

WEST HOLLYWOOD

SUNSET STRIP

HOLLYWOOD HILLS

7504 HOLLYWOOD BLVD

7451 HOLLYWOOD BLVD

7407 HOLLYWOOD BLVD

7200 HOLLYWOOD BLVD

HOLLYWOOD BLVD

\$900,000 PRICE REDUCTION

HAYDEN on HOLLYWOOD

A TURNKEY 74-UNIT APARTMENT BUILDING
WITH UPSIDE IN THE HEART OF HOLLYWOOD

IPA INSTITUTIONAL
PROPERTY
ADVISORS

OFFERED CONCURRENTLY WITH SIENNA ON SANBORN (SILVER LAKE) & GRACIE ON GRAMERCY (HOLLYWOOD).
OPPORTUNITY TO PURCHASE INDIVIDUALLY OR TOGETHER.

THE OFFERING

Institutional Property Advisors (“IPA”), as the exclusive listing agent, is pleased to present the opportunity to acquire Hayden on Hollywood (the “Property”), a four-building, 74-unit multifamily community located in the Hollywood submarket of Los Angeles.

Originally constructed between 1938 and 1953, current ownership has spent \$4.7M (\$60K+ per unit) on capital expenditures to completely transform the community. Many of the Property’s mechanical systems and building improvements have been addressed which allows investors to focus almost entirely on high return on investment interior renovations moving forward.

51 of the 74 unit interiors (69%) have been extensively renovated, including new cabinetry, new stainless-steel appliances, plank vinyl flooring (or refinished oak hardwood floors), quartz countertops, backsplash, new dual-pane windows, recessed LED lighting fixtures, upgraded plumbing fixtures and in-unit washers and dryers (in select units). Investors will have the opportunity to follow this proven interior renovation strategy in the remaining 23 units (31%) and capture 11%+ upside in rental income.



7504 HOLLYWOOD BLVD



7407 HOLLYWOOD BLVD



7200 HOLLYWOOD BLVD



7451 HOLLYWOOD BLVD



7200 HOLLYWOOD BLVD



7504 HOLLYWOOD BLVD

INVESTMENT HIGHLIGHTS



A COMPELLING TURN-KEY WITH UPSIDE OPPORTUNITY

Hayden on Hollywood offers investors a proven interior renovation scope to emulate and capture 11%+ in remaining rental income upside.



COMMON AREA CAPEX NEEDS ALREADY ADDRESSED

With most of the mechanical systems and deferred maintenance needs addressed, investors will be able to focus almost entirely on high return on investment interior renovations in the remaining unrenovated units.



HIGH IMPACT IMPROVEMENTS

Notable capital improvements include seismic retrofitting in the parking areas, upgraded electrical systems, and replacing all of the windows throughout the community.



ADJACENT TO WEST HOLLYWOOD & THE SUNSET STRIP

The 90046 zip code of Hollywood is a high demand rental market. 77% of the population are renters and 51% are between the ages of 20 and 44. The median home value is over \$2.275M which prices most of the population out of home ownership.



A TRUE LIVE, WORK, PLAY LOCATION

The Property offers residents a true live, work, play environment with proximity to some of Hollywood's best dining, retail shopping, and cultural destinations along Hollywood and Sunset Boulevard with ideal proximity to thousands of high paying jobs within Hollywood and surrounding hubs such as West Hollywood, Beverly Hills, and Century City.

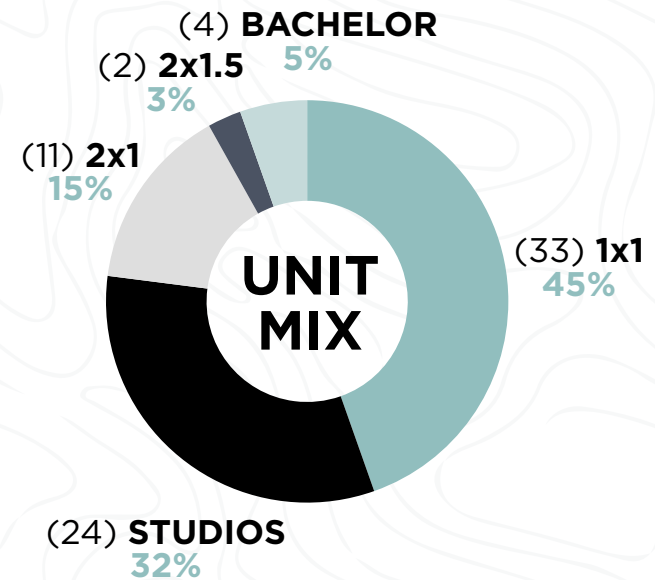


INDIVIDUAL BUILDING SELL OFF EXIT STRATEGY

The Property consists of 4 non-contiguous buildings that are separately parceled which provides disposition optionality including the ability to sell parcels individually to reduce closing costs and maximize proceeds.

PRICING SUMMARY

List Price	\$15,350,000
Price/Unit	\$207,432
Price/Gross SF	\$286
T3/T12 Cap Rate	5.42%
Current Cap Rate	6.43%
Market Cap Rate	7.58%
Occupancy	95.95%
Current Rent/Unit	\$1,914
Current Rent/SF	\$3.24
Market Rent/Unit	\$2,132
Market Rent/SF	\$3.60
Rental Income Upside	11.39%



SUMMARY OF OFFERING

Address:	7200, 7407, 7451, & 7504 Hollywood Blvd. Los Angeles, CA 90046
Total Units:	74
Year Built:	1953 (7200); 1938 (7407); 1950 (7451); 1951 (7504)
Total Lot Size:	1.15 Acres
Total Gross Bldg. Area:	53,616
Assessor's Parcel #s:	5548-009-010, 5550-001-002, 5550-002-004, 5550-011-023
Total Parking Spaces:	61

0.82 parking space per unit ratio

Soft-Story Seismic Retrofit was Completed in 2019 for 7451 & 7504 Hollywood.

