SAMIMI CRE ADVISORS

OFFERING MEMORANDUM

1262, 1262½ & 1264 *Hyperion*

Silver Lake · Los Angeles, CA 90029

OFFERING PRICE

$7,400,000

INDIVIDUAL HOMES

Three

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CURRENTLY OPERATING AIRBNB

BONUS DEPRECIATION TAX STRATEGY

2024 new construction: qualifying components identified by a cost segregation study may be eligible for 100% bonus depreciation under current law. Consult your tax advisor.

VIRTUAL TOUR LINK: **1262 HYPERION** · **1262½ HYPERION**

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1262, 1262½ & 1264 Hyperion Ave
Silver Lake · Los Angeles, CA 90029 · Offered at $7,400,000

01

SECTION 01

INVESTMENT OVERVIEW

The offering, investment highlights, the bonus depreciation strategy and who this opportunity is built for.





THE OFFERING

Investment Overview

1262, 1262½ & 1264 Hyperion Ave is a rare Silver Lake offering: three individual brand-new (2024) homes, each a separate house on its own parcel, offered together at $7,400,000, with the flexibility to acquire parcels individually. The offering comprises (2) 3-bedroom/4-bath homes and (1) 4-bedroom/4-bath home, 2,062 to 3,054 SF each, built with premium materials throughout (floor-to-ceiling windows, high-end finishes, no detail spared) with views of the Hollywood Sign and 9 on-site parking spaces.

All three homes currently operate as Airbnb short-term rentals, with scheduled income of $61,679 per month ($740,148 annually), a 5.50% cap rate and 10.00 GRM at the asking price. The separate-parcel structure gives a buyer options no conventional triplex can: live in one home and rent the other two, hold all three as a cash-flowing short- or long-term rental portfolio, or sell parcels individually over time.

Positioned on the Hyperion corridor amid Silver Lake's dining and nightlife, the eastside's answer to Abbot Kinney, this is a turnkey, design-led income asset with a built-in exit strategy.

$7.4M

OFFERING PRICE

Together, or parcels individually

3

INDIVIDUAL HOMES

APNs 5429-015-034, -035, -036

INVESTMENT HIGHLIGHTS

- Three individual brand-new (2024) homes, each a separate house on its own parcel (APNs 5429-015-034, -035, -036)
- Unit mix of (1) 4+4 and (2) 3+4, 2,062–3,054 SF per home
- Floor-to-ceiling windows with Hollywood Sign views and a private rooftop deck
- Premium new construction throughout. High-end materials, no detail spared
- Flexible ownership: live in one and rent the other two, or hold all three as an income portfolio
- Silver Lake's Hyperion corridor surrounded by dining, nightlife and amenities
- 9 on-site parking spaces
- Bonus depreciation potential: new construction suited to a cost segregation study (consult your tax advisor)



5.50% Cap Rate

10.00 GRM at the $7,400,000 list price

$61,679 / Month

Current Airbnb income across all three homes, or $740,148 a year

WHY BUY NOW

Four reasons this offering is built for a year-end buyer

01

Year-end tax window

Permanent 100% bonus depreciation for qualifying property acquired after Jan. 19, 2025 (IRS). Property generally must be placed in service in 2026 for 2026 deductions.

02

2024 new construction

Three brand-new homes, 7,668 building SF of premium construction: a natural candidate for a cost segregation study.

03

Proven Airbnb income

$61,679/mo ($740,148/yr) current short-term rental income across all three homes; Guest favorite, 4.84 from 32 reviews.

04

Built-in exit strategy

Three separate parcels (APNs 5429-015-034, -035, -036): hold all three, live in one, or sell homes individually over time.

5.50%	10.00	8.81%	$965.05	3
CAP RATE	GRM	PRO FORMA CAP	PER BUILDING SF	SEPARATE PARCELS

Tax benefits vary and are not guaranteed; this is not tax advice. Consult your CPA or tax advisor.

AT A GLANCE

Key property and pricing facts

$7,400,000
OFFERING PRICE
All three homes

3
INDIVIDUAL HOMES
(1) 4+4 · (2) 3+4

7,668
BUILDING SF
2,062–3,054 SF per home

5,672
LAND SF
Three separate parcels

2024
YEAR BUILT
New construction

9
PARKING SPACES
2-car garage per home

5.50%
CURRENT CAP RATE
10.00 GRM

8.81%
PRO FORMA CAP
5.82 pro forma GRM

$61,679
CURRENT INCOME / MO
$740,148 per year

$407,019
CURRENT NOI
After 30% vacancy reserve

$965.05
PRICE / BUILDING SF
$1,304.65 per land SF

LA RD1.5
ZONING
Rent control: AB 1482

BONUS DEPRECIATION

3

Three individual homes

Separate houses on separate parcels; 2024 new construction

Cost segregation study

Identifies shorter-life (5-, 7- and 15-year) components

5-15 yr

100%

Bonus depreciation

Permanent 100% for qualifying property acquired after Jan. 19, 2025 (IRS)

Remaining structure

Depreciated straight-line over 27.5 years (residential rental)

27.5 yr

12/31

Placed in service

Generally must be placed in service in 2026 for 2026 deductions



Tax benefits vary and are not guaranteed; this is not tax advice. Land is not depreciable, and passive-loss limits may apply. Consult your CPA or tax advisor regarding eligibility and depreciation rules. Source: IRS IR-2026-06 and Topic 704 (One, Big, Beautiful Bill).

BUYER PROFILES

Who this offering is built for

Bonus depreciation buyers

"Our focus will be on bonus depreciation buyers looking to close before year-end."

1031 exchange buyers

"...and 1031 exchange buyers seeking newer, cash-flowing assets."

Owner-users

"Live in one home and rent the other two."

Individual-home buyers

"With the flexibility to acquire parcels individually."

Short-term rental operators

Turnkey Airbnb operation: Guest favorite, 4.84 from 32 reviews, Superhost-managed listing.

Portfolio investors

"Hold all three as a cash-flowing short- or long-term rental portfolio."



TOGETHER OR INDIVIDUALLY

Three individual homes, each a separate house on its own parcel



1262 Hyperion Ave

3 bed · 4 bath (3+4) · 2,062 SF

Own parcel · 2-car garage · rooftop deck · separate meters



1262½ Hyperion Ave

3 bed · 4 bath (3+4) · 2,552 SF

Own parcel · 2-car garage · rooftop deck · separate meters



1264 Hyperion Ave

4 bed · 4 bath (4+4) · 3,054 SF

Own parcel · 2-car garage · rooftop deck · separate meters

TOGETHER

$7,400,000 for all three homes and three APNs (5429-015-034, -035, -036)

INDIVIDUALLY

"Flexibility to acquire parcels individually," or sell homes individually over time

02

SECTION 02

PROPERTY DESCRIPTION

Three individual 2024 homes on three separate parcels: site, unit mix, floor plans, features and finishes.



PROPERTY OVERVIEW

1262, 1262½ & 1264 Hyperion Ave, Los Angeles, CA 90029. Three individual homes (three separate houses) built in 2024, each on its own separate parcel, with large glass windows and high-end finishes throughout.

Year built 2024 · Zoning LA RD1.5 · Rent control AB 1482 · 9 on-site parking spaces · Gated entrance

7,668

Total building SF on 5,672 SF of land; $965.05 per building SF at the $7,400,000 list price



Three Individual Homes

Three separate houses on separate parcels (APNs 5429-015-034, -035, -036); buy together or individually

Short-Term Rental Approved

Separate meters for all utilities; 2-car garage and private rooftop deck for each home

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AERIAL VIEW

Site at a glance

- Pin marks the property on the Hyperion corridor
- Three homes on three separate parcels
- Gated entrance
- 9 on-site parking spaces; 2-car garage per home
- Rooftop decks with Hollywood Hills / Sign views
- 7-minute walk to Sunset Junction (0.25 mi)



UNIT DETAILS

1262: 3+4, 2,062 SF · 1262½: 3+4, 2,552 SF · 1264: 4+4, 3,054 SF. 7,668 SF in all, an average of 2,556 SF per home.

