



NEW CONSTRUCTION FIVE UNIT
2117 N BEACHWOOD TERRACE, LOS ANGELES, CA 90068
\$4,599,000

CAP RATE: 5.09 GRM: 14.0 NO RENT CONTROL

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Streetlamp Partners, LLC is a managing partner in this development. All marketing information provided by Citivest Realty Services, DRE #01020312.



THE OFFERING

BEACHWOOD CANYON 5 NEW CONSTRUCTION FIVE UNIT

SITUATED ON A PROMINENT CORNER PARCEL IN THE HIGHLY EXCLUSIVE HOLLYWOOD HILLS NEIGHBORHOOD OF BEACHWOOD CANYON IS A TROPHY ASSET THAT IS BEING OFFERED WITH GREAT PRIDE. ENJOY VIEWS OF THE HOLLYWOOD SIGN UP THE FAMOUS PALM TREE LINED BEACHWOOD DRIVE, OR TAKE A WALK DOWN TO FRANKLIN VILLAGE. THIS PROPERTY OFFERS THE EPITOME OF CLASSIC HOLLYWOOD LUXURY LIVING UP ABOVE THE HUSTLE AND BUSTLE OF THE CITY.

ALL UNITS ARE GENEROUSLY SIZED (UP TO 1,831 SF) THREE BEDROOM LAYOUTS, EACH WITH TWO PRIVATE GARAGE SPACES, PRIVATE LAUNDRY ROOMS, AND PLENTY OF NATURAL LIGHT.

A LONG HISTORY OF HIGH RENTS AND PROPERTY VALUES HAS ALLOWED THE MAJORITY OF THE CANYON'S VINTAGE PROPERTIES TO BE CONTINUOUSLY UPKEPT AND IN DEMAND, HOWEVER THE MAJORITY OF THESE RENTAL UNITS ARE ONE AND TWO BEDROOMS. THE BEACHWOOD CANYON 5 WILL OFFER TENANTS EXPANSIVE THREE BEDROOM FLOORPLANS SUITED FOR MODERN LIFE WITHOUT HAVING TO PAY \$10K OR HIGHER IN RENT FOR A COMPARABLE STANDALONE SINGLE FAMILY IN THE CANYON.

THE NEW OWNER WILL ENJOY A TURN-KEY AND FULLY WARRANTIED PROPERTY COUPLED TROUBLE-FREE RETURNS AS EACH UNIT IS EQUIPPED WITH SEPARATE METERS FOR WATER, GAS AND ELECTRICITY ALL PAID BY TENANTS. THE PROPERTY IS COMPLETED WITH DROUGHT TOLERANT LANDSCAPING, ENERGY EFFICIENT BUILDING MATERIALS, APPLIANCES AND FIXTURES PRESENTING THE BUYER WITH A LOW MAINTENANCE, ENVIRONMENTALLY FRIENDLY PROPERTY.

THIS STUNNING NEW CONSTRUCTION PROPERTY IS SURE TO IMPRESS EVEN THE MOST DISCERNING INVESTORS AND TENANTS WITH SUCH A RARE OPPORTUNITY TO ENJOY THE BEST OF LA LIFESTYLE AND OWNERSHIP

OVERVIEW



APN:	5586-011-014
# of Units:	5
Year Built:	2020
Gross Living Area (GLA):	7,740
Gross Building Area (GBA):	8,544
Lot Size (SF):	6,832
Zoning:	[Q]R3-1XL
List Price:	\$4,599,000
Annual Gross Rental Income	\$327,600
Net Operating Income	\$233,928
GRM:	14.0
Cap Rate:	5.09
Price per SF (GBA):	\$538.27
Price per SF (GLA):	\$594.19
Price per Unit:	\$919,800
Covered Parking:	10
Laundry:	Private Each Unit
Tenant Meters (water/gas/electric)	5
Owner/Common Meters: (water/electric)	1
Floors:	3

SUMMARIZED PRICING METRICS

PRICE:	\$4,599,000
DOWN (40%):	\$1,839,600
PRO FORMA GRM:	14.0
PRO FORMA CAP RATE:	5.09%
\$/UNIT:	\$919,800
\$/SF (GBA):	\$538.27
\$/SF (GLA):	\$594.19

BUILDING DESCRIPTION

APN	5586-011-014
NO. OF UNITS	5
YR. BUILT	2020
GROSS LIVING AREA	7,740
GROSS BUILDING AREA	8,544
ZONING	[Q]R3-1XL
LOT SIZE (SQ FT)	6,832

PROPOSED FINANCING

LOAN AMOUNT	\$2,759,400
INTEREST RATE	3.40%
MONTHLY PAYMENT	\$12,237
LTV	60%
AMORTIZATION (YR)	30
DSCR	1.59

ANNUALIZED OPERATING DATA**PRO FORMA**

GROSS ACTUAL RENTAL INCOME		\$327,600
GAIN (LOSS)-TO-LEASE		\$0
GROSS SCHEDULED RENTAL INCOME		\$327,600
LESS: VACANCY	3.0%	-\$9,828
EFFECTIVE GROSS INCOME		\$317,772
LESS: EXPENSES		\$83,844
MISCELLANEOUS INCOME		\$0.00
NET OPERATING INCOME		\$233,928
DEBT SERVICE		-\$146,849
PRE-TAX CASH FLOW	4.7%	\$87,079
PRINCIPAL REDUCTION		\$53,029
TOTAL RETURN	7.62%	\$140,108

ANNUALIZED EXPENSES**PRO FORMA****FIXED EXPENSES**

PROPERTY TAX	1.196%	\$55,006
INSURANCE	\$0.45 SQ FT	\$3,483
UTILITIES		\$2,184

CONTROLLABLE EXPENSES

CONTRACT SERVICES	4%	\$12,711
LEASING FEES		\$5,460
REPAIRS & MAINTENANCE	\$500/UNIT	\$2,500
UNIT TURNOVER	\$500/UNIT	\$2,500

TOTAL EXPENSES

EXPENSES/UNIT	\$20,961
EXPENSES/SQ FT	\$41.51

% OF EGI	26.4%
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RENT ROLL

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	PRICE / SQ FT	SCHEDULED GROSS INCOME	PARKING	LAUNDRY
2120 BEACHWOOD DRIVE	VACANT	3 BED /3.5 BATH	1,831	\$3.25	\$5,950	2 COVERED	PRIVATE
2115 BEACHWOOD TERRACE	VACANT	3 BED /3 BATH	1,489	\$3.63	\$5,400	2 COVERED	PRIVATE
2115 1/2 BEACHWOOD TERRACE	VACANT	3 BED /3 BATH	1,685	\$3.32	\$5,600	2 COVERED	PRIVATE
2117 BEACHWOOD TERRACE	VACANT	3 BED /3.5 BATH	1,432	\$3.77	\$5,400	2 COVERED	PRIVATE
2117 1/2 BEACHWOOD TERRACE	VACANT	3 BED /3.5 BATH	1,303	\$3.80	\$4,950	2 COVERED	PRIVATE
5	VACANT	15 BEDS /16.5 BATH	7,740	\$3.55	\$27,300	10 COVERED	5 PRIVATE ROOMS

