



Delivered RTI

1825 N. New Hampshire Ave

Los Angeles, CA 90027

No RSO | Highly desirable neighborhood | 21 Unit Project | 11 On-Grade Parking Spaces

McMullin | Svidler
PARTNERSCRE
COMPASS COMMERCIAL



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1825 N. New Hampshire Ave.

The Offering

The subject property is an **RTI Development Opportunity** located in the prime **Los Feliz** submarket of Los Angeles.

Ideally situated on New Hampshire Avenue, just south of Franklin Avenue and north of Hollywood Boulevard, this **non-rent-controlled** project will boast a mix of **4 studios, 9 one bedroom units and 8 two bedroom units** with parking on grade.

Once completed, these **luxury units** will command some of the highest rents in Los Angeles, located on a quiet street just outside the hub of entertainment and restaurants. **No need for a car** here, you are walking distance to supermarkets, coffee shops, trendy restaurants, the **Metro Subway Station** and more.

Your tenants will enjoy having access to everything at their fingertips, which can make for a stable rental property that the tenants can call home for a long time to come.

Highlights

- No RSO
- Pedestrian-friendly area
- Highly desirable neighborhood
- 55 foot wide lot provided greater freedom in design
- Metro Red Subway Line 2 blocks away
- Stone's throw to all Los Feliz Nightlife
- One Block from the Vermont Shopping District
- Three Blocks from the Hillhurst Shopping District

Project at a Glance

\$2,925,000 Price	21 Units
13,020 Sq Ft Livable Sq Ft	\$139,286 Price / Buildable Unit
17,427 Sq Ft Project Sq Ft	9,270 Sq Ft Lot Size
4,575 Sq Ft Parking Sq Ft	11 On-Grade Parking Spaces

5589-029-023

APN

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. Unit Numbers start at 101 on HCIDLA Rent Roll but 201 on Construction Plans.

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Potential Rent Roll

Unit	Mix	Sq Ft	Type	Projected Rental Amounts	Price / Sq Ft
101	Single	364	E	\$1,900	\$5.22
102	Single	364	E	\$1,900	\$5.22
103	2	750	A	\$3,100	\$4.13
104	1	569	B	\$2,500	\$4.39
105	2	750	A	\$493	\$0.66 Extremely Low Income
106	1	569	B	\$2,500	\$4.39
107	1	530	C	\$2,450	\$4.62
201	2	750	A	\$3,150	\$4.20
202	2	750	A	\$3,150	\$4.20
203	Single	644	D	\$384	\$0.60 Extremely Low Income
204	1	569	B	\$2,550	\$4.48
205	2	750	A	\$3,150	\$4.20
206	1	569	B	\$2,550	\$4.48
207	1	530	C	\$2,500	\$4.72
301	2	750	A	\$3,150	\$4.20
302	2	750	A	\$3,150	\$4.20
303	Single	644	D	\$2,200	\$3.42
304	1	569	B	\$2,600	\$4.57
305	2	750	A	\$3,400	\$4.53
306	1	569	B	\$439	\$0.77 Extremely Low Income
307	1	530	C	\$2,750	\$5.19
21 Units		13,020		\$49,966	

Type	Sq Ft
A	750
B	569
C	530
D	644
E	364

Unit Mix	Rent
0+1 (small)	\$1,900
0+1 (large)	\$2,200
1+1 (smaller)	\$2,567
1+1 (large)	\$2,540
2+2	\$3,179

