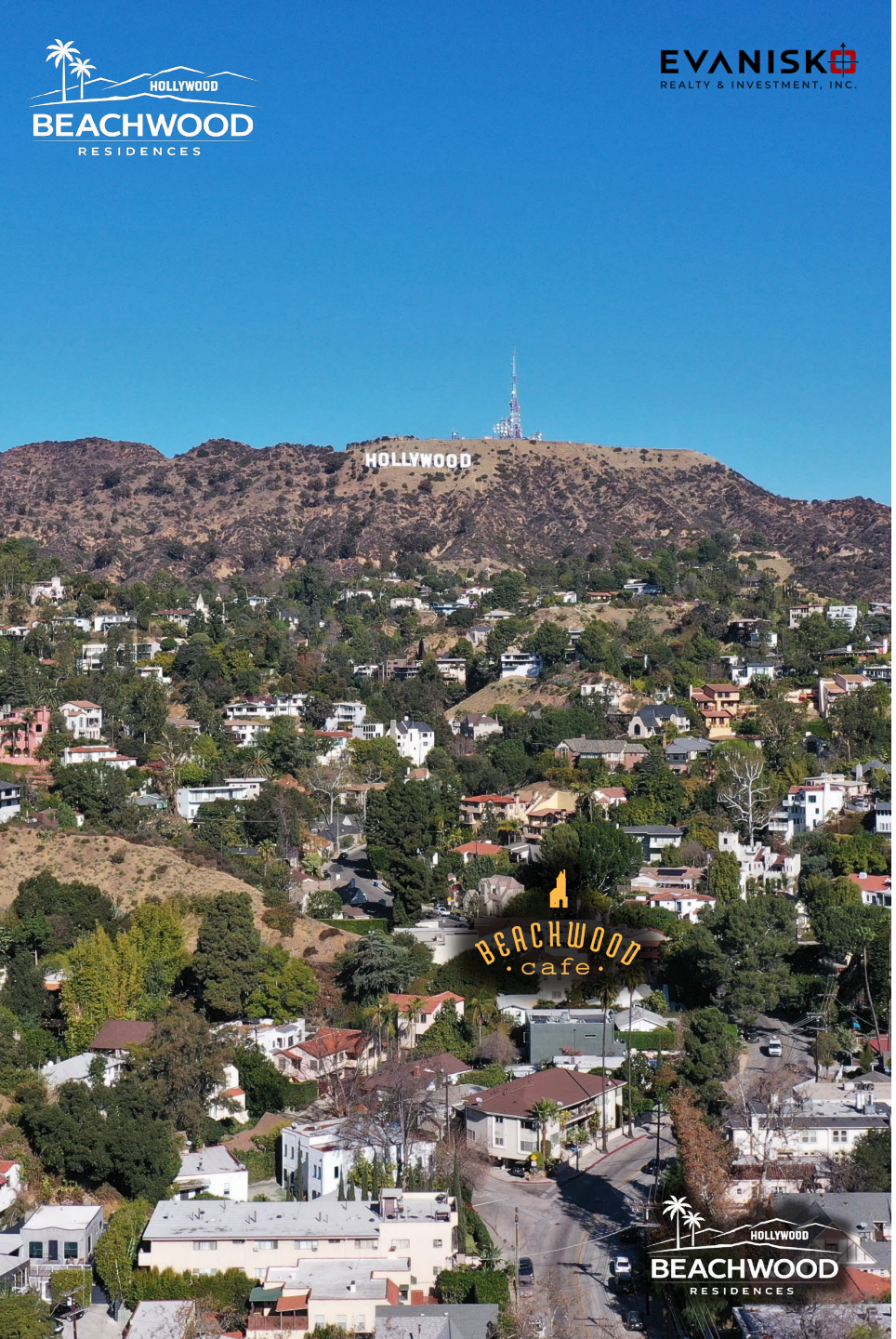
2620 N. Beachwood Dr.| 7,517 SF RD2-1XL |Existing SFR|SFR&ADU + Duplex **Concept Pictured**

2620 N. Beachwood Dr.| 7,517 SF RD2-1XL |Existing SFR|Additional Hillside Lot Included in Sale



High up on Beachwood Drive in the shadow of the Hollywood Sign sits one of the most iconically-located multifamily zoned lots in the City of Los Angeles. The offering presents a rare opportunity to pursue multiple viable development strategies, allowing buyers to balance construction cost, unit size, and yield base on their specific investment approach. One potential redevelopment typology would be SFR & ADU + Duplex (the concept pictured on cover and outlined with greater detail herein under two retaining wall options). The existing SFR is owner occupied and will be delivered vacant at close of escrow. The sale includes APN "012" which is a dramatically sloped R1 lot directly adjacent/behind the subject.

