

PRIME HOLLYWOOD DEVELOPMENT SITE

LOCATION ALONG POPULAR MELSROSE BLVD /LARCHMONT AREA

34 FULLY ENTITLED (RTI) APARTMENT DEVELOPMENT OPPORTUNITY

667-671 N. Wilton Place
Los Angeles, CA 90004



Walk Score
88

INVESTMENT SALES. CAPITAL MARKETS. DONE.

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**CONFIDENTIAL OFFERING
MEMORANDUM**

**DWG
CAPITAL GROUP**

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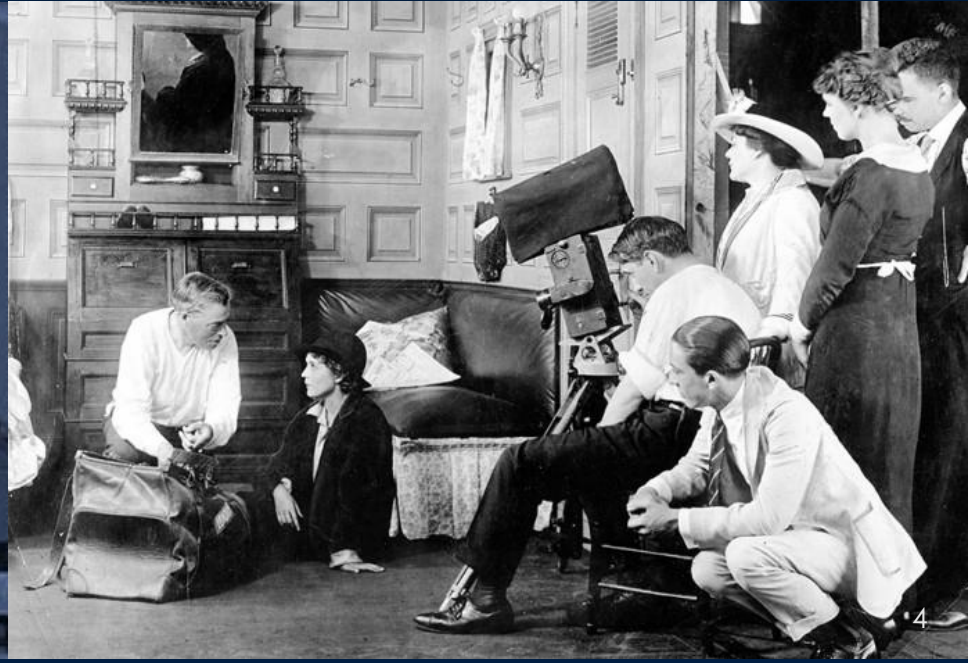
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EXECUTIVE SUMMARY



THE OFFERING

DWG Capital Group, as exclusive advisor, is pleased to present for sale a new superior development project located at 667-671 North Wilton Place. **North Wilton Place Apartments** offers an developer/investor the superior opportunity to acquire a nearly shovel ready (RTI) project, eliminating entitlement risk, significantly reducing carrying costs and future building cost escalation risks to **get straight to a path of development and profit**.

This prime 2 C-2 parcel assemblage site has had all existing improvements removed and is raw land and ready to issue permits. The fully entitled apartment development sale also already has an in place an intelligent and attractive building design via an excellent architect and seasoned developer already. The fully stamped completed plans allow the project to commence quickly to develop a beautiful, new 5 Story, 34-Unit apartment building inclusive of 4 stories of residential, 1 story on-grade parking/lobby and 1 story subterranean parking.

The subject site is very well-located in the heart of the flourishing Hollywood/Larchmont/Oakwood submarkets, right along the popular Paramount/Raleigh Studio Row corridor and just blocks from the high rent, hip and bustling Larchmont Village area. **North Wilton Place** is an ideal acquisition for an experienced developer looking to build quickly establish and/or expand their strategic interest in one of the hottest submarkets in Los Angeles.

INVESTMENT HIGHLIGHTS

- **Strong Multifamily Fundamentals:** As of 1Q18 the submarket is averaging 4.5 % vacancy, 3% rent growth and positive net absorption with an superior sale cap rate of 4.3% for all sales both old and new construction as averaged.
- **Excellent Location:** The Property is located along popular Melrose Boulevard (Between Van Ness and Western) adjacent to Raleigh Studios, Gratitude Cafe, Lemonade, Parament Studios, Larchmont Village, Antequera De Oaxaca and La Fonda Antioqueña. A 6 block drive puts you in the hip and high-priced Larchmont Area, and just by the nearby Hancock Park, East Hollywood, Silverlake areas.
- **Transit Oriented:** The Property benefits from ease of access from the US 101 (Hollywood Freeway), CA 2 (Glendale Freeway), and 1-5 (Golden State Freeway).
- **Lack of Housing Affordability:** There remains significant affordability gap to home ownership in the Hollywood/Larchmont Village/Oakwood submarkets furthering excellent rent fundamentals in the area. With the median home price in the area is approximately \$1.5m+, a typical monthly mortgage payment is between 2-3x more than the average market rent.
- **Affluent Submarket:** Average household income exceeding \$65,000 in a 1-mile trade area. The site has an excellent walk score of 88 and teaming with millennials and workers.
- **Development Hotbed:** More than 2.3 million square feet of commercial space is currently under development in the Hollywood/Larchmont submarket representing more than \$1.58 billion in project costs.

OFFERING SUMMARY

Listing Price	\$4,300,000
Status of Entitlements	RTI
No. of Units	34 (31 Market Rate and 3 Affordable Units)
Total SF	20,920 SF net / 38,766 SF gross (*With Common Area and Parking)
Price Per FAR SF	\$189.29
Address	667-671 N. Wilton Place Los Angeles, CA 90004
Lot Size	10,349 sf
Zoning	C2
Submarkets	Hollywood Larchmont Village Oakwood
Existing Improvements	2 Single Family Homes and 2 Garages
Type of Construction	Type III
APN	5522- 003-006 and 007
Unit Mix	23 One Bedrooms, 1 Two Bedroom, 10 Studios and 34 Parking Spaces





PROPERTY OVERVIEW

PROPERTY PROFILE

THE DEVELOPMENT

Prospective buyer/developers will have a superior profile in purchasing and building **Wilton Place Apartments**. The site is presently ready to issue permits and soon be built into a thriving, hip, burgeoning dense area. The site is zoned c2 with permits allowing **34 residential units comprised of 4 stories of residential, 1 story of on-grade parking/lobby and 1 story of subterranean parking.**

34 UNITS READY TO ISSUE PERMITS AND BUILD

The two adjacent C2-1 Parcels total 10,349sf with no height restriction. The RTI buildable project is comprised of 20,920 sf of residential space with 38,766 total sf (with common area and parking) yielding 34 units (31 market rate, 3 very low income) offering an attractive unit mix of 23 one bedrooms, 1 two bedrooms, 10 studios with 34 parking spaces. *Rents are superior in the area with the **LC by California Landmark, The Micropolitan on Larchmont, The Broadstone, 711 Cole Avenue, 644 North Hobart in the immediate area.** New restaurants such as **Gratitude, Osteria La Buca, La Fonda and Lemonade** and the studios all drive a vibrant local culture for tenants.*

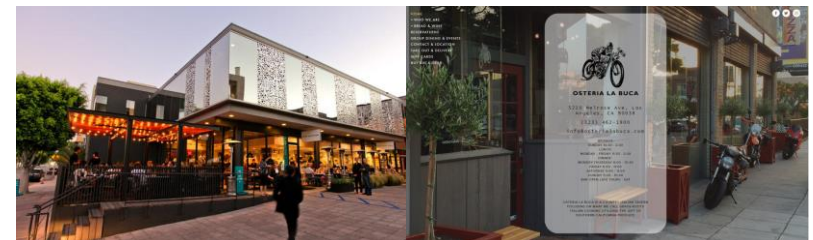
*Prospective buyers are encouraged to complete their own analysis and due diligence. Full plans are available for review.

