

MULTIFAMILY OFFERING MEMORANDUM



MOUNTAIN VIEW APARTMENTS

320 NORTH MOUNTAIN VIEW AVENUE, LOS ANGELES, CA 90026



OFFERING MEMORANDUM

COLDWELL BANKER COMMERCIAL REALTY PRESENTED BY:

15250 Ventura Blvd., Suite 500
Sherman Oaks, CA 91403



**COLDWELL BANKER
COMMERCIAL
REALTY**

CHRIS MALCOLM

Senior Director
office: (818) 497-6869
cell: (818) 497-6869
chris.malcolm@cbrealty.com
01218705, California

PHILIP BORODA

office: 310-968-3844
philip.boroda1@gmail.com
CA 00822192

YOORI PARK

office: 310-946-1110
yoori@yooripark.com
CA 02047251

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320 NORTH MOUNTAIN VIEW AVENUE

PROPERTY INFORMATION

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PROPERTY SUMMARY

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PROPERTY SUMMARY

320 NORTH MOUNTAIN VIEW AVENUE | LOS ANGELES, CA 90026



Property Summary

Price:	\$3,390,000
Units:	14
Price / Unit:	\$242,143
NOI:	N/A
CAP Rate:	N/A
GRM:	N/A
Occupancy:	0
Building SF:	16,401
Price / SF:	\$213.41
Lot Size:	4,801 SF
Price / Acre:	385,000
Parking:	7 spaces
Year Built:	2027
Renovated:	N/A
Zoning:	LAR4

Property Overview

- 14-unit Class A apartment community / 4 affordable units
- Currently under construction
- Five-story building
- All units are one-bedroom layouts with 1 or 1.5 baths
- Private balconies for most residences
- Expansive rooftop deck
- Panoramic city views
- Modern architecture and premium finishes
- Boutique luxury rental experience
- Designed for strong tenant appeal and long-term value appreciation
- Individual washer/dryer hook-up in each unit
- Individual hot water heater hook-up in each unit

Location Overview

Located at the intersection of two of Los Angeles' most vibrant and rapidly evolving neighborhoods, this property benefits from a premier location in Echo Park and Historic Filipinotown (HiFi). Known for its blend of historic character, cultural diversity, and urban energy, the area has become one of the city's most desirable residential destinations for young professionals, creatives, and urban lifestyle renters.

Residents enjoy convenient access to Downtown Los Angeles, Silver Lake, Koreatown, and Hollywood, with major transportation corridors including the 101, 110, and 5 Freeways just minutes away.

