



1541 South
Hayworth
Los Angeles, CA 90035

OPPORTUNITY TO ACQUIRE A RARE DEVELOPMENT SITE FOR 10 UNITS

Marcus & Millichap

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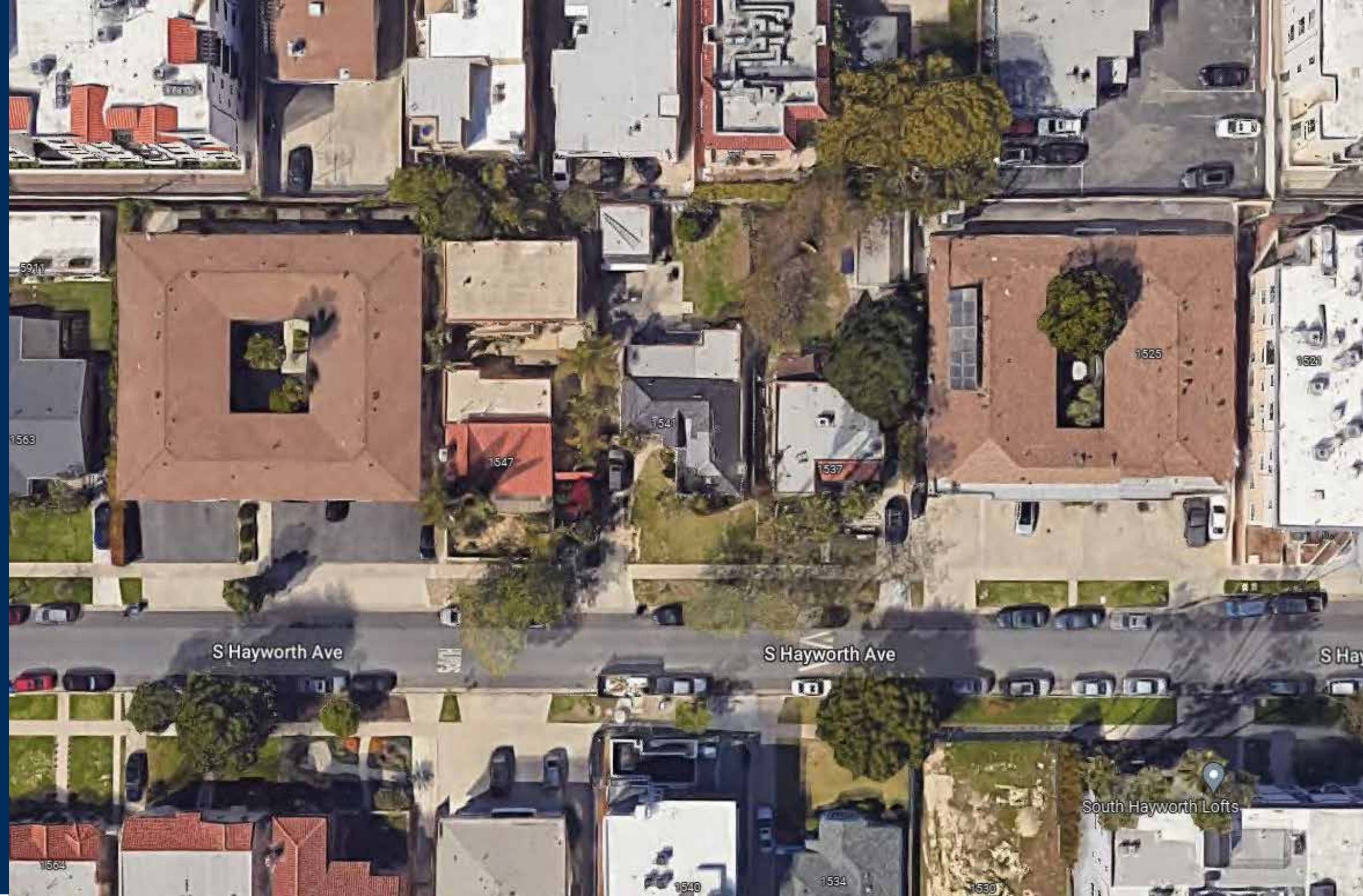


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PROPERTY
OVERVIEW

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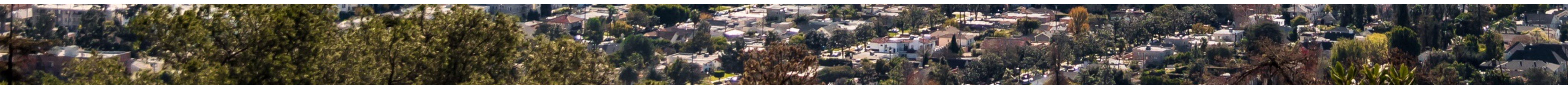
FINANCIAL
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LOCATION
OVERVIEW