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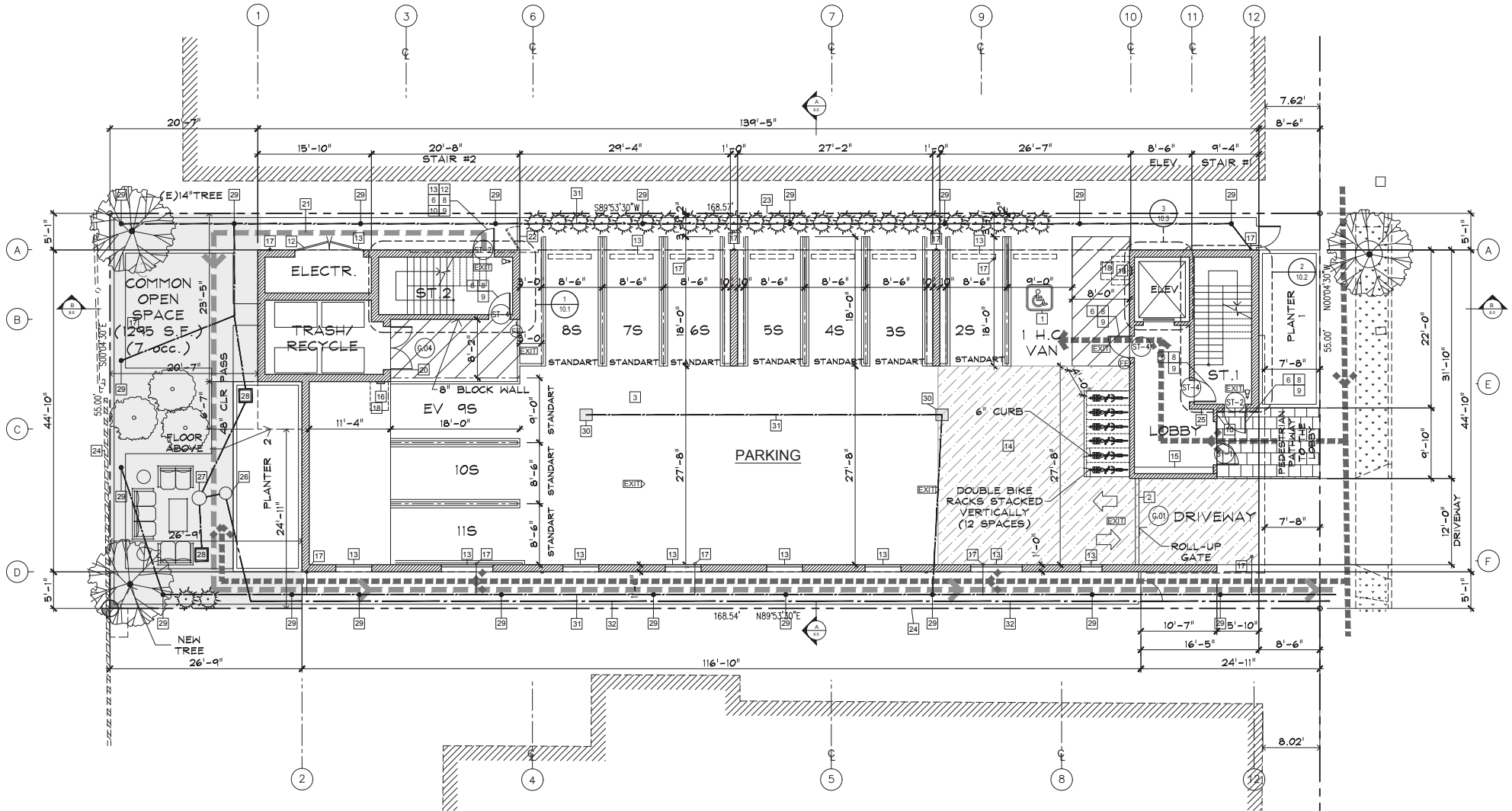
Area Map





