

NEW CONSTRUCTION SIX UNIT

635 N HARVARD BLVD  
LOS ANGELES CA 90004

\$ 3,299,000

CAP RATE 5.5

GRM 13.5

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Streetlamp Partners, LLC. is a managing partner in this development.

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BRE #01020312.

STREETLAMPARTNERS.COM



# THE OFFERING

## HARVARD 6 NEW CONSTRUCTION SIX UNITS IN HOLLYWOOD

WE ARE PLEASED TO ANNOUNCE A NEW CONSTRUCTION SIX UNIT PROPERTY WITH C OF O ISSUED. LEASING HAS COMMENCED FOR HARVARD 6 AT MARKET RENTS.

THIS LUXURY COMPLEX IS COMPRISED OF THREE DUPLEXES, TOTALING SIX TOWNHOUSE STYLE UNITS. THE UNITS ARE ALL GENEROUS IN SIZING WITH FOUR UNITS BEING THREE BEDROOM, TWO UNITS BEING TWO BEDROOM (16 BED 14 BATH IN TOTAL), ALL OF WHICH HAVE PRIVATE LAUNDRY. A TOTAL OF 12 ON-SITE PARKING SPOTS PROVIDE SECURE AND PRIVATE PARKING FOR ALL TENANTS. EACH UNIT IS EQUIPPED WITH SEPARATE METERS FOR WATER, GAS AND ELECTRICITY AS WELL AS AN OWNER'S COMMON AREA ELECTRIC METER FOR EXTERIOR LIGHTING AND COMMON AREA WATER METER FOR SERVICING AND LANDSCAPE IRRIGATION.

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.

HARVARD 6 OFFERS THE WELCOMING RESIDENTIAL ATMOSPHERE OF HOME WHILE BEING RIGHT IN THE HEART HOLLYWOOD. TENANTS ARE DRAWN TO THE SAFE AND QUANT FEEL OF ENTERING A GATED COMMUNITY OF DUPLEXES THEY CALL HOME. THE LAYOUTS OF THE UNITS ARE SPACIOUS AND ONLY SHARE A SINGLE WALL WITH NEIGHBORING TOWNHOME.

THE COMBINATION OF A STRONG HOLLYWOOD RENTAL MARKET, NEW CONSTRUCTION UNITS, AND A TURN-KEY WARRANTIED PROPERTY MAKES THIS A UNIQUE OPPORTUNITY. AS OF LISTING ONE UNIT HAS BEEN LEASED AND APPLICATIONS RECEIVED FOR OTHERS. LEASING WILL CONTINUE WHILE THE PROPERTY IS LISTED FOR SALE.



# PROPERTY OVERVIEW

APN:	552-1005-021
# of Units:	6
Year Built:	2020
Gross Living Area (GLA):	6,707
Gross Building Area (GBA):	8,158
Lot Size (SF):	7,507
Zoning:	R3-1
List Price:	\$3,299,000
Annual Gross Rent Income:	\$244,020
Net Operating Income:	\$179,842
GRM:	13.5
Cap Rate:	5.5%
Price per SF (GBA):	\$404
Price per SF (GLA):	\$492
Price per Unit:	\$549,333
Covered Parking:	6
Uncovered Parking:	6
Laundry:	Private Each Unit
Tenant Meters (water,gas & electric):	6
Owner/Common Meters (water & electric):	1
Floors:	3



# PROPERTY DETAILS

## SUMMARIZED PRICING METRICS

PRICE:	\$3,299,000
DOWN (40%):	\$1,319,600
PRO FORMA GRM:	13.5
PRO FORMA CAP RATE:	5.5%
\$/UNIT:	\$549,833
\$/SF (GBA):	\$404
\$/SF (GLA):	\$492

## BUILDING DESCRIPTION

NO. OF UNITS	6
YR. BUILT	2020
GROSS BUILDING AREA	8158
GROSS LIVING AREA	6707
ZONING	R3-1
LOT SIZE (SQ FT)	7507

## PROPOSED FINANCING

LOAN AMOUNT	\$1,979,400
INTEREST RATE	3.25%
MONTHLY PAYMENT	\$8,614
LTV	60%
AMORTIZATION (YEARS)	30
DSCR	1.74

## ANNUALIZED OPERATING DATA

### PRO FORMA

<b>GROSS POTENTIAL RENTAL INCOME</b>		\$244,020
GAIN (LOSS)-TO-LEASE		\$0
<b>GROSS SCHEDULED RENTAL INCOME</b>		\$244,020
LESS: VACANCY	3.0%	-\$7,321
<b>EFFECTIVE GROSS INCOME</b>		\$236,699
LESS: EXPENSES		\$56,857.12
MISCELLANEOUS INCOME		\$0.00
<b>NET OPERATING INCOME</b>		\$179,842.28
DEBT SERVICE		-\$103,373.69
<b>PRE-TAX CASH FLOW</b>	5.8%	\$76,468.60
PRINCIPAL REDUCTION		\$39,043.19
<b>TOTAL RETURN</b>	8.75%	\$115,511.78