3+4

1262 Hyperion Ave

3 bedrooms, 4 baths (incl. powder room), 2,062 SF, 2-car garage and private rooftop deck

3+4

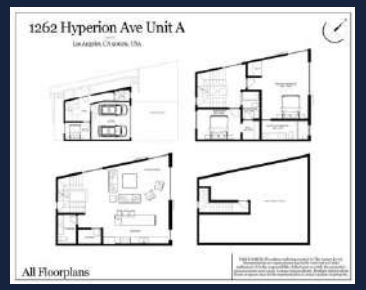
1262½ Hyperion Ave

3 bedrooms, 4 baths (incl. powder room), 2,552 SF, 2-car garage and private rooftop deck

4+4

1264 Hyperion Ave

4 bedrooms, 4 baths (incl. powder room), 3,054 SF, 2-car garage and private rooftop deck



1262 Hyperion Ave



1262½ Hyperion Ave

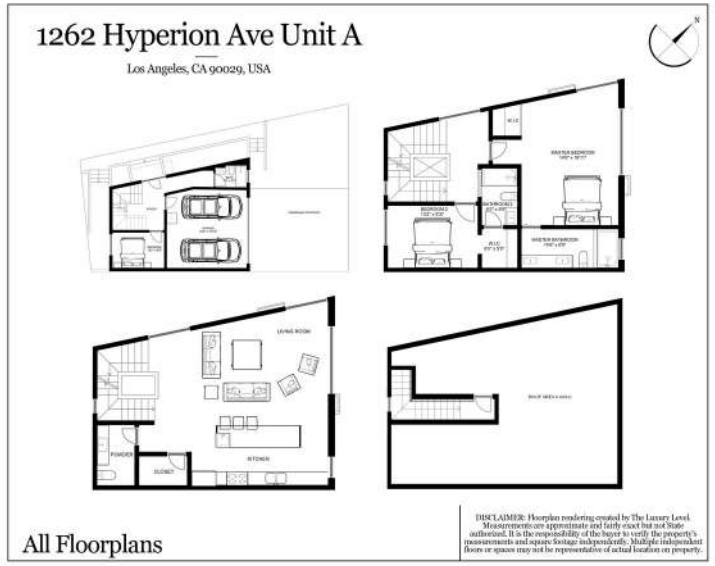


1264 Hyperion Ave



FLOOR PLANS

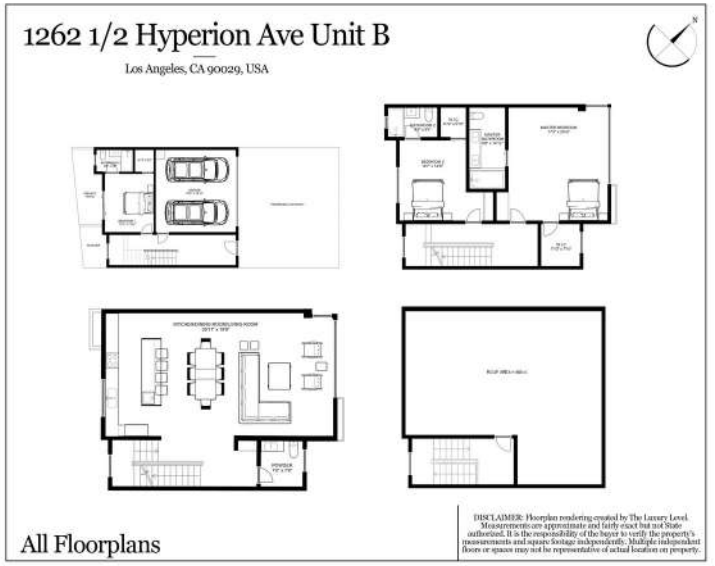
Each home: three levels plus a roof deck, 3 full baths + powder, 2-car garage



1262 Hyperion Ave

3 bed · 3+4 · 2,062 SF

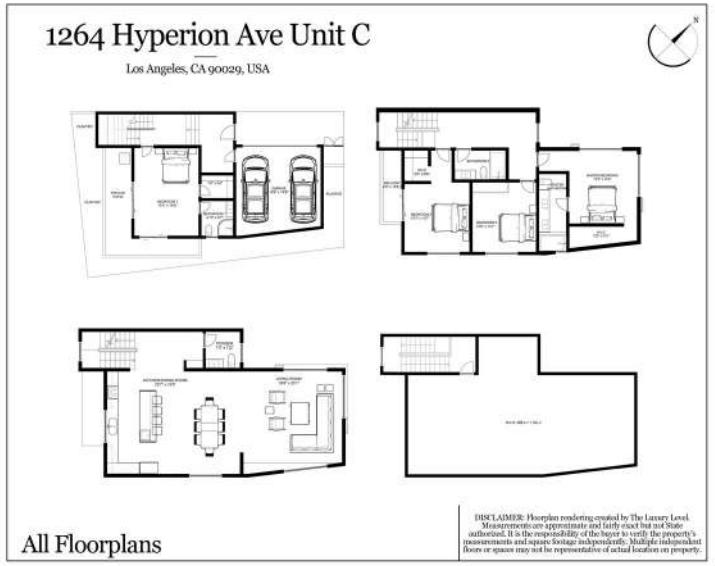
Virtual Tour Link ›



1262½ Hyperion Ave

3 bed · 3+4 · 2,552 SF

Virtual Tour Link ›



1264 Hyperion Ave

4 bed · 4+4 · 3,054 SF

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FEATURES & FINISHES

Premium new construction. High-end materials, no detail spared

- Floor-to-ceiling windows throughout
- 2-car garage per home · 9 on-site parking spaces
- Private rooftop decks with Hollywood Sign views
- Separate meters for all utilities
- Chef's kitchen: induction, espresso machine
- Gated entrance
- Dedicated workspace / flexible home office
- Short Term Rental Approved
- Full laundry in the home
- Built 2024 · LA RD1.5 · AB 1482





1262 Hyperion · kitchen and living



1262½ Hyperion · primary bedroom

Premium new construction

3 homes with floor-to-ceiling glass and high-end finishes throughout

DESIGN-LED INTERIORS

ROOFTOPS & VIEWS







03

SECTION 03

SHORT-TERM RENTAL PERFORMANCE

All three homes operate as Airbnbs: income, upside, guest ratings, all 32 verbatim guest reviews and LA market rates.



AIRBNB UNDERWRITING

All three homes operate as Airbnb short-term rentals

$61,679	$740,148	$106,000	$1,272,000	71.9%
CURRENT / MONTH	CURRENT / YEAR	PEAK / MONTH	PEAK / YEAR	RENTAL UPSIDE
All three homes	Scheduled gross income	Pro forma STR rent	Pro forma gross income	Peak vs current

GUEST PROOF

- Guest favorite: "one of the most loved homes on Airbnb, according to guests"
- 4.84 out of 5 from 32 reviews; 94% five-star
- Hosted by Nash, Superhost, 100% response rate
- Cleanliness 4.9 · Accuracy 4.8 · Value 4.8