PROPERTY OVERVIEW



THE OFFERING

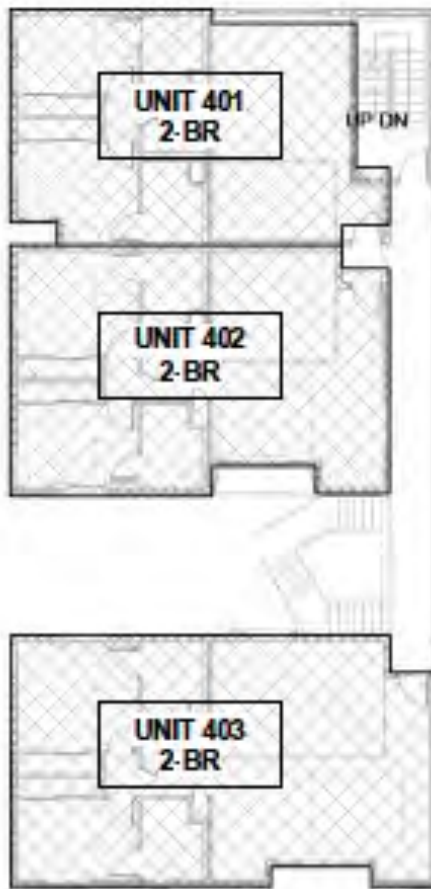
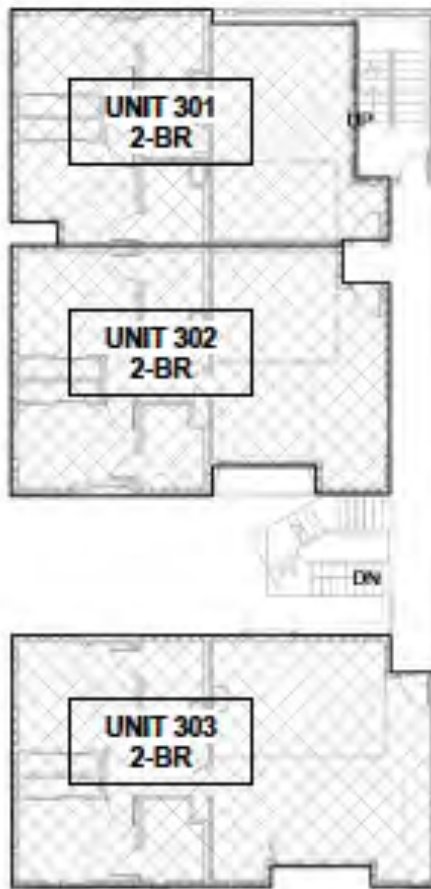
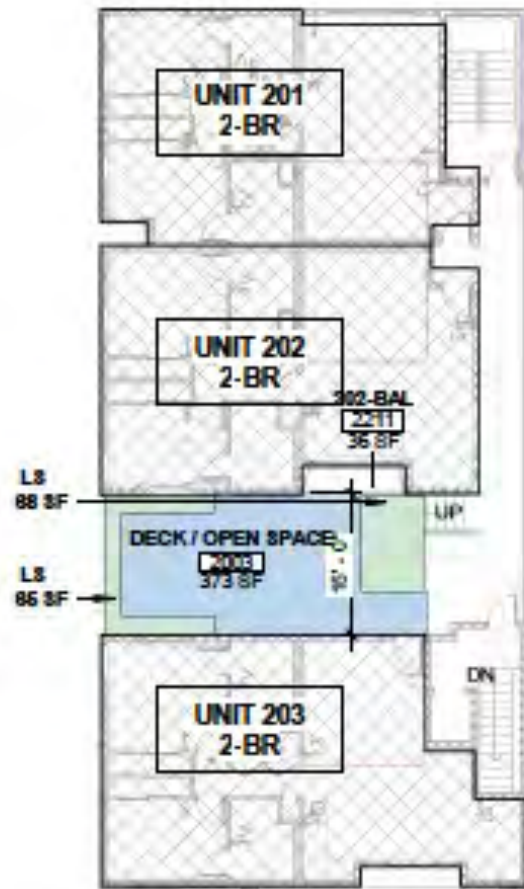
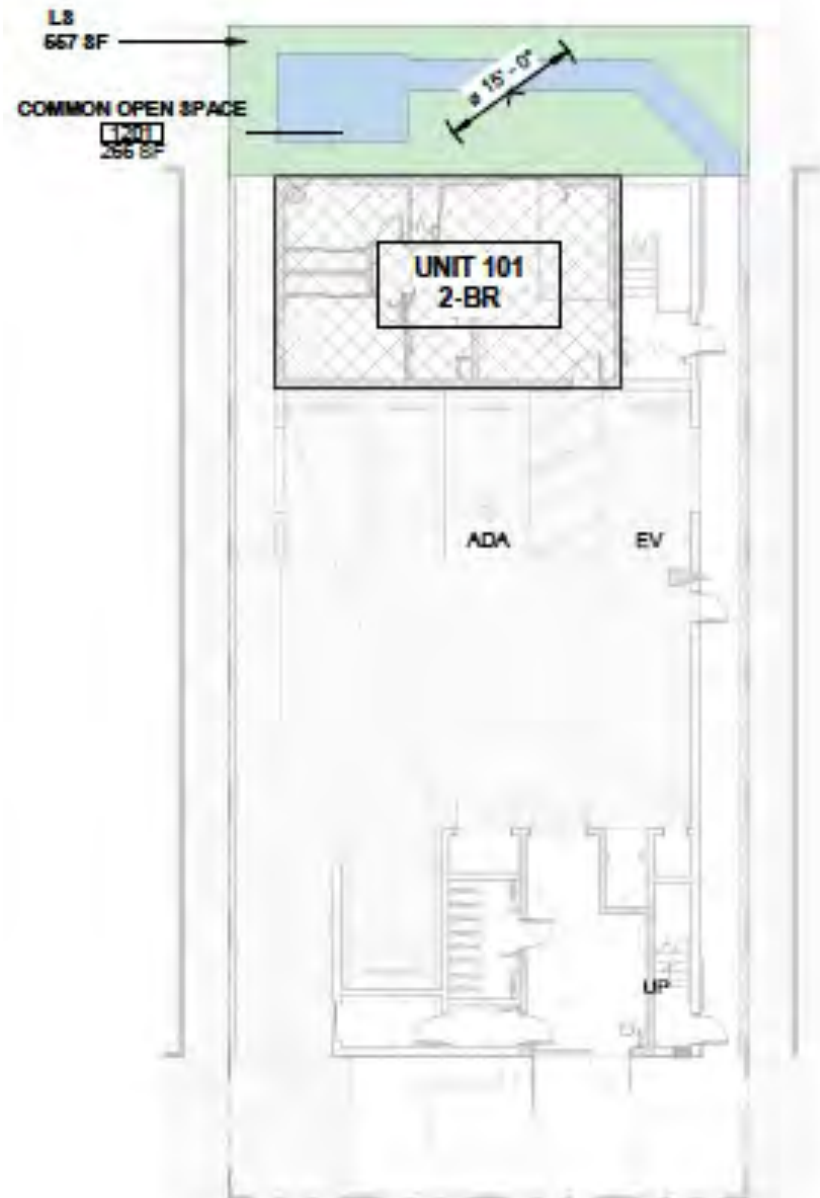
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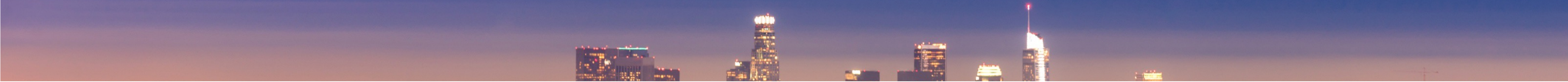
Marcus & Millichap is pleased to present 1541 S Hayworth Avenue in Los Angeles, California. The Site is 6,880 square feet in total, zoned R3-1, allowing a developer to build 10 multifamily units. The following steps for a developer would be to entitle and get to Ready to Issue (RTI) status. There are preliminary plans for 10 two-bedroom units.