No Soft-Story Seismic Retrofit was Required at 7200 & 7407 Hollywood.

INTEREST OFFERED

100% fee simple interest in Hayden on Hollywood, a 74-unit multifamily property located at 7200, 7407, 7451, & 7504 Hollywood Blvd. , Los Angeles, CA 90046.

TERMS OF THE SALE

Property is being offered on a free and clear basis.

PROPERTY TOURS

Prospective purchasers are encouraged to visit the Property prior to submitting offers. Please do not contact the on-site management or staff without prior approval. All Property tours must be coordinated through the listing team.

CONCURRENT OFFERINGS

IPA is offering this Property concurrently with Gracie on Gramercy (28 units) in Hollywood and Sienna on Sanborn (67 units) in Silver Lake. Properties may be purchased on an individual or multi-property basis.

PROPERTY NAME	SUBMARKET	UNITS
Hayden on Hollywood	Hollywood	74
Sienna on Sanborn	Silver Lake	67
Gracie on Gramercy	Hollywood	28



1

HAYDEN ON HOLLYWOOD

7200, 7407, 7451, 7504
Hollywood Blvd, Los Angeles, CA



2

SIENNA ON SANBORN

1026-1036 Sanborn Ave, Los Angeles, CA

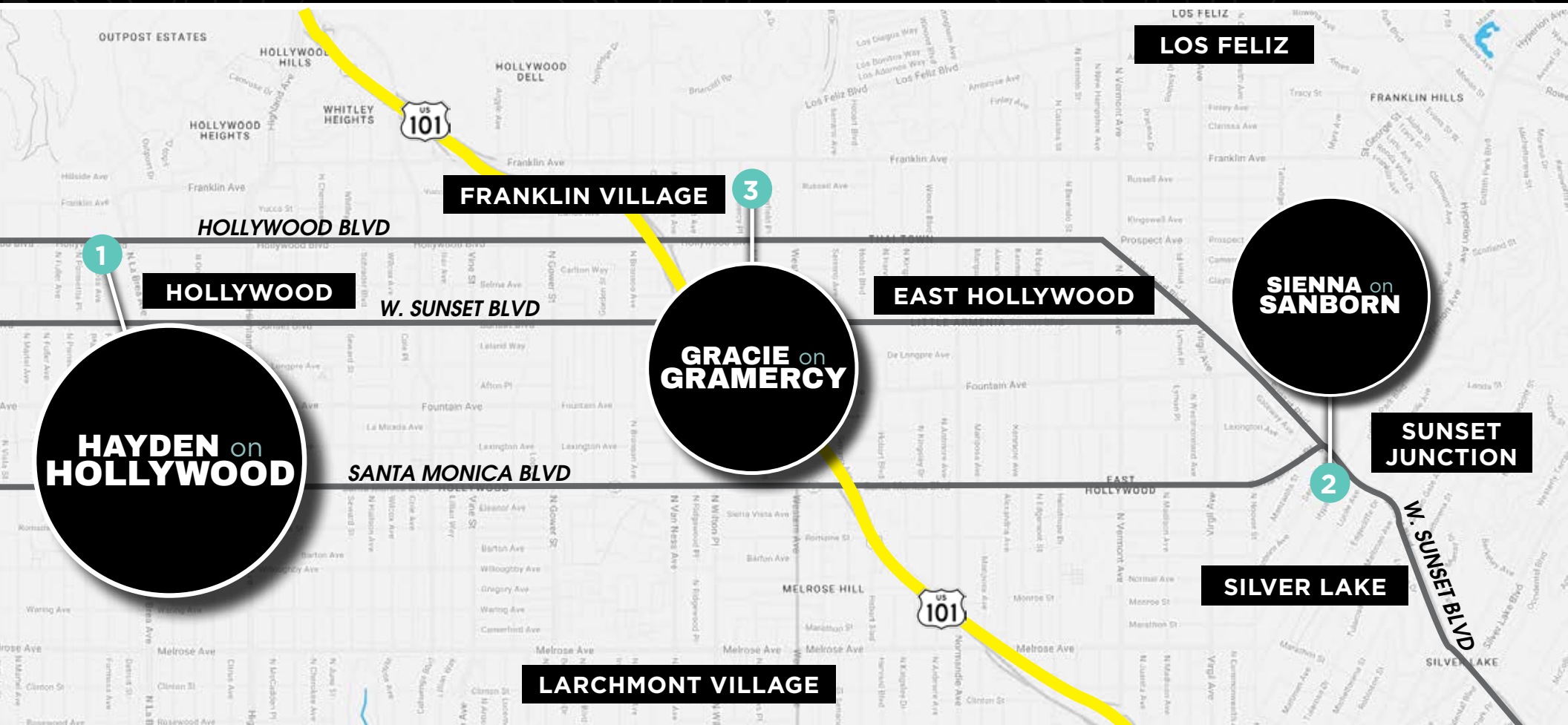


3

GRACIE ON GRAMERCY

1836 N Gramercy Pl, Los Angeles, CA

IPA INSTITUTIONAL
PROPERTY
ADVISORS



EXISTING UNIT (RENOVATED)



EXISTING UNIT (RENOVATED)



INTERIOR RENOVATION OPPORTUNITY

Hayden on Hollywood offers investors 11% upside in rental income by renovating the remaining classic finish units to the scope completed in renovated units.

