

15-UNITS ■ 1920'S VINTAGE BUILDING ■ SILVER LAKE

3365-3373 ³/₄ HAMILTON WAY

SILVER LAKE , CA 90026

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KW COMMERCIALSM

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IN-UNIT AMENITIES

❖ 9ft Ceilings	❖ Merola Designer Tile
❖ Ceiling Fans In Living Room	❖ Counter Seating
❖ Soft-Close Custom Cabinets	❖ Vintage Douglas Fur Flooring
❖ Freshly Painted Interiors	❖ In-Wall A/C And Heating
❖ Hexagon Tiling In Bathroom / Kitchen	❖ Luxury Plank Flooring
❖ KEVO Smart Lock	❖ In-Unit Stackable Laundry Machines
❖ Mirrored Sliding Closet Doors	❖ Quartz Kitchen And Bathroom Countertops
❖ Polished Chrome Rain Showerhead	❖ Single Deep-Bowl Kitchen Sink
❖ FRIGIDAIRE French-door Refrigerator, Microwave, Dishwasher, 4-Burner Gas Range	

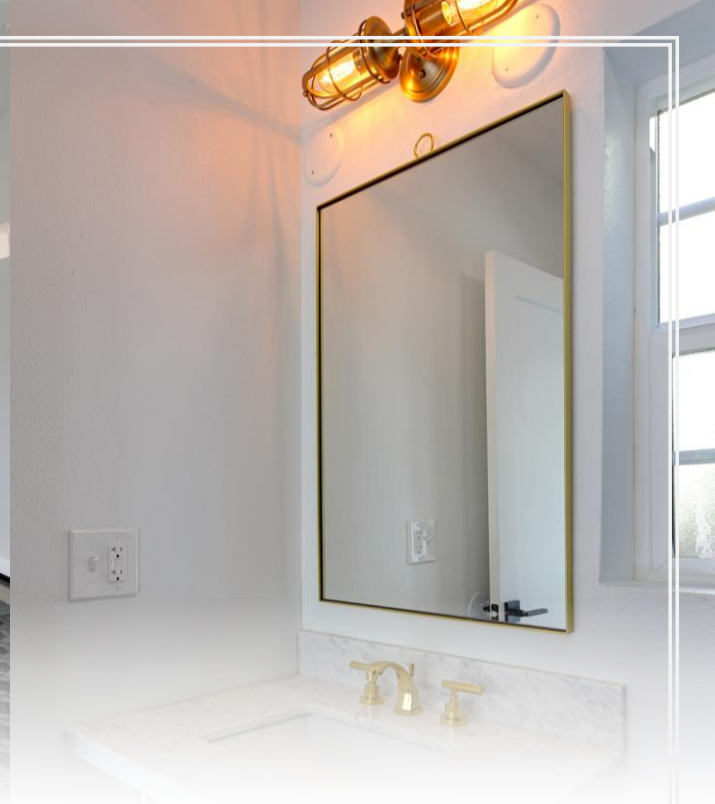
COMMON AREA AMENITIES

Drought Resistant Landscaping	Gated Entry
Voluntary Soft-Story Retrofit Completed	



HIGHLIGHTS

- Generational Trophy Asset in the Heart of Silver Lake
- Incredible Silver Lake Location | Walk to Sunset Blvd.
- Massive Units featuring Bungalows / Duplexes / Two-Story Town-Homes
- Opportunity to Triple (3X) Existing Rents (12 of 15 units not turned)
- Only Three (3) of Fifteen (15) Units Renovated
- Proven Concept w/ Rents Achieved at Nearly \$4 / SF
- Market 9.3% Cap Rate | Market 8.9 GRM



Custom Finishes Throughout , Private Yards/Patio Spaces, Stackable In-Unit Laundry, Air Conditioning, Wood Plank Flooring