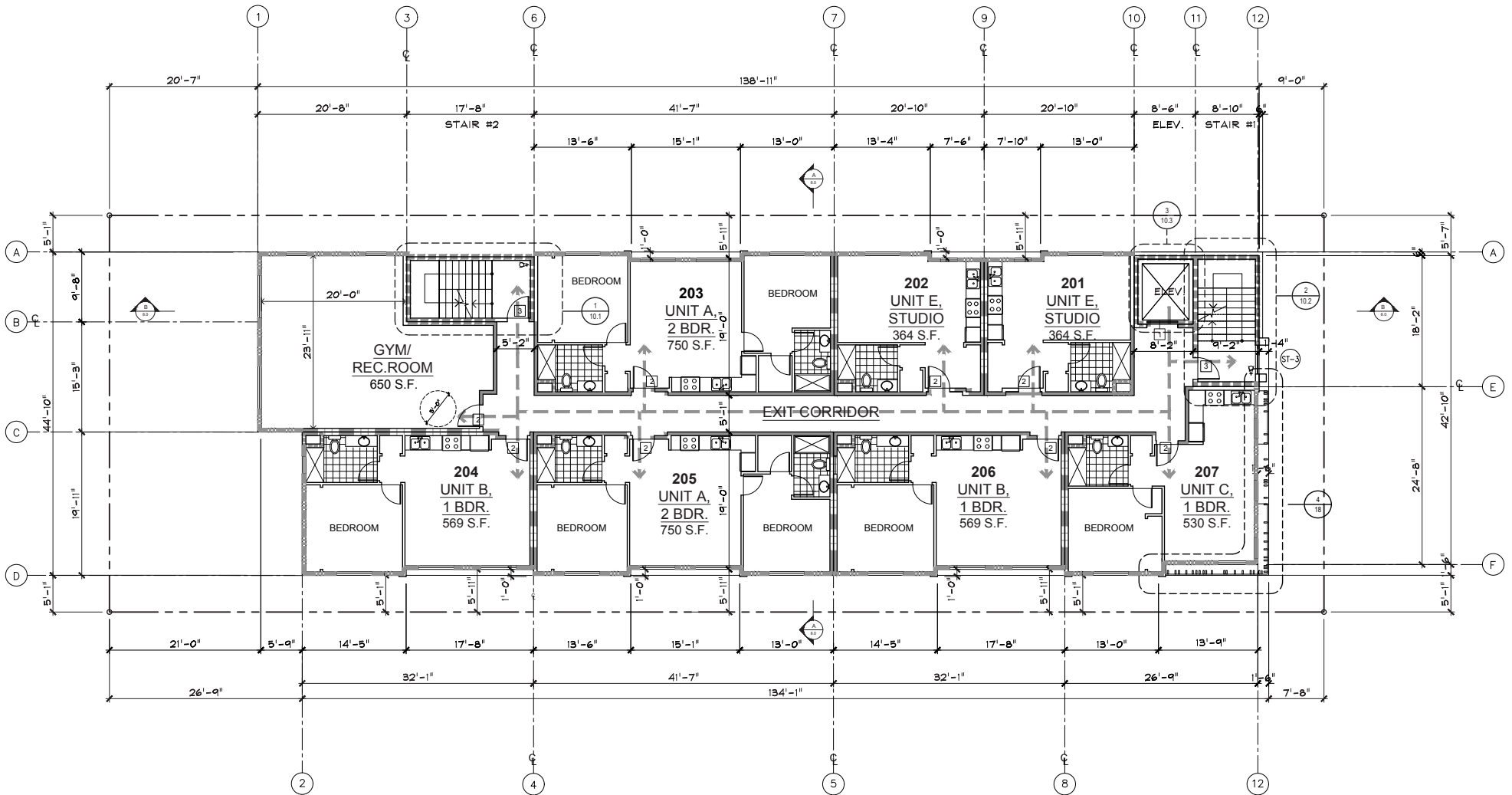
1825 N. New Hampshire Ave.

