

*100 N Sycamore Ave
Miracle Mile*



RE/MAX ONE
COMMERCIAL

Chase Simonton

Vice President, Multi-family Investments
310.383.5927 Mobile
Chase@RemaxOneCommercial.com

Robert Carlile

Senior Partner, Multi-family Investments
310.853.3016 Mobile
Robert@RemaxOneCommercial.com

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DISCLAIMER - RE/MAX One Commercial, Agents, Brokers, and Associates believe the information herein to be true, but make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage and age are approximate. It is up to the individual investor to do their own due diligence, and make their own conclusions before making an investment decision, and before entering, or exiting, any contract or agreement. Buyer must verify all information and bears all risk for any inaccuracies.



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OVERVIEW

RE/MAX One Commercial is proud to present 100 N Sycamore Avenue, a stunning 13-unit Art Deco trophy asset located in the heart of the highly desirable Miracle Mile neighborhood of Los Angeles (90036).

This exceptional generational property showcases iconic Art Deco architecture, spacious residences, and remarkable curb appeal. Ownership has meticulously preserved the building's historic integrity, with all upgrades and renovations completed in accordance with Historic Preservation Board standards. As a result, the property's original character and craftsmanship remain fully intact and have been thoughtfully restored throughout.

The building's striking façade features classic Art Deco elements, including bold geometric forms, intricate detailing, and a signature setback that gives the structure a distinguished architectural presence within the neighborhood. Inside, each of the thirteen residences is generously sized and thoughtfully designed, showcasing original Art Deco features such as ornate moldings, decorative fixtures, and vintage craftsmanship that create a truly unique living experience rarely found in today's rental market.

The property encompasses 16,588 square feet of living space situated on an 8,981 square foot lot, surrounded by lush landscaping and well-maintained grounds that further enhance its timeless appeal.

The property has historically benefited from the Mills Act program, which may provide future ownership with potential property tax incentives for maintaining the building's historic character. Residents enjoy a premier location in the Miracle Mile neighborhood, with convenient access to world-class dining, shopping, entertainment, and major employment centers. The property is also located near public transportation and within a highly desirable residential corridor of Los Angeles.

100 N Sycamore Avenue represents a rare opportunity to acquire a true architectural trophy asset with long-term generational appeal in one of Los Angeles' most sought-after neighborhoods.

PROPERTY HIGHLIGHTS

- **QUALIFIES FOR MILLS ACT - PROPERTY TAXES SIGNIFICANTLY REDUCED!**
- Art Deco Architecture
- (9) 1+1 & (4) 2+2
- Zoning: LAR3
- Building: 16,588 SF / Lot Size: 8,981 SF
- Gated Enclosed Parking Garage (8 Spots)

LOCATION HIGHLIGHTS

- Prime Miracle Mile Central Location
- Located Near Many Restaurants, Cafes, and Shopping
- Minutes Away from Museum Row and The Grove