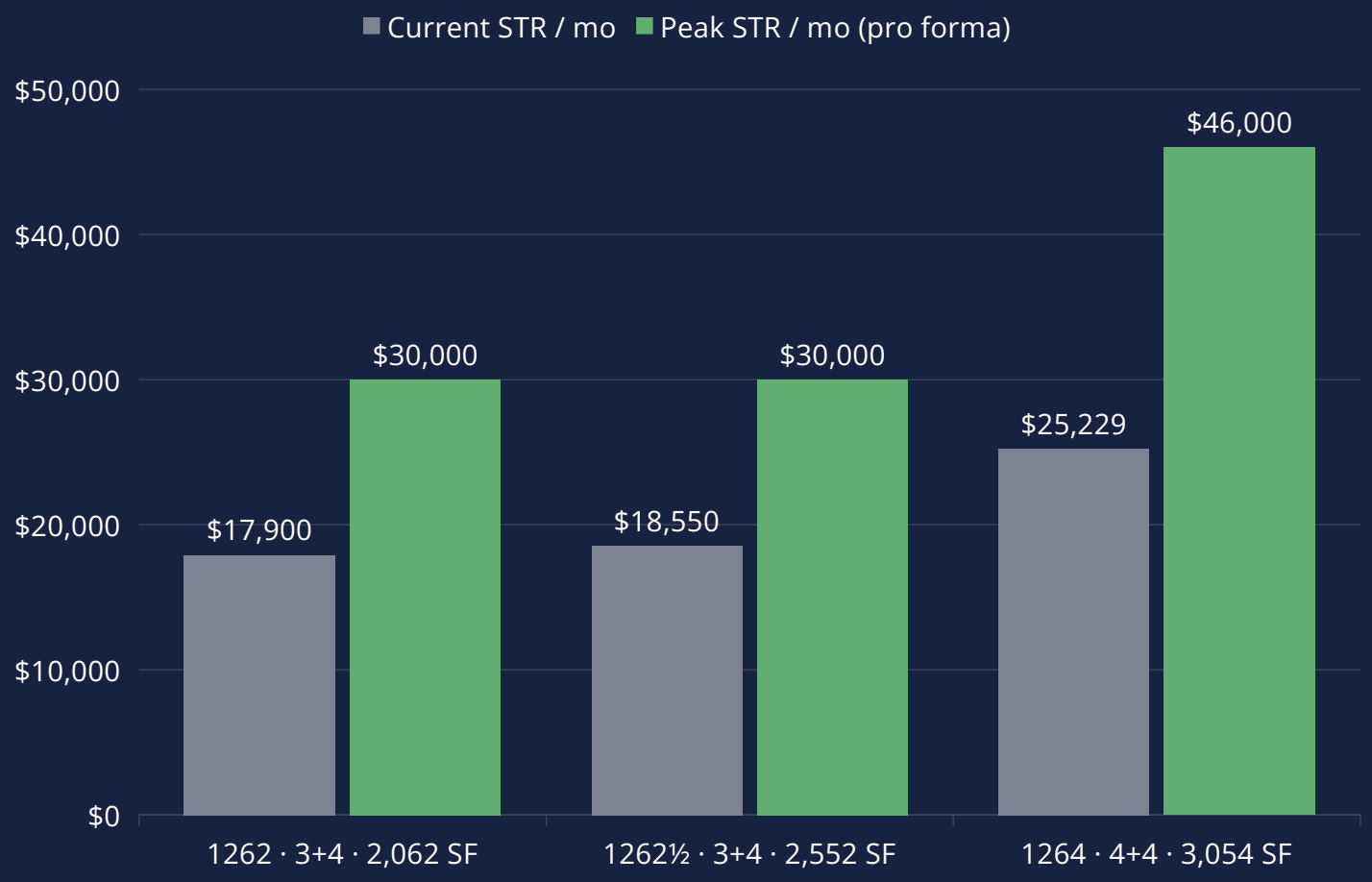
STATUS & OPERATIONS

- Short Term Rental Approved
- City registration HSR24-003340 shown on the listing
- Turnkey, designer-furnished: "a turnkey, design-led income asset"
- Listing set up for stays of a month or more (30+ nights)

Buyer to verify.

INCOME UPSIDE

Monthly Airbnb income per home: current vs peak (pro forma)



$61,679 vs $42,500

STR VS LONG-TERM RENT / MO

Current Airbnb income is $19,179/mo (45%) above the long-term rent estimate.

5.50% → 8.81%

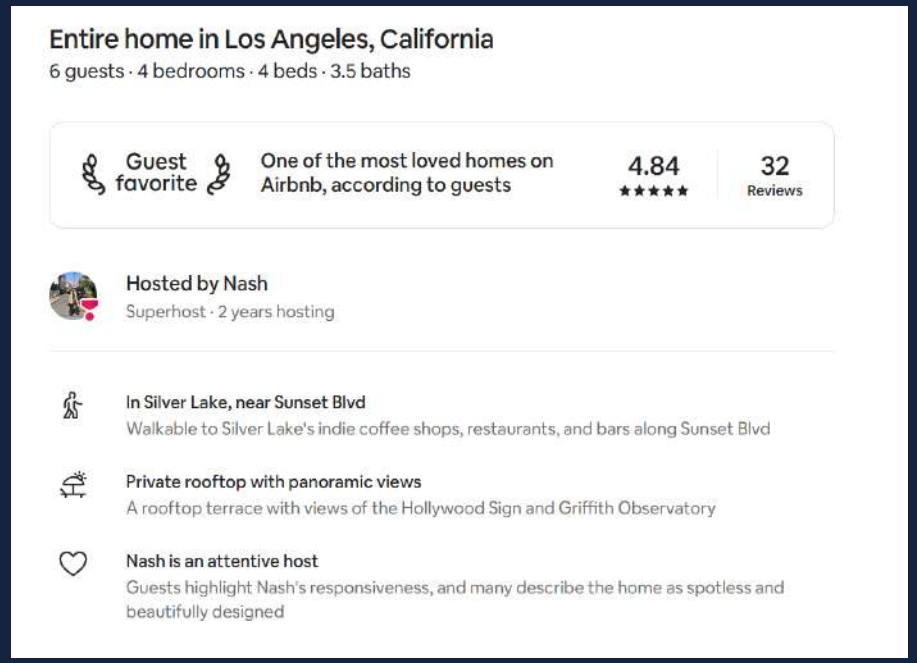
CAP RATE, CURRENT → PRO FORMA

Pro forma uses peak STR rents with a 40% vacancy reserve (current: 30%).

10.00 → 5.82

GRM, CURRENT → PRO FORMA

At the $7,400,000 list price.





GUEST FAVORITE

All three on Airbnb

All three homes operate as Airbnb short-term rentals. This listing, one of the three, is an entire home set up for stays of a month or more: 6 guests · 4 bedrooms · 4 beds · 3.5 baths, with a chef's kitchen, dedicated workspace, full laundry and a rooftop terrace.

Airbnb ranks it a Guest favorite, "one of the most loved homes on Airbnb, according to guests." Hosted by Nash, a Superhost with 2 years hosting and a 100% response rate.

4.84

GUEST RATING

Out of 5 · 94% of reviews are 5 stars

32

REVIEWS

Cleanliness 4.9 · Value 4.8

GUEST REVIEWS

"This beautiful and spacious home is walking distance to dozens of Silver Lake restaurants, cafes and bars - great location! It's perfectly appointed and has incredible views from the rooftop of the Hollywood sign and Griffith Observatory."

Susie · April 2025



4.84

Guest favorite on Airbnb

One of the three homes' listings: 32 reviews; 94% five-star. Cleanliness 4.9 · Accuracy 4.8 · Location 4.7 · Value 4.8

Maddie · February 2025

"The rooftop is the crown jewel. It feels like you're in a treehouse. Sweeping views of the hills all around... clear view of the Griffith Observatory and Hollywood sign."

Elizabeth · May 2025

"Beautifully decorated modern home. Lovely views of hillsides, Hollywood sign and greenery from the large picturesque windows."

Erica · March 2025

"Perfect location, perfect design, gorgeous views. 10/10. ... This home has everything you need for a peaceful stay in a walkable and great location!"

Share of reviews rated 5 stars (4 stars 3%, 1 star 3%)

94%

GUEST REVIEWS

★★★★★ **4.84 · Guest favorite**

Sali ★★★★★
July 2025

This is a fantastic house. It is actually bigger than it appears in photographs, but other than that, is exactly as described. The standout features were IMPECCABLE cleanliness (it truly was spotless everywhere), a terrific roof terrace, great bedroom space, many great local amenities and probably the most friendly and attentive host I've encountered on Air BnB. I would recommend this property in a second (and already have) to anyone looking for a large, luxury, fun, very conveniently located house in Los Angeles, and I would certainly return myself (we were so satisfied that I don't even think I would bother to look for any other LA properly in future). Price is fair.

The living room needs a more appropriate sofa for the large capacity of the house, but I can think of literally nothing else I would change about it. People with very small children my find the many stairs problematic, but we had no issues at all and the layout worked perfectly for us. 10/10 and the strongest recommend.

