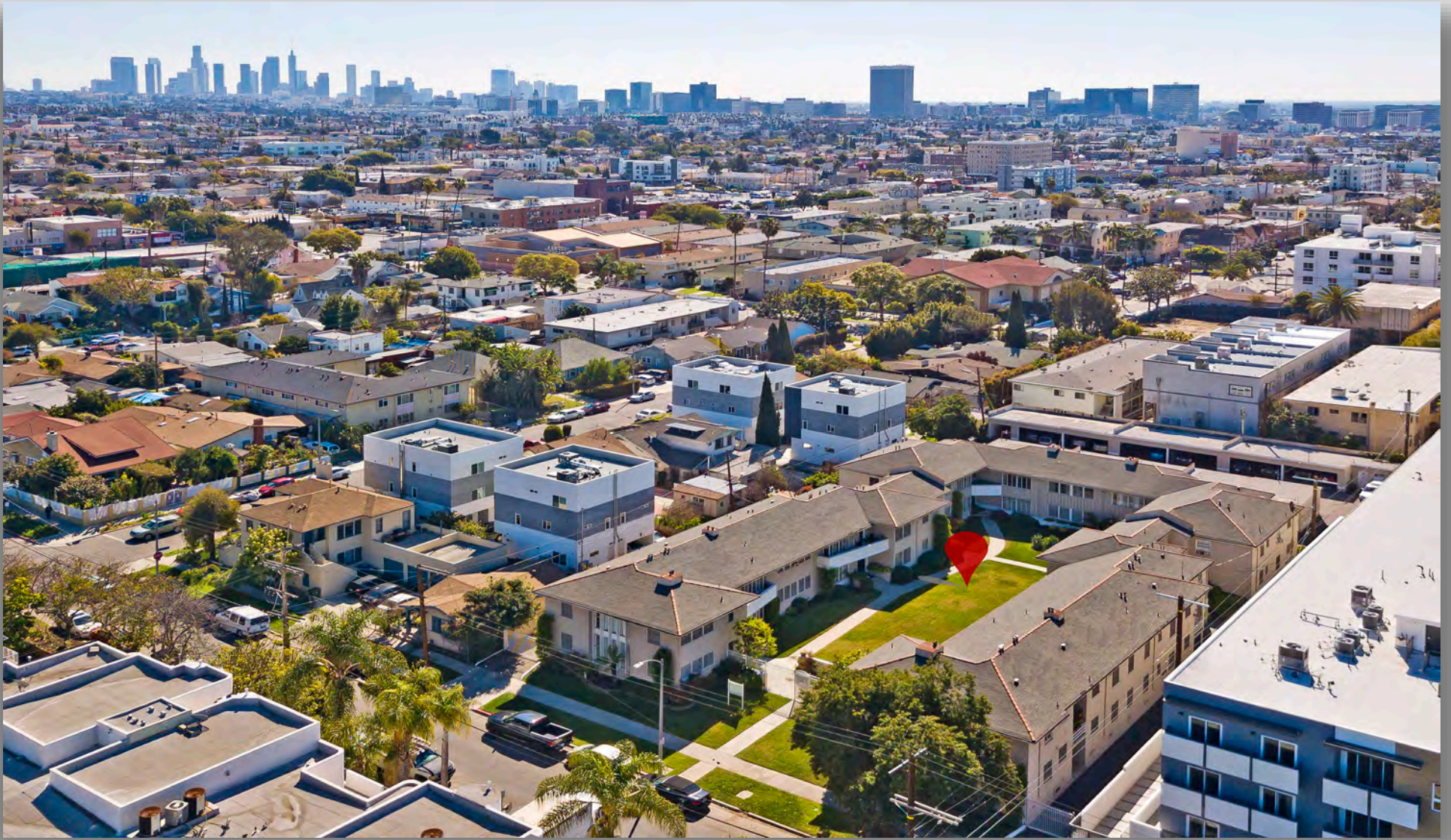




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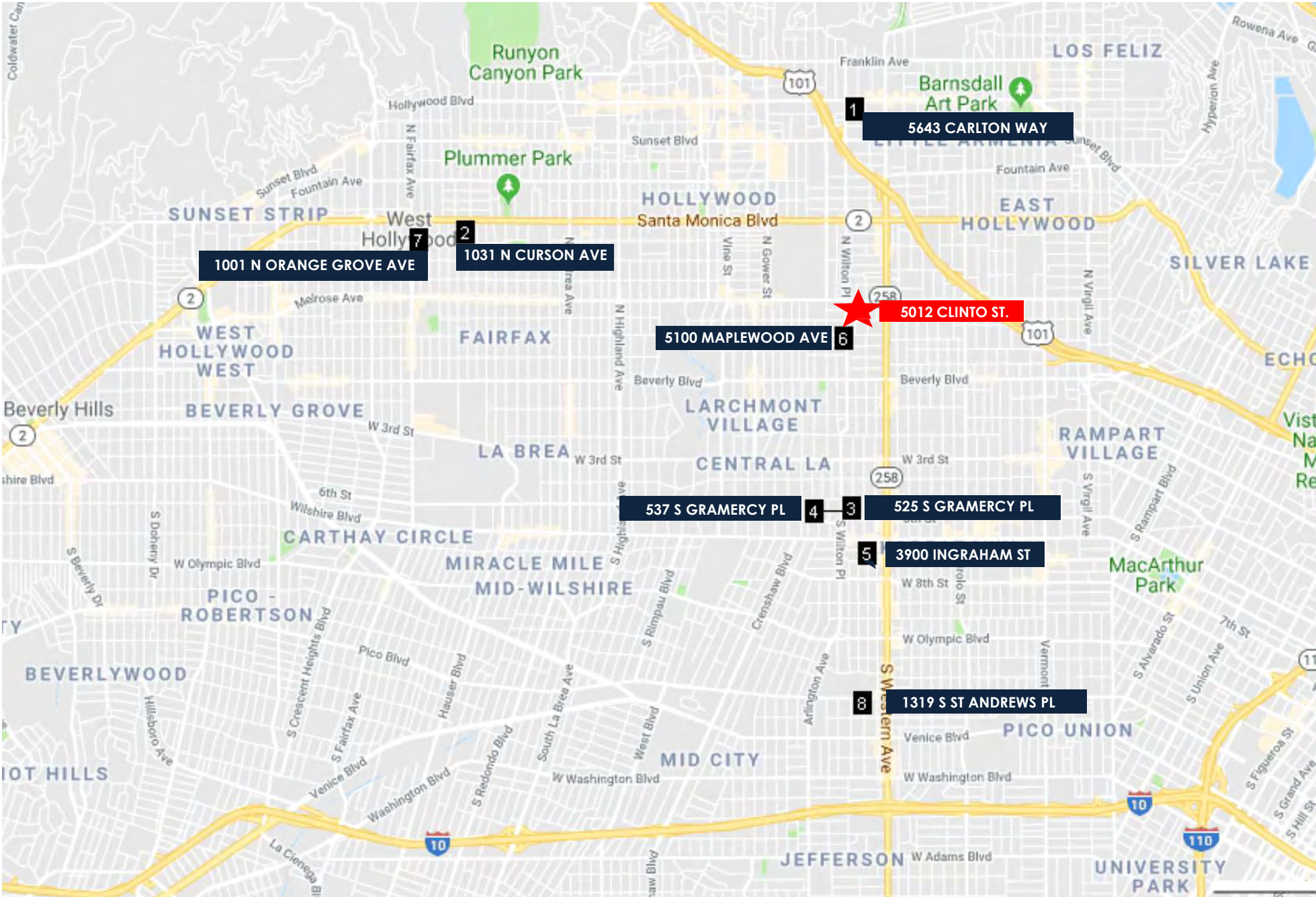


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SALES COMPARABLES

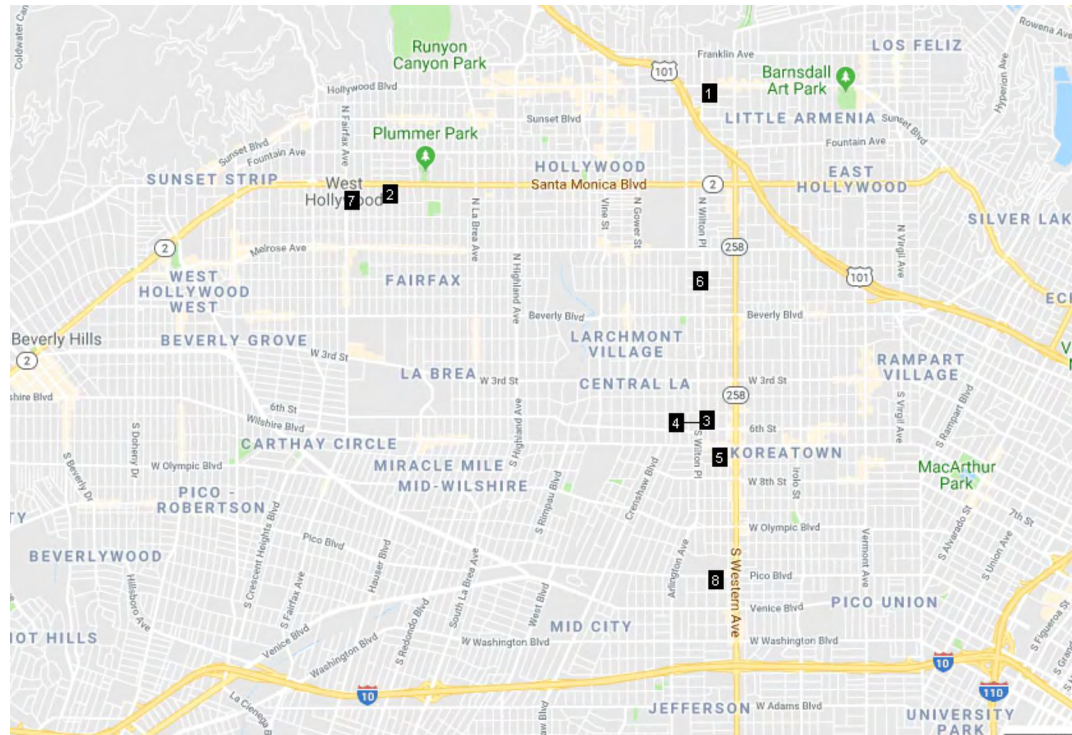
MAP OF SALE COMPARABLES



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SOLD COMPARABLES SUMMARY

	Address	City	Property Info	Sale Info
1	5643 Carlton Way	Los Angeles	21,651 SF Multi-Family/ Apartments	Sold: \$7,850,000 (\$327,083/Unit)
2	1031 N Curson Ave	West Hollywood	15,970 SF Multi-Family/ Apartments	Sold: \$6,500,000 (\$382,353/Unit)
3	525 S Gramercy Pl	Los Angeles	26,102 SF Multi-Family/ Apartments	Sold: \$9,000,000 (\$200,000/Unit)
4	537 S Gramercy Pl	Los Angeles	8,720 SF Multi-Family/Apartments	Sold: \$3,300,000 (\$206,250/Unit)
5	3900 Ingraham St	Los Angeles	10,754 SF Multi-Family/ Apartments	Sold: \$4,300,000 (\$179,167/Unit)
6	5100 Maplewood Ave	Los Angeles	21,456 SF Multi-Family/ Apartments	Sold: \$8,000,000 (\$222,222/Unit)
7	1001 N Orange Grove Ave	West Hollywood	9,534 SF Multi-Family/Apartments	Sold: \$4,000,000 (\$333,333/Unit)
8	1319 S St Andrews Pl	Los Angeles	8,312 SF Multi-Family/Apartments	Sold: \$3,400,000 (\$242,857/Unit)