## ANNUALIZED EXPENSES

### PRO FORMA

### FIXED EXPENSES

REAL ESTATE TAXES	1.196%	\$39,456
INSURANCE	\$0.45/SQ FT	\$3,671
UTILITIES		\$1,862

### CONTROLLABLE EXPENSES

MGMT FEE	4%	\$9,468
REPAIRS & MAINTENANCE	\$400/UNIT	\$2,400

### TOTAL EXPENSES

EXPENSES/UNIT	\$14,214
EXPENSES/SQ FT	\$28.15
% OF EGI	24.0%

## RENT ROLL

## SCHEDULED GROSS

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	PRICE / SQ FT	INCOME	# FLOORS / UNIT	PARKING	LAUNDRY
635 HARVARD BLVD	LEASED	3 BED/ 2.5 BATH	1,209	\$3.06	\$3,695	3	2 UNCOVERED	PRIVATE
635 1/4 HARVARD BLVD	LEASED	3 BED/ 2.5 BATH	1,209	\$3.10	\$3,750	3	2 UNCOVERED	PRIVATE
635 1/2 HARVARD BLVD	VACANT	2 BED/ 1 BATH	730	\$3.77	\$2,750	3	1 UNCOVERED	PRIVATE
635 3/4 HARVARD BLVD	VACANT	2 BED/ 1 BATH	730	\$3.77	\$2,750	3	2 COVERED	PRIVATE
637 HARVARD BLVD	LEASED	3 BED/ 2 BATH	1,104	\$3.35	\$3,695	3	2 COVERED	PRIVATE
637 1/2 HARVARD BLVD	VACANT	3 BED/ 2 BATH	1,116	\$3.31	\$3,695	3	3 COVERED	PRIVATE
COMMON AREAS			609					
6	VACANT	16 BED/ 14 BATH	6,707	\$3.39	\$20,335	3	12 PARKINGS	6 PRIVATE ROOM

## RENT COMPS

## 2 BEDROOM - PUBLICLY LISTED RENTAL COMPS

ADDRESS	STATUS	UNIT TYPE	YR. BUILT	UNIT SIZE	RENT	\$/SF	LEASE DATE
2201 1/2 W COURT ST, LOS ANGELES	LEASED	2 BED / 1.5 BATH	2019	984	\$2,900	\$2.95	6/27/20
2199 1/2 W COURT ST, LOS ANGELES	LEASED	2 BED / 2.5 BATH	2019	1,082	\$3,100	\$2.87	7/14/20
639 N MARIPOSA AVE, LOS ANGELES	LEASED	2 BED / 1 BATH	2013	915	\$2,695	\$2.95	8/10/20
955 N OXFORD, LOS ANGELES	LEASED	2 BED / 2 BATH	1963	900	\$2,950	\$3.28	9/21/20
1334 N NORMANDIE #1334 1/2, LOS ANGELES	LEASED	2 BED / 2 BATH	2019	1,069	\$3,700	\$3.46	
4527 LEXINGTON AVE, LOS ANGELES	LEASED	2 BED/2 BATH	2017	826	\$2,700	\$3.27	9/1/19
941 N NORMANDIE AVE, LOS ANGELES	LEASED	2 BED / 1 BATH	1988	726	\$2,900	\$3.99	LISTED FOR SALE
563 N HOOVER ST, LOS ANGELES	LEASED	2 BED/2 BATH	2019	860	\$3,300	\$3.84	LISTED FOR SALE
3933 MARATHON ST #101B, LOS ANGELES	LEASED	2 BED/2 BATH	1990	850	\$2,650	\$3.12	7/28/19
1168 N WESTMORELAND AVE, LOS ANGELES	LEASED	2 BED/ 1.5 BATH	1990	900	\$2,700	\$3.00	9/20/19
4959 W MELROSE HILL, LOS ANGELES	LEASED	2 BED / 1 BATH	1995	960	\$3,595	\$3.74	7/3/19
639 ROBINSON, LOS ANGELES	LEASED	2 BED / 1 BATH	1931	1,150	\$3,400	\$2.96	5/2/19
4150 MARATHON ST #407, LOS ANGELES	LEASED	2 BED/2 BATH	1989	928	\$3,199	\$3.45	
COMP AVERAGE			1996	935	\$3,061	\$3.30	
<b>SUBJECT PROPERTY</b>			<b>2020</b>	<b>730</b>	<b>\$2,750</b>	<b>\$3.77</b>	

## 3 BEDROOM - PUBLICLY LISTED RENTAL COMPS

ADDRESS	STATUS	UNIT TYPE	YR. BUILT	UNIT SIZE	RENT	\$/SF	LEASE DATE
1334 N NORMANDIE #1336, LOS ANGELES	ACTIVE	3 BED/ 3 BATH	2019	1,456	\$4,300	\$2.95	
750 N RIDGEWOOD PL., LOS ANGELES	ACTIVE	3 BED/ 2.5 BATH	2019	1,458	\$4,480	\$3.07	
1334 N NORMANDIE #1334 1/2, LOS ANGELES	LEASED	3 BED/ 3 BATH	2019	1,272	\$4,000	\$3.14	
563 N HOOVER ST #9, LOS ANGELES	LEASED	3 BED/ 3 BATH	2019	1,220	\$4,350	\$3.57	LISTED FOR SALE
563 N HOOVER ST #560, LOS ANGELES	LEASED	3 BED/ 3 BATH	2019	1,223	\$5,000	\$4.09	LISTED FOR SALE
2199 W COURT ST, LOS ANGELES	LEASED	3 BED/ 2.5 BATH	2019	1,306	\$3,550	\$2.72	7/1/20
2201 W COURT ST, LOS ANGELES	LEASED	3 BED/ 3 BATH	2019	1,187	\$3,650	\$3.07	7/15/20
816 N HARVARD BLVD, LOS ANGELES	ACTIVE	3 BED / 2 BATH	2020	1,000	\$3,750	\$3.75	ACTIVE
816 1/2 N HARVARD BLVD, LOS ANGELES	ACTIVE	3 BED / 2 BATH	2020	1,150	\$3,850	\$3.35	ACTIVE
818 1/2 N HARVARD BLVD, LOS ANGELES	ACTIVE	3 BED / 2 BATH	2020	1,150	\$3,950	\$3.43	ACTIVE
4656 LEXINGTON AVE, LOS ANGELES	LEASED	3 BED / 2 BATH	1925	1,088	\$3,500	\$3.22	3/10/20
5436 1/2 LEXINGTON AVE, LOS ANGELES	LEASED	3 BED / 2 BATH	2020	1,252	\$3,950	\$3.15	7/9/20
COMP AVERAGE			2012	1,230	\$4,028	\$3.29	
<b>SUBJECT PROPERTY</b>			<b>2020</b>	<b>1,160</b>	<b>\$3,709</b>	<b>\$3.20</b>	