1st Floor Plan



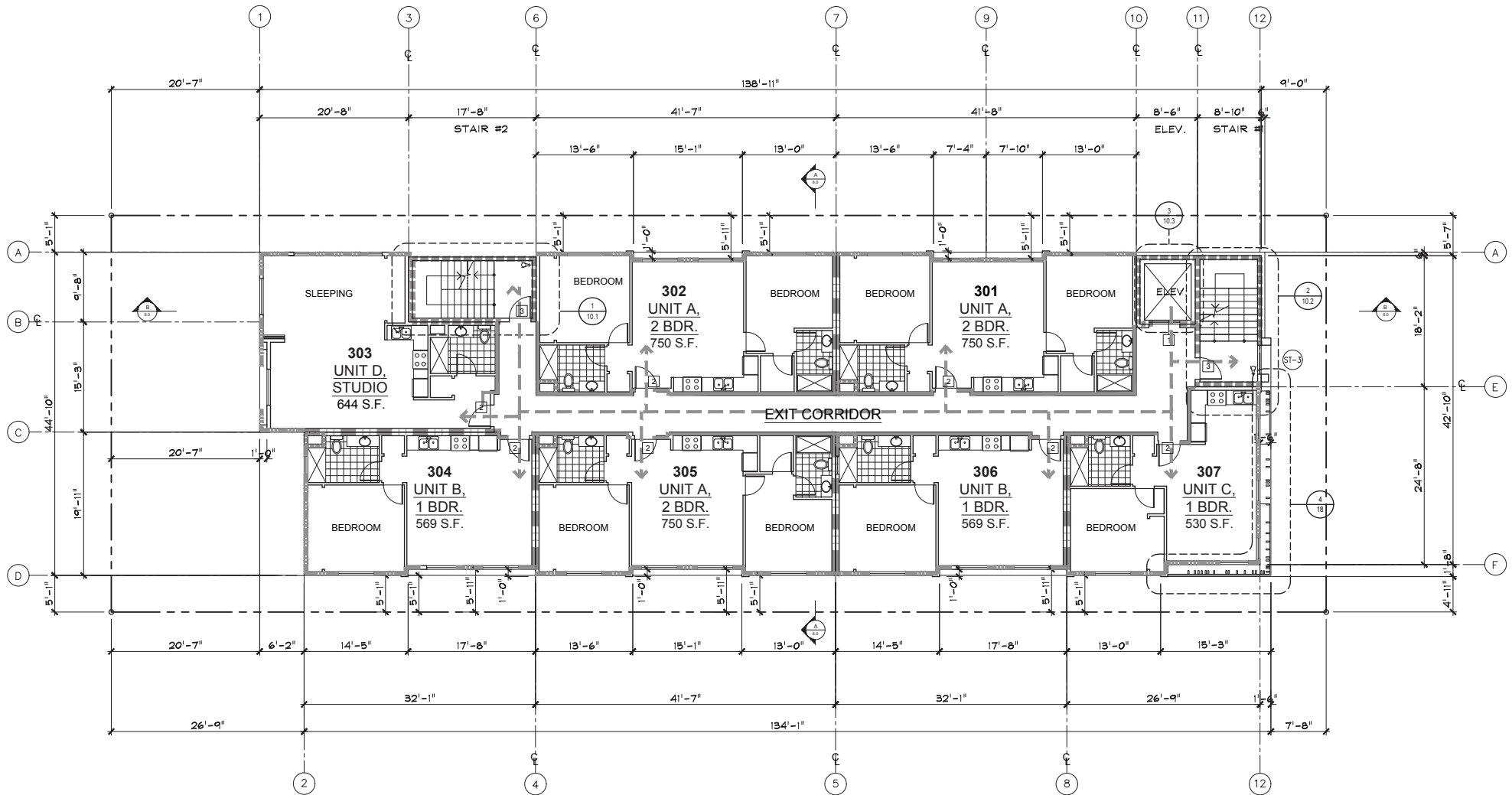
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2nd Floor Plan



