

710 N. Van Ness Ave.

OFFERING MEMORANDUM



Mixed-Use Investment Opportunity

710 N. VAN NESS AVENUE | HOLLYWOOD, CA

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INVESTMENT HIGHLIGHTS

A Rare Mixed-Use Offering Across from Paramount Studios

\$3,400,000 ASKING PRICE	4.6% GOING-IN CAP RATE	\$159,692 NET OPERATING INCOME	\$475 PRICE PER SF
7,152 SF BUILDING SIZE	6,190 SF LOT SIZE	1924 YEAR BUILT	100% OCCUPIED

12 total units — 4 studios, 4 one-bedrooms, and 4 ground-floor commercial suites — across two buildings at 710–714 N. Van Ness Avenue, fully occupied with in-place income.



PROPERTY OVERVIEW

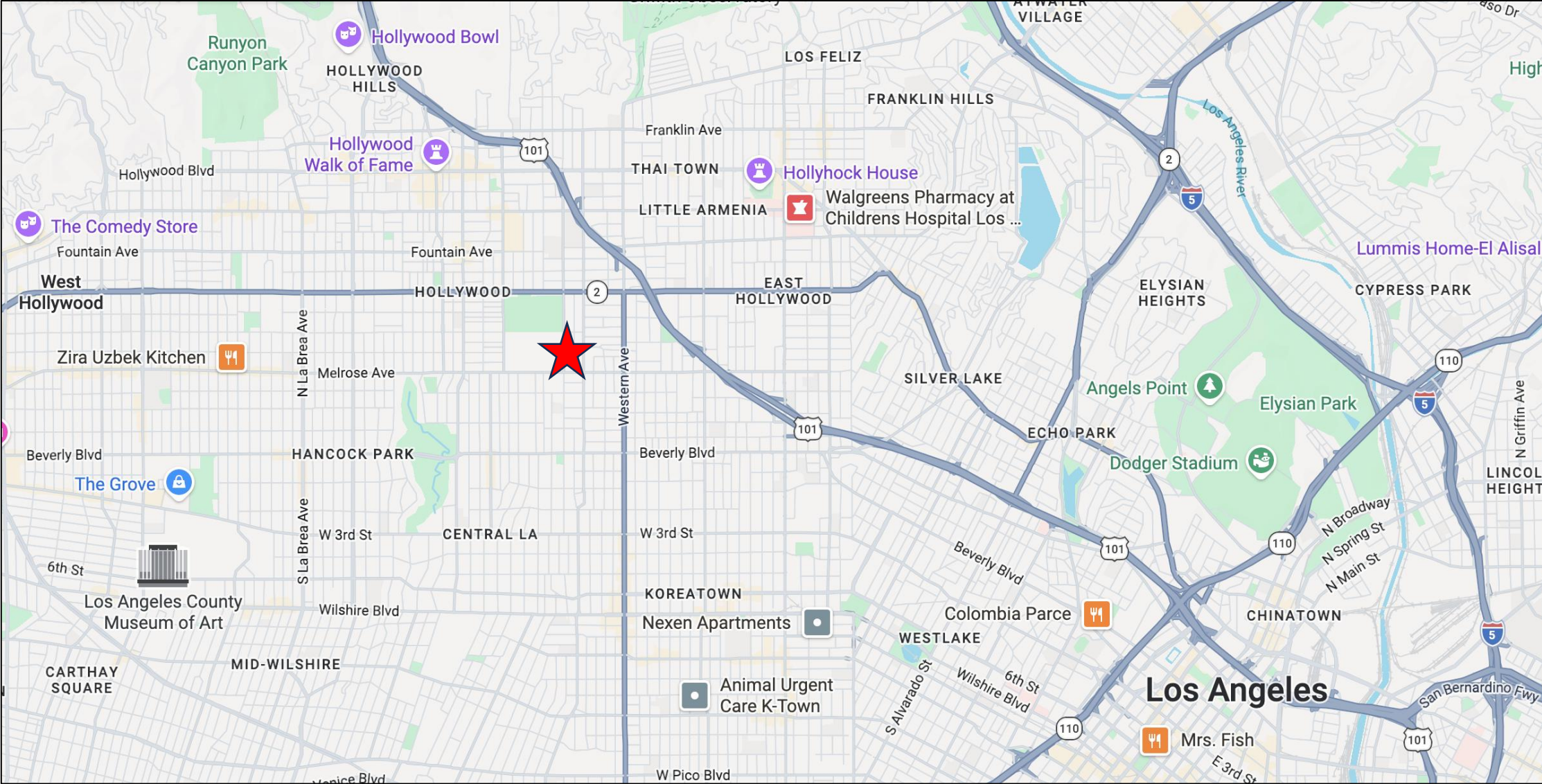
Spanish Colonial Character, Refined

Built in 1924, 710 N. Van Ness Avenue is a beautifully maintained Spanish Colonial mixed-use property spanning two structures in the heart of Hollywood. Arched windows, decorative stucco detailing, and a terra cotta tile roofline give the asset genuine architectural character that is increasingly rare in this submarket.

The property is fully occupied and comprises 4 studio units, 4 one-bedroom units, and 4 ground-floor commercial suites — a well-balanced mix that has historically supported consistent, low-turnover occupancy.

ADDRESS	710-714 N. Van Ness Ave.
APN	5535-002-002
ZONING	[Q]C4-1
YEAR BUILT	1924
BUILDING SIZE	7,152 SF
LOT SIZE	6,190 SF
TOTAL UNITS	12 (4 Studio / 4 1-Bedroom / 4 Commercial)
BUILDINGS	Two (2)

REGIONAL OVERVIEW



AERIAL VIEW



AERIAL VIEW



Van Ness Ave.

Melrose Ave.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



UNIT MIX & RENT ROLL

In-Place Income, Fully Stabilized

Unit	Type	Monthly Rent
710	Retail	\$2,592.44
710 (Storage)	Retail	\$1,545.00
710.5	Studio	\$1,532.00
710.75	1 Bedroom	\$1,666.00
712	Retail	\$2,435.00
712-A	Studio	\$1,800.00
712-B	1 Bedroom	\$2,178.00
712-C	1 Bedroom	\$2,175.00
712-D	Studio	\$1,090.00
714	Retail	\$2,864.43
714.5	Studio	\$1,782.00
714.75	1 Bedroom	\$2,039.00

TOTAL MONTHLY RENT

\$23,698

\$284,386 Gross Scheduled Annual Rent

4

STUDIO UNITS

4

ONE-BEDROOM UNITS

4

COMMERCIAL SUITES

FINANCIAL OVERVIEW

Operating Pro Forma

Gross Scheduled Rent	\$284,386
Parking Income	\$1,200
Less: Vacancy Loss (5%)	(\$14,219)
Effective Gross Income	\$271,367
Property Taxes	(\$42,500)
Insurance	(\$12,000)
Repairs & Maintenance	(\$20,000)
Utilities	(\$14,400)
Trash Disposal	(\$4,200)
Landscaping	(\$1,200)
Supplies & Materials	(\$5,000)
Pest Control	(\$1,000)
Management Fee	(\$11,375)
Net Operating Income	\$159,692



Figures reflect a 5% vacancy factor. Prospective buyers should verify all income, expense, and financing assumptions independently as part of due diligence.

FOR MORE INFORMATION, PLEASE CONTACT

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