# SALE COMPS

ADDRESS	STATUS	UNIT COUNT	BED BATH COUNT	YR. BUILT	SQ FT	PRICE	GRM	\$/SF	LOT SIZE (SF)	SALE DATE	GROSS OP INC	NET INC	CAP
1242 N BEACHWOOD DR, LA, CA (STREETLAMP)	SOLD	5	15 BED / 15 BATH	2019	7,233	\$3,430,000	N/A	\$474.22	6752	6/21/19			
753 LILLIAN WAY, LOS ANGELES CA	SOLD	8	15 BED / 16 BATH	2018	9,071	\$5,500,000	14.74	\$606.33	6753	6/11/19	\$373,200	\$269,085	4.89%
5700 MELROSE AVE, LOS ANGELES CA	SOLD	21	36 BED/ 28 BATH	2008	25,029	\$15,600,000	14.74	\$623.28	18731	6/1/17	N/A	N/A	3.57%
407 N ARDMORE AVE, LOS ANGELES CA	PENDING	6	12 BED / 12 BATH	2018	6,153	\$3,290,000	17.80	\$534.70	6361	PENDING	\$184,800	\$138,000	4.19%
229 S NORMANDIE AVE, LOS ANGELES CA	SOLD	20	37 BED / 22 BATH	1988	15,575	\$7,375,000	14.59	\$473.52	16072	6/13/19	\$508,320	\$316,074	4.24%
563 N HOOVER ST, LOS ANGELES CA	ACTIVE	11	25 BED / 23 BATH	2019	11143	\$7,895,000	15.75	\$708.52	15004	ACTIVE	534408	355191	4.50%
945 N OXFORD AVE., LOS ANGELES CA	ACTIVE	11	44 BED / 38 BATH	2020	26763	\$10,350,000	16.55	\$386.73	17161	ACTIVE	625200	438673	4.24%
5941 BARTON AVE, LOS ANGELES CA	SOLD	5	12 BED/ 17 BATH	2015	6,800	\$3,830,500	16.63	\$563.31	6501	10/4/19	\$240,168	\$170,663	4.38%
COMP AVERAGE				2013	13,471	\$7,158,813	15.83	\$546.32	11,667				4.29%
<b>SUBJECT PROPERTY AVERAGE</b>				<b>2020</b>	<b>8158</b>	<b>\$3,299,000</b>	<b>13.52</b>	<b>\$404.39</b>	<b>7507</b>				<b>5.45%</b>

COMP \$/SQ FT	\$546.32
SUBJECT SF	6707
<b>SUGGESTED VALUE</b>	<b>\$3,664,191</b>

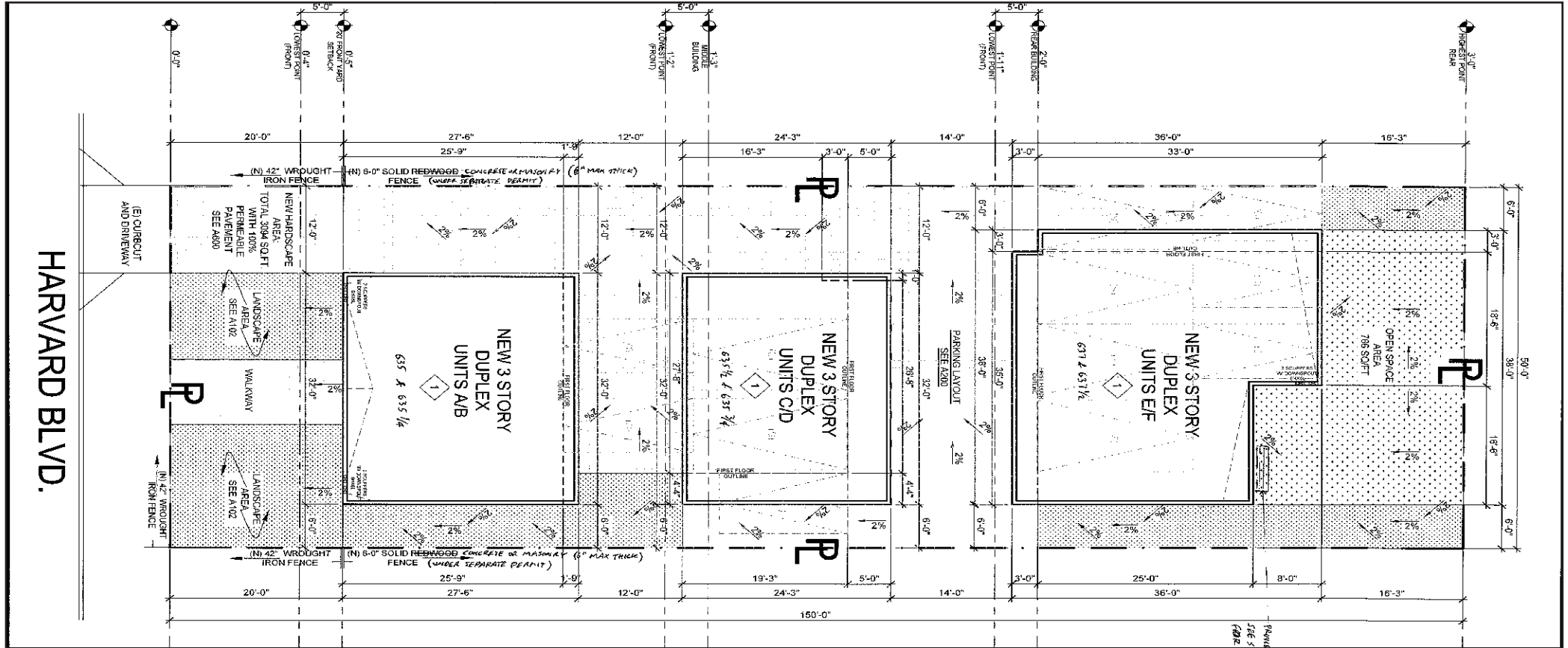
COMP GRM	15.83
SUBJECT GROSS POTENTIAL RENT	\$244,020
<b>SUGGESTED VALUE</b>	<b>\$3,862,594</b>