The Offering is well located just outside of Pico Boulevard in the heart of Mid-City. Mid-Wilshire is a diverse and centrally located district with many world-class museums, eateries, shopping, and entertainment options. Some of these options include the renowned Los Angeles County Museum of Art (LACMA), Peterson Automotive Museum, The La Brea Tar Pits, CUT, Urth Caffé, Republique, The Beverly, The Grove, The Doheny Room, The BLVD, etc. A mix of magnificent homes, exclusive schools, hip entertainment options, and sunny treelined streets makes this location one of the most desirable places to live in Los Angeles.

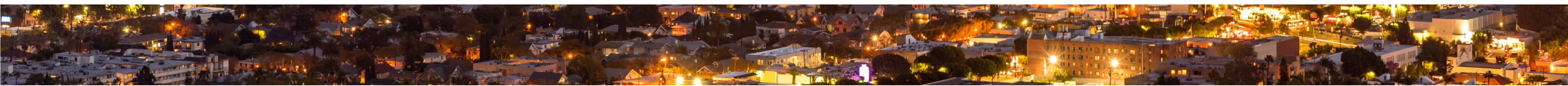


FLOOR PLANS





FINANCIAL SUMMARY

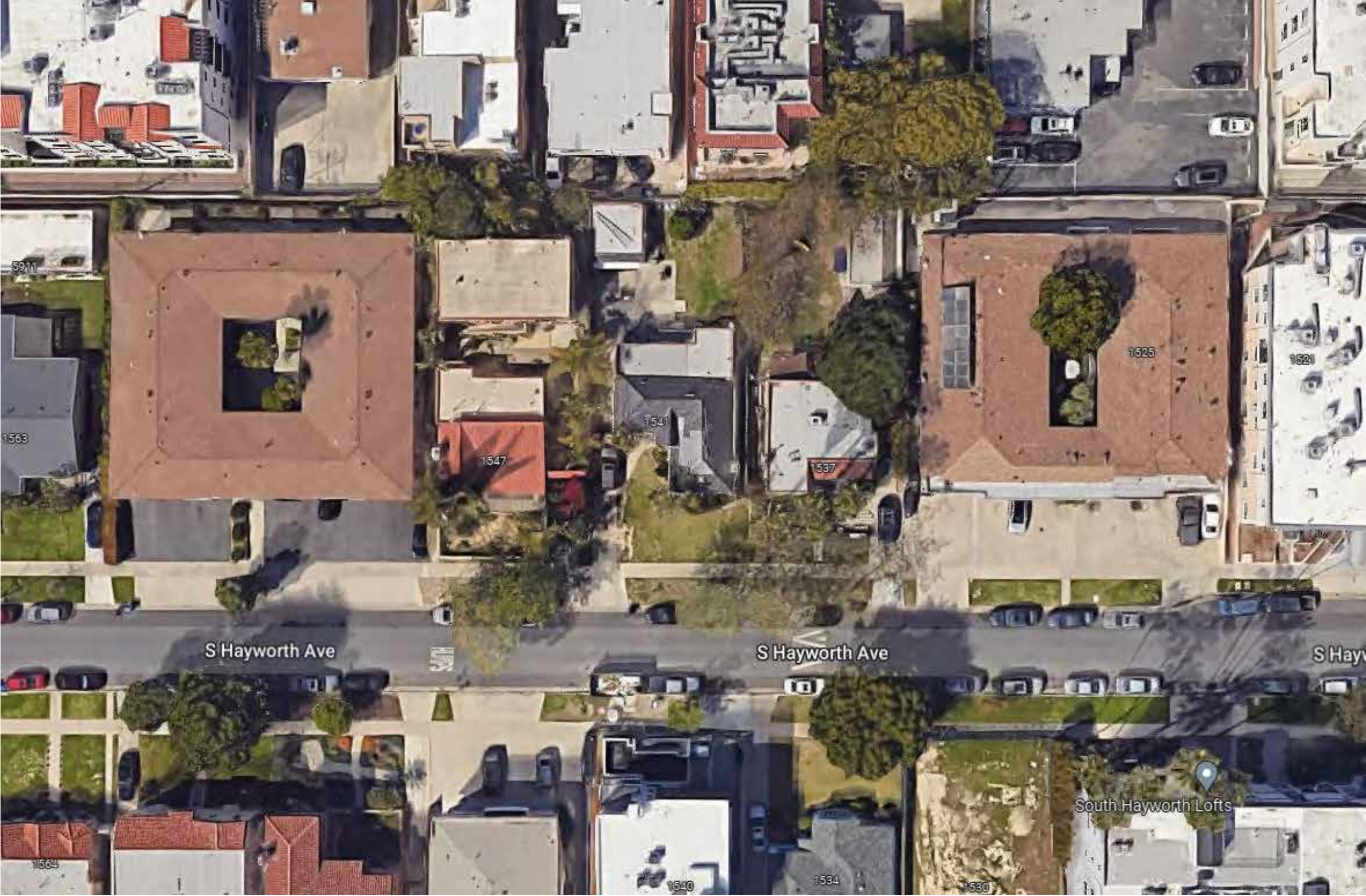


FINANCIAL SUMMARY

Offering Price
\$2,150,000

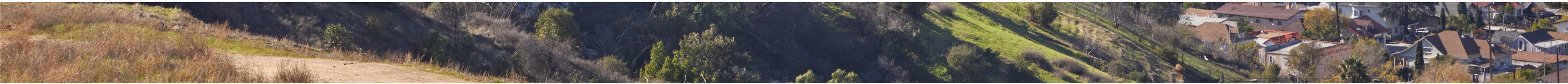
Price/Land SF
\$312.50

Price	\$2,150,000
Lot Acres	0.16
Lot SF	6,880
Zoning	[Q]R3-1
Buildable Units	10
Buildable SF	12,454
Price Per Buildable Unit	\$215,000
Price Per Land SF	\$312.50





