

PRIME HOLLYWOOD RETAIL

1612 N. CAHUENGA BOULEVARD :: LOS ANGELES, CA 90028



EXCLUSIVELY LISTED:

www.HirthGroup.com

Daniel Hirth

Managing Director

310.300.2838 Direct | 818.201.5268 Mobile

Daniel@HirthGroup.com | License CA: 01515796

Alex Reyhan

Senior Investment Associate

310.300.3181 Direct | 310.259.3939 Mobile

Alex@HirthGroup.com | License CA: 02005428





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Located in the heart of Hollywood known as the Cahuenga Corridor, 1612 N Cahuenga Boulevard is situated just south of Hollywood Boulevard and just north of Selma Avenue - situated just east of the newly built "Dream" boutique hotel and Tao restaurant with excellent 101 freeway access from Cahuenga Boulevard.



HOLLYWOOD



US ROUTE 101



OUTPOST THE ROOM RELOAD

DREAM
LOS ANGELES | HOLLYWOOD

BEAUTY & Essex.
HOTEL CAFE
Luchini AVENUE

WILCOX AVENUE

TAO

C

BURGUNDY ROOM
COMMISSION
NO FILTER

CAHUENGA BLVD

SUBJECT

IVAR AVENUE

Triangle Square Apartments

ST FELIX
CAFFÉ ETC

GALLERY

Sound FACTORY

POWDER ROOM
SELMA AVE



TRAVELING PICTURE SHOW
-COMPANY-

stout





SUBJECT

CAHUENGA BOULEVARD

An aerial, grayscale photograph of a city skyline, likely Los Angeles, featuring various buildings, streets, and a prominent FedEx truck on a road in the foreground. The text 'EXECUTIVE SUMMARY' is overlaid in the center in a bold, black, sans-serif font, with a thin orange horizontal line underneath it.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Rare value add opportunity in the heart of Hollywood. Over 35% upside potential with two below market month to month tenants. The property consists of 7,200 SF of building. The three retail tenants include; the well-known La Velvet Margarita Cantina, True Tattoo, and a Smoke Shop. La Velvet Margarita Cantina has been located there for over a decade and has been featured on the LA weekly paper.

The bar is permitted with multiple liquor licenses and is authorized to be open until 4:00 AM, it also has city approval for alcohol sales in the rear of the property. True Tattoo is popular due to their show and filming - being one of the limited permitted tattoo shops in Hollywood. The third unit is leased by a Smoke Shop. The Smoke Shop and Tattoo Shop are both on month-to-month leases, well below market rents.

INVESTMENT HIGHLIGHTS

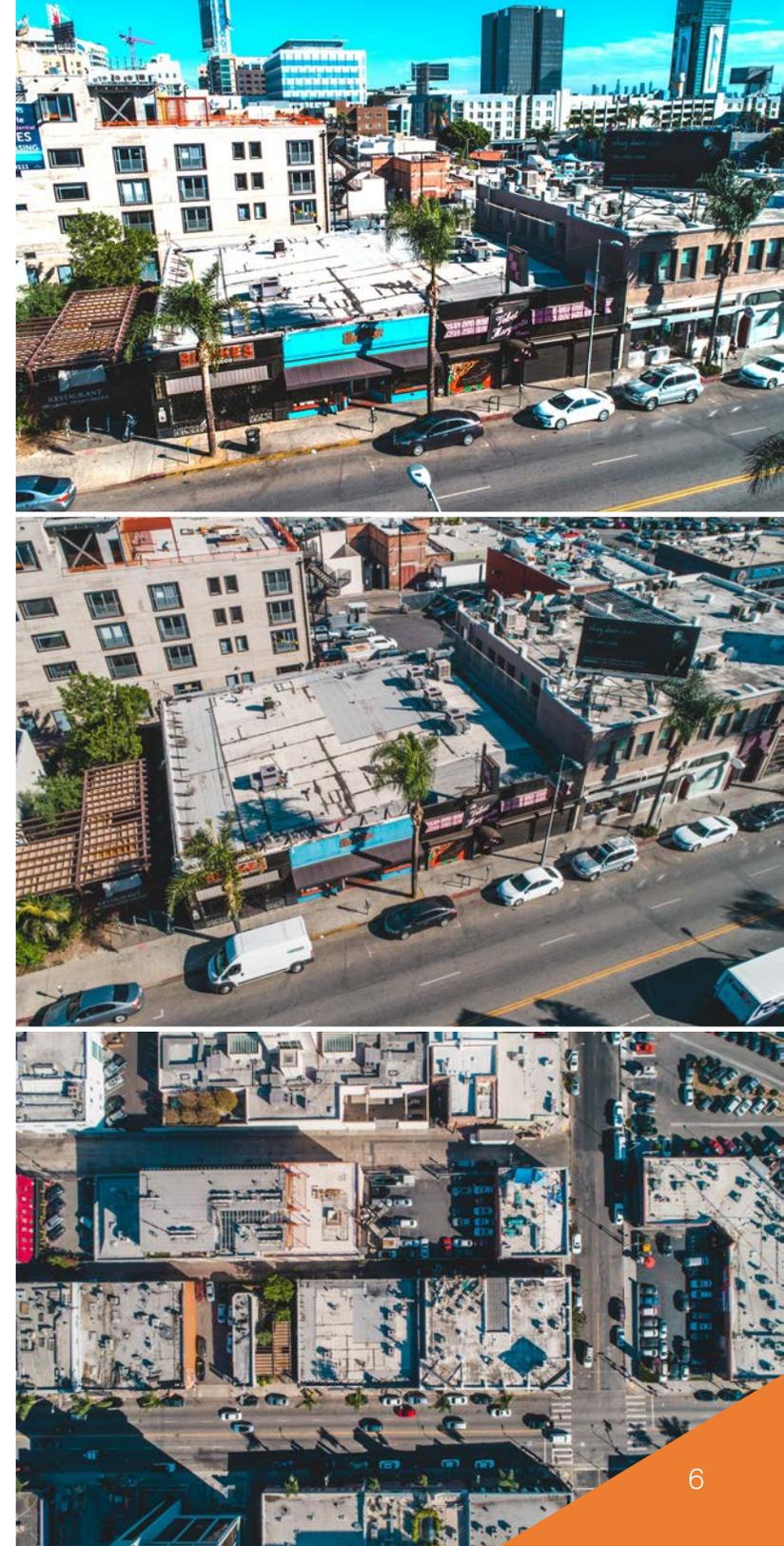
- ▶ *Over 35% Upside in Rents*
- ▶ *Month to Month Leases (2 Tenants)*
- ▶ *New Sale Lease Back Between Tenant and Owner For \$25,000 Per Month 5 Years with 5 Year Option - 3% Annual Increases*
- ▶ *Multiple Liquor Licenses for La Velvet Margarita*
- ▶ *Prime Cahuenga Corridor Location*