COMP CAP RATE	4.29%
SUBJECT NOI	\$179,842
<b>SUGGESTED VALUE</b>	<b>\$4,194,437</b>

**BLENDED SUGGESTED VALUE \$3,907,074**



# SITE PLAN



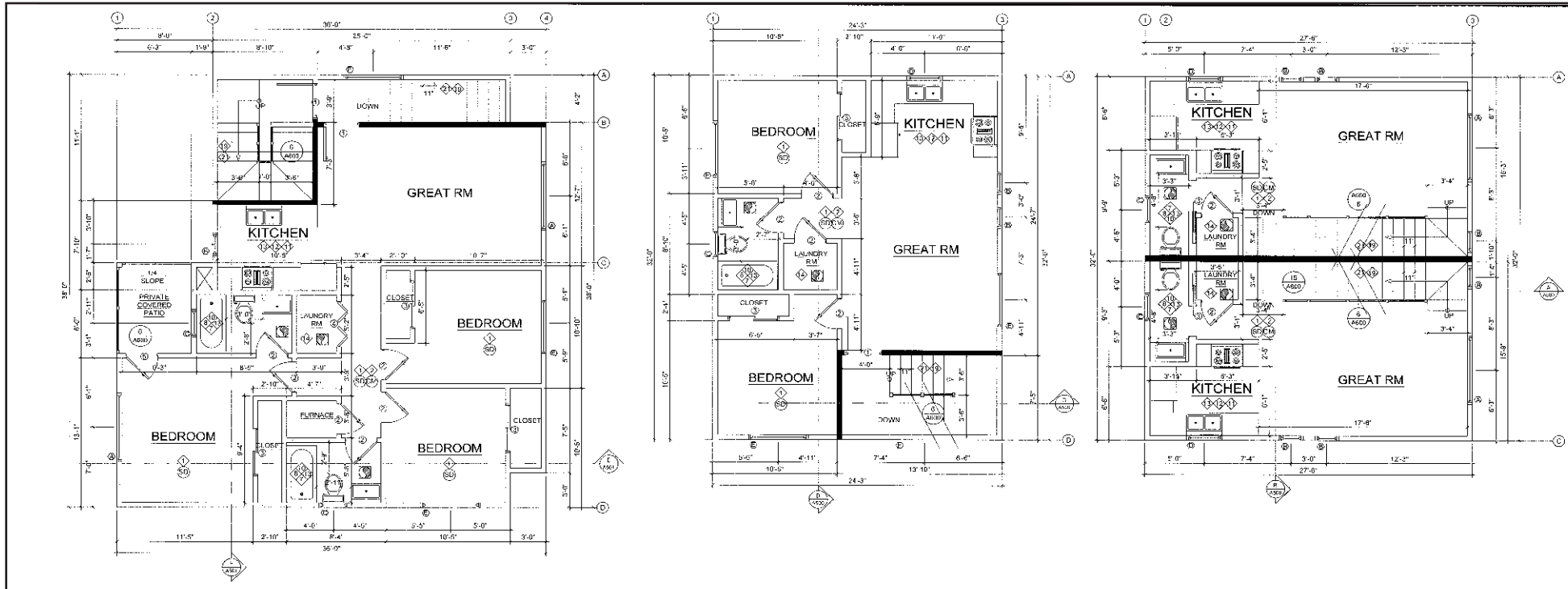
PLANNED  
 5/16/25  
 1/20/25





# PLANS

## second floor plan



**UNITS E/F 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**UNITS C/D 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**UNITS A/B 2ND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

- ### ARCHITECTURAL KEYNOTES
- IN NEW CONSTRUCTION SMOKE ALARMS SHALL RESIDE IN THE PRIMARY SLEEPING AREA FROM THE NEAREST SLEEPING AREA AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND 10 YEAR LIFESPAN BATTERY. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA OPENING ACCESS TO A SLEEPING ROOM AND EACH 4th STORY AND BASEMENT. FOR DWELLINGS WITH MORE THAN ONE STORY, SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.
  - SMOKE ALARMS SHALL BE TESTED & MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS (SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURE MARKED ON THE UNIT).
  - FOR NEW CONSTRUCTION REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING (IE: SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP). ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE 2019 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2019 INTERNATIONAL FIRE ALARMS CODE (IFAC).
  - EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH IBC (SECTION 203) OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT COUNTEPS OVER AREA OF THE ROOM AT A HEIGHT OF 30" MEASURING FROM THE FINISHED FLOOR.
  - IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPERABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:
    - AN OPERABLE AREA OF NOT LESS THAN 5.7 SQ. FT.
    - A MINIMUM CLEAR HEIGHT OF 20"
    - A MINIMUM CLEAR WIDTH OF 20"
    - A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR.
  - OTHER PENETRATIONS OF GARAGE/CEILING AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM 4 (R302.11.4).
  - WALL HEIGHT WITH IN THE WALL FINISH TOP OF THE 3000 HOUR WEATHER SHIELD CAPABLE OF MAINTAINING A ROOM ROOM TEMPERATURE OF 57°F AT A POINT 3' FEET ABOVE THE FLOOR AND 1' FROM EXTERIOR WALLS. WALL FINISHES ABOVE THE FLOOR SHALL BE FINISHED WITH A NONCOMBUSTIBLE SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FINISHED FLOOR.
  - GLAZING IN ENCLOSURES FOR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE PROTECTED AS FOLLOWS:
    - GLAZING ADJACENT TO STEAM ROOMS AND SAUNAS SHALL BE PROTECTED HORIZONTALLY AND IN A STAIRWAY 1" IN. OF THE WATER'S EDGE.
    - GLAZING ADJACENT TO BATH TUBS AND SHOWERS SHALL BE PROTECTED HORIZONTALLY AND IN A STAIRWAY 1" IN. OF THE WATER'S EDGE.
    - GLAZING ADJACENT TO STEAM ROOMS AND SAUNAS SHALL BE PROTECTED HORIZONTALLY AND IN A STAIRWAY 1" IN. OF THE WATER'S EDGE.
    - GLAZING ADJACENT TO BATH TUBS AND SHOWERS SHALL BE PROTECTED HORIZONTALLY AND IN A STAIRWAY 1" IN. OF THE WATER'S EDGE.
  - BATHROOM FIXTURES PER OWNER. TOILETS SHALL NOT USE MORE THAN 120 GALLONS PER FLUSH. SHOWERS SHALL HAVE A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
    - PROVIDE ULTRA PLUMBING SYSTEMS FOR ALL NEW CONSTRUCTIONS. EXISTING SHOWER CABS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
    - MINIMUM 15 MIN. HIGH FLOW THE GUYER OF WATER CLOSET TO ANY SIDE WALL. (A.F.P. PLUMB. CODE 407.6)
    - PROVIDE 2" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (A.F.P. PLUMB. CODE 407.5)
  - WATER HEATER, CIRCULATING STRAP PER CODE. WATER HEATER MUST BE STRAPPED TO WALL. (A.F.P. PLUMB. 13003)
  - PROVIDE LIGHT SWITCH-ACTIVATED EXHAUST FAN CAPABLE OF PROVIDING 50 CFM. BATHROOM EXHAUST FAN MUST BE ENERGY STAR RATED, DUCTED TO TERMINATE OUTSIDE THE BUILDING, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND OPERABLE. OR, AULD STAINLESS STEEL EXHAUST FAN WITH 50 CFM. (A.F.P. PLUMB. CODE 407.5)
  - PROVIDE RANGE HOOD CAPABLE OF PROVIDING 100 CFM DUCTED TO TERMINATE OUTSIDE THE BUILDING.
  - MIN. 1" GFCI-ELCUT OUTLET PER COUNTER SPACE OVER 12" IN WIDTH. MAX. 48" BETWEEN OUTLETS @ COUNTER WALLS.
  - PROVIDE FLUORESCENT LIGHTING FIXTURES PER 2024 IBC.

