



4804 Oakwood Ave | Los Angeles CA, 90004

Oakwood Larchmont Village

30 Unit Stabilized 2022 Construction | ±29,166 SqFt Building

PEAK
COMMERCIAL

CONFIDENTIALITY AGREEMENT

By accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Owner/Agent immediately upon request and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in strict confidence.

No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of officer of Owner/Agent. Principals and real estate brokers are prohibited from disseminating this information without the specific written consent of an officer of Owner/Agent.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property as a reference and are based on assumptions proposed by Owner/Agent and their sources. Prospective purchasers should make their own projections and reach their own conclusion of value.

Certain portions of this Offering Memorandum merely summarize or outline property information and are in no way intended to be complete nor necessarily accurate descriptions. All prospective purchasers are to rely upon their own investigations and due diligence in the formation of their assessment of the condition of the property, including engineering and environmental inspections. All relevant documents are expected to be reviewed independently by any prospective purchaser.

Neither Owner nor the Agent nor any of their respective officers, advisors, agents, or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the contents, and no legal commitment or obligations shall arise by reason of the Offering Memorandum or the contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

Owner reserves the right to reject any or all expressions of interest or offers to purchase this property, as well as the right to terminate discussions with any party at any time with our without notice.

Owner shall have no legal commitment or obligation to any purchase reviewing this Offering Memorandum or making an offer to purchase this property unless a written agreement for the purchase of the property has been fully executed, delivered and approved by Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

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SECTION 1

INVESTMENT OVERVIEW

THE OFFERING

Introducing Larchmont Village's finest offering: 4804 Oakwood. This remarkable property, located at 4804 Oakwood Ave., Larchmont Village CA 90004, presents an incredible investment opportunity in the heart of Los Angeles. Boasting 30 units within a stunning ±34,953 SF building, 4804 Oakwood offers luxurious living spaces and a prime location in the desirable East Hollywood submarket.

Larchmont Village, where 4804 Oakwood is situated, is a charming and vibrant neighborhood known for its small-town feel amidst the bustling city of Los Angeles. It's a unique blend of urban convenience and suburban tranquility, making it a highly sought-after location for residents. The neighborhood is home to a variety of local shops, boutiques, and restaurants, offering a diverse range of dining and shopping experiences. The weekly farmers market is a community highlight, providing residents with access to fresh, local produce and artisan goods.

The building itself is a testament to modern design and impressive amenities. Residents can take advantage of a fully outfitted gym, perfect for those who prioritize health and wellness. The rooftop deck offers breathtaking 360-degree views from Hollywood to Downtown Los Angeles, providing a stunning backdrop for relaxation or socializing. Additionally, the convenience of subterranean parking cannot be overstated in a bustling city like Los Angeles.

Inside each of the 30 units, attention to detail and luxury are evident. High-end appliances, private balconies, and Nest thermostats offer modern conveniences, while the exquisite quartz countertops, hardwood luxury flooring, and backlit LED mirrors add a touch of sophistication and elegance. Every element within these residences exudes comfort and style, catering to a modern and discerning renter.

Beyond its exceptional features, 4804 Oakwood benefits from its prime location in Larchmont Village. This vibrant neighborhood boasts a thriving community and offers convenient access to a variety of shops, restaurants, and entertainment options. The demographics surrounding the property are highly favorable, with a growing population and impressive median and average household incomes.

Overall, 4804 Oakwood is not just a property, but a lifestyle offering. With its luxurious units, modern amenities, and prime location in the heart of Larchmont Village, it represents a standout investment opportunity in the Los Angeles real estate market.