Property Overview

Addresses and APN	2620 N. Beachwood Drive. Los Angeles, CA 90068 APN: 5580-002-003 (7,517.9 SF RD2-1XL), APN: 5580-002-012 (8,736.1 SF R1-1-HCR). These two APNs are not tied.
Land Size	The RD2-1XL lot on Beachwood Dr. is 50' X 150'. The R1-1-HCR lot directly behind is 50' X 175'.
Zoning	RD2-1XL with a max corresponding zone of RD1.5 (per Hollywood Community Plan **Low Medium II**).
Existing SFR	1,432 SF 2+2 built in 1924 with 290 SF garage. Owner occupied 10+ years. Delivered vacant.
➢ **Project Concept:** SB684	Project is in a Very High Fire Severity Zone. This would eliminate SB684 applicability.
➢ **Project Concept:** Density Bonus	7,517.9 SF / RD1.5 (highest confirming zone) = 5.01 units = 6 + 50% = 9 units. ONE unit (15% of base) at VL. Confirm calc. Will require 1 parking spaces per zero to 1 bed unit and 1.5 spaces for 2-3 bed unit. Use 11' height incentive.
➢ **Project Concept:** Currently Permitted Project	The property is currently permitted for a "remodel" of the existing 1,432 SF SFR to a 3,337 SF SFR and 477 SF JADU with pool. Those plans, associated work product, and permit payment invoices are available within the property due diligence folder.
➢ **Project Concept:** SFD & ADU + Duplex	**With retaining walls.** Use retaining walls to maximize building pad area to design the maximum sized dwelling units. See potential site plan concept herein. Concept contemplating retaining walls at rear property demonstrated herein to tend to sloping condition at rear of lot.
➢ **Project Concept:** SFD & ADU + Duplex	**Without retaining walls.** Setback building 15' from toe of slope to evade the necessity of any retaining walls. Smaller "units" but potentially no retaining walls.
Council District/Specific Plan	CD4 – Nithya Raman/No Specific Plan
Existing Seller Work Product	ALTA Survey, geotechnical report, architectural plans for owner's existing permitted project (explained above).
Price	$1,595,000
Broker Contact	Frank Evanisko / 213.200.6957 / frank@evaniskorealty.com / BRE: 01383591/**www.evaniskorealty.com**
Showings	By appointment