LOCATION OVERVIEW





PICO ROBERTSON

The heart of LA's Jewish community

Pico-Robertson is the heart of LA's Jewish community, with dozens of kosher restaurants, kosher supermarkets, several Jewish day and high schools, and six synagogues. Many Persian Jews immigrated here in the 1980s to flee persecution in Iran, and they've added their cuisine to the mix of Mexican, Chinese, and Italian places around the neighborhood. The residential streets are a mix of mostly single story homes and small apartment buildings. This neighborhood is bordered on the west by Beverlywood and Cheviot Hills, on the north by Beverly Hills, on the east by Carthay and Mid-City.

Pico-Robertson has a distinct community feel, with shops and restaurants within easy walking distance. Along the main thoroughfares of Pico Boulevard and South Roberston Boulevard, you'll find dozens of dining options, ranging from delis to upscale steakhouses

Located just minutes from Beverly Hills and Century City, 1233 Bedford Street is ideally located in a densely populated, affluent West Los Angeles sub-market with the average household income exceeding \$120,000 within a one-mile radius and over 1,000,000 people within a five mile radius. Century City is the most prominent business district in Los Angeles outside of Downtown, and Beverly Hills is an international icon for its concentration of luxury and high-end shops and restaurants. Immediate national and regional retailers surrounding the subject property include Ralphs, Walgreens, CVS, Office Depot, The Coffee Bean, Beverly Hills Marriott, Mr. C Beverly Hills, Factor's Famous Deli, Shiloh's Steakhouse, and many more.



CULVER HOTEL



ARCLIGHT CINEMAS



KIRK DOUGLAS THEATRE



SONY PICTURES STUDIOS



THE CULVER STUDIOS



PLATFORM



Beverly Hills

BALENCIAGA
DOLCE & GABBANA

 BOTTEGA VENETA
BURBERRY PRADA GUCCI

Beverly Hills is bordered on the northwest by the Los Angeles neighborhood of Bel-Air and the Santa Monica Mountains, on the east by West Hollywood, the Carthay neighborhood of Los Angeles, and the Fairfax District of Los Angeles, and on the south by the Beverlywood neighborhood of Los Angeles. The area's "Platinum Triangle" is formed by the city of Beverly Hills and the Los Angeles neighborhoods of Bel Air and Holmby Hills.

Beverly Hills is an extremely affluent city in Los Angeles County. Its residences include Hollywood celebrities, politicians, and other prominent people. Beverly Hills is home to the world

famous upscale shopping street of Rodeo Drive. Rodeo Drive is the centerpiece of commerce and is comprised of the most luxurious shopping, dining and hotel destinations in the world. The Beverly Hills market has consistently achieved the highest commercial rents in the United States. Demand in Beverly Hills is soaring and supply is limited.

From world-renowned fashion houses to one-of-a-kind local boutiques, Beverly Hills offers a shoppers' paradise located within a compact, easily walkable area known as the Golden Triangle. Rodeo Drive is the epicenter for luxury retail in the United States. Beverly and Cañon Drives also provide hundreds of local boutiques, unique luxury shops, fantastic Beverly Hills restaurants and open-air cafés. Anchoring the southern border of the Golden Triangle is Department Store Row, home to the titans of luxury retailing, including Neiman-Marcus, Saks Fifth Avenue and Barneys New York. The city attracts residents with its luxurious live/work/play/shop lifestyle. Median sales prices in Beverly Hills residential homes easily exceed four million dollars.



Home to many celebrities, five-star hotels,
and the Rodeo Drive shopping district,
Beverly Hills is a world-renowned icon of
sophistication and luxury.





2 MILES FROM SUBJECT PROPERTY



DEVELOPMENT



IVY STATION

CULVER CITY

Ivy Station, a highly-anticipated upcoming Culver City development, is located at the intersections of Venice, Washington and National Boulevards. Just adjacent to the Metro Expo Line of Culver City, this area is expected to become an energetic center of life for residents and visitors alike.

Through its welcoming open space, unique both in size and location, Ivy Station will be a dynamic, vibrant, active area that provides connections to transit, the community, tenants and visitors alike. Concerts, movie nights, wine & cheese festivals, fitness classes, holiday craft fairs and seasonal activities are just some of the exciting events planned for the park.

With all of the exciting elements Ivy Station has to offer, visitors, residents, office tenants and hotel guests will all be delighted by this new, vibrant center of life in Culver City.