\$14,650,000

5.02% CAP | \$502 PSF

Offering Summary

Address	4804 Oakwood Ave Los Angeles CA 90004
Property Name	Oakwood Larchmont Village
Price	\$14,650,000
Price Per SqFt	\$502 PSF
Price Per Unit	\$488,333
GIM	13.45
CAP Rate	4.75%
NOI	\$695,735

Property Summary

Building SqFt	±29,166 SqFt
Land Area	±14,307 SqFt
# of Floors	4
Parking	Subterranean
Year Built	2022
Zoning	LAR3

Investment Highlights



BRAND NEW CONSTRUCTION



CENTRALLY LOCATED



VARIOUS BUILDING & UNIT AMENITIES



DESIRABLE UNIT MIX



\$14,650,000

5.02% CAP | \$549 PSF

INVESTMENT HIGHLIGHTS

BRAND NEW CONSTRUCTION – 4804 Oakwood is a brand new construction, representing the pinnacle of Class A building quality. Every aspect of the property, from the architectural design to the interior finishes, has been meticulously planned and executed. The result is a building that not only looks impressive but also offers superior functionality and durability. The quality of construction sets a high standard for luxury living, ensuring that the property will continue to attract discerning renters for years to come.

CENTRALLY LOCATED – One of the key selling points of 4804 Oakwood is its central location. Nestled in the heart of Larchmont Village, the property is conveniently located between Hollywood and Downtown Los Angeles. This prime location provides residents with easy access to a plethora of dining, shopping, and entertainment options. Notably, the property is within walking distance to Paramount Studios, one of the oldest and most iconic film studios in the world. This proximity to a major entertainment hub adds a unique appeal to the property.

VARIOUS BUILDING & UNIT AMENITIES– 4804 Oakwood offers a wide range of building and unit amenities designed to enhance the living experience of residents. These include a fully outfitted gym, a rooftop deck with breathtaking 360-degree views, high-end appliances, private balconies, Nest thermostats, quartz countertops, hardwood luxury flooring, and backlit LED mirrors. These amenities cater to the modern renter's desire for convenience, luxury, and style.






DESIRABLE UNIT MIX– The property boasts a great mix of one and two-bedroom units, catering to a wide range of renters. Whether it's a single professional looking for a comfortable one-bedroom or a small family needing the extra space of a two-bedroom unit, 4804 Oakwood has options to suit various needs. This diversity in unit types enhances the property's appeal to a broader market.

STABILIZED OCCUPANCY– 4804 Oakwood has a strong track record of occupancy, demonstrating its appeal to renters. The current in-place stabilized occupancy ensures a steady stream of rental income, making it a reliable and profitable investment. This high occupancy rate is a testament to the property's desirable location, high-quality construction, and comprehensive range of amenities.

Property Information			Financing Assumptions			Property Highlights	
Price:	\$14,650,000		Proposed Financing	Proposed Financing		<ol style="list-style-type: none"> Brand New Construction Class A Building & Qu Centrally Located Between Walking Distance to Paramount Studios Subterranean Parking Various Building & Unit Amenities Great Unit Mix Consisting of One and Two Bedroom Units Current in-place stabilized occupancy 	
Equity:	50% \$7,325,000		First Loan	\$7,325,000			
Number of Units:	30		Terms:	30			
Cost Per Unit:	\$488,333		Interest rate:	6.00%			
Approx. Age:	2022		Constant rate:	7.19%			
Approx. Lot Size:	14,307		DSCR	1.32		Amazing Opportunity to purchase a stabilized 2022 Construction project in Larchmont Village. Great Unit Mix Consisting of 1's and 2's. Various Building & Unit Amenities	
Total Bldg SqFt:	29,166		GIM / Cap Rate	Current	ProForma		
Cost per Net RSF:	\$502		Gross Income Multiplier	13.45	13.45		
Parking:	Subterranean		Capitalization Rate:	4.75%	4.75%		

