

1231 N JUNE ST,
LOS ANGELES, CA
90038

NEW CONSTRUCTION
ULTRA HIGH END
FOUR UNIT COMPLEX
NON-RSO

\$3,350,000
6.00 % CAP RATE
12.3 GRM

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Streetlamp Partners, LLC. is an affiliated business to this offering. All marketing information provided by Citivest Realty

Services, BRE #01875823



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OVERVIEW

OFFERING MEMORANDUM - 1231 JUNE ST.



APN:	5532002008
# of Units:	4
Year Built:	2026
Gross Living Area (GLA):	6,105
Gross Building Area (GBA):	6,655
Lot Size (SF):	5,119
Zoning:	RD1.5
List Price:	\$3,350,000
Annual Gross Rental Income:	\$272,100
Net Operating Income:	\$200,996
GRM:	12.3
Cap Rate:	6.00%
Price per SF (GBA):	\$503
Price per SF (GLA):	\$549
Price per Unit:	\$837,500
Covered Garage Stalls:	2
Uncovered Garage Stalls:	5
Laundry:	Private Each Unit
Tenant Meters (water/gas/electric):	4
Owner/Common Meters (water/electric):	1
Floors:	3

FOUR UNIT NEW CONSTRUCTION LUXURY COMPLEX IN HOLLYWOOD

OFFERED FULLY LEASED OR VACANT AT A 6% CAP!

We are pleased to announce a beautiful new construction, NON-RENT- CONTROLLED, Green Certified and Solar equipped four-unit complex. The property is in the heart of Hollywood and West Hollywood adjacent, between Santa Monica Blvd. and Sunset, which house Netflix, Capitol Records, Sunset Gower Studios, The Dome Entertainment Centre, Dolby Theatre and many more tech and entertainment companies pouring into the highly desirable neighborhood.

Incredible rent comps are being achieved in this neighborhood, driven largely by the surrounding entertainment hubs, tourism and supporting services providing high-paying and stable jobs. Hollywood continues to be a very hot market and with continued new development we anticipate further growth and demand. The property can be delivered fully vacant or leased.

This non-rent-controlled luxury complex is comprised of two duplexes, totaling four new construction townhomes, each with private laundry rooms and private parking spaces and private yard spaces. Each unit is equipped with separate meters for water, gas and solar power electricity, as well as an owner's common area electric meter for exterior lighting and common area water meter for servicing and landscape irrigation. The property is completed with drought tolerant landscaping, as well as energy efficient building materials, Solar, appliances and fixtures presenting the buyer with a fully warranted, low maintenance, environmentally friendly property.

Please contact us regarding this opportunity or one of the seller's many other similar developments throughout Los Angeles.

PROPERTY DETAILS

SUMMARIZED PRICING METRICS

SALE PRICE:	\$3,350,000
DOWN (40%):	\$1,340,000
PRO FORMA GRM:	12.3
PRO FORMA CAP RATE:	6.0%
\$/UNIT:	\$837,500
\$/SF (GBA):	\$503
\$/SF (GLA):	\$595

BUILDING DESCRIPTION

APN	5532002008
NO. OF UNITS	4
COMPLETION	APRIL 2026
GROSS BUILDING AREA	6,655
ZONING	RD1.5
GROSS LIVING AREA	6,618
LOT SIZE (SQ FT):	5,731

PROPOSED FINANCING

LOAN AMOUNT	\$2,010,000
INTEREST RATE	6.50%
MONTHLY PAYMENT	-\$10,888
LTV	60%
AMORTIZATION (YEARS)	30
DSCR	1.32

ANNUALIZED OPERATING DATA PRO FORMA

GROSS POTENTIAL RENTAL INCOME	\$272,100
GAIN (LOSS)-TO-LEASE	\$0
GROSS SCHEDULED RENTAL INCOME	\$272,100
LESS: VACANCY 3.0%	-\$8,163
EFFECTIVE GROSS INCOME	\$263,937
LESS: EXPENSES	-\$62,941
MISCELLANEOUS INCOME	\$0
NET OPERATING INCOME	\$200,996

DEBT SERVICE		-\$166,909.91
PRE-TAX CASH FLOW	3.6%	\$34,085.94
PRINCIPAL REDUCTION		\$21,804.81
TOTAL RETURN	5.2%	\$55,890.75