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PROPERTY PHOTOS

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LOCATION INFORMATION

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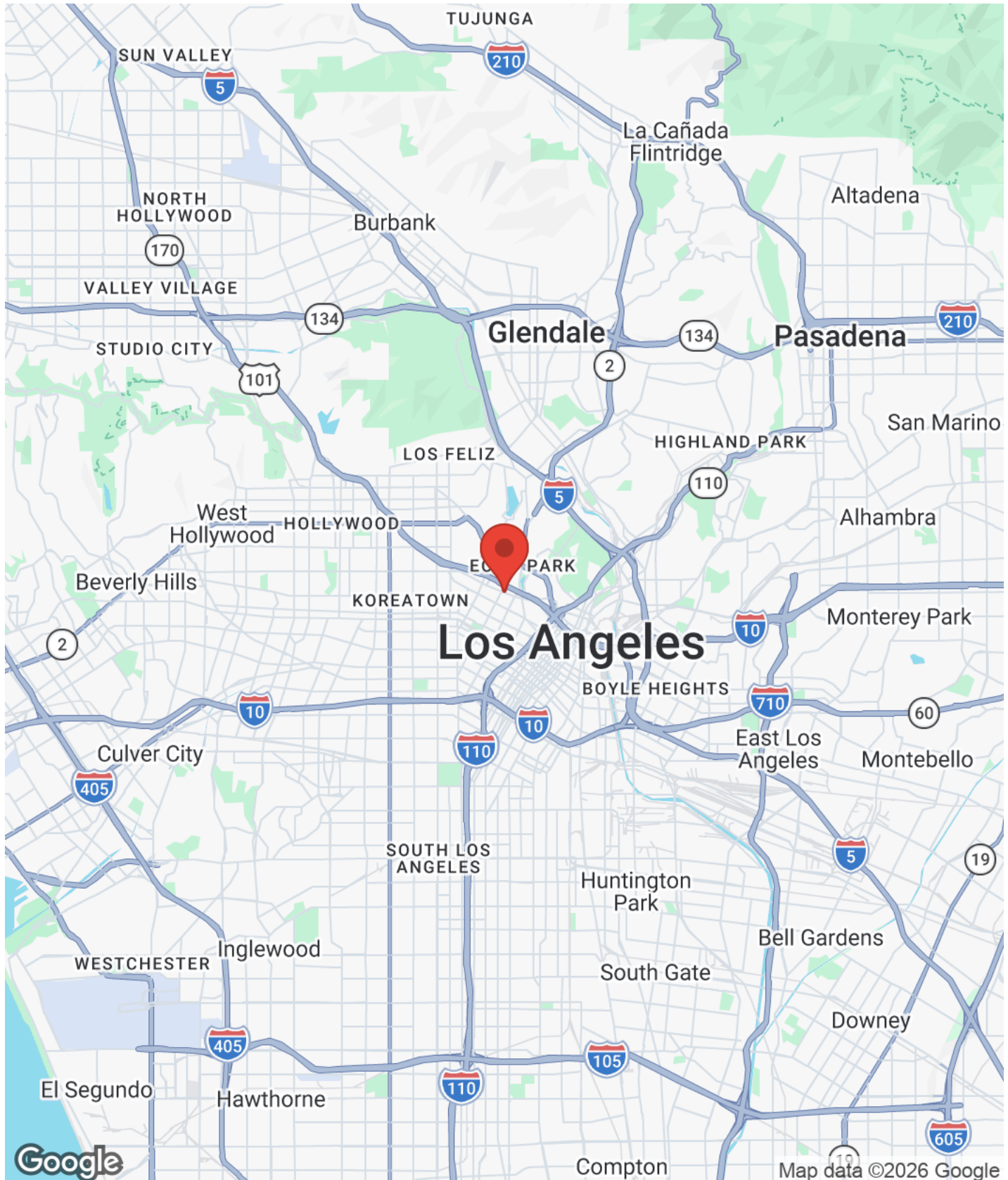
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REGIONAL MAP

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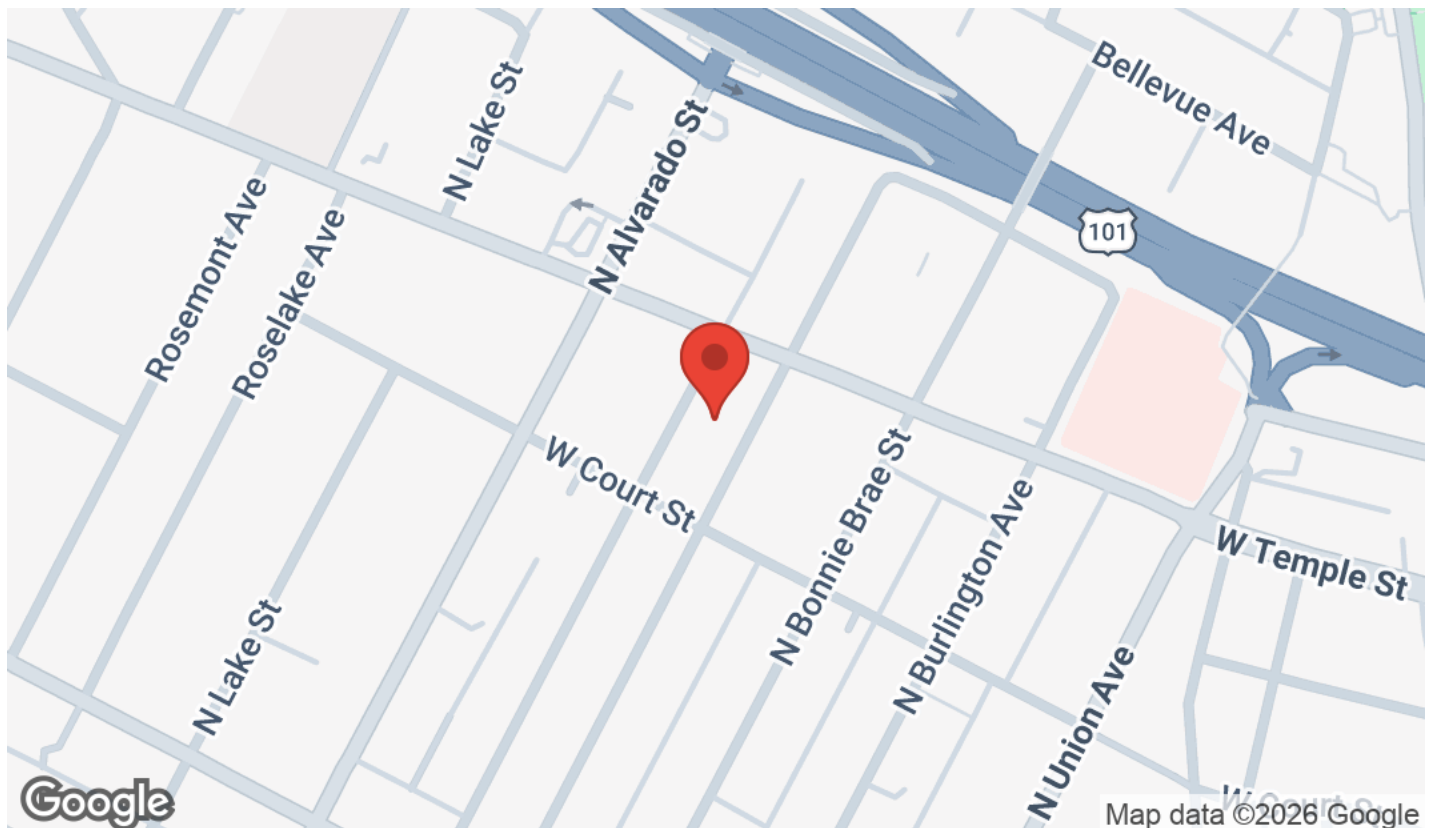
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LOCATION MAPS