PRICING

Price	\$6,500,000	
Price/SF	\$902.78	
Cap	4.53%	6.27%
	<i>Current</i>	<i>Market</i>

FINANCING

Down	50%	\$3,250,000
Ammort Years	4.50%	25
Payments		\$16,675



PRIME HOLLYWOOD RETAIL

FINANCIAL ANALYSIS

1612 N. CAHUENGA BOULEVARD :: LOS ANGELES, CA 90028

PRICING		
Price		\$6,500,000
Price/SF		\$902.78
Cap	4.53%	6.27%
	<i>Current</i>	<i>Pro Forma</i>

FINANCING		
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Payments		\$16,675

THE ASSET	
Units	3
Gross SF	7,200
APN	5546-008-008

MONTHLY RENT SCHEDULE

# of Units	Type	Estimated SF	Avg. Current	Rent/SF	Current Total	Pro Forma	Rent/SF	Pro Forma Total
1	Retail	3,346	\$25,000	\$7.47	\$25,000	\$25,000	\$7.47	\$25,000
1	Retail	2,277	\$4,500	\$1.98	\$4,500	\$10,816	\$4.75	\$10,816
1	Retail	1,577	\$4,120	\$2.61	\$4,120	\$7,491	\$4.75	\$7,491
					\$33,620			\$43,307

ANNUALIZED INCOME		Current	Pro Forma
Gross Potential Rent		\$403,440	\$519,684
Less Vacancy	3%	(\$12,103)	3% (\$15,591)
Scheduled Gross Income		\$391,337	\$504,093

ANNUALIZED EXPENSES		Current	Pro Forma
Real Estate Taxes	1.250000%	\$81,250	\$81,250
Insurance		\$12,000	\$12,000
Trash		\$3,569	\$3,569
Total Expenses		\$96,819	\$96,819
Expenses/Unit		\$32,273	\$32,273
Expenses/SF		\$13.45	\$13.45
% of EGI		24.74%	19.21%

RETURN		Current	Pro Forma
NOI		\$294,518	\$407,274
Less Debt		\$216,768	\$216,768
Cashflow		\$77,750	\$190,506
Cash on Cash		2.39%	5.86%

