



Near LA City College



REDUCED TO \$999,000

Opportunity Zone

1148 N. Berendo St.
Los Angeles, CA 90029

PARTNERSCRE
 **BEACHROCK**
GROUP

Build 8± Units on the 6,755 SF RD1.5 1XL Tier 4 Lot...or more with a 100% Affordable Project...or Rehab the SFR & add 2± Units in the Back



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1148 N. Berendo St.

Property Overview

Partners CRE and BeachRock Group are proud to exclusively present for sale a **redevelopment opportunity** in prime **East Hollywood**, a mere stone's throw to the **Metro Station** at Santa Monica and Vermont and Los Angeles City College.

The existing Single Family Residence is most likely a tear down, but a Buyer may elect to **rehab the existing structure** and **build 2± additional units in the back** through the existing RD1.5 zoning or as ADUs. **No RSO or Ellis Act to worry about.**

Being in a high transit area, a new owner may **build 8± units** with the **Tier 4 TOC** designation or through the use of a **Density Bonus**. Focusing on a **100% Affordable Housing Project** can yield even higher density utilizing AB2345.

This highly **in-demand neighborhood** boasts countless **restaurants, nightlife** options, **live music** venues, **comedy** houses and more. This is a **Walker's Paradise**, in Walk Score's words! Sandwiched between Hollywood and Los Feliz, this property sits close to all that Silver Lake, Echo Park, Downtown LA, Northeast LA...have to offer.

Walk to the new Erewhon, to the Metro Station, to LA City College, to The Virgil, to 4100 Bar, to El Cid, to Courage Bagels, to Sqirl...it goes on and on.

Hop on the Metro, free from traffic, and be almost anywhere in Los Angeles in practically no time at all.

At a Glance

\$999,000

Reduced Price

RD1.5-1XL

Zoning

5540-021-008

APN

Build 8±

By TOC or DB

East Hollywood

6,755 SF

Lot Size

Tier 4

Transit Oriented Communities

No RSO

Rent Stabilization Ordinance

Build More

By 100% Affordable Project

Existing Structure

2 Bedrooms

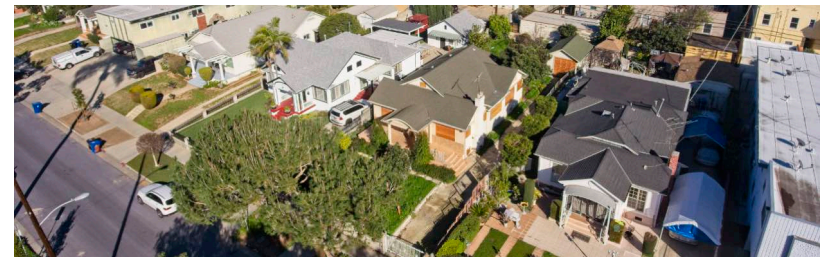
1,484 SF

House in Need of Work

2 Bathrooms

Add 2± Units

To Back of Property



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1148 N. Berendo St.

Rent Comparables

	Studios	Rent	SF	Rent PSF
1	Blu on Burns, 4221 Burns Ave, LA 90029	\$1,910	318	\$6.01
2	Sienna on Sanborn, 1026-1036 Sanborn Ave., LA 90029	\$2,479	441	\$5.62
3	Junction 4121, 4121 Santa Monica Blvd., LA 90029	\$2,475	428	\$5.78
4	1311 N Harvard Blvd., LA 90027	\$1,999	370	\$5.40
Average:				\$5.70

	1 Bedrooms	Rent	SF	Rent PSF
1	Junction 4121, 4121 Santa Monica Blvd., LA 90029	\$2,835	526	\$5.39
2	Nash on Normal, 4120-4124 Normal Ave, LA 90029	\$2,795	687	\$4.07
3	Sienna on Sanborn, 1026-1036 Sanborn Ave., LA 90029	\$2,749	571	\$4.81
4	Blu on Burns, 4221 Burns Ave, LA 90029	\$2,399	505	\$4.75
5	1264 N Westmoreland Ave., LA 90029	\$2,300	550	\$4.18
Average:				\$4.64

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1148 N. Berendo St.

Rent Comparables

	2 Bedrooms	Rent	SF	Rent PSF
1	Junction 4121, 4121 Santa Monica Blvd., LA 90029	\$4,084	835	\$4.89
2	4150 Marathon St., LA 90029	\$3,910	985	\$3.97
3	5342 Fountain Ave., LA 90029	\$3,595	1050	\$3.42
4	Nash on Normal, 4120-4124 Normal Ave, LA 90029	\$3,500	967	\$3.62
5	The Lex @ 4522 Lexington, 4522 Lexington Ave., LA 90029	\$3,249	884	\$3.68
6	823 N Harvard Blvd., LA 90029	\$3,200	1000	\$3.20

