

Delivered Ready-to-Issue **No Rent Control**



1357 N. Las Palmas Ave.
Los Angeles, CA 90028

PARTNERSCRE
SVIDLER | McMULLIN

Approved Plans for 3 Units + ADU in Hollywood
 High Demand Neighborhood Half a Mile to the Metro Subway Station



Property Overview	3	SB8 Replacement Unit Det. Letter	9
Project Unit Square Footages	4	Metro - Subway	11
Maps	5	Opportunity Zone	12
Area Map	6	Project Plans - Layouts	13
Walk Score	7	Aerials	20
Parcel Map	8	Contact Information	30

Dario Svidler
Executive Vice President

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

MORGAN MCMULLIN
Executive Vice President

310.968.2454
morgan@mcmullinre.com
partnerscrela.com
DRE 01716570

Keller Williams is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



1357 N. Las Palmas Ave.

Property Overview

Partners CRE is proud to exclusively present for sale a **four unit residential construction project** in the heart of **Hollywood**.

Sitting on a **vacant corner lot** that is **NOT subject to RSO (SB8 RUD)** available), the Ready-to-Issue Plans offer an Investor / Developer the opportunity to **break ground immediately**.

The project consists of three luxury apartments and an ADU, and is designed with a great unit mix consisting of **two 3 bedroom, 2 ½ bathroom units, one 4 bedroom, 3 ½ bathroom unit and the 1 bedroom, 1 bathroom ADU**. Three of the units have **balconies** and **additional usable space** on the garage level.

Located on the corner of De Longpre and Las Palmas, just south of Sunset Blvd. and west of Highland Ave., the property is in a **high-demand area** that is prime for rental units.

Just half a mile to the **Metro Subway Station** at Hollywood and Highland, the property is called a **Walker's Paradise** with **Good Transit**, according to Walk Score. The project features **six parking spaces** in three **private garages**.

Practically everything and anything a future resident would desire is within a **short distance** to the property...shopping, fine, casual and fast dining, night life...even **De Longpre Park**.