FINANCIAL ANALYSIS

PRICING

OFFERING PRICE	\$5,750,000
PRICE/UNIT	\$383,333
PRICE/SF	\$565.28
MKT GRM	8.9
MKT CAP RATE	9.4%

PROPERTY SUMMARY

▪ UNITS	15
▪ GROSS SF	10,172
▪ LOT SF	14,702
▪ YEAR BUILT	1928
▪ BUILDINGS	8
▪ METERING	SEPARATE
▪ PARKING	8 Attached Garages
▪ APN	5425-002-013

MONTHLY RENT SCHEDULE

# of Units	Type	Avg.Current	Current Total	Market	Market Total
8	1+1 Two-Story TH	\$1,542	\$12,333	\$3,600	\$28,800
3	1+1 Stand Alone Homes	\$2,249	\$6,748	\$3,500	\$10,500
4	1+1 Single-Story Bungalows	\$908	\$3,633	\$3,300	\$13,200
Total Scheduled Rent			\$22,714		\$52,500
Other Misc. Income			\$1,537		\$1,537
Monthly Scheduled Gross Income			\$24,251		\$54,037

ANNUALIZED INCOME

	Current	Market
Scheduled Gross Income	\$291,014	\$648,444
Less Vacancy	2% (\$5,820)	2% (\$12,969)
Gross Operating Income	\$285,194	\$635,475

ANNUALIZED EXPENSES

	Current	Market
New Property Taxes	\$69,000	\$69,000
Utilities (Sewer, Water, Electricity)	\$5,212	\$5,212
Property Insurance	\$4,595	\$4,595
Landscaping	\$1,200	\$1,200
Plumbing Repairs	\$5,100	\$5,100
Maintenance & Materials - General	\$9,750	\$9,750
Rental Registration & Compliance	\$1,260	\$1,260
Pest Control Service	\$900	\$900
Total Expenses	\$97,017	\$97,017
Expenses/Unit	\$6,468	\$6,468
Expenses/SF	\$9.54	\$9.54
% of GOI	34.0%	15.3%