Scheduled Income										Estimated Expenses				
No. Of Units	% of Total	Unit Type	Unit SF	Avg. Rent	Rent PSF	Monthly Income	Market Avg. Rent	Market Rent PSF	Market Monthly Income	Expense	Amount	Per Unit	Per Bldg. SF	% of SGI
16	53%	1+1	729	\$2,835	\$3.89	\$45,360	\$2,835	\$3.89	\$45,360	Property Taxes:	\$170,749	\$5,692	\$5.85	16.12%
11	37%	2+2	918	\$3,747	\$4.08	\$41,220	\$3,747	\$4.08	\$41,220	Insurance:	\$13,666	\$456	\$0.47	1.29%
2	7%	1+1 (A)	681	\$537	\$0.79	\$1,074	\$537	\$0.79	\$1,074	Utilities:	\$33,834	\$1,128	\$1.16	3.19%
1	3%	2+2 (A)	1,023	\$615	\$0.60	\$615	\$615	\$0.60	\$615	Management Fee:	\$34,788	\$1,160	\$1.19	3.28%
(A)- Affordable Units										Landscaping:	\$7,575	\$253	\$0.26	0.72%
30	100%	avg:	805	\$2,942	\$3.64	\$88,269	\$2,942	\$3.64	\$88,269	Cleaning:	\$8,295	\$277	\$0.28	0.78%
		Utility Reimbursement:				\$1,524	\$1,524			Elevator:	\$3,425	\$114	\$0.12	0.32%
		Other Income:				\$969	\$969			Fire System	\$960	\$32	\$0.03	0.09%
		Monthly Scheduled Gross Income:				\$90,762	\$90,762			R&M:	\$19,231	\$641	\$0.66	1.82%
		Annualized Scheduled Gross Income:				\$1,089,149	\$1,089,149			G&A:	\$15,385	\$513	\$0.53	1.45%
Annualized Operating Data				Current			Market			Advertising:	\$4,980	\$166	\$0.17	0.47%
Scheduled Rental Income:				\$1,059,228			\$1,059,228			Payroll:	\$36,000	\$1,200	\$1.23	3.40%
Additional Income				\$29,921			\$29,921			Trash	\$9,653	\$322	\$0.33	0.91%
Less Vacancy Rate Reserve:				(\$32,674) 3.0% *			(\$32,674) 3.0% *			Pest Contol	\$2,200	\$73	\$0.08	0.21%
Gross Operating Income:				\$1,056,475			\$1,056,475			TOTAL OPERATING EXPENSE \$360,740 \$12,024.68 \$12.37 34.06%				
Less Operating Expenses:				\$360,740 34.1% *			\$360,740 34.1% *							
Net Operating Income:				\$695,735			\$695,735							
Less Replacement Reserves:														
Less Loan Payments:				(\$527,005)			(\$527,005)							
Pre-Tax Cash Flow:				\$168,730 2.30% **			\$168,730 2.3% **			Expense Ratio: 34.06%				
* As a percentage of Scheduled Gross Income ** As a percentage of Equity Portion (Down Payment)														