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1 525 S Gramercy PI - La Chandelle**SOLD**

Los Angeles, CA 90020

Sale Date:	11/08/2018 (98 days on mkt)	Bldg Type: Year	Class C Multi-Family Apartments Built
Sale Price:	\$9,000,000 - Confirmed	Built/Age:	1928 Age: 90
Price/SF:	\$344.80	GBA:	26,102 SF
Price/Unit:	\$200,000	# of Units:	45
PrFrma Cap Rate:	5.71%	Zoning:	R4, Los Angeles
Actual Cap Rate:	3.77%	Sale Conditions:	-
GRM/GIM:	14.23/-		
Parcel No:	5504-026-022		
Financing:	Down payment of \$4,400,000 (48.9%); \$4,600,000 from Pacific Western Bank		

**2 5100 Maplewood Ave - Maplewood Court****SOLD**

Los Angeles, CA 90004

Sale Date:	08/22/2017 (182 days on mkt)	Bldg Type: Year	Class C Multi-Family Apartments Built
Sale Price:	\$8,000,000 - Confirmed	Built/Age:	1969 Age: 48
Price/SF:	\$372.86	GBA:	21,456 SF
Price/Unit:	\$222,222	# of Units:	36
PrFrma Cap Rate:	-	Zoning:	R3-1, Los Angeles
Actual Cap Rate:	3.90%	Sale Conditions:	1031 Exchange
GRM/GIM:	13.74/-		
Parcel No:	5522-016-026		
Financing:	Down payment of \$7,480,000 (93.5%); \$520,000 from First Foundation Bank		

**3 5643 Carlton Way - Carlton****SOLD**

Los Angeles, CA 90028

Sale Date:	11/30/2018	Bldg Type: Year	Class B Multi-Family Apartments Built
Sale Price:	\$7,850,000 - Confirmed	Built/Age:	1965 Age: 53
Price/SF:	\$362.57	GBA:	21,651 SF
Price/Unit:	\$327,083	# of Units:	24
PrFrma Cap Rate:	-	Zoning:	R4, Los Angeles
Actual Cap Rate:	3.83%	Sale Conditions:	-
GRM/GIM:	-		
Parcel No:	5544-026-023		
Financing:	Down payment of \$7,850,000 (100.0%)		



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4 1031 N Curson Ave**SOLD****West Hollywood, CA 90046**

Sale Date: **12/04/2018 (168 days on**
 Sale Price: **mkt)\$6,500,000 - Confirmed**
 Price/SF: **\$407.01**
 Price/Unit: \$382,353
 PrFrma Cap Rate: -
 Actual Cap Rate: **3.51%**
 GRM/GIM: 16.73/-
 Parcel **5530-017-023**
 No: **Down payment of \$6,500,000 (100.0%)**
 Financing:

Bldg Type: Year **Class C Multi-Family Apartments Built**
 Built/Age: **1963 Age: 55**
 GBA: **15,970 SF**
 # of Units: 17
 Zoning: **R3C, West Hollywood**
 Sale Conditions: **1031 Exchange**

**5 3900 Ingraham St - 3900 Ingraham Apartment****SOLD****Los Angeles, CA 90005**

Sale Date: **10/12/2018 (66 days on**
 Sale Price: **mkt)\$4,300,000 - Confirmed**
 Price/SF: **\$399.85**
 Price/Unit: \$179,167
 PrFrma Cap Rate: -
 Actual Cap Rate: **4.70%**
 GRM/GIM: 14.55/-
 Parcel **5092-029-015**
 No: **Down payment of \$4,300,000 (100.0%)**
 Financing:

Bldg Type: Year **Class C Multi-Family Apartments Built**
 Built/Age: **1940 Age: 78**
 GBA: **10,754 SF**
 # of Units: 24
 Zoning: **R4**
 Sale Conditions: **1031 Exchange, Redevelopment Project**

**6 1001 N Orange Grove Ave****SOLD****West Hollywood, CA 90046**

Sale Date: **10/05/2018 (122 days on**
 Sale Price: **mkt)\$4,000,000 - Confirmed**
 Price/SF: **\$419.55**
 Price/Unit: \$333,333
 PrFrma Cap Rate: -
 Actual Cap Rate: **4.35%**
 GRM/GIM: 14.73/-
 Parcel No: **5530-012-016**
 Financing: **Down payment of \$1,700,000 (42.5%); \$2,300,000 from JP Morgan Chase Bank, N.A.**

Bldg Type: Year **Class C Multi-Family Apartments Built**
 Built/Age: **1958 Age: 60**
 GBA: **9,534 SF**
 # of Units: 12
 Zoning: **WDR3C***
 Sale Conditions: -



7 1319 S St Andrews Pl**SOLD****Los Angeles, CA 90019**

Sale Date:	11/15/2018 (164 days on mkt)	Bldg Type:	Class C Multi-FamilyApartment	Built
Sale Price:	\$3,400,000 - Confirmed	Year Built/Age:	1960 Age: 58	
Price/SF:	\$409.05	GBA:	8,312 SF	
Price/Unit:	\$242,857	# of Units:	14	
PrFrma Cap Rate:	-	Zoning:	R3	
Actual Cap Rate:	-	Sale Conditions:	High Vacancy Property	
GRM/GIM:	-			
Parcel No:	5073-006-004			
Financing:	Down payment of \$495,000 (14.6%); \$2,905,000 from Evertrust Bank			
Comp ID:	4586720	Research Status:	Confirmed	

**8 537 S Gramercy Pl****SOLD****Los Angeles, CA 90020**

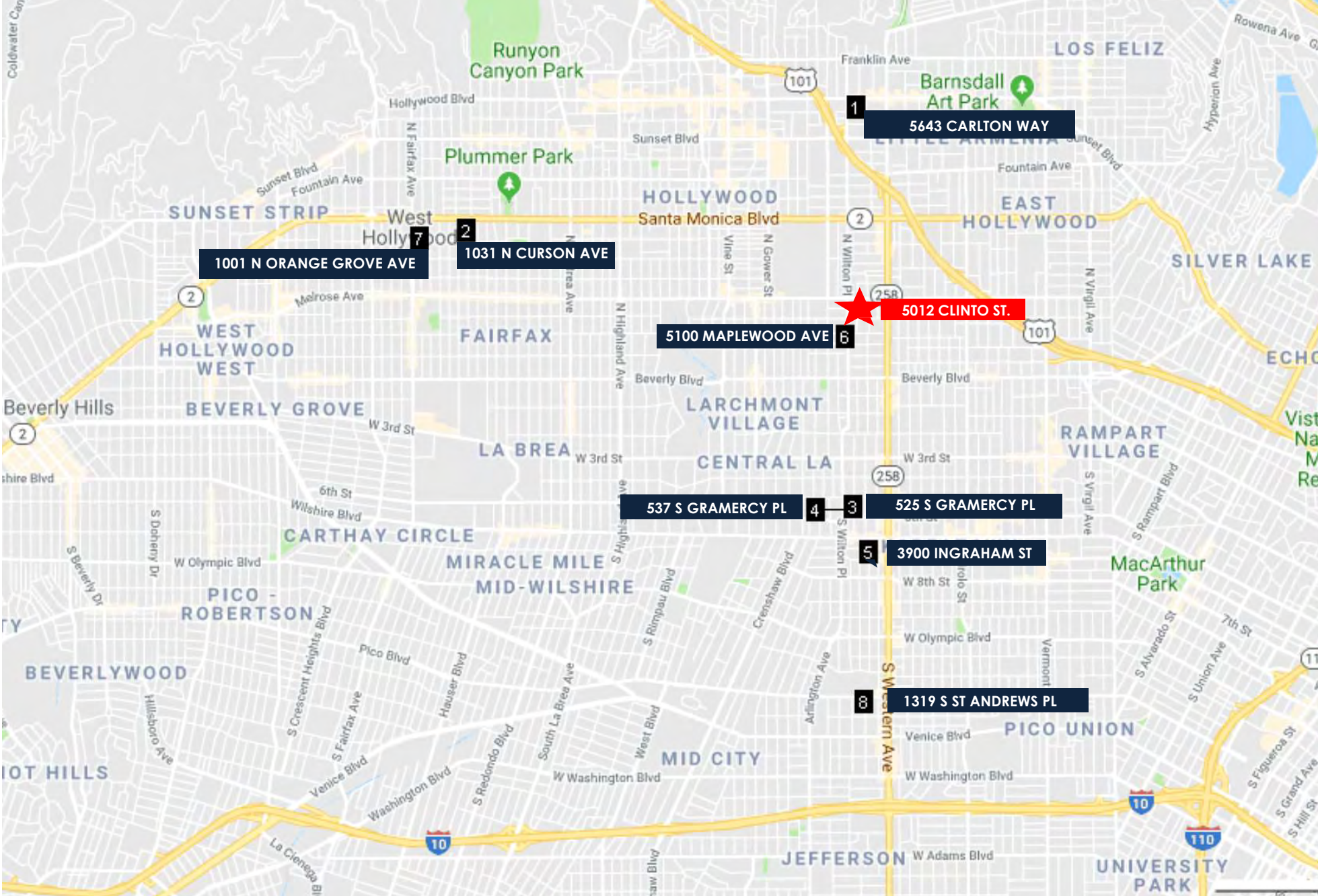
Sale Date:	10/09/2018	Bldg Type: Year	Class C Multi-FamilyApartments Built
Sale Price:	\$3,300,000 - Confirmed	Built/Age:	1959 Age: 59
Price/SF:	\$378.44	GBA:	8,720 SF
Price/Unit:	\$206,250	# of Units:	16
PrFrma Cap Rate:	-	Zoning:	R4, Los Angeles
Actual Cap Rate:	3.73%	Sale Conditions:	-
GRM/GIM:	16.25/-		
Parcel No:	5504-026-004		
Financing:	Down payment of \$1,500,000 (45.5%); \$1,800,000 from First Republic Bank		