RETURN

	Current	Market
NOI	\$188,177	\$538,458

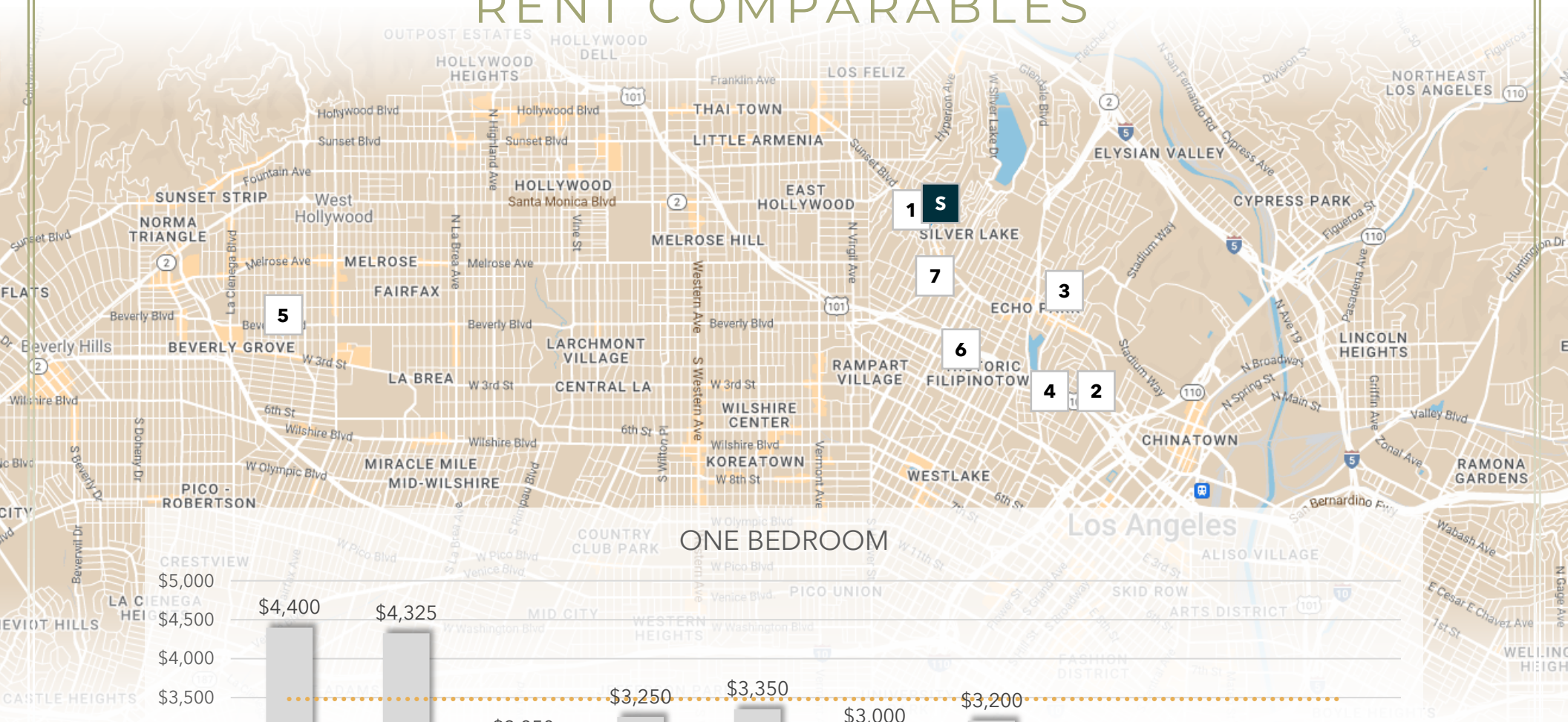
RENT ROLL

Unit #	Type	Current Rent	Market Rent	Status
3365	1/1.00 Single Story Bungalow	\$1,048	\$3,300	Occupied
3365 1/2	1/1.00 Single Story Bungalow	\$1,093	\$3,300	Occupied
3365 1/4	1/1.00 Single Story Bungalow	\$746	\$3,300	Occupied
3365 3/4	1/1.00 Single Story Bungalow	\$746	\$3,300	Occupied
3367	1/1.00 Two Story TownHouse	\$3,000	\$3,600	Occupied
3367 1/2	1/1.00 Two Story TownHouse	\$1,252	\$3,600	Occupied
3367 1/4	1/1.00 Two Story TownHouse	\$1,098	\$3,600	Occupied
3367 3/4	1/1.00 Two Story TownHouse	\$1,098	\$3,600	Occupied
3369	1/1.00 Two Story TownHouse	\$746	\$3,600	Occupied
3369 1/2	1/1.00 Two Story TownHouse	\$1,640	\$3,600	Occupied
3369 1/4	1/1.00 Two Story TownHouse	\$2,900	\$3,600	Occupied
33693/4	1/1.00 Two Story TownHouse	\$599	\$3,600	Occupied
3373	1/1.00 Stand Alone Homes	\$2,650	\$3,500	Occupied
3373 1/2	1/1.00 Stand Alone Homes	\$1,098	\$3,500	Occupied
3373 3/4	1/1.00 Stand Alone Homes	\$3,000	\$3,500	Occupied
Totals:		\$22,714	\$52,500	