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RENT ROLL

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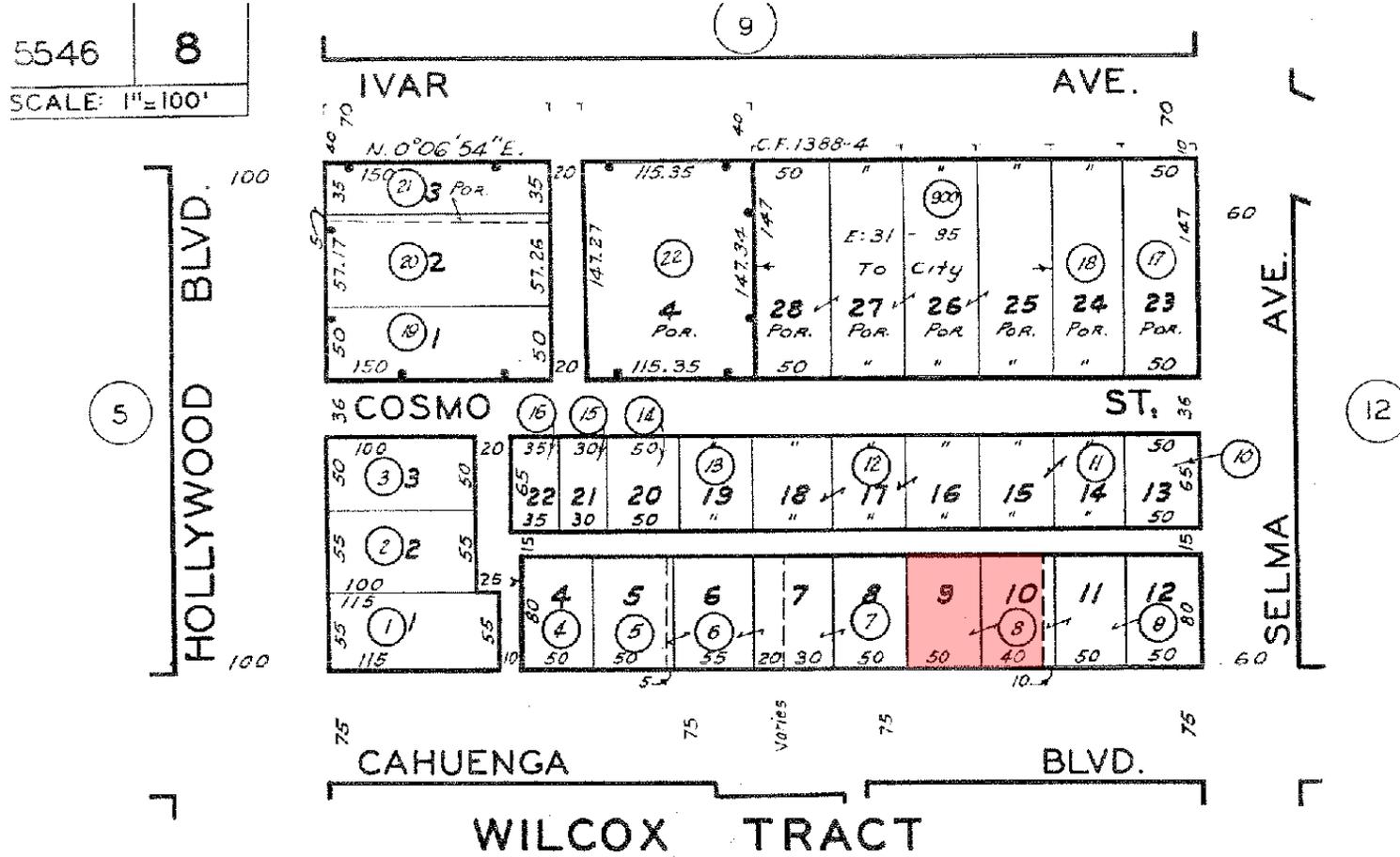
Unit #	Type	Estimated SF	Current Rent	Current Rent/SF	Pro Forma Rent	Pro Forma Rent/SF	Occupied	Lease Start	Lease End	Lease Status	Rent Type
1616	Smoke Shop	1,577	\$4,120	\$2.61	\$7,491	\$4.75	Yes	11/1/16	12/1/18	M2M	Mod Gross
1614	Tattoo Shop	2,277	\$4,500	\$1.98	\$10,816	\$4.75	Yes	5/1/12	5/1/17	M2M	Mod Gross
1612	The Velvet Margarita	3,346	\$25,000	\$7.47	\$25,000	\$7.47	Yes			5 Year Lease	Mod Gross
Totals:		7,200	\$33,620		\$43,307						