4 Stories of Residential
+
1 Story On-Grade Parking and Lobby + 1 Story Subterranean Parking



NEW FORTHCOMING ENTITLED DEVELOPMENT - 34 UNITS

Property Type	Mid Rise Apartments
Number of Units	34
Number of Stories	4 Stories of Residential 1 Story On-Grade Parking/ Lobby 1 Story Subterranean Parking
Affordable Units	3
Entitled RTI Unit Mix	Studio: 10 units 1 BR: 23 units 2 BR: 1 unit
Building Area	20,920 SF net / 38,766 SF gross
Parking Spaces	34



PROJECT RENDERING



Bike Score
67

Transit Score
53

Walk Score
88

PLAN SET COVER PAGE

N. WILTON PLACE APARTMENTS

667-671 WILTON AVENUE, LOS ANGELES, CA

34 RESIDENTIAL UNITS
31 MARKET RATE, 3 VERY LOW INCOME

PROJECT INFORMATION

ADDRESS: 667-671 WILTON AVENUE, LOS ANGELES, CA 90008
LEGAL DESCRIPTION: LOTS 9 AND 7 OF TRACT NO. 3788, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 43, PAGE 86, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAK COUNTY
CASE NUMBER: DR-2016-2568-08
ZONE: C2-1
APN: 5623 003 006 AND 5623 003 007
OWNER: SYNDICORE HOLDINGS, LLC
 17192 SAN VICENTE BLVD.
 LOS ANGELES, CA 90049
 TEL: (310) 442-4371
 REBECCA@DEA.COM
 TEL: (310) 562-7713
CONTACT PERSON: REBECCA@DEA.COM
PROPOSED USE: NEW 5 STORY, 34 UNIT APARTMENT BUILDING, 4 STOREYS OF RESIDENTIAL OVER 1 STORY OF ON-GRADE PARKING AND LOBBY, OVER 1 STORY OF SUBTERRANEAN PARKING
INCENTIVES: THE PROJECT WILL PROVIDE 11% VERY LOW INCOME HOUSING, THEREFORE THIS PROJECT IS ENTITLED TO INCENTIVES.
INCENTIVE #1: FLOOR AREA RATIO (12.22 AS 25 (94) 20% DECREASE IN THE REQUIRED WIDTH OR DEPTH OF ANY INDIVIDUAL YARD OR SETBACK (12.22 AS 25 (94))
INCENTIVE #2: FLOOR AREA RATIO (12.22 AS 25 (94) 20% DECREASE IN THE REQUIRED WIDTH OR DEPTH OF ANY INDIVIDUAL YARD OR SETBACK (12.22 AS 25 (94))

BICYCLE ORDINANCE: TO ALLOW FOR AUTOMOBILE PARKING SPACES TO BE REPLACED BY BICYCLE PARKING AT A RATIO OF 1 AUTOMOBILE SPACE PER 4 BICYCLE SPACES PROVIDED (12.22 AS 4)
THIS PROJECT IS 100% PRIVATELY FUNDED WITH NO TAX CREDITS AND IS NOT PUBLIC HOUSING.

PLANNING/ZONING INFORMATION

ZONING: C2-1
ZONING INFORMATION: ZI 2462 Transit Priority Area in the City of Los Angeles
 DRP 2019-2959-D0
LOT SIZE: 10,349.59 SF GROSS
 9,811.51 SF NET (MINUS DEDICATION FOR MOBILITY 2020)
ALLOWABLE DENSITY: 10,349,800 = 25.87 = 25 UNITS
PROPOSED DENSITY BONUS: 35% (REQUIRES 11% VERY LOW INCOME)
PROPOSED DENSITY: 25 x 1.35 = 34 UNITS
 (11% VERY LOW INCOME + 3 UNITS, 2 ALLOWABLE INCENTIVES)
F.A.R.: 1.81
ALLOWABLE BUILDABLE AREA: 10,349.59 x 1.81 = 18,524.85 SF
ALLOWABLE FLOOR AREA (WITH INCENTIVE #1): 15,524.85 x 1.35 = 20,958.5 SF
PROPOSED FLOOR AREA: 20,958.5 SF
HEIGHT LIMIT: NO LIMIT
PROPOSED HEIGHT: 5 STOREYS (5F - 1'12")
NO. OF STOREYS: NO. OF STOREYS IS 5 STOREYS OVER 1 BASEMENT LEVEL.
SETBACKS: NONE
FRONT YARD SETBACK: 5'-0" + 1' PER FLOOR ABOVE 2ND + 0'-0"
SIDE YARD SETBACK - REAR YARD SETBACK: REQUIRED:
 15'-0" + 1' PER FLOOR ABOVE 3RD + 17'-0"
 PROVIDED WITH INCENTIVE #2:
 12'-7 1/4" (20% REDUCTION - 17' x 0.8 = 13'-7 1/4")

ZONING FLOOR AREA TABULATION (F.A.R.):
ALLOWABLE BUILDABLE AREA: F.A.R. 1.81
 10,349.59 x 1.81 = 18,524.85 SF
WITH INCENTIVE #1: 15,524.85 x 1.35 = 20,958.5 SF
PROPOSED BUILDING BREAKTHROUS:
F1 LEVEL/GROUND FLOOR: RESIDENTIAL, LOBBY AND WALL 834 SF
SECOND FLOOR: RESIDENTIAL 5,321 SF
THIRD FLOOR: RESIDENTIAL 5,478 SF
FOURTH FLOOR: RESIDENTIAL 5,478 SF
FIFTH FLOOR: RESIDENTIAL 3,813 SF
GRAND TOTAL AREA: 20,958.5 SF = 20,958.5 SF

GOVERNING CODES

2014 CITY OF LOS ANGELES BUILDING CODE BASED ON 2013 CALIFORNIA BUILDING CODE
 CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 2 VOLUME 142
 2013 CALIFORNIA FIRE CODE
 2013 CALIFORNIA MECHANICAL CODE
 2013 CALIFORNIA ELECTRICAL CODE
 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2013 CALIFORNIA FIRE CODE

BUILDING CODE INFO

CONSTRUCTION TYPE: TYPE I(A) + TYPE I(B) - FULLY SPRINKLERED (NFPA 13) (CONCEALED HEADS THROUGHOUT - EXCEPT IN GARAGE AREAS)
FIRE DISTRICT: NO
METHANE ZONE: NO
OCCUPANCY: R2 / S2 / A-2
HEIGHT LIMIT PER CBC: 55'-0"
PROPOSED HEIGHT: AVERAGE GRADE (288.07) TO AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE (343.07) = 55'-0"
NO. OF STOREYS: 5 STOREYS, 4 LEVELS OF TYPE I(B) CONSTRUCTION OVER 1 LEVEL OF TYPE I(A) ABOVE-GRADE GARAGE OVER 1 LEVEL OF TYPE I(A) SUBTERRANEAN GARAGE

THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR TO INSTALLATION.
FIRE ALARM SYSTEM SHALL BE PROVIDED (DEFERRED SUBMITTAL)
TWO-WAY RADIO COMMUNICATIONS ENHANCEMENT SYSTEM SHALL BE PROVIDED AS REQUIRED BY THE 2013 CALIFORNIA FIRE CODE (DEFERRED SUBMITTAL)