Jeff ★★★★★
June 2025

Nash's place was perfect for our stay, impeccable design and cozy at the same time.

Maria ★★★★★
August 2025

We had a really lovely time staying in the house. The host was excellent and fast to communicate with as well. Will definitely come back!

Gerald ★★★★★
June 2025

Nash’s space was absolutely amazing. From the rooms to the views to the amenities, it was a perfect space to be at during a wedding weekend. Nash was extremely helpful and responsive to any and every question I had. I will 1000% book this house again next time I am in LA.

Mattie ★★★★★
June 2025

We had an amazing time at Nash’s place! Rooftop and porch were perfect 👌

Daniel ★★★★★
July 2025

Best spot in LA

Bret ★★★★★
August 2025

Perfect stay , great location, very quiet.

Cindy ★★★★★
July 2025

We loved staying in this fabulous house. The views were gorgeous! Plenty of space for our family with teens to spread out. We really enjoyed walking to so many delicious restaurants in the area.

Luke ★★★★★
June 2025

This is truly one of the best Air bnbs i have ever stayed in. Pictures do not do it justice and the location is perfect!

Elodie ★★★★★
June 2025 · translated from French by Airbnb

Everything about it was excellent

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GUEST REVIEWS

Airbnb guest reviews, verbatim · 11–21

★★★★★ **4.84 · Guest favorite**

Tinghui ★★★★★
May 2025

Nash was very communicative and we had a great time at the Airbnb.

Susie ★★★★★
April 2025

This beautiful and spacious home is walking distance to dozens of Silver Lake restaurants, cafes and bars - great location! It's perfectly appointed and has incredible views from the rooftop of the Hollywood sign and Griffith Observatory. Would definitely stay again!

Sarah ★★★★★
January 2025

We had an incredible stay at this Airbnb! Nash was welcoming, attentive, and went above and beyond to make sure we had everything we needed (even going out to buy utensils and plates to accommodate our two toddlers). The home itself was absolutely beautiful—tastefully decorated, clean, incredibly spacious, and with great views from the rooftop. It was the perfect place to unwind after our daily NYE weekend activities.

The location was ideal, central to everything we needed, and made exploring the area so convenient. We couldn't have asked for a better experience and will definitely be coming back to stay here again!

Kris ★★★★★
May 2025

Amazing. Outstanding communication and beds were so comfortable for us. A+

Federico ★★★★★
April 2025

Amazing house, fantastic host, highly recommend for anyone looking for a large place in Silverlake.

Michael ★★★★★
April 2025

One of the best Airbnb experiences I ever had. The place was amazing and we instantly felt at home.

Judy ★★★★★
March 2025

We had a great stay at Nash's place. Loved that we could walk to Sunset where there are lots of restaurants, coffee shops and other activities. Plus it was close to Dodgers Stadium. And was happy parking was available.

Darren ★★★★★
May 2025

Beautiful home and Nash was great! 10/10. Will be back!

Elizabeth ★★★★★
May 2025

Beautifully decorated modern home. Lovely views of hillsides, Hollywood sign and greenery from the large picturesque windows. Cozy beds and linens, spacious gathering area in kitchen/living area. Short walk for groceries, coffee, restaurants and wine.

Lynette ★★★★★
April 2025

This place is beautiful, very spacious, clean, exactly like the photos. The rooftop is also amazing and was nice to sit up there and enjoy a cocktail in the evening. The location is literally near everything so that was convenient. I loved that there was parking in the garage. The host Nash was very accommodating and responsive. Definitely a 5 star stay!

Grace ★★★★★
March 2025

Nash's place was perfect for our family trip! All the beds were comfortable and the kitchen was kitted out with nice appliances and equipment. Epic views of the hills and extremely well located for restaurants and grocery stores. Would def stay again!

GUEST REVIEWS

★★★★★ **4.84 · Guest favorite**

Erica ★★★★★
March 2025

Perfect location, perfect design, gorgeous views. 10/10. Nash was not only friendly and responsive, but took extra care to check in on us the day after my husband ran the LA marathon. This home has everything you need for a peaceful stay in a walkable and great location! I had a friend visit the home and insisted on me sending her the listing as she was so impressed with the home and reasonable price. Will definitely be back.

Christopher Joseph ★★★★★
February 2025

Amazing stay here, will stay here again and recommend to others. Nash was fantastic at communication, the home was extremely clean, and the neighborhood was amazing!

We will be back!

Tim ★★★★★
April 2025

Super nice place & location. Nash was responsive and helpful. Highly recommend this place!

Tamara ★★★★☆
February 2025

Nash was kind. House clean and spacious.

Claire ★★★★★
April 2025

This property was incredible and the location was top notch. Not only was the home beautifully designed and clean but the host Nash was very helpful. We loved our stay!

Steffen ★★★★★
March 2025

If you love stylish designs and architectural high class, cleanliness, perfection in details from kitchen accessoires, materials of furnitures, floors and bathroom interior, if you have the wish of feeling home from the minute you enter this building, you have found the right host with the right place: Nash.

In addition: the area of Silverlake is relaxing and nice, with silence and stylish restaurants.

The Next time we are in LA, Nash is the choice, very shure!

Steven ★★★★★
February 2025

Great place in a great location, and an amazing host!

Briggs ★★★★★
January 2025

Such a nice place! Better than expected! High end furnishings make a big difference

Maddie ★★★★★
February 2025

This place is exactly as described. Spacious, great location and walkable to Sunset Blvd in the heart of Silverlake and 20 minutes to downtown, or Hollywood. Everything was clean and welcoming. Nash was a great communicator. The rooftop is the crown jewel. It feels like you're in a treehouse. Sweeping views of the hills all around, lots of birds and clear view of the Griffith Observatory and Hollywood sign. We ate up there every morning.

Jacqueline ★★★★★
January 2025

We had an absolutely amazing stay! The home was GORGEOUS! super comfortable, and exactly as described—if not better. It was spacious, beautifully decorated, and felt like such a relaxing, welcoming space.

The location was perfect! It was right in the middle of everything, with tons to do nearby. We loved being able to explore so easily and then come back to such a peaceful home base.

The rooftop was definitely a highlight for us—such a beautiful spot to unwind with a coffee in the morning or enjoy the views in the evening. It really made our stay feel extra special.

As a previous reviewer mentioned, Nash was so kind, very responsive and really went out of her way to make we had everything we needed!! which made the whole experience even better. We're already talking about coming back. Could not recommend this place enough!!! to anyone looking for a fantastic getaway in Silverlake, this is it!!

Thank you for everything Nash!!!!