Average: \$3.80

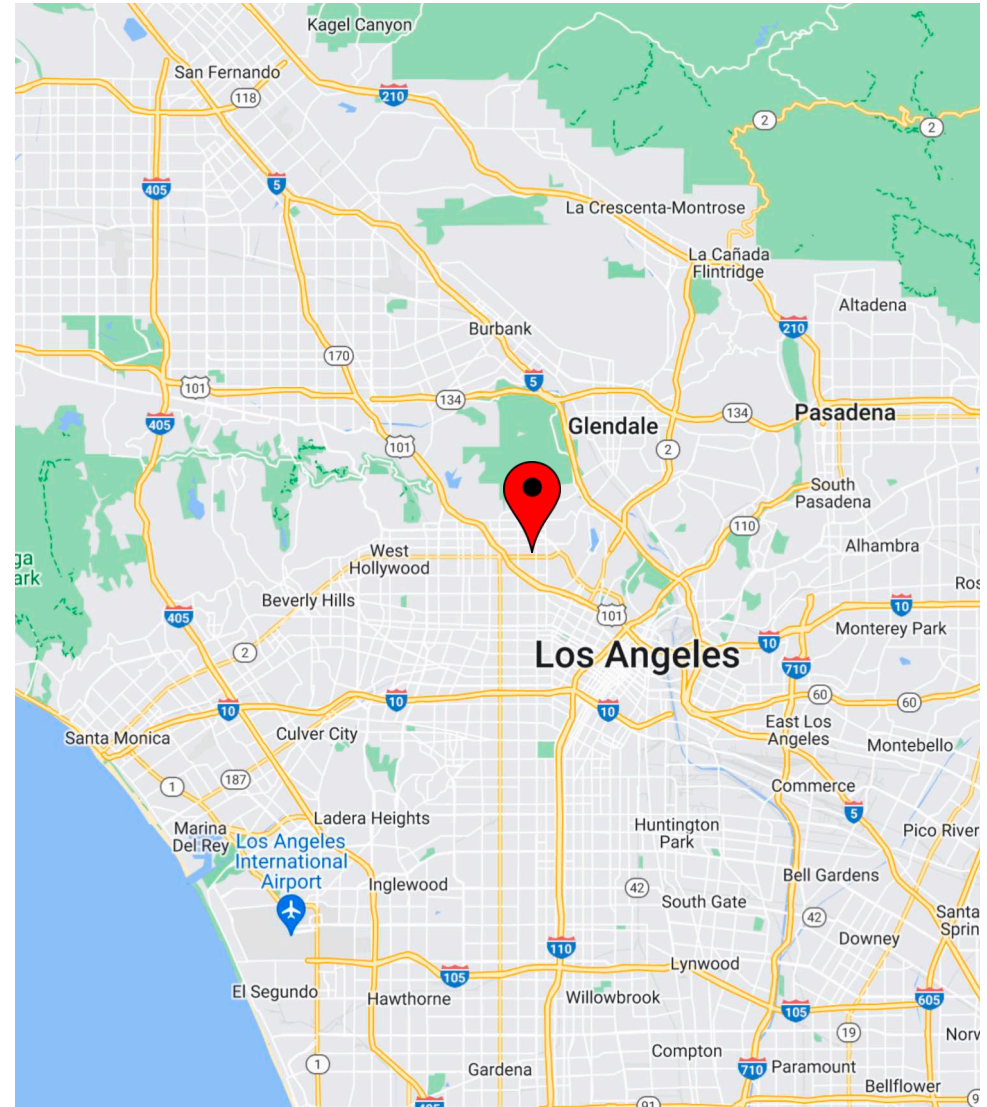
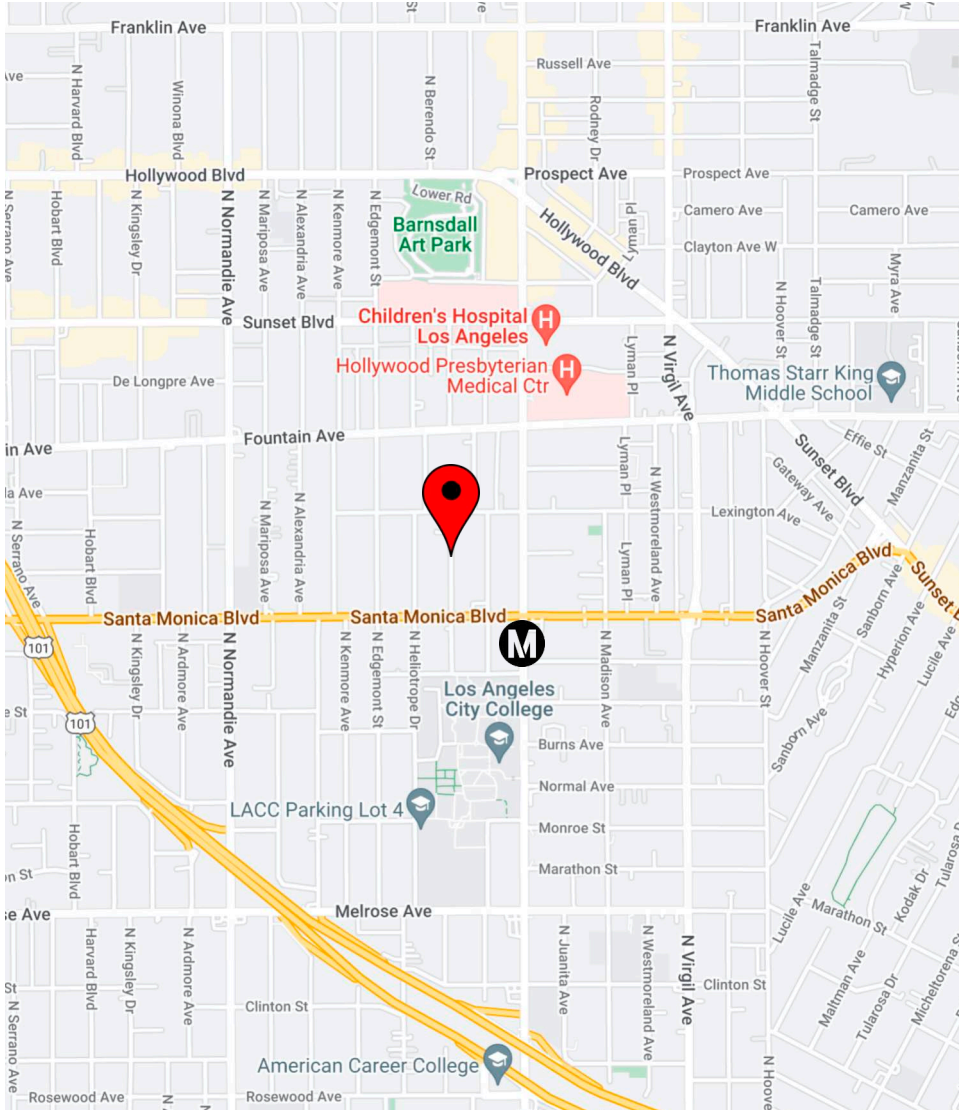
	3 Bedrooms	Rent	SF	Rent PSF
1	3350 Wilshire Blvd, Los Angeles, CA 90010	\$6,500	1621	\$4.01
2	4900 Hollywood Blvd, Los Angeles, CA 90027	\$6,175	1383	\$4.46
3	333 Belmont Ave, Los Angeles, CA 90026	\$3,845	1200	\$3.20
4	338 N Mariposa Ave, Los Angeles, CA 90004	\$3,995	1,300	\$3.07
5	337 N Harvard Blvd Unit 339 B Los Angeles, CA 90004	\$3,795	1,200	\$3.16
6	4531 Hollywood Blvd, Los Angeles, CA 90027	\$5,725	1292	\$4.43