Unit Number	Status	Unit Type	Unit Size	Current Rent	Scheduled Gross Income	Current Rent per SF	Market Rent	Market Rent per SF	Loss-To-Lease
201	Occupied	2+2	854	\$3,500	\$42,000	\$4.10	\$3,500	\$4.10	\$0
202	Occupied	2+2	947	\$3,500	\$42,000	\$3.70	\$3,500	\$3.70	\$0
203	Occupied	1+1	689	\$2,800	\$33,600	\$4.06	\$2,800	\$4.06	\$0
204 (Down Unit)	Vacant	1+1	704	\$2,895	\$34,740	\$4.11	\$2,895	\$4.11	\$0
205 (Down Unit)	Vacant	1+1	852	\$2,850	\$34,200	\$3.35	\$2,850	\$3.35	\$0
206	Occupied	2+2	883	\$3,350	\$40,200	\$3.79	\$3,350	\$3.79	\$0
207 Affordable	Vacant	2+2 (A)	1023	\$615	\$7,380	\$0.60	\$615	\$0.60	\$0
208	Occupied	1+1	672	\$2,645	\$31,740	\$3.94	\$2,645	\$3.94	\$0
209	Occupied	1+1	672	\$2,645	\$31,740	\$3.94	\$2,645	\$3.94	\$0
210	Occupied	1+1	852	\$2,875	\$34,500	\$3.37	\$2,875	\$3.37	\$0
301	Occupied	2+2	854	\$3,900	\$46,800	\$4.57	\$3,900	\$4.57	\$0
302	Occupied	2+2	947	\$3,500	\$42,000	\$3.70	\$3,500	\$3.70	\$0
<i>303 Affordable</i>	Occupied	1+1 (A)	689	\$527	\$6,324	\$0.76	\$527	\$0.76	\$0
304	Occupied	1+1	704	\$2,700	\$32,400	\$3.84	\$2,700	\$3.84	\$0
305	Occupied	1+1	704	\$2,600	\$31,200	\$3.69	\$2,600	\$3.69	\$0
306	Occupied	2+2	883	\$3,925	\$47,100	\$4.45	\$3,925	\$4.45	\$0
307	Occupied	2+2	1023	\$3,600	\$43,200	\$3.52	\$3,600	\$3.52	\$0
308	Occupied	1+1	672	\$2,700	\$32,400	\$4.02	\$2,700	\$4.02	\$0
309	Occupied	1+1	672	\$2,700	\$32,400	\$4.02	\$2,700	\$4.02	\$0
310	Occupied	1+1	852	\$3,000	\$36,000	\$3.52	\$3,000	\$3.52	\$0
401	Occupied	2+2	854	\$4,175	\$50,100	\$4.89	\$4,175	\$4.89	\$0
402	Occupied	2+2	947	\$3,820	\$45,840	\$4.03	\$3,820	\$4.03	\$0
403	Occupied	1+1	689	\$3,100	\$37,200	\$4.50	\$3,100	\$4.50	\$0
404	Occupied	1+1	704	\$3,100	\$37,200	\$4.40	\$3,100	\$4.40	\$0
405	Occupied	1+1	704	\$3,100	\$37,200	\$4.40	\$3,100	\$4.40	\$0
406	Occupied	2+2	883	\$4,150	\$49,800	\$4.70	\$4,150	\$4.70	\$0
407	Occupied	2+2	1023	\$3,800	\$45,600	\$3.71	\$3,800	\$3.71	\$0
408	Occupied	1+1	672	\$2,900	\$34,800	\$4.32	\$2,900	\$4.32	\$0
409 Affordable	Vacant	1+1 (A)	672	\$547	\$6,564	\$0.81	\$547	\$0.81	\$0
410	Occupied	1+1	852	\$2,750	\$33,000	\$3.23	\$2,750	\$3.23	\$0
# of Units	# of Units Occupied	Percentage of Total	Rentable SF	Average Unit Rent	SGL	Avg Rent/SF	Market SGL	Market Rent/SF	Loss To Lease
30	26	87%	24,148	\$2,942	\$1,059,228	\$3.66	\$1,059,228	\$3.66	\$0

	Property	Price	Bldg SqFt	YB	# of Units	\$ / SF	\$ / Unit	Cap Rate	GIM	COE
S.	 <p>SUBJECT PROPERTY Los Angeles, 90004</p> <p>Multi-family</p>	\$14,650,000 Comments:	29,166	2022	30	\$502	\$488,333	4.75%	13.45	
1.	 <p>689 S Catalina St Los Angeles, 90005</p> <p>Multi-family</p>	\$29,614,500 Comments: At the time of sale the property was set to be completed the following month. The 61-unit multifamily property is located at 689 S Catalina St. in Los Angeles, CA.	60,328	2023	61	\$491	\$485,484	N/AV	N/Av	6/30/2023
2.	 <p>552 N Hobart Blvd Los Angeles, 90004</p> <p>Multi-family</p>	\$13,700,000 Comments: On October 18th, 2022 552 N Hobart Blvd sold for \$13.7MM. This property had 26 units at the time of sale, with a price per unit of \$526,923. The cap rate for this transaction was 4.01%, with an NOI of \$549,370, a GRM of 15.88, and an occupancy of 96%.	27,153	2021	26	\$505	\$526,923	4.01%	15.88	10/18/2022
3.	 <p>1319 S Orange Grove Ave Los Angeles, 90019</p> <p>Multi-family</p>	\$24,250,000 Comments: At the time of sale, the asset transferred with a 4.20% cap rate and was 100% occupied. Known as the Hive, a Multi-Family property of 33 units. The apartment complex was developed in 2022 and offers one and two-bedroom apartments.	34,060	2022	33	\$712	\$734,848	4.30%	15.80	10/1/2022
4.	 <p>11955 W Culver Blvd Los Angeles, 90066</p> <p>Multi-family</p>	\$16,327,000 Comments: Controlled access, telephone entry system, subterranean garage and there are storage spaces available for rent. Apartment amenities include: custom tiled bath, walk in laundry room, washer & dryer, balcony/patio, central AC & heat, and state-of-the-art stainless steel appliance	24,356	2022	25	\$670	\$653,080	4.20%	15.70	10/7/2022
Comparables Average			36,474	2022	42	\$594	\$600,084	4.25%	15.79	
Subject Property			29,166	2022	30	\$502	\$488,333	4.75%	13.45	