ANNUALIZED EXPENSES

FIXED EXPENSES			
REAL ESTATE TAXES	0.0116552		\$39,045
INSURANCE	\$0.40/SQ FT		\$2,662
UTILITIES			\$1,608
CONTROLLABLE EXPENSES			
MANAGEMENT FEE	0.04		\$10,557
REPAIRS & MAINTENANCE	\$600/UNIT		\$2,400
UNIT TURNOVER	\$250/UNIT		\$1,000

TOTAL EXPENSES			\$62,941
EXPENSES/UNIT			\$15,735
EXPENSES/SQ FT			\$9.46
% OF EGI			23.8%

PROFORMA RENT ROLL

PROFORMA RENT ROLL

UNIT #	STATUS	UNIT TYPE	UNIT SIZE	PRICE / SQ FT	MONTHLY GROSS RENT	PARKING	LAUNDRY
1231 JUNE ST.	VACANT	4 BED / 4.5 BATHS	1638	\$3.69	\$6,050	1 UNCOVERED	PRIVATE
1231 1/2 JUNE ST.	VACANT	4 BED / 4.5 BATHS	1594	\$3.70	\$5,900	1 GARAGE / 1 UNCOVERED	PRIVATE
1233 - JUNE ST.	VACANT	4 BED / 4.5 BATHS	1893	\$3.30	\$6,250	1 GARAGE / 1 UNCOVERED	PRIVATE
1233 1/2-JUNE ST.	VACANT	2 BED / 2.5 BATHS	980	\$4.57	\$4,475	2 UNCOVERED	PRIVATE
4	VACANT	14 BED / 18 BATHS	6105	\$3.82	\$22,675	7	



PUBLICLY LISTED COMPS

ADDRESS	STATUS	UNIT COUNT	BED / BATH COUNT	YR. BUILT	SQ FT	PRICE	GRM	\$/SF	DATE	OP INC	NET INC	CAP RATE
1223 N JUNE ST, HOLLYWOOD 90038	SOLD	4	14 BED / 15 BATHS	2024	6,329	\$3,600,000	15.92	\$569	3/28/2025	\$250,740	\$188,795	5.24%
3222 BANNER AVE, HOLLYWOOD 90038	SOLD	4	14 BED / 4 BATHS	2024	6,640	\$3,600,000	15.38	\$542	9/13/2024	\$260,760	\$198,828	5.52%
1227 N JUNE ST, HOLLYWOOD 90038	SOLD	4	14 BED / 18 BATHS	2024	6,105	\$3,300,000	15.50	\$541	9/25/2025	\$245,760	\$189,538	5.74%
1570 LA BAIG AVE, LOS ANGELES 90028	SOLD	3	7 BED / 6 BATHS	1953	3,360	\$2,800,000	21.37	\$833	2/27/2023	\$156,000	\$131,000	4.68%
143 N SYCAMORE AVE, LA 90036	SOLD	4	12 BED / 8 BATHS	1927	7,672	\$3,565,000	14.20	\$465	2/3/2026	\$264,876	\$183,258	5.14%
1005 N GENESSEE AVE, LOS ANGELES 90046	SOLD	4	8 BED / 8 BATHS	1926	5,302	\$3,380,000	16.50	\$637	12/5/2025	\$206,000	\$196,000	5.80%
713 N GRAMERCY PL, LA 90038	SOLD	4	16 BED / 16 BATHS	2024	7,554	\$3,685,000	13.30	\$488	1/31/2025	\$266,220	\$203,321	5.52%
COMP AVERAGE				1986	6,137	\$3,418,571	16.02	\$582		\$235,765	\$184,391	5.38%
SUBJECT PROPERTY AVERAGE			14 BED / 18 BATHS	2026	6,582	\$3,350,000	12.3	\$583		\$272,100	\$200,996	6.00%

COMP \$/SQ FT	\$582	COMP GRM	16.02	COMP CAP RATE	5.38%
SUBJECT SF	6,582	SUBJECT GROSS POTENTIAL RENT	\$272,100	SUBJECT NOI	\$200,996
SUGGESTED VALUE	\$3,831,519.33	SUGGESTED VALUE	\$4,360,208.14	SUGGESTED VALUE	\$3,737,347.02
		BLENDED SUGGESTED VALUE	\$3,976,358.16		