1. Plank Flooring, Modern Tile, & Refinished Hardwood Flooring
2. New Cabinets
3. Quartz Countertops
4. Stainless Steel Appliances
5. Tile Back Splash
6. Low Flow Plumbing Fixtures
7. New Baseboards & Casing or Crown Molding
8. In-Unit Washer & Dryers (Select Units)

RENOVATION SCOPE

TOTAL UNITS	CLASSIC UNITS	RENOVATED UNITS	% OF UNITS RENOVATED	RENOV. UNITS WITH W/D	% RENOV. UNITS WITH W/D
74	23	51	69%	9	12%



GRIFFITH OBSERVATORY

HOLLYWOOD BOWL

MAGIC CASTLE
THE ACADEMY OF MAGICAL ARTS

Dolby
THEATRE

TCL
THEATRE

TARGET

LA FITNESS
CVS

HAYDEN on
HOLLYWOOD

HOLLYWOOD BLVD



97

WALK SCORE

PROXIMITY TO HOLLYWOOD'S
AMENITIES & DEMAND DRIVERS



STRONG DEMAND FOR RENTALS RESULTING FROM UNAFFORDABLE OWNERSHIP OPTIONS

17%
Projected HHI Growth Next 5 Years

449%
Affordability Gap

77%
of the Population Are Renters

51%
Aged 20-44

	Hollywood (90046)	LA County
Total Population	50,179	9,770,347
Total Households	30,416	3,526,545
Average Household Income	\$132,678	\$115,607
Vacancy (Q4 2025)	5.8%	5.5%
Median Home Price (Nov 2025)	\$2,275,000	\$975,000
Monthly Housing Payment on Median-Priced Home*	\$13,458	\$5,768
Average Effective Rent (Q4 2025)	\$2,452	\$2,235
Affordability Gap (\$)	\$11,006	\$3,533
Affordability Gap (%)	449%	158%
Minimum Qualifying Income to Buy Median-Priced SFR	\$484,479	\$207,634
% of Population Who Can Afford Median-Priced SFR	Less than 20%	-15%

Notes:
*Mortgage payments based on 30-year fixed rate mortgage at 6.15%, 80% LTV, and 1.25% for taxes and insurance.
Sources: Experian, CoStar Group, Inc, Redfin



PROPERTY OVERVIEW

COMMUNITY AMENITIES

- Central courtyard w/BBQ (7200, 7451, 7504)
- Secured bike storage
- Swimming Pool (7200)
- On-site laundry facilities (7200, 7451, 7504)
- Controlled access entry doors and gates
- Gated parking at 7200 & 7504 Hollywood
- On-site parking at all buildings
- On-site storage available at 7451 and 7504 (4 storage lockers each)
- 12 EV chargers (7200 Hollywood)

INTERIOR FINISHES

- In-unit washer and dryer*
- Stainless Steel appliances (Dishwasher, Fridge, Gas range, Microwave)
- Refinished oak hardwood flooring in living areas and bedrooms* (plank flooring in units without original hardwood)
- Tile flooring in kitchen & bathrooms
- Modern cabinetry
- Quartz Countertops
- Tile backsplash
- In-unit A/C and heating
- Dual pane windows
- Modern LED lighting fixtures
- Upgraded plumbing fixtures
- KEVO Smart Lock
- Private balconies*
- Recessed lighting*
- Select units with mock fire places and mantels at 7407 Hollywood
- Bay windows at 7407 Hollywood
- Original crown molding (7407, 7451, 7504 Hollywood)
- Roller blinds (7407 Hollywood)
- Push up blinds (7200, 7451, 7504 Hollywood)
- Private patios in select units (108 & 209 at 7200 Hollywood)
- Ceiling fans in select units (7200, 7451, 7504 Hollywood)
- Walk-in closets in select units at 7407 Hollywood

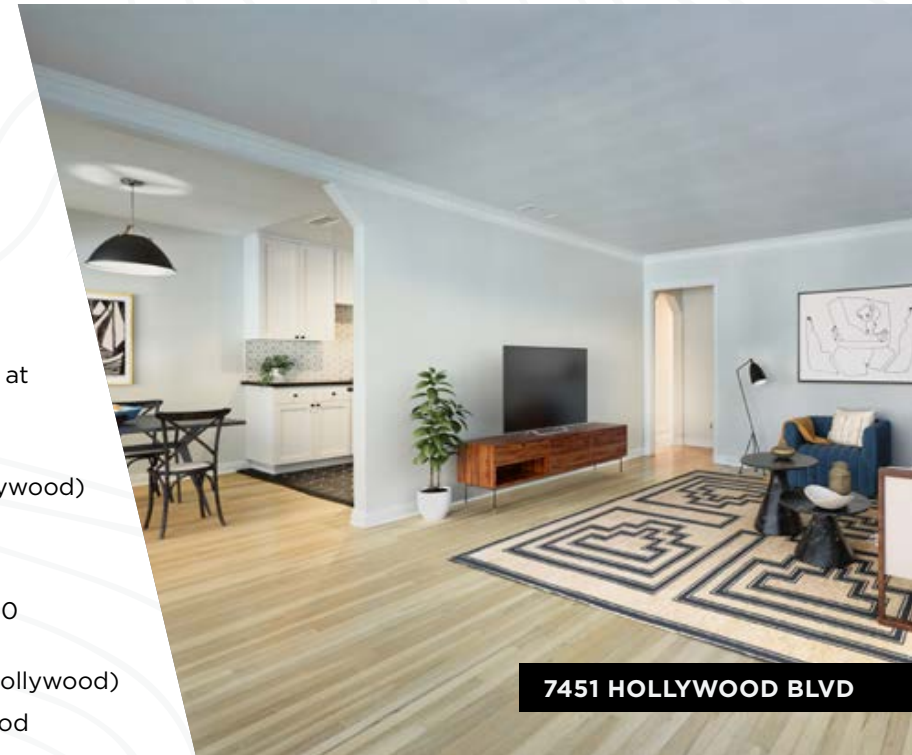
**Available in Select Units*



7200 HOLLYWOOD BLVD



7504 HOLLYWOOD BLVD



7451 HOLLYWOOD BLVD

SUMMARY OF RENOVATIONS COMPLETED

The current ownership group has invested \$4.7M of capital improvements in the property since 2018. Notable upgrades include:

- All new electrical panels at all units at 4 buildings
- New roof at 7407 Hollywood Blvd in 2019
- All windows replaced in 2020 with dual pane, dual glazed, vinyl frame windows
- New 400 amp main service upgrade at 7407 & 7451 Hollywood.
- Seismic retrofit completed in 2019 where required (7451 & 7504 Hollywood)
- 12 new EV chargers added at 7200 Hollywood
- Renovated lobby at 7200 Hollywood (new furniture & accessories)
- New built in barbecues
- Upgraded exterior lighting
- Surveillance cameras added
- Repainted the exterior of all buildings
- Improved common area waterproofing where necessary
- Upgraded metal handrails & railings
- Gutters and downspouts repaired and replaced as needed.
- Various concrete repair and replacement throughout where necessary
- Landscaping upgrades at all buildings
- Substantial plumbing upgrades to copper plumbing across the buildings.
- Water heater replacements where necessary
- New access control system
- Smart Key installation & various FF&E enhancements
- Lobby renovations
- New building & directional signs
- Added a package locker system to 7200 Hollywood
- Various interior finish enhancements within the renovated units



\$4.7M
Total Capital Improvements Since 2018

\$3.0M
System & Common Area Improvements

\$1.7M
Interior Finish Improvements

PROPERTY DETAILS

	Hayden on Hollywood	7200 Hollywood	7407 Hollywood	7451 Hollywood	7504 Hollywood
Community Address		7200 Hollywood Blvd. Los Angeles, CA 90046	7407 Hollywood Blvd. Los Angeles, CA 90046	7451 Hollywood Blvd. Los Angeles, CA 90046	7504 Hollywood Blvd. Los Angeles, CA 90046
Assessor's Parcel #'s		5548-009-010	5550-001-002	5550-002-004	5550-011-023
Land Use		Multifamily	Multifamily	Multifamily	Multifamily
Buildings	Four	One	One	One	One
Stories	2-3 stories	2-3 stories	2 stories	2-3 stories	2-3 stories
Zoning	[Q]R3-1XL & R3-1	R3-1	[Q]R3-1XL	[Q]R3-1XL	[Q]R3-1XL
Year Built	1938-1951	1953	1938	1950	1951
Rent Restrictions	Yes, City of LA RSO	Yes, City of LA RSO	Yes, City of LA RSO	Yes, City of LA RSO	Yes, City of LA RSO
SITE DESCRIPTION					
Units	74	44	6	12	12
Gross Building Area	53,616 SF	23,897 SF	6,415 SF	11,494 SF	11,810 SF
Total Lot Size	1.15 Acres	0.48 Acres	0.19 Acres	0.25 Acres	0.22 Acres
Density	64.53 DU/Acre	91.27 DU/Acre	30.86 DU/Acre	47.87 DU/Acre	54.65 DU/Acre
Ceiling Heights	9+ feet	9+ feet	9+ feet	9+ feet	9+ feet
Parking Spaces	61	38	6	11	6
UTILITIES					
Water		LADWP (Master Metered)	LADWP (Master Metered)	LADWP (Master Metered)	LADWP (Master Metered)
Sewer		LADWP	LADWP	LADWP	LADWP
Electric		LADWP (Master Metered)	LADWP (Individually Metered)	LADWP (Individually Metered)	LADWP (Individually Metered)
Gas		SoCalGas (Master Metered)	SoCalGas (Individually Metered)	SoCalGas (Individually Metered)	SoCalGas (Individually Metered)
Trash		Athens (2x pickups/week)	Athens (2x pickups/week)	Athens (2x pickups/week)	Athens (2x pickups/week)
Internet/Cable		Spectrum	Spectrum	Spectrum	Spectrum
RUBS Service Provider		Conservice (water, sewer, trash, gas, electricity)	Conservice (water, sewer, trash)	Conservice (water, sewer, trash)	Conservice (water, sewer, trash)
Porter Service		2x per week	2x per week	2x per week	2x per week
Courtesy Patrol Service		No patrol, security cameras at all buildings	No patrol, security cameras at all buildings	No patrol, security cameras at all buildings	No patrol, security cameras at all buildings
Package Lockers		Yes	No	No	No

PROPERTY DETAILS (CONT.)