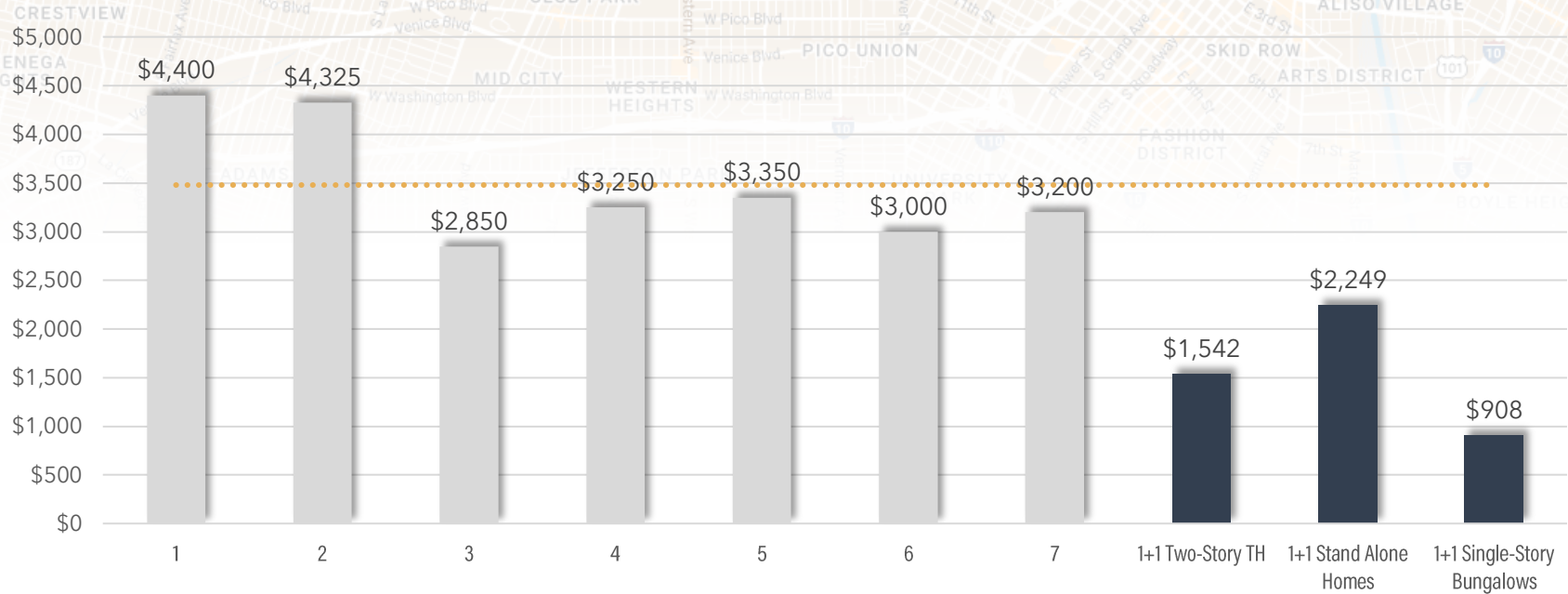
RENT COMPARABLES

		ONE BEDROOM			
	ADDRESS	TYPE	UNIT SF	RENT	RENT/SF
1	 3400 W Sunset Blvd Los Angeles, CA 90026	1+1	630	\$4,400	\$6.98
2	 1168 Bellevue Ave Los Angeles, CA 90012	1+1	721	\$4,325	\$6.00
3	 1420 Fairbanks Place Los Angeles, CA 90026	1+1	-	\$2,850	-
4	 340 Patton Street Los Angeles, CA 90026	1+1	-	\$3,250	-
5	 115 N. Harper Avenue Los Angeles, CA 90048	1+1	-	\$3,350	-
6	 253 Rosemont Avenue Los Angeles, CA 90026	1+1	-	\$3,000	-
7	 743 N. Occidental Blvd Los Angeles, CA 90026	1+1	-	\$3,200	-
AVERAGES				\$3,482	
S	 Subject Property 3365-73 3/4 Hamilton Way Los Angeles, CA 90026	1+1 Two-Story TH		\$1,542	
		1+1 Stand Alone Homes		\$2,249	
		1+1 Single-Story Bungalows		\$908	

RENT COMPARABLES



ONE BEDROOM





SILVER LAKE

Silver Lake, known as one of “the city’s hippest neighborhoods”, is bordered by Atwater Village, Elysian Valley, Echo Park, Westlake, Los Feliz, and East Hollywood. This neighborhood was named and built around the Silver Lake Reservoir. Silver Lake is famous for the notable individuals who have lived there, its restaurants, and its nightlife (bars/clubs). The neighborhood has three public and four private schools

HIPSTER HAVEN

Silver Lake is LA's epicenter for the ultra-hip. The community was named by Forbes in 2012 as America's Best Hipster Neighborhood. Forbes also credited Silver Lake with some of the nation's most lauded food trucks and farmers' markets, a multicultural blend of residents with eclectic professions, a booming arts scene, and an avant garde aesthetic with some of the most celebrated modernist architecture in the country.