At a Glance

Hollywood

\$1,650,000

Price

5,757 + 500 SF

Project SF - Main + ADU

3 Units + ADU

Project

RD1.5-1XL Tier 3

Zoning

Ready-to-Issue

Project Status at COE

5,499 SF

Lot Square Footage

Two 3 + 2 ½ • One 4 + 3 ½ • ADU 1+1

Unit Mix

Walker's Paradise

Walk Score Rating

Opportunity Zone

Area Benefits

5547-032-026

APN

Corner Lot

Property

Previously an SFR - Now Demolished



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

Project Potential Unit Square Footages

GROSS FLOOR AREA TABULATION

FRONT DUPLEX FACING LAS PALMAS & SFD FACING DE LONGPRE

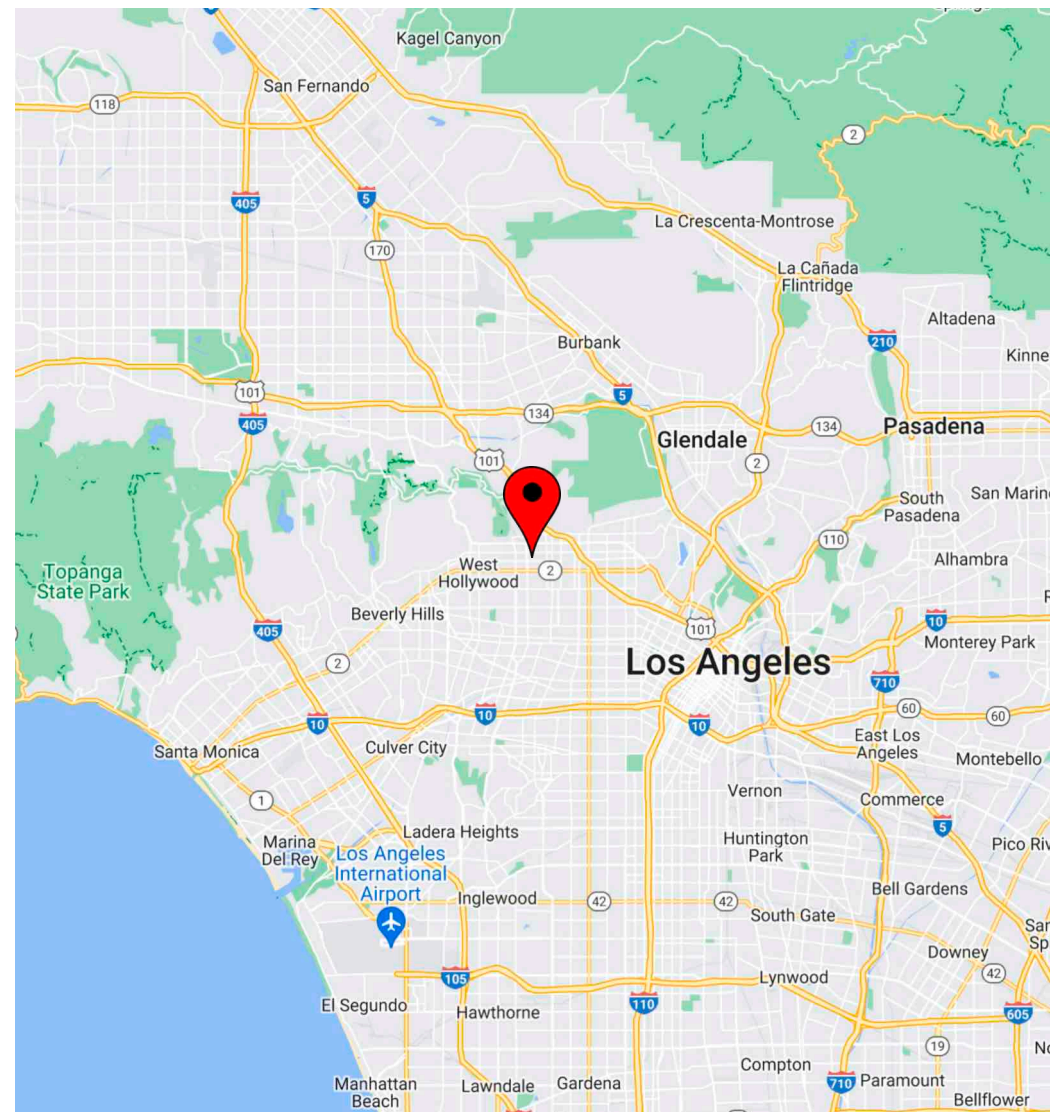
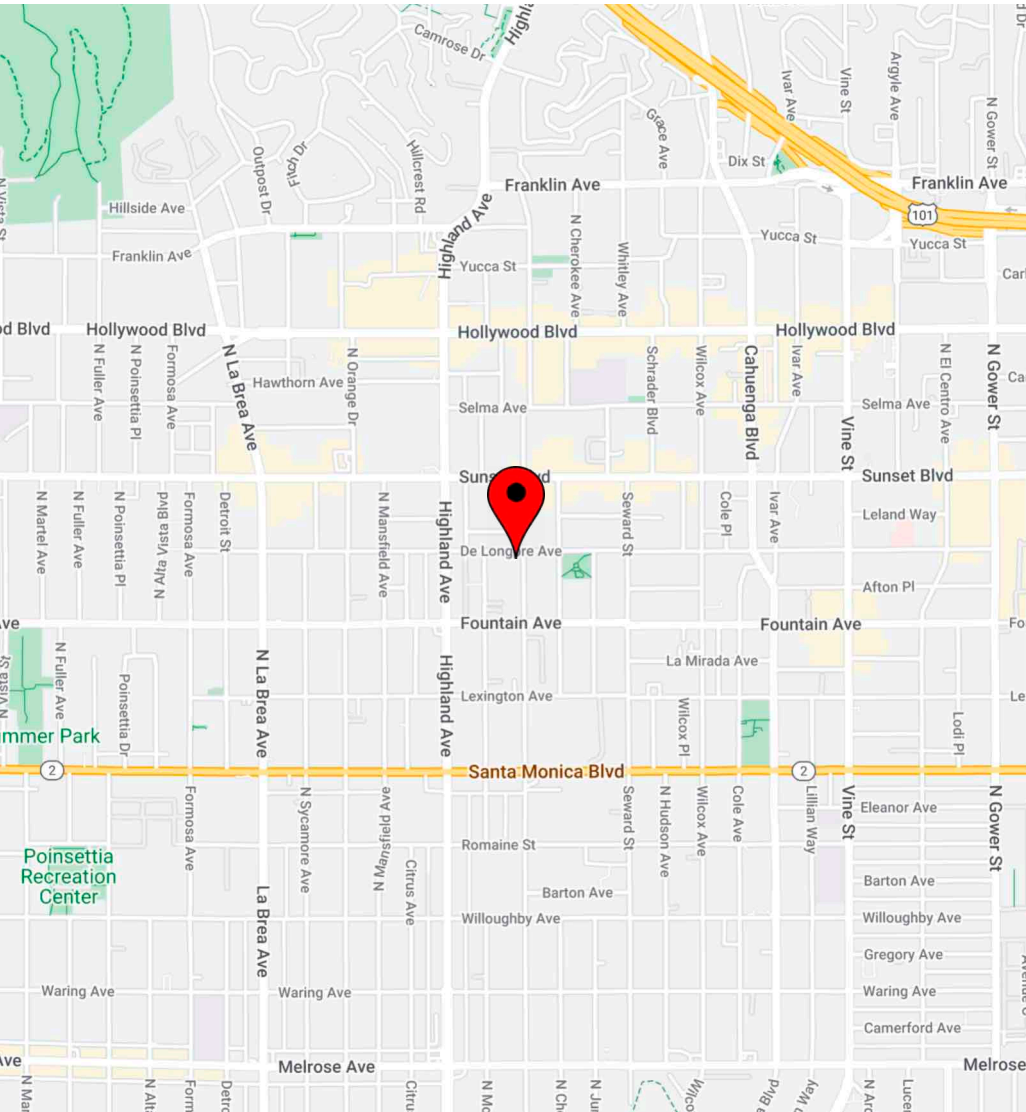
1357-1357 1/2 N. LAS PALMAS AVE.	UNIT 101 CORNER DUPLEX	ENTRY LEVEL LOBBY & STAIRS TO FIRST FLOOR	=	117.0 SQ.FT.
		FIRST FLOOR PLAN	=	736.0 SQ.FT.
		SECOND FLOOR PLAN	=	770.0 SQ.FT.
		TOTAL GROSS AREA	=	1623.0 SQ.FT.
	UNIT 101	BALCONY FLOOR AREA	=	77.0 SQ.FT.
6704 W. DE LONGPRE AVE.	UNIT 102 SFD	ENTRY LEVEL LOBBY & STAIRS TO FIRST FLOOR	=	118.0 SQ.FT.
		FIRST FLOOR PLAN	=	1133.0 SQ.FT.
		SECOND FLOOR PLAN	=	1260.0 SQ.FT.
		TOTAL GROSS AREA	=	2511.0 SQ.FT.
	UNIT 102	BALCONY FLOOR AREA	=	184.0 SQ.FT.
1357-1357 1/2 N. LAS PALMAS AVE.	UNIT 103	ENTRY LEVEL LOBBY & STAIRS TO FIRST FLOOR	=	117.0 SQ.FT.
		FIRST FLOOR PLAN	=	736.0 SQ.FT.
		SECOND FLOOR PLAN	=	770.0 SQ.FT.
		TOTAL GROSS AREA	=	1623.0 SQ.FT.
	UNIT 103	BALCONY FLOOR AREA	=	59.0 SQ.FT.

Unit	Unit Mix	Unit SF
101 Duplex	3 + 2.5	1,623
102 SFD	4 + 3.5	2,511
103 Duplex	3 + 2.5	1,623
Total		5,757
ADU	1 + 1	500
Total w/ADU		6,257

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

Maps



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

Area Map



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

Walk Score

Walk Score
91

Walker's Paradise

Daily errands do not require a car.

Transit Score
69

Good Transit

Many nearby public transportation options.