PUBLICLY LISTED RENT COMPS

ADDRESS	STATUS	UNIT TYPE	YR. BUILT	UNIT SIZE	RENT	\$/SF	LEASE DATE
2281 N BEACHWOOD DRIVE	LEASED	2 BED / 2.5BATH	1932	1,400	\$5,400	3.86	7/8/19
2553 GLEN GREEN ST	LEASED	2 BED / 2 BATH	1924	1,024	\$5,000	4.88	8/13/20
2421 N GOWER ST	LEASED	2 BED / 3 BATH	1924	1,416	\$5,200	3.67	1/16/18
6103 SCENIC AVE	LEASED	2 BED / 2 BATH	1924	1,150	\$4,350	3.78	3/21/19
1923 N GOWER ST	ACTIVE	3 BED / 3.5 BATH	2016	1,584	\$6,000	3.79	
1926 CARMEN AVE	LEASED	3 BED / 3.5 BATH	2016	1,912	\$6,000	3.14	7/29/20
1959 VISTA DEL MAR	LEASED	3 BED / 3 BATH	2019	1,297	\$4,400	3.39	3/2/20
6065 SCENIC AVE	LEASED	2 BED / 1.5 BATH	1937	1,284	\$5,000	3.89	6/6/19
1755 ARGYLE #608	ACTIVE	2 BED / 2 BATH	2018	1,268	\$6,350	5.01	
4411 LOS FELIZ #601	LEASED	2 BED / 1.5 BATH	1966	1,076	\$4,300	4.00	8/1/19
6201 HOLLYWOOD BLVD #3426	LEASED	2 BED / 2 BATH	2013	1,036	\$4,305	4.16	6/27/19
1205 MANZANITA ST	LEASED	3 BED / 3.5 BATH	2020	1,743	\$5,600	3.21	7/24/20
COMPARABLE AVERAGE:			1976	1,349	\$5,159	\$3.82	
SUBJECT PROPERTY:	VACANT		2020	1,548	\$5,460	\$3.53	

PUBLICLY LISTED SALE COMPS

ADDRESS	STATUS	UNIT COUNT	BED/ BATH COUNT	YR. BUILT	SQ FT	PRICE	GRM	\$/SF	SALE DATE	OP INC	NET INC	CAP
1242 N BEACHWOOD DR (STREET	SOLD	5	15 BED / 15 BATH	2019	5,880	\$3,430,000	N/A	\$583	6/21/19			
1959 VISTA DEL MAR	SOLD	4	11 BED / 14 BATH	2019	6,437	\$3,300,000	14.68	\$513	12/4/19	\$224,400	\$173,159	5.26%
2039 IVAR AVE	ACTIVE	7	10 BED / 7 BATH	1926	11,413	\$5,999,000	16.00	\$526	ACTIVE	\$310,000	\$192,000	3.20%
753 LILLIAN WAY	SOLD	8	15 BED / 16 BATH	2018	9,071	\$5,500,000	14.74	\$606	6/11/19	\$373,200	\$269,085	4.89%
636 PARKMAN AVE (STREETLAMP	SOLD	4	12 BED / 14 BATH	2018	6,612	\$3,400,000	15.81	\$514	7/27/18	\$215,000	\$161,250	4.74%
756 N RIDGEWOOD PL	SOLD	4	12 BED / 12 BATH	2018	5,265	\$2,730,000	N/A	\$519	4/30/18			
407 N ARDMORE AVE	PENDING	6	12 BED / 12 BATH	2018	6,153	\$3,290,000	17.80	\$535	PENDING	\$184,800	\$138,000	4.19%
1254 N CITRUS	SOLD	8	8 BED / 8 BATH	1939	6,098	\$4,000,000	18.34	\$656	8/15/19	\$218,106	\$144,566	3.61%
853 N JUNE ST	ACTIVE	4	14 BED / 12 BATH	2020	6,629	\$3,750,000	N/A	\$566	ACTIVE			
1205 MANZANITA ST	ACTIVE	2	6 BED / 7 BATH	2020	3,410	\$2,274,999	N/A	\$667	ACTIVE			
5007 BARTON	ACTIVE	4	10 BED / 12 BATH	2016	5,550	\$3,570,000	N/A	\$643	ACTIVE			
COMP AVERAGE:				2003	6,593	\$3,749,454	16.23	\$575				4.32%
SUBJECT PROPERTY:	LEASED	5	15 BEDS / 16.5 BATH	2020	7,740	\$4,599,000	14.04	\$594				

