

710 N. Van Ness Ave.

OFFERING MEMORANDUM



## Mixed-Use Investment Opportunity

710 N. VAN NESS AVENUE | HOLLYWOOD, CA

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## CONFIDENTIALITY & DISCLAIMER

# A Note on This Memorandum

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INVESTMENT HIGHLIGHTS

A Rare Mixed-Use Offering Across from Paramount Studios

|                                                |                                              |                                                      |                                          |
|------------------------------------------------|----------------------------------------------|------------------------------------------------------|------------------------------------------|
| <div>\$3,400,000</div> <div>ASKING PRICE</div> | <div>4.6%</div> <div>GOING-IN CAP RATE</div> | <div>\$159,692</div> <div>NET OPERATING INCOME</div> | <div>\$475</div> <div>PRICE PER SF</div> |
| <div>7,152 SF</div> <div>BUILDING SIZE</div>   | <div>6,190 SF</div> <div>LOT SIZE</div>      | <div>1924</div> <div>YEAR BUILT</div>                | <div>100%</div> <div>OCCUPIED</div>      |

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



## PROPERTY OVERVIEW

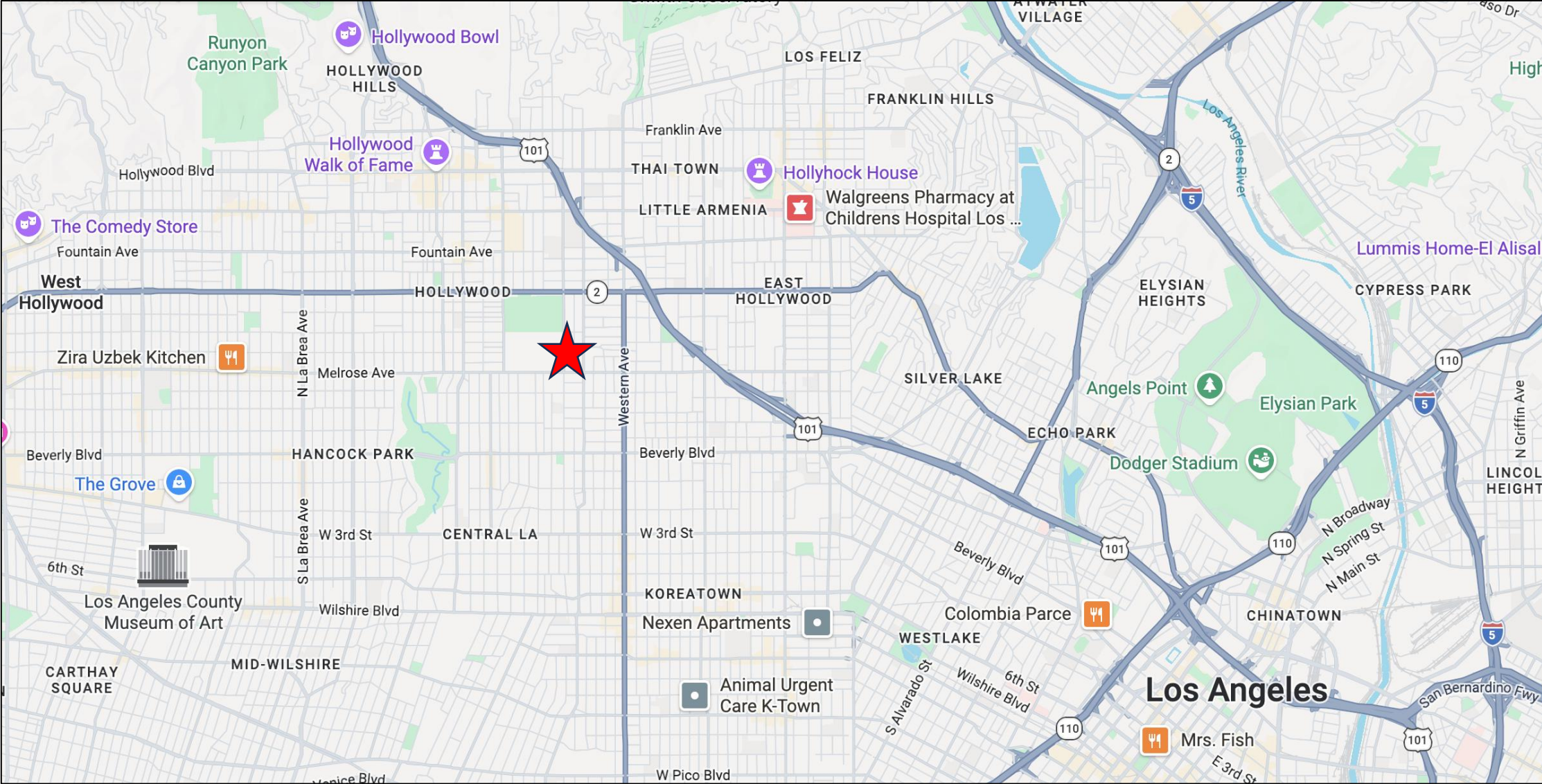
# Spanish Colonial Character, Refined

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     | Two (2)                                    |

REGIONAL OVERVIEW



AERIAL VIEW



AERIAL VIEW



Van Ness Ave.

Melrose Ave.

## PROPERTY PHOTOS



## PROPERTY PHOTOS



PROPERTY PHOTOS



UNIT MIX & RENT ROLL

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 MONTHLY RENT

\$23,698

\$284,386 Gross Scheduled Annual Rent

4

STUDIO UNITS

4

ONE-BEDROOM UNITS

4

COMMERCIAL SUITES

FINANCIAL OVERVIEW

Operating Pro Forma

|                         |            |
|-------------------------|------------|
|                         |            |
| Gross Scheduled Rent    | \$284,386  |
| Parking Income          | \$1,200    |
| Less: Vacancy Loss (5%) | (\$14,219) |
| Effective Gross Income  | \$271,367  |
|                         |            |
| Property Taxes          | (\$42,500) |
| Insurance               | (\$12,000) |
| Repairs & Maintenance   | (\$20,000) |
| Utilities               | (\$14,400) |
| Trash Disposal          | (\$4,200)  |
| Landscaping             | (\$1,200)  |
| Supplies & Materials    | (\$5,000)  |
| Pest Control            | (\$1,000)  |
| Management Fee          | (\$11,375) |
| Net Operating Income    | \$159,692  |



Figures reflect a 5% 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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