Average: \$3.72

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1148 N. Berendo St.

Maps



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1148 N. Berendo St.

Walk Score



Walker's Paradise

Daily errands do not require a car.



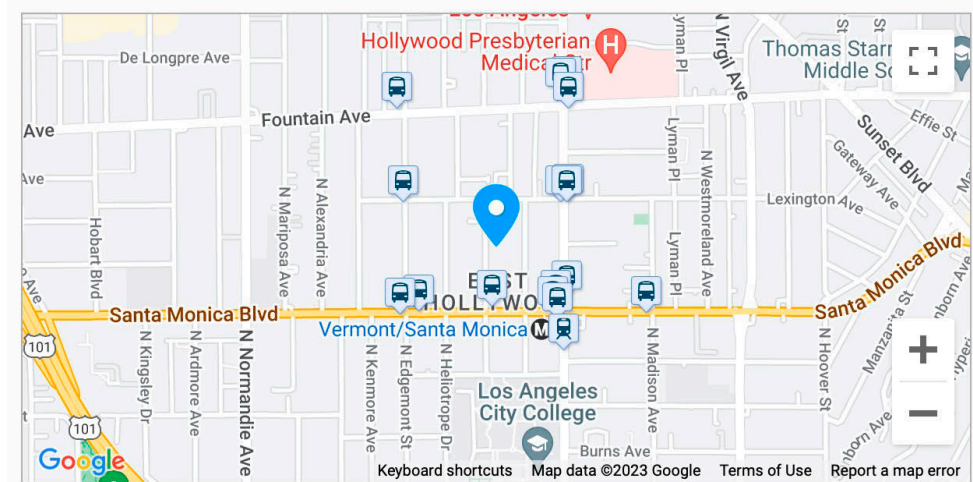
Excellent Transit

Transit is convenient for most trips.



Very Bikeable

Biking is convenient for most trips.



Rail lines:

Metro B Line (Red) 0.2 mi

Bus lines:

Hollywood Clockwise DASH ...	0.1 mi	Hollywood Counterclockwis...	0.1 mi
204 Metro Local Line	0.1 mi	4 Metro Local Line	0.1 mi
217 Metro Local Line	0.2 mi	754 Metro Rapid Line	0.2 mi

About this Location

1148 North Berendo Street has a Walk Score of 92 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

1148 North Berendo Street is a five minute walk from the Metro B Line (Red) at the Vermont / Santa Monica Station stop.

This location is in the East Hollywood neighborhood in Los Angeles. Nearby parks include Barnsdall Park, Barnsdall Park and Lemon Grove Park.

<https://www.walkscore.com/score/1148-n-berendo-st-los-angeles-ca-90029>

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1148 N. Berendo St.

Area Overview

East Hollywood

East Hollywood is a neighborhood in Los Angeles, California, located in the central region of the city. It is bordered by Hollywood to the west, Silver Lake to the north, and Los Feliz to the east.