PRIME HOLLYWOOD RETAIL

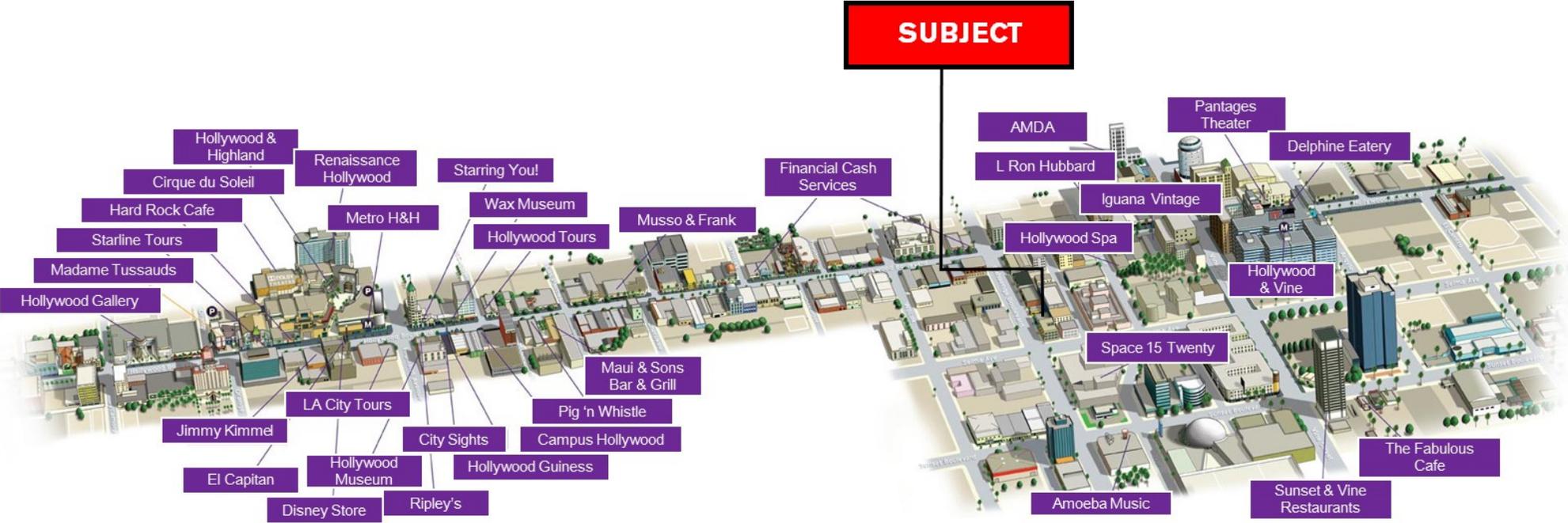
PARCEL MAP

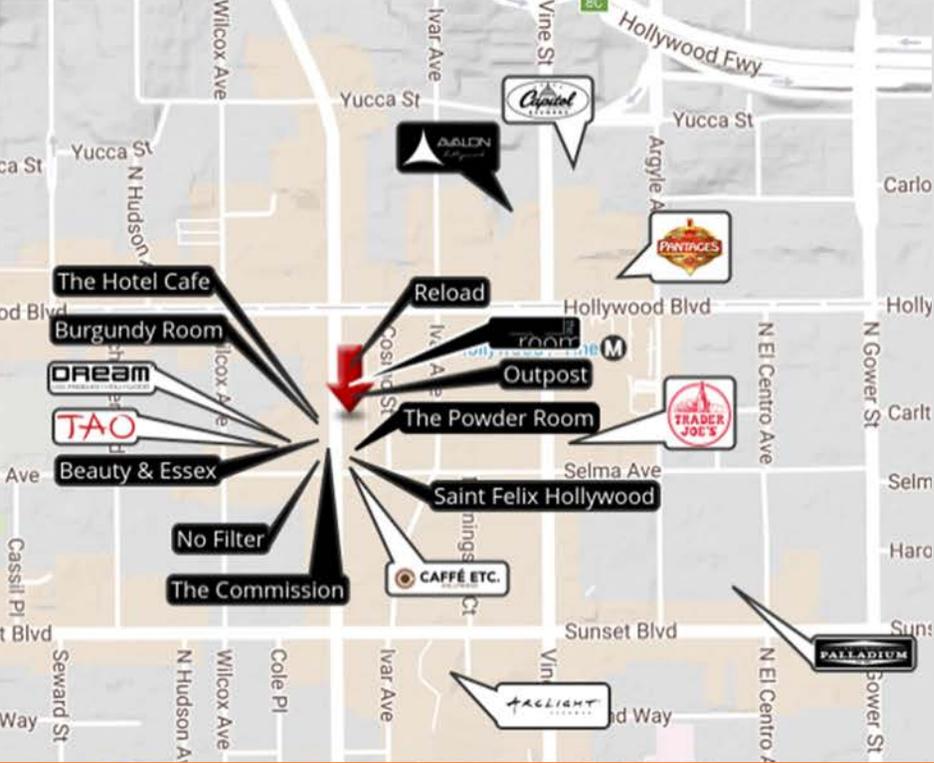
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SALES COMPARABLES

PRIME HOLLYWOOD RETAIL

SALES COMPARABLES

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	Address	Price	Sale Date	Gross Leasable Area	Price/SF
1	1518 Cahuenga Boulevard Los Angeles, CA 90028 <i>Two story property sold vacant with high deferred maintenance.</i>	\$6,075,000	5/5/2017	9,400	\$646.28
2	1312 N Highland Avenue Los Angeles, CA 90028 <i>Single tenant retail property delivered vacant. Investor intends in leasing the space as a restaurant.</i>	\$6,026,000	5/18/2016	4,962	\$1,214.43
3	5936-5946 W Sunset Boulevard Los Angeles, CA 90028 <i>Multi tenant retail property.</i>	\$4,600,000	3/17/2016	4,586	\$1,003.05
4	6848 W Sunset Boulevard Los Angeles, CA 90028	\$1,075,000	4/30/2015	1,125	\$955.56
5	1917-1931 N Bronson Ave Los Angeles, CA 90068	\$12,251,201	7/1/2016	13,075	\$936.99