BUILDING ELEMENT	RATING	OPENINGS	STC
STRUCTURAL FRAME	1 HOUR	N/A	N/A
BEARING WALLS - EXT	2 HOURS IBC OR 4 HOURS PER 902.3	PER 704.8, 3/4 HOUR	N/A
BEARING WALLS - INT	1 HOUR	N/A	N/A
NONBEARING WALLS - EXT (TABLE 602)	1 HOUR + 3" FEET AIRFWY PER 902.3	PER 704.8, 3/4 HOUR	N/A
NONBEARING WALLS - INT	0 HOUR	N/A	N/A
FLOOR	1 HOUR	N/A	N/A
ROOF	1 HOUR	N/A	N/A
CEILING	1 HOUR	NONE	50
TEMP. SEP. FLOOR/CLG.	1 HOUR	NONE	50 + IC 50
TEMP. CORRIDOR	1 HOUR	1/3 HOUR W/ SMOKE & DRAWT CONTROL GARMENTS	50 + STC 20 DOOR
FIRE WALLS	3 HOURS	1-1/2 HOURS	50*
STAIRS	1 HOUR WOOD FRAMED OR NC	N/A	N/A
EXIT STAIR & ELEVATOR ENCLOSURES	2 HOURS (CONNECTING 4 STOREYS OR MORE)	1-1/2 HOURS	50**
SERVICE CHUTE & VENT SHAFT ENCLOSURES	2 HOURS (CONNECTING 4 STOREYS OR MORE)	PER 707.7 - 707.12	50**

* WHEN ADJACENT TO LIVING AREAS
 ** WHEN ADJACENT TO LIVING AREAS AND/OR OCCUPIED PUBLIC AREAS

BUILDING ELEMENT	RATING	OPENINGS	STC
STRUCTURAL FRAME	3 HOURS IBC	N/A	N/A
BEARING WALLS - EXT	3 HOURS IBC	PER 704.8, 3/4 HOUR	N/A
BEARING WALLS - INT	3 HOURS IBC (MAY BE REDUCED TO 2 HOURS WHERE SUPPORTING ROOF ONLY)	N/A	N/A
NONBEARING WALLS/ PARTITIONS - EXTERIOR (TABLE 602)	1 HOUR NC + 30 FEET AIRFWY + 30 FEET	3/4 HOUR + 30 FEET	N/A
NONBEARING WALLS/ PARTITIONS - INTERIOR	0 HOUR	2 HOUR	N/A
FLOOR	2 HOURS	SHAFT	N/A
ROOF	1-1/2 HOURS	N/A	N/A
TEMP. SEP. PARTY WALL (R OCC)	1 HOUR	NONE	50
TEMP. SEP. FLOOR/CLG. (R OCC)	1 HOUR	NONE	50 + IC 50
TEMP. CORRIDOR	1 HOUR	1/3 HOUR W/ SMOKE & DRAWT CONTROL GARMENTS	50 + STC 20 DOOR
FIRE WALLS	3 HOURS	1-1/2 HOURS	50*
STAIRS	1 HOUR WOOD FRAMED OR NC	N/A	N/A
EXIT STAIR & ELEVATOR ENCLOSURES	2 HOURS (CONNECTING 4 STOREYS OR MORE)	1-1/2 HOURS	50**
SERVICE CHUTE & VENT SHAFT ENCLOSURES	2 HOURS (CONNECTING 4 STOREYS OR MORE)	PER 707.7 - 707.12	50**

* WHEN ADJACENT TO LIVING AREAS
 ** WHEN ADJACENT TO LIVING AREAS AND/OR OCCUPIED PUBLIC AREAS

BUILDING AREA

PROPOSED TYPE OF CONSTRUCTION:

CONSTRUCTION TYPE I(A) MAX. ALLOWABLE AREA PER STORY - UNLIMITED (PER TABLE 603)	CONSTRUCTION TYPE I(B) MAX. ALLOWABLE AREA PER STORY - 24,000 SF (PER TABLE 603)
GROUP R012	SECOND FLOOR: 5,402 SF + 24,000 SF
R2 GARAGE FLOOR:	THIRD FLOOR: 5,438 SF + 24,000 SF
GROUND FLOOR:	FOURTH FLOOR: 5,438 SF + 24,000 SF
	FIFTH FLOOR: 4,325 SF + 24,000 SF
	TOTAL AREA: 21,083 SF
TOTAL AREA:	15,958 SF

PARKING CALCULATIONS

PARKING REQUIRED:
 LEVEL 1 (AS-BUILD SYSTEM IS)
 0 1 BEDROOMS UNITS (33 UNITS x 1 PER UNIT) = 33 SPACES | 33 STD + 0 CMP
 2 2 BEDROOMS UNITS (1 UNIT x 2 PER UNIT) = 2 SPACES | 2 STD + 00 CMP
 SUBTOTAL REQUIRED: 35 SPACES | 35 STD + 00 CMP
AUTO PARKING OFFSET WITH BIKE PARKING:
 PER 100.12.3(A) AT 1/4 RATIO
 1 SPACE (4 BICYCLE SPACES PROVIDED)
TOTAL PARKING SPACES REQUIRED (WITH 3% REDUCTION): 34 SPACES | 34 STD + 00 CMP
PARKING PROVIDED:
 TOTAL STANDARD SPACES PROVIDED: 34 DIRECTLY ACCESSIBLE SPACES (INCLUDES 1 ADA SPACE)
 34 x 0.89 = 30.26 SPACES (PROVIDED 1 ADA SPACE, SEE A203)
 DESIRED ACCESS PARKING (2% OF PARKING PROVIDED): 0.68 SPACES (PROVIDED 1 ADA SPACE, SEE A203)
 ELECTRIC VEHICLE CHARGING STATIONS (PROVIDED 2 EV SPACES, SEE A201 & A202): 2 SPACES (PROVIDED 2 EV SPACES, SEE A201 & A202)

BICYCLE PARKING CALCULATIONS

REQUIRED RESIDENTIAL BICYCLE PARKING:
 LONG TERM PARKING: 1 PER DRILLING UNIT (24 UNITS) = 24 SPACES
 SHORT TERM PARKING: 1/10 DRILLING UNITS (4 / 10) = 4 SPACES
PROVIDED RESIDENTIAL BICYCLE PARKING:
 LONG TERM PARKING: 24 SPACES
 SHORT TERM PARKING: 4 SPACES

OPEN SPACE & LANDSCAPE

OPEN SPACE REQUIRED:
 OPEN SPACE REQUIRED PER LAMB: 1.81 x 10,349.59 = 18,732.76 SF
 1.81 x 10,349.59 = 18,732.76 SF
 27 ONE BEDROOM = 27 x 1 HABITABLE ROOMS = 27 x 100 = 2,700 SF
 1 TWO BEDROOMS = 1 HABITABLE ROOMS = 1 x 125 = 125 SF
TOTAL OPEN SPACE PROVIDED: 18,732.76 SF
PRIVATE OPEN SPACE: 15 BALCONIES = 15 x 50 SF (PER LAMB 12.22 AS 202) = 750 SF
USABLE COMMON OPEN SPACE:
 FOURTH FLOOR:
 OUTDOOR DECK #1: 850 SF
 OUTDOOR DECK #2: 925 SF
TOTAL USABLE COMMON OPEN SPACE: 1,775 SF
PASSIVE RECREATION SPACE:
 FOURTH FLOOR:
 RECREATION ROOM: 697 SF
TOTAL PASSIVE RECREATION SPACE: 697 SF
RECREATION ROOMS CANNOT EXCEED 25% OF REQUIRED OPEN SPACE PER 12.22 AS 202(A)(2): 3,437 SF x 0.25 = 859.25 SF
TOTAL OPEN SPACE PROVIDED: 18,732.76 SF + 750 SF + 697 SF = 20,180 SF

LANDSCAPE REQUIREMENTS:

LANDSCAPE REQUIREMENTS: 1.81 x 10,349.59 = 18,732.76 SF
THESE REQUIREMENTS: 1 - 1" 4" BOX TREE FOR EVERY 4 UNITS (24 + 4 + 1.5) = 3 TREES (SEE LANDSCAPE PLANS)

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS:
 WETLANDS AND FIRE SPRINKLER, FIRE ALARM, LIFE SAFETY, THICKNESS OF FIRE PROOFING MATERIAL ON STRUCTURAL STEEL MEMBERS, METAL SLOTTED ELEVATOR, MECHANICAL PLUMBING, MECHANICAL, FIREWORKS, DEMOLITION AND ASBESTOS GUARDRAILS ARE NOT A PART OF THIS PLANSET. THEY WILL BE SUBMITTED FOR PLAN CHECK AS REQUIRED DURING CONSTRUCTION BY THE CONTRACTOR. THESE DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND RETURN BACK TO CONTRACTOR WITH A NOTATION INDICATING THE DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THESE SEPARATE ITEMS SHALL NOT BE RECALCULATED UNLESS THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY.