HOLLYWOOD
BEACHWOOD
RESIDENCES

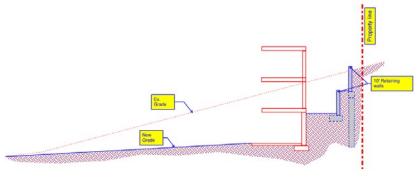
SFD & ADU + DUPLEX

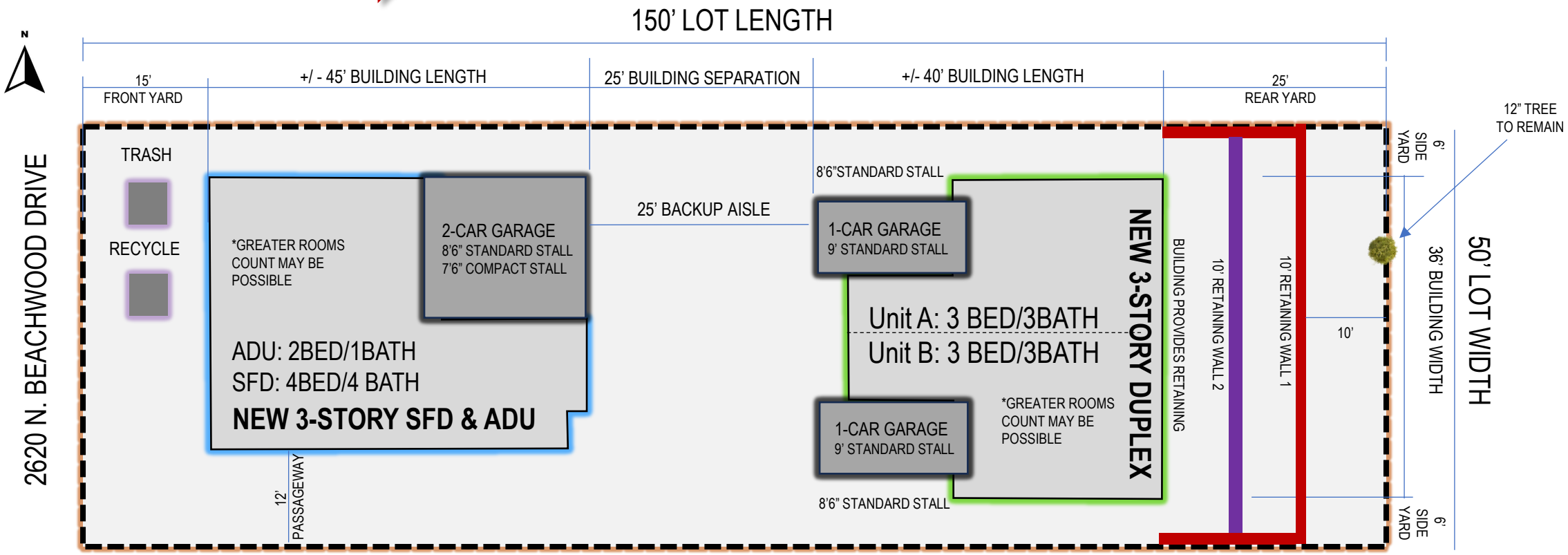
CONCEPT SITE PLAN

ZONING: RD2-1XL

Larger Unit Sizes / Higher NOI Potential

LEVERAGE RETAINING WALLS TO MAXIMIZE BUILDING PAD TO MAXIMIZE UNIT SIZES





CONCEPT SITE PLAN

FOR INITIAL PLANNING PURPOSES ONLY

SITE PLAN VIABILITY SHOULD BE CONFIRMED BY A LICENSED ARCHITECT AND CIVIL ENGINEER