RENT COMPARABLES

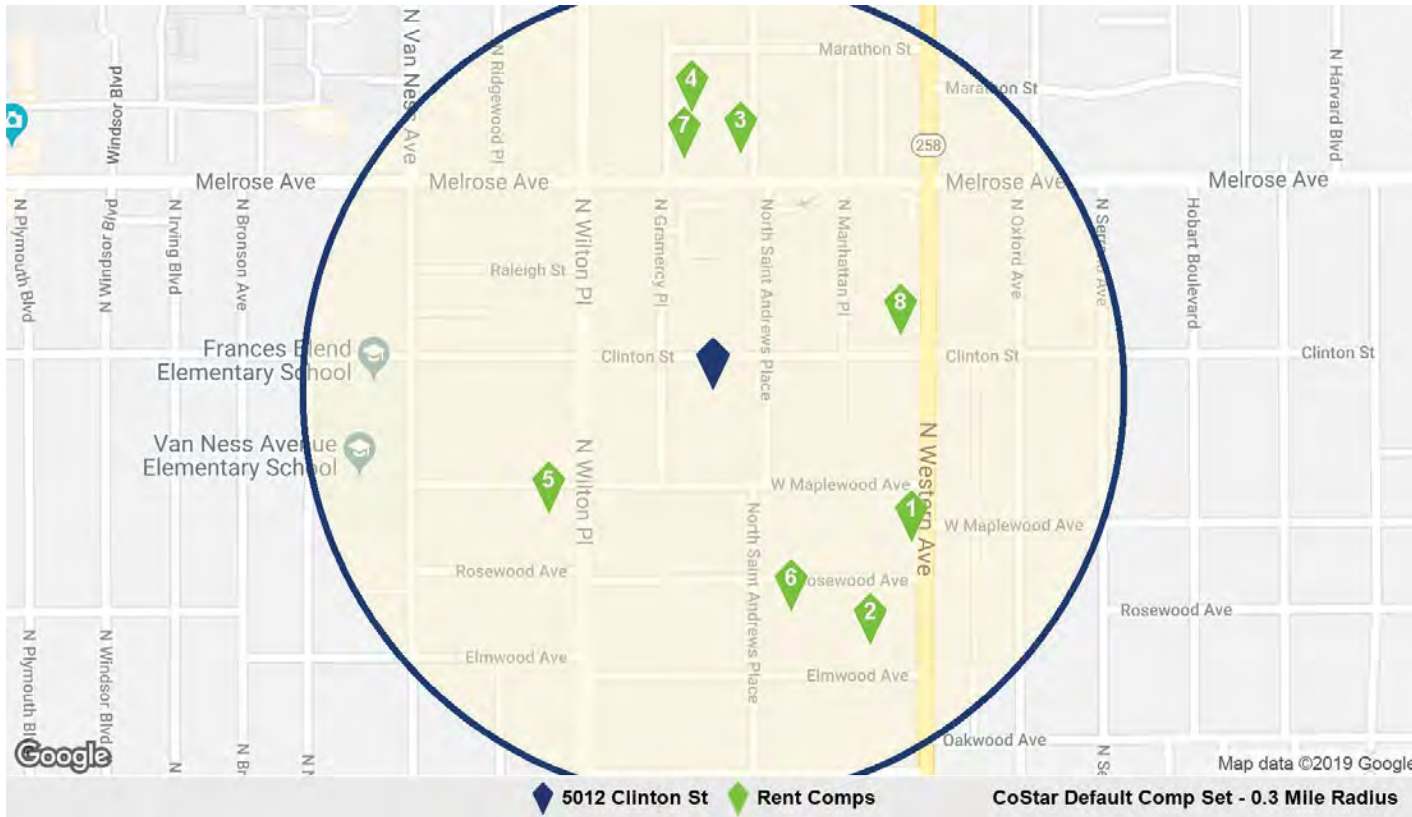
MAP OF RENT COMPARABLES



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RENT COMPARABLES SUMMARY

RENT COMP LOCATIONS



No. Rent Comps

9

Avg. Rent Per Unit

\$1,295

Avg. Rent Per SF

\$2.27

Avg. Vacancy Rate

2.7%

RENT COMPS SUMMARY STATISTICS

Unit Breakdown	Low	Average	Median	High
Total Units	12	24	22	42
Studio Units	0	14	18	42
One Bedroom Units	0	7	4	27
Two Bedroom Units	0	3	0	12
Three Bedroom Units	0	0	0	0
Property Attributes	Low	Average	Median	High
Year Built	1923	1935	1928	1969
Number of Floors	2	2	3	3
Average Unit Size	448 SF	563 SF	558 SF	900 SF
Vacancy Rate	1.7%	2.7%	2.1%	5.0%

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RENT COMPARABLES SUMMARY

Property Name/Address	Yr Built	Property Size		Asking Rent Per Month Per Unit				Rent/SF
		Units	Avg Unit SF	Studio	1 Bed	2 Bed	3 Bed	
1 The Western at Rosewood 465 N Western Ave	1924	24	447	\$1,393	-	-	-	\$3.11
2 Elmwood Apartments 4717 Elmwood Ave	1929	24	475	\$1,263	\$1,475	-	-	\$2.77
3 Melrose Studio Apartments 5101-5115 Melrose Ave	1923	42	500	\$1,335	-	-	-	\$2.67
4 Paramount Terrace Apart...724 N Gramercy Pl	1924	20	675	-	\$1,525	\$1,782	-	\$2.45
5 Maplewood Court 5100 Maplewood Ave	1969	36	615	\$1,380	\$1,279	\$1,347	-	\$2.11
6 4846 Rosewood Ave	1926	20	450	\$918	-	-	-	\$2.04
7 Melrose Manor 5139 Melrose Ave	1928	22	531	\$1,104	\$1,250	\$1,284	-	\$1.70
8 607-609 N Western Ave	1934	12	900	-	\$964	-	-	\$1.07
9 4938 Rosewood Ave	1962	16	-	-	\$1,181	\$1,610	-	-



1 **The Western at Rose...**

465N Western Ave 24
Units/3 Stories **Rent/**
SF\$3.11, Owner:- Vacancy4.2%



2 **Elmwood Apartments**

4717 Elmwood Ave
24 Units/3 Stories
Rent/SF\$2.77, Vacancy0% Owner:OSM
Investment Company...



3 **Melrose Studio Apar...**

5101-5115 Melrose Ave 42
Units/3 Stories
Rent/SF\$2.67, Vacancy4.8%
Owner:Turner Family Trust



4 **Paramount Terrace...**

724N Gramercy Pl
20 Units/2 Stories
Rent/SF\$2.45, Vacancy5.0% Owner:The
Rodney & Aimee Knut...



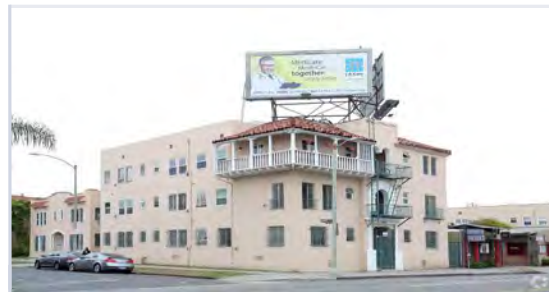
5 **Maplewood Court**

5100 Maplewood Ave 36
Units/3 Stories
Rent/SF\$2.11, Vacancy2.8%
Owner:Arik & Nicole Chaim



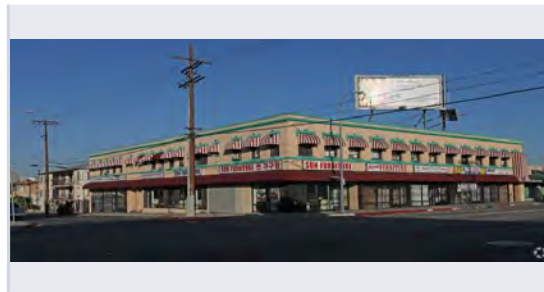
6

4846 Rosewood Ave 20
Units/2 Stories
Rent/SF\$2.04, Vacancy0%
Owner:SM Management



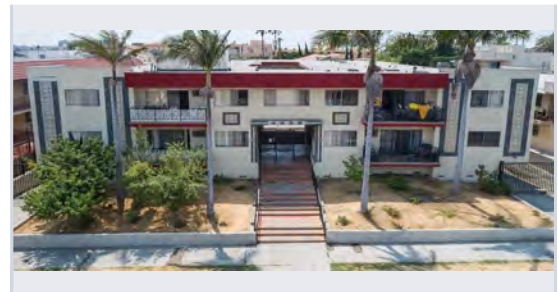
7 **Melrose Manor**

5139 Melrose Ave 22
Units / 3 Stories
Rent/SF \$1.70, Vacancy 0%
Owner: Laurie Harris



8

607-609 N Western Ave 12
Units / 2 Stories
Rent/SF \$1.07, Vacancy 0%
Owner: -



9

4938 Rosewood Ave 16
Units / 2 Stories
Rent/SF -, Vacancy 0% Owner:
Boulom Bounna & Jenny





FINANCIAL SUMMARY

Price: **\$8,395,000**

Current Cap: 4.6%

Proforma Cap: 4.2%

Price per Unit: \$349,792

Price Per Sq. Ft.: \$384.88

Current GRM : 16.64

Proforma GRM: 14.95

Fee Simple

Property Information

**Address: 5012 Clinton St.
Los Angeles, CA 90004**

No. of Units: 24

Year Built: 1949

Lot Size (SF): 36,587

Net Rentable SF: 21,812

APN: 5522-013-021

Annualized Income & Expense

	Current	Pro Forma
INCOME		
Scheduled Rent Income (actual 2018)	\$504,540	\$561,600
Other Income	\$4,942	\$4,942
Scheduled Gross Income	\$509,482	\$566,542
Less: Vacancy/3%	(\$15,284)	(\$16,996)
Effective Gross Income	\$494,198	\$549,546
Less: Operating Expenses	(\$109,776)	(\$193,565)
Net Operating Income	\$384,422	\$355,981

Annualized Expenses

	Actual	Proforma
Operating Expenses		
Taxes (1.06%) Proforma	\$9,329	\$89,575
Property Insurance	\$11,680	\$11,680
Utilities	\$17,231	\$17,231
Repairs & Maintenance/Turnover/Service (Actual)	\$21,814	\$21,814
Proforma Management Fee (4% of EGI) offsite/onsite (2%)	\$29,037	\$32,580
Trash	\$10,934	\$10,934
Miscellaneous (i.e., City Fees; Legal; Adv.) etc	\$2,765	\$2,765
Gardening	\$6,986	\$6,986
Total Expenses:	\$109,776	\$193,565
Total Expenses per Unit:	\$4,574	\$8,065
Total Expenses per Sq. Ft.:	\$5.03	\$8.87

CURRENT

MARKET

Unit Mix	# of Units	Rent Range	Monthly Income	Rent Range	Monthly Income
1 Bed / 1 Bath	10	\$892-\$1,723	\$15,567	\$1,700-1,750	\$17,300
2 Bed / 1 Bath	13	\$1,188- \$2,041	\$24,328	\$2,000- \$2,150	\$27,350
2 Bed / 1 Bath/ Den	1	\$2,150	\$2,150	\$2,150	\$2,150
Current Occupancy: 100%		Annual Current:	\$504,540	Annual Market:	\$561,600