Bike Score
74

Very Bikeable

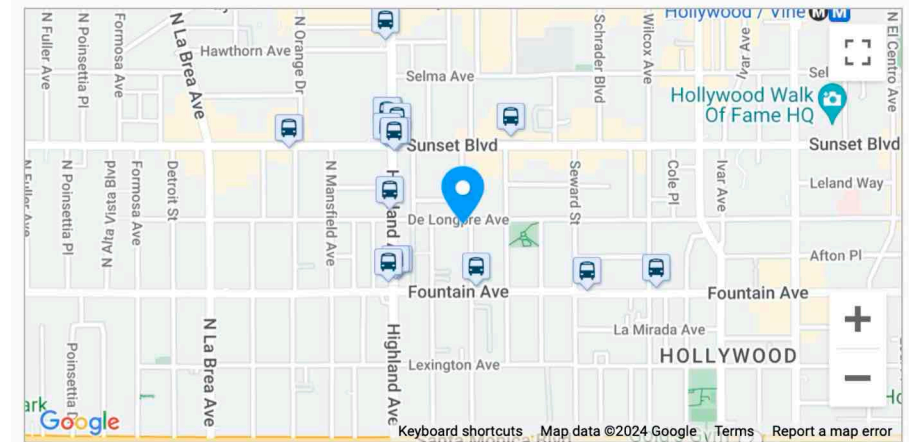
Biking is convenient for most trips.

About this Location

1357 North Las Palmas Avenue has a Walk Score of 91 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

1357 North Las Palmas Avenue is a nine minute walk from the Metro B Line (Red) at the Hollywood / Highland Station stop.

This location is in the Central Hollywood neighborhood in Los Angeles. Nearby parks include De Longpre Park, Rudolph Valentino Memorial and Hollywood Recreation Center.



Rail lines:

Metro B Line (Red) 0.4 mi

Bus lines:

Hollywood Clockwise DASH ...	0.1 mi	Hollywood Counterclockwis...	0.1 mi
224 Metro Local Line	0.1 mi	2 Metro Local Line	0.2 mi
212 Metro Local Line	0.3 mi		

Walk Score®

<https://www.walkscore.com/score/1357-n-las-palmas-ave-los-angeles-ca-90028>

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

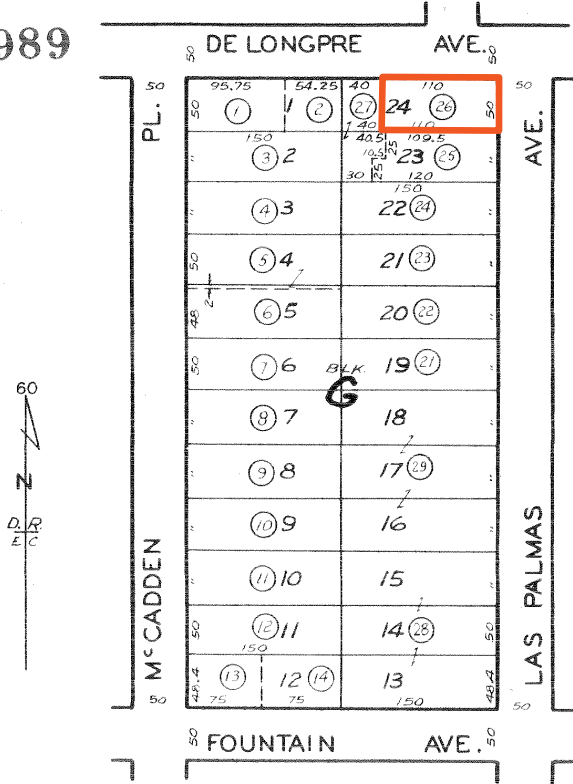
1357 N. Las Palmas Ave.

Parcel Map

5547 | 32
SCALE 1" = 100'

586312
AS-203-87
28.11.002026001
REVISED
2-21-55
670414

1989



CODE
200

STRONG AND DICKINSON'S HOLLYWOOD HIGH SCHOOL TRACT

M.B. 7-79

FOR PREV. ASSM'T. SEE 1010-32

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

SB8 - Replacement Unit Determination

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808

housing.lacity.org

DATE: October 31, 2023
TO: Las Palmas 1357, LLC, a California Limited Liability Company, Owner
FROM: Marites Cunanan, Senior Management Analyst II *M. Cunanan*
Los Angeles Housing Department
SUBJECT: **Housing Crisis Act of 2019 (SB 8, HE)**
Replacement Unit Determination
RE: 1357 N. Las Palmas Ave, Los Angeles, CA 90028

Based on the SB 8 Application for a Replacement Unit Determination (RUD) submitted by Fariba Cohanim (Representative) on behalf of Las Palmas 1357 LLC (Owner), for the above referenced property located at 1357 N. Las Palmas Ave (APN 5547-032-026, Lot 24) (Property) the Los Angeles Housing Department (LAHD) has made the following determination in regards to the above-referenced application. One (1) unit existed on the property within the last 5 years. One (1) unit is NOT subject to replacement as an affordable "Protected Unit".

PROJECT SITE REQUIREMENTS:

The Housing Crisis Act of 2019, as amended by SB 8 (California Government Code Section 66300 et seq.), prohibits the approval of any proposed housing development project ("Project") on a site ("Property") that will require demolition of existing dwelling units or occupied or vacant "Protected Units" unless the Project replaces those units as specified below. The replacement requirements below apply to the following projects:

- Discretionary Housing Development Projects that receive a final approval from Los Angeles City Planning (LACP) on or after January 1, 2022,
- Ministerial On-Menu Density Bonus, SB 35 and AB 2162 Housing Development Projects that submit an application to LACP on or after January 1, 2022, and
- Ministerial Housing Development Projects that submit a complete set of plans to the Los Angeles Department of Building & Safety (LADBS) for Plan Check and permit on or after January 1, 2022.

Replacement of Existing Dwelling Units

The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past 5 years.

Replacement of Existing or Demolished Protected Units

The Project must also replace all existing or demolished "Protected Units". Protected Units are those residential dwelling units on the Property that are, or were, within the 5 years prior to the owner's application for a SB 8 Replacement Unit Determination (SB 8 RUD): (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, (2) subject to any form of rent or price control through a public entity's valid exercise of its police power within the 5 past years (3) rented by lower or very low income households (an affordable Protected Unit), or (4) that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the INCOME level of the occupants (i.e. W-2 forms, tax return, pay stubs, etc.). The Los Angeles Housing Department (LAHD) will send requests for information to each occupant of the existing project. Requests for information can take two (2) or more weeks to be

SB 8 Determination HIMS # 23-131151

SB 8 Determination: 1357 N. Las Palmas Ave
Page 2

returned. It is the owner's responsibility to work with the occupants to ensure that the requested information is timely produced.