SFD & ADU + DUPLEX

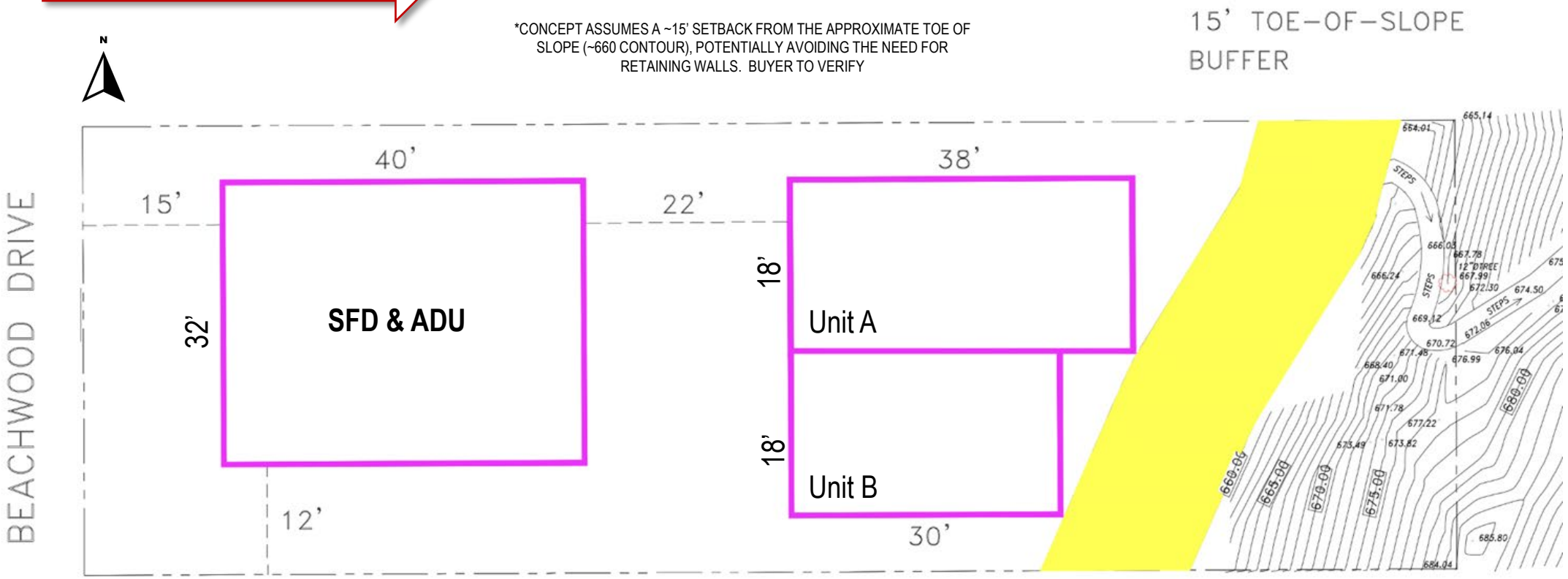
CONCEPT SITE PLAN

ZONING: RD2-1XL

Smaller Units / Reduce Sitework Complexity

REDUCE DWELLING FOOTPRINTS TO AVOID THE NECESSITY OF RETAINING WALLS

*CONCEPT ASSUMES A ~15' SETBACK FROM THE APPROXIMATE TOE OF SLOPE (~660 CONTOUR), POTENTIALLY AVOIDING THE NEED FOR RETAINING WALLS. BUYER TO VERIFY



