

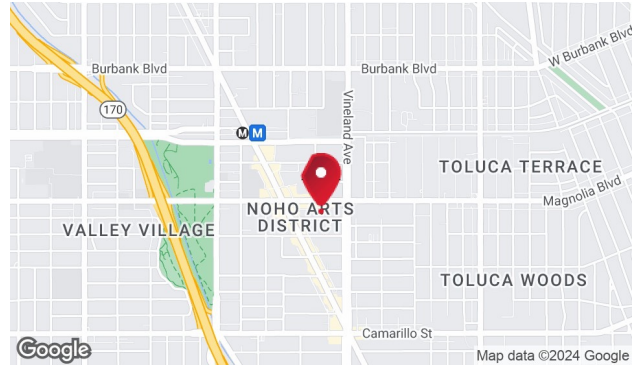


NOHO MULTIFAMILY DEVELOPMENT OPPORTUNITY

Rare Opportunity RTI 138 unit, Full Service, Great Unit
Mix Highly Motivated Seller. Will Negotiate With
Qualified Buyers Contact Roy Belson DRE#01345852
M.818.620.2020
For Full Offering Contact Roy Belson



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$8,950,000
Lot Size:	0.69 Acres
Number of Units:	138
Price / Acre:	\$12,971,014
Market:	NOHO

INVESTMENT HIGHLIGHTS

- **Ready to Build (RTI):** Immediate start of construction with full architectural plans provided.
- **138 Residential Units:** A substantial development project featuring a variety of living spaces.
- **Diverse Unit Mix:** Includes a selection of affordable housing options, catering to a broad demographic.
- **Robust Investment Potential** Designed for significant returns on investment.
- **Premium Amenities:**
 - Rooftop swimming pool for leisure and relaxation.
 - Dedicated theater room for private screenings and entertainment.
 - Multipurpose recreational area for community activities and events.
 - State-of-the-art fitness gym to promote healthy living.
- **Rooftop lounge area** offering panoramic views and social space.
- **Prime Location:** Situated in the North Hollywood Arts District, known for its cultural vibrancy and community feel.
- **Excellent Accessibility:** High walking score with convenient bike and transit options, ensuring easy access to local amenities and businesses.
- **Community-Focused Living:** Designed to enhance the neighborhood and support local growth.



PROPERTY DETAILS

UNIT MIX

#	UNIT TYPE	SF	AVG ASKING RENT	AVG RENT PSF
64	Studio	598	\$2,350	\$3.92
50	1Bed/1 Bath	665	\$2,800	\$4.21
24	2 Bed/1 Bath	934	\$3,800	\$4.07
138	AVERAGES	681	\$2,765	\$4.05

Amenities

- Multiple roof decks
- Recreation room
- Seven levels of residential units
- Two levels subterranean parking garage
- Courtyards
- Fitness Center
- Theater
- Rooftop Swimming Pool

Overview:

Presenting a rare and unparalleled development opportunity in the heart of North Hollywood's new EPA center. This ready-to-develop site comes with RTI-Ready to start construction, setting the stage for a landmark project in one of the city's most sought-after locations.

Project Details:

Sofi Residential represents a chance to develop 138 residential units in an area characterized by rapid growth and new retail developments. The project stands out as a full-service, state-of-the-art development, meticulously planned to ensure every detail is addressed., Sofi Residential is offering a streamlined path to a significant return on investment.

Vibrant Cultural Scene: A stone's throw from the buzzing NoHo Arts District, home to performance spaces like the El Portal Theater and a variety of artistic attractions including sculptures of Emmy Award winners.

Dynamic Neighborhood: The locale brims with hip cafes, gastropubs, tiki bars, and vintage stores, especially along the nearby Lankershim and Magnolia thoroughfares.

Investment Appeal:

This development opportunity is not just about creating a residential space; it's about shaping a part of North Hollywood's future. With its high walk score, proximity to key urban amenities, and its location in an area buzzing with cultural and social activities, the Sofi Residential project promises to be a lucrative investment with lasting appeal.

NOHO OVERVIEW



FOR SALE

RE/MAX ONE

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INVESTMENT OVERVIEW

North Hollywood, often referred to as NoHo, is a vibrant and diverse neighborhood located in the San Fernando Valley region of Los Angeles, California. This neighborhood has undergone significant transformations over the years, evolving from a small farming community into a bustling suburban area of Los Angeles.

Historically, the area experienced various developments, particularly in the late 1920s when it was renamed "North Hollywood" to capitalize on the glamour and proximity of Hollywood. By the late 1940s and 1950s, North Hollywood saw the development of Valley Plaza, one of the first department-store-anchored, auto-oriented shopping centers in the Valley, which claimed to be the third-largest shopping center in the country at its peak.

In recent times, North Hollywood has experienced a renaissance, particularly with the development of the NoHo Arts District. This area has become known for its cultural offerings, including dance studios, art galleries, and acting workshops. The neighborhood is also home to numerous theaters, comedy joints, and unique stores, contributing to its reputation as a hip and artistic area.

NOHO is characterized by its urban feel, with most residents renting their homes. The neighborhood is known for its diversity, with a significant number of residents holding bachelor's degrees.

LOCATION DESCRIPTION

Located in the heart of NoHo arts district.





MAJOR AREA EMPLOYERS
ALONG METRO LINES:

- Metro Blue Line
- Gold Line Metro
- Red Line Metro
- Orange Line
- Metro Green Line
- Metro Purple Line
- Metro Expo Line

Miles
0 1 2

LOCATION MAP



LAND
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