- In the absence of occupant income documentation:** Affordability will default to the percentage of extremely low, very low or low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which as of September 5, 2023, is at 31% extremely low income, 18% very low income and 20% low income for Transit Oriented Communities (TOC) projects and 49% very low income and 20% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 49% very low income and 20% low income. The remaining 31% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Replacement of Protected Units Subject to the Rent Stabilization Ordinance (RSO), Last Occupied by Persons or Families at Moderate Income or Above

The City has the option to require that the Project provide: (1) replacement units affordable to low income households for a period of 55 years (rental units subject to a recorded covenant), OR (2) require the units to be replaced in compliance with the RSO.

Relocation, Right to Return, Right to Remain:

All occupants of Protected Units (as defined in California Government Code Section 66300(d)(2)(F)(vi)) being displaced by the Project have the right to remain in their units until six (6) months before the start of construction activities with proper notice subject to Chapter 16 (Relocation Assistance) of Division 7, Title I of the California Government Code ("Chapter 16"). However, all **Lower Income Household** (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are also entitled to: (a) Relocation benefits also subject to Chapter 16, and (b) the right of first refusal ("Right to Return") to a comparable unit (same bedroom type) at the completed Project. If at the time of lease up or sale (if applicable) of a comparable unit, a returning occupant remains income eligible for an "affordable rent" (as defined in California Health and Safety Code Section 50053) or if for sale, an "affordable housing cost" (as defined in California Health and Safety Code Section 50052.5), owner must also provide the comparable unit at the "affordable rent" or "affordable housing cost", as applicable. This provision does not apply to: (1) a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, and (2) a Project that consists of 100% lower income units except Manager's Unit.

THE PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by LAHD on October 12, 2023, the Owner has demolished the single family dwelling to construct a duplex and single family residence.

PROPERTY STATUS (AKA THE "PROJECT SITE"):

Owner submitted an Application for a RUD for the Property on October 12, 2023. In order to comply with the required **5-year** look back period, LAHD collected and reviewed data from October 2018 to October 2023.

Review of Documents:

Per the Grant Deed, Owner acquired the Property on May 26, 2021, from Emeline B. Abay and Eustaquio O. Abay II, Trustees of The Emeline B. Abay Trust, Under Agreement dated December 4, 2002.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of "0101 - Residential - Single Family Residence - Pool." Google images and an internet search supports that the Property contains one (1) single family dwelling.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has applied for Demolition Permit #21019-10000-02601 (Issued) and Building Permit #22010-20000-02266 (Not Issued).

SB 8 Determination HIMS # 23-131151

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

SB8 - Replacement Unit Determination

SB 8 Determination:1357 N. Las Palmas Ave
Page 3

REPLACEMENT UNIT DETERMINATION:

The Existing Residential Dwelling Units at the Property within the last five (5) years:

ADDRESS	BEDROOM TYPE	VACANT OR OCCUPIED AT APPLICATION	"PROTECTED?"	BASIS OF "PROTECTED" STATUS
1357 N. Las Palmas Ave.	4 Bedrooms	Vacant	No	N/A
Total: 1 Unit				

Pursuant to (SB 8), where incomes of existing or former tenants are unknown, the required percentage of affordability is determined by the percentage of extremely low, very low, and low income rents in the jurisdiction as shown in the HUD Comprehensive Housing Affordability Strategy (CHAS) database. At present, the Comprehensive Housing Affordability Strategy (CHAS) database shows 31% extremely low income, 18% very low income and 20% low income for Transit Oriented Communities (TOC) projects and 49% very low income and 20% low income for Density Bonus projects. In the absence of specific entitlements, the affordability will default to 49% very low income and 20% low income. The remaining 31% of the units are presumed above-low income. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Number of Existing Residential Dwelling Units within the five (5) years of application:			1
Number of Affordable Replacement Units required per CHAS:			0
	Project using TOC	Project using DB or No Entitlements	
0 Units x 69%	0 Units	0 Units	
Extremely Low	0 Units	0 Units	
Very Low	0 Units	0 Units	
Low	0 Units	0 Units	
Market Rate RSO Units	0 Units	0 Units	
Number of Unit(s) presumed to be above-lower income subject to replacement:			0

On October 19, 2023, a tenant packet was sent to the Property. As of October 27, 2023, LAHD has not received a response.

LAHD has determined that the Property was occupied by the Prior Owner from at least 2018 through May 2021 as shown by the signed Declaration of No Affordable Protected Units (One Owner) and utility records from the Department of Water and Power. Records from the Department of Water and Power show electric usage from May 2021 through June 2021 which the Owner verified was for project planning and security purposes. Per the utility records from the Department of Water and Power, there has been zero water usage since the date of purchase, and the electric meter was removed. The Owner has left the Property vacant since they purchased the Property. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing and no SB 8 replacement affordable units are required.

The zero affordable replacement determination will only remain valid provided the property remains vacant or in the event of an owner occupied single family dwelling. Any subsequent rental of the property may result in an affordable replacement obligation.

Please note that all the new units may be subject to RSO requirements unless the RSO is not applicable, or an RSO Exemption is filed and approved by the RSO Section. This determination is provisional and subject to verification by the RSO Section.

****WARNING****

LOT TIES AND EXISTING PRE-1978 SINGLE FAMILY DWELLING ON ONE LOT

SB 8 Determination HIMS # 23-131151

SB 8 Determination:1357 N. Las Palmas Ave
Page 4

ISSUE:	Is a LOT TIE required for the NEW proposed housing development project?
IF NO:	Owner's existing Rent Stabilization (RSO) replacement obligation, if any, remains the SAME as above.
IF YES:	Owner's existing RSO replacement obligation, if any, will INCREASE by one and the proposed housing development project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

NOTE: This determination is provisional and is subject to verification by LAHD's Rent Division.

If you have any questions about this RUD, please contact Blake Boulogny at blake.boulogny@lacity.org.

cc: Los Angeles Housing Department File
Planning.HCA@lacity.org, Department of City Planning for discretionary projects, or
LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

MAC:bb

SB 8 Determination HIMS # 23-131151

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

Metro

Metro B Line (aka Red Line)

The B Line (formerly the Red Line from 1993–2020) is a fully underground 14.7 mi (23.7 km) rapid transit line operating in Los Angeles, running between North Hollywood and Downtown Los Angeles. It is one of six lines in the Los Angeles Metro Rail system, operated by the Los Angeles County Metropolitan Transportation Authority. Built in four stages between 1986 and 2000, the line cost \$4.5 billion to build.