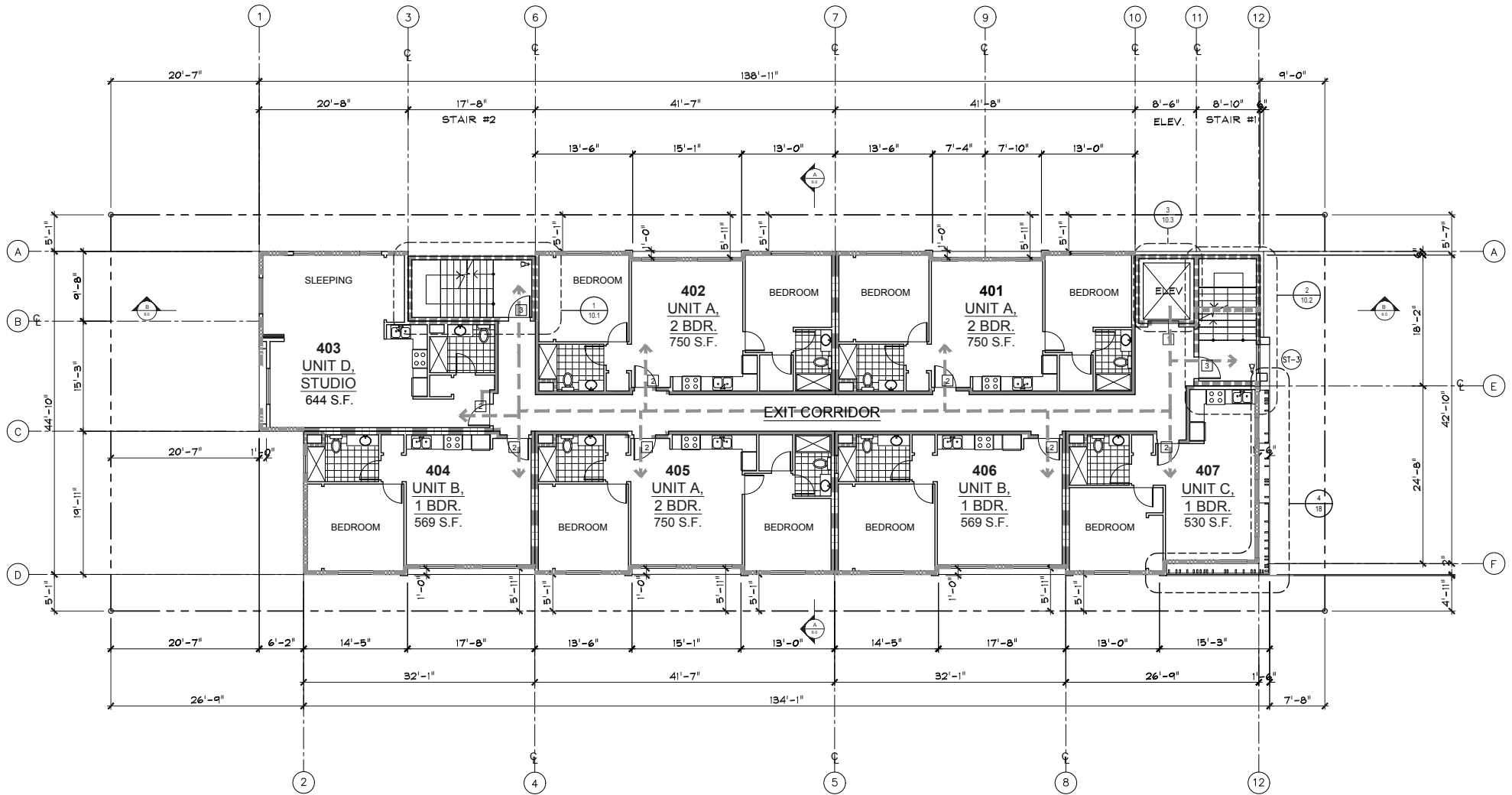
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3rd Floor Plan