History: East Hollywood has a rich and diverse history, originally inhabited by Native American tribes before being settled by Mexican and European immigrants in the late 19th and early 20th centuries. The neighborhood played a significant role in the development of Hollywood and was once home to many famous movie studios and stars.

Demographics: The population of East Hollywood is diverse and includes a mix of young professionals, families, and immigrants. According to the U.S. Census Bureau, the median household income in the area is around \$60,000 and the majority of residents are renters.

Lifestyle: East Hollywood is known for its bustling, urban energy and rich cultural diversity. The neighborhood offers a variety of shopping, dining, and entertainment options, as well as easy access to some of Los Angeles' most iconic attractions such as Hollywood Boulevard, the Hollywood Walk of Fame, and the Hollywood Sign.

Restaurants and Entertainment: East Hollywood is home to a thriving food and drink scene, with a variety of cuisines and dining options available. Notable restaurants include Sqirl, Guelaguetza, and Little Ethiopia. The neighborhood is also home to several bars, coffee shops, and independent boutiques. There are also cultural institutions such as the East Hollywood Farmers Market, the Thai Town Cultural Plaza, and the Hollywood Palladium, all of which host community events and provide opportunities for entertainment and education.

Real Estate Trends

East Hollywood is a dynamic and rapidly-growing neighborhood, and real estate prices in the area have risen in recent years in response to increased demand. According to Zillow, the median home value in East Hollywood is currently around \$700,000, which represents an increase of approximately 30% over the past decade.

The appreciation of real estate in East Hollywood is expected to continue, driven by factors such as the area's growing population, improving economy, and ongoing demand for urban living. With its diverse culture, convenient location, and rich history, East Hollywood is poised for continued success as one of Los Angeles' most vibrant and exciting neighborhoods.

In conclusion, East Hollywood is a prime location for real estate investment, offering significant appreciation potential and a rich cultural experience. The neighborhood's unique blend of history, energy, and modern amenities make it an ideal place to call home for those who value urban living and cultural diversity.



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1148 N. Berendo St.

Zimas



City of Los Angeles
Department of City Planning

2/7/2023
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1148 N BERENDO ST

ZIP CODES

90029

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2016-1450-CPU
CPC-2000-1976-SP
CPC-1986-831-GPC
CPC-1984-1-HD
ORD-186735
ORD-184888
ORD-184414
ORD-184385
ORD-184271
ORD-173799
ORD-173749
ORD-164687
ORD-161116-SA18B
DIR-2021-10890-SPP-HCA
DIR-2020-1371-SPP-TOC-HCA
ENV-2021-10891-CE
ENV-2020-1372-CE
ENV-2016-1451-EIR
ENV-2000-1978-ND
ND-2000-1978

Address/Legal Information

PIN Number 144B197 498
Lot/Parcel Area (Calculated) 6,755.5 (sq ft)
Thomas Brothers Grid PAGE 594 - GRID A5
Assessor Parcel No. (APN) 5540021008
Tract TR 2577
Map Reference M B 26-71/72
Block None
Lot 110
Arb (Lot Cut Reference) None
Map Sheet 144B197

Jurisdictional Information

Community Plan Area Hollywood
Area Planning Commission Central
Neighborhood Council East Hollywood
Council District CD 13 - Hugo Soto-Martinez
Census Tract # 1912.03
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning RD1.5-1XL
Zoning Information (ZI) ZI-2286 Specific Plan: Vermont/Western Station Neighborhood Area Plan
ZI-2374 State Enterprise Zone: Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use Low Medium II Residential
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN
Subarea A: Neighborhood Conservation
Special Land Use / Zoning None
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None
RBP: Restaurant Beverage Program Eligible Area None
RFA: Residential Floor Area District None

RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low VMT Yes
AB 2097: Reduced Parking Areas Yes
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Medium-High
Non-Residential Market Area High
Transit Oriented Communities (TOC) Tier 4
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone No
500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 5540021008
APN Area (Co. Public Works)* 0.155 (ac)
Use Code 0100 - Residential - Single Family Residence
Assessed Land Val. \$113,892
Assessed Improvement Val. \$286,110
Last Owner Change 06/14/2021
Last Sale Amount \$1,100,011
Tax Rate Area 13
Deed Ref No. (City Clerk) 3414801
1022820
1-202
0936403
0738102
0-881

Building 1
Year Built 1918
Building Class D55C
Number of Units 1
Number of Bedrooms 2
Number of Bathrooms 2
Building Square Footage 1,484.0 (sq ft)
Building 2 No data for building 2
Building 3 No data for building 3
Building 4 No data for building 4
Building 5 No data for building 5
Rent Stabilization Ordinance (RSO) No [APN: 5540021008]

Additional Information

Airport Hazard None
Coastal Zone None
Santa Monica Mountains Zone No
Farmland Area Not Mapped
Urban Agriculture Incentive Zone YES
Very High Fire Hazard Severity Zone No
Fire District No. 1 No
Flood Zone Outside Flood Zone
Watercourse No
Hazardous Waste / Border Zone Properties No
Methane Hazard Site None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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1148 N. Berendo St.