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RENT ROLL

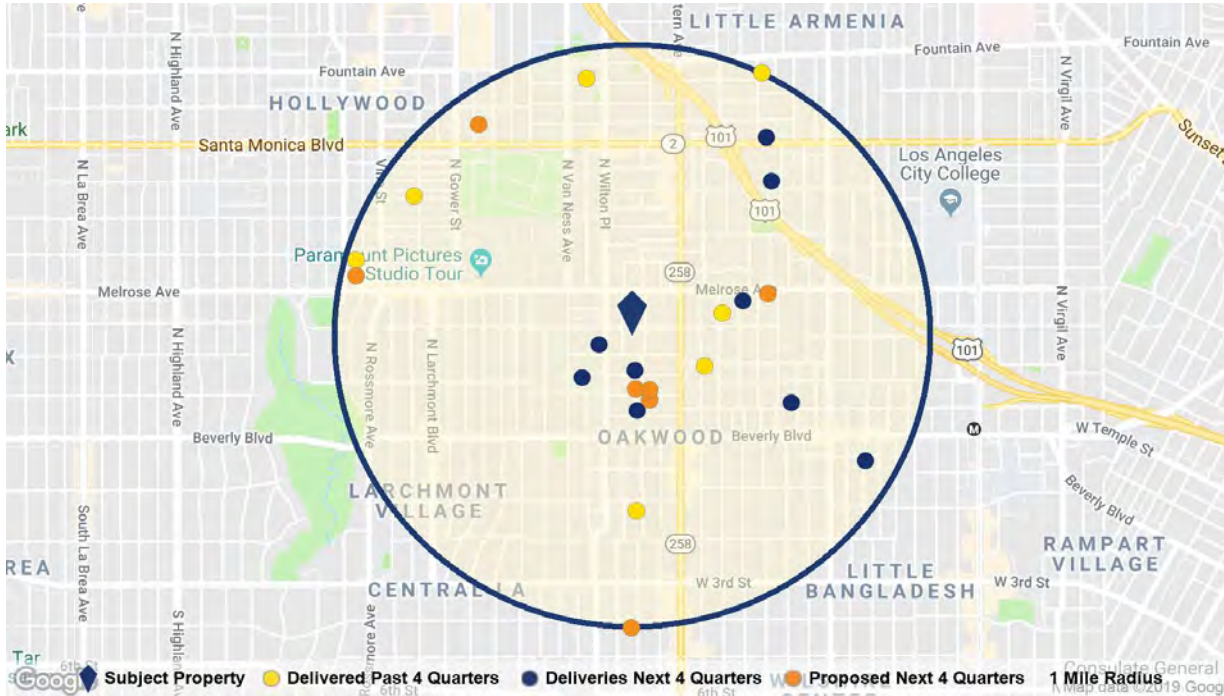
RENT ROLL				CURRENT		MARKET	
Unit No.	Move In/ Lease Expiration Date	Lease Type	Unit Type	Monthly Rent	Annual Rent	Monthly Rent	Annual Rent
5012 A	6/15/2017 - 6/30/2019	24 Mo.	1 Bed 1 Bath	\$1,725	\$20,700	\$1,725	\$20,700
5012 B	8/1/2013 - 7/31/2019	12 Mo.	2 Bed 1 Bath	\$1,997	\$23,964	\$2,100	\$25,200
5012 C	8/06/2001 - 7/31/2019	Mo/Mo.	1 Bed 1 Bath	\$1,364	\$16,368	\$1,725	\$20,700
5012 D	1/24/2015 - 1/31/2019	24 Mo.	2 Bed 1 Bath	\$1,960	\$23,520	\$2,100	\$25,200
5014 A	9/25/2017 - 9/30/2019	24 Mo.	1 Bed 1 Bath	\$1,673	\$20,076	\$1,725	\$20,700
5014 B	9/01/2017 - 8/31/2019	24 Mo.	1 Bed 1 Bath	\$1,596	\$19,140	\$1,700	\$20,400
5014 C	8/01/2010 - 7/31/2019	Mo/Mo.	1 Bed 1 Bath	\$1,517	\$18,204	\$1,700	\$20,400
5014 D	10/10/2014 - 9/30/2019	12 Mo.	2 Bed 1 Bath	\$1,996	\$23,952	\$2,100	\$25,200
5016 A	10/11/2014 - 10/31/2019	12 Mo.	2 Bed 1 Bath	\$1,996	\$23,952	\$2,100	\$25,200
5016 B	3/12/2011 - 4/30/2019	Mo/Mo.	2 Bed 1 Bath	\$1,779	\$21,348	\$2,000	\$24,000
5016 C	10/01/2016 - 9/30/2019	12 Mo.	2 Bed 1 Bath	\$2,041	\$24,492	\$2,150	\$25,800
5016 D	8/01/2017 - 8/31/2019	12 Mo.	2 Bed 1 Bath	\$2,034	\$24,408	\$2,150	\$25,800
5018 A	9/01/2012 - 8/31/2019	12 Mo.	2 Bed 1 Bath	\$1,996	\$23,952	\$2,100	\$25,200
5018 B ***	Manager's Unit. Currently paying \$433/month	Mo/Mo.	2 Bed 2 Bath+Den	\$2,150	\$25,800	\$2,150	\$25,800
5018 C	10/01/1997 - 1/31/2019	Mo/Mo.	2 Bed 1 Bath	\$1,188	\$14,256	\$2,100	\$25,200
5018 D	1/17/2018 - 1/31/2020	24 Mo.	2 Bed 1 Bath	\$1,975	\$23,700	\$2,150	\$25,800
5020 A	12/05/2018 - 12/31/2020	24 Mo.	1 Bed 1 Bath	\$1,700	\$20,100	\$1,725	\$20,700
5020 B	11/01/2007 - 9/30/2019	12 Mo.	2 Bed 1 Bath	\$1,606	\$21,672	\$2,100	\$25,200
5020 C	7/01/2016 - 7/31/2019	24 Mo.	1 Bed 1 Bath	\$1,697	\$22,764	\$1,750	\$21,000
5020 D	7/01/1963 - 6/30/2019	Mo/Mo.	1 Bed 1 Bath	\$ 892	\$10,704	\$1,750	\$21,000
5022 A	9/03/2014 - 9/30/2019	24 Mo.	1 Bed 1 Bath	\$1,680	\$20,160	\$1,750	\$21,000
5022 B	10/29/2016 - 10/31/2019	12 Mo.	2 Bed 1 Bath	\$2,041	\$24,492	\$2,100	\$25,200
5022 C	2/04/2016 - 2/28/2019	6 Mo.	1 Bed 1 Bath	\$1,723	\$20,676	\$1,750	\$21,000
5022 D	11/25/2010 - 2/28/2019	Mo/Mo.	2 Bed 1 Bath	\$1,719	\$20,628	\$2,100	\$25,200
				\$42,045	\$504,540	\$46,800	\$561,600