- PROVIDE EXTERIOR EXHAUST DUCT SHALL BE 4" DIA. AND LENGTH SHALL BE LIMITED TO 14' 2" MAX. HEIGHT. THE DUCT LENGTH SHALL BE REDUCED BY 2' FOR EVERY 10' HORIZONTAL EXCESS OF 2'.
- EVERY EXHAUST UNIT SHALL BE PROVIDED WITH A WATER-RESISTANT LAYERS, BATHROOMS, SHOWERS, LAUNDRY TUBS AND BATHS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY SYSTEM ACCORDING TO IBC 203.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R303.3).
- DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MECHANICAL CODE.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE HUMAN IMPACT LOADS OF SECTION R302.3 (SEE EXCEPTIONS):
  - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
  - GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE PARTIAL VERTICAL EDGE IS WITHIN A 24" HORIZONTAL DISTANCE OF A CLOSED POSITION AND WHERE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.
  - GLAZING IN AN INDIVIDUAL, FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
    - GLAZING AREA OF AN INDIVIDUAL PANEL OPERATED FROM A DOOR.
    - 20" ON EDGE LESS THAN 18" ABOVE THE FLOOR.
    - TOP EDGE GREATER THAN 30" ABOVE FINISH FLOOR.
    - ONE OR MORE WALKING SURFACES WITHIN 30" HORIZONTAL OF THE GLAZING.
    - GLAZING IN ENCLOSURES FOR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE FINISHED FLOOR.
    - GLAZING IN WALLS AND PARTITIONS SHALL BE PROTECTED HORIZONTALLY AND IN A STAIRWAY 1" IN. OF THE WATER'S EDGE.
    - GLAZING ADJACENT TO STEAM ROOMS AND SAUNAS SHALL BE PROTECTED HORIZONTALLY AND IN A STAIRWAY 1" IN. OF THE WATER'S EDGE.
    - GLAZING ADJACENT TO BATH TUBS AND SHOWERS SHALL BE PROTECTED HORIZONTALLY AND IN A STAIRWAY 1" IN. OF THE WATER'S EDGE.
  - GLAZING ADJACENT TO STEAM ROOMS AND SAUNAS SHALL BE PROTECTED HORIZONTALLY AND IN A STAIRWAY 1" IN. OF THE WATER'S EDGE.
  - GLAZING ADJACENT TO BATH TUBS AND SHOWERS SHALL BE PROTECTED HORIZONTALLY AND IN A STAIRWAY 1" IN. OF THE WATER'S EDGE.
- HANDRAILS SHALL MEET THE FOLLOWING:
  - PROVIDE CONTINUOUS HANDRAILS ON BOTH SIDES FOR STAIRS 44" OR MORE RISE. EXCEPTION, STAIRWAYS 44" OR LESS IN WIDTH MAY HAVE ONE HANDRAIL EXCEPT THAT SUCH STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS PROVIDED ON THE OPEN SIDE OR SIDES.
  - OPENING BETWEEN INTERMEDIATE BALUSTERS SHALL PRECLUDE THE PASSAGE OF A 4" IN. DIAM. SPHERE. THE TRIANGULAR OPENING FORMED BY THE RISER AND TREAD AND THE OPENING OF HANDRAIL SHALL NOT BE MORE THAN 2" IN. DIAM. SPHERE.
  - THE HORIZONTAL PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4" IN. NOR MORE THAN 2" IN. CROSS SECTIONAL DIMENSION.
  - HANDRAILS SHALL NOT BEVEL, POST OR SWELL.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIRS SURFACE AND AN SOFFIT PROTECTED BY ENCLOSED SIDE WITHIN 18" FROM FINISH FLOOR.
- DECK WALKING SURFACE TO BE 1" SLIP-RESISTANT WALKING SURFACE AND WOOD JOISTING SYSTEM BY MILLENNIUM, INC. OR APPROVED SIMILAR LAMINATE PRESSURE TREATED MANUFACTURED WALKING SURFACES.
- OTHER PENETRATIONS OF GARAGE/CEILING AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11 ITEM 4 (R302.11.4).
- BATHROOM, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF SUCH REMOVAL OF AIR DIRECTLY TO THE OUTSIDE (R303.3).