Zimas

High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.97526856
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Prilo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	Los Angeles
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5540021008]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5540021008
Address	1148 N BERENDO ST
Year Built	1918
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1163
Fire Information	
Bureau	West

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2000-1976-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE.
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	CPC-1984-1-HD
Required Action(s):	HD-HEIGHT DISTRICT
Project Descriptions(s):	CHANGE OF HEIGHT DISTRICT WITHIN THE "CORE AREA OF L.A."- GENERAL PLAN ZONE CONSISTENCY PROGRAM.
Case Number:	DIR-2021-10890-SPP-HCA
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE HCA-HOUSING CRISIS ACT
Project Descriptions(s):	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE PURSUANT TO LAMC SECTION 11.5.6.C TO DEMO EXISTING RESIDENCE AND CONSTRUCT NEW DUPLEX AND SINGLE-FAMILY RESIDENCE IN THE VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN AND THE RD1.5-1XL ZONE.
Case Number:	DIR-2020-1371-SPP-TOC-HCA
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE TOC-TRANSIT ORIENTED COMMUNITIES HCA-HOUSING CRISIS ACT
Project Descriptions(s):	DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING UNIT. CONSTRUCTION OF A 8 UNIT TOC APARTMENT WITH AFFORDABLE HOUSING AND ONE INCENTIVE. PURSUANT LAMC SECTION 11.5.7, A SPECIFIC PROJECT PERMIT COMPLIANCE, IN THE VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN.
Case Number:	ENV-2021-10891-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE PURSUANT TO LAMC SECTION 11.5.6.C TO DEMO EXISTING RESIDENCE AND CONSTRUCT NEW DUPLEX AND SINGLE-FAMILY RESIDENCE IN THE VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN AND THE RD1.5-1XL ZONE.
Case Number:	ENV-2020-1372-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING UNIT. CONSTRUCTION OF A 8 UNIT TOC APARTMENT WITH AFFORDABLE HOUSING AND ONE INCENTIVE. PURSUANT LAMC SECTION 11.5.7, A SPECIFIC PROJECT PERMIT COMPLIANCE, IN THE VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2000-1978-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE.

DATA NOT AVAILABLE

ORD-186735
 ORD-184888
 ORD-184414
 ORD-184385
 ORD-184271
 ORD-173799
 ORD-173749
 ORD-164687
 ORD-161116-SA18B
 ND-2000-1978

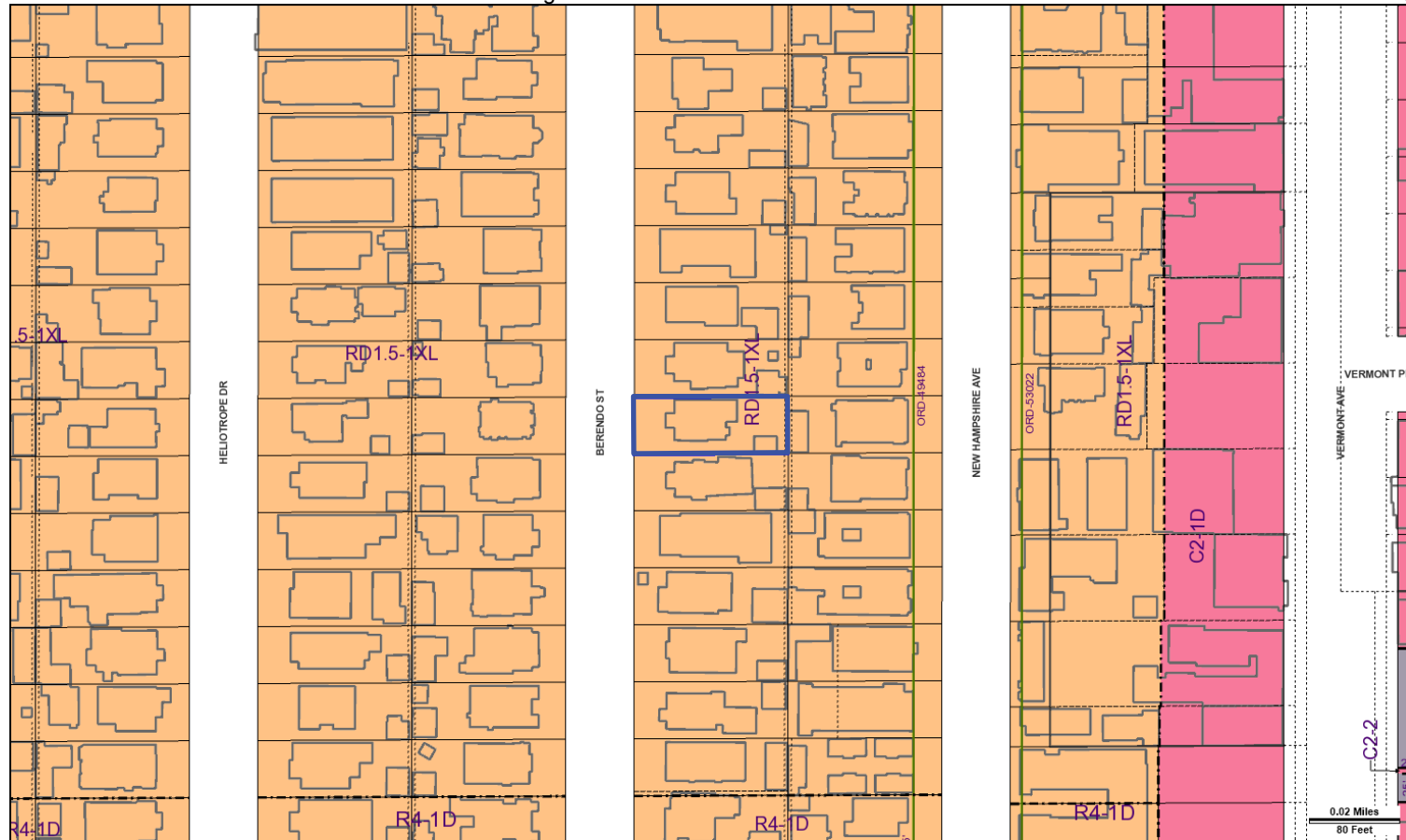
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1148 N. Berendo St.