CONSTRUCTIONS COMPARABLES

OVERALL CONSTRUCTION SUMMARY

MAP OF 12 MONTH DELIVERIES, UNDER CONSTRUCTION, PROPOSED



All-Time Annual Average

40

Delivered Past 4 Quarters

58

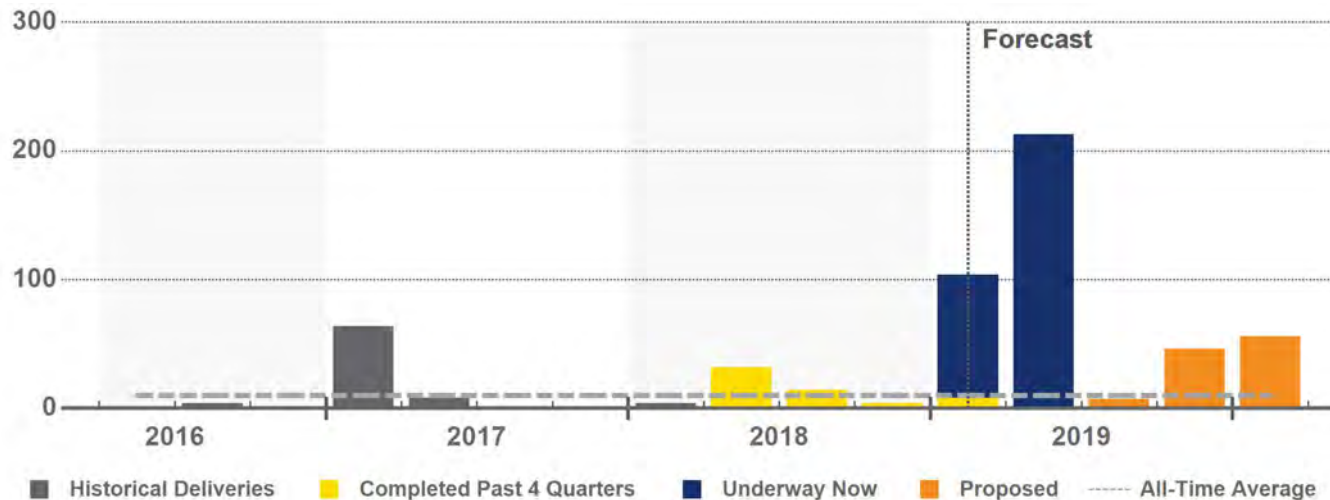
Deliveries Next 4 Quarters

309

Proposed Next 4 Quarters

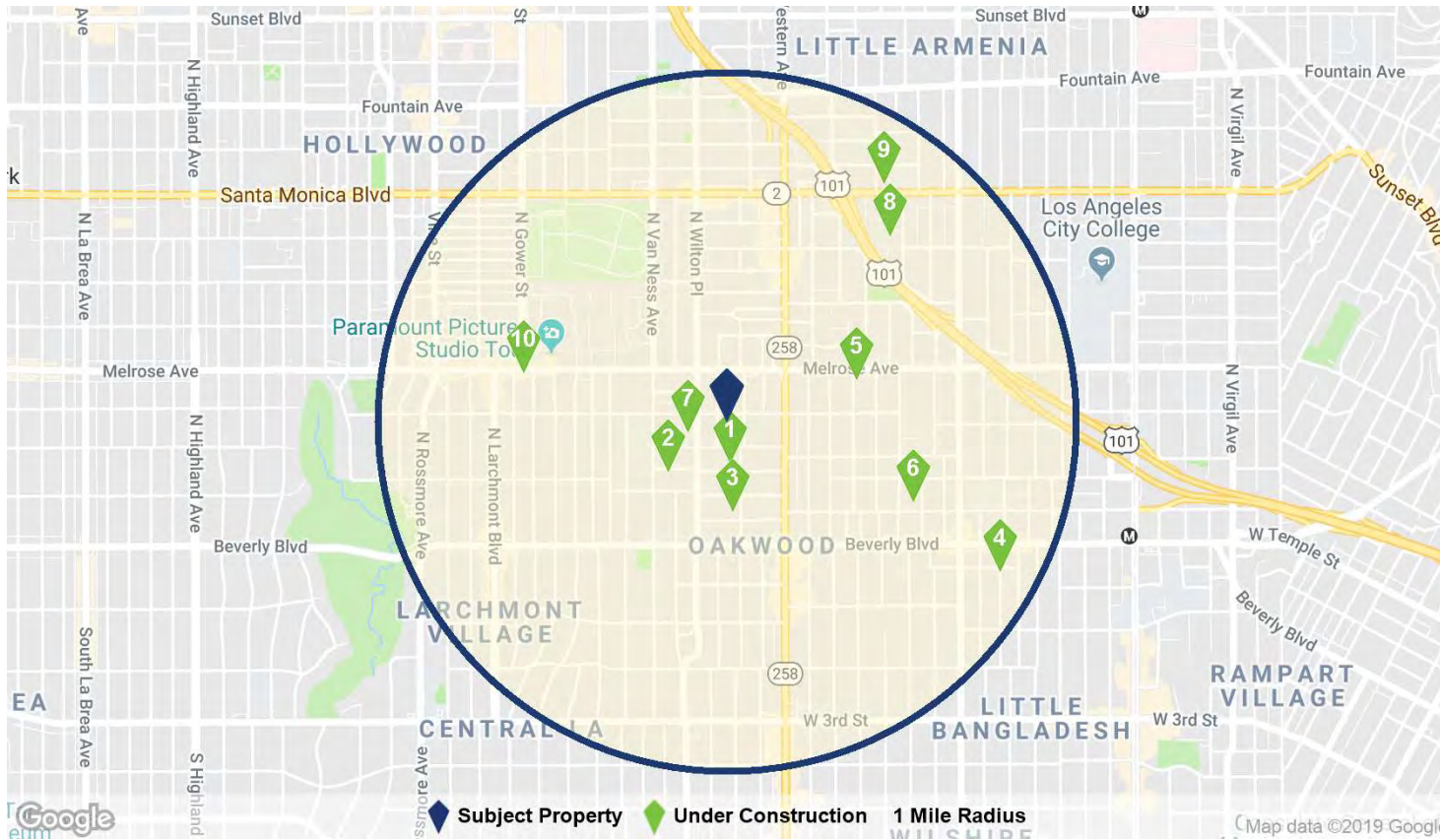
109

PAST AND FUTURE DELIVERIES



The information and calculations presented are deemed to be accurate, but not guaranteed and we are not responsible for its correctness.

UNDER CONSTRUCTION PROPERTIES















Properties	10
Units	361
Percent Of Inventory	1.6%
Avg. No. Units	36

UNDER CONSTRUCTION SUMMARY STATISTICS







	Low	Average	Median	High
Property Size in Units	6	36	23	88
Number of Stories	3	4	4	5
Average Unit Size	688 SF	982 SF	943 SF	1,340 SF
Estimated Delivery Date	Mar 2019	May 2019	Mar 2019	Oct 2020
Months to Delivery	1	3	1	20
Construction Period in Months	12	25	22	41

UNDER CONSTRUCTION PROPERTIES


COMPLETIONS WITHIN NEXT 3 MONTHS

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
 4907 W Rosewood Ave		26	4	Dec-2017	Mar-2019	Wiseman Development, Inc. Wiseman Development, Inc.
 5030 Rosewood Apartme... 5030 Rosewood Ave		20	4	Nov-2017	Mar-2019	- 5036 Rosewood St Llc
 4809 W Oakwood Ave		18	4	Oct-2015	Mar-2019	Nohemy Customs Broker, Inc. Nohemy Customs Broker, Inc.
 178-180 N Alexandria Ave		14	3	Apr-2017	Mar-2019	- Paul Schon
 644 North Hobart 644 N Hobart Blvd		12	3	Mar-2018	Mar-2019	Schon Tepler Realty Schon Tepler Realty
 407 N Ardmore Ave		6	3	Jan-2016	Mar-2019	- Benjamin Investment & Manage...

COMPLETIONS 3-6 MONTHS AWAY

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
 501 N Wilton Pl		88	5	Dec-2017	Jun-2019	Frost Chaddock Developers Frost Chaddock Developers
 Swansea Park Senior Ap... 5151 Romaine St		76	4	Jan-2017	Jun-2019	APEC International, LLC APEC International, LLC
 The Taglyan 5245 Santa Monica Blvd		49	5	Jan-2016	Jun-2019	Petros & Karine Taglyan Petros & Karine Taglyan

COMPLETIONS MORE THAN 6 MONTHS AWAY

Property Name/Address	Rating	Units	Stories	Start	Complete	Developer/Owner
 5570 Melrose Ave		52	5	Jan-2019	Oct-2020	Crescent Capital Partners Crescent Capital Partners

1 4907 W Rosewood Ave
Los Angeles, California - East Hollywood Neighborhood



PROPERTY		CONSTRUCTION INFO	
Property Size:	26 Units	Start Date:	Dec-2017
Stories:	4	Completion Date:	Mar-2019
Average Unit Size:	1,340 SF	Build Time:	15 Months
Rent Type:	Market/Affordable	Time to Delivery:	1 Month
DEVELOPER		OWNER	
Wiseman Development, Inc.		Wiseman Development, Inc.	
NOTES			
The bed-bath mix, unit counts, and sizes are confirmed per public record.			

2 5030 Rosewood Ave - 5030 Rosewood Apartments
Los Angeles, California - Mid-Wilshire Neighborhood

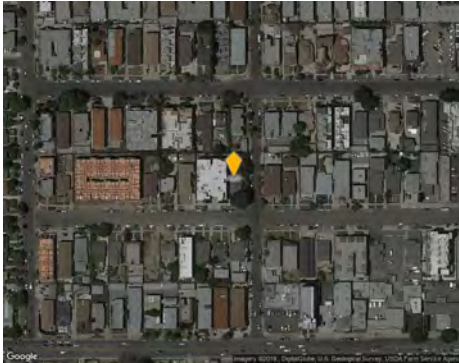


PROPERTY		CONSTRUCTION INFO	
Property Size:	20 Units	Start Date:	Nov-2017
Stories:	4	Completion Date:	Mar-2019
Average Unit Size:	1,281 SF	Build Time:	16 Months
Rent Type:	Market/Affordable	Time to Delivery:	1 Month
OWNER			
5036 Rosewood St Llc			
NOTES			
The bed-bath mix, unit counts, and sizes are confirmed per property management.			
SITE AMENITIES			
Bike Storage, Controlled Access, Courtyard, Disposal Chutes, Electronic Payments Accepted, Gated, Online Resident Services			
UNIT AMENITIES			
Air Conditioning, Balcony, Cable Ready, Ceiling Fans, Dishwasher, Disposal, Heating, High Speed Internet Access, Ice Maker, Kitchen, Large Bedrooms, Microwave, Pantry, Patio, Range, Refrigerator, Smoke Free, Sprinkler System, Stainless Steel Appliances, Tub/Shower, Views, Vinyl Flooring, Walk-In Closets, Warming Drawer, Washer/Dryer, Window Coverings			

3

4809 W Oakwood Ave

Los Angeles, California - East Hollywood Neighborhood



PROPERTY

Property Size: 18 Units
 Stories: 4
 Average Unit Size: -
 Rent Type: Market

CONSTRUCTION INFO

Start Date: Oct-2015
 Completion Date: Mar-2019
 Build Time: 41 Months
 Time to Delivery: 1 Month

DEVELOPER

Nohemy Customs Broker, Inc.

OWNER

Nohemy Customs Broker, Inc.

4

178-180 N Alexandria Ave

Los Angeles, California - Koreatown Neighborhood



PROPERTY

Property Size: 14 Units
 Stories: 3
 Average Unit Size: 851 SF
 Rent Type: Market

CONSTRUCTION INFO

Start Date: Apr-2017
 Completion Date: Mar-2019
 Build Time: 23 Months
 Time to Delivery: 1 Month

OWNER

Paul Schon

The bed-bath mix, unit counts and sizes are estimated based on information obtained through public record and market estimates. The actual models and unit mix are still to be determined.

5 644 N Hobart Blvd - 644 North Hobart
Los Angeles, California - East Hollywood Neighborhood



PROPERTY		CONSTRUCTION INFO	
Property Size:	12 Units	Start Date:	Mar-2018
Stories:	3	Completion Date:	Mar-2019
Average Unit Size:	943 SF	Build Time:	12 Months
Rent Type:	Market	Time to Delivery:	1 Month

DEVELOPER	OWNER
Schon Tepler Realty	Schon Tepler Realty

NOTES
The bed-bath mix, unit counts and sizes are estimated based on market standards. The actual models and unit mix are still to be determined.

6 407 N Ardmore Ave
Los Angeles, California - East Hollywood Neighborhood



PROPERTY		CONSTRUCTION INFO	
Property Size:	6 Units	Start Date:	Jan-2016
Stories:	3	Completion Date:	Mar-2019
Average Unit Size:	-	Build Time:	38 Months
Rent Type:	Market/Affordable	Time to Delivery:	1 Month

OWNER
Benjamin Investment & Management Llc

The bed-bath mix, unit counts and sizes are estimated based on information obtained through public record. The actual models and unit mix are still to be determined.

SITE AMENITIES
Elevator

UNIT AMENITIES
Balcony, Barbecue Area, Dining Room, Double Pane Windows, Sprinkler System

7 501 N Wilton Pl
Los Angeles, California - Mid-Wilshire Neighborhood



PROPERTY		CONSTRUCTION INFO	
Property Size:	88 Units	Start Date:	Dec-2017
Stories:	5	Completion Date:	Jun-2019
Average Unit Size:	-	Build Time:	18 Months
Rent Type:	Market	Time to Delivery:	4 Months
DEVELOPER		OWNER	
Frost Chaddock Developers		Frost Chaddock Developers	

8 5151 Romaine St - Swansea Park Senior Apartments - Phase II
Los Angeles, California - East Hollywood Neighborhood



PROPERTY		CONSTRUCTION INFO	
Property Size:	76 Units	Start Date:	Jan-2017
Stories:	4	Completion Date:	Jun-2019
Average Unit Size:	752 SF	Build Time:	29 Months
Rent Type:	Market/Affordable	Time to Delivery:	4 Months
DEVELOPER		OWNER	
APEC International, LLC		APEC International, LLC	

NOTES

This property will be a four story multifamily senior housing facility with 76 units and a detached three level subterranean parking structure.

9 5245 Santa Monica Blvd - The Taglyan
Los Angeles, California - Little Armenia Neighborhood



PROPERTY		CONSTRUCTION INFO	
Property Size:	49 Units	Start Date:	Jan-2016
Stories:	5	Completion Date:	Jun-2019
Average Unit Size:	1,024 SF	Build Time:	41 Months
Rent Type:	Market	Time to Delivery:	4 Months
DEVELOPER		OWNER	
Petros & Karine Taglyan		Petros & Karine Taglyan	

The bed-bath mix, unit counts, and sizes are estimated based on information obtained through public record and using market averages. The actual models and unit mix are still to be determined.

