710 N. Van Ness Ave.

OFFERING MEMORANDUM

Mixed-Use Investment Opportunity

710 N. VAN NESS AVENUE | HOLLYWOOD, CA

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INVESTMENT HIGHLIGHTS

A Rare Mixed-Use Offering Across from Paramount Studios

$3,400,000 ASKING PRICE	**5.1%** GOING-IN CAP RATE	**$174,086** NET OPERATING INCOME	**$475** PRICE PER SF
7,152 SF BUILDING SIZE	**6,190 SF** LOT SIZE	**1924** YEAR BUILT	**100%** OCCUPIED

12 total units — 4 studios, 4 one-bedrooms, and 4 ground-floor commercial suites — across two buildings at 710–714 N. Van Ness Ave., fully occupied with in-place income.

PROPERTY OVERVIEW

Spanish Colonial Character, Refined

Built in 1924, 710 N. Van Ness Avenue is a beautifully maintained Spanish Colonial mixed-use property spanning two structures in the heart of Hollywood. Arched windows, decorative stucco detailing, and a terra cotta tile roofline give the asset genuine architectural character that is increasingly rare in this submarket.

The property is fully occupied and comprises 4 studio units, 4 one-bedroom units, and 4 ground-floor commercial suites — a well-balanced mix that has historically supported consistent, low-turnover occupancy.

ADDRESS	710-714 N. Van Ness Ave.
APN	5535-002-002
ZONING	[Q]C4-1
YEAR BUILT	1924
BUILDING SIZE	7,152 SF
LOT SIZE	6,190 SF
TOTAL UNITS	12 (4 Studio / 4 1-Bedroom / 4 Commercial)
BUILDINGS	2 (Two)

Stable, High-Caliber Tenant Mix

The property's tenant roster reflects a curated mix of established, high-end businesses with strong customer bases and proven track records. Their on-trend appeal resonates with today's consumers while delivering the operational stability and creditworthiness owners seek. This translates into predictable, reliable cash flow with minimal turnover risk. It's a tenant base that elevates the property's market identity — one any landlord would be proud to call their own.

Midhaven Salon – 710 N. Van Ness

- Specialty hair salon located in the property's most visible retail space
- Long-term tenant in place since January 2020
- Recently exercised option to extend lease until February 2031 with 3% annual increases