UNIT TYPE SUMMARY

UNIT MIX	NET (SF)	NO. OF BEDROOMS	NO. OF BATHROOMS
UNIT A	433 SF	1	1
UNIT B	438 SF	0	1
UNIT C	489 SF	1	1
UNIT D	489 SF	1	1
UNIT E	487 SF	1	1
UNIT F	629 SF	2	1
UNIT G	381 SF	0	1
UNIT H	524 SF	1	1
UNIT I BM	614 SF	1	1
UNIT J	483 SF	1	1
UNIT K	431 SF	1	1

AFFORDABLE HOUSING PROVIDED

20 BASE RESIDENTIAL UNITS 11% + 3 VERY LOW INCOME UNITS PER CASE NO. DRP-2016-2568-08 AND STATE DENSITY BONUS LAW 65915 (C)(3).

UNIT	BEDS	AFFORDABLE UNIT RATIO
1 202	0 BD	6 - 800 / 34 = 0.17 = 3 RESTRICTED UNITS + 0.17 = 1 UNITS
2 210	1 BD	27 - 1 800 / 34 = 0.29 = 3 RESTRICTED UNITS + 0.29 = 3 UNITS
3 410	1 BD	1 - 200 / 34 = 0.59 = 3 RESTRICTED UNITS + 0.59 = 6 UNITS

TOTAL = 3 VERY LOW INCOME UNITS

PROJECT TEAM

OWNER/APPLICANT:
 DE WILTON LLC
 11792 SAN VICENTE BLVD.
 LOS ANGELES, CA 90049
 CONTACT PERSON:
 REBECCA@DEA.COM (310) 562-7713

LANDSCAPE ARCHITECT:
 SWANSON PLS
 125 NORTH ORANGE DRIVE
 LOS ANGELES, CA 90039
 TEL: (323) 34-9603

MECHANICAL/PLUMBING/ENERGY CONSULTANT:
 JAYCOCK ENGINEERING, INC.
 232 N. LAKE AVENUE, SUITE 217
 PASADENA, CA 91101
 TEL: (909) 449-9499

ARCHITECT:
 DE ARCHITECTS, AIA
 1045 S. ROBERTS BLVD.
 PASADENA, CA 91101
 TEL: (909) 441-9171

STRUCTURAL ENGINEER:
 JOHN LARSEN & ASSOCIATES
 318 MAIN STREET
 EL SEGUINDO, CA 92645
 TEL: (714) 238-9600

ELECTRICAL ENGINEER:
 Z VOROGA CONSULTING
 ELECTRICAL ENGINEERING INC.
 232 N. LAKE AVE, SUITE 212
 PASADENA, CA 91101
 TEL: (809) 577-0449

SHORING:
 JOHN LARSEN & ASSOCIATES
 318 MAIN STREET
 EL SEGUINDO, CA 92645
 TEL: (714) 238-9600

VICINITY MAP



DEA

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 Santa Monica, CA 90401
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 fax: 310.451.7916
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STAMP

NOT FOR CONSTRUCTION UNLESS ISSUED BY THE ARCHITECT

N. WILTON PLACE
667-671 WILTON PLACE, LOS ANGELES, CA

PROJECT INFORMATION

DATE	ISSUE / REVISION
12-20-2016	1.00 PUMP PLAN CHECK - 2

JOB NO: 1606

DATE: 07-18-2017

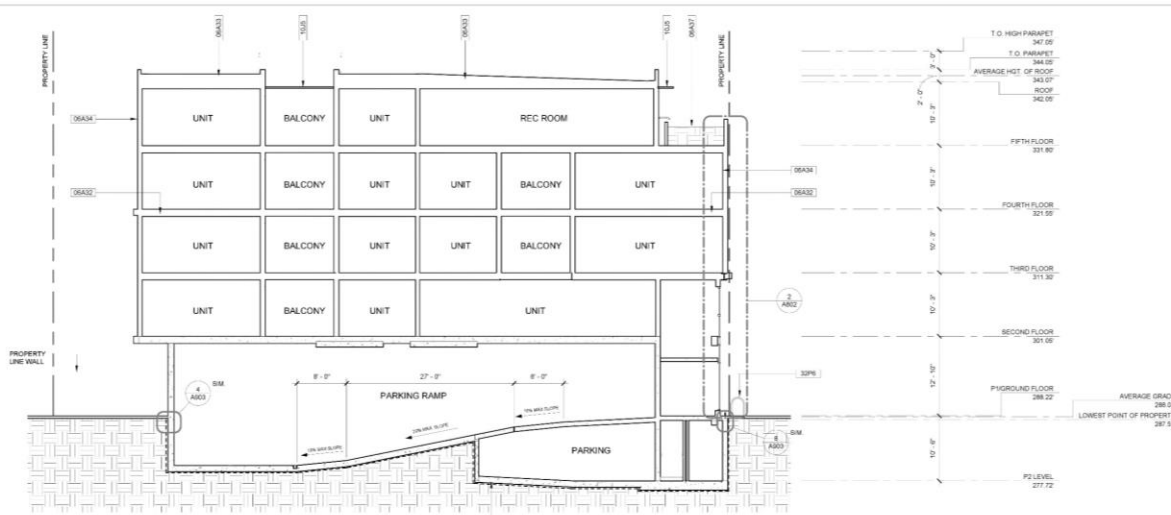
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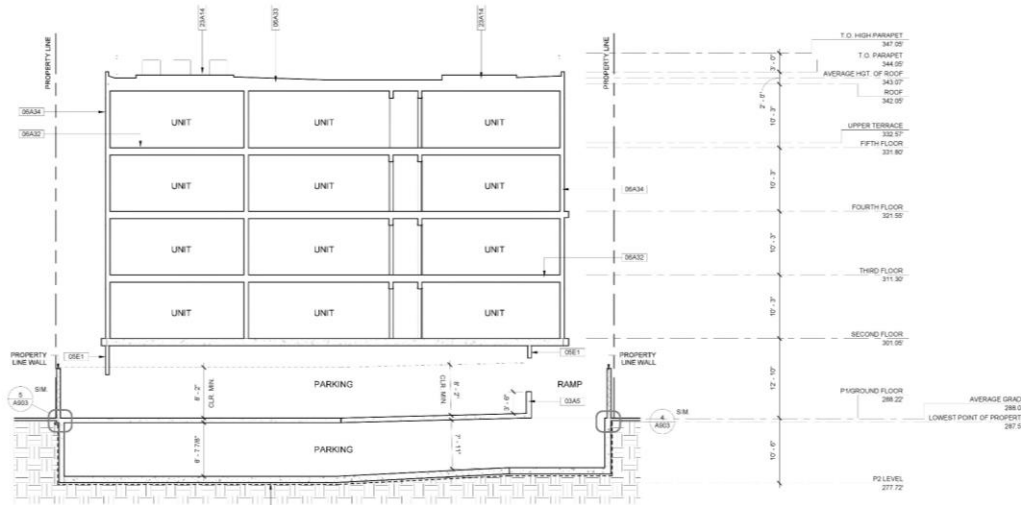
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PLAN SAMPLE PAGES

(*Call for full plans)