1825 N. New Hampshire Ave.

4th Floor Plan









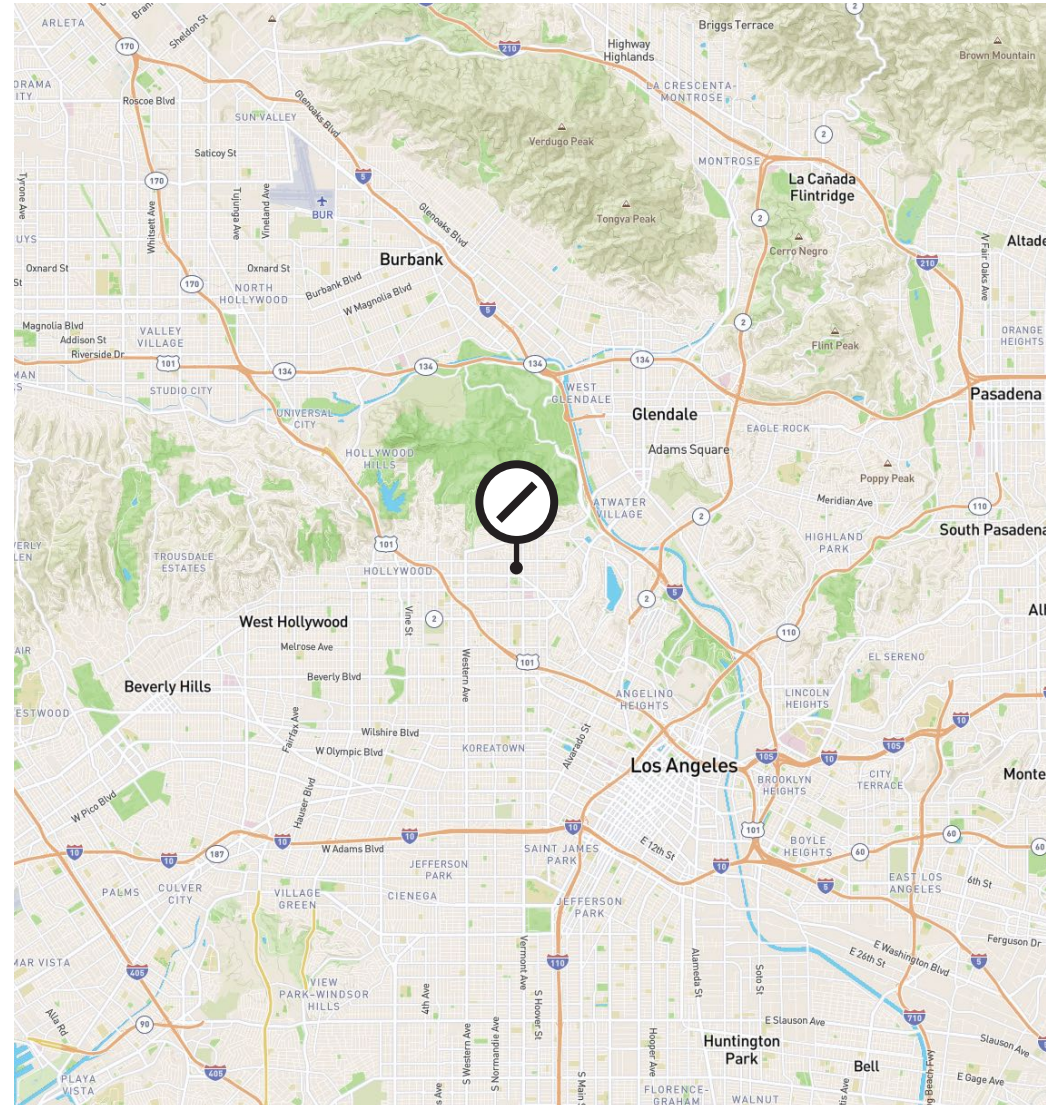
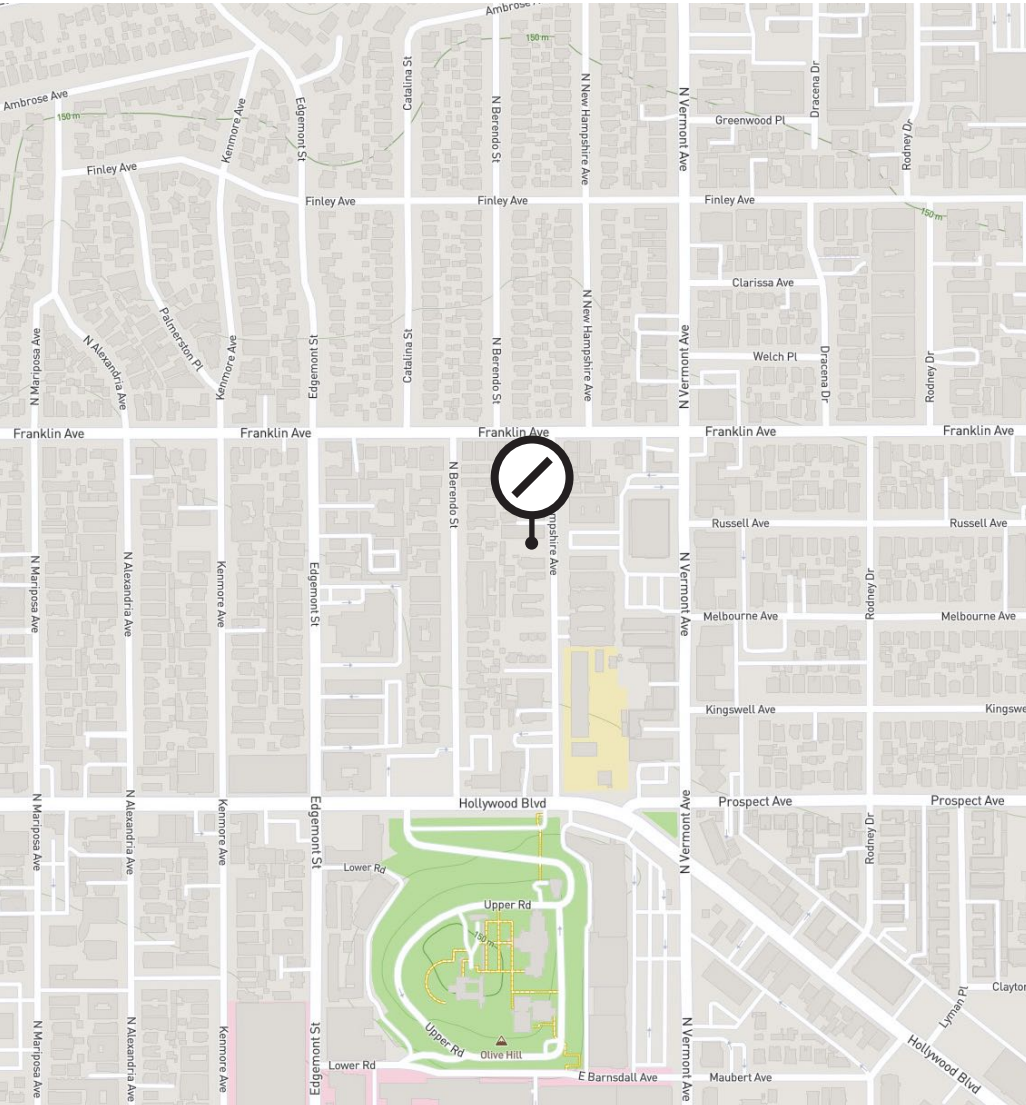