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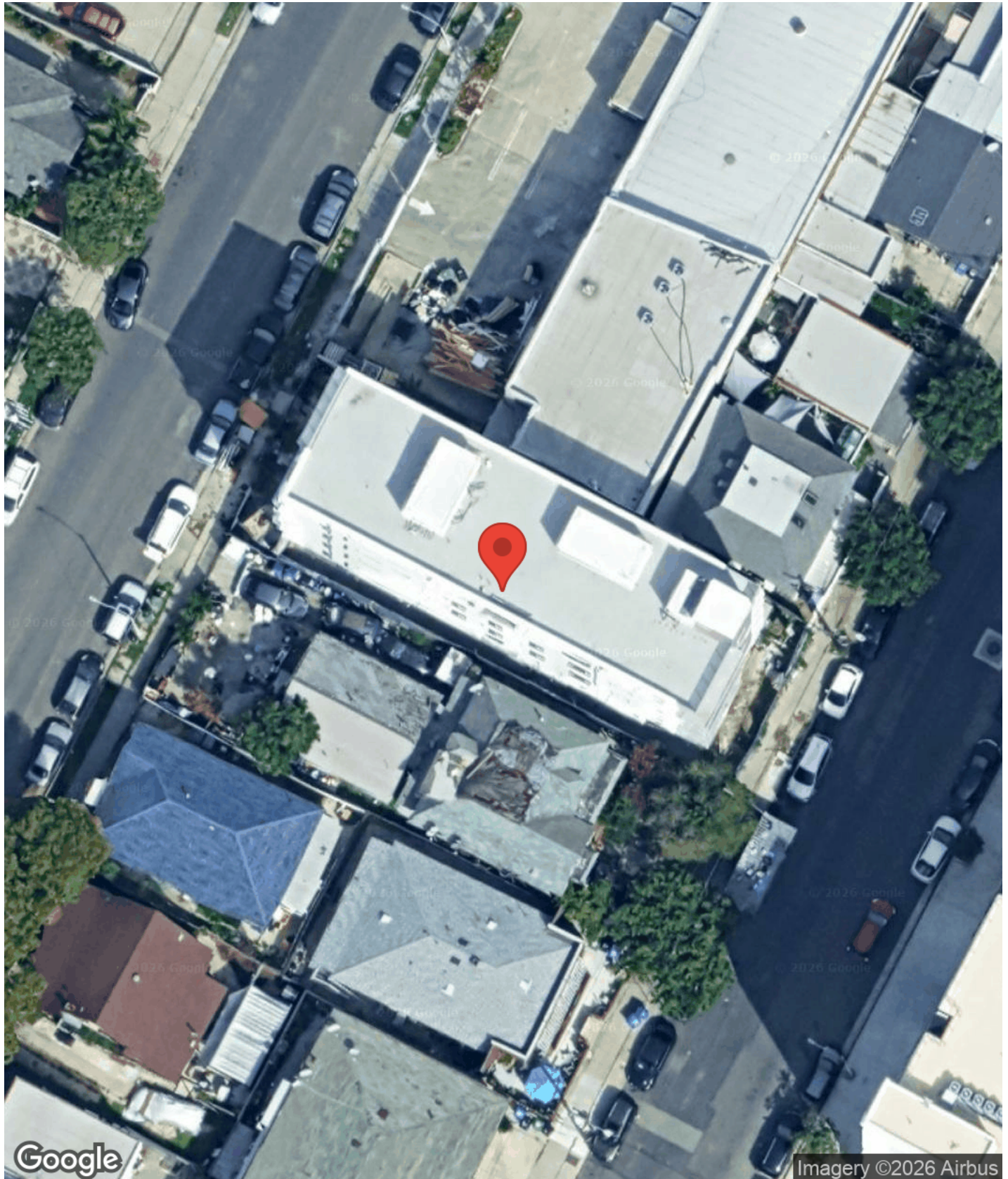
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AERIAL MAP

