

HOLLYWOOD

913 N HOBART BLVD

LOS ANGELES, CA 90029

**NEW CONSTRUCTION
MULTIFAMILY INVESTMENT**

5 TOWNHOUSE STYLE UNITS

20 Beds + 20 Baths + 3 half baths

Prime Hollywood Location

9,394 Building SF

Spacious Living Spaces

IKON ADVISORS

A REAL ESTATE GROUP

kw HOLLYWOOD HILLS
KELLERWILLIAMS REALTY

NAMI INVESTMENT
GROUP

LYON STAHL
INVESTMENT REAL ESTATE

TABLE OF CONTENTS

ABOUT THE PROPERTY 4
INVESTMENT HIGHLIGHTS 5
RENT ROLL 6
FINANCIAL ANALYSIS 7
PHOTOS 8



YOHANN BENSIMON
PRESIDENT
CALDRE 01966630
M. 310.923.1550
O. 310.461.1271
YOHANN@IKONADVISORS.COM



SEAN NAMI
1ST VICE PRESIDENT
CALDRE 01949705
M. 310.279.7779
O. 424.295.7220
SEAN@LYONSTAHL.COM

Confidentiality + disclaimer.

All materials and information received or derived from KW Commercial its 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 KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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 facts and other matters of significance to such party. KW Commercial 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 under contract or in escrow for a transaction is urged to verify all information and to conduct their 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. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor 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 from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

About the property.

913 N HOBART BLVD
LOS ANGELES, CA 90029

OFFERED AT **\$3,695,000**



10 ON-SITE
PARKING



6.50% CAP RATE
12.60 GRM



9,394 SF GROSS
BUILDING AREA



7,350 SF
LOT SIZE

We are proud to present 913 N Hobart Blvd, a collection of five newly constructed and modern residences in the heart of Hollywood, with 4 of the 5 units currently leased, leaving an opportunity for an investor to select the final tenant or for an owner-user to occupy the remaining vacant residence. Offering a rare opportunity to own a luxury, income-producing asset in one of Los Angeles's most dynamic neighborhoods, the property was built in 2026 with contemporary architecture and sleek, high-end finishes. The community includes a 5-bedroom, 5-bath townhouse, two 4-bedroom homes with 4.5 baths, a 4-bedroom, 4-bath home with a private patio, and a 3-bedroom, 3.5-bath residence with its own patio, each thoughtfully designed and complete with two dedicated parking spaces.

These spacious homes feature open layouts, abundant natural light, soaring ceilings, and designer kitchens with modern appliances, premium fixtures, and contemporary finishes. Additional highlights include smart home technology for convenience and security, all-electric building systems with no gas service, and fully paid-off solar panels that help reduce operating costs and improve energy efficiency. Tenants are responsible for all utilities, including water, trash, and electricity, creating a favorable low-expense operating structure for ownership. New-construction efficiency further reduces maintenance requirements while enhancing long-term durability.

Combining thoughtful design with modern functionality, 913 N Hobart Blvd is well-positioned to appeal to both lifestyle-oriented buyers and investors seeking a turnkey asset in one of Hollywood's most desirable and rapidly evolving neighborhoods.



913 N HOBART BLVD
LOS ANGELES, CA 90029

Investment highlights.



\$3,695,000

PURCHASE PRICE



\$293,160

ANNUAL GROSS INCOME



9394

GROSS SF
Building



5

UNITS



20

BED
ROOMS



23

BATH
ROOMS



HOLLYWOOD

About the neighborhood.



Hollywood is one of Los Angeles's most iconic neighborhoods, celebrated for its rich entertainment history and lively urban atmosphere. Bordered by West Hollywood to the west and Los Feliz to the east, the area offers a dynamic blend of culture, nightlife, and creativity. Its tree-lined residential streets sit just moments away from world-famous landmarks, studios, and theaters, creating a unique balance between neighborhood charm and city energy.

913 N HOBART BLVD
LOS ANGELES, CA 90029

The rent roll.

UNIT #	UNIT TYPE	SQUARE FOOTAGE	RENT	RENT PER SF
913	4 Bedrooms + 4.5 Bathrooms + 2 Assigned Parking Spaces	1935	\$4,995	\$2.58
913 1/4	5 Bedrooms + 5 Bathrooms + 2 Assigned Parking Spaces	2136	\$5,350	\$2.50
913 1/2	4 Bedrooms + 4.5 Bathrooms + 2 Assigned Parking Spaces	1757	\$4,795	\$2.73
915	4 Bedrooms + 4 Bathrooms w/ Patio + 2 Assigned Parking Spaces	2002	\$4,995	\$2.50
913 3/4	3 Bedrooms + 3.5 Bathrooms w/ Patio + 2 Assigned Parking Spaces	1564	\$4,295	\$2.75
5 Units	20 Bedrooms + 23 Bathrooms + 10 Parking Spaces	9,394	\$24,430	Avg. \$2.61

Investment financial overview.

913 N HOBART BLVD
LOS ANGELES, CA 90029

Financial overview.