	Hayden on Hollywood	7200 Hollywood	7407 Hollywood	7451 Hollywood	7504 Hollywood
CONSTRUCTION					
Foundation		Concrete	Pier & Beams	Pier & Beams	Pier & Beams
Framing		Wood frame	Wood frame	Wood frame	Wood frame
Exterior		Stucco	Stucco	Stucco	Stucco
Roof		Flat, torchdown asphalt roof	Pitched, composite shingled roof (replaced in 2019)	Pitched, shingled roof	Pitched, shingled roof
Parking Surface		Concrete	Concrete	Mix of asphalt & concrete	Mix of asphalt & concrete
Windows		Dual pane, dual glazed, vinyl frame (all replaced in 2020)	Dual pane, dual glazed, vinyl frame (all replaced in 2020)	Dual pane, dual glazed, vinyl frame (all replaced in 2020)	Dual pane, dual glazed, vinyl frame (all replaced in 2020)
SB 721 Compliant		Yes, completed in 2023	Yes, completed in 2023	Yes, completed in 2023	Yes, completed in 2023
Topography		Downward sloping from North to South	Downward sloping from North to South	Downward sloping from North to South	Downward sloping from North to South
MECHANICAL					
HVAC		Wall units	Central air in select units, Wall units in select units	Central air in select units, Wall units in select units	Central air in select units, Wall units in select units
Fire Protection		Sprinklers in garage. Smoke alarms in units, fire extinguishers in common area.	Smoke alarms in units, fire Extinguishers in common area.	Smoke alarms in units, fire extinguishers in common area.	Smoke alarms in units, fire extinguishers in common area.
Plumbing		Copper supply lines, galvanized or PVC drain lines.	Copper supply lines, galvanized or PVC drain lines.	Copper supply lines, galvanized or PVC drain lines.	Copper supply lines, galvanized or PVC drain lines.
Electrical		All new electrical panels in all units	400 amp main service upgrade in 2019. (7) 60 amp sub-panels upgraded in 2019.	400 amp main service upgrade in 2020. (13) 60 amp sub-panels upgraded in 2020.	All new electrical panels in all units
Laundry		1 common area laundry room (2W / 2D leased from WASH through July 2026)	No laundry room	1 common area laundry room (2W / 2D leased from WASH through July 2026)	1 common area laundry room (2W / 2D leased from WASH through July 2026)
Water Heaters		Two 100-gallon central water heaters	40-gallon individual water heaters in each unit	40-gallon individual water heaters in each unit	40-gallon individual water heaters in each unit
Elevators		None	None	None	None
Seismic Retrofit		Not required	Not required	Completed 2019	Completed 2019
PARKING SUMMARY					
Single garage spaces	44	38	6	0	0
Single personal garage spaces	9	0	0	0	9
Single tuckunder spaces	4	0	0	4	0
Uncovered single spaces	4	0	0	2	2
TOTAL	61	38	6	6	11

*12 spaces at 7200 Hollywood are equipped with EV chargers (Chargie brand)



7451 HOLLYWOOD BLVD



7504 HOLLYWOOD BLVD



7200 HOLLYWOOD BLVD



7504 HOLLYWOOD BLVD

FINANCIAL SUMMARY

HAYDEN ON HOLLYWOOD
7200, 7407, 7451, & 7504 Hollywood Blvd.
Los Angeles, CA 90046

FINANCIAL INDICATORS

Price	\$15,350,000
Down Payment: 24%	\$3,650,000
T3/T12 Cap Rate	5.42%
Current Cap Rate	6.43%
Market Cap Rate	7.58%
Price/Unit	\$207,432
Price/Gross SF	\$286
Price/NRSF	\$351
Current GRM	9.03
Market GRM	8.11

UNIT MIX

Unit Type	Unit Count	Avg. Unit SF	CURRENT RENTS					POST RENOVATED MARKET				
			Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Rental Range	Avg. Rent	Avg. Rent/SF	Monthly Income	Loss-to-Lease	
Bachelor	1	264	\$1,117 - \$1,117	\$1,117	\$4.23	\$1,117	\$1,550 - \$1,550	\$1,550	\$5.87	\$1,550	27.96%	
Bachelor (Renovated)	3	303	\$1,513 - \$1,599	\$1,552	\$5.13	\$4,657	\$1,550 - \$1,550	\$1,550	\$5.12	\$4,650	-0.15%	
Studio	4	406	\$818 - \$1,332	\$1,173	\$2.89	\$4,694	\$1,775 - \$1,875	\$1,800	\$4.44	\$7,200	34.81%	
Studio (Renovated)	20	391	\$1,600 - \$2,079	\$1,785	\$4.56	\$35,691	\$1,725 - \$1,875	\$1,768	\$4.52	\$35,350	-0.97%	
1x1	13	652	\$1,204 - \$2,317	\$1,625	\$2.49	\$21,121	\$1,850 - \$2,300	\$2,154	\$3.30	\$28,000	24.57%	
1x1 (Renovated)	20	659	\$1,849 - \$2,495	\$2,149	\$3.26	\$42,975	\$2,050 - \$2,300	\$2,163	\$3.28	\$43,250	0.64%	
2x1	4	850	\$1,353 - \$1,468	\$1,771	\$2.08	\$7,085	\$2,900 - \$2,900	\$2,900	\$3.41	\$11,600	38.93%	
2x1 (Renovated)	7	906	\$2,449 - \$3,315	\$2,818	\$3.11	\$19,727	\$2,900 - \$2,900	\$2,900	\$3.20	\$20,300	2.82%	
2x1.5	1	870	\$1,802 - \$1,802	\$1,802	\$2.07	\$1,802	\$2,950 - \$2,950	\$2,950	\$3.39	\$2,950	38.91%	
2x1.5 (Renovated)	1	900	\$2,799 - \$2,799	\$2,799	\$3.11	\$2,799	\$2,950 - \$2,950	\$2,950	\$3.28	\$2,950	5.12%	
Total/Avg	74	592		\$1,914	\$3.24	\$141,667		\$2,132	\$3.60	\$157,800	10.22%	

ANNUAL CURRENT \$1,700,009

ANNUAL MARKET \$1,893,600

PROPERTY DETAIL

Number of Units	74
Year Built	1953
Lot Size (Acres)	1.15
Lot Size (SF)	49,953
Gross Building SF	53,616
Net Rentable SF	43,777
Occupancy	95.95%
% of Units Renovated	69%
APN(s)	
5548-009-010	5550-002-004
5550-001-002	5550-011-023