LA NIGHTLY RATES

A. **Average daily rate**

$1.1K

Per night across the Los Angeles market

B. **Professionally managed**

$1K

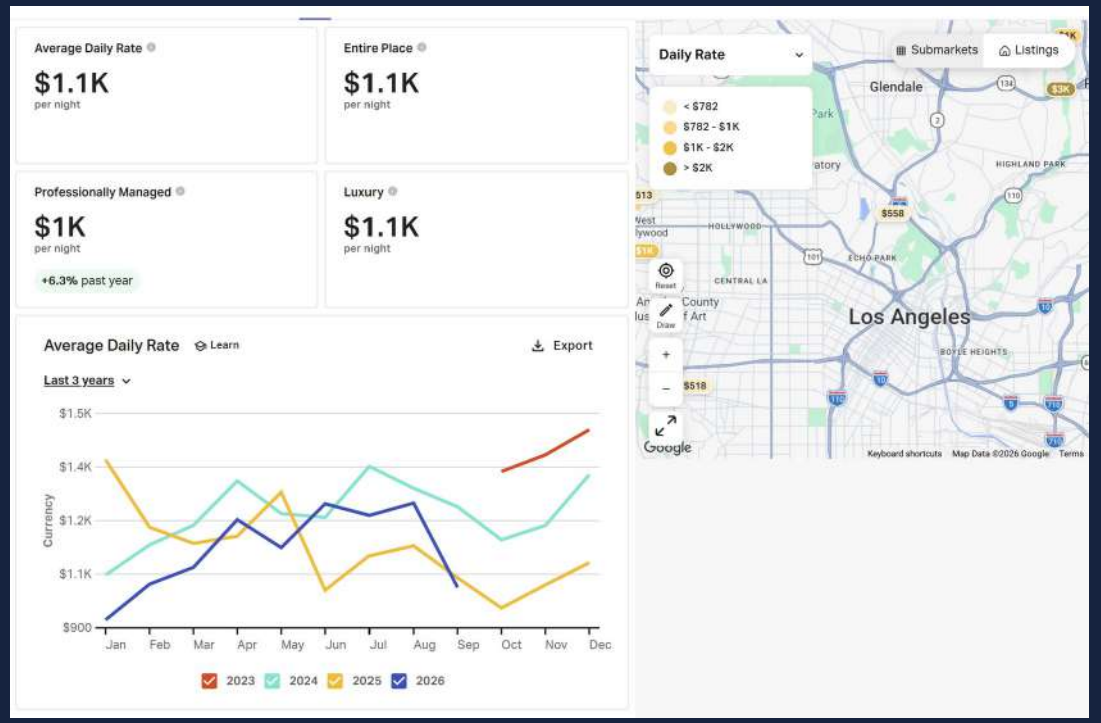
Per night; up 6.3% vs. past year

C. **Luxury tier**

$1.1K

Per night for luxury-tier listings across Los Angeles

AirDNA market data for Los Angeles, where all three Hyperion homes operate as Airbnbs (October 2026). Entire-place listings average $1.1K per night, and professionally managed listings are up 6.3% on the past year.



04

SECTION 04

FINANCIAL ANALYSIS

Pricing, income and expenses, returns, financing, rent roll and sale and rent comparables.



PRICING

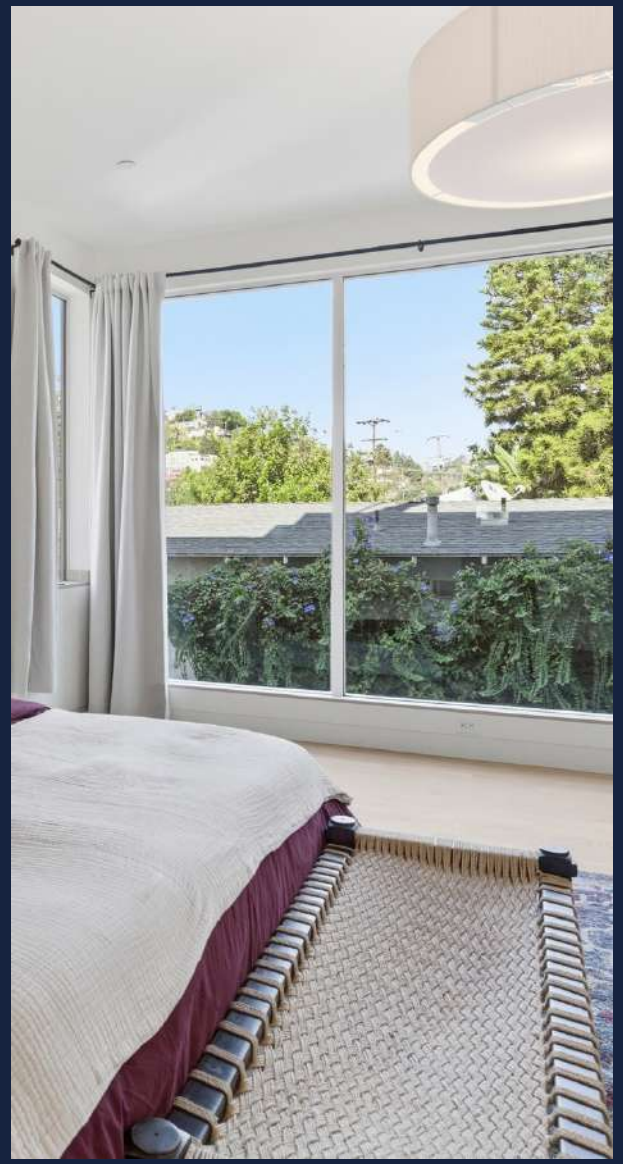
$7,400,000 for three 2024 new-construction homes on three separate parcels: 7,668 building SF on 5,672 SF of land, already operating as Airbnbs, with the flexibility to acquire parcels individually.

- **$7,400,000 list price**

  $2,466,667 per home, each on its own parcel

- **$965.05 per building SF**

  $1,304.65 per land SF; average home 2,556 SF



5.50% Cap Rate

Current STR income; 8.81% pro forma at peak STR rents

10.00 GRM

On $740,148 current STR income; 5.82 pro forma

INCOME	CURRENT	PRO FORMA
Scheduled gross income (STR)	$740,148	$1,272,000
Vacancy reserve (30% / 40%)	($222,044)	($508,800)
Gross operating income	$518,104	$763,200
Operating expenses	($111,085)	($111,085)
Net operating income	**$407,019**	**$652,115**
Cap rate at $7,400,000	5.50%	8.81%

EXPENSES	ANNUAL	PER HOME
Real estate taxes (1.25% of price)	$92,500	$30,833
Insurance ($1.25 x 7,668 SF)	$9,585	$3,195
Repairs & maintenance	$3,000	$1,000
Utilities	$3,600	$1,200
Trash	$2,400	$800
Total ($14.49/SF; 15.0% of SGI)	**$111,085**	**$37,028**

Current = Airbnb STR income of all three homes, $61,679/mo; pro forma = peak STR rents of $106,000/mo. Insurance is underwritten at $1.25 per building SF.

Net operating income

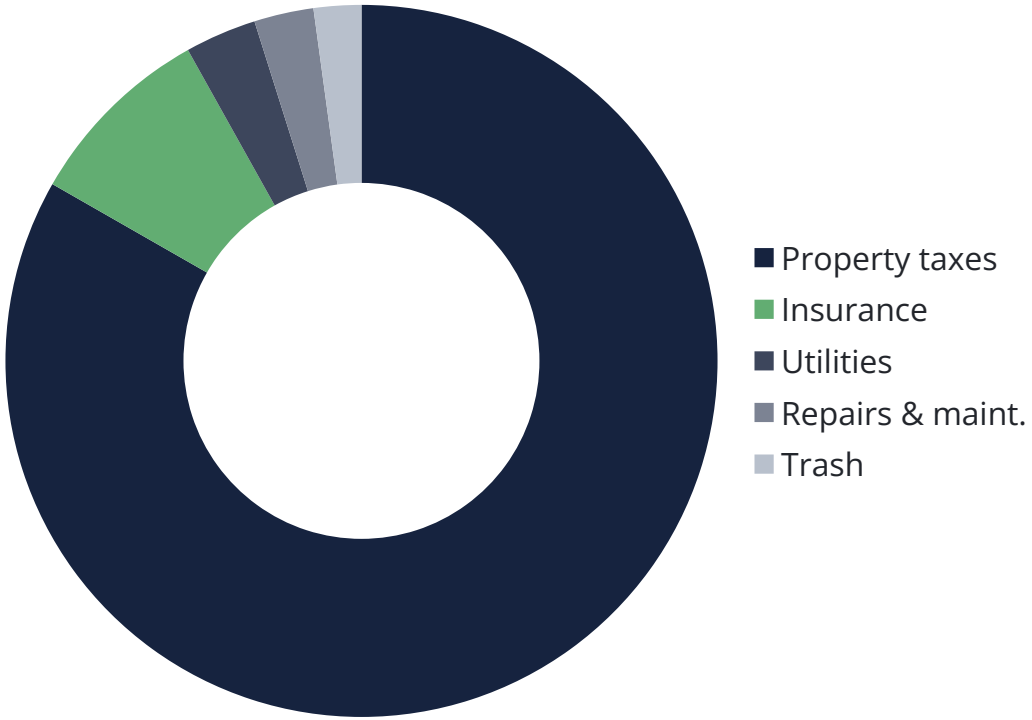
$407,019

Current, after the 30% vacancy reserve and $111,085 of expenses

INCOME & EXPENSES

RETURNS & EXPENSES

Operating expenses: $111,085 a year



Taxes $92,500 (1.25% of price) · Insurance $9,585 (7,668 SF × $1.25) · Utilities $3,600 ($1,200/home)
R&M $3,000 ($1,000/home) · Trash $2,400 ($200/mo) · $37,028/home · $14.49/SF