2 EAST - WEST SECTION 3
1/8" = 1'-0"



1 NORTH - SOUTH SECTION 3
1/8" = 1'-0"

KEYNOTES

NO.	DESCRIPTION
0202	ACRYLIC
0243	2" P.C. WALL / SHOTCRETE WALL (SEE STREET CHANG)
0251	METAL STUD FRAMED WALL PER STRUCT. & WALL TYPES (SEE A501)
0630	WOOD JOIST FLOOR SYSTEM
0633	WOOD JOIST ROOF SYSTEM
0634	2X WOOD STUD WALL
0637	WOOD FRAMED PLASTER WW
0638	POLYURETHANE PLASTER LAYER - SEE LANDSCAPE AND CIVIL DRAWINGS FOR LD REQUIREMENTS
0741	BELOW GRADE VERTICAL AND HORIZONTAL SURFACE WATERPROOFING (W/ DRAINAGE) (SEE A1' GRADE) (TYP. TRESCO SALTWATER PARASOL LG OR EQ. CARBORITE)
1010	METAL SUNSHADE - 18 GA. 302# ROUND & NOT FRAGMENTS GALV. PERFORATED METAL SCREEN WELDED TO STEEL TUBE
2344	MECHANICAL EQUIPMENT PLATFORMS, TYP.
3276	BICYCLE PARKING METAL BINE RACK - MIN. 2 BRACKETS PER CYCLE MANUFACTURER'S BARS: MODEL BIKE CODE 6922

GENERAL NOTES:

1. SEE FLOOR PLANS FOR SOFFITS NOT SHOWN IN SECTIONS

DEA

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1555 0th Street Suite 101
Santa Monica, CA 90401
tel: 310 451 7917
fax: 310 451 7916
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STAMP



NOT FOR CONSTRUCTION UNTIL
SIGNED BY THE ARCHITECT
NOTE TO CONTRACTOR:
THIS DRAWING SET SHALL NOT
BE USED FOR BIDDING

N. WILTON PLACE
667-671 WILTON PLACE, LOS ANGELES, CA

SHEET TITLE
BUILDING SECTIONS

DATE	ISSUE / REVISION
04-12-2016	POST #1
12-20-2016	PLAN CHECK #2
03-26-2018	PERMIT SET
	NOT FOR BIDDING

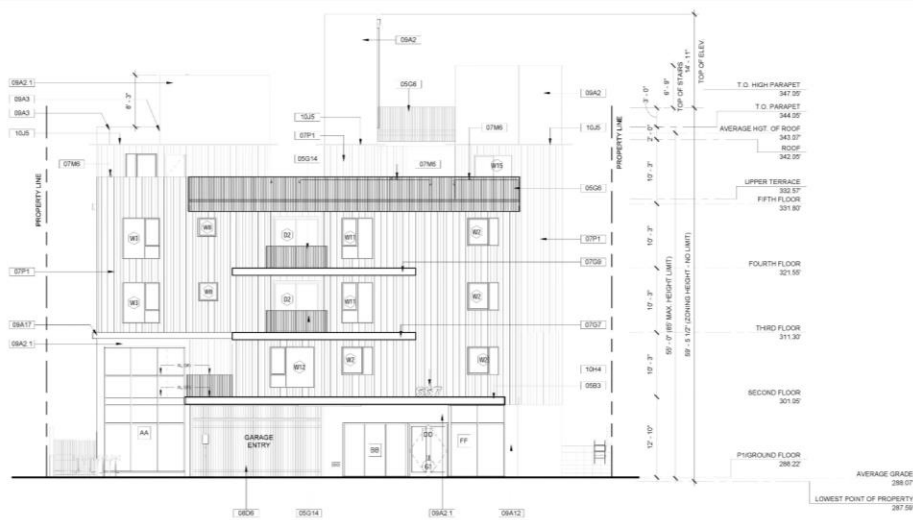
The above drawings, specifications and schedules are the property of DE Architects, Inc. and shall remain the property of DE Architects, Inc. and shall not be used for any other project without the express written consent of DE Architects, Inc. All dimensions shown are in feet and inches, unless otherwise indicated. All dimensions shall be to the face of the member, unless otherwise indicated. All dimensions shall be to the face of the member, unless otherwise indicated. All dimensions shall be to the face of the member, unless otherwise indicated. All dimensions shall be to the face of the member, unless otherwise indicated.

JOB NO.
1606
DATE
03-06-2018
SCALE
1/8" = 1'-0"

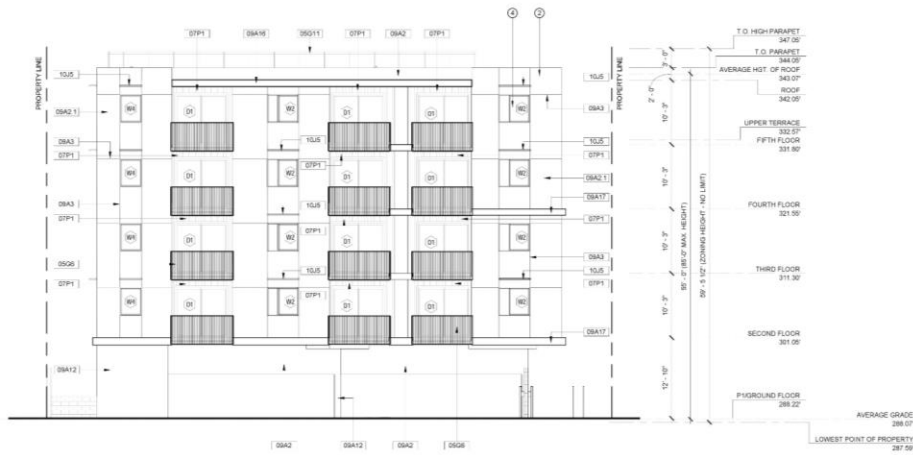
SHEET NO.
A503

PLAN SAMPLE PAGES

(*Call for full plans)



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

NO.	DESCRIPTION
3505	4\"/>

GENERAL NOTES:
1. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMPs. SEE CIVIL AND TERRACE DRAWINGS.

DEA

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Tel: 310 451 7917
www.DEArchitects.com



NOT FOR CONSTRUCTION UNTIL
SIGNED BY THE ARCHITECTS

NOTE TO CONTRACTOR:
THIS ELEVATION SET SHALL NOT
BE USED FOR BIDDING

N. WILTON PLACE

667-671 WILTON PLACE, LOS ANGELES, CA

SHEET TITLE

BUILDING ELEVATIONS

DATE	ISSUE / REVISION
11-13-2014	PROJ. P.
11-26-2014	PLANS CHECK-CL. REVISED
04-28-2015	NOT FOR BIDDING

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JOB NO. 1606

DATE 03-06-2018

SCALE 1/8" = 1'-0"

SHEET NO. A401

3/12/2018 11:29:30 AM

DEA: IF THIS SHEET IS NOT 24" x 36" IT IS A REDUCED PRINT

PLAN SAMPLE PAGES

(*Call for full plans)



① EAST ELEVATION
1/8" = 1'-0"



MARKET OVERVIEW



HOLLYWOOD | LARCHMONT | STUDIO ROW

The Subject property falls right on the submarket lines of **Hollywood/Larchmont** in Los Angeles adjacent to large employment hubs of Paramount Studios and Raleigh Studios. The site flanked by Larchmont Village to the West, Hollywood to the North, East Hollywood just blocks to the East and then Koreatown to the Southeast.

The every changing neighborhood is known as one of “the city's hottest eastern neighborhoods”, The subject, **North Wilton Place Apartments** is south of the famous Hollywood Cemetery and adjacent to two of Hollywood's oldest TV and Film Studios. a few blocks from the smallest neighborhood in Los Angeles is, fittingly, also one of its most quaint and small-town adorable. **Larchmont Village** was developed in the late 1800s. By 1920, it had become a streetcar suburb of Los Angeles. Julius LaBonte (1879-1968), a developer from the midwest, is credited as the visionary who made Larchmont Village what it is today. The area is rich with both history, jobs and entertainment.

The adjacent **Studio Row on Melrose** is famous for the notable individuals who have lived there, its restaurants, and its nightlife (bars/clubs). The neighborhood has several excellent assigned schools Fairfax Senior High Joseph Le Conte Middle School and Vane Ness Avenue Elementary. In the immediate area average housing prices have increases in price by 4.8%.