The B Line is one of the city's two fully-underground subway lines (along with the D Line). The two lines share tracks through Koreatown and Downtown Los Angeles. As of 2019, the combined B and D lines averaged 133,413 boardings per weekday.

In 2020, Metro renamed all of its lines using letters and colors, with the Red Line becoming the B Line (retaining the red color in its service bullet) and the Purple Line becoming the D Line.

[https://en.wikipedia.org/wiki/B_Line_\(Los_Angeles_Metro\)](https://en.wikipedia.org/wiki/B_Line_(Los_Angeles_Metro))



All details provided are a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

Metro



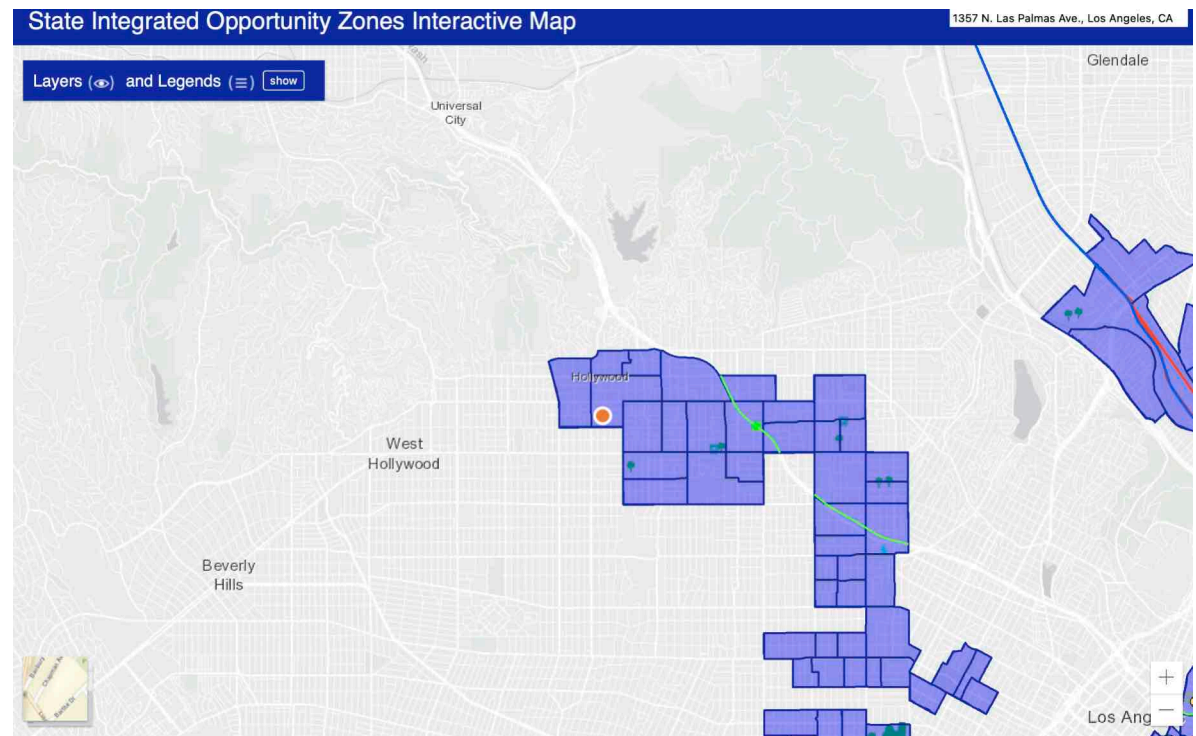
The federal tax bill passed at the end of December 2017 allows the Governor to designate certain census tracts as Opportunity Zones. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains. The Governor can designate up to 25 percent of census tracts that either have poverty rates of at least 20 percent or median family incomes of no more than 80 percent of statewide or metropolitan area family income. There are 3,516 census tracts in 54 California counties that would qualify under one or both of the mandatory criteria, allowing the Governor to designate up to 879 tracts. As census tracts are designed to capture geographic areas of around 4,000 people, more than 3 million Californians would potentially be located in one of these areas.

For further details, please refer to:

[Link to CA.gov Opportunity Zone 101](#)

For the map shown below, please refer to:

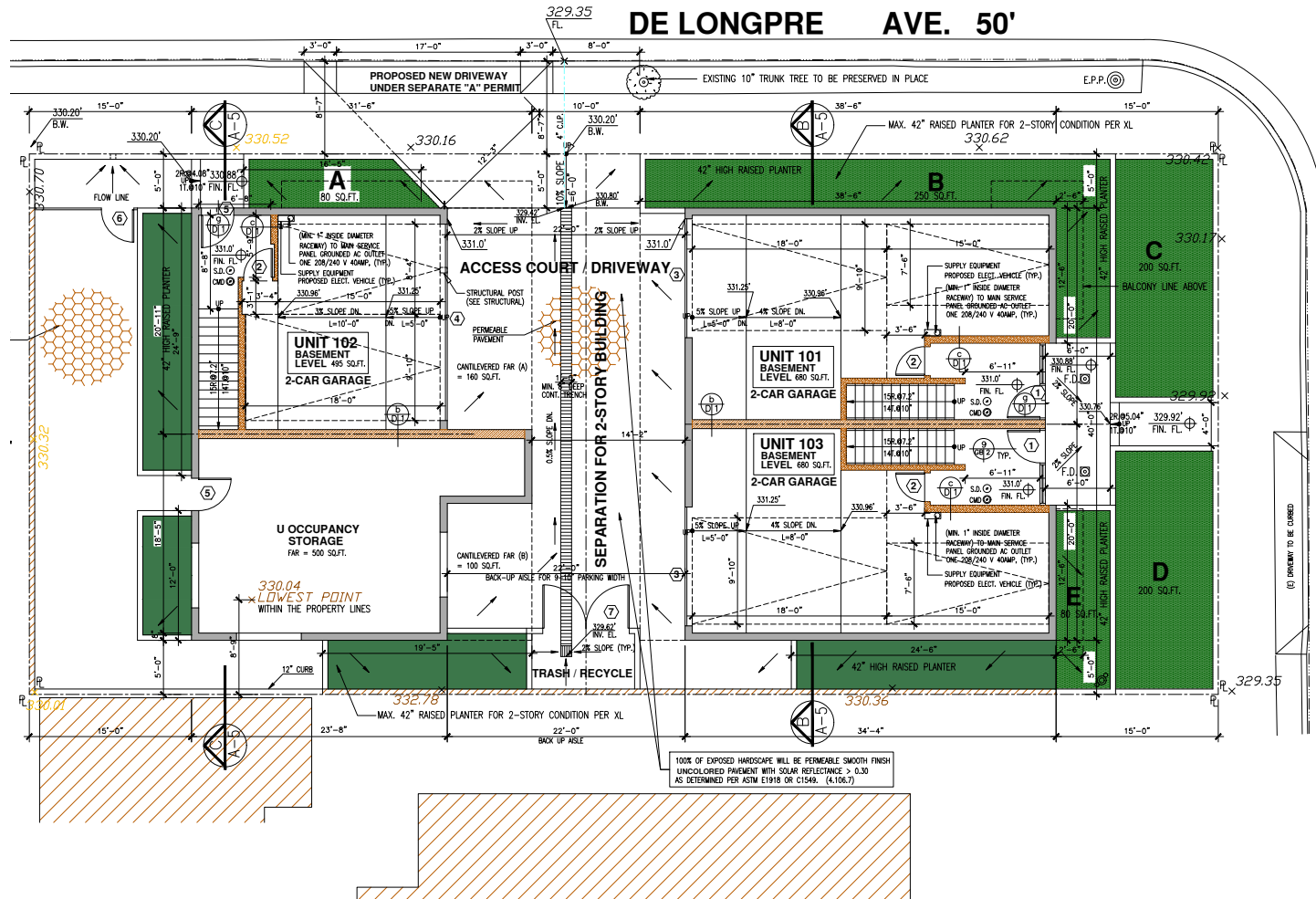
[State Integrated Opportunity Zones Interactive Map](#)