	CURRENT	PRO FORMA
Scheduled gross income	$740,148	$1,272,000
Vacancy reserve	30% ($222,044)	40% ($508,800)
Gross operating income	$518,104	$763,200
Operating expenses	$111,085	$111,085
Net operating income	**$407,019**	**$652,115**
Cap rate	**5.50%**	**8.81%**
GRM	10.00	5.82
Debt service	$339,182	$339,182
Pre-tax cash flow	$67,836	$312,933
Cash-on-cash return	2.32%	10.69%
Total return before taxes	4.02%	12.39%

PROPOSED FINANCING

List price

$7.4M

$7,400,000 for all three parcels

Down payment

$2,928,143 at 60.4% LTV

$2.93M

Loan at 6.5%

$4.47M

$4,471,857; 30-year amortization, fixed

Debt service

$339,182/yr ($28,265/mo P&I); DCR 1.20

$339K

Cash flow

$68K

$67,836 current, 2.32% on the down payment; $312,933 pro forma (10.69%)



RENT ROLL

All three homes operate as Airbnbs; current rents are their short-term rental income, and pro forma uses peak STR rents, at or above current for every home.

UNIT	BD/BA	SF	CURRENT	RENT/SF	PRO FORMA
1262 (3+4)	3+4	2,062	$17,900	$8.68	$30,000
1262½ (3+4)	3+4	2,552	$18,550	$7.27	$30,000
1264 (4+4)	4+4	3,054	$25,229	$8.26	$46,000
Total monthly		**7,668**	**$61,679**	**$8.04**	**$106,000**
Total annual			**$740,148**		**$1,272,000**

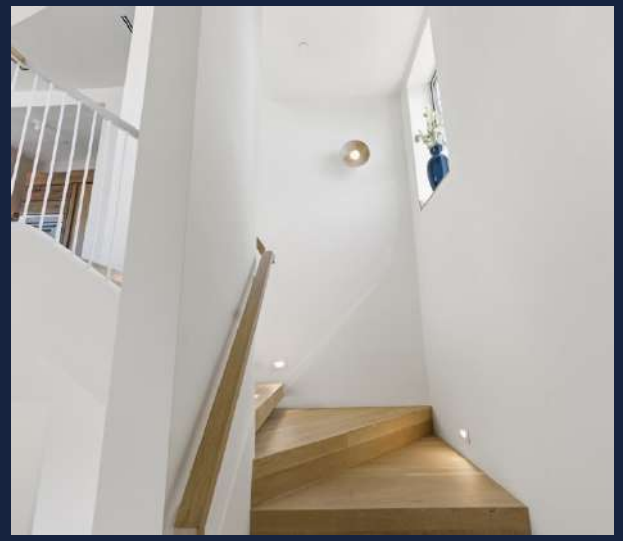
$61,679

Current Airbnb income per month (all three homes), $740,148 a year; $106,000/mo at peak



SALE COMPS

Six single-family homes built 2020-2025, sold March 2025 to April 2026. Hyperion offers three such homes, each on its own parcel.



$940.95

Average $/SF, 6 SFR comps

Hyperion at list: $965.05/SF.

ADDRESS	PRICE	BUILT	BLDG SF	LOT SF	$/SF	$/LOT SF	SOLD	BD/BA
4121 Clayton Ave, 90027	$2,581,325	2024	2,870	5,301	$899.42	$486.95	5/15/2025	4+5 SFR
734 Parkman, 90026	$1,775,000	2020	1,979	2,283	$896.92	$777.49	4/22/2026	4+2 SFR
4555 Ambrose Ave, 90027	$2,100,000	2024	2,310	1,839	$909.09	$1,141.92	3/18/2025	3+3 SFR
1629 N Bruce Ct, 90039	$2,195,000	2025	2,103	4,809	$1,043.75	$456.44	3/21/2025	4+3 SFR
1637 N Bruce Ct, 90026	$2,275,000	2025	2,368	5,513	$960.73	$412.66	5/19/2025	4+3 SFR
1641 N Bruce Ct, 90026	$2,200,000	2025	2,351	4,976	$935.77	$442.12	3/7/2025	4+3 SFR
Average (6 SFR comps)	**$2,187,721**				**$940.95**	**$619.60**		
Hyperion (subject), 90029	**$7,400,000**	**2024**	**7,668**	**5,672**	**$965.05**	**$1,304.65**	**On market**	**(1) 4+4, (2) 3+4**

PRICE PER SQUARE FOOT

Six closed new-construction SFR comps vs the subject



Axis starts at $800/SF. Closed 3/2025–4/2026.

$965.05

SUBJECT $/BUILDING SF

Within the comp range of $896.92–$1,043.75

$940.95

COMP AVERAGE $/SF

Six closed SFRs, built 2020–2025

$2,187,721

AVERAGE COMP PRICE

vs $2,466,667 per Hyperion home

RENT COMPS



ADDRESS	RENT / MO	BD/BA	SF	$/SF	BUILT	LEASED	TYPE
3101 Belden Dr	$17,850	3+3	2,943	$6.07	2020	9/1/2026	Apartment, long-term
1200 S Figueroa St	$20,132	3+4	3,842	$5.24	2018	7/1/2026	Apartment, long-term
8080 Laurel View Dr	$35,000	4+4	5,564	$6.29	1979	10/1/2026	Apartment, long-term
1625 N Crescent Heights Blvd	$19,750	4+4	3,816	$5.18	2001	8/1/2026	Apartment, long-term
Average (4 comps)	**$23,183**		**4,041**	**$5.69**			
1264 Hyperion 4+4 (subject)	**$15,000**	**4+4**	**3,054**	**$4.91**	**2024**	**Pro forma**	**Long-term estimate**
1262½ Hyperion 3+4 (subject)	**$14,000**	**3+4**	**2,552**	**$5.49**	**2024**	**Pro forma**	**Long-term estimate**