COMP \$/SQ FT \$575.22
 SUBJECT SQ FT 7,740
SUGGESTED VALUE \$4,452,213

COMP GRM 16.23
 SUBJECT GROSS POTENTIAL RENT \$327,600
SUGGESTED VALUE \$5,316,402

COMP CAP RATE 4.32%
 SUBJECT NOI \$233,928
SUGGESTED VALUE \$5,421,162

BLENDED SUGGESTED VALUE \$5,063,259



CLICK ON THE IMAGE BELOW TO VIEW THE VIRTUAL TOUR

2120 BEACHWOOD DR



CLICK ON THE IMAGE BELOW TO VIEW THE VIRTUAL TOUR

2115 BEACHWOOD TER



CLICK ON THE IMAGE BELOW TO VIEW THE VIRTUAL TOUR

2115 1/2 BEACHWOOD TER



CLICK ON THE IMAGE BELOW TO VIEW THE VIRTUAL TOUR

2117 BEACHWOOD TER



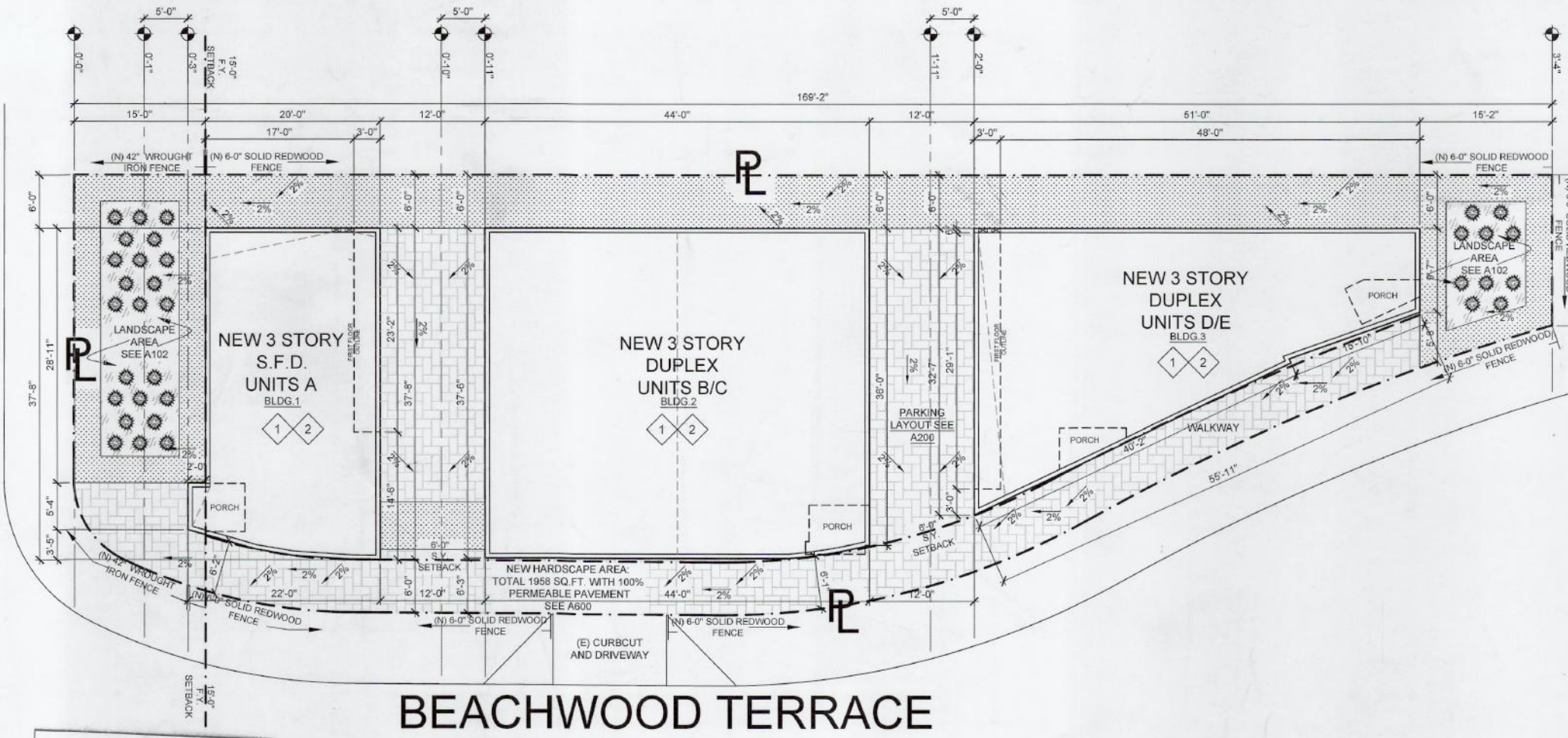
CLICK ON THE IMAGE BELOW TO VIEW THE VIRTUAL TOUR

2117 1/2 BEACHWOOD TER



SITE PLAN

N. BEACHWOOD DR.

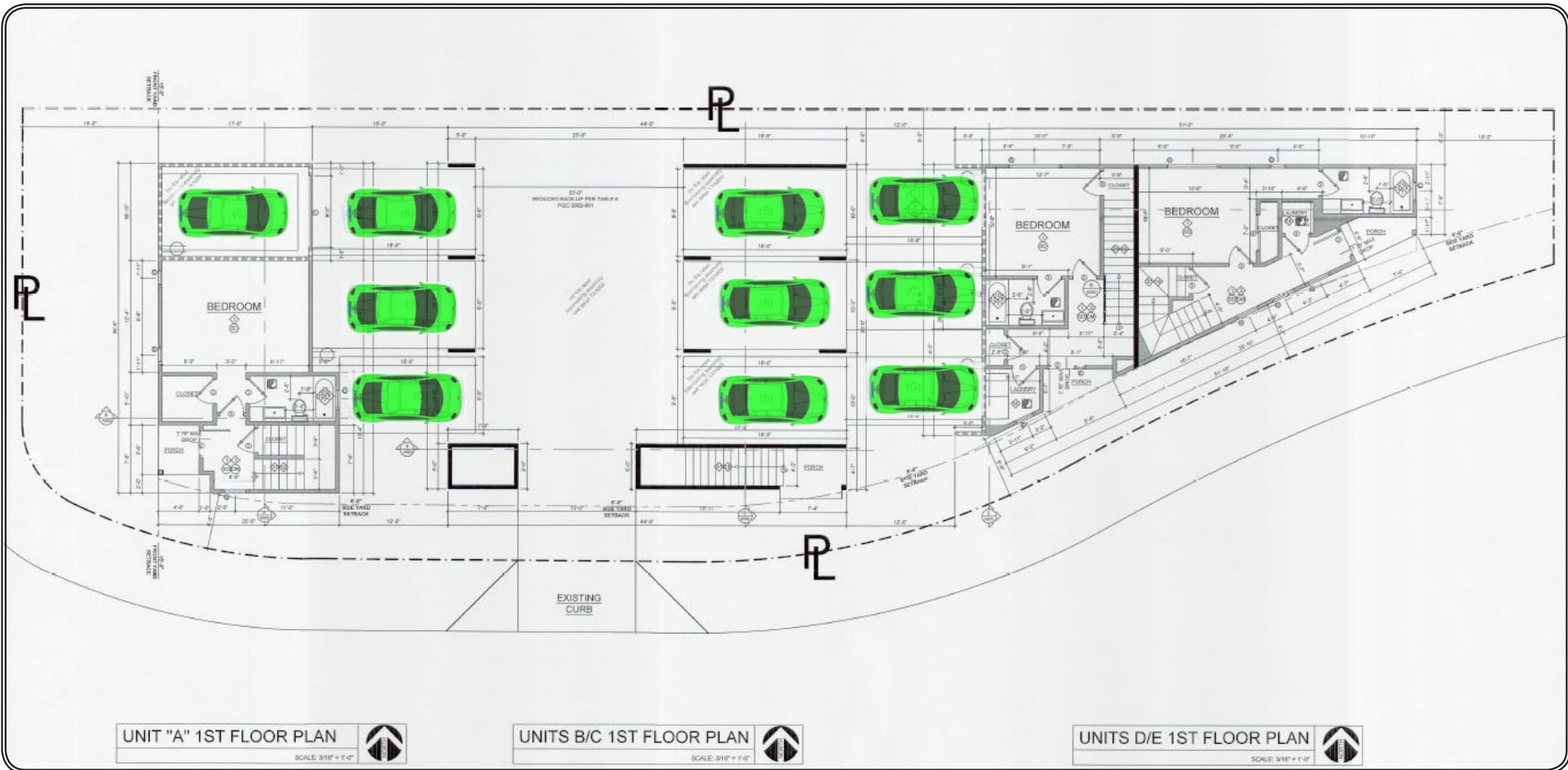


This set of plans and specifications shall be read in conjunction with the Offering Memorandum and the Certificate of Occupancy for this project.