SALE PRICE	\$3,695,000
DOWN PAYMENT	25% \$923,750
# OF UNITS	5
PRICE/UNIT	\$739,000
GROSS SF	9,394
PRICE/SF	\$393.34
CAP RATE	6.50%
GRM	12.60
YEAR BUILT	2026
LOT SF	7,350
ZONING	LARD1.5

Annualized operating data.

INCOME		ACTUAL	EXPENSES		ACTUAL
GROSS RENTAL INCOME		\$293,160	REAL ESTATE TAXES (1.20%)		\$44,340
GROSS POTENTIAL INCOME		\$293,160	INSURANCE		\$3,500
EFFECTIVE GROSS INCOME		\$293,160	COMMON AREA UTILITIES		\$1,200
LESS: EXPENSES		\$53,040	REPAIRS & MAINTENANCE		\$2,500
NET OPERATING INCOME		\$240,120	LANDSCAPE		\$1,500
DEBT SERVICE (LOAN PAYMENT)		\$160,733	TOTAL EXPENSES		\$53,040
CASH ON CASH RETURN		8.6% \$79,388	EXPENSES / UNIT		\$10,608
			EXPENSES / SF		\$5.65
			% OF EGI		18.65%

Financing.

FIRST TRUST DEED		LOAN TYPE	PROPOSED NEW	AMORTIZATION	30 YEARS
LOAN AMOUNT	\$2,771,250	INTEREST RATE	5.8% 5-YR FIXED IO	DCR	1.49

Photos.

913 NHOBART BLVD
LOS ANGELES, CA 90029



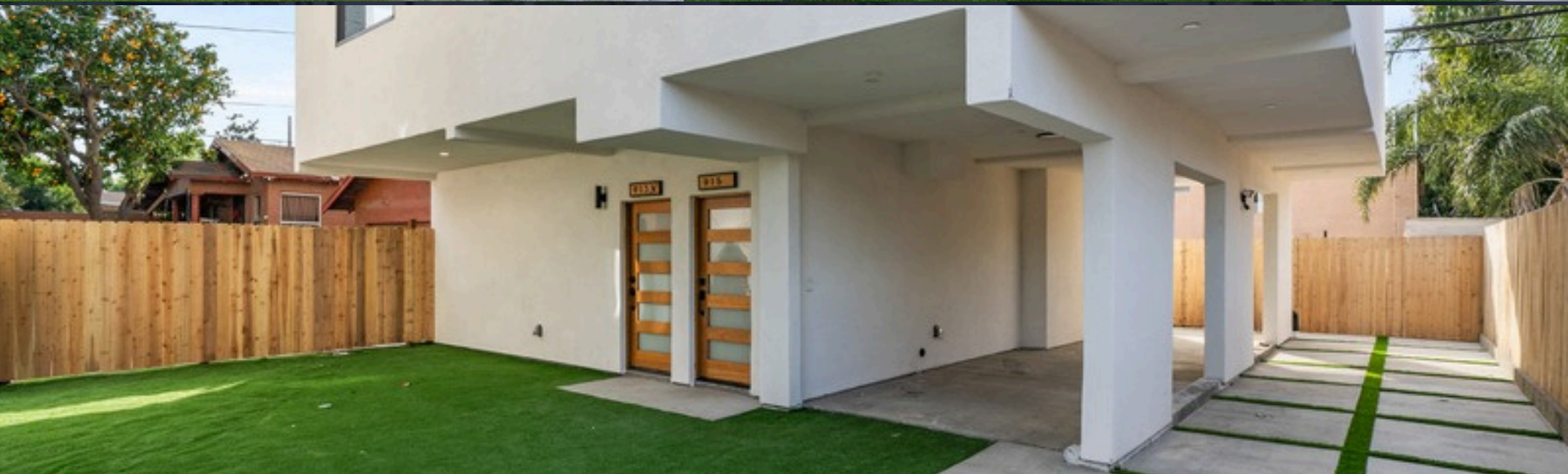
Photos.

913 N HOBART BLVD
LOS ANGELES, CA 90029



Photos.

913 N HOBART BLVD
LOS ANGELES, CA 90029



913 N HOBART BLVD
LOS ANGELES, CA 90029

Questions or comments about this investment opportunity or want to inquire about other opportunities? Give us a call or shoot us an email.

Let's get talking!



YOHANN BENSIMON
PRESIDENT
CALDRE 01966630
M. 310.923.1550
O. 310.461.1271
YOHANN@IKONADVISORS.COM

IKON ADVISORS
A REAL ESTATE GROUP

IKON ADVISORS
9000 W SUNSET BLVD, 11TH FL
WEST HOLLYWOOD, CA 90069
WWW.IKONADVISORS.COM



IKONADVISORS.COM

IKON ADVISORS
A REAL ESTATE GROUP



@IKONADVISORS



kw HOLLYWOOD HILLS
KELLERWILLIAMS. REALTY

NAMI INVESTMENT
GROUP

SEAN NAMI

1ST VICE PRESIDENT
CALDRE 01949705
M. 310.279.7779
O. 424.295.7220
SEAN@LYONSTAHL.COM

LYON STAHL
INVESTMENT REAL ESTATE

LYON STAHL
1880 CENTURY PARK E, SUITE 800
LOS ANGELES, CA 90067
WWW.LYONSTAHL.COM