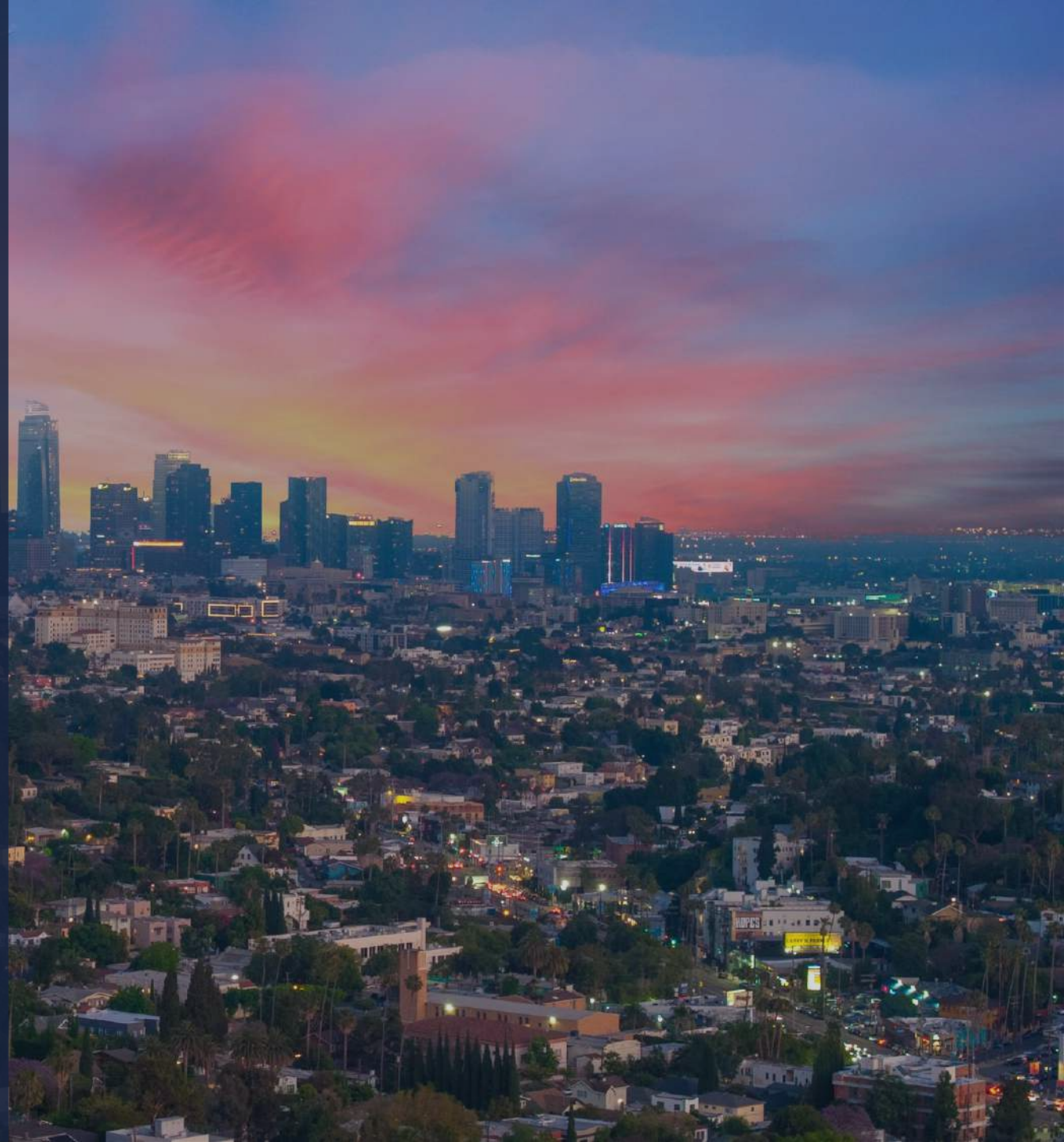
$5.69/SF Comp average, $23,183/mo.

05

SECTION 05

LOCATION OVERVIEW

Silver Lake: history, culture, demographics, demand drivers and the restaurants, cafes and bars within walking distance.





"No neighborhood as a whole continues to be as cool as Silver Lake."
Time Out Los Angeles, voted L.A.'s coolest neighborhood two years running

SILVER LAKE

The eastside's creative heart, minutes from Hollywood and Downtown

Where Hollywood began

Edendale's silent-film studios (Mack Sennett, 1912) and Walt Disney's Hyperion Avenue studio (1926–1940), where Mickey Mouse and Snow White were made.

The reservoir

Silver Lake Reservoir (1907), named for water commissioner Herman Silver; the 2.5-acre Meadow opened in 2011.

Architecture and creatives

An "eclectic mix of artists, filmmakers, actors and directors," with homes by Neutra, Schindler, Lautner and Ain.

Sunset Junction

The neighborhood's commercial heart at Sunset and Santa Monica Blvds, a 7-minute walk (0.25 mi) away; farmers' market Tue and Sat.

DRIVE MINUTES FROM THE PROPERTY

4	6	8	10	11	12
LOS FELIZ	ECHO PARK	DOWNTOWN LA	HOLLYWOOD	GRIFFITH OBS.	DODGER STADIUM

DEMOGRAPHICS & DEMAND

SILVER LAKE SNAPSHOT · ACS 2020–2024

30,052
RESIDENTS
Mostly in Council District 13

$121,051
MEDIAN HH INCOME
vs $90,763 citywide

64.3%
BACHELOR'S OR HIGHER
vs 38.4% citywide

45.3
RESTAURANTS / 10,000
vs 30.1 citywide

61.3%
RENTER-OCCUPIED
Deep rental demand

11,524
RESIDENTS / SQ MI
vs 8,221 citywide

LOS ANGELES VISITOR ECONOMY · 2025

49.5 million
visitors in 2025 (43.1M domestic, 6.4M international)

$42.6 billion
in visitor-generated business sales

530,000+
jobs supported in the visitor industry

$118 million
in visitor economic activity every day

Ahead: Super Bowl LXI and the LA28 Olympic and Paralympic Games.

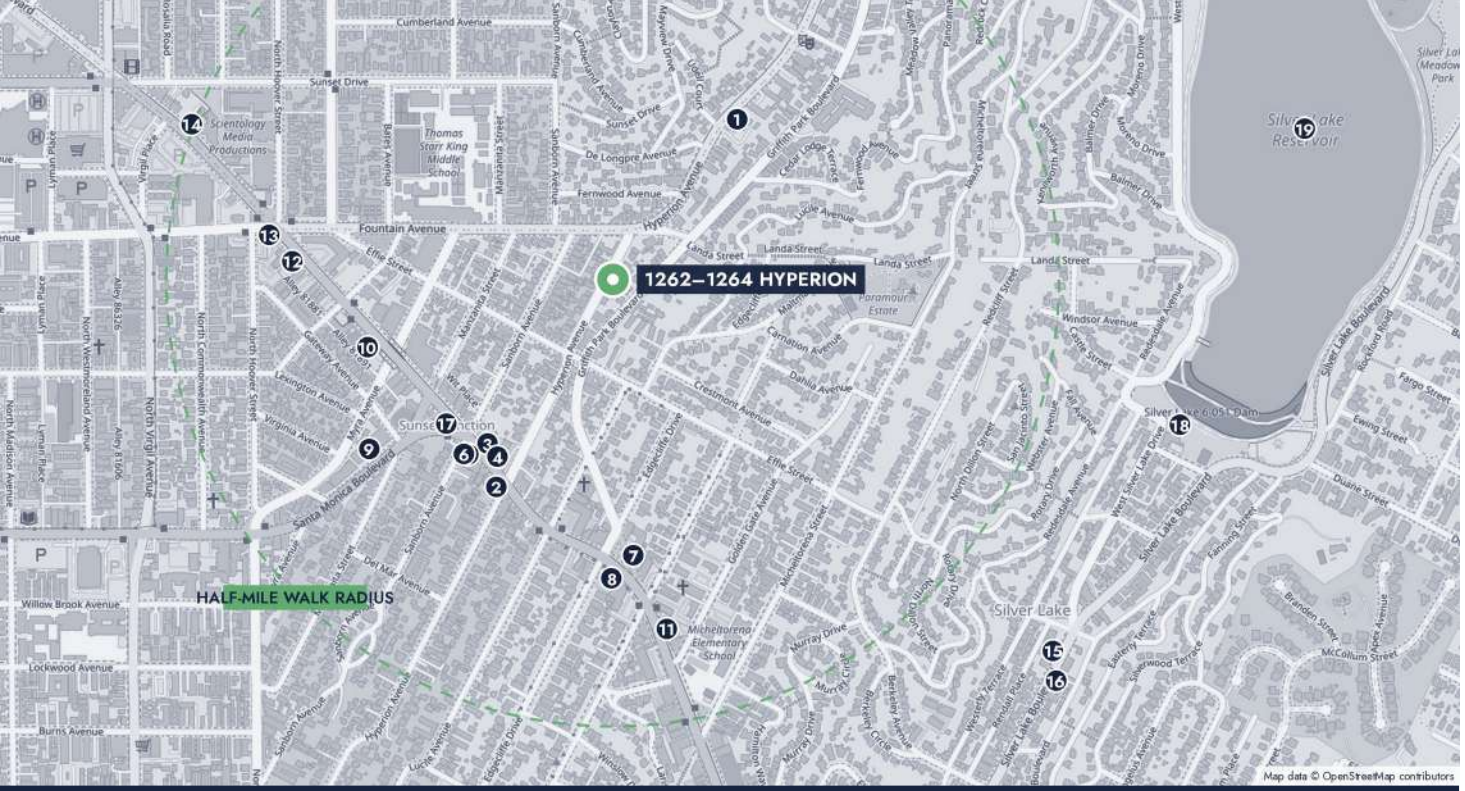


LOCATION

Sunset Junction, Silver Lake

DESTINATION	MILES	DRIVE
1 Sunset Junction	0.25	1 min
2 Vermont/Sunset (B Line)	0.8	2 min
3 Silver Lake Reservoir	0.8	5 min
4 Los Feliz Village	1.1	3 min
5 US-101 Hollywood Fwy	1.2	5 min
6 Griffith Observatory	2.1	11 min
7 Downtown LA (City Hall)	3.5	8 min
8 Hollywood Sign	3.7	Rooftop view

Miles are straight-line from the property; drive times exclude traffic. The Hollywood Sign and Griffith Observatory are visible from the rooftop decks.