COMMUNITY PROFILE

Silver Lake has established itself as LA's go to destination for distinctive retail brands and restaurants with cult followings, adding to the appeal of the authentic street scape, with its local art, historic buildings, and inherent charm. The beyond-trendy neighborhood, with its skyscraper proximity and stylish mentality attracts artists, entrepreneurs, and fashionable families to its bounds. The area is pedestrian friendly, enticing passers-by to stroll in for a bite, grab a coffee, shop, peruse the latest art or just chat with neighbors. The warm atmosphere and unique topography attract a distinctive crowd from all over the region.



LAMILL COFFEE

award-winning specialty coffee roaster headquartered in Los Angeles



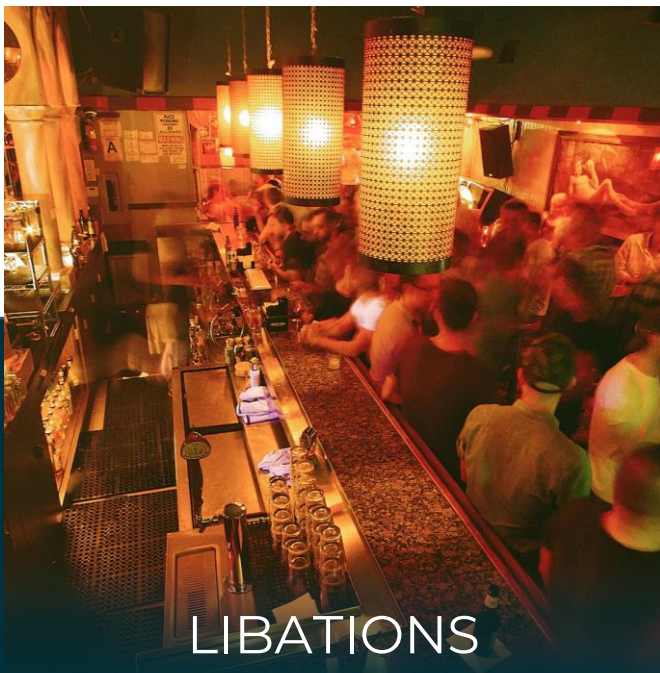
SICK CITY RECORDS

sick selection of vintage rock tees & records



BOTANICA RESTAURANT

all-day healthy neighborhood spot in Silver Lake



LIBATIONS

Akbar has been known as the hetero-friendly bar at the corner of Fountain and Sunset for more than 20 years. With rock 'n roll on the jukebox and a dance floor ready for nightly takeovers, Akbar is the place to be every night of the week.