SECTION 2

PROPERTY PICTURES

4804 Oakwood Ave







4804 Oakwood Ave

ROOFTOP
PATIO

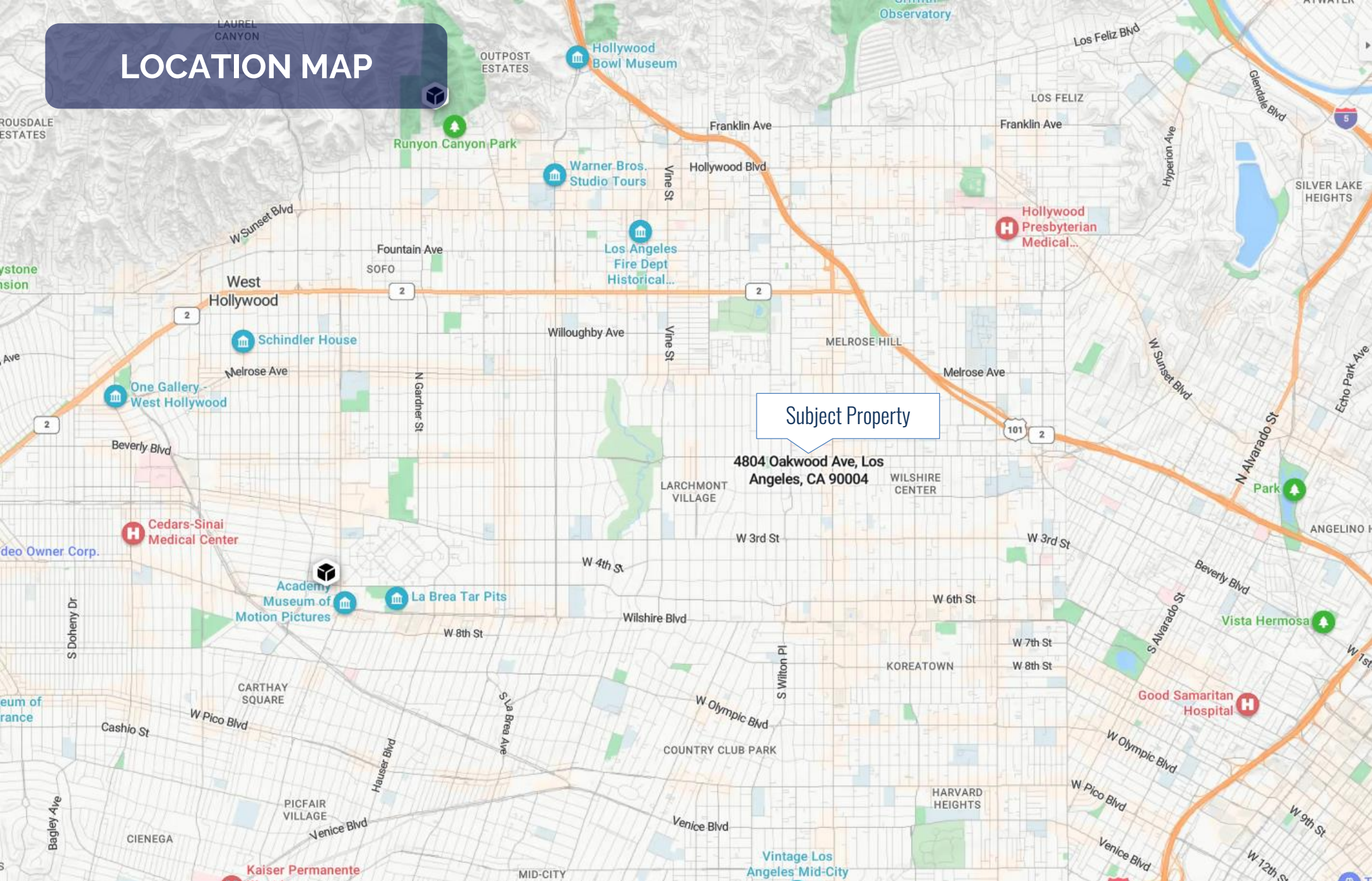
4804 Oakwood Ave

INDOOR
GYM

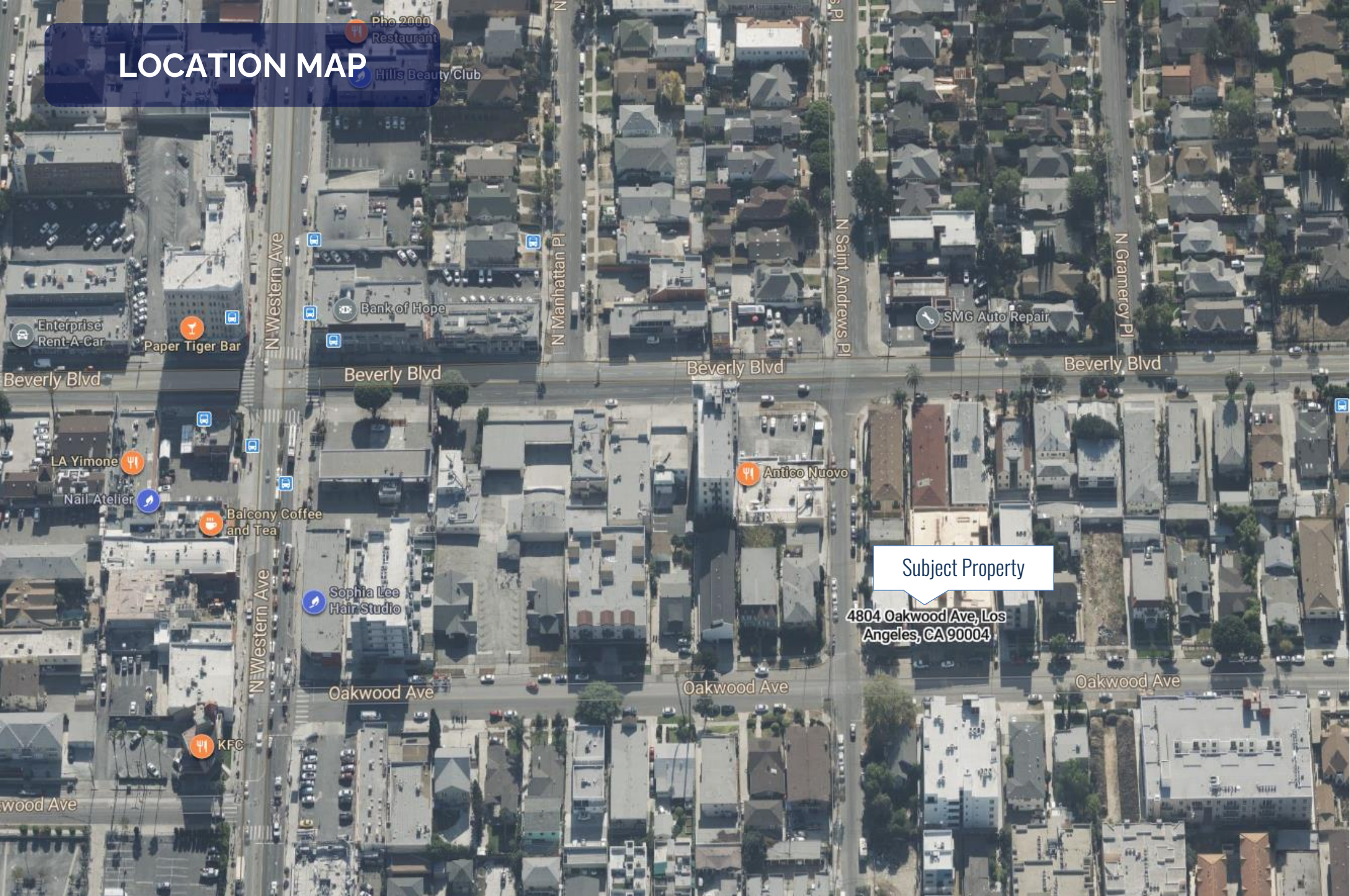
SECTION 3

AERIALS & MAPS

LOCATION MAP



LOCATION MAP



SECTION 4

LOCATION OVERVIEW

KOREATOWN & MID WILSHIRE, CALIFORNIA



The Mid-Wilshire and Koreatown markets in Los Angeles are dynamic and evolving, presenting a compelling opportunity for real estate investment. These areas are known for their cultural diversity, thriving nightlife, and excellent food scene, which attract a diverse mix of residents, making them ideal locations for real estate investment.

Despite recent decreases in home prices, there are several factors that suggest potential for future growth. One of the most promising signs is the positive trend in the Mid-Wilshire market. The median listing home price was \$1.7M in June 2023, trending up 6% year-over-year.

This suggests that while the market may be experiencing some short-term fluctuations, the long-term trend is positive. This upward trend is likely driven by the area's central location, high-quality amenities, and the ongoing demand for housing in this desirable neighborhood.

In addition to the positive trends in Mid-Wilshire, the Koreatown