ANNUALIZED OPERATIONS

	CURRENT	MARKET
Market Rent	\$1,893,600	\$1,893,600
Gain/Loss to Lease	10.22% (\$193,591)	\$0 \$0
Gross Potential Rent	\$1,700,009	\$1,893,600
Less: Vacancy	5.00% (\$85,000)	5.00% (\$94,680)
Less: Bad Debt	0.50% (\$8,500)	0.50% (\$9,468)
Less: Rental Concessions	0.00% \$0	0.00% \$0
Less: Non-Revenue Units	0.00% \$0	0.00% \$0
Gross Rental Income	\$1,606,509	\$1,789,452
Other Income	\$54/unit/mo. \$48,262	\$54/unit/mo. \$48,262
Utility Income (RUBS)	\$100/unit/mo. \$88,706	\$100/unit/mo. \$88,706
Effective Gross Income	\$1,743,477	\$1,926,420
Less: Expenses	43.40% (\$756,735)	39.57% (\$762,223)
Net Operating Income	\$986,742	\$1,164,197

OPERATING EXPENSES

	CURRENT	MARKET
Fixed Expenses		
Property Taxes	1.187380% \$182,263	\$182,263
Direct Assessments	Per Tax Bill \$10,388	\$10,388
Insurance	\$1,000/unit \$74,000	\$74,000
Utilities	\$2,249/unit \$166,412	\$166,412
Reserves	\$200/unit \$14,800	\$14,800
Subtotal Fixed	\$6,052/unit	\$447,863
Variable Expenses		
Repairs & Maint	\$300/unit \$22,200	\$22,200
Unit Turnover	\$200/unit \$14,800	\$14,800
Building Services	\$610/unit \$45,167	\$45,167
Management Fee	3.00% of EGI \$52,304	\$57,793
Payroll	\$1,757/unit \$130,000	\$130,000
General & Admin	\$400/unit \$29,600	\$29,600
Marketing	\$200/unit \$14,800	\$14,800
Subtotal Variable	\$4,174/unit	\$308,872
Total Expenses	\$756,735	\$762,223
Expenses/Unit	\$10,226	\$10,300
Expenses/SF	\$14.11	\$14.22
% of EGI	43.4%	39.6%

PROPOSED FINANCING

First Loan Amount	\$11,700,000
Interest Rate	5.600%
Lender Type	Local Bank 5YR Fixed
Loan Type	4 Years I/O
Origination Date	6/1/2026
Maturity Date	5/31/2031
COE DSCR	1.22
LTV	76%

RENT ROLL

HAYDEN ON HOLLYWOOD
7200, 7407, 7451, & 7504 Hollywood Blvd.
Los Angeles, CA 90046