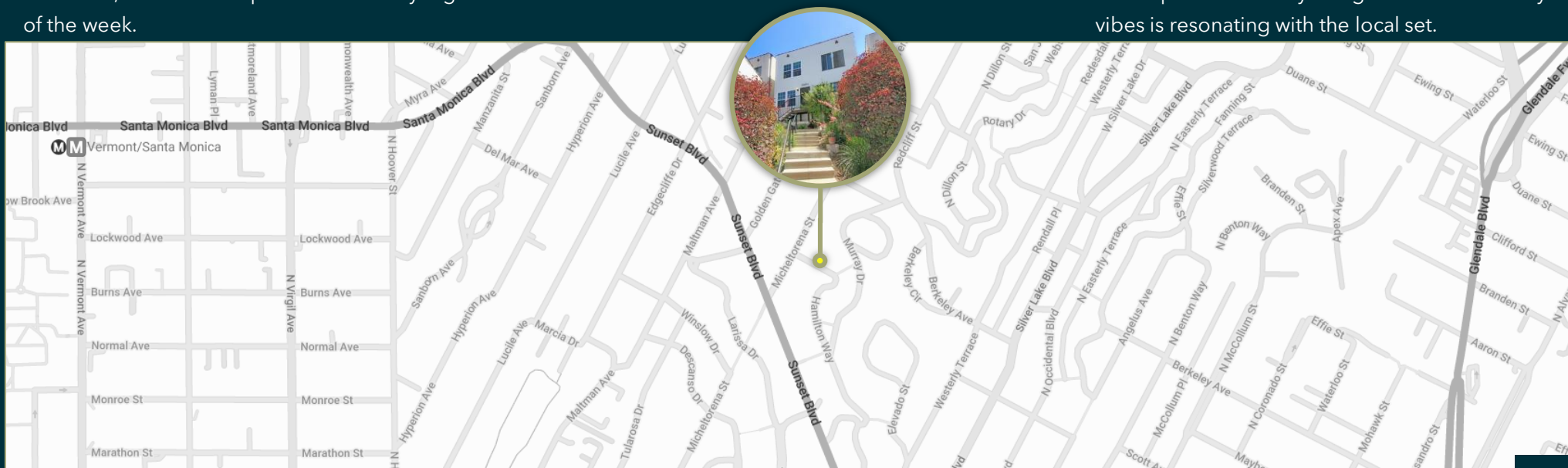
RETAIL

Broome Street General Store straddles Rowena Avenue, with its original location - a store-cafe with outdoor shaded seating and serving Gimme coffee and Cube sandwiches



DINING

Opened by food journalists Heather Sperling and Emily Fiffer, Botanica has quickly become an essential addition to the neighborhood. There's no doubt that the restaurant and marketplace's healthy-living ethos and sunny vibes is resonating with the local set.



EMPLOYMENT HUBS

The area benefits from its proximity to a wide variety of major employers. In the immediate area are Capitol Records, Paramount Pictures, Kaiser Permanente, Hollywood Presbyterian Medical Center, Ticketmaster, Universal City Studios, Disney and Warner Bros. As such, residents have easy access to myriad jobs in the entertainment industry as well as the health care sector. Additionally, Hollywood offers easy commutes to major nearby employment hubs in Downtown Los Angeles, West Los Angeles, and the San Fernando Valley.