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

Plans - Ground Level



BASEMENT / PARKING FLOOR PLAN

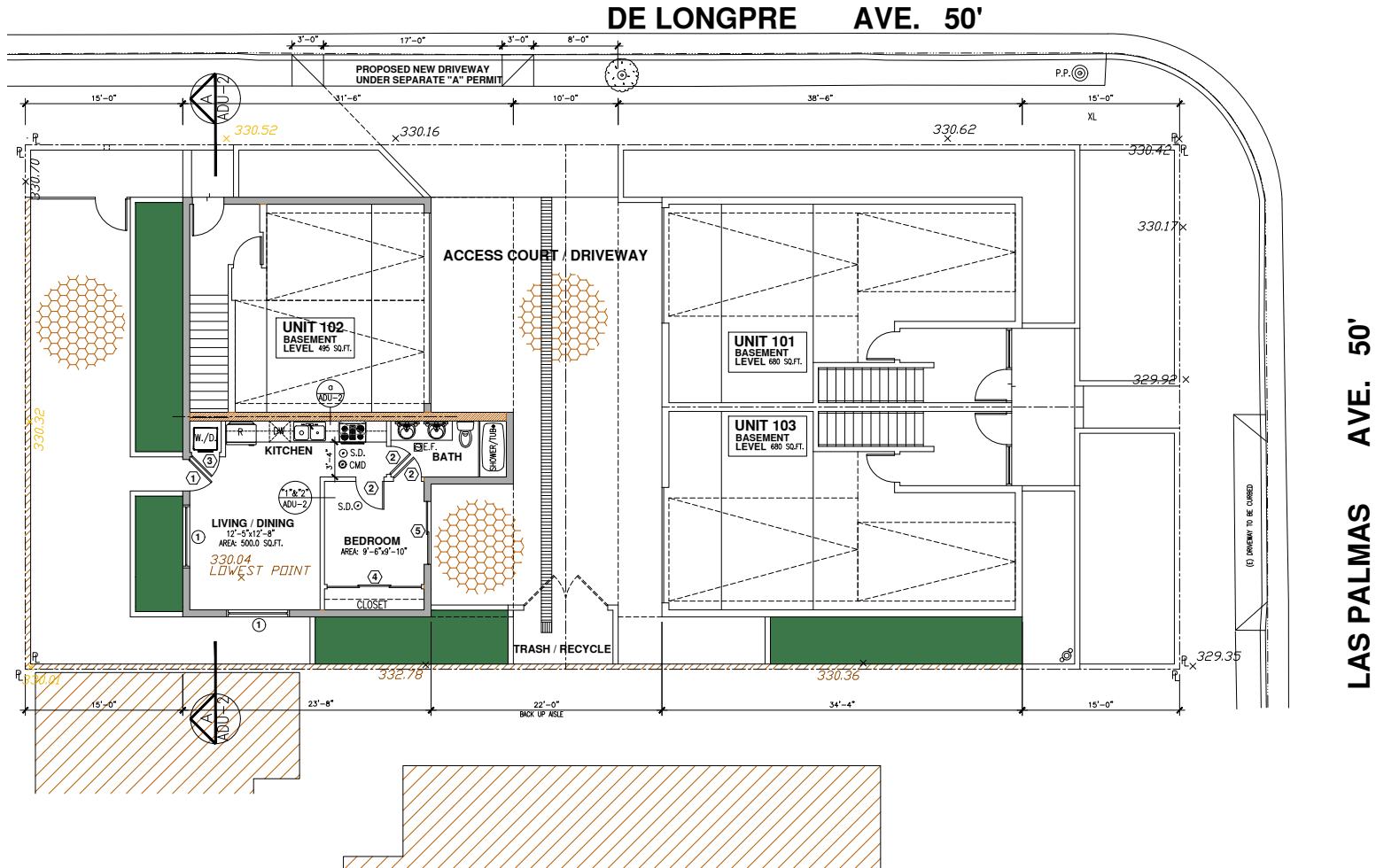
SCALE 3/16"=1'-0"