SITE AMENITIES
On-Site Retail
UNIT AMENITIES
Heating, Kitchen

10 5570 Melrose Ave
Los Angeles, California - Mid-Wilshire Neighborhood



PROPERTY		CONSTRUCTION INFO	
Property Size:	52 Units	Start Date:	Jan-2019
Stories:	5	Completion Date:	Oct-2020
Average Unit Size:	688 SF	Build Time:	21 Months
Rent Type:	Market/Affordable	Time to Delivery:	20 Months
DEVELOPER		OWNER	
Crescent Capital Partners		Crescent Capital Partners	

NOTES
The bed-bath mix, unit, counts, and sizes are estimated based on public record. The actual models and unit mix are still to be determined.

SITE AMENITIES
Pool, Spa



PRINCIPAL TO PRINCIPAL ACQUISITIONS

Summary of Principal to Principal Comparables

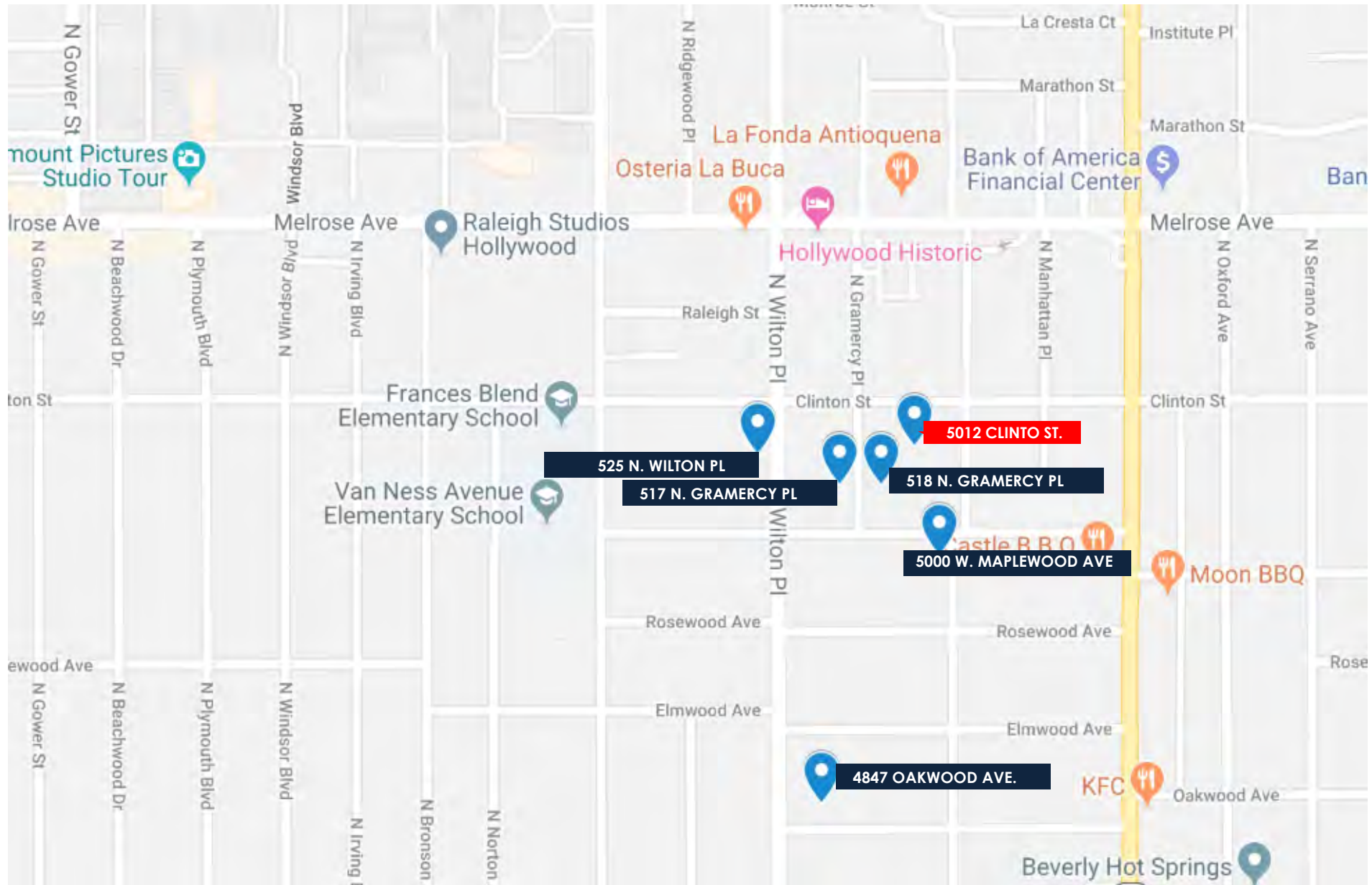


Address	APNs	Total Lot Size	Purchase Price	Cost Per Sq. Ft.	Transfer Year
518 N. Gramercy Los Angeles, CA (6 parcels)	5522-013-015; 016; 017; 018; 019; 020.	31,058 Sq. Ft.	\$5,514,000	\$177.5	Feb. 2015
517 N. Gramercy Los Angeles, CA (3 Parcels)	Combined: 5522-014-052 (5522-014- 012; 013; 014).	15,875 Sq. Ft.	\$3,025,830+	\$190.60	Nov. 2016
5000 Maplewood Los Angeles, CA (3 Parcels)	5522-017-015 5522-017-016 5522-017-018	10,500 Sq. Ft.	\$2,200,000	\$209.5	Feb. 2017
525 N. Wilton Los Angeles, CA (9 parcels)	5522-015-017; 018; 019; 020; 021; 022; 023; 024, 025.	52,095 Sq. Ft.	\$6,918,000	\$132.7	Dec. 2014
4847 Oakwood Los Angeles, CA (4 Parcels)	5522-030-003; 004;005;006.	29,000 Sg. Ft.	\$4,950,000	\$170.6	July 2016
Totals:		138,528 Sq. Ft.	\$22,607,830	\$880.9	
Averages:		27,705 Sq. Ft.	\$4,521,566	\$176.2	

+ Signifies the approximate purchase price of the transaction. Some sale records not made available to the public.
After adjusting for appreciation, the average cost per square foot is \$231.

The information and calculations presented are deemed to be accurate, but not guaranteed and we are not responsible for its correctness.

Map of Principal to Principal Comparables



518 N. GRAMERCY PL, Los Angeles



DESCRIPTION OF WORK:

New 4-story building: 3 story, Type VA, 51-Unit apartment building over one story , Type IA, parking garage. The project utilizes 32.5% density bonus restricting 4 very low come units, 10% of the 38 base units and two menu incentives- 20% Front and side yard reductions.

Address	APNs	Total Lot Size	Purchase Price	Cost Per Sq. Ft.	Transfer Year
518 N. Gramercy Los Angeles, CA (6 parcels)	5522-013-015; 016; 017; 018; 019; 020.	31,058 Sq. Ft.	\$5,514,000	\$177.5	Feb. 2015

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517 N. GRAMERCY PL, Los Angeles

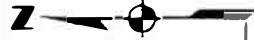


DESCRIPTION OF WORK: PERMITS HAVE NOT BEEN PULLED.

Address	APNs	Total Lot Size	Purchase Price	Cost Per Sq. Ft.	Transfer Year
517 N. Gramercy Los Angeles, CA (3 Parcels)	Combined: 5522-014-052 (5522-014-012; 013; 014).	15,875 Sq. Ft.	\$3,025,830+	\$190.60	Nov. 2016

5522	14	P. A. 167214	TRA 87	REVISED 2007092407003031-09 2007112911001001-09	2008043004001001-03	SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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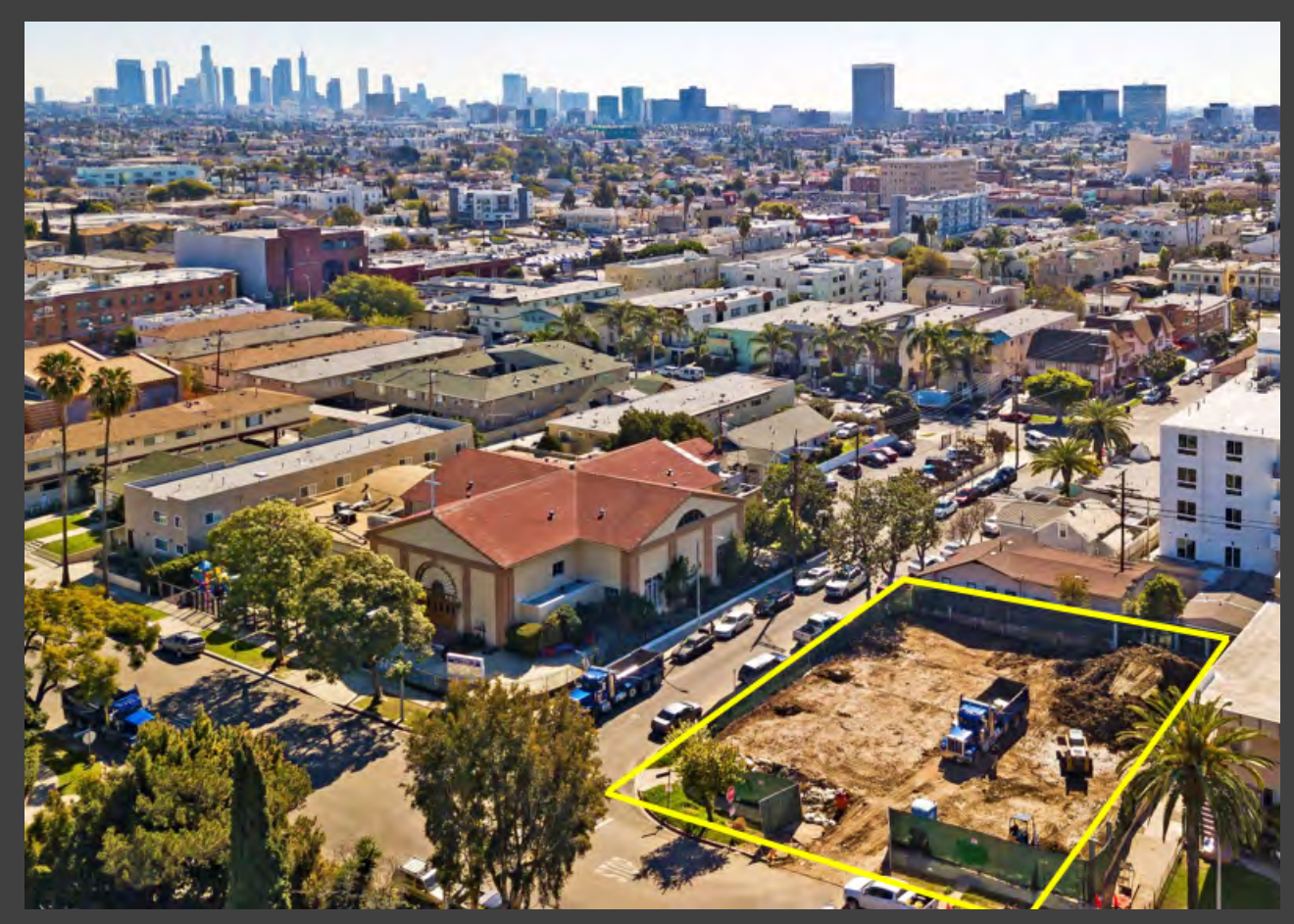
2009