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SALES COMPARABLES

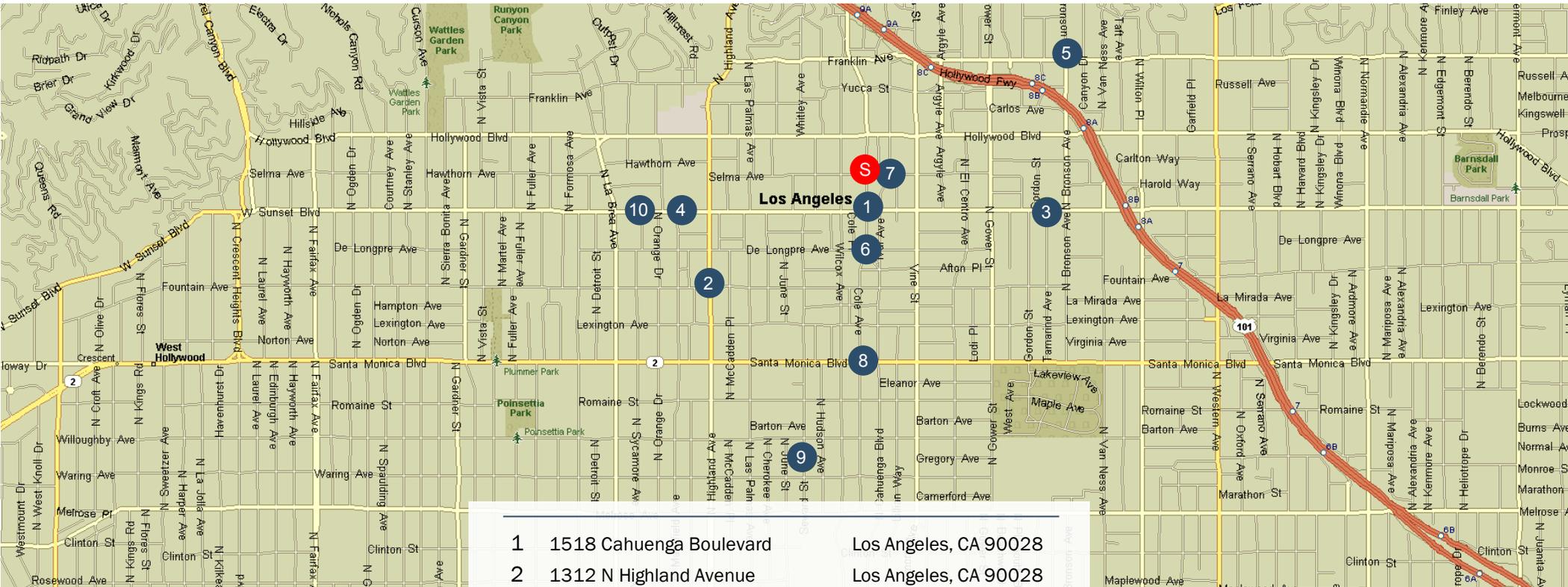
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	Address	Price	Sale Date	Gross Leasable Area	Price/SF
6	1400 N Cahuenga Blvd Los Angeles, CA 90028	\$16,500,000	8/18/2016	11,845	\$1,392.99
7	1601 Ivar Ave Los Angeles, CA 90028 <i>Multi tenant office building delivered vacant.</i>	\$4,250,000	4/6/2017	5,414	\$785.00
8	6424 Santa Monica Blvd Los Angeles, CA 90028 <i>Vacant two story office building.</i>	\$4,750,000	5/9/2017	6,006	\$790.88
9	843 Seward Street Los Angeles, CA 90038 <i>Multi tenant office building delivered vacant. Sold after an extension renovation, adding 1,690SF.</i>	\$3,725,000	7/1/2016	4,234	\$879.78
10	7038 W Sunset Blvd Los Angeles, CA 90028	\$9,000,000	10/6/2017	9,511	\$946.27
<i>Averages/Totals</i>				7,016	\$955.12
S	1612 Cahuenga Boulevard Los Angeles, 90028	\$6,500,000		7,200	\$902.78

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2	1312 N Highland Avenue	Los Angeles, CA 90028
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4	6848 W Sunset Boulevard	Los Angeles, CA 90028
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6	1400 N Cahuenga Blvd	Los Angeles, CA 90028
7	1601 Ivar Ave	Los Angeles, CA 90028
8	6424 Santa Monica Blvd	Los Angeles, CA 90028
9	843 Seward Street	Los Angeles, CA 90038
10	7038 W Sunset Blvd	Los Angeles, CA 90028
S	1612 Cahuenga Boulevard	Los Angeles, CA 90028



LOCATION OVERVIEW

HOLLYWOOD CALIFORNIA

CITY OVERVIEW

Hollywood, CA 90028

City Population

40,245

Households

21,980

Median Household Income

\$65,893

Located in a premier pedestrian location the asset benefit from easy access to employers, major studios, financial firms, entertainment and historic attractions.