- 5.2 acre urban infill property
- 2+ acres of open space with varied programming for community
- 200,000 SF, 5-story office building
- Over two acres of open space
- 200 Amenity-rich residential apartment units



THE CULVER STEPS

A dynamic, new mixed-use development by Hackman Capital Partners is coming to downtown Culver City, offering retail shops, restaurants, Amazon office space, and high end residences ...transforming Downtown Culver City

Located at the intersection of Culver and Washington Boulevards, the project will feature 75,000 square feet of offices - which have been fully leased by Amazon Studios - atop 35,000 square feet of retail space.

EYRC Architects is designing the Culver Steps, which is named for its signature design feature, a large staircase leading up to an elevated plaza.

The surrounding 35,000 square feet of open space, which will connect to the adjoining Culver Studios campus, is being designed by SWA Group.

Completion of the Culver Steps development is anticipated in 2019.



2.5 miles from The Culver Steps



DEVELOPMENT



8777 WASHINGTON

8777 WASHINGTON

The project site, located at 8777 Washington Boulevard, is slated for a four-story structure that will offer 128,000 square feet of offices with underground parking and approximately 4,500 square feet of ground-floor retail. Gensler is designing the project, which will feature floor-to-ceiling windows on all of its upper levels. The design has evolved slightly from the most recent iteration of the project presented in mid-2017. SWA Group is serving as 8777 Washington's urban designer and landscape architect.

Construction has Begun

(W)RAPPER

The Wrapper, a 16-story, 169K SF creative office tower from developer Samitaur Constructs and designed by architect Eric Owen Moss, will be at 5790 West Jefferson Blvd. near the Metro Expo Line's La Cienega/Jefferson Station. The building's design will feature different floor heights, including 13 feet, 16 feet and 24 feet high. There will also be suspended loft space, deck space and views of the Pacific, the mountain and the city.



(W)RAPPER

PLATFORM PHASE III

Quantum Capital Partners has announced a \$38-million construction loan for the third phase of Platform, the Runyon Group's mixed-use campus between Downtown Culver City and the Hayden Tract.

The project, located at 8888 Washington Boulevard, will consist of a four-story building containing 66,000 square feet of offices atop 6,000 square feet of ground-floor commercial space and an automated parking garage in three basement levels. It joins existing office and retail space at the Platform, which the Runyon Group completed in 2015.

Construction has Begun



PLATFORM PHASE III



DEVELOPMENT

ROY @ OVERLAND



ROY @ OVERLAND

The project, now rising on a half-acre site at 3644-3658 Overland Avenue, consists of a six-story structure featuring 92 studio, one- and two-bedroom apartments above 1,500 square feet of ground-floor retail space. The property also includes eight units of very low income housing, in addition to underground parking for 105 vehicles. Santa Monica-based architecture firm KFA designed the podium-type building, which is highlighted by a rooftop deck and a landscaped courtyard that opens to the street.

COBALT

Greystar Real Estate Partners is just completed the mid-rise complex at 10601 Washington Boulevard, which will feature 135 studio, one- and two-bedroom apartments atop 14,000 square feet of ground-floor retail space. The project also calls for 11 units of low-income housing, 294 parking spaces and various residential amenities. Santa Monica-based VTBS Architects is designing the seven-story development, which renderings portray in the contemporary style.