In the late 1990s, the Studio Row neighborhood began to emerge as an eclectic, unique community with a focus on the arts. Since the turn of the century, the area has undergone a renaissance and emerged as one of the trendiest areas to live, work and play, in Los Angeles. Millennialization has intensified in the area and over the past decade trendy boutiques, artisan shops, upscale coffee shops, and hip eateries have open their doors in the area.

Future residents of Wilton Place also have **all of East Hollywood nearby** as well. Just to the East Hollywood contains arguably one of the



LOCATION FUNDAMENTALS

Many millennials have continued to ditch the denser parts of Los Angeles for a more active and dynamic eastern urban lifestyle. Many don't own or want to own cars, so they rely on walking, biking, Metro or Uber and with an 88 walkscore **North Wilton Place Apartments offers a excellent alternative**. With a limited supply of housing in Los Angeles, and especially in Hollywood which is causing upward pressure on rents neighborhood offers **excellent fundamentals** for a new development.

With a major construction boom in Hollywood, this overall area remains one of LA's hot spots for multifamily development, and the arrival of thousands of new units paints a very underlying encouraging picture for new development. Mostly thanks to strong demand resulting from Hollywood's name recognition, concentration of entertainment industry employers, and central location in the metro. The submarket has traditionally been a value investor's playground, but **new construction** has added a significant amount of core-type investment assets and caused a substantial jump in median sale prices. Several of the largest trades in the submarket history took place in recent years as investors look to expand their footprint in one of **LA's hottest submarkets**.

MARKET FUNDAMENTALS

The site is located within the Los Angeles Market and the Hollywood (Larchmont/Mid-Wilshire) submarkets as described by REIS Costar. The submarket currently consists of 36,974 units with an average unit price of \$371,000 and an average cap rate for old and new properties of 4.3% and average rental growth the last 12 months of just under 3%.

VACANCY

The submarket witnessed steady employment growth fueled by a large and diversified economy underpins a robust multifamily demand in the metro. Despite a surge in construction, the average occupancy rate was 96% percent as of February 2019.

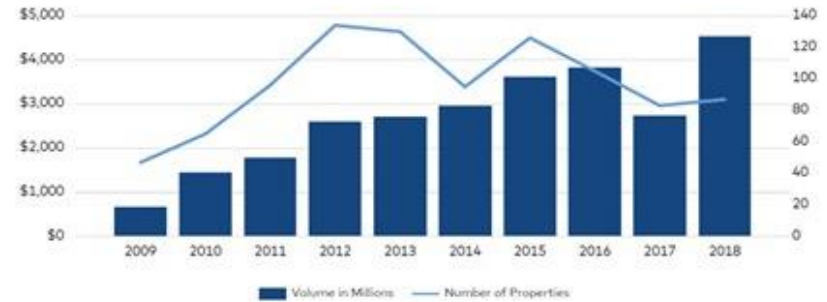
RENTAL RATES

All in all, 2018 was a solid year for rents in the submarket. Average asking rent has increased 2.9% by end of 2018 versus a higher 3.2% in 2017 and 6% in 2016. In the immediate subject sale area, one bedrooms are exceeding \$4.00 rents for new construction renting for between \$2,495 to \$3,775 per month and studios/efficiencies ranging from \$2,196 to \$3,300 with in a 1 mile radius. The market is ranked a top 10 highest rent area as of February 2019.

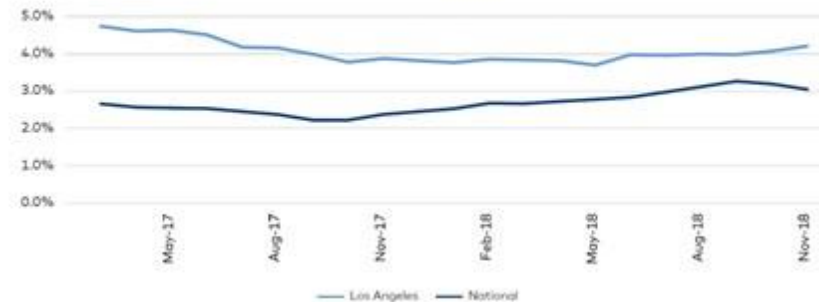
ECONOMY AND NEW CONSTRUCTION

Per the overall economy, Los Angeles job growth was led by leisure and hospitality, which gained 28,000 jobs. The metro's thriving tourism supports infrastructure investments, such as the \$4.9 billion electric tramway that will connect the city's airport terminals to parking, car rentals and transit by 2023. The metro is experiencing record-setting visitor numbers, a trend that is set to continue with the addition of new attractions, including the \$1.5 billion Lucas Museum of Narrative Art and the 2028 Olympic Games. Professional and business services added 14,100 jobs, boosted by the expansion of entertainment, tech and media-related companies, while education and health services gained 13,000 jobs. Drawn by the multifamily market's stability, investors pushed up sales to a cycle high of \$4.5 billion year-over-year as of November. Downtown is seeing intense construction, with 5,110 of the more than 30,350 units underway across the metro. The tight market is well positioned to absorb new supply, while giving property owners leverage to lift rents.

Los Angeles Sales Volume and Number of Properties Sold (as of October 2018)



Los Angeles vs. National Rent Growth (Sequential 3 Month, Year-Over-Year)





OSTERIA LA BUCA

5210 Melrose Ave., Los Angeles, CA 90048
(323) 462-1900
info@osterialabuca.com

BRUNCH:
SUNDAY 10:30 - 2:30
LUNCH:
MONDAY - FRIDAY 11:30 - 2:30
DINNER:
MONDAY-THURSDAY 6:00 - 10:30
FRIDAY 6:00 - 11:00
SATURDAY 5:00 - 11:00
SUNDAY 5:00 - 10:00
BAR OPEN LATE THURS - SAT

OSTERIA LA BUCA IS A COUNTRY ITALIAN TAVERN
FOCUSING ON WHAT WE CALL GRASS-ROOTS
ITALIAN COOKING UTILIZING THE GIFT OF
SOUTHERN CALIFORNIA PRODUCE.