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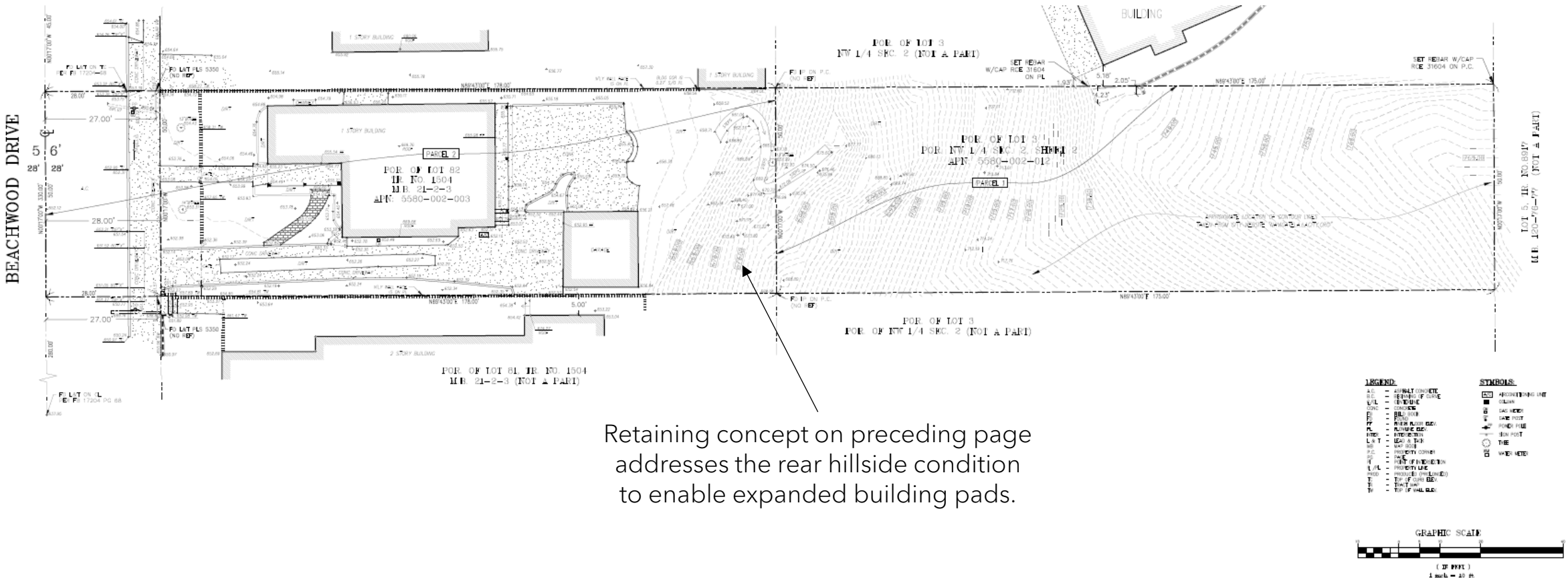
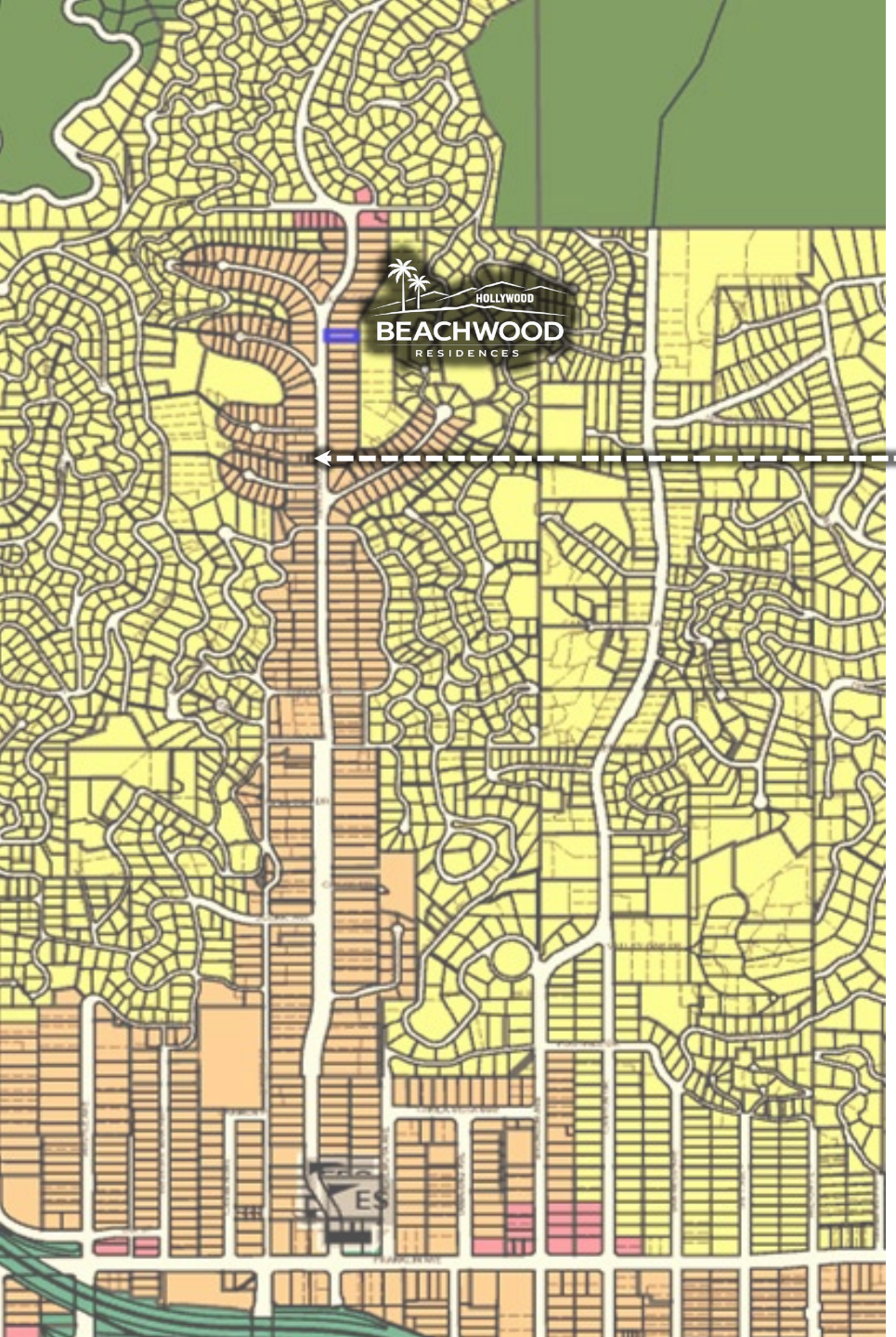


Retaining concept on preceding page addresses the rear hillside condition to enable expanded building pads.