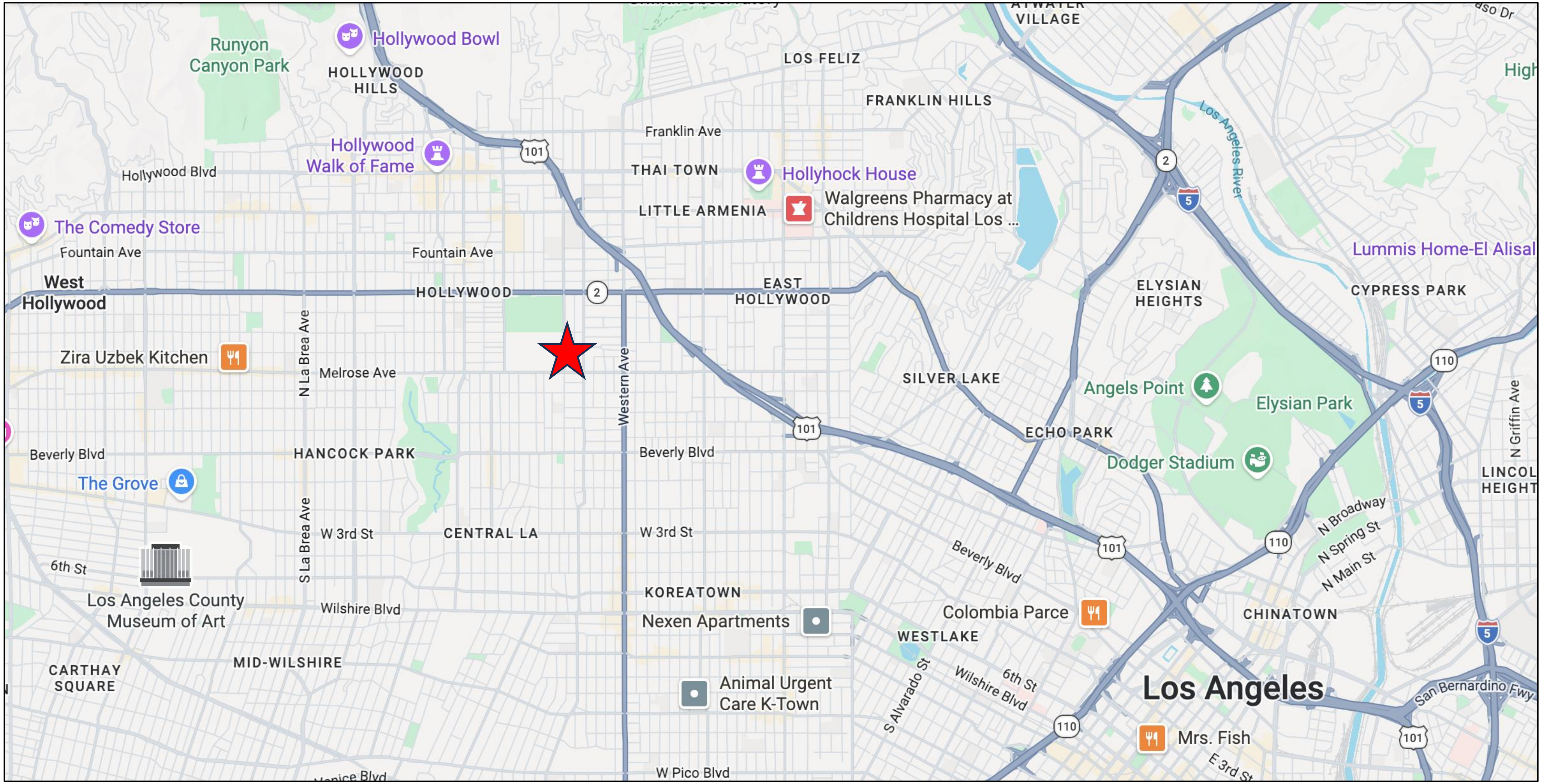
Botanarchy Herbs & Acupuncture – 712 ½ N. Van Ness

- Acupuncture and holistic health clinic
- Long-term in place since February 2021
- Recently exercised option to extend lease until February 2031 with 3% annual increases

Body Atelier – 714 N. Van Ness

- Integrative wellness studio offering a suite of physical therapy services
- Tenant in place since April 2024 with lease terminating April 2027
- One (1) option to extend for two (2) years, with 5% increase in first year and 3% increase in second option year

REGIONAL OVERVIEW



AERIAL VIEW

AERIAL VIEW

PROPERTY PHOTOS

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In-Place Income, Fully Stabilized

Unit	Type	Monthly Rent
710	Retail	$2,592.44
710 (Storage)	Retail	$1,545.00
710.5	Studio	$1,532.00
710.75	1 Bedroom	$1,666.00
712	Retail	$2,435.00
712-A	Studio	$1,800.00
712-B	1 Bedroom	$2,178.00
712-C	1 Bedroom	$2,175.00
712-D	Studio	$1,090.00
714	Retail	$2,864.43
714.5	Studio	$1,782.00
714.75	1 Bedroom	$2,039.00
	TOTAL	$23,698.87