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

Plans - Ground Level - ADU



ADU FLOOR PLAN

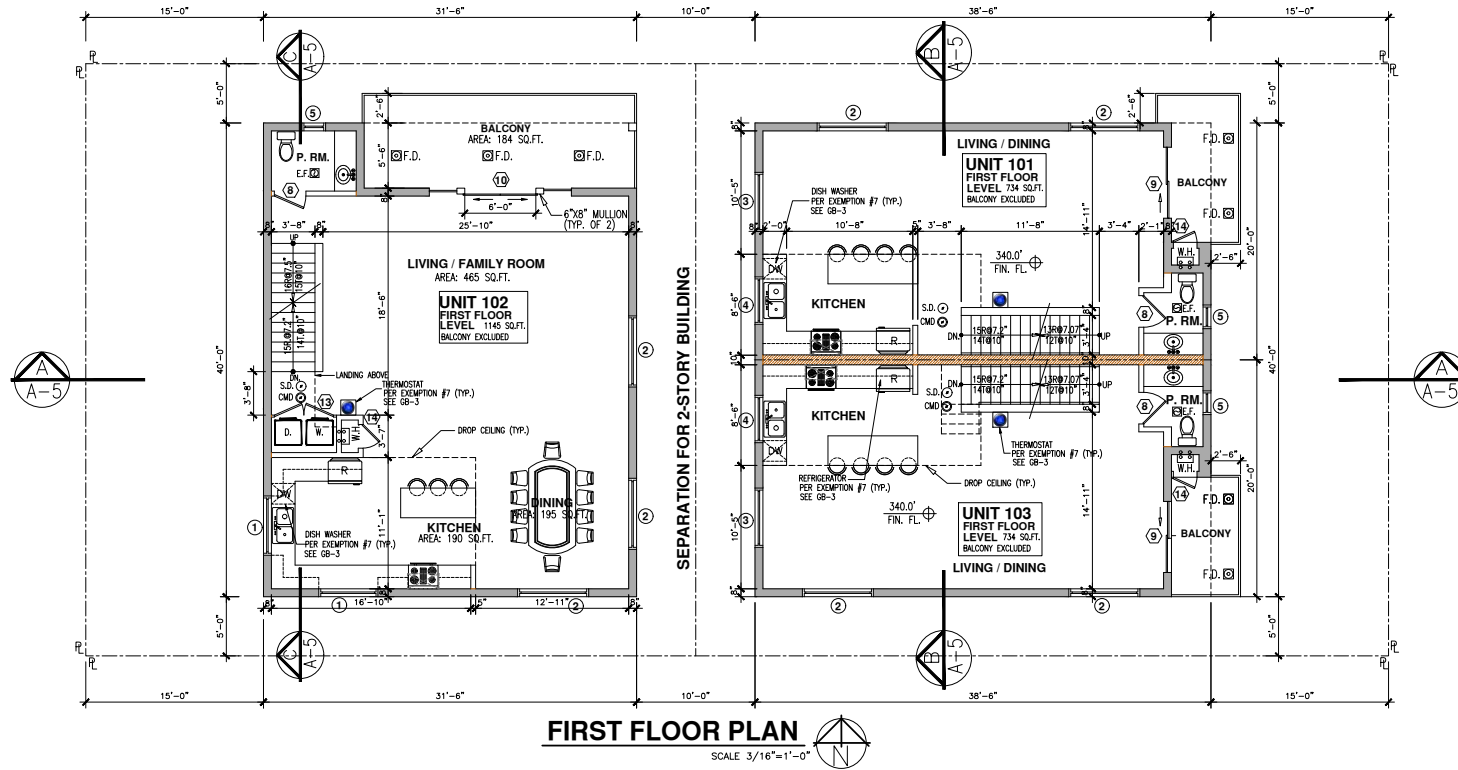
SCALE 3/16"=1'-0"