Hollywood has seen a tremendous revitalization over the last decade. An influx of capital dedicated to the revitalization of Hollywood has attracted a new resident base of young urban dwellers. This new, hip client base has brought new restaurants, night clubs, and retail opportunities, making Hollywood one of the more desirable submarkets in the greater Los Angeles area.

In the past decade, Hollywood has experienced significant gentrification and development, specifically along Hollywood Boulevard. Most notable is the Hollywood and Highland Center, which includes 75 retailers, several historic theatres along with night clubs, restaurants, movie theatre, and bowling lanes.

Nearly 84.2 percent of all Hollywood residents are currently renters. A significant portion of the population still falls into key renter age groups. Younger age cohorts are expected to post solid growth over the next several years, which bodes well for apartment owners.

Additionally, residents enjoy easy access to the 101 Freeway as well as a stop on the Metro Red Line. Beyond the city limits, residents can quickly travel South to Orange County and San Diego and North to Ventura and Santa Barbara.



ACCOMMODATION

- Banana Bungalow
- Hollywood Celebrity
- Hollywood International
- Hollywood Roosevelt
- Orbit Hotel
- Orchid Suites
- Renaissance Hollywood

- A**
- B**
- F**
- E**
- G**
- D**
- C**

Runyon Canyon Park

Wattles Park

Bowwowood Hollywood Bowl

Hollywood Bowl Museum

Hollywood Heritage Museum

WHITLEY HEIGHTS

Kodak Theatre

Hollywood & Highland Mall

Chinese Theatre

Second City Studio Theater

SUBJECT

Movie star Sculpture

El Capitan Theater

Egyptian Theater

Hollywood Museum

Stages Theater Center

Amoeba Music

0 500 yds

ENTERTAINMENT CAPITAL OF THE WORLD

Things to do in Hollywood include must-see shows and attractions, celebrity frequented restaurants, and world class hotels. Experience Tinseltown glamour at TCL Chinese Theatre or the Hollywood Walk of Fame, which has honored celebrities for over 50 years. The state-of-the-art Dolby Theatre is home to the Academy Awards.

Universal Studios Hollywood is a world famous theme park that includes the mind-blowing “Transformers: The

Ride 3-D.” Other things to do in Hollywood include the shops and restaurants at Hollywood & Highland Center, or the delicious multicultural cuisines of nearby Thai Town and Little Armenia.



\$4.8 BILLION

INVESTED SINCE 2000



\$2.2 BILLION

COMPLETED PROJECTS



\$1 BILLION

PROJECTS UNDER
CONSTRUCTION

Search for the best Hollywood hotels and start discovering the entertainment capital of the world. Hollywood & Highland is the entertainment center of Los Angeles for tourists and locals alike. Steps away from landmarks like the world famous Walk of Fame and TCL Chinese Theatre, formerly Grauman’s, Hollywood & Highland is the perfect place for a Hollywood beginning. With world-class shopping and dining, red carpet movie premieres and celebrated live theatre it’s the ultimate entertainment destination. Steeped in Hollywood history, this iconic destination also features the Dolby Theatre, home of the Academy Awards® and over 70 brand-name retailers from Louis Vuitton, L’Occitane, Victoria’s Secret and MAC to quintessential California stores like GAP, Hot Topic, Oakley, Skechers and Lucky Brand Jeans. Visitors can enjoy 25 full-service and fast-casual restaurants such as The Grill on

Hollywood, Hard Rock Cafe, Dave & Busters, Trastevere Ristorante, California Pizza Kitchen, Cabo Wabo Cantina, and nightlife at Lucky Strike Lanes and OHM Nightclub.

Arclight Theatre	210	C
Beachwood Canyon	DASH Beachwood Canyon	C
Bob Hope Airport (BUR)	222	D
Brentwood	2, 302	I
Burbank Media District	222	D
Cahuenga Bl (Cahuenga Pass)	222	D
Castellammare	2, 302	I
CBS Television City	217, 780	B F
Crenshaw	210	E
Crenshaw Bl	210	E
Crenshaw Metro Rail Station	Metro Red Line ● 210	E
Downtown Los Angeles	Metro Red Line ● 2, 302	G
Egyptian Theatre	212, 217, 222, 780	B F H
El Capitan Theatre	212, 217, 222, 780	B F H
Fairfax Av	217, 780	B F
Farmer's Market/The Grove	217, 780	B F
Fountain Av	DASH Hollywood	C J
Franklin Av	DASH Hollywood	C J
Glendale	180, 181, 780	A
Gower St	DASH Hollywood/Wilshire	C
Greyhound Station	on Cahuenga Bl	E
Hancock Park	210	E
Henry Fonda Theatre	One block east	J
Hillhurst Av	DASH Hollywood	D
Hollywood Bowl	222	D
Hollywood Walk of Fame	At station exit	D
Hollywood Way	222	F
Inglewood	212	F
Kodak Theatre	212, 217, 222, 780	B F H
La Brea Av	212	F
L.A. LIVE	Metro Red Line ● to Metro Blue Line ● 2, 302	G
Los Feliz	180, 181, 780	A
North Hollywood	Metro Red Line ●	I
Pacific Palisades	2, 302	A
Pasadena	180, 181, 780	E
Rossmore Av	210	E
South Bay Galleria	210	E
Sunset Bl	2, 302	G I
Sun Valley	222	D
Universal City/CityWalk	Metro Red Line ●	E
Vine St	210	B F
Washington/Fairfax	217, 780	I
Westwood/UCLA	2, 302	I
Wilshire Center	Metro Red Line ● to Metro Purple Line ●	I