### DOOR SCHEDULE

DOOR MARK	①	②	③	④	⑤
WIDTH	3'-0"	2'-6"	2'-6"	4'-0"	2'-0"
HEIGHT	2'-0"	6'-0"	2'-0"	6'-0"	6'-0"
THICKNESS	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"
TYPE	SOLID CORE	HOLLOW CORE	WARD BYPASS	BI-FOLD	FULL GLASS
MATERIAL	WOOD	WOOD	WOOD	WOOD	WOOD
FINISH	WOOD	WOOD	WOOD	WOOD	WOOD

### WINDOWS SCHEDULE

WINDOW MARK	A	B	C	D	E	F	G	H	I	J
WIDTH	4'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
HEIGHT	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"	4'-0"
STYLE	CASSETT	CASSETT	AWNING	CASSETT	CASSETT	FIX				
MATERIAL	VINYL	VINYL	VINYL	VINYL	VINYL	VINYL				
GLAZING	DOUBLE	DOUBLE	DOUBLE	DOUBLE	DOUBLE	DOUBLE				

### LEGEND

NEW FINISHES: SEE DETAIL 140001

NEW FINISHES: SEE DETAIL 140002

NEW FINISHES: SEE DETAIL 140003

NEW FINISHES: SEE DETAIL 140004

NEW FINISHES: SEE DETAIL 140005

NEW FINISHES: SEE DETAIL 140006

NEW FINISHES: SEE DETAIL 140007

NEW FINISHES: SEE DETAIL 140008

NEW FINISHES: SEE DETAIL 140009

NEW FINISHES: SEE DETAIL 140010

NEW FINISHES: SEE DETAIL 140011

NEW FINISHES: SEE DETAIL 140012

NEW FINISHES: SEE DETAIL 140013

NEW FINISHES: SEE DETAIL 140014

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NEW FINISHES: SEE DETAIL 140099

NEW FINISHES: SEE DETAIL 140100

**R.D.C.S. INC.**  
RESIDENTIAL DESIGN & CREATIVE SOLUTIONS  
3006 S. VERMONT AVE. # 101  
LOS ANGELES, CA 90007  
TEL: 323.994.0288 & 323.654.7803  
EMAIL: RDCS@RDCS.COM