COBALT

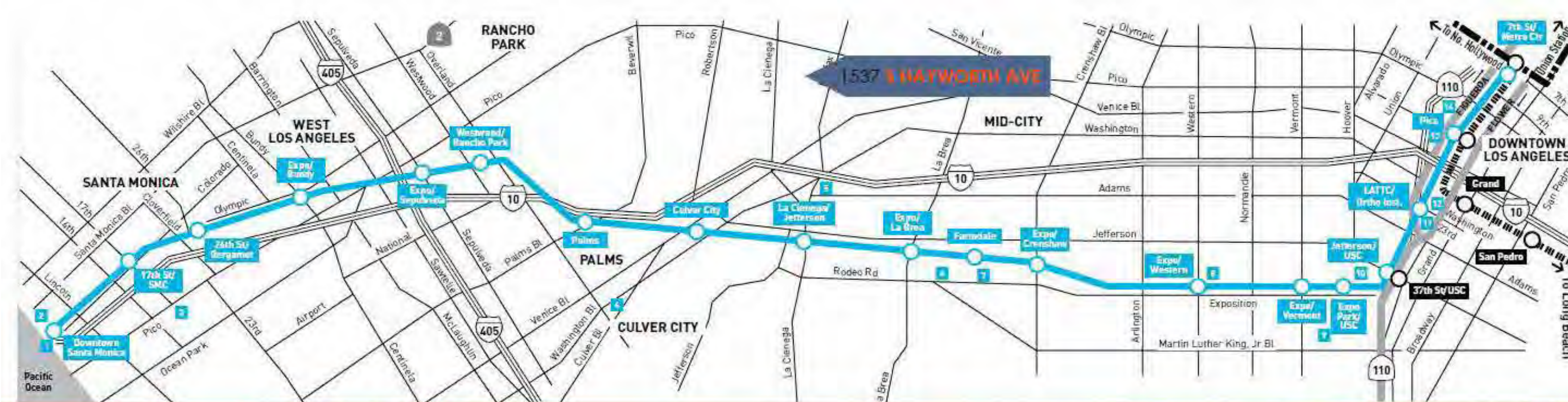
LINEA

Located on a 4.06-acre site, The project is comprised of one 10-story building and three 6-story buildings, including 5,000 square feet of retail. The project's 595 apartments offer lofty ceilings, floor to ceiling windows, and full-sized washers and dryers. Designer touches include modern cabinetry with upgraded hardware, and under cabinet lighting. A robust amenities package includes a 24-hour concierge service and Porte cochere entrance. 40,000 square feet of outdoor amenity space includes landscaped courtyards, social outdoor areas, water features. The state-of-the-art fitness center boasts cardio equipment, fitness machines, and flat screen televisions.



LINEA

TRANSPORTATION



METRO RAIL

Walk Score
83

WALKER'S PARADISE
Very Walkable



CONVENIENT TO METRO
Less than 2 miles to La Cienega/Jefferson Metro Stop

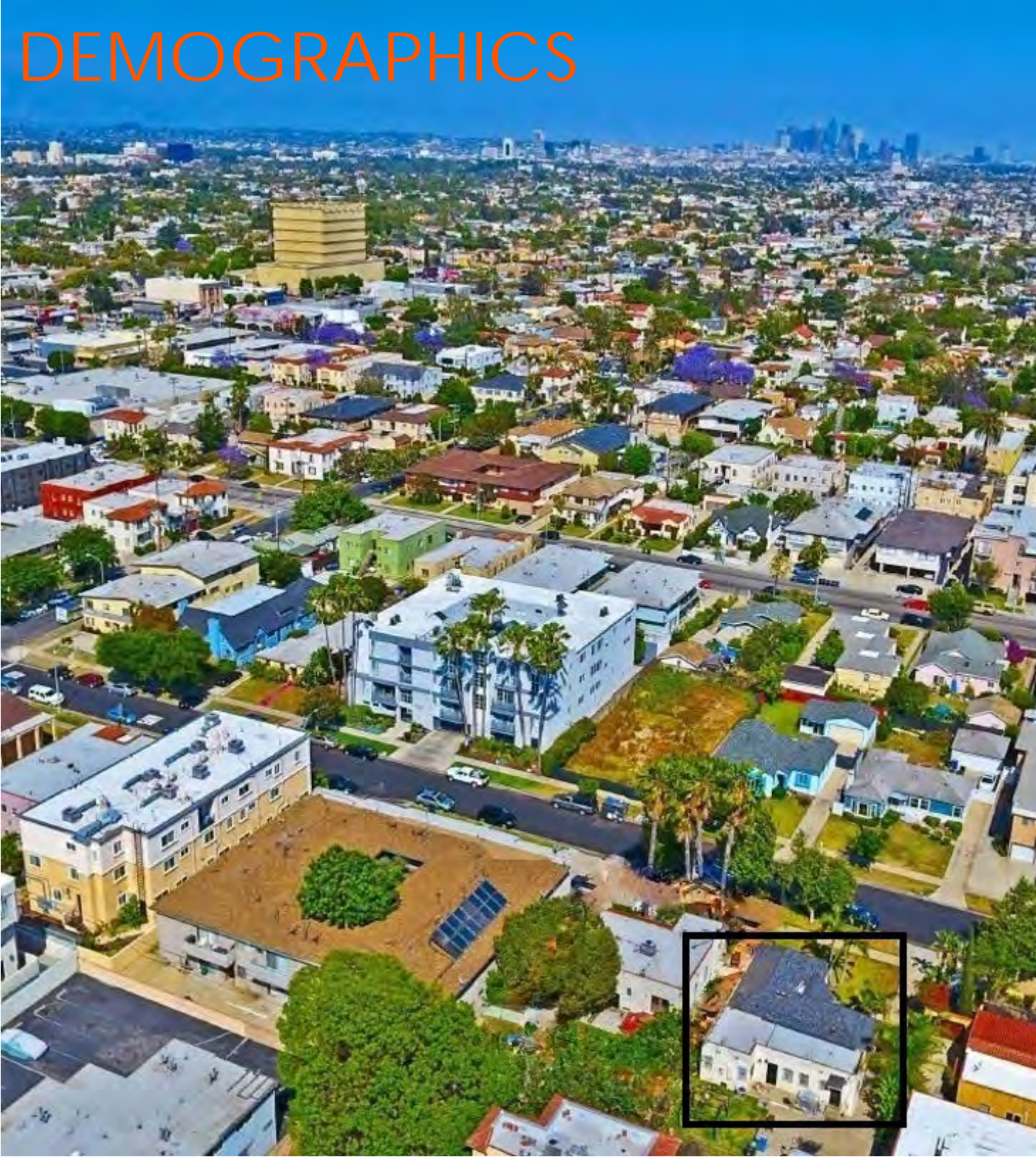
Located 1.8 miles from the La Cienega/Jefferson Metro Rail stop, 1525 Hi Point has access to some of the best of Los Angeles transportation. Bonita Terrace is a Walker's Paradise, with a Walk Score of 83. Most daily errands do not require a car or public transportation.