NEARBY DEVELOPMENTS

NEARBY DEVELOPMENT PROJECTS



1
5601 Santa Monica Blvd ~ 374 Units



2
525 North Wilton Place ~ 88 units



3
518-540 N Gramercy Place ~ 95 units



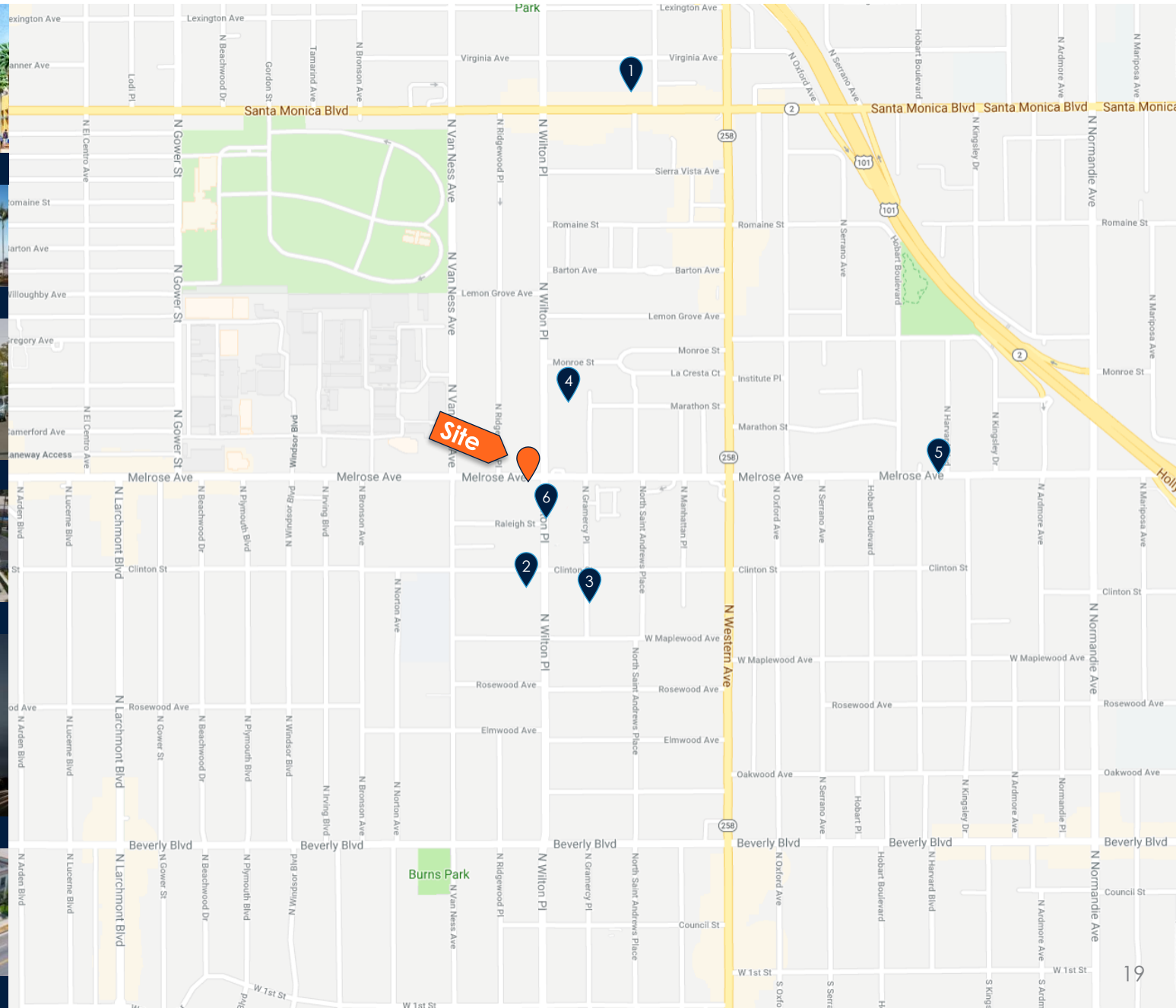
4
743 Gramercy Place ~ 21units



5
4760 Melrose ~ 33 Micro-Units



6
626-632 N Wilton ~ 12 Single Lots



640 Hobart



The Micropolitan at Larchmont



RENT COMPARABLES



The LC by CLG

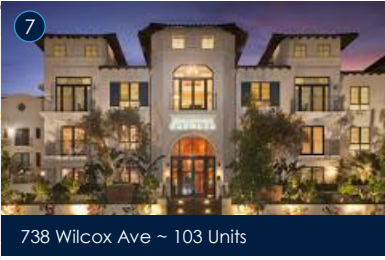
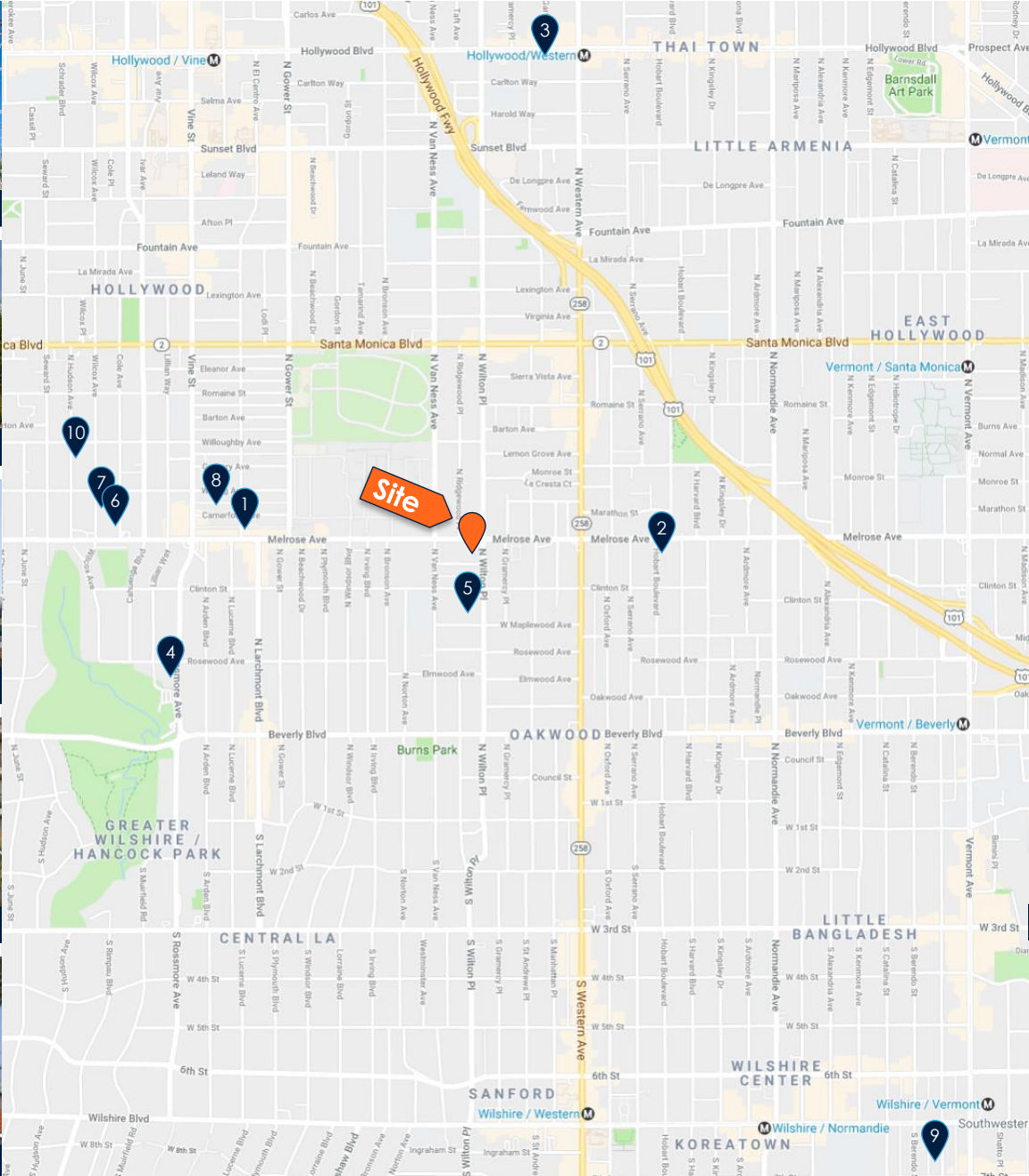
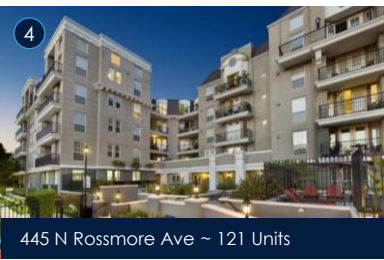
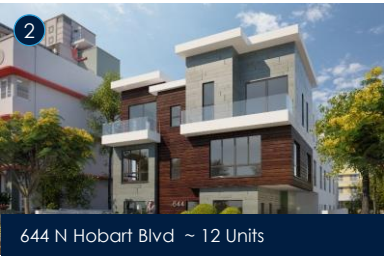