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

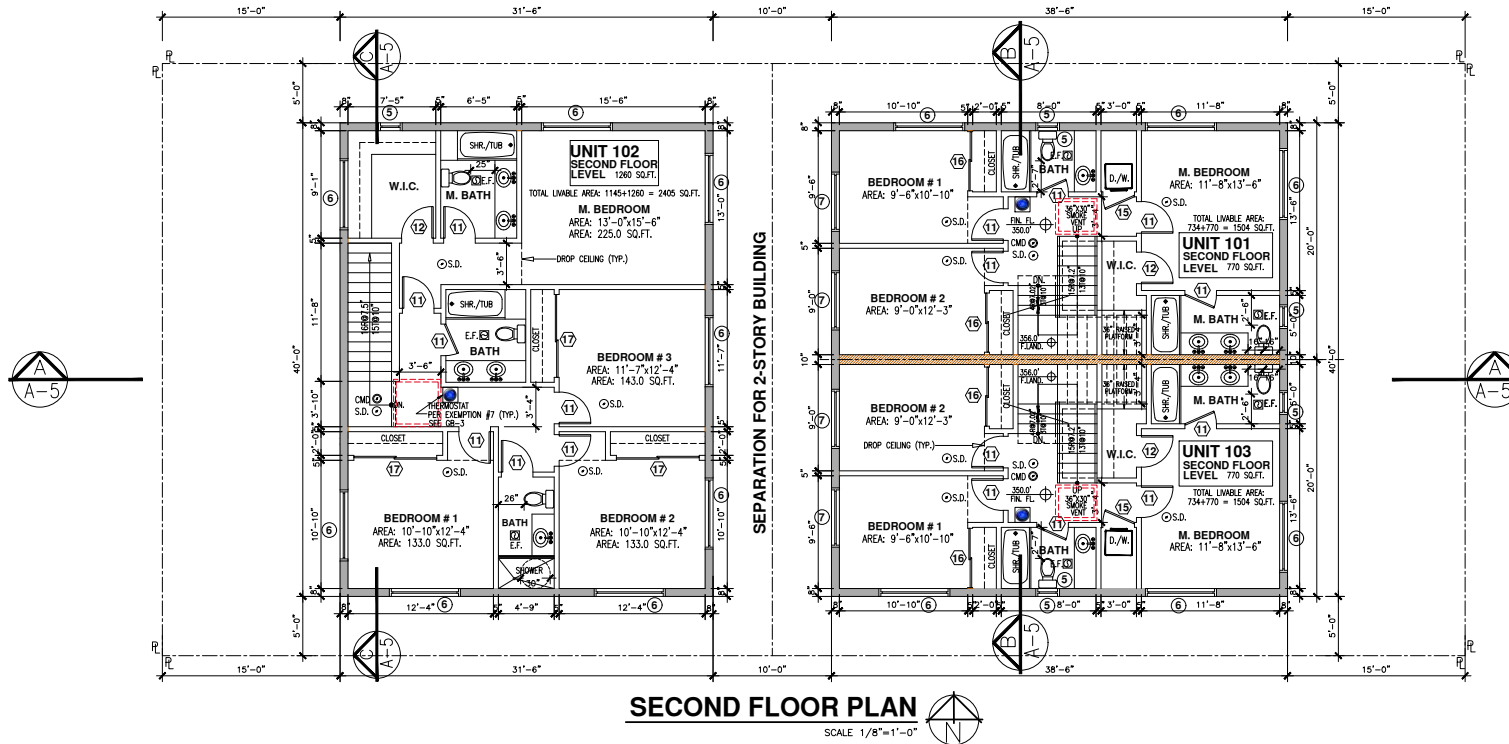
Plans - First Floor



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

Plans - Second Floor



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

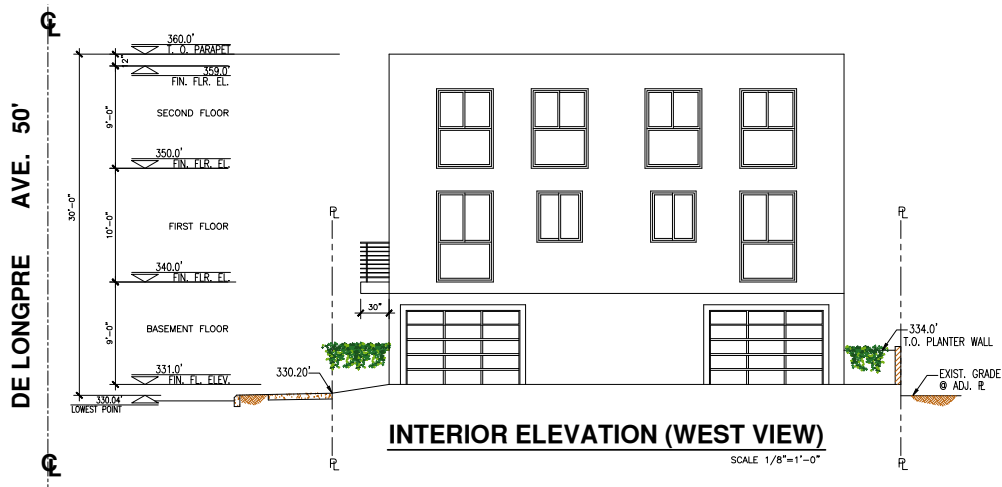
Plans - Elevations



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

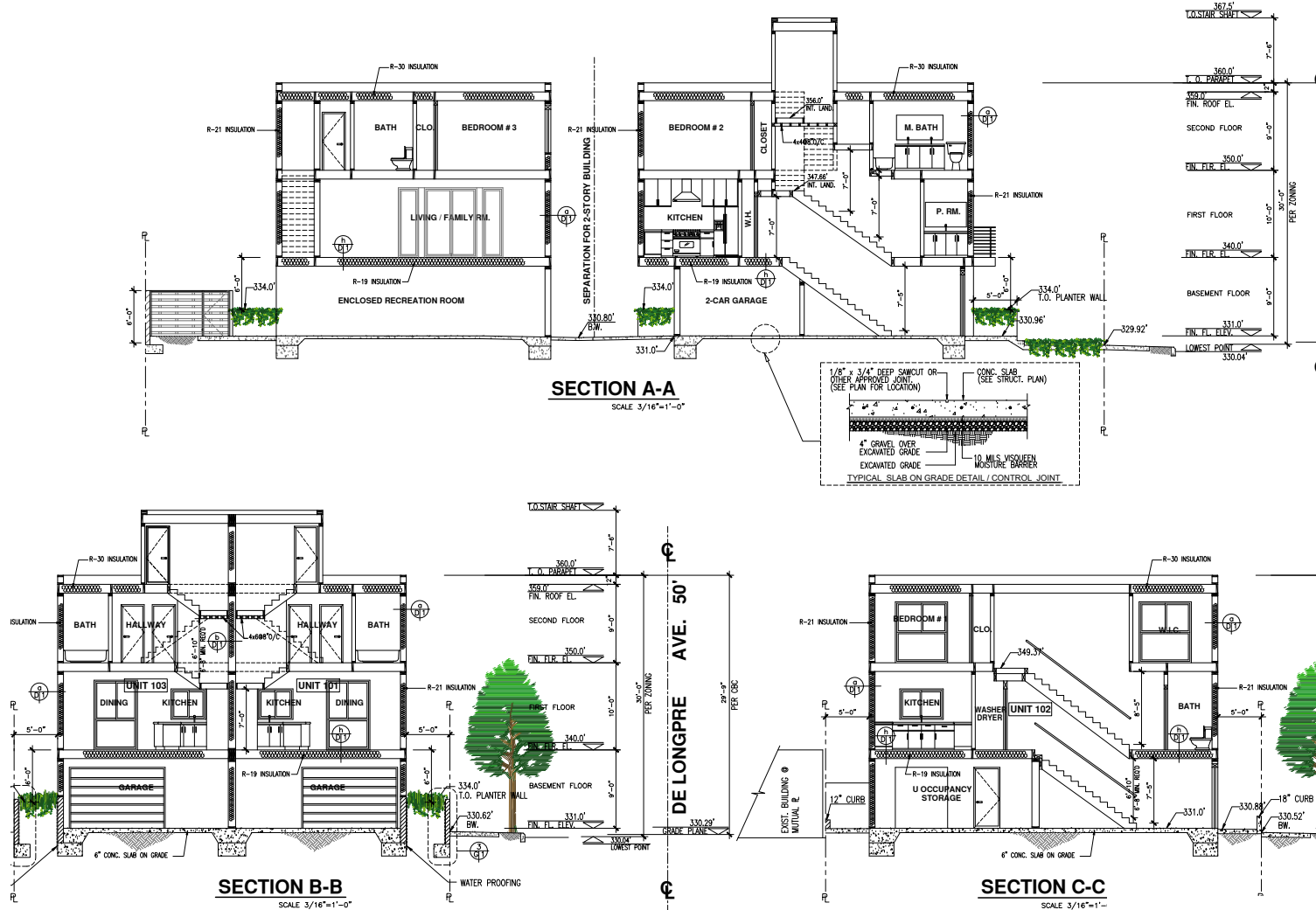
Plans - Elevations



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

1357 N. Las Palmas Ave.

Plans - Sections



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



















Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

PARTNERSCRE

For more information please contact
our exclusive sales agents:

Dario Svidler
Executive Vice President

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

MORGAN MCMULLIN
Executive Vice President

310.968.2454
morgan@mcmullinre.com
partnerscrela.com
DRE 01716570

Keller Williams is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01428775. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. 3/20/2024

kw
BEVERLY HILLS