market also shows potential for future growth. The median list price of homes in Wilshire Center - Koreatown was \$839,000 in 2022. While this represents a decrease compared to the previous year, the area's central location, cultural vibrancy, and diverse housing stock make it a compelling location for future investment.

Koreatown, in particular, has become a hotspot for young professionals and families due to its vibrant nightlife, diverse food scene, and excellent public transportation. The area's popularity among these demographics suggests a strong demand for housing, which could drive future growth in the real estate market.

Furthermore, both Mid-Wilshire and Koreatown are expected to benefit from ongoing development projects in Los Angeles. These projects, which include new residential and commercial buildings, infrastructure improvements, and public spaces, are likely to enhance the appeal of these areas and stimulate the real estate market.

Overall, these factors make Mid-Wilshire and Koreatown attractive locations for real estate investment, with promising prospects for future growth.



LARCHMONT VILLAGE

Larchmont Village is a highly sought-after neighborhood in the heart of Los Angeles, California. Known for its small-town charm, this area offers a unique blend of urban convenience and suburban tranquility, making it a prime location for real estate investment.

One of the key selling points of Larchmont Village is its central location. It is nestled between Hollywood and Koreatown, providing easy access to a plethora of dining, shopping, and entertainment options.

Despite its proximity to these bustling areas, Larchmont Village maintains a serene and peaceful atmosphere, thanks to its tree-lined streets and well-maintained homes.

The real estate in Larchmont Village is diverse, ranging from charming historic homes to modern apartments and condos. This variety caters to a wide range of buyers, from those seeking a cozy, character-filled house to those looking for a sleek, contemporary living space.

Larchmont Village is also known for its strong sense of community. The neighborhood features a weekly farmers market, annual block parties, and other community events that foster a close-knit community spirit. This strong community vibe is a significant draw for buyers looking for a friendly and welcoming neighborhood.

The area is also home to several highly-rated schools, making it an attractive location for families. The presence of parks and green spaces further enhances its appeal for families and outdoor enthusiasts.