UNIT#	FLOOR PLAN	UNIT SF	STATUS	INTERIOR FINISH	BUILDING	IN UNIT W/D?	IN PLACE		CURRENT		MARKET		LTL(%)	MOVE IN DATE
							RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF		
7200-101	1x1	611	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,999.00	\$3.27	\$1,999.00	\$3.27	\$2,050	\$3.36	2.5%	12/16/2025
7200-102	Studio	390	Occupied	Classic	7200 Hollywood Blvd	No	\$1,251.72	\$3.21	\$1,251.72	\$3.21	\$1,775	\$4.55	29.5%	3/1/2006
7200-103	Studio	390	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,749.00	\$4.48	\$1,749.00	\$4.48	\$1,775	\$4.55	1.5%	2/22/2026
7200-104	Bachelor	322	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,513.16	\$4.70	\$1,513.16	\$4.70	\$1,550	\$4.81	2.4%	2/28/2021
7200-105	Studio	409	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,922.96	\$4.70	\$1,922.96	\$4.70	\$1,775	\$4.34	-8.3%	2/1/2024
7200-106	Studio	409	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,699.00	\$4.15	\$1,699.00	\$4.15	\$1,775	\$4.34	4.3%	9/26/2025
7200-107	Studio	452	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,833.31	\$4.06	\$1,833.31	\$4.06	\$1,875	\$4.15	2.2%	6/1/2020
7200-108	1x1	644	Occupied	Renovated	7200 Hollywood Blvd	No	\$2,324.36	\$3.61	\$2,324.36	\$3.61	\$2,050	\$3.18	-13.4%	1/11/2023
7200-109	Studio	411	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,938.00	\$4.72	\$1,938.00	\$4.72	\$1,775	\$4.32	-9.2%	7/26/2025
7200-110	1x1	597	Occupied	Classic	7200 Hollywood Blvd	No	\$1,578.90	\$2.64	\$1,578.90	\$2.64	\$2,050	\$3.43	23.0%	10/1/2011
7200-111	Studio	356	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,646.00	\$4.62	\$1,646.00	\$4.62	\$1,725	\$4.85	4.6%	7/14/2025
7200-112	Bachelor	264	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,545.00	\$5.85	\$1,545.00	\$5.85	\$1,550	\$5.87	0.3%	7/26/2024
7200-113	Studio	391	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,749.00	\$4.47	\$1,749.00	\$4.47	\$1,775	\$4.54	1.5%	6/1/2025
7200-114	1x1	627	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,849.00	\$2.95	\$1,849.00	\$2.95	\$2,050	\$3.27	9.8%	7/14/2025
7200-115	Studio	356	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,749.00	\$4.91	\$1,749.00	\$4.91	\$1,725	\$4.85	-1.4%	5/18/2025
7200-116	1x1	538	Vacant	Renovated	7200 Hollywood Blvd	No	\$0.00	\$0.00	\$2,050.00	\$3.81	\$2,050	\$3.81	0.0%	-
7200-117	1x1	518	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,979.00	\$3.82	\$1,979.00	\$3.82	\$2,050	\$3.96	3.5%	1/16/2025
7200-118	Studio	390	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,749.00	\$4.48	\$1,749.00	\$4.48	\$1,775	\$4.55	1.5%	11/22/2025
7200-119	Studio	411	Occupied	Renovated	7200 Hollywood Blvd	No	\$2,079.00	\$5.06	\$2,079.00	\$5.06	\$1,775	\$4.32	-17.1%	9/8/2022
7200-120	1x1	627	Occupied	Classic	7200 Hollywood Blvd	No	\$1,228.69	\$1.96	\$1,228.69	\$1.96	\$2,050	\$3.27	40.1%	3/1/2018
7200-121	1x1	602	Occupied	Renovated	7200 Hollywood Blvd	No	\$2,058.00	\$3.42	\$2,058.00	\$3.42	\$2,050	\$3.41	-0.4%	5/31/2024
7200-201	Studio	348	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,767.00	\$5.08	\$1,767.00	\$5.08	\$1,725	\$4.96	-2.4%	5/15/2024
7200-202	1x1	611	Occupied	Renovated	7200 Hollywood Blvd	No	\$2,049.00	\$3.35	\$2,049.00	\$3.35	\$2,050	\$3.36	0.0%	11/15/2025
7200-203	Studio	390	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,954.00	\$5.01	\$1,954.00	\$5.01	\$1,775	\$4.55	-10.1%	6/22/2022
7200-204	Studio	390	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,729.48	\$4.43	\$1,729.48	\$4.43	\$1,775	\$4.55	2.6%	3/21/2021
7200-205	Bachelor	322	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,599.00	\$4.97	\$1,599.00	\$4.97	\$1,550	\$4.81	-3.2%	7/1/2020
7200-206	Studio	409	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,600.00	\$3.91	\$1,600.00	\$3.91	\$1,775	\$4.34	9.9%	11/19/2025
7200-207	Studio	390	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,749.00	\$4.48	\$1,749.00	\$4.48	\$1,775	\$4.55	1.5%	7/28/2025
7200-208	Studio	452	Occupied	Classic	7200 Hollywood Blvd	No	\$1,332.04	\$2.95	\$1,332.04	\$2.95	\$1,875	\$4.15	29.0%	6/1/2006
7200-209	Studio	390	Occupied	Classic	7200 Hollywood Blvd	No	\$818.01	\$2.10	\$818.01	\$2.10	\$1,775	\$4.55	53.9%	8/1/2018
7200-210	Studio	411	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,766.96	\$4.30	\$1,766.96	\$4.30	\$1,775	\$4.32	0.5%	1/16/2024
7200-211	1x1	597	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,995.00	\$3.34	\$1,995.00	\$3.34	\$2,050	\$3.43	2.7%	12/29/2025
7200-212	Studio	356	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,729.48	\$4.86	\$1,729.48	\$4.86	\$1,725	\$4.85	-0.3%	8/9/2020
7200-213	Bachelor	264	Occupied	Classic	7200 Hollywood Blvd	No	\$1,116.69	\$4.23	\$1,116.69	\$4.23	\$1,550	\$5.87	28.0%	3/1/2018
7200-214	Studio	391	Vacant	Renovated	7200 Hollywood Blvd	No	\$0.00	\$0.00	\$1,775.00	\$4.54	\$1,775	\$4.54	0.0%	-
7200-215	1x1	627	Occupied	Classic	7200 Hollywood Blvd	No	\$1,399.87	\$2.23	\$1,399.87	\$2.23	\$2,050	\$3.27	31.7%	1/7/2006
7200-216	Studio	356	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,705.00	\$4.79	\$1,705.00	\$4.79	\$1,725	\$4.85	1.2%	9/2/2025
7200-217	1x1	538	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,875.00	\$3.49	\$1,875.00	\$3.49	\$2,050	\$3.81	8.5%	8/29/2025
7200-218	1x1	390	Occupied	Classic	7200 Hollywood Blvd	No	\$1,598.92	\$4.10	\$1,598.92	\$4.10	\$1,850	\$4.74	13.6%	5/1/2009
7200-219	Studio	390	Occupied	Classic	7200 Hollywood Blvd	No	\$1,291.83	\$3.31	\$1,291.83	\$3.31	\$1,775	\$4.55	27.2%	4/1/2010
7200-220	Studio	411	Occupied	Renovated	7200 Hollywood Blvd	No	\$1,801.00	\$4.38	\$1,801.00	\$4.38	\$1,775	\$4.32	-1.5%	6/12/2024
7200-221	1x1	627	Occupied	Renovated	7200 Hollywood Blvd	No	\$2,199.00	\$3.51	\$2,199.00	\$3.51	\$2,050	\$3.27	-7.3%	7/28/2025
7200-222	1x1	602	Occupied	Classic	7200 Hollywood Blvd	No	\$1,636.93	\$2.72	\$1,636.93	\$2.72	\$2,050	\$3.41	20.1%	7/1/2014

RENT ROLL (CONT.)

HAYDEN ON HOLLYWOOD
7200, 7407, 7451, & 7504 Hollywood Blvd.
Los Angeles, CA 90046