MAPPING AND GIS
SERVICES
SCALE 1" = 60'



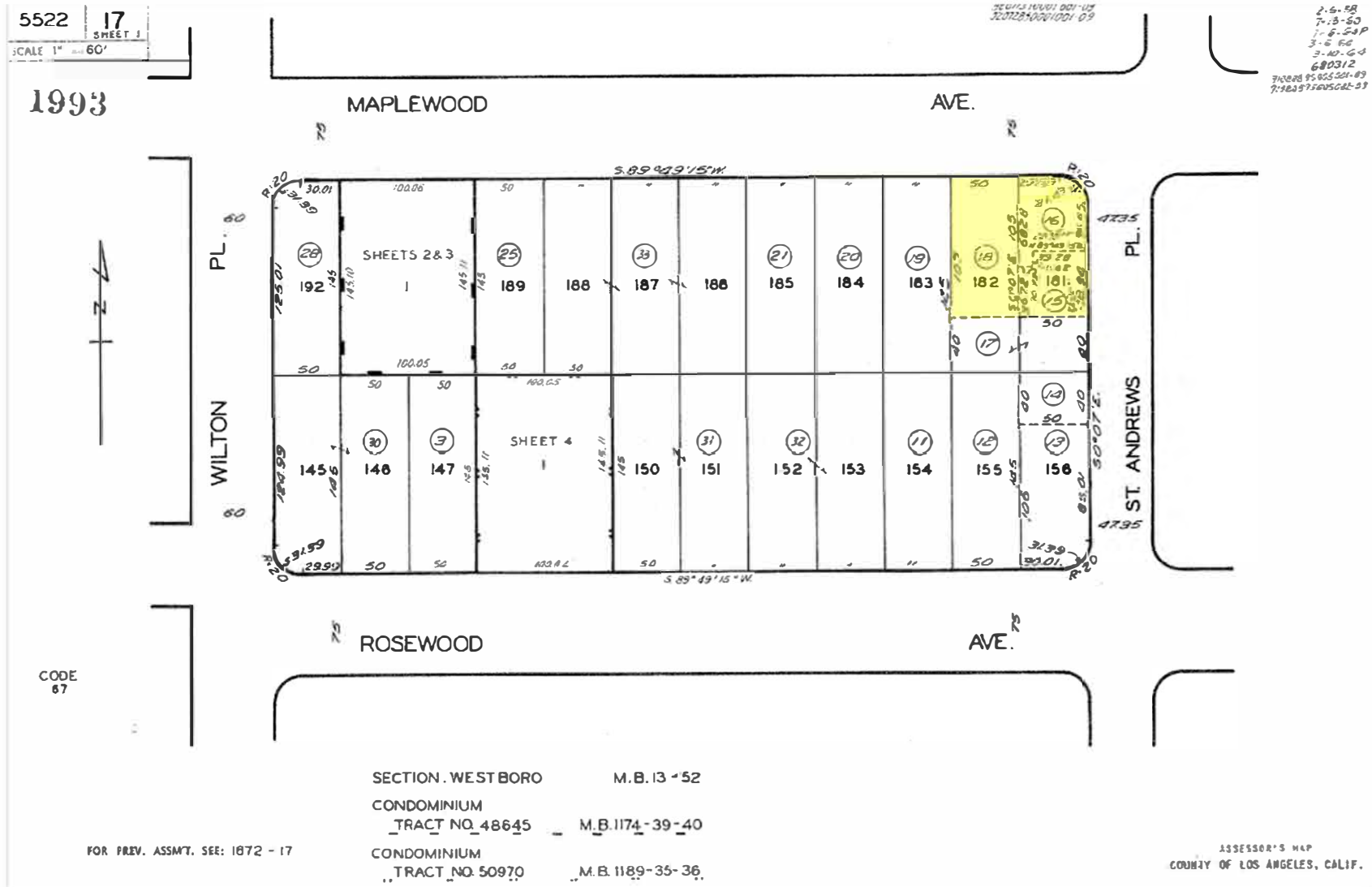
5000 MAPLEWOOD AVE., Los Angeles

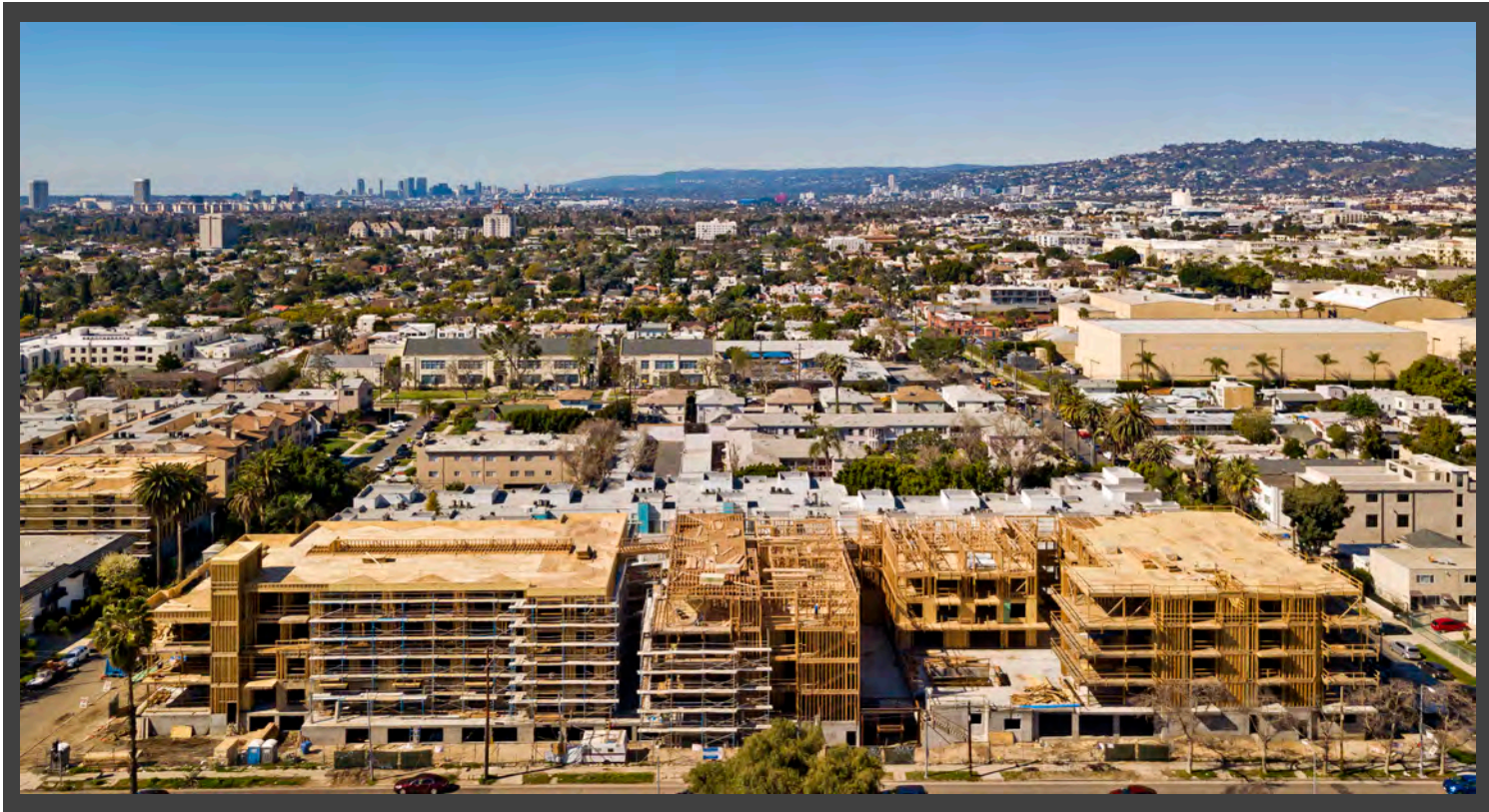


DESCRIPTION OF WORK: PERMITS HAVE NOT BEEN PULLED.

Address	APNs	Total Lot Size	Purchase Price	Cost Per Sq. Ft.	Transfer Year
5000 Maplewood Los Angeles, CA (3 Parcels)	5522-017-015 5522-017-016 5522-017-018	10,500 Sq. Ft.	\$2,200,000	\$209.5	Feb. 2017

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DESCRIPTION OF WORK:

NEW 5-STORY, 88-UNIT APARTMENT (80 MARKET RATE UNITS AND 8 RESIDENTIAL UNITS DESIGNATED FOR VERY LOW INCOME PER DIR-2015-0688-DB-SPR)

Address	APNs	Total Lot Size	Purchase Price	Cost Per Sq. Ft.	Transfer Year
525 N. Wilton Los Angeles, CA (9 parcels)	5522-015-017; 018; 019; 020; 021; 022; 023; 024, 025.	52,095 Sq. Ft.	\$6,918,000	\$132.7	Dec. 2014