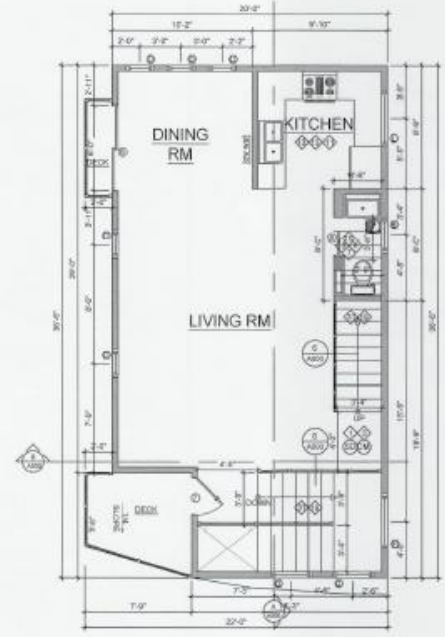
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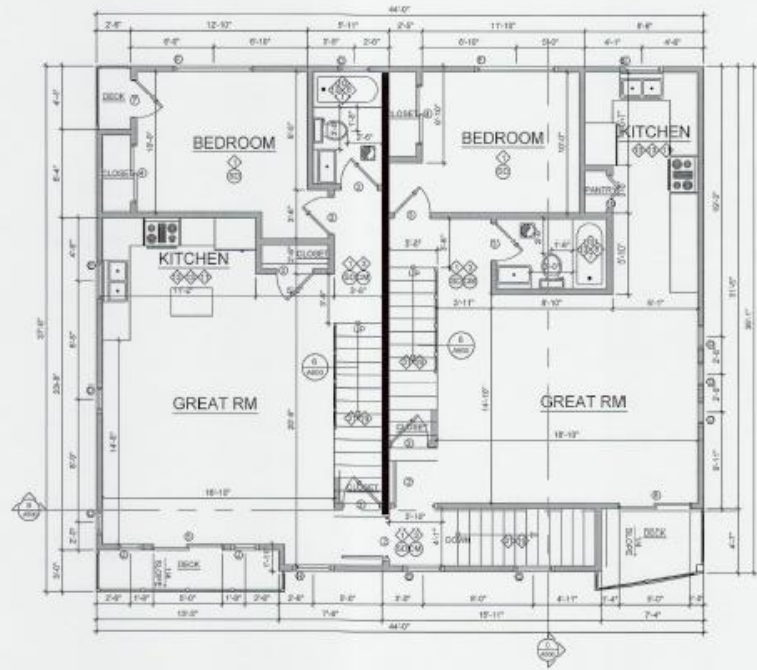
FIRST FLOOR PLAN



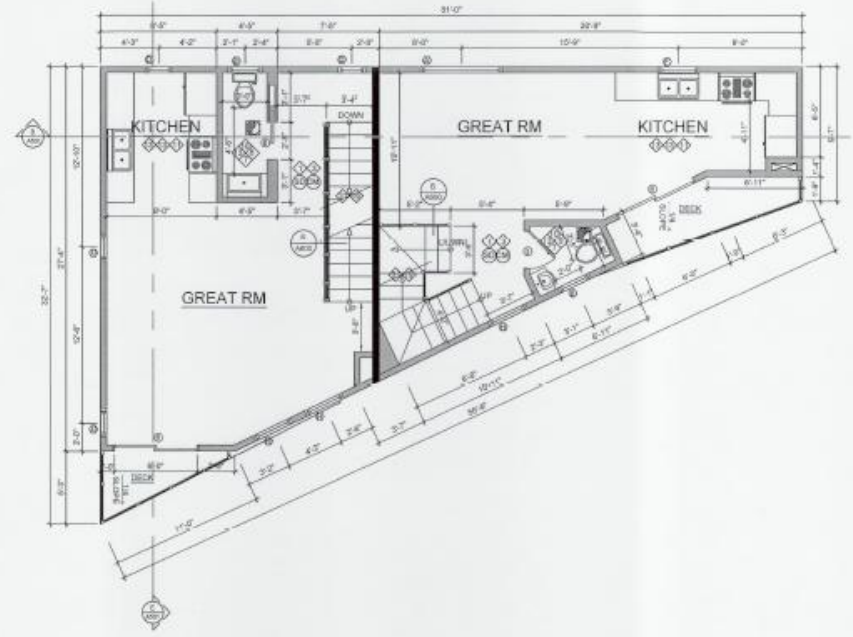
SECOND FLOOR PLAN



UNIT "A" 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

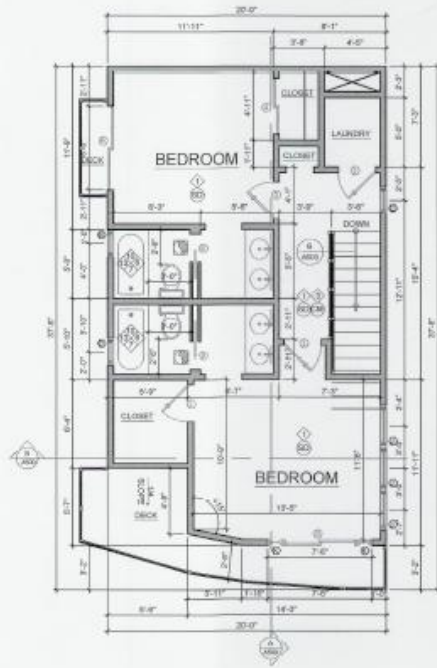


UNITS B/C 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

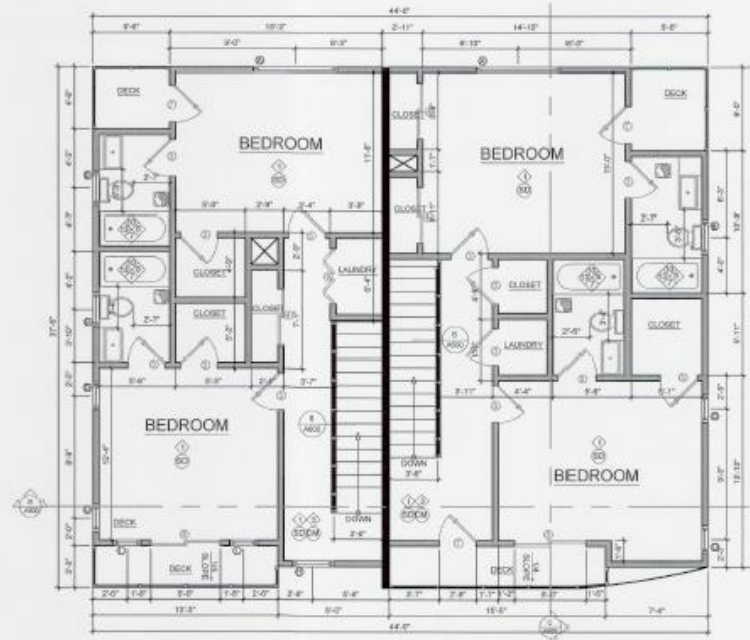


UNITS D/E 2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"