TOTAL MONTHLY RENT

$23,698

$284,386 Gross Scheduled Annual Rent

4 STUDIO UNITS

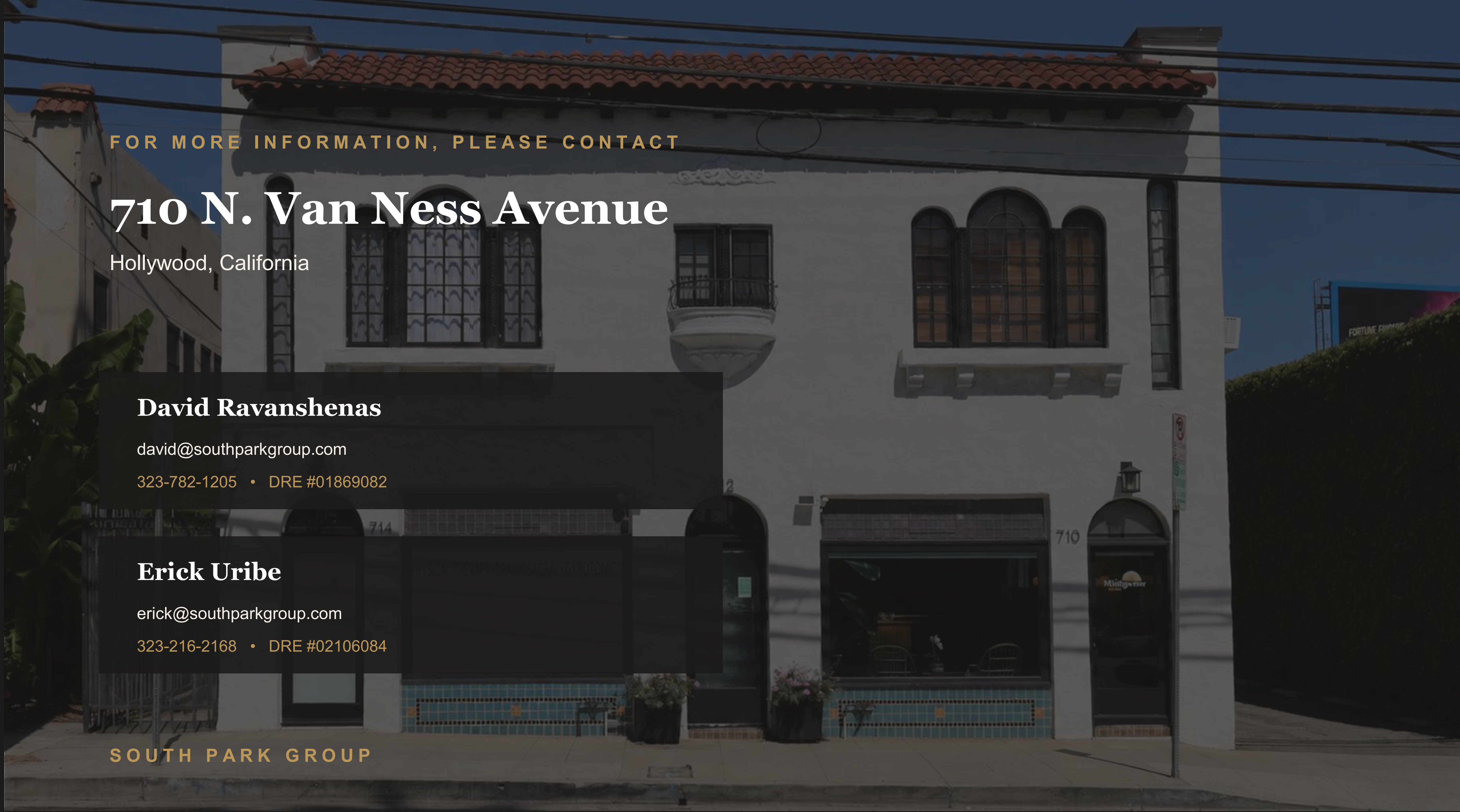
4 ONE-BEDROOM UNITS

4 COMMERCIAL SUITES

Operating Pro Forma

Revenue	
Gross Scheduled Rent	$284,386
Parking Income	$1,200
Miscellaneous Income	$426
Less: Vacancy Loss (3%)	($8,532)
Effective Gross Income	**$277,481**
Expenses	
Property Taxes	($42,500)
Insurance	($12,000)
Repairs & Maintenance	($20,000)
Utilities	($14,400)
Landscaping	($1,200)
Pest Control	($720)
City Fees	($1,200)
Management Fee	($11,375)
Net Operating Income	**$174,086**

Figures reflect a 3% vacancy factor. Prospective buyers should verify all income, expense, and financing assumptions independently as part of due diligence.



FOR MORE INFORMATION, PLEASE CONTACT

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