1825 N. New Hampshire Ave.

Location Maps



1825 N. New Hampshire Ave.

Area Overview

Los Feliz

Elegantly disheveled, Los Feliz mixes a meticulously curated image with an ultra-cool attitude. Idyllic homes rest in the shade of this north LA neighborhood's hillside foliage while its observatory rises above the chaparral and offers otherworldly views of the sprawling city below. Spend your afternoon sipping free-trade coffee and snoozing on the grass at Griffith Park. Spend your evenings swirling craft cocktails and screening films at its historic theatre. Los Feliz leaves you happy.

The hamlet of Los Feliz is nestled in an area just south of Griffith Park and its adjacent neighbors are Hollywood to the west and Silver Lake to its east. More specifically, its borders are Hollywood Boulevard to the south, Hyperion Avenue to the southeast, Griffith Park to the north, the L.A. River to the east, and Western Avenue to the west. Its terrain ranges from flat in heart of the village to quite hilly on its east and north.

Schools

Franklin Elementary tops the charts for the area with a score of 916 out of a possible 1,000 in the 2013 API ranking system. Thomas Starr King Middle earned a score of 843, and John Marshall Senior High scored 757. Los Feliz Elementary came in at 792.



Agent



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Morgan McMullin, a commercial real estate veteran, has successfully brokered investment transactions in excess of \$300 million over the past decade. Formerly a Vice President with Investment Real Estate Associates, Morgan joined Pacific Union Commercial in 2016. Specializing in the sale and acquisition of multifamily and commercial properties, he has helped his clients reach, and often exceed, their long-term and short-term investment objectives. Morgan values his client relationships, which leads him to successfully represent his clients' interests and become their trusted investment advisor.

Having brokered transactions through the boom and bust cycles, he has developed a deep working knowledge of the Los Angeles real estate marketplace. He has built his business and track record on superior market knowledge and an excellent work ethic while still holding himself to the highest standard of integrity. As an owner and manager of investment properties throughout Los Angeles, Morgan understands the nuances, concerns, and issues commonplace amongst investment property owners and investors. This hands-on approach keeps him current on market conditions, allowing him to achieve above market prices for his clients.