The view from 30 feet up
(future potential roof deck view)



HOLLYWOOD BEACHWOOD RESIDENCES

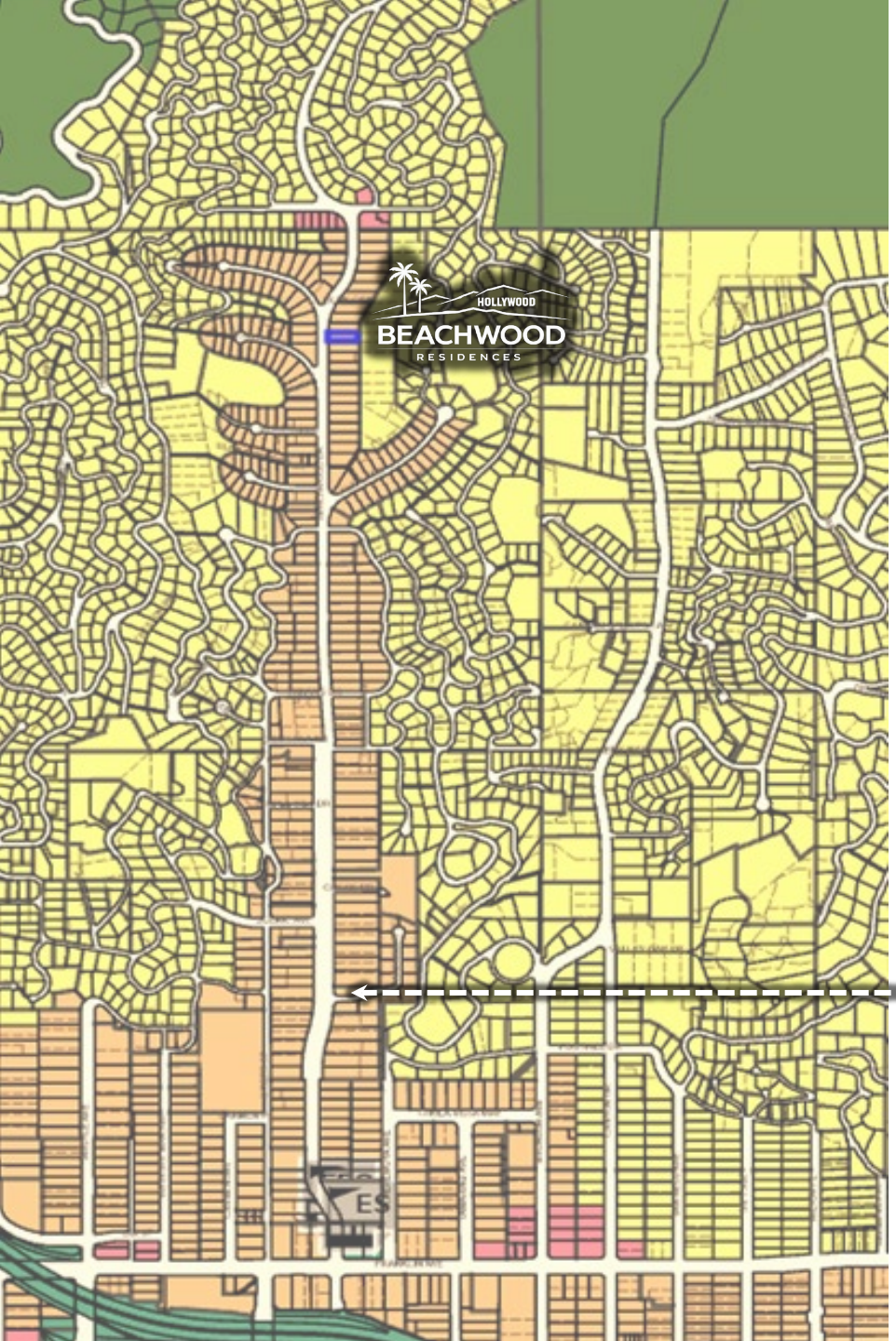
EVANISKO REALTY & INVESTMENT, INC.