In terms of investment potential, Larchmont Village has consistently demonstrated strong real estate value. The area's desirability, coupled with the limited availability of properties, has led to steady price appreciation over the years. This trend is expected to continue, making Larchmont Village a solid choice for real estate investment.

Overall, Larchmont Village offers a unique mix of urban convenience, suburban peace, and community spirit. Its diverse real estate, strong school system, and consistent value appreciation make it a highly attractive location for both homebuyers and investors.

LOCATION HIGHLIGHTS



PRIME LOCATION

Larchmont Village is centrally located between Hollywood and Koreatown, offering residents easy access to a wide range of dining, shopping, and entertainment options. Despite its urban convenience, the neighborhood maintains a peaceful, suburban atmosphere.



DIVERSE REAL ESTATE

The real estate in Larchmont Village is varied, with properties ranging from historic homes to modern apartments and condos. This diversity caters to a wide range of buyers and investors.



STRONG COMMUNITY

Larchmont Village is known for its strong sense of community, with regular events like a weekly farmers market and annual block parties. The area also boasts highly-rated schools, making it an attractive location for families.

DEMOGRAPHICS

4804 Oakwood Ave, Los Angeles CA, 90004



POPULATION

1 MILE 3 MILES 5 MILES

2023 Population	82,268	608,414	1,136,020
Median Age	39.7	39.6	39.4



HOUSEHOLDS

1 MILE 3 MILES 5 MILES

2023 Households	30,919	244,939	452,228
Avg. Household Size	2.6	2.4	2.4
Total Specified Consumer Spending	\$806.8M	\$6.5B	\$12.8B



HOUSEHOLD INCOME

1 MILE 3 MILES 5 MILES

Avg Household Income	\$77,318	\$82,381	\$89,370
Median Household Income	\$54,303	\$56,620	\$60,687



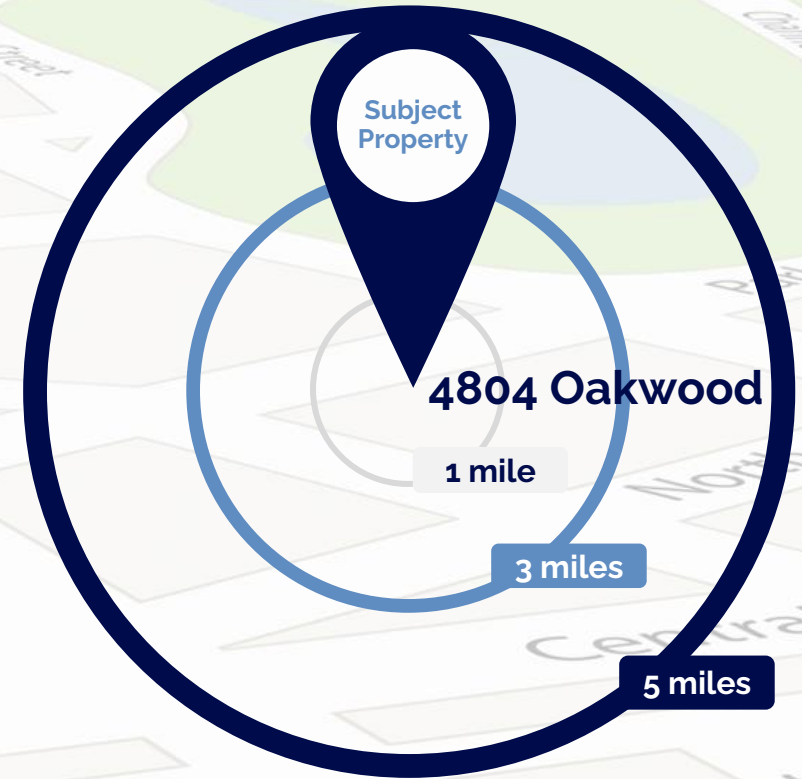
1.136MM+

Total Population
(5 miles)



\$89K+

Avg. Household Income.
(5 miles)





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