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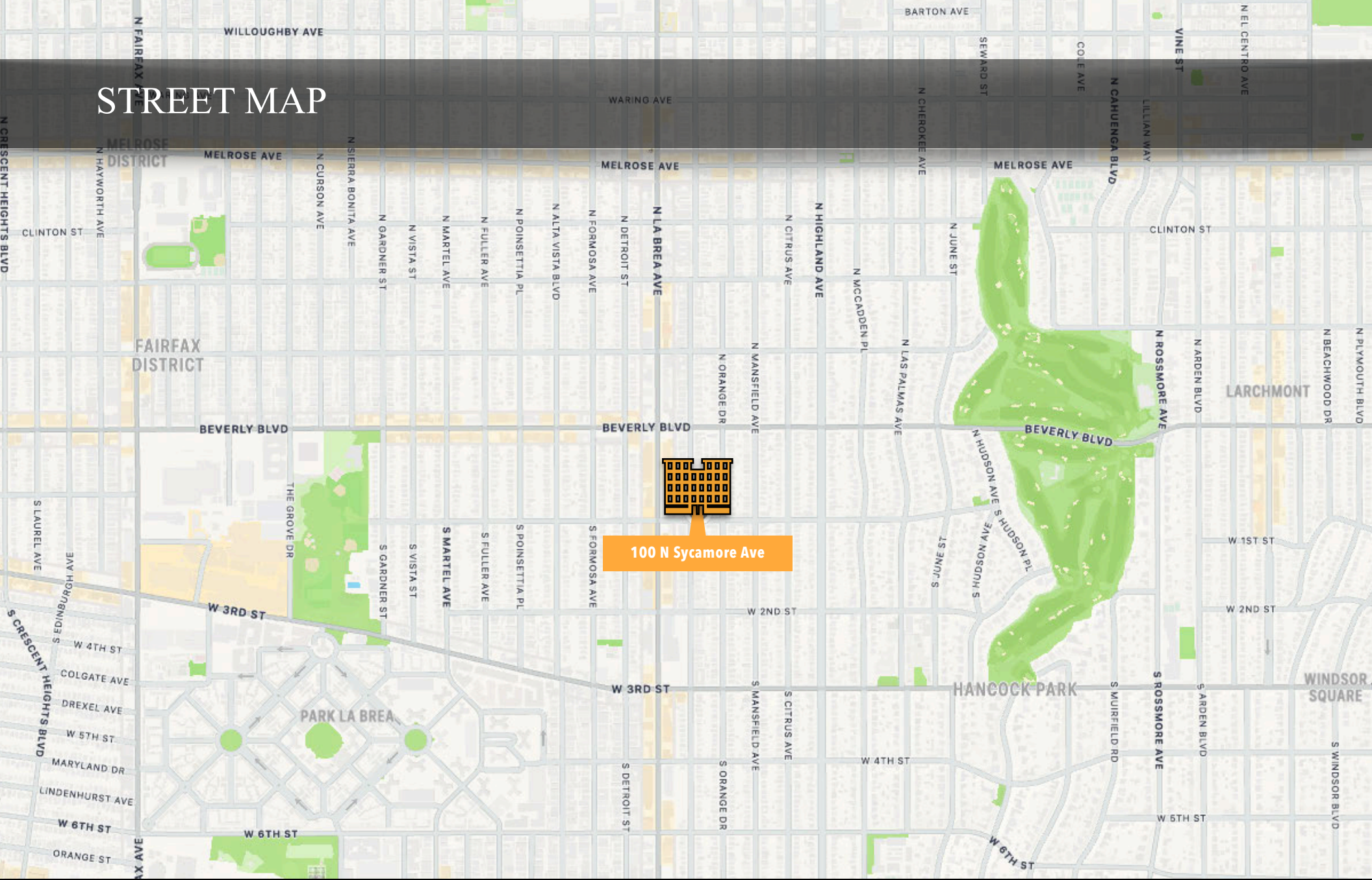
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STREET MAP



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FINANCIAL SUMMARY

PRICING

Offering Price		\$5,450,000
Down Payment (39%)		\$2,125,500
Price/ Unit		\$419,231
Price/ SF		\$328.55
GRM	10.56	12.43
Cap Rate	6.26%	4.88%

Market

ASSET

Units		13
Year Built		1929
Gross SF		16,588
Lot SF		8,981
Zoning		LAR3
Parking		8

INCOME

	Current	Proforma
Monthly Income	\$36,538	\$43,000
Annualized Income	\$438,456	\$516,000
Less Vacancy (3%)	\$13,154	\$15,480
Effective Rental Income	\$425,302	\$500,520
Total Expenses	\$159,257 (36%)	\$159,257
Net Operating Income (NOI)	\$266,045	\$341,263

ESTIMATED EXPENSES

Real Estate Taxes (<i>Mills Act</i>)	\$39,012
Insurance	\$24,882
Utilities (Actual)	\$42,252
Repairs & Maintenance	\$10,400
Management	\$21,923
Reserves	\$20,788
Total Expenses	\$159,257

RENT ROLL

UNIT #	UNIT MIX	CURRENT RENT	PROFORMA RENT
09	1+1	\$2,000	\$3,000
10	1+1	\$2,795	\$3,000
11	2+2	\$3,010	\$4,000
12	1+1	\$2,695	\$3,000
20	1+1	\$2,895	\$3,000
21	2+2	\$3,295	\$4,000
22	1+1	\$2,895	\$3,000
30	1+1	\$2,634	\$3,000
31	2+2	\$3,200	\$4,000
32	1+1	\$2,750	\$3,000
40	1+1	\$2,080	\$3,000
41	2+2	\$3,195	\$4,000
42	1+1	\$2,795	\$3,000
Amenity	Laundry	\$224	
Amenity	Parking	\$75	
	Total	\$36,538	\$43,000