What are the potential rents? A 3 lot SLO was just completed and rented individually across the street at 2545 N. Beachwood Dr. Those rents were sourced from the MLS. Unit square footages were sourced from the actual project building plans. The land for this project sold in March of 2021 for $1,785,000. It was a 7,751 SF lot zoned RD2-1XL with an existing SFR at time of sale. Make your adjustments accordingly depending on the product you envision.

Leased: $10,495
Unit C
3-Story SLO
2,453 SF Home
3 Bed + Study + 4 Bath
352 SF Garage

Leased: $8,395
Unit B
3-Story SLO
2,453 SF Home
3 Bed + Study + 4 Bath
352 SF Garage

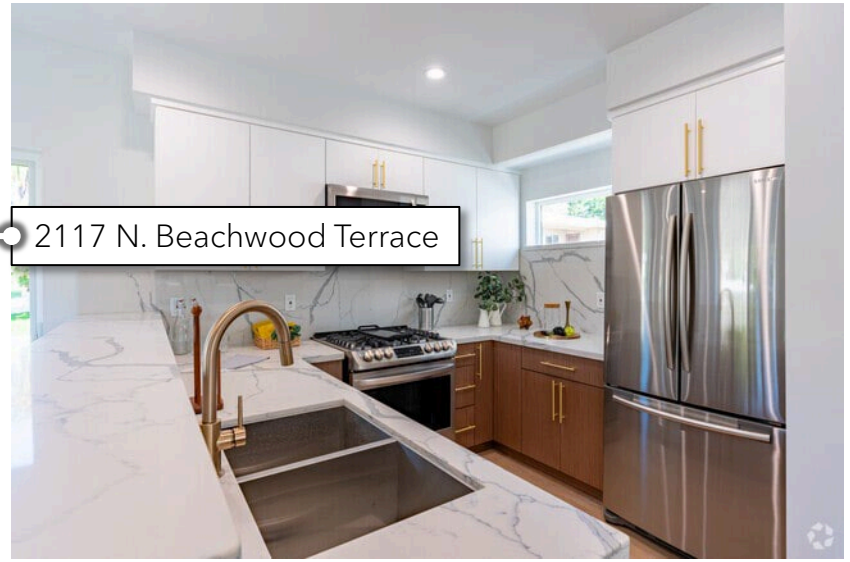
Leased: $8,950
Unit A
3-Story SLO
2,468 SF Home
3 Bed + Study + 4 Bath
352 SF Garage



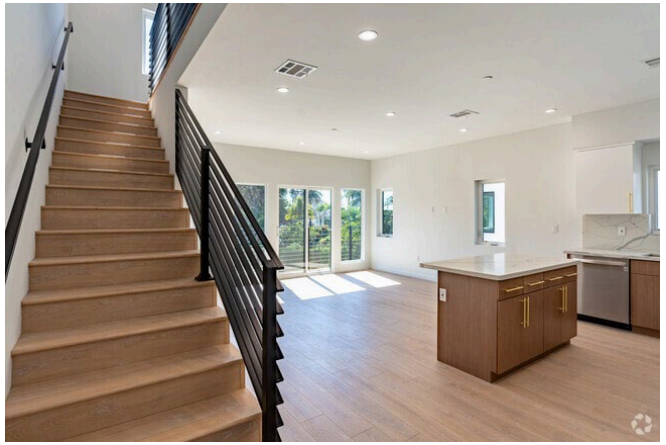
HOLLYWOOD BEACHWOOD RESIDENCES

EVANISKO REALTY & INVESTMENT, INC.

Building Sale Worthy of Mention. A 5-unit building constructed in 2021 was sold in 2021 for $4,350,000. The building consisted of all 3-bed units averaging 1548 SF each. The property was zoned [Q] R3-1XL (30′ height limit).



2117 N. Beachwood Terrace



HOLLYWOOD BEACHWOOD RESIDENCES

EVANISKO REALTY & INVESTMENT, INC.