Municipal Bus Services

LADOT Buses (DASH)

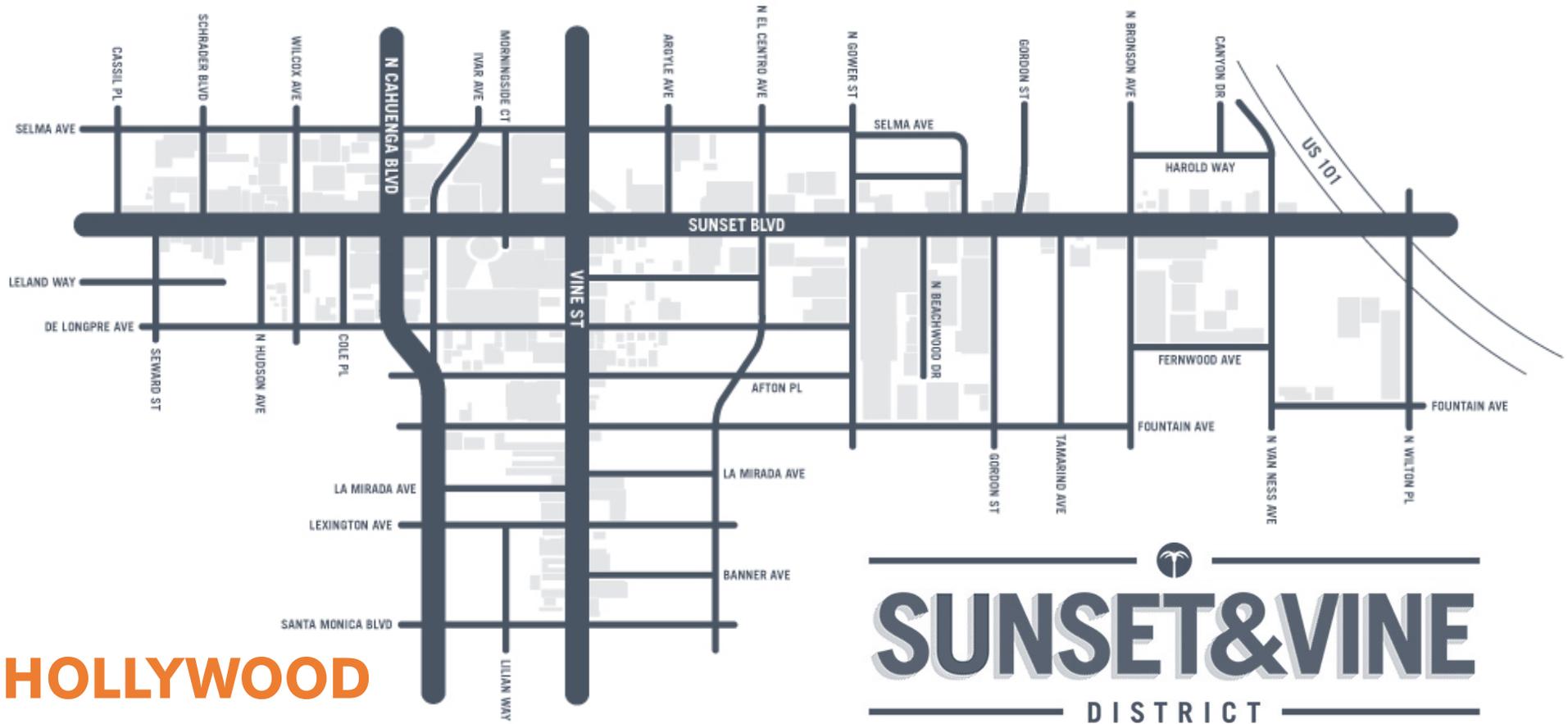
DASH Beachwood Canyon	B
DASH Hollywood	J L
DASH Hollywood/Wilshire	L



Connecting Services	
	Metro Rail Lines: Red, Purple and Blue
	MetroLink Station
	Amtrak Station
	Greyhound Station
Municipal Bus Services	
	DASH
	LADOT DASH



A	Metro Local Stop
	Metro Rapid Stop
	Metro Rapid Line
	Metro Rail Station and Entrance
	Metro Red Line
	MetroLink Station
	Amtrak Station
	Greyhound
	Civic Building
	Cultural Building
	Hotel Building
	Other Building



HOLLYWOOD

The Sunset & Vine Business Improvement District (BID) is a five-year, property-based BID that spans 15 blocks along the world-renowned Sunset Boulevard, from roughly Schrader Boulevard on the west to the 101 Freeway on the east. Reestablished in 2006, the SVBID is composed of approximately 150 property owners and 276 parcels.