SAMIMI CRE ADVISORS

WALK TO EVERYTHING

"Walking distance to dozens of Silver Lake restaurants, cafes and bars." Susie, guest, April 2025

EAT & DRINK

Walking minutes from the property

1	**Casita del Campo**	Mexican restaurant	0.24 mi	**5 min**
2	**La Colombe**	Coffee	0.27 mi	**6 min**
3	**Tartine Silver Lake**	Bakery & cafe	0.29 mi	**6 min**
4	**The Black Cat**	Restaurant & bar	0.27 mi	**6 min**
5	**Intelligentsia Coffee**	Coffee	0.30 mi	**7 min**
6	**Café Stella**	French bistro	0.30 mi	**7 min**
7	**Pine & Crane**	Taiwanese	0.35 mi	**7 min**
8	**Bacari Silver Lake**	Wine bar & small plates	0.37 mi	**8 min**
9	**Erewhon**	Market	0.40 mi	**9 min**
10	**El Cid**	Restaurant & bar	0.42 mi	**9 min**
11	**Pizzana**	Pizza	0.44 mi	**9 min**
12	**Dinosaur Coffee**	Coffee	0.47 mi	**10 min**
13	**Akbar**	Bar	0.47 mi	**10 min**
14	**Tiki-Ti**	Tiki bar	0.61 mi	**13 min**
15	**L&E Oyster Bar**	Seafood	0.86 mi	**19 min**
16	**Botanica**	Restaurant & market	0.91 mi	**19 min**

SHOP, PLAY & EXPLORE

Things to do on foot from the front gate

7 min · 0.25 mi

Sunset Junction

Silver Lake's commercial heart where Sunset and Santa Monica Blvds meet: shops, cafes, bars and restaurants.

7 min · 0.34 mi

Silver Lake Farmers' Market

Sunset Triangle Plaza, Tuesdays 1:30–7 pm and Saturdays 8 am–1:30 pm.

9 min · 0.40 mi

Erewhon Silver Lake

Grocery and prepared foods at 4121 Santa Monica Blvd.

7 min · 0.34 mi

Mack Sennett Studios

Built in 1916, a survivor of the Edendale silent-film era and still a working stage and event space.

21 min · 0.99 mi

Silver Lake Recreation Center

City park with recreation facilities, part of the Silver Lake Reservoirs Complex parkland.

28 min · 1.30 mi

Reservoir & Meadow

Walking path around the reservoir (dawn to dusk) and the 2.5-acre Meadow.

22 min · 1.01 mi

Disney Hyperion Studio site

2719 Hyperion Ave, LA Historic-Cultural Monument #163; now a Gelson's market.

21 min · 1.00 mi

Metro B Line station

Vermont/Sunset station: subway to Hollywood, Universal City and Downtown LA.

"Loved that we could walk to Sunset where there are lots of restaurants, coffee shops and other activities." Judy, guest, March 2025

SILVER LAKE LIVING

Walk Score® rating for 1262 Hyperion Ave, with the nearest everyday amenities (straight-line miles from the property).

Walk Score

87/100

Very Walkable: most errands can be accomplished on foot. Sunset Junction's cafes and restaurants are 0.25 mi away.

NEARBY	PLACES	MILES
Cafes	Intelligentsia, La Colombe, Tartine (W Sunset Blvd)	0.2-0.3
Dining	The Black Cat, Pine & Crane, Bacari, Pizzana	0.2-0.4
Bars	4100 Bar, Akbar, Tiki-Ti	0.3-0.5
Grocery	Erewhon (Santa Monica Blvd), Vons (Sunset Blvd)	0.3-0.6
Parks	Silver Lake Recreation Center; Silver Lake Reservoir	0.7-0.8
Transit	Sunset & Hyperion bus stop; Vermont/Sunset B Line	0.2-0.8

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Listing agent Cameron Samimi with co-listing agent Chris Bald



Cameron Samimi

Senior Vice President · Listing Agent

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Los Angeles Business Journal "Broker of the Year" nominee, two consecutive years; Top Producer 2018-2023. Expert in 1031 exchange strategies, real estate taxes, underwriting and valuations.



Chris Bald

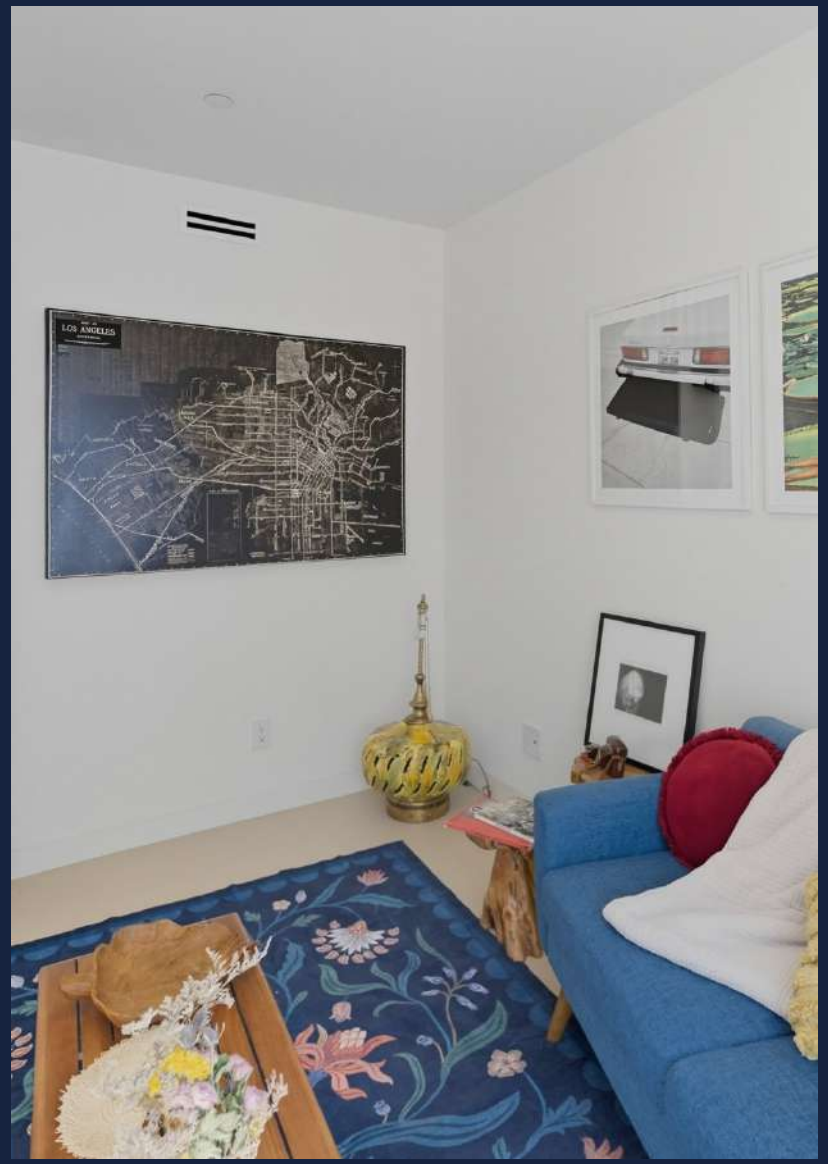
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12+ years in commercial real estate, from business development with a general contractor to brokerage on the Eastside of Los Angeles, representing tenants and landlords in leasing and sales.



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