11,300 Employees

NETFLIX



4,400 Employees

wework



11,200 Employees

VIACOM

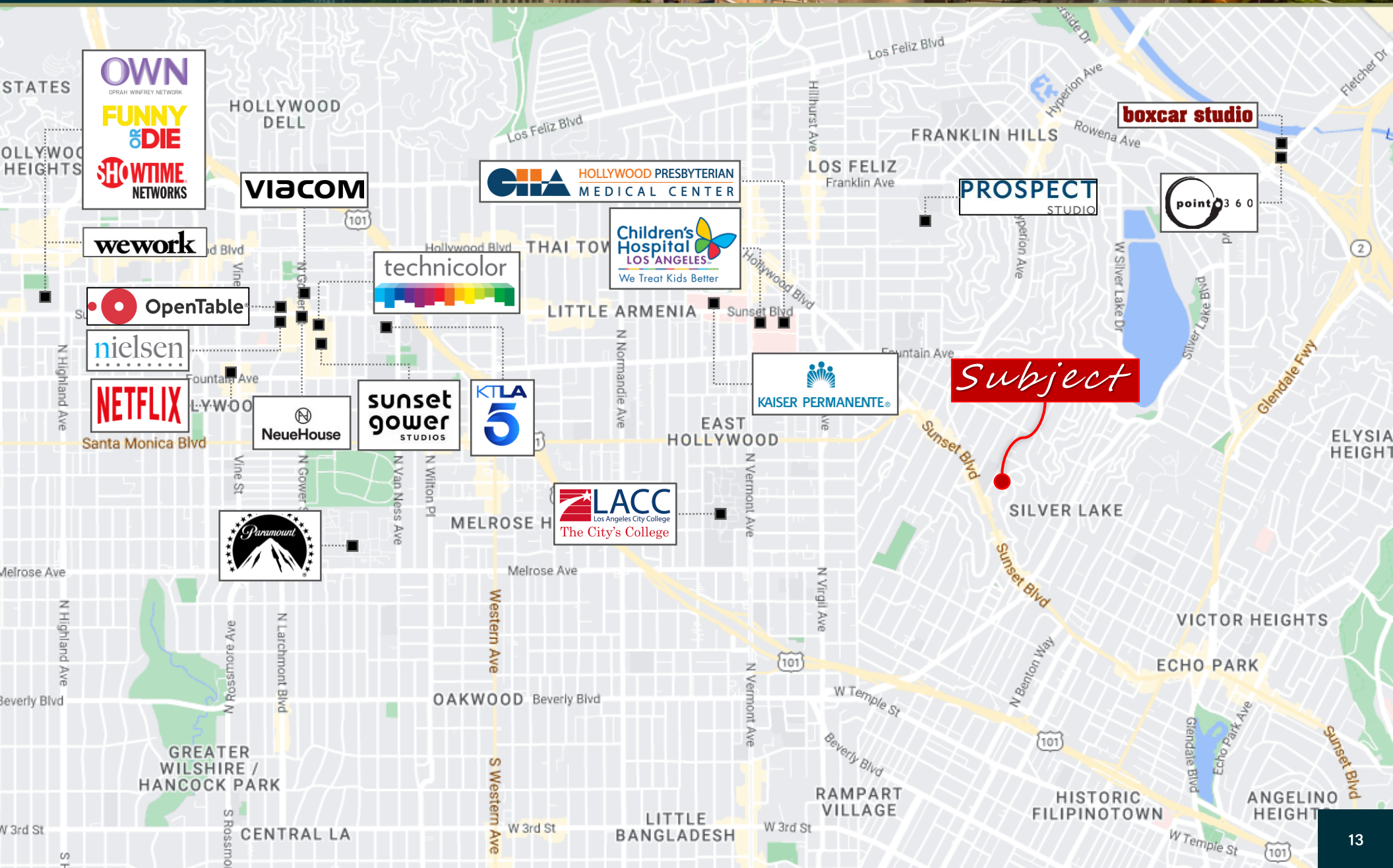


1,700 Employees

BuzzFeed

NETFLIX

On Vine Campus



SURROUNDING COMMUNITIES

HOLLYWOOD

Hollywood has seen a tremendous revitalization over the last decade. An influx of capital dedicated to the revitalization of Hollywood has attracted a new resident base of young urban dwellers. This new, hip client base has brought new restaurants, night clubs, and retail opportunities, making Hollywood one of the more desirable submarkets in the greater Los Angeles area.

SILVERLAKE

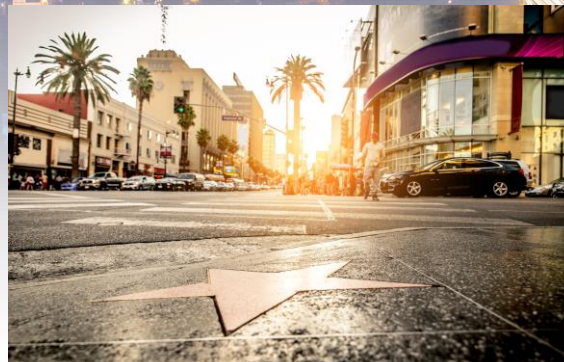
Voted Forbes' Hippest Neighborhood and built around a city reservoir, Silverlake is well known for its trendy restaurants, nightlife, and avant garde Modernist architecture. Since the end of 1990's the area has also been the center of Los Angeles' indie and alternative music scene.

VIRGIL VILLAGE

Centered on Virgil Avenue, over the past 15 years Virgil Village has emerged as a trendy enclave of East Hollywood. Creative professionals and artists seeking affordable renting alternatives to more established areas such as Silverlake and Hollywood were the first to move to the area and retail and eateries have opened to meet the strong demand from the new residents.