711 Cole

RENTAL COMPS

Property	Year Built	Units	Owner/Manager	Studio Rent	One Bedroom Rent	Two Bedroom Rent	
1 The LC by CLG 710 N El Centro Ave Los Angeles CA 90038	2015	84		–	\$3,750	\$4,300	
2 644 North Hobart Blvd Los Angeles, CA 90004	2019	12	Private Owner	–	\$2,900	–	
3 The 5550 5550 Hollywood Blvd Los Angeles, CA 90028	2017	280		\$2,196	\$3,135	\$4,130	
4 Windsor at Hancock Park 445 N Rossmore Ave Los Angeles, CA 90004	2004	121		–	\$2,910	\$3,775	
5 5119 Maplewood Ave Los Angeles, CA 90004	1989	60		–	\$3,725	–	
6 711 Cole Ave Los Angeles, CA 90038	2017	84	Private Owner	–	–	\$3,095	
7 Broadstone Candara Hancock Park 738 Wilcox Ave Los Angeles, CA 9003	2015	103		\$3,328	\$3,775	\$4,532	
8 The Micropolitan at Larchmont Village 5825 Camerford Ave Los Angeles, CA 90038	2017	34		\$2,500	\$3,250	\$3,895	
9 K2LA 685 S New Hampshire Ave Los Angeles, CA 90005	2016	177		\$2,382	\$2,937	\$4,001	
10 838 N Hudson Ave Los Angeles, CA 90038			Private Owner	–	\$2,495	\$3,995	
				Average:	\$2,602	\$3,209	\$3,965
				High:	\$3,328	\$3,775	\$7,379
				Low:	\$2,196	\$2,495	\$3,095

RENTAL COMPARATIVE MAP



MARKETING AWARENESS

DWG Capital Group's unsurpassed local market knowledge and deep experience in the real estate investment arena enables us to help clients make smart decisions when it comes to selling or marketing their investment properties. We work with our clients to develop a well thought-out, asset-specific strategy, and ensure each phase of the process is properly delivered. Sophisticated internal and external marketing plans help our clients reach the widest possible buyer base, ranging from small businesses, private investors and developers to publicly traded corporations & global institutional investors.

MARKETING TIMELINE

The timing of how materials are distributed to potential purchasers of the property is crucial. The project team will ensure a frequent but paced delivery of marketing materials, using various methods of communication in order to maximize the chances of reaching a potential buyer. A customized timeline will be developed which provides a firm delivery schedule and description of the type of tool utilized. This defines the method and frequency of listing distribution and provides ownership with a clear understanding of the marketing activity taking place on the project.

MARKET ANALYSIS

Understanding the dynamics of the local market is critical in communicating market and submarket subtleties to buyers during the sales. Our Team is prepared to discuss all aspects of a thorough analysis in addition to broader economic trends to educate buyers during the decision making process. The project team will perform an investment analysis on the property to obtain a clear understanding of asset value. Investment strategies and yield parameters can vary significantly among buyers, as different values and opinions are placed on the assumptions inherent within any cash flow analysis. The analysis will be tailored to a set of investment objectives of the target buyer, whether they are driven by IRR or other capital-allocation constraints.

Our clients benefit from
best-in-class
services and seamless results
across the globe, every time.

“Don't simply hire the
BIGGEST.

Hire the **BEST** seasoned
advisory for the assignment.”

“The bottom line? Tens of Thousands of Apartment Units and Millions of SF of Office, Retail, Industrial, Development, (from 3m to 180m) Sold, Purchased or Developed.” **Our 10 member seasoned ex-institutional team has closed in excess of \$500,000,000 since our post NGKF-ARA inception in April 2016.**

“Experienced Brokers that also Invest and Develop Themselves. Bringing Active Experience to every sale or debt and equity assignment we carefully accept.

THAT'S DWG Capital Group”

RECENT DWG REPRESENTATIVE DEVELOPMENT TRANSACTIONS

DWG'S COMMERCIAL CRE SERVICE PLATFORM DWG Capital Group offers a highly seasoned institutional quality team based seasoned advisory via their members extensive prior track records of closing millions of square feet of APARTMENTS, DEVELOPMENT, RETAIL, OFFICE and INDUSTRIAL transactions in both California, the Western US and Nationwide. Our sophisticated team of professionals collaboratively advise owners and investors on any and all matters related to commercial real estate interests, such as: Acquisitions, Dispositions, General asset evaluation, Property valuations, Restructuring and recapitalization, Modifications and repositioning, Negotiations with borrowers, owners and property managers in their full service platform. (***Partial List Below**)



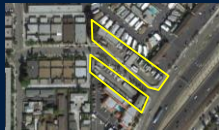
West Los Angeles
JV/Price: \$100,000,000
RSF: 132,000 sf
Type: Retail / Office New Development
Seller: Private
Buyer: Private



Laguna
Price: \$20,000,000
RSF: 41,050 sf
Type: 10 Lot Development Site
Seller: Private
Buyer: Private



1019 San Vicente West Hollywood
Price \$2,350,000
Type: Multifamily 10 Unit Development
RSF: 7,800 SF
Seller: Private Trust
Buyer: David Tauban / Jade Enterprises



Costa Mesa Storage/Industrial Portfolio
Price: \$7,000,000
RSF: 63,450 / 3 Parcels
Type: Apartment Development
Seller: Private / 2 Sellers
Buyer: Private



2326/2630 Glendale Blvd. Silverlake
Price: \$3,575,000
RSF: 14,750 SF / 28 Units
Type: Apartment Dev. Site
Seller: Private
Buyer: Private



4971 CENTINELA JUST CLOSED! 3.5M
15 Unit Apartment 13,400sf Developmet

4617 Centinela
Sale Price: \$5,000,000
RSF: 13,350sf 24 / 24+ Units
Seller: Private Trust
Buyer: Proper Development



Westridge Acres
Price: \$7,500,000
RSF: 47.6 Acres / 360 Units
Type: RV Park / Apartment Development Site



Santa Cruz Mixed Use
Price: \$56,000,000 / \$9,300,000
RSF: 148,000
Type: Retail / Apartment
Seller: Private
Buyer: CEP



Starbucks Plaza Price:
Price: \$6,300,000
RSF: 35,000 sf Lot / 13,3250sf / 88 Units
Type: Retail / Office Mixed Use
Seller : Progressive RE
Buyer: Balour & Associates



San Vicente Inn / Klean West Hollywood
Price: \$11,300,000
RSF: 8 Parcels / 1 Acre / 50 Keys
Type: Mixed Use Hotel / Rehab Redevelopment Site



18431 Beach Blvd.
Price: \$4,250,000
RSF: 33,813 / 20 Units
Type: Apartment Development Site
Seller: Progressive RE



Hollywood Development Sale
Price: Confidential
RSF: Approximately 100 Units
Seller: Private
Buyer: Private



3682 Motor Avenue
Price: \$3,555,000
RSF: 17,600 SF Lot / 60+ Units
Type: Apartment Dev. Site
Seller : Private
Buyer: Private



East Hollywood
Price: Private (Just Closed)
Units: 108
Buyer: Private
Seller: Private



Larchmont 3 Lot Area Sale
Price: Confidential
RSF: 18,500
Seller: Private
Buyer: Private

OFFERING & CONDITIONS

DWG Capital Group a California licensed real estate broker, California License Number ("DWG").

This Offering Memorandum has been prepared by DWG for use by a limited number of recipients. All information contained herein has been obtained from sources other than DWG, and neither Owner nor DWG, nor their respective equity holders, officers, employees and agents make any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the property or the Owner has occurred since the date of the preparation of the Offering Memorandum. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient.

DWG and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property will be made available upon written request to interested and qualified prospective investors. Owner and DWG each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner, a written agreement for the purchase of the property

has been fully executed, delivered and approved by Owner and its legal counsel, and any obligations set by Owner thereunder have been satisfied or waived. The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of DWG and the Owner, and (c) the Recipient and the need to know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner or DWG or for any purpose other than use in considering whether to purchase the property. as terms of prospective buyers own elective review the information.

Nor DWG or Brokerage shall have any legal liabilities for the sale of the subject property or for any information proffered in DWG's highest and best efforts. The Recipient and the need to know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above. If the Recipient has no interest in the property, or if in the future the Recipient or owner discontinue such negotiations, the Recipient will return this Offering Memorandum to DWG.

DWG CAPITAL GROUP

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PRESIDENT | PARTNER

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INVESTMENT SALES. CAPITAL MARKETS. DONE.