18% Upside Potential



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SALES COMPARABLES

ADDRESS	UNITS	GRM	PRICE/UNIT	PRICE/SF
5570 W 1st St	6	N/A	\$408,333	\$322.79
329 N Gardner St	6	13.25	\$321,000	\$374.71
5754 W 4th St	6	11.88	\$308,833	\$312.90
613 S Dunsmuir Ave	8	12.85	\$257,500	\$324.72
Average	7	12.66	\$323,917	\$333.78
100 N Sycamore Ave	13	12.43	\$419,231	\$328.55



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COMMUNITY OVERVIEW

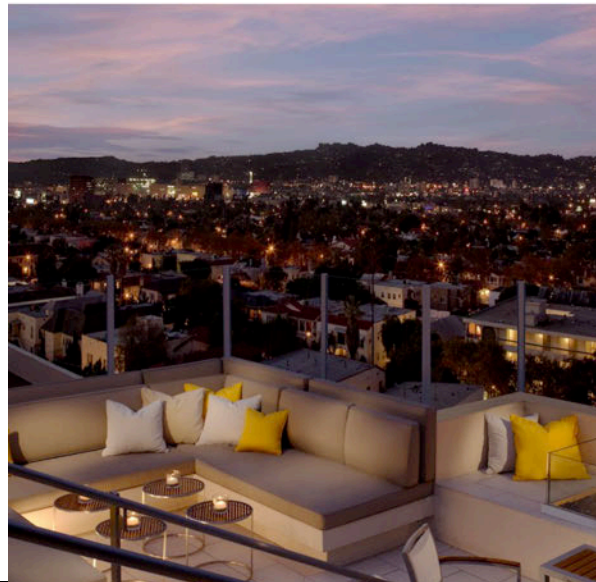
Miracle Mile

Miracle Mile is known for its historical neighborhood and protected Art-Deco buildings. Museums and large office buildings populate the heart of Hancock Park-Wilshire, but the neighborhood offers charming shops, eateries, and LA institutions as well.

The wonderful museums on Museum Row offer the chance to see spectacular art, sculpture and exhibits as amazing as any major city should. The Los Angeles County Museum of Art (LACMA) is the largest art museum in the western US with over 150,000 works spanning art from ancient times to the present. The Academy Museum of Motion Pictures, designed by the Pritzker-prize winning Renzo Piano, will be the first large-scale museum in the nation dedicated to the art, science, craft, business and history of film. Oh and don't forget the marvelous restaurants and shopping at the Original Farmer's Market and the Grove.

The central location provides a strategic point for those who work in creative fields. The proximity to Hollywood and Culver City studios, the ability to get West to Silicon Beach, and the access to the freeway to get you anywhere else means you will be able to get to that next job or gig quickly. Not only does the abundance of housing provide opportunities for growing families but also recent college graduates and those starting out in their respective careers. With the Purple Line Extension getting closer to completion, Miracle Mile will only increase its desirability as a place to live since the subway will mean more people will be able to get around all of the Greater LA area without having to step foot into a car.

There is so much to see and do in Miracle Mile you will never be bored. Museum Row alone, including the La Brea Tar Pits, will have you falling in love over and over. Restaurants to satisfy even the most hardened foodie. Shopping, dining and movies at the Grove. A central location that makes an easy commute to the rest of the city—Culver City, Beverly Hills, Hollywood, Downtown are close—and access to the beach areas is a quick jaunt down the freeway or streets like Venice or Washington. Once the subway extension is completed, all of what Greater LA has to offer will be at your fingertips.



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Chase leads a team of 8 commercial agents and heads the multi-family division of RE/MAX One, the highest producing RE/MAX franchise in total sales volume. With over 15 years of experience and over \$1 Billion in closed transactions, Chase has become one of the premier multi-family specialists in Los Angeles.

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Senior Partner, Multi-Family Investments

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310-683-5400 x9001 Office

Specializing in multifamily sales in the greater Los Angeles sub-markets with an emphasis in West LA & Mid City/Miracle Mile. With over \$100 Million in closed transactions, Robert provides clients with extensive market knowledge and invaluable information on local submarket trends. He prides himself on his aggressive underwriting, strategic marketing and navigation of the 1031 exchange process.



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2601 Ocean Park Blvd | Santa Monica, CA, 90405
(310) 683-5400