Morgan lives in the Rancho Park neighborhood of West LA with his wife, Maryam and two kids, Nika and Kian.

Agent



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Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and 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.

About Compass Commercial

Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments. Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

Commercial Leasing Services

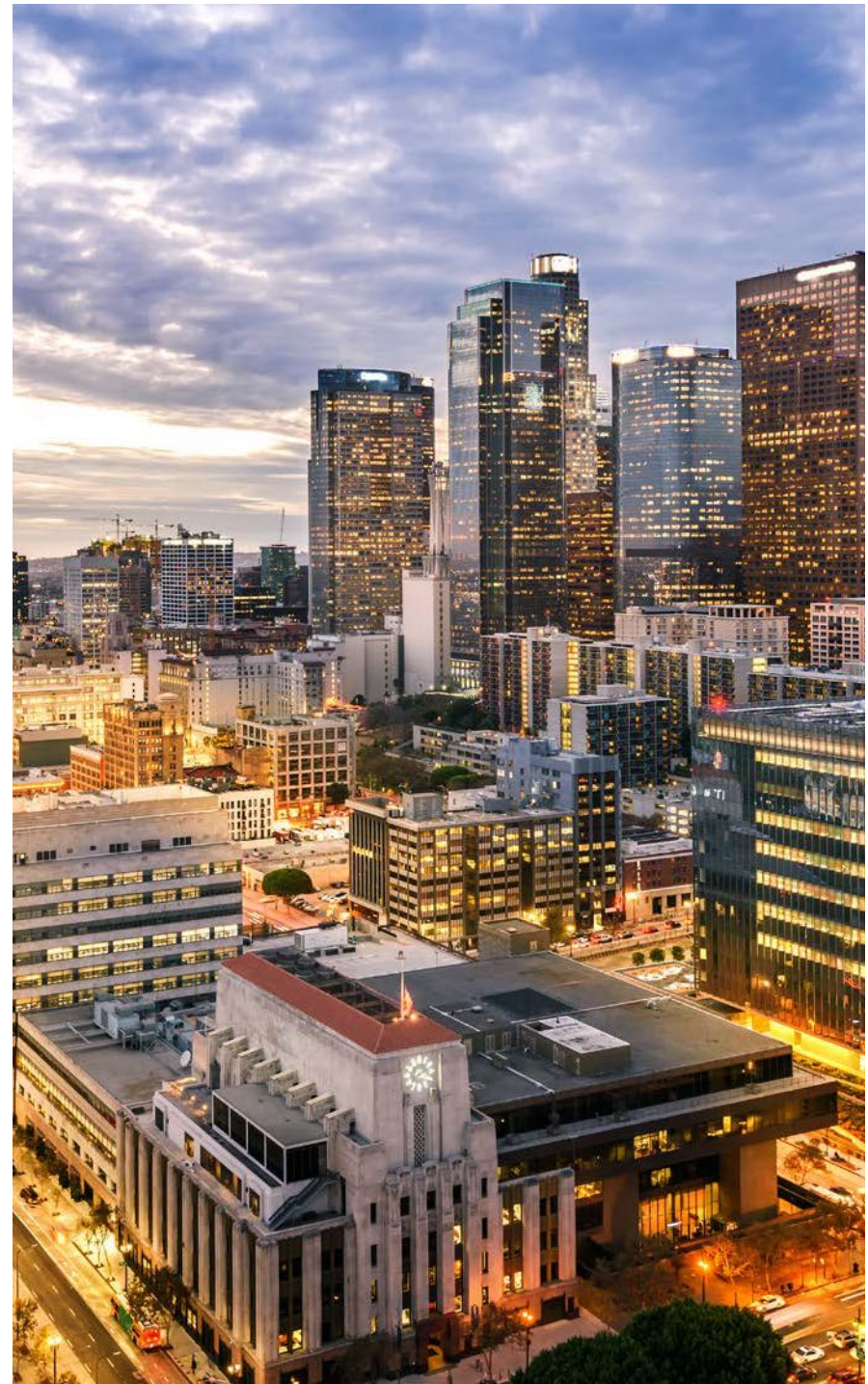
We specialize in office, retail, and creative space.

Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



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The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

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