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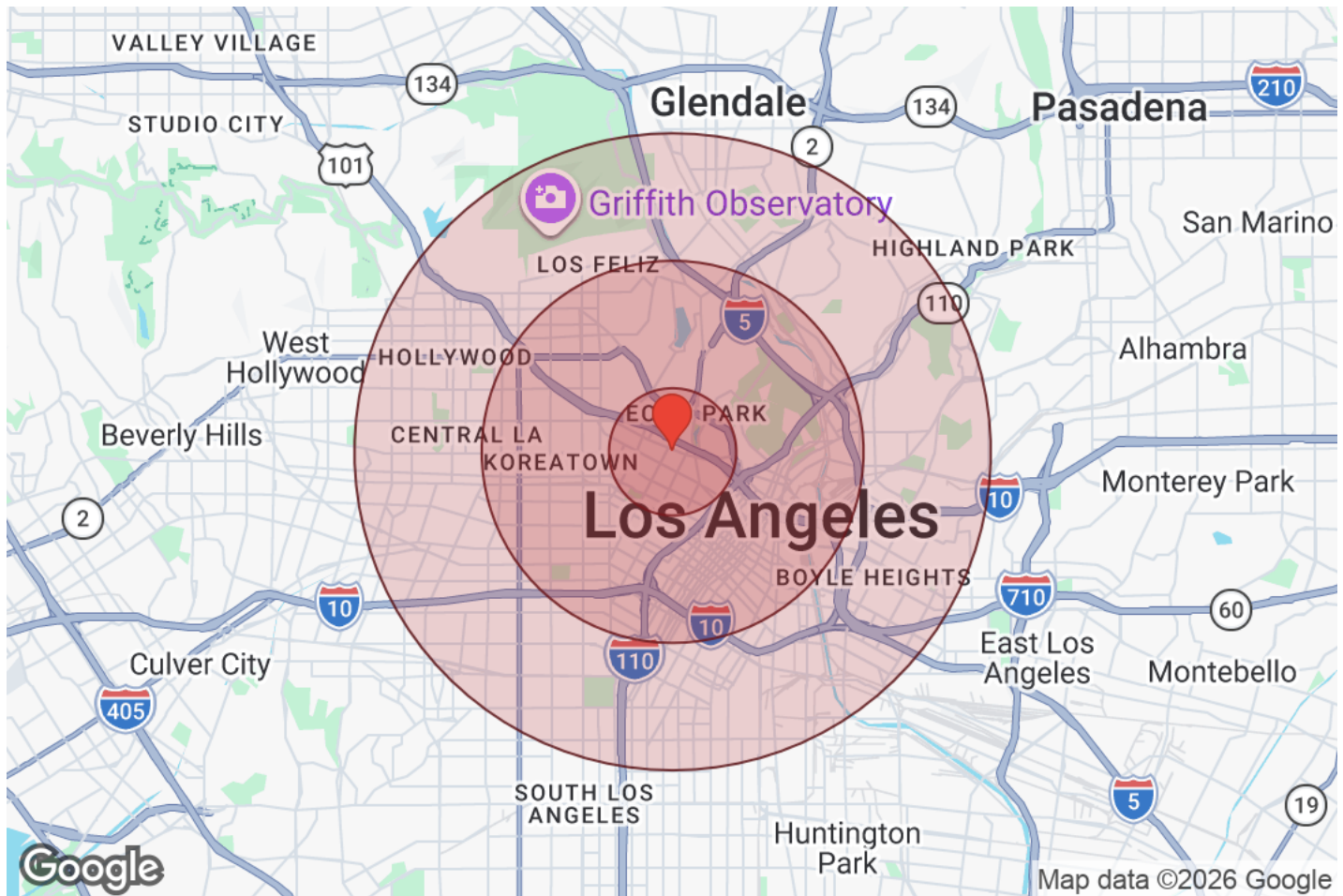
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	46,766	297,378	611,539
Female	45,548	280,199	597,229
Total Population	92,314	577,577	1,208,768