**CONSULTANTS**

**PROJECT TITLE AND ADDRESS**  
3 NEW 3 STORY DUPLEX  
635 - 637 1/2 N HARVARD BLVD.  
LOS ANGELES, CA 90004

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/11/19	CITY CORRECTION

**2ND FLR PLAN & NOTES**

**A201**



# AERIAL VIEW

OFFERING MEMORANDUM - 635 N HARVARD BLVD





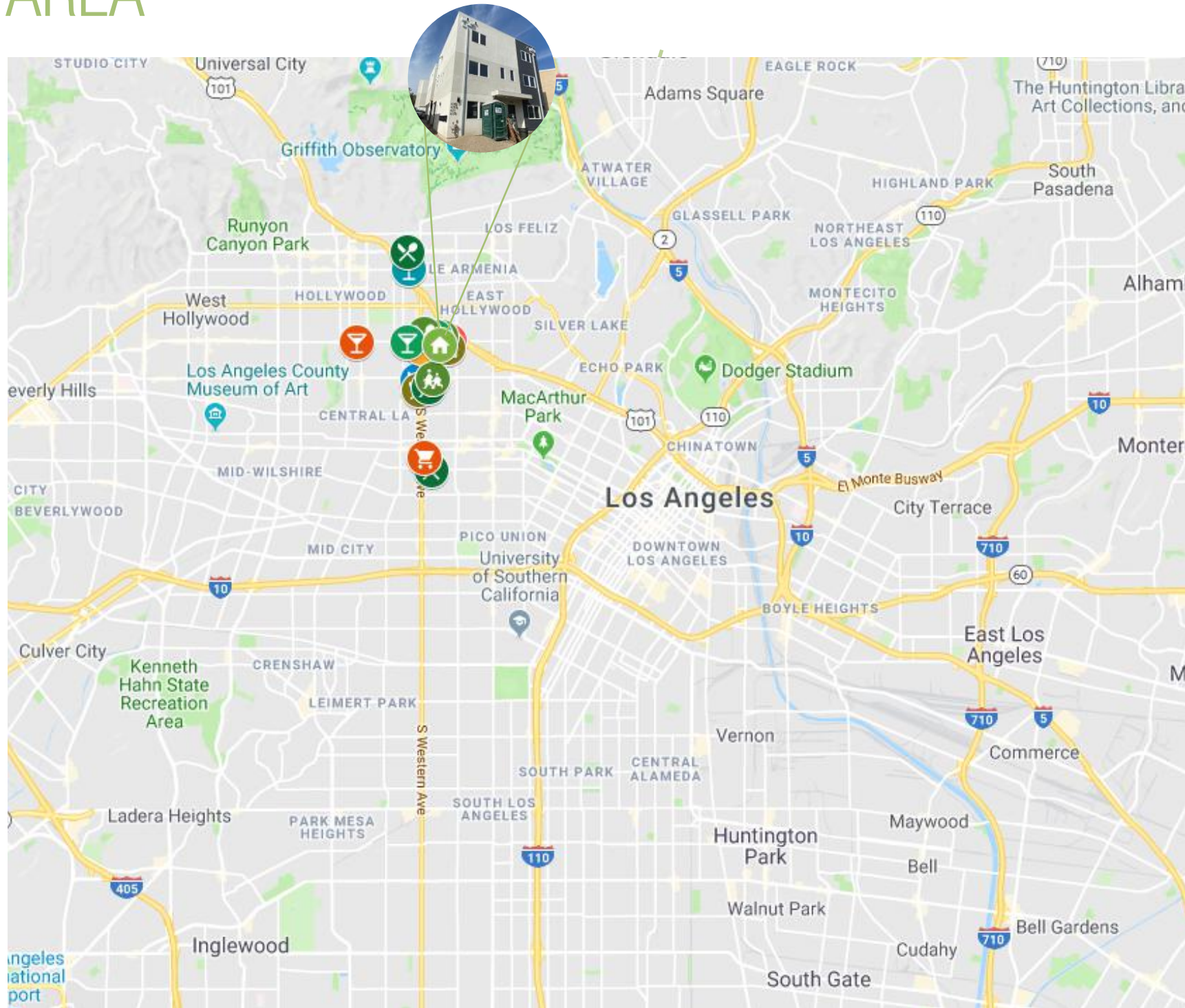




# NEIGHBORHOOD AREA

## 635 N HARVARD BLVD

- 🏠 635 N Harvard Blvd
- 🚫 Khun Dom
- 🛒 La Buena Fe Market
- 🍷 Bamboo
- 🍷 BiergartenLA
- 🍷 El zarape Melrose
- 🍷 Saikai Ramen Bar
- 🍷 Kabayo Cham Bada
- 🍷 The Residency
- 🎒 Sae Ssak Preschool
- 🍷 Rice Guys
- 🍷 Mesa Thai Cuisine
- 🍷 Slurpin' Ramen Bar
- 🍷 Dreams Cafe & Bar
- 🍷 The Know Where Bar
- 🍷 The Edmon
- 🎒 Beverly Christian Academy



# NEIGHBORHOOD

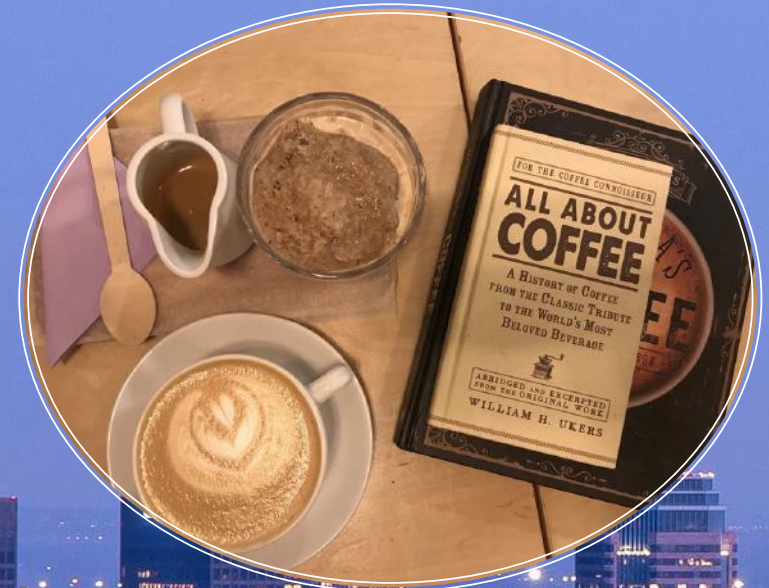
OFFERING MEMORANDUM - 635 N HARVARD BLVD