Timeless Hollywood Hills Spanish Colonial Revival | 2BD/2BA | 1,432 SF | Built 1924

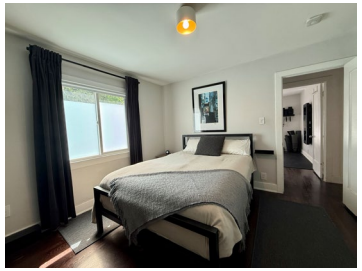
This charming single-family residence exemplifies the Spanish Colonial Revival style that flourished in Southern California during the 1920s and 1930s, a period when Hollywood developers embraced Mediterranean aesthetics to complement the region's climate and landscape. Sited on the storied Beachwood Drive corridor below the Hollywood sign, this well-preserved (not meticulously ;) preserved 1924 bungalow offers 2 bedrooms, 2 bathrooms and 1,432 square feet of character-rich living space.

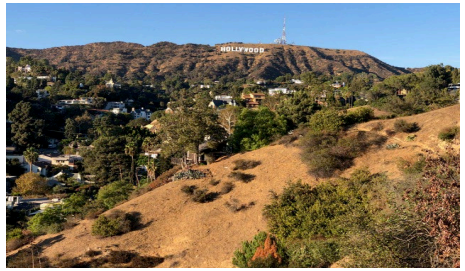
Authentic period details abound throughout – red clay barrel tile roof, white stucco exterior, decorative Talavera-style tile window surrounds, arched solid wood entry door with wrought iron hardware, and sage-painted divided light windows. Mature agave and succulent landscaping frame a welcoming brick pathway, creating the quintessential Southern California courtyard arrival experience.

Beachwood Drive is one of the most intact Spanish Revival corridors in Los Angeles, and this property stands as a well-preserved and thoughtfully maintained example of the Hollywood Foothills Spanish Bungalow – modest in scale, extraordinary in authenticity and charm.

The range of optionality associated with the property is highly advantageous. The existing single-family Spanish home on site has great bones and provides a conventionally financeable option for the property's acquisition. It could be restored to taste by an owner user seeking to live at the perfectly accessible yet secluded Hollywood location. It could also be the perfect property for a budding developer by affording the scenario by which one could tinker with their plans for the lot while making the existing SFR home in the interim. The existing SFR provides a complete downside backstop to protect one's capital investment as it is both livable and rentable.

Additionally, the property is currently permitted for a "remodel" of the existing 1,432 SF SFR to a 3,337 SF SFR and 477 SF JADU with pool and 290 SF accessory structure (existing garage to become storage space). Those plans and permit payment invoices are available within the property due diligence folder.





Rendering of permitted remodel project

HOLLYWOOD BEACHWOOD RESIDENCES

EVANISKO REALTY & INVESTMENT, INC.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Any elevation or rendering is provided for reference purposes only. A buyer must verify the information and bears all risk for any inaccuracies. All materials and information received or derived from the Listing Brokers, their directors, officers, agents, advisors, affiliates and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the Property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the Property, projected financial performance of the Property for any party's intended use or any and all other matters. Neither Listing Broker nor their respective directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. The Listing Brokers will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or in escrow for a transaction is urged to verify all information and to conduct its own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. The Listing Brokers shall not serve as financial advisors to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents or potential rents from or for the Property. Legal questions should be referred to an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be referred to a title officer or real estate and/or land-use counsel. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and/or governmental agencies.

HOLLYWOOD BEACHWOOD RESIDENCES

EVANISKO REALTY & INVESTMENT, INC.

Statement of Purpose.

Since its inception in 2003, Evanisko Realty & Investment, Inc. has pursued the mastery of a uniquely balanced implementation of commercial real estate brokerage and strategic advisory services to professionally represent land sellers in the Los Angeles marketplace. The ability to expertly play the roles of marketer, zoning consultant, and contracts negotiator has established Evanisko as a visionary strategic partner for stakeholders in transactions involving real estate slated for nearly all forms of redevelopment in the Southern California marketplace. Evanisko's closed transactional resume spans dozens of Southern California zoning jurisdictions, project uses, and sizes with a special focus on exclusive landowner representation in the marketing and transaction of real estate slated for various forms of housing, mixed-use, and commercial product typologies in the City of Los Angeles.

Contact.

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