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	14,549	112,223	248,764
Black	5,197	42,741	98,273
Am In/AK Nat	175	1,040	1,934
Hawaiian	65	520	967
Hispanic	53,671	273,945	625,900
Asian	16,820	132,727	203,315
Multiracial	1,597	11,783	24,659
Other	240	2,657	4,956

Housing	1 Mile	3 Miles	5 Miles
Total Units	39,119	273,108	525,946
Occupied	35,896	249,090	480,972
Owner Occupied	3,758	31,481	90,001
Renter Occupied	32,138	217,609	390,971
Vacant	3,223	24,018	44,974

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	13,989	75,153	171,825
Ages 15 - 24	11,689	67,619	153,390
Ages 25 - 54	45,507	290,406	585,240
Ages 55 - 64	9,495	64,466	132,581
Ages 65+	11,636	79,934	165,733

Income	1 Mile	3 Miles	5 Miles
Median	\$67,008	\$69,456	\$73,338
Under \$15k	4,707	35,325	61,234
\$15k - \$25k	2,495	17,727	32,776
\$25k - \$35k	2,747	17,419	33,549
\$35k - \$50k	3,706	24,493	45,225
\$50k - \$75k	6,144	37,781	72,570
\$75k - \$100k	4,197	27,422	54,340
\$100k - \$150k	5,370	37,100	73,716
\$150k - \$200k	2,561	19,932	39,778
Over \$200k	3,970	31,892	67,786

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UNIT BREAKDOWN

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UNIT MIX REPORT
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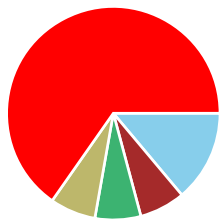
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UNIT MIX REPORT

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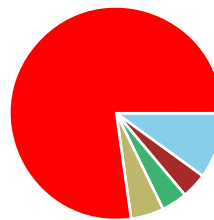
Units	Type	Approx. SF	Avg. Rents	Monthly	Stabilized	Monthly
2	1/1 Extremely Low Income	483	\$1,000	\$2,000	\$1,000	\$2,000
1	1/1 Very Low Income	426	\$1,666	\$1,666	\$1,666	\$1,666
1	1/1 Low Income	426	\$2,665	\$2,665	\$2,665	\$2,665
1	1/1 Market	476	\$2,795	\$2,795	\$2,795	\$2,795
9	1/1.5 Market	770	\$2,950	\$26,550	\$2,950	\$26,550
14		9,224		\$35,676		\$35,676

UNIT MIX



- 1/1 Extremely Low Income
- 1/1 Very Low Income
- 1/1 Low Income
- 1/1 Market
- 1/1.5 Market

UNIT MIX SQUARE FEET



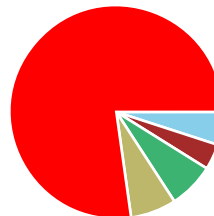
- 1/1 Extremely Low Income
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- 1/1 Low Income
- 1/1 Market
- 1/1.5 Market

UNIT MIX INCOME



- 1/1 Extremely Low Income
- 1/1 Very Low Income
- 1/1 Low Income
- 1/1 Market
- 1/1.5 Market

UNIT MIX MARKET INCOME



- 1/1 Extremely Low Income
- 1/1 Very Low Income
- 1/1 Low Income
- 1/1 Market
- 1/1.5 Market

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