Zimas

ZIMAS PUBLIC Generalized Zoning 02/07/2023 City of Los Angeles Department of City Planning



Address: 1148 N BERENDO ST
 APN: 5540021008
 PIN #: 144B197 498

Tract: TR 2577
 Block: None
 Lot: 110
 Arb: None

Zoning: RD1.5-1XL
 General Plan: Low Medium II Residential



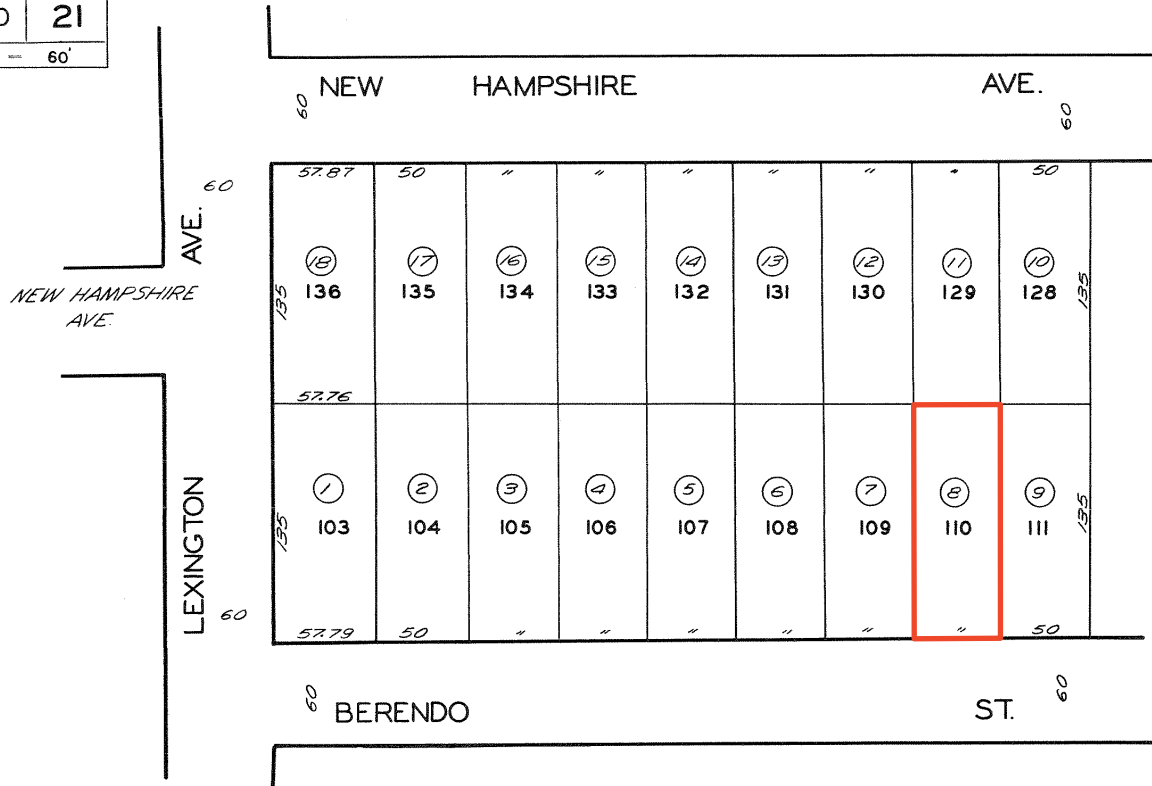
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1148 N. Berendo St.

Parcel Map

5540 21
SCALE 1" = 60'

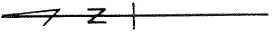
680215



CODE 13

TRACT NO. 2577

M.B. 26-71-72



FOR PREV. ASSMT. SEE: 1667-21

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

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1148 N. Berendo St.