Sunset Boulevard, the focal point of the SVBID, has been central to the entertainment industry for nearly a century. It has inspired numerous songs, television shows and movies; and at one time or another has played host to nearly every radio station in Los Angeles. Today, Sunset Boulevard, along with the entirety of the SVBID, is reclaiming its status as the epicenter of the entertainment industry. The SVBID is undergoing an exciting transformation into

a vibrant district, complete with movie and television studios, post-production companies, production-related services, art-based schools, cinemas, cafes and sophisticated apartments. New developments, combined with the rehabilitation of old buildings, is helping to create a stylish, yet casual neighborhood, where the streets buzz 'round the clock with entertainment seekers, students, residents and business professionals.

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DEVELOPMENTS

With recently completed, ongoing and planned developments that total approximately \$7.4 billion, Hollywood is experiencing incredible residential, commercial, and infrastructure growth. The office market in the immediate area is strong, with companies such as Nickelodeon, Nielsen, BuzzFeed, OpenTable, Fender, Paramount Pictures, Live Nation, Capitol Records, CNN, and Viacom all currently having an office presence.

Netflix, the streaming movie and TV giant, plans to move its Southern California operations from Beverly Hills to Hollywood by 2017 and expects to occupy 200,052 SF at the \$200 million ICON complex at 5800 West Sunset Boulevard. The deal is the largest office lease signed in Hollywood to date in terms of square footage. In addition, new hotels are currently being developed including the Thompson Hollywood Hotel, a 12 story hotel including restaurant space and a rooftop lounge.

This development, as well as the many others either approved or currently under construction, will continue to drive educated professionals to the area who are attracted to the “live/work/play” environment that Hollywood offers.



COLUMBIA SQUARE, a mixed-use project located down the block from 6266 West Sunset Boulevard was recently completed and includes a 22-story residential tower, 200 apartment units, 100 extended-stay hotel units, 93,000 SF of office space, and 30,000 SF of retail and restaurant space. Current office tenants include Viacom and Neuehouse, a coworking space. The residential tower is called the The Proper and features luxury furnished and unfurnished residences that were designed by Kelly Wearstler. *EXPECTED DELIVERY DATE: COMPLETED*



DREAM HOTELS is working on its first West Coast outpost on Selma right now. The 10-story hotel will hold 179 guest rooms, a double-height lobby, a rooftop with a pool, two onsite pools, and a landscaped "public alley" outside. The hotel's design comes from heavyweights Rockwell Group, which also designed the private coworking club Neuehouse in Hollywood's Columbia Square project. *EXPECTED DELIVERY DATE: JAN 2017*



ICON Located on a four acre site at the northeast corner of Sunset Bronson Studios lot, ICON will be a 14-story, Class A office tower adjacent to a new five-story creative and production office building called “Cue” and a 1,600-space parking structure. Located in the heart of Hollywood and West Hollywood-Burbank media corridor just one block west of the 101 Freeway and minutes from the Hollywood/Vine LA Metro Red Line station, the vertical campus features innovative design by Gensler Architects and state-of-the-art building systems expected to achieve LEED gold certification. *EXPECTED DELIVERY DATE: JAN 2017*

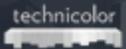
DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	11,976	41,424	87,431
Median Age	29.3	31.2	32.1
Households	21980.0	31.4	32.2
Median Age Female	65893.0	31.0	32.4

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Average HH Income	\$42,994	\$49,153	\$53,041
Average House Value	\$411,154	\$443,804	\$462,070

DIVERSITY	1-MILE	3-MILE	5-MILE
White	42.2%	43.5%	49.8%
Black	2.4%	4.6%	3.7%
Asian	6.5%	7.1%	6.9%
Hawaiian	0.0%	0.1%	0.2%
Indian	0.2%	0.3%	0.4%
Other	46.4%	42.8%	36.8%
Hispanic	77.4%	71.3%	65.3%

TOP EMPLOYERS

COMPANY	# EMPLOYEES
 AT&T	500
 Church of Scientology	2,000
 Capitol Records	600
 Color by Deluxe	626
 Kaiser Permanente	3,000
 Los Angeles City College	1,800
 Farmers Insurance	3,000
 Guardian Eagle Security	500
 Ticketmaster	1,300
 Universal City Studios	2,000
 Technicolor	600
 Agile Brands	1,000
 Shell Oil	560
 Disney Walgreens	500

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