PLAT MAP



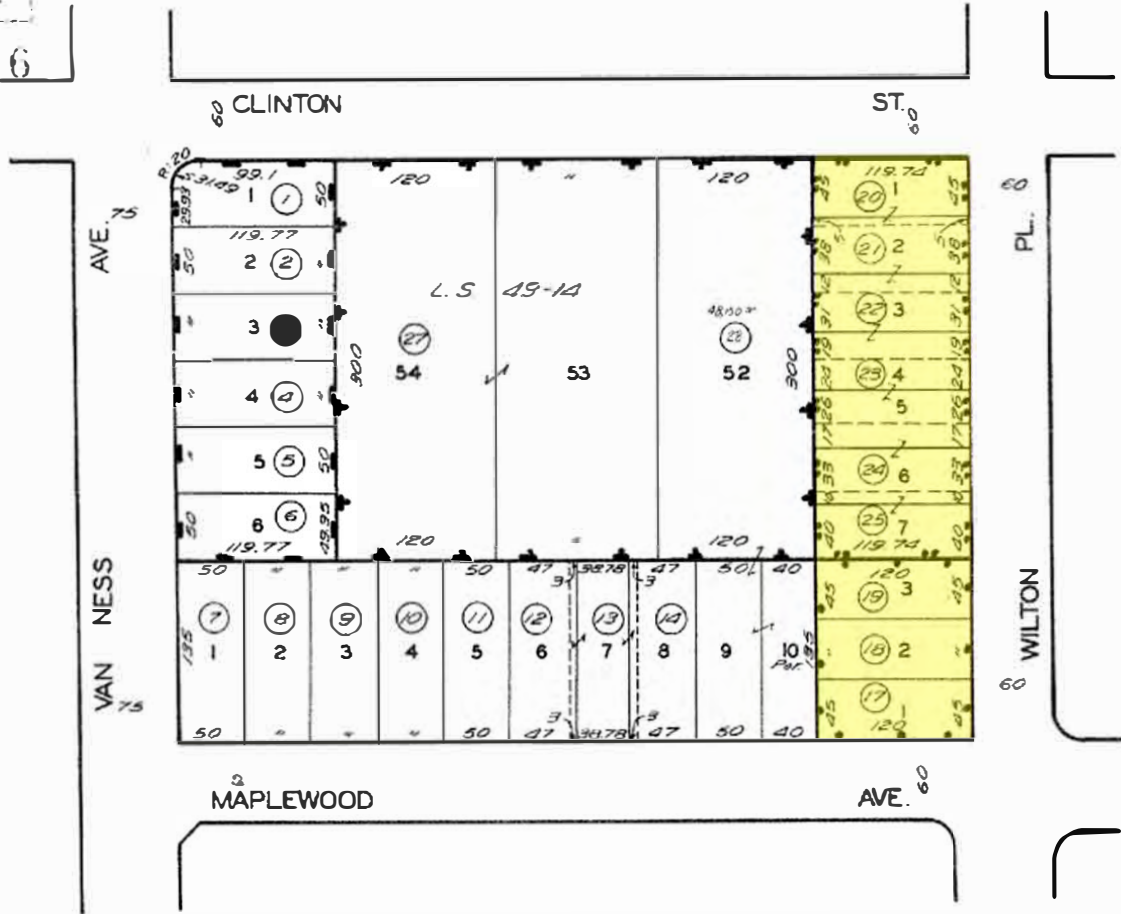
26330604884001-09

5522 | 15
SCALE 1" = 80'

1996



CODE 67



I.A. WEID'S SUBDIVISION OF THE
SE. 1/4 OF SEC. 14 T.1S., R.14 W.
M.R. 13-39

FOR PREV. ASSMT. SEE: 1072 -15

TRACT NO. 3376
M.B. 37-18

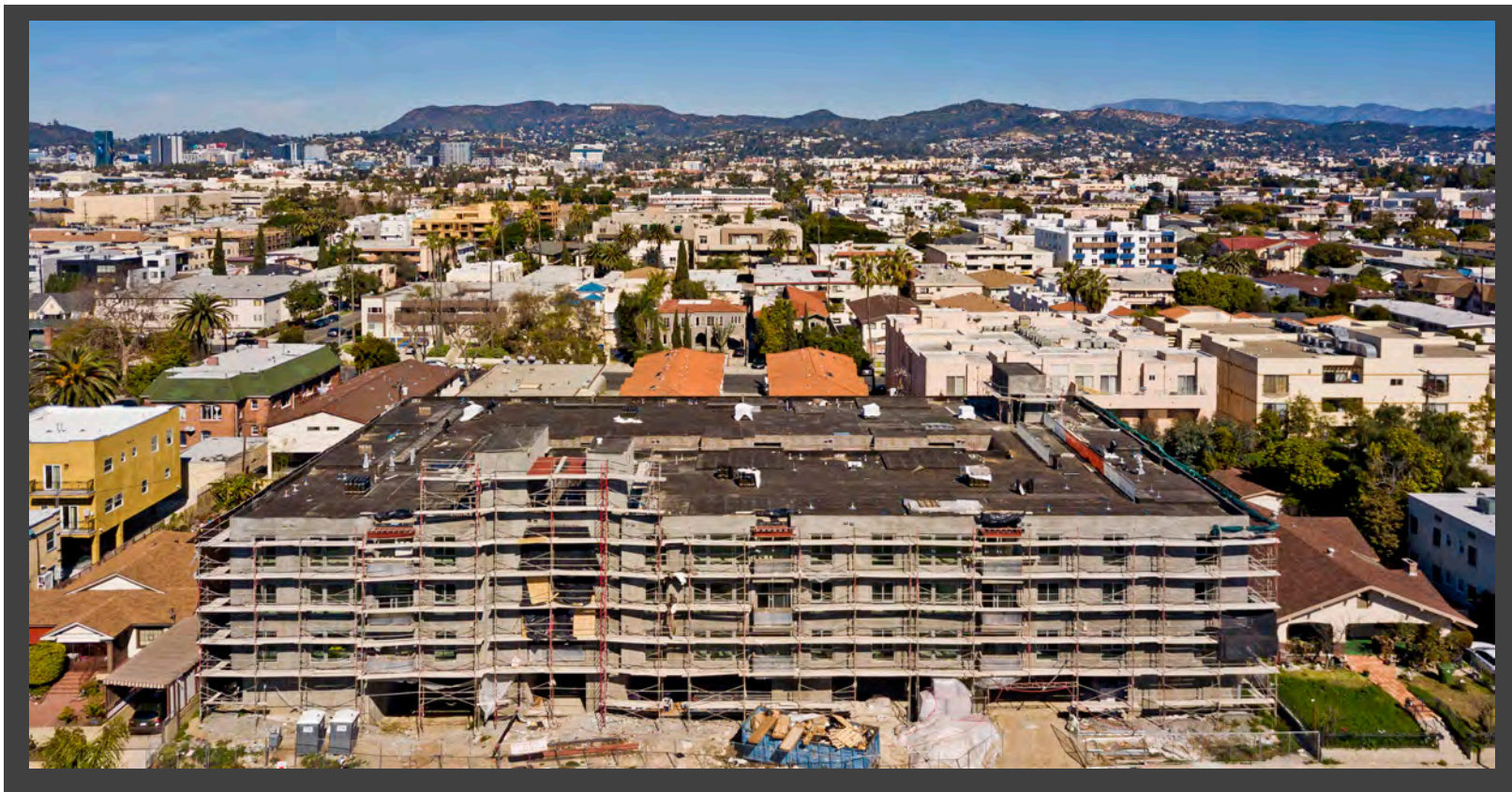
TRACT NO. 19373
M.B. 487-13

TRACT NO. 2938
M.B. 29-90

TRACT NO. 3536
M. B. 38-72

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

4847 OAKWOOD AVE., Los Angeles



DESCRIPTION OF WORK:

(49-UNIT 3-STORY TYPE V-A AFFORDABLE HOUSING APT BLDG OVER I-LEVEL TYPE 1-A PARKING GARAGE W/ BASEMENT GARAGE & ROOFTOP DECK

Address	APNs	Total Lot Size	Purchase Price	Cost Per Sq. Ft.	Transfer Year
4847 Oakwood Los Angeles, CA (4 Parcels)	5522-030-003; 004;005;006.	29,000 Sg. Ft.	\$4,950,000	\$170.6	July 2016

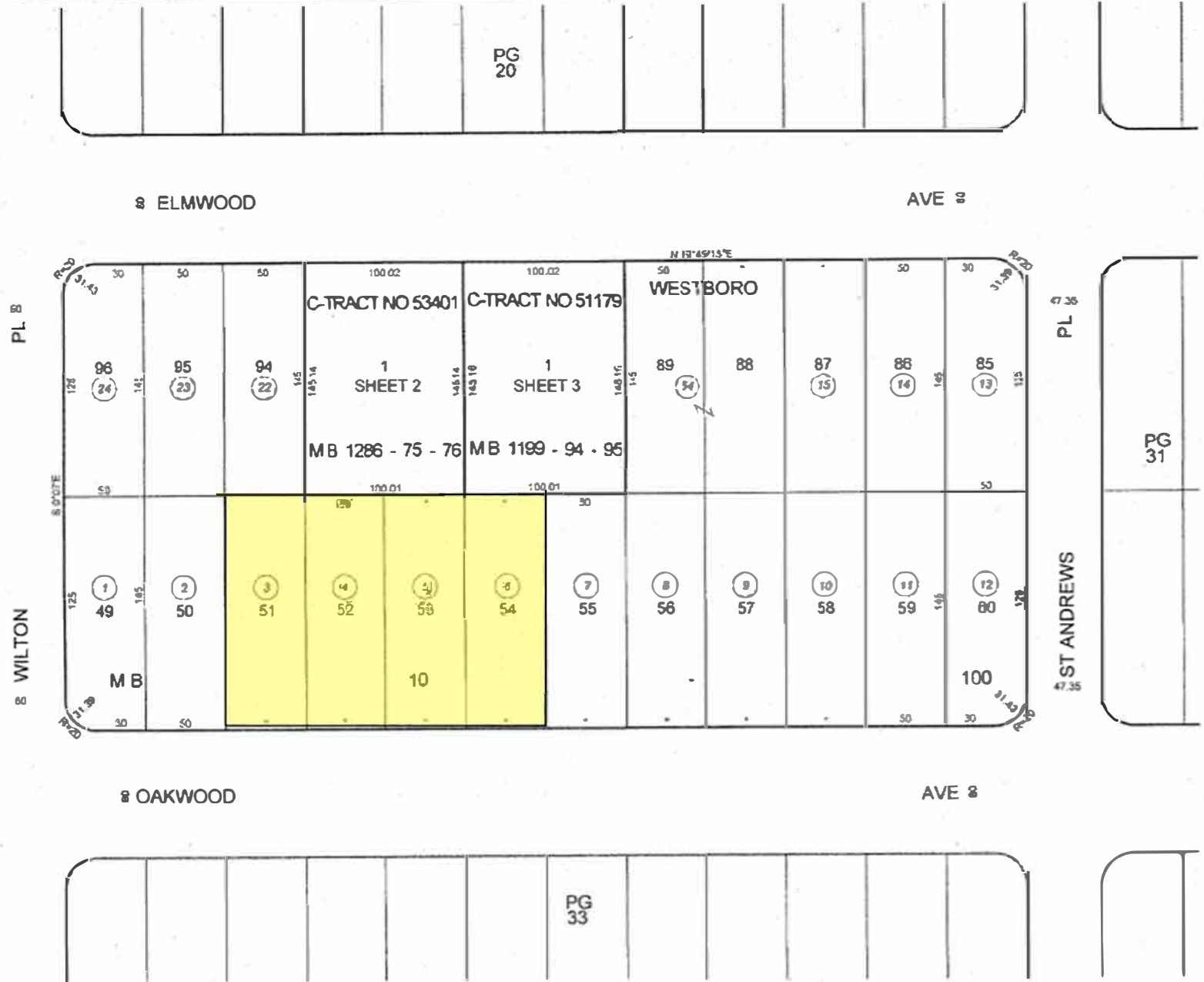
The information and calculations presented are deemed to be accurate, but not guaranteed and we are not responsible for its correctness.

PLAT MAP



5522 30 P. A. 1672-30 TRA 67 REVISED 2024-04-26 10003002-09 2024-04-26 10003001-09 SEARCH NO OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002

2009
ELMWOOD AVE
PG 29
WILTON
OAKWOOD AVE





PHIL SEYMOUR, EXECUTIVE VICE PRESIDENT

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**ELITE
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REALTY**

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