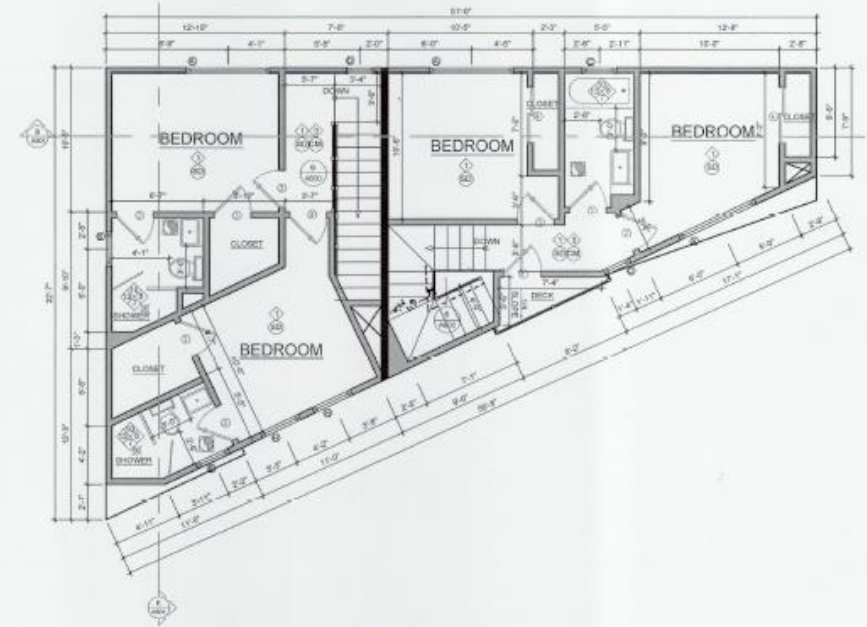
THIRD FLOOR PLAN



UNIT "A" 3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



UNITS B/C 3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



UNITS D/E 3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"











FIRST FLOOR PLAN



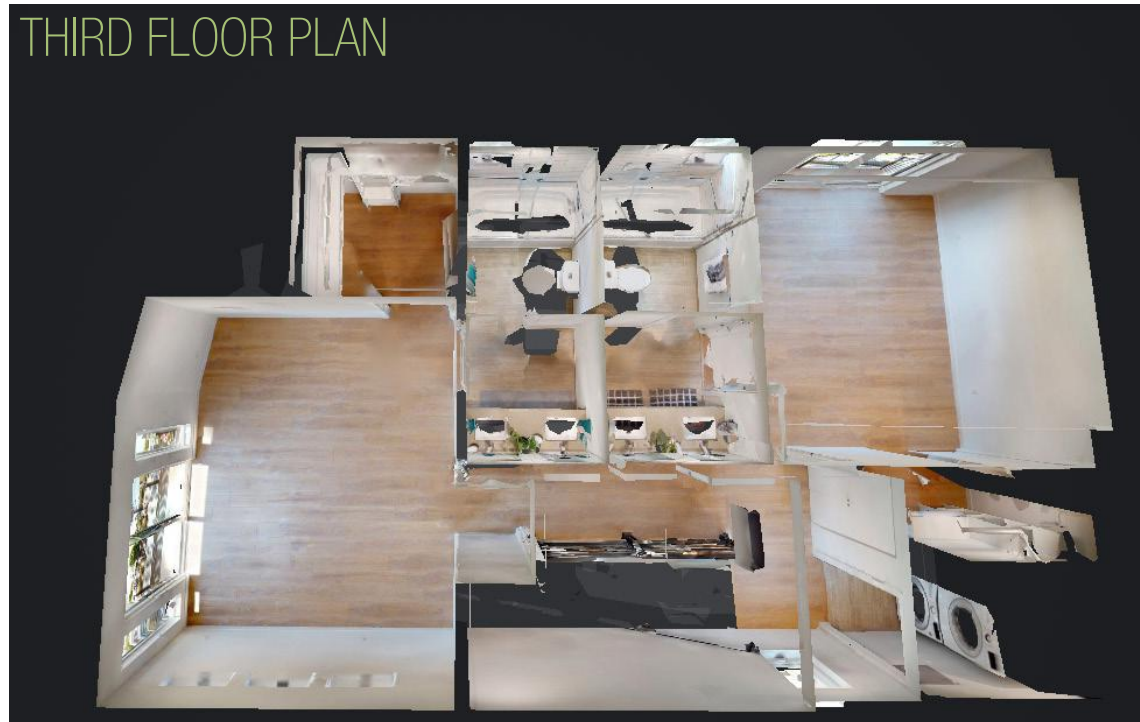
2120 BEACHWOOD DR
DOLLHOUSE VIEW



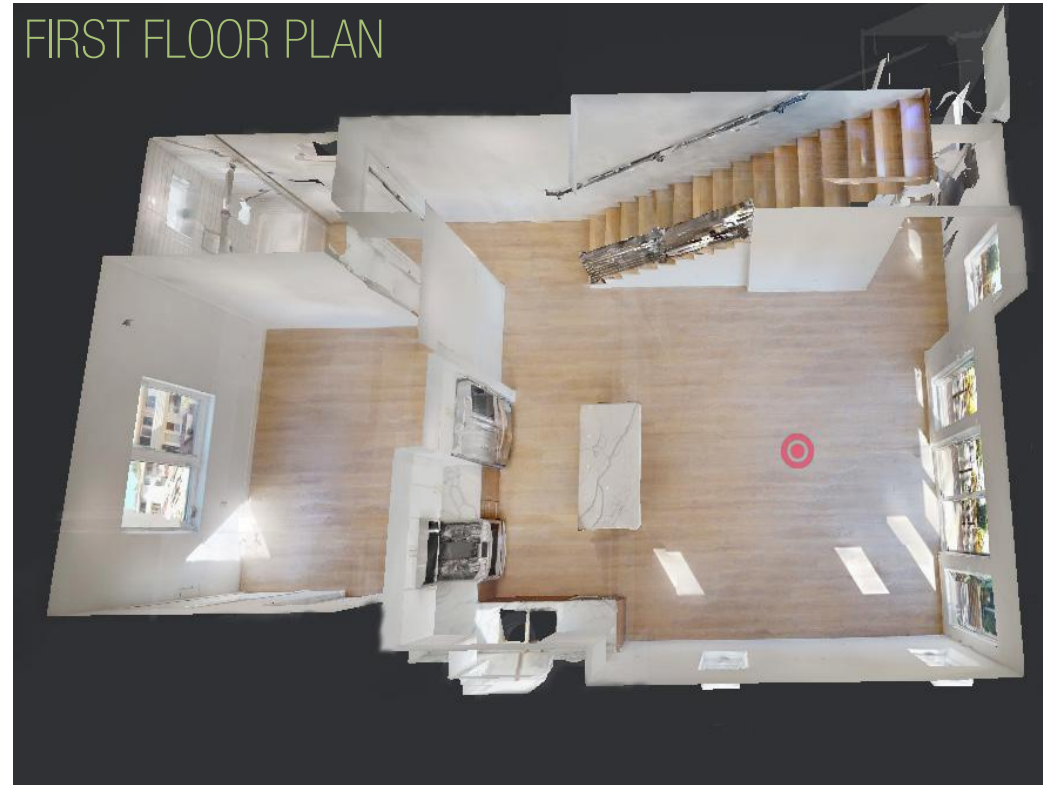
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN



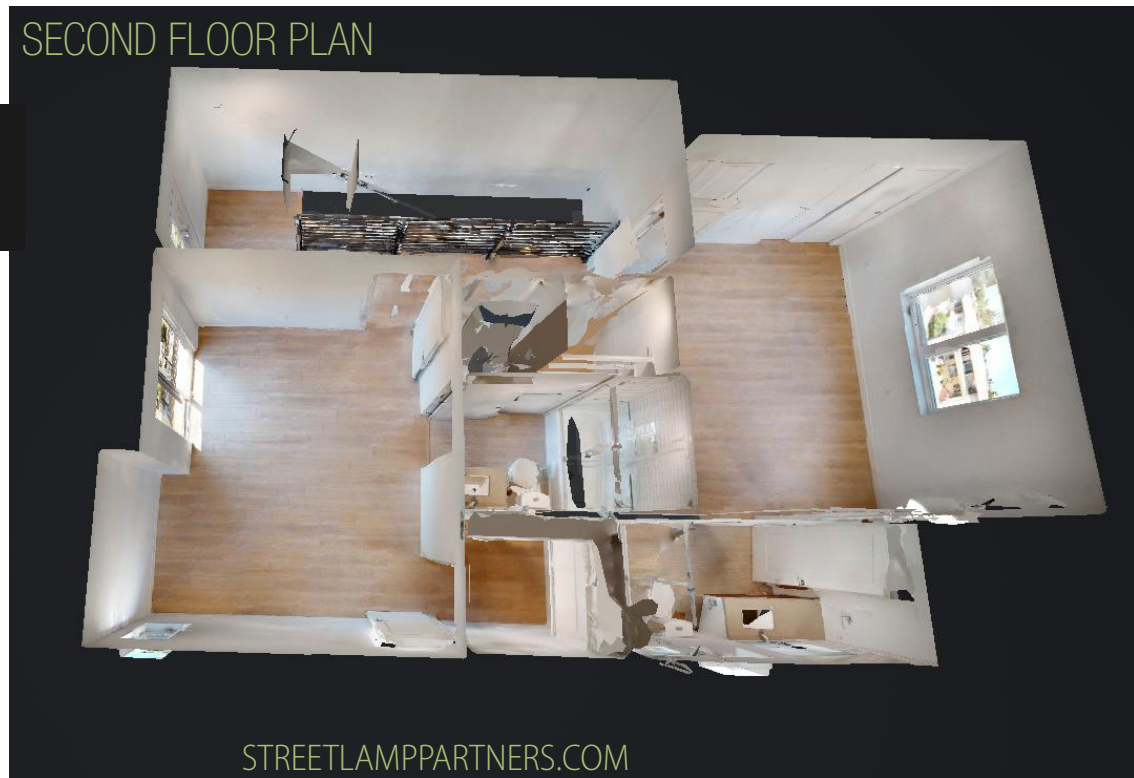
SECOND FLOOR PLAN



2115 BEACHWOOD TER
DOLLHOUSE VIEW



2115 1/2 BEACHWOOD TER
DOLLHOUSE VIEW





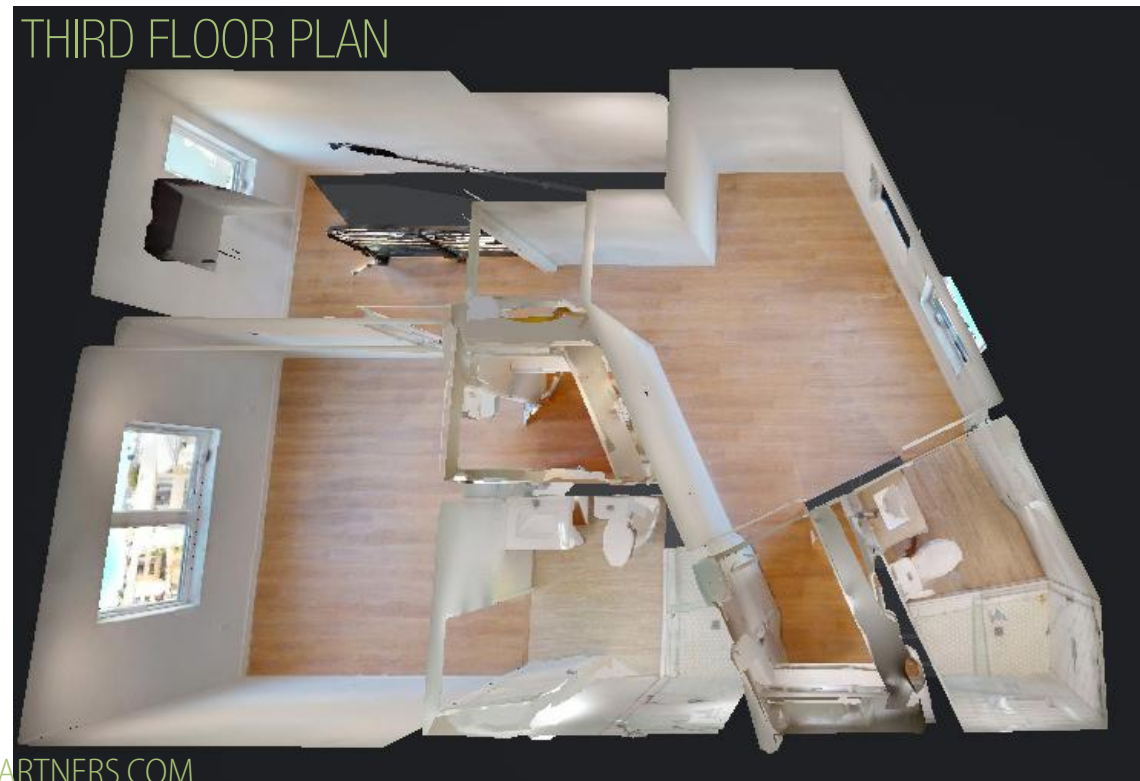
2117 BEACHWOOD TER