**TLAYUDA L.A. RESTAURANT - 0.6 MILES**



**HAE HA HENG THAI BISTRO - 1 MILES**



**LAB COFFEE & ROASTERS - 0.4 MILES**



**ROSE & BLANC TEA ROOM - 1 MILES**



**THE DOLLY LLAMA - 1 MILES**



**PAPER TIGER BAR - 0.5 MILES**



# ATTRACTIONS

OFFERING MEMORANDUM - 635 N HARVARD BLVD



**THE GROVE**



**WALT DISNEY CONCERT**



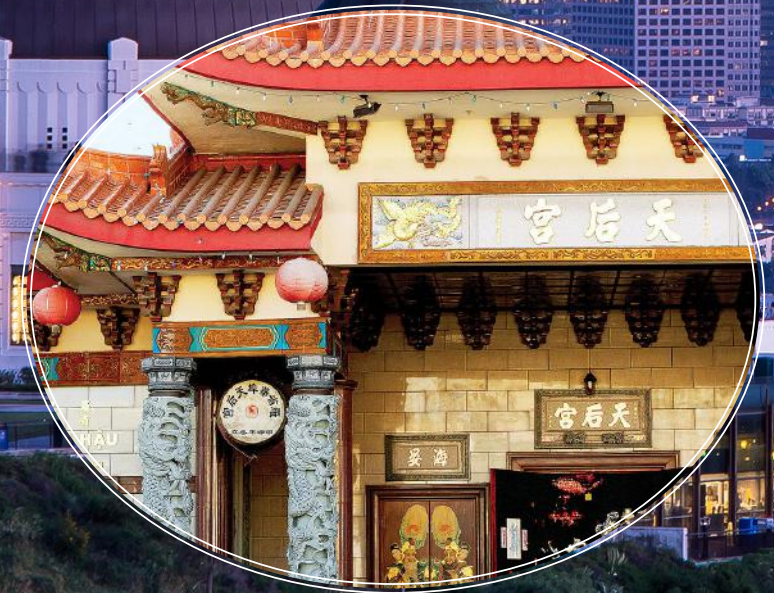
**HOLLYWOOD BOWL**



**GETTY CENTER**



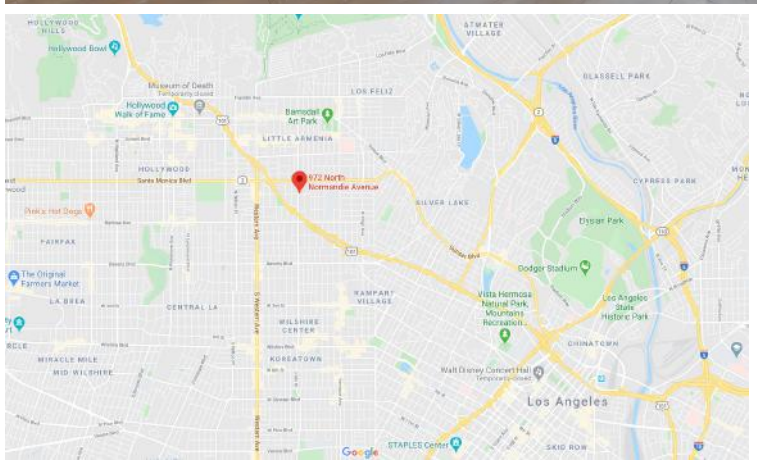
**UNIVERSAL STUDIOS**



**CHINATOWN**

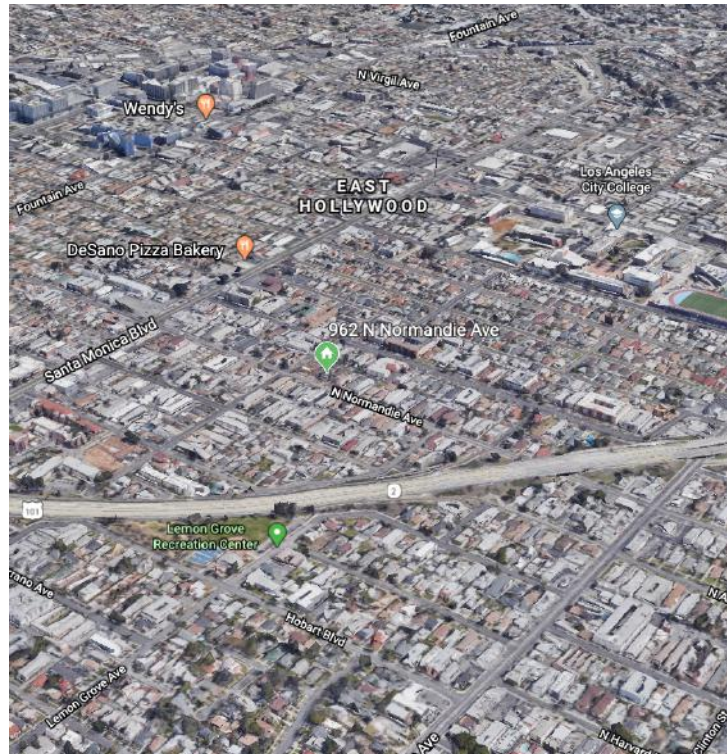
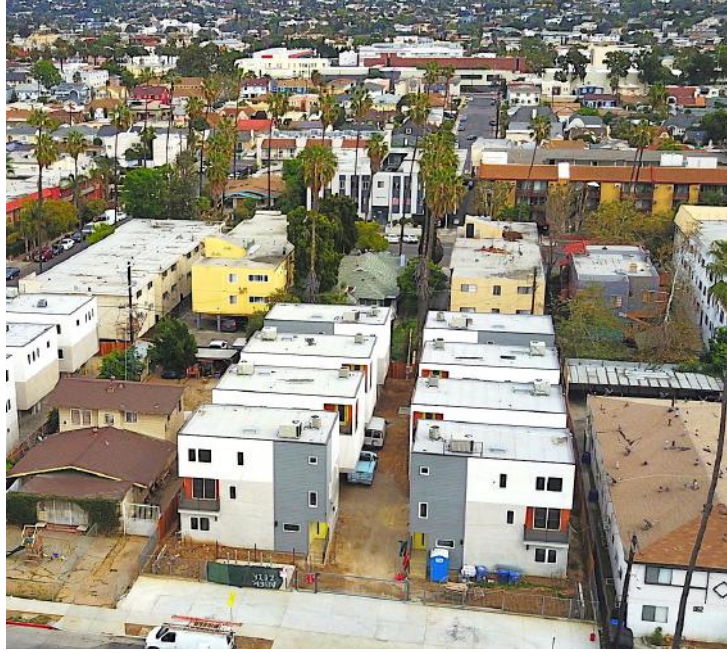
# 972 N NORMANDIE [4980 ROMAINE ST] AVE, HOLLYWOOD, CA 90029

APN:	5538-004-043
# of Units:	8
Year Built:	2020
Gross Living Area (GLA):	7,790
Gross Building Area (GBA):	10,066
Lot Size (SF):	8,432
Zoning:	R3-1XL
List Price:	\$4,199,000
Annual Gross Rent Income:	\$312,000
Net Operating Income:	\$228,638
GRM:	13.5
Cap Rate:	5.45
Price per SF (GBA):	\$417
Price per SF (GLA):	\$539
Price per Unit:	\$524,875
Covered Parking:	6
Uncovered Parking:	9
Laundry:	Private Each Unit
Tenant Meters (water,gas & electric):	8
Owner/Common Meters (water & electric):	1
Floors:	3



# 962 NORTH NORMANDIE AVE, HOLLYWOOD, CA 90029

APN:	5538-004-045
# of Units:	16
Year Built:	2020
Gross Living Area (GLA):	14,376
Gross Building Area (GBA):	16,816
Lot Size (SF):	17,042
Zoning:	R3-1XL
List Price:	\$8,199,000
Annual Gross Rent Income:	\$585,600
Net Operating Income:	\$424,340
GRM:	14.0
Cap Rate:	5.18%
Price per SF (GBA):	\$488
Price per SF (GLA):	\$570
Price per Unit:	\$512,438
Covered Parking:	18
Uncovered Parking:	14
Laundry:	Private Each Unit
Tenant Meters (water, gas & electric):	16
Owner/Common Meters (water & electric):	1
Floors:	3



# CONTACT INFO

PLEASE VISIT: [STREETLAMPPARTNERS.COM](https://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

714 397-6936

[SETH@STREETLAMPPARTNERS.COM](mailto:SETH@STREETLAMPPARTNERS.COM)

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