

Marcus & Millichap

LAND - MIXED-USE
4918 Melrose Avenue
Los Angeles, CA 90029



INVESTMENT HIGHLIGHTS

- ◆ Entitled Mixed-Use Project Composed of 45-Residential Units With Retail Space on Ground Floor
- ◆ Melrose Lofts Consists of an Excellent Unit Mix of Studios, One-Bedroom and Loft Units
- ◆ Approximately 2,000 Square-Feet of Retail Space
- ◆ Multiple Exit Strategies Offering Both For-Sale and For Rent Options
- ◆ Floor Plans Averaging 760 Square Feet
- ◆ Only Four Units Reserved for Affordable Housing

OFFERING SUMMARY

Price	\$4,500,000
Down Payment	(50%) \$2,250,000
Loan Amount	\$2,250,000
Loan Type	All Cash
Interest Rate	4.250%
Amortization	30 Years
Lot Size (SF)	13,488
Price Per SF	\$333.63
Lot Size (Acres)	0.3096
Price Per Acre	\$14,534,884
Buildable SF	38,033
Price per Buildable SF	\$118.32

Listed by:

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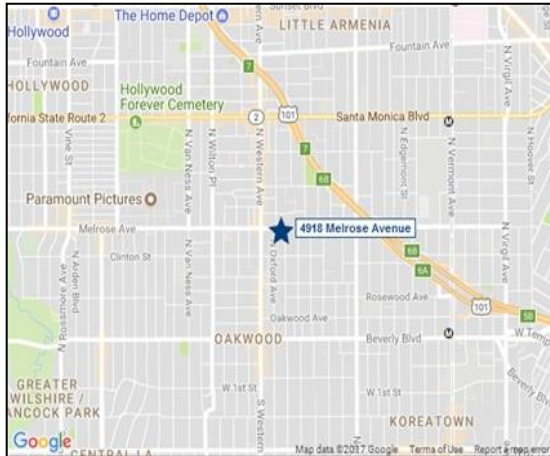
PROPERTY SUMMARY

Assessor's Parcel Number

5521003001

Zoning

LAC2



INVESTMENT OVERVIEW

Marcus and Millichap, is pleased to present the opportunity to acquire 4918 Melrose Avenue & 654 North Oxford Avenue, two adjacent parcels on the cusp of three unique neighborhoods that have emerged as some of Los Angeles' hippest areas allowing residents to enjoy trendy nightlife, plethora of culinary hot spots and other entertainment options.

The Property is situated south of Hollywood, northwest of Koreatown and just west of Silverlake. This strategic position offers a location with compelling fundamentals, abundant entertainment and dining amenities and convenient access to employment centers. Since the late 1990's, the immediate neighborhood of the Melrose Lofts has emerged as a highly desirable rental community with renters flocking to the area and a myriad of culinary and nightlife options opening to meet this new demand.

The Melrose Lofts represents a rare investment opportunity to acquire two adjacent parcels with a combined lot size of 13,488 square feet located in an in-fill location area that is poised for growth.



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