DOLLHOUSE VIEW



FIRST FLOOR PLAN



SECOND FLOOR PLAN

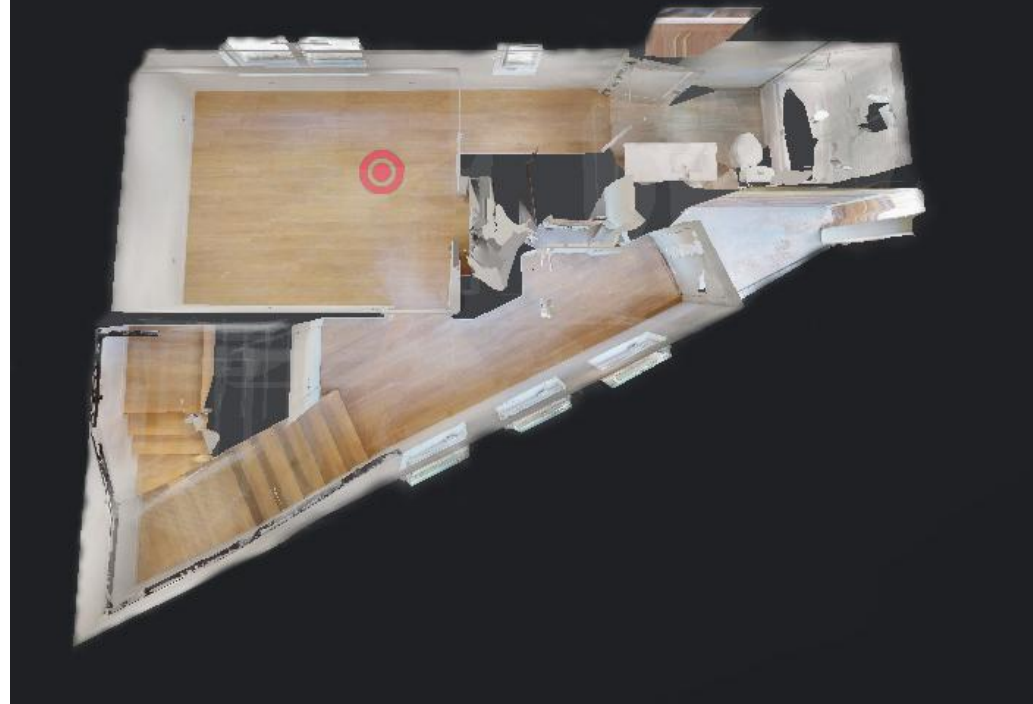


THIRD FLOOR PLAN

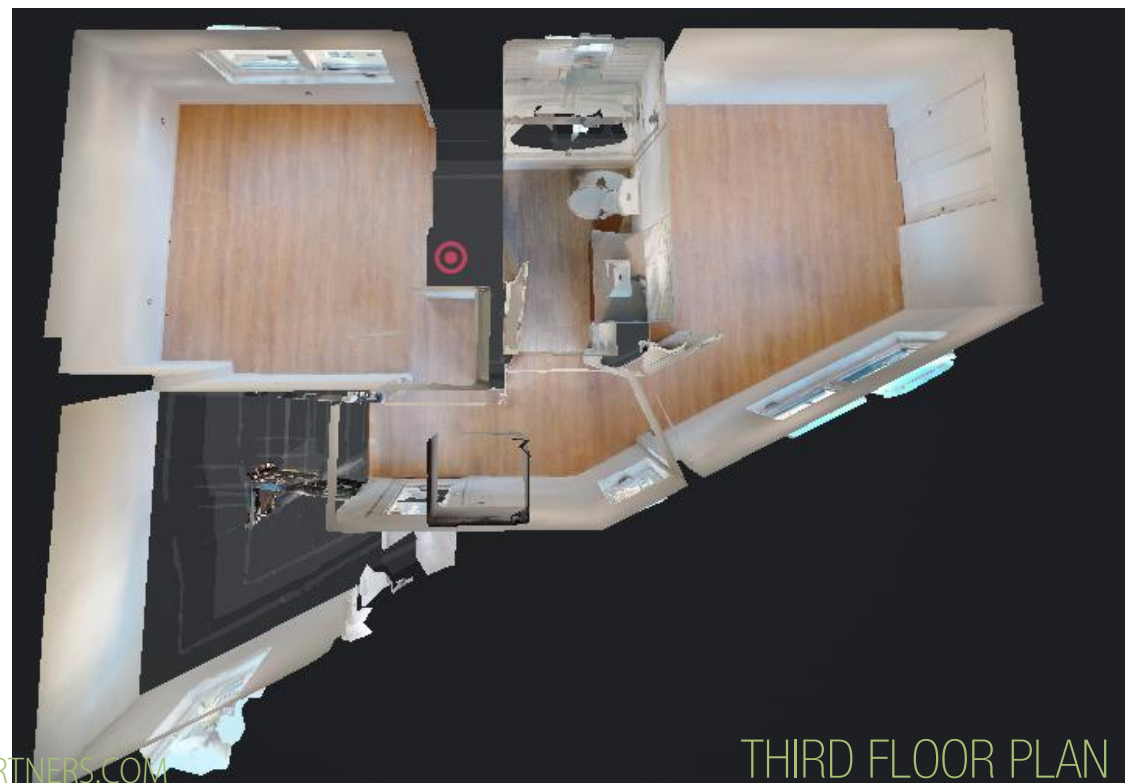
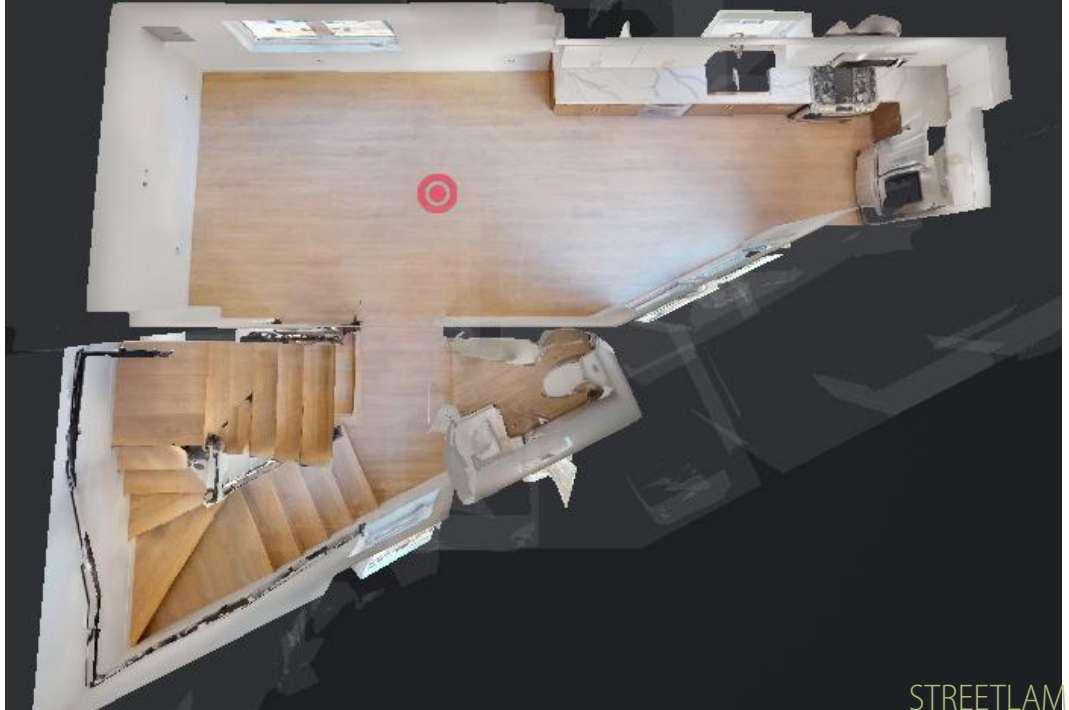