Opportunity Zone



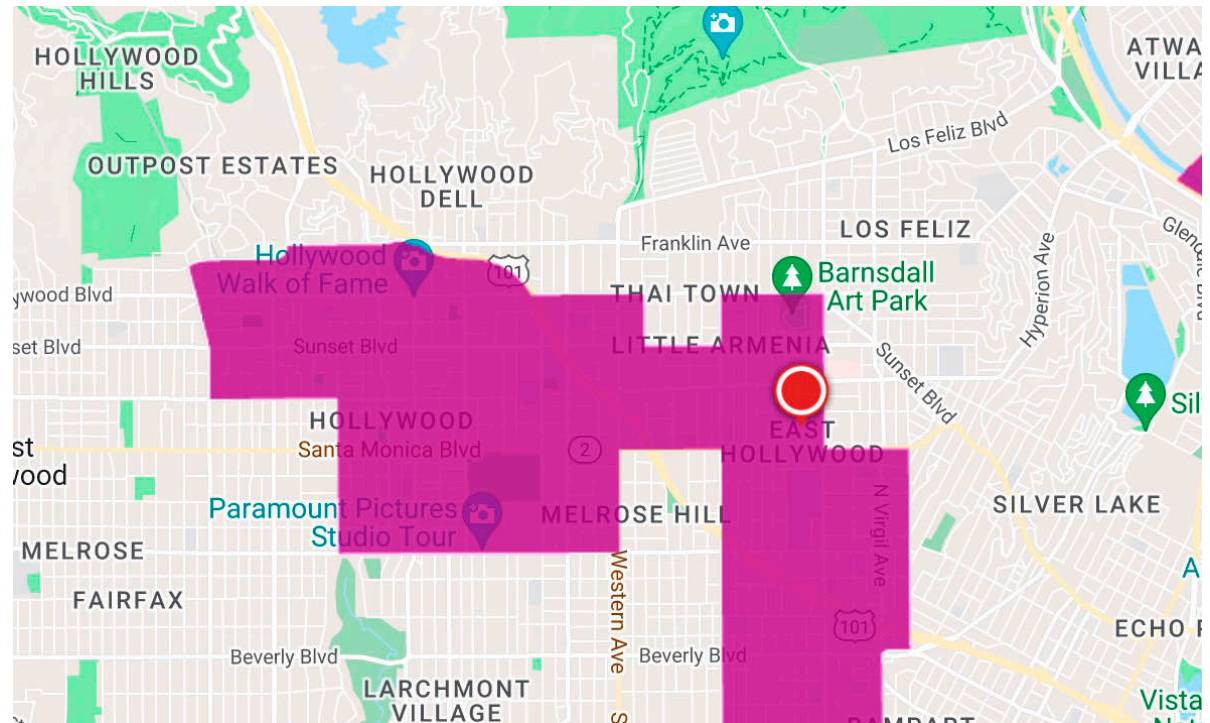
Opportunity Zones are census tracts added to the federal tax code that must meet one of three criteria under the definition of “low-income community” in Internal Revenue Code Section 45D(e). These criteria are defined by both poverty and median family income.

Opportunity Zones incentivize investment and economic development in distressed communities by providing federal tax benefits to investors for qualified uses. The incentive enables a temporary deferral on capital gains for qualified investments through a Qualified Opportunity Fund (QOF) established with the Internal Revenue Service (IRS).

Investors can defer federal capital gains taxes on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF, or December 31, 2026, whichever is earlier. In addition, if the investor holds the investment in the QOF for at least 10 years, the investor is not required to pay federal capital gains taxes on any realized gains from the investment. All QOFs must hold at least 90 percent of assets in qualifying Opportunity Zone properties or businesses.

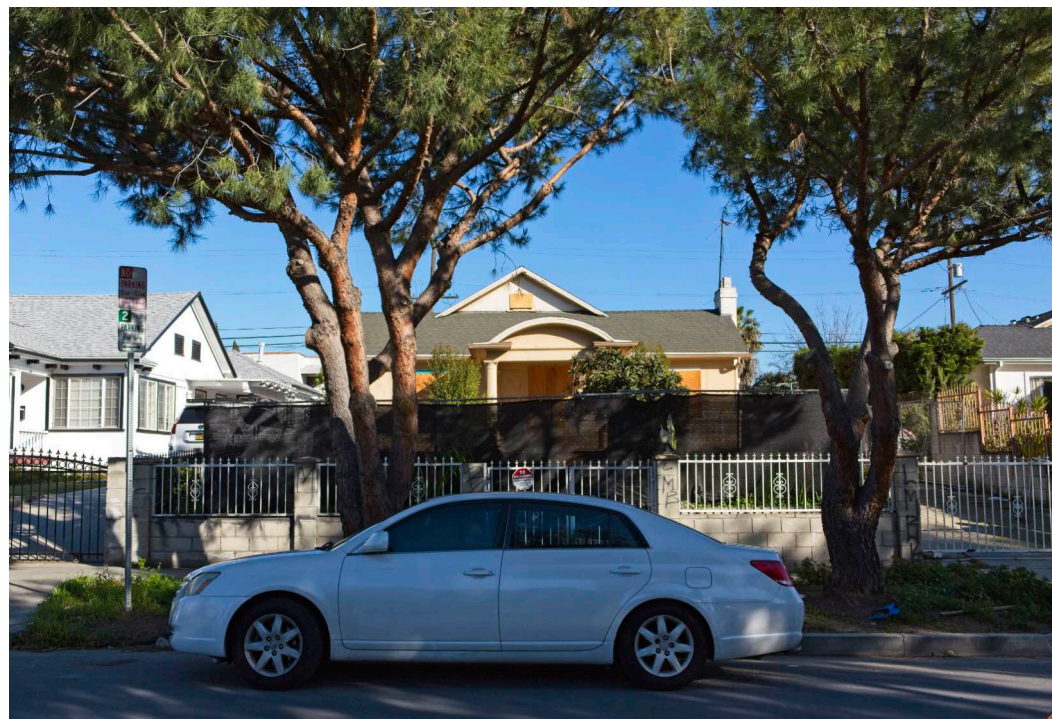
For further details, please refer to the website of California Community & Place-Based Solutions.