The Metro Rail is part of a much bigger public transportation system that services the Greater L.A. area. Nearly 200 different Local, Rapid, Express and Bus Rapid Transit (BRT) bus lines travel to every neighborhood and major destination, including state parks, area attractions and shopping districts. DASH Downtown provides almost 7 million passenger trips per year to the Downtown and nearby areas. And airline travelers can take the LAX FlyAway Bus from Downtown, West L.A., the San Fernando Valley and Orange County.

Take the Metro Rail Blue Line to the Pico station and you'll find yourself at the massive LA LIVE entertainment complex, where you can experience world-class music concerts and sporting events at STAPLES Center and Microsoft Theater, visit the nearby Los Angeles Convention Center, or choose from a plethora of fine dining and casual eating options. Heading south out of Downtown, you can access the historic Watts Towers from the 103rd St station, while the Transit Mall stop near the end of the Blue Line can offer you attractions like the Queen Mary and the Aquarium of the Pacific. From the Imperial/Wilmington station, transfer to the Metro Rail Green Line, where a free airport connection shuttle at the Aviation/LAX stop will take passengers to Los Angeles International Airport.



DEMOGRAPHICS



KEY FACTS

355,066

Population



Average
Household Size

38.0

Median Age

\$71,013

Median Household
Income

BUSINESS



34,689

Total Businesses



259,815

Total Employees

INCOME



\$71,013

Median Household
Income



\$48,105

Per Capita Income



\$40,024

Median Net Worth

EDUCATION

11%

No High
School
Diploma



14%

High School
Graduate



23%

Some College



52%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



75%

White Collar



9%

Blue Collar



15%

Services

5.1%

Unemployment
Rate

Households By Income

The largest group: \$50,000 - \$74,999 (16.0%)

The smallest group: \$25,000 - \$34,999 (6.7%)

Indicator	Value	Difference	
<\$15,000	11.3%	+0.9%	
\$15,000 - \$24,999	7.4%	-1.1%	
\$25,000 - \$34,999	6.7%	-1.1%	
\$35,000 - \$49,999	10.5%	-0.5%	
\$50,000 - \$74,999	16.0%	-0.5%	
\$75,000 - \$99,999	11.9%	-0.3%	
\$100,000 - \$149,999	14.8%	-1.0%	
\$150,000 - \$199,999	8.0%	+0.3%	
\$200,000+	13.4%	+3.6%	

Bars show deviation from
Los Angeles County

ANNUAL HOUSEHOLD SPENDING



\$2,807

Apparel &
Services



\$225

Computers &
Hardware



\$4,729

Eating Out



\$6,416

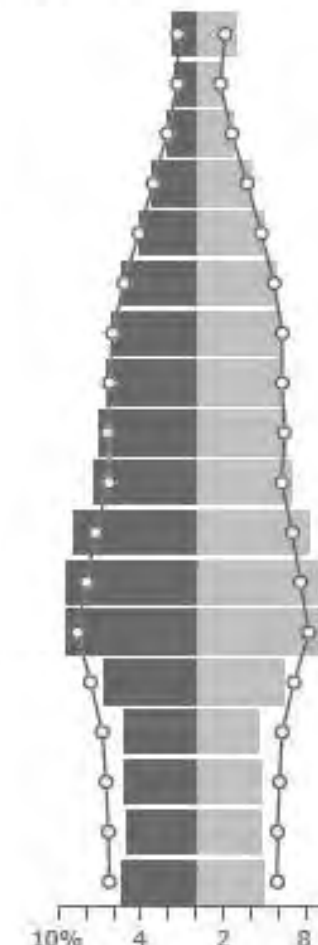
Groceries



\$6,417

Health Care

Age Pyramid



The largest group:
2019 Female Popu

The smallest group:
2019 Male Popula

Dots show
comparison to
Los Angeles County