1223 JUNE ST.



6222 BANNER AVE



1227 JUNE ST.



1570 LA BAIG AVE.



143 N SYCAMORE AVE.



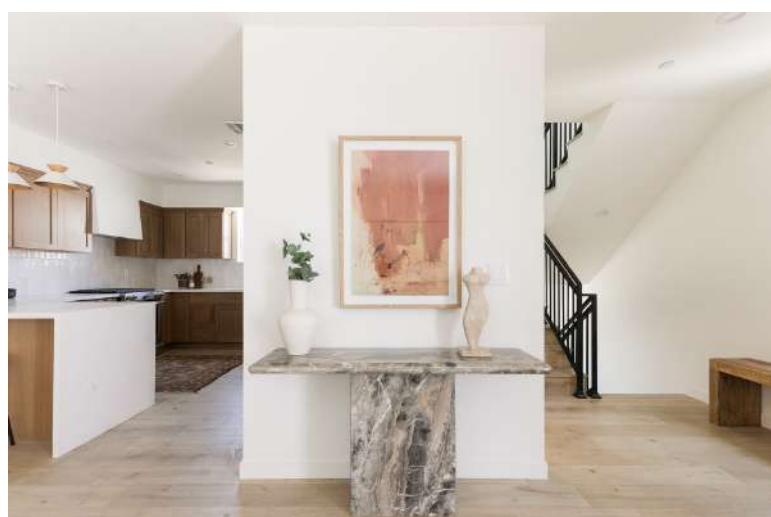
1005 N GENESSEE AVE



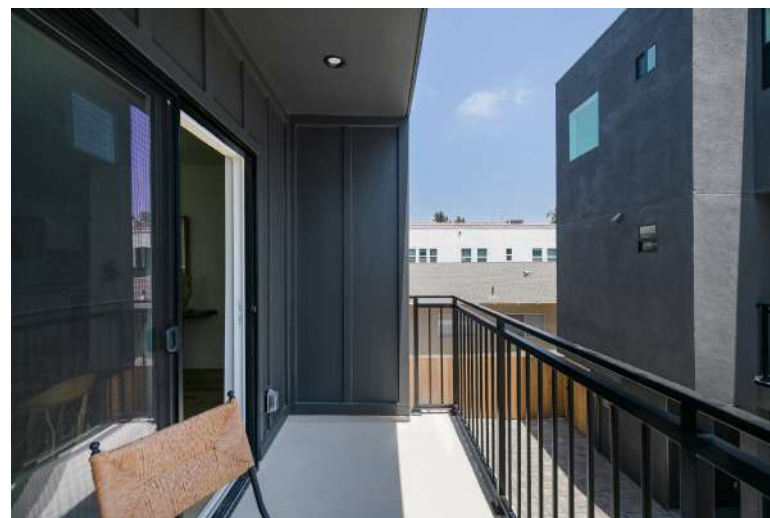
713 N GRAMERCY PL.