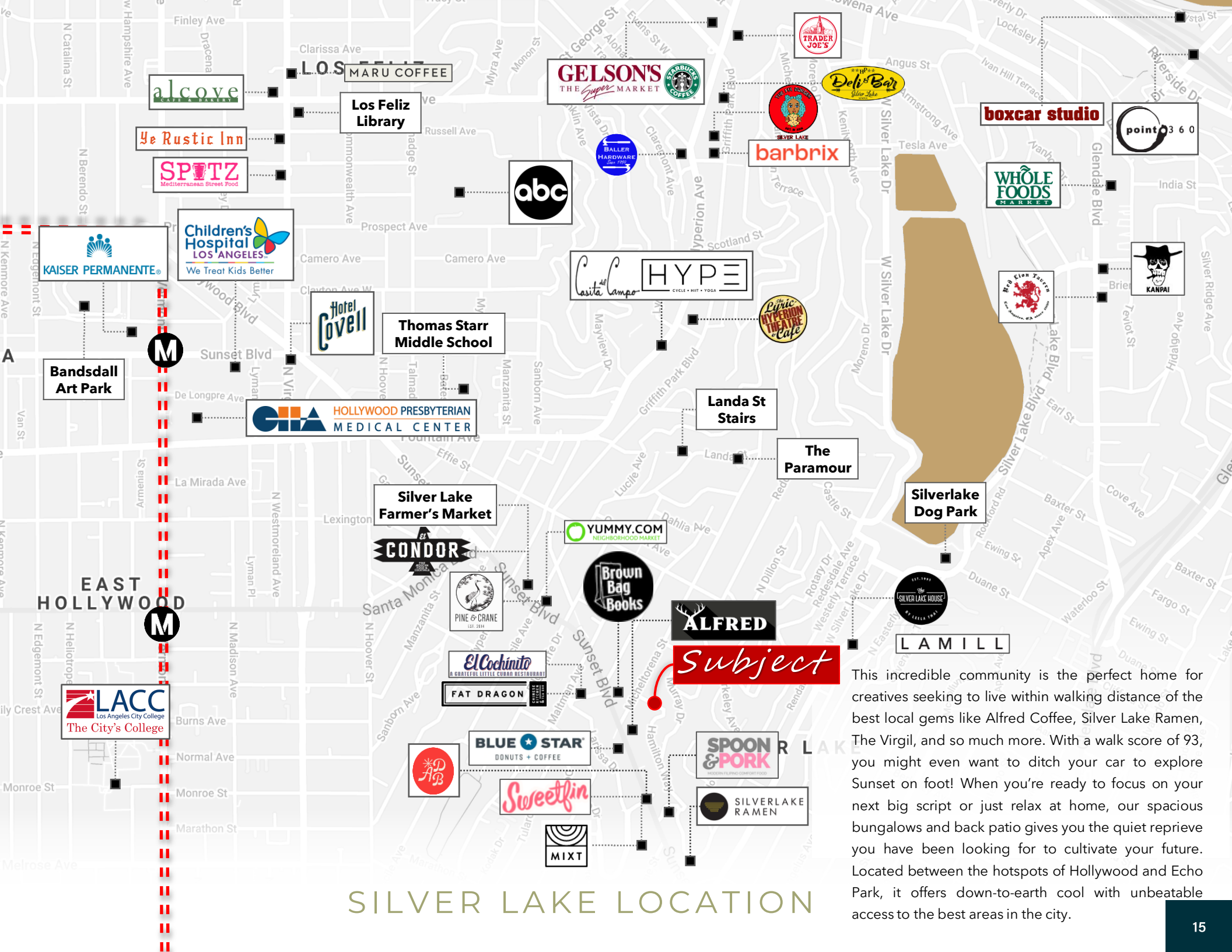
SUNSET JUNCTION



HOLLYWOOD WALK OF FAME



VIRGIL VILLAGE



SILVER LAKE LOCATION

This incredible community is the perfect home for creatives seeking to live within walking distance of the best local gems like Alfred Coffee, Silver Lake Ramen, The Virgil, and so much more. With a walk score of 93, you might even want to ditch your car to explore Sunset on foot! When you're ready to focus on your next big script or just relax at home, our spacious bungalows and back patio gives you the quiet reprieve you have been looking for to cultivate your future. Located between the hotspots of Hollywood and Echo Park, it offers down-to-earth cool with unbeatable access to the best areas in the city.

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