2117 1/2 BEACHWOOD TER
DOLLHOUSE VIEW

FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

NEIGHBORHOOD AREA

OFFERING MEMORANDUM - 2117 BEACHWOOD TER



HOY-KA THAI RESTAURANT
0.8 MILES



STOUT BURGERS & BEERS
0.8 MILES



COCOBELLA CREAMERY
1.1 MILES



DING TEA
1.0 MILES
























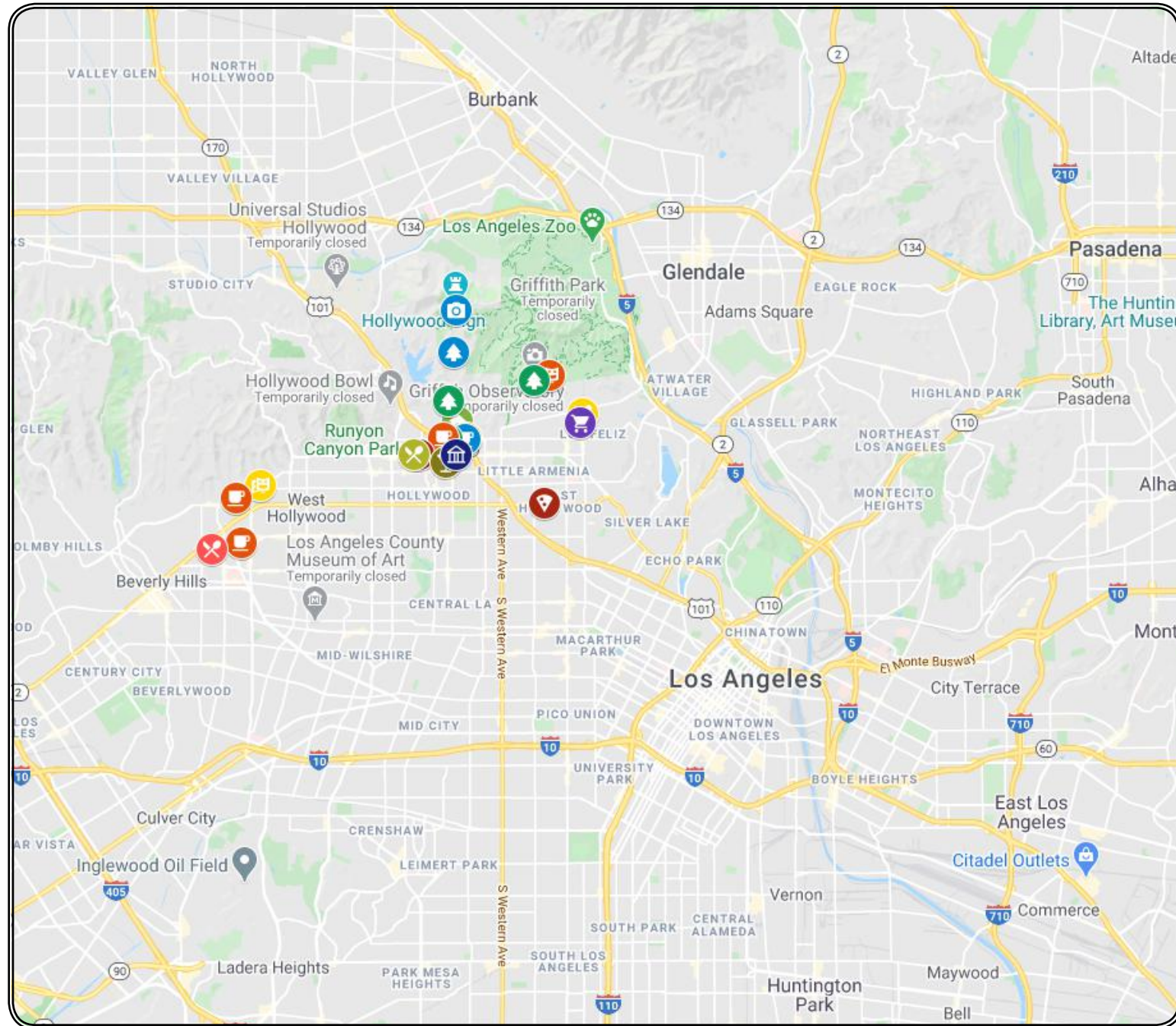
EVER BAR
0.4 MILES



SUNSET & VINYL
0.4 MILES

NEIGHBORHOOD AREA MAP

-  2117 Beachwood Terrace
-  Sushi Stop Hollywood
-  Bourgeois Pig
-  101 Coffee Shop
-  Kettle Glazed Doughnuts
-  Rise N Grind
-  Te'Kila
-  Good Times at Davey Wayne's
-  Museum of Death
-  The Greek Theatre
-  Griffith Observatory
-  Hollywood Sign
-  Urth Caffé Melrose
-  Gracias Madre West Hollywood
-  Little Dom's
-  Albertsons
-  DeSano Pizza Bakery
-  The Hollywood Sculpture Garden
-  Garden of Oz
-  The Comedy Store
-  The Butcher, The Baker, The Cappuccino ...



CONTACT INFO

PLEASE VISIT: STREETLAMPPARTNERS.COM

FOR MORE INFORMATION ON OUR UPCOMING PROPERTIES.

INFORMATION PROVIDED BY: [SETH HAMILTON](#), BRE # 01897619

CITIVEST REALTY SERVICES, BRE # 01875823

2.5% COOPERATING BROKER COMPENSATION

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