[Click Here for Further Details](#)



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Partners CRE

Agent



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Partners CRE
Executive Vice President

Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood. With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$500 million in Real Estate and is well on his way to doubling that number. Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios. Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

BeachRock Group

Agent

Arman Mahmoodi

BeachRock Group
Co-Founder



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Arman is a high-performing real estate agent, advisor, investor, and Co-Founder of BeachRock Real Estate Group. Arman takes pride in his ability to successfully represent his clients on both commercial and residential acquisitions, dispositions, and 1031 Exchanges. On the commercial front, Arman specializes in identifying off market commercial and multifamily income properties, with a focus on value-add and development opportunities. On the residential side, he has a keen eye and understanding for quality builds and design, and specializes in identifying investment opportunities, such as fix-and-flips and spec home development opportunities for his developer clients. Arman also has extensive experience representing both landlords and tenants with leasing commercial and residential real estate. Inspired by his father's highly successful entrepreneurial ventures, Arman has been in the business since he was 17, and has worked under several of the city's prominent real estate brokers, participating in a variety of high profile transactions, until he co-founded BeachRock Group. Arman's clientele ranges from friends, celebrities, families, family investment offices, and institutional investors. He is known for a highly detailed, solution-oriented approach, and streamlined communication between all parties, leading to effective, transparent, win-win outcomes.

Arman is a graduate from the University of Colorado, Boulder's Leeds School of Business, majoring in Business Management with a focus on Entrepreneurship & Strategy. He also holds a certificate in Real Estate Development from UCLA Extension's Real Estate Program. In his free time, Arman is an avid traveler, car enthusiast, dog lover, soccer player and fan of the game.

BeachRock Group

Agent

Christopher Soffer

BeachRock Group
Co-Founder



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Chris is a seasoned Co-Founder of BeachRock Real Estate Group in Los Angeles, known for his extensive and in-depth market knowledge, innovative solutions, and unwavering commitment to delivering highly personalized and confidential service.

As a visionary in the industry, Chris spearheads BeachRock's focus on the sale and acquisition of strategic land investments, multi-family properties, and high-end residential estates. Under his leadership, the firm offers a comprehensive suite of services, encompassing leasing administration, acquisitions and dispositions, and in-house marketing.

A graduate of the University of Southern California, with a background in business, philosophy, and fine art photography, Chris brings a unique perspective to the real estate arena. He honed his skills at the side of Blake Fogel, a well-regarded commercial real estate expert with over two decades of experience in acquiring, managing, developing, owning, and selling real estate on a national and international scale.

Prior to co-founding BeachRock, Chris served as a Senior Research Analyst at Tower Investments Group, where he honed his abilities in market analysis, data analytics, and investment strategy. With a family history rooted in entrepreneurship, Chris is recognized for his relentless energy, creative thinking, and a consistent drive to deliver exceptional results for his clients.

During his time off, Chris enjoys surfing, snowboarding, competitive tennis, golf and sports car racing. Being a second generation Palisadian, he had the luxury of growing up next to some of the best surf California has to offer.

BeachRock Group

Agent

Trenton Armitage

BeachRock Group

Senior Associate of Multifamily Investments and Developments



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Trenton, BeachRock's first Associate, is a seasoned commercial broker who specializes in multi-family investments and development opportunities. Born and raised in Studio City, Trenton obtained real estate knowledge and experience at a young age through his grandmother, who was an experienced agent, and father, a successful general contractor. Trenton's work ethic, honesty, integrity, compassion, and hunger have led him to become a significant point of contact for exclusive investment opportunities throughout Los Angeles and its surrounding markets.

Graduating from Crespi Carmelite high school in 2017 as an Honor roll student and exceptional multi-sport athlete, Trenton began his career in Sherman Oaks with Compass as part of the Beverly and Co. Luxury Properties team. Working with well-respected agent Winston Nelson provided Trenton with exceptional experiences and wisdom which he brought to BeachRock Real Estate Group.

Trenton's track record of success is a testament to his hard work and dedication to his clients. Throughout his career, he has demonstrated an unwavering commitment to delivering outstanding results, earning the trust and confidence of his clients. Whether it's sourcing off-market opportunities, navigating complex deals, or delivering innovative solutions, Trenton consistently exceeds expectations.

His approach to commercial real estate is grounded in a deep understanding of market trends, investment strategies, and the needs of his clients. He leverages his extensive network and expertise to identify opportunities and negotiate the best possible outcomes for his clients. Trenton's past performance speaks for itself, as he has consistently closed successful deals for a diverse range of clients, from high net-worth individuals to institutional investors. He takes pride in his ability to deliver measurable results and provide a high level of service that exceeds his clients' expectations.

Trenton's drive, passion, and commitment to excellence have earned him a reputation as one of the leading commercial brokers in the Los Angeles area. Whether you're seeking to invest in multi-family properties or pursue development opportunities, Trenton is the ideal partner for your real estate needs.

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