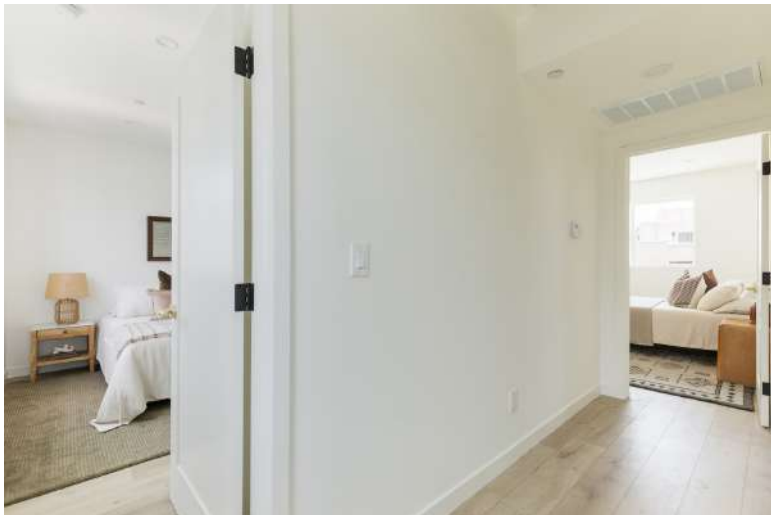
















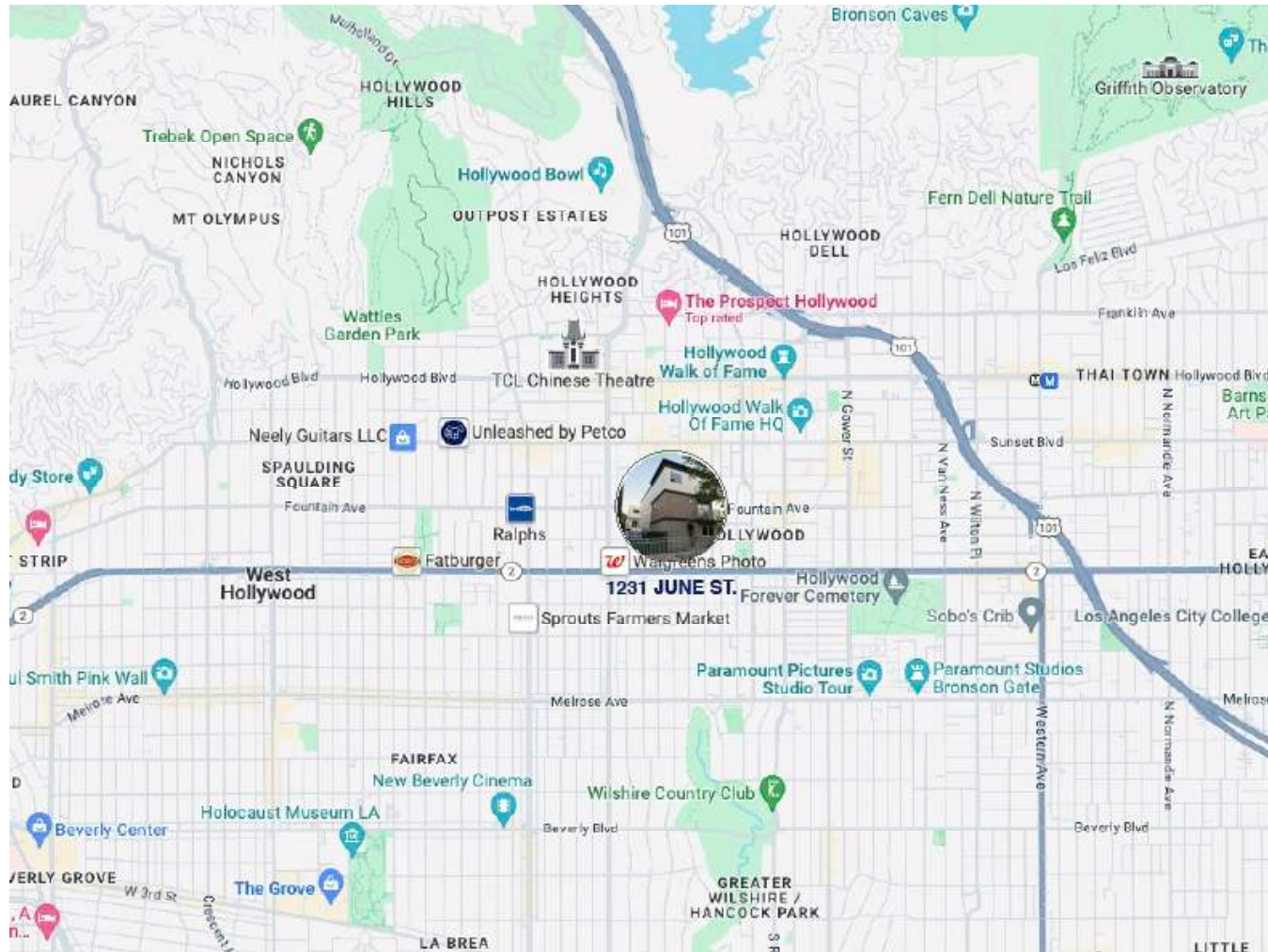






NEIGHBORHOOD AREA MAP

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CONTACT INFO

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VISIT STREETLAMPPARTNERS.COM
FOR MORE INFORMATION ON OUR UP-
COMING PROPERTIES.

INFORMATION PROVIDED BY:
SETH HAMILTON, DRE # 01897619
MARTIN FISH, DRE # 01988997
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2.0% COOPERATING BROKER COMPENSATION

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