UNIT#	FLOOR PLAN	UNIT SF	STATUS	INTERIOR FINISH	BUILDING	IN UNIT W/D?	IN PLACE		CURRENT		MARKET		LTL(%)	MOVE IN DATE
							RENT	RENT/SF	RENT	RENT/SF	RENT	RENT/SF		
7200-223	1x1	390	Occupied	Classic	7200 Hollywood Blvd	No	\$1,419.33	\$3.64	\$1,419.33	\$3.64	\$1,850	\$4.74	23.3%	9/1/2000
7407	2x1	760	Occupied	Classic	7407 Hollywood Blvd	No	\$1,353.06	\$1.78	\$1,353.06	\$1.78	\$2,900	\$3.82	53.3%	3/1/2018
7407-1	2x1	725	Occupied	Renovated	7407 Hollywood Blvd	Yes	\$2,549.00	\$3.52	\$2,549.00	\$3.52	\$2,900	\$4.00	12.1%	8/12/2025
7407-2	2x1	925	Occupied	Classic	7407 Hollywood Blvd	No	\$1,363.12	\$1.47	\$1,363.12	\$1.47	\$2,900	\$3.14	53.0%	3/1/2018
7409	1x1	756	Occupied	Classic	7407 Hollywood Blvd	No	\$2,317.22	\$3.07	\$2,317.22	\$3.07	\$2,300	\$3.04	-0.7%	8/23/2016
7411	1x1	700	Occupied	Renovated	7407 Hollywood Blvd	Yes	\$2,399.00	\$3.43	\$2,399.00	\$3.43	\$2,300	\$3.29	-4.3%	6/10/2025
7411-2	1x1	735	Occupied	Classic	7407 Hollywood Blvd	No	\$1,693.19	\$2.30	\$1,693.19	\$2.30	\$2,300	\$3.13	26.4%	4/1/2015
7451-01	1x1	620	Occupied	Renovated	7451 Hollywood Blvd	No	\$1,925.00	\$3.10	\$1,925.00	\$3.10	\$2,050	\$3.31	6.1%	11/30/2025
7451-02	1x1	675	Occupied	Classic	7451 Hollywood Blvd	No	\$1,203.60	\$1.78	\$1,203.60	\$1.78	\$2,300	\$3.41	47.7%	6/1/2004
7451-03	1x1	675	Occupied	Renovated	7451 Hollywood Blvd	No	\$2,085.00	\$3.09	\$2,085.00	\$3.09	\$2,300	\$3.41	9.3%	5/22/2024
7451-04	2x1	850	Occupied	Renovated	7451 Hollywood Blvd	No	\$2,910.96	\$3.42	\$2,910.96	\$3.42	\$2,900	\$3.41	-0.4%	11/30/2020
7451-05	2x1	850	Vacant	Classic	7451 Hollywood Blvd	No	\$0.00	\$0.00	\$2,900.00	\$3.41	\$2,900	\$3.41	0.0%	-
7451-06	2x1.5	870	Occupied	Classic	7451 Hollywood Blvd	No	\$1,802.14	\$2.07	\$1,802.14	\$2.07	\$2,950	\$3.39	38.9%	3/21/2009
7451-07	1x1	768	Occupied	Renovated	7451 Hollywood Blvd	No	\$2,202.00	\$2.87	\$2,202.00	\$2.87	\$2,300	\$2.99	4.3%	12/15/2025
7451-08	1x1	700	Occupied	Renovated	7451 Hollywood Blvd	Yes	\$2,338.96	\$3.34	\$2,338.96	\$3.34	\$2,300	\$3.29	-1.7%	9/24/2023
7451-09	1x1	790	Occupied	Renovated	7451 Hollywood Blvd	No	\$2,264.00	\$2.87	\$2,264.00	\$2.87	\$2,300	\$2.91	1.6%	2/18/2025
7451-10	2x1	850	Occupied	Renovated	7451 Hollywood Blvd	No	\$3,105.00	\$3.65	\$3,105.00	\$3.65	\$2,900	\$3.41	-7.1%	11/7/2021
7451-11	2x1	863	Occupied	Classic	7451 Hollywood Blvd	No	\$1,468.40	\$1.70	\$1,468.40	\$1.70	\$2,900	\$3.36	49.4%	4/1/2011
7451-12	2x1.5	900	Occupied	Renovated	7451 Hollywood Blvd	Yes	\$2,799.00	\$3.11	\$2,799.00	\$3.11	\$2,950	\$3.28	5.1%	3/1/2025
7504-01	2x1	1,136	Occupied	Renovated	7504 Hollywood Blvd	No	\$3,315.00	\$2.92	\$3,315.00	\$2.92	\$2,900	\$2.55	-14.3%	7/22/2020
7504-02	1x1	770	Occupied	Renovated	7504 Hollywood Blvd	Yes	\$2,399.00	\$3.12	\$2,399.00	\$3.12	\$2,300	\$2.99	-4.3%	7/17/2025
7504-03	2x1	918	Occupied	Renovated	7504 Hollywood Blvd	Yes	\$2,699.00	\$2.94	\$2,699.00	\$2.94	\$2,900	\$3.16	6.9%	3/6/2025
7504-04	1x1	770	Occupied	Classic	7504 Hollywood Blvd	No	\$1,513.48	\$1.97	\$1,513.48	\$1.97	\$2,300	\$2.99	34.2%	6/15/1999
7504-05	1x1	770	Occupied	Classic	7504 Hollywood Blvd	No	\$1,674.51	\$2.17	\$1,674.51	\$2.17	\$2,300	\$2.99	27.2%	3/1/2012
7504-06	1x1	770	Occupied	Renovated	7504 Hollywood Blvd	Yes	\$2,494.96	\$3.24	\$2,494.96	\$3.24	\$2,300	\$2.99	-8.5%	8/18/2023
7504-07	2x1	942	Occupied	Renovated	7504 Hollywood Blvd	Yes	\$2,699.00	\$2.87	\$2,699.00	\$2.87	\$2,900	\$3.08	6.9%	9/10/2025
7504-08	1x1	770	Occupied	Classic	7504 Hollywood Blvd	No	\$1,831.47	\$2.38	\$1,831.47	\$2.38	\$2,300	\$2.99	20.4%	2/1/2007
7504-09	1x1	694	Occupied	Renovated	7504 Hollywood Blvd	No	\$2,099.00	\$3.02	\$2,099.00	\$3.02	\$2,300	\$3.31	8.7%	3/22/2025
7504-10	1x1	770	Occupied	Renovated	7504 Hollywood Blvd	Yes	\$2,390.96	\$3.11	\$2,390.96	\$3.11	\$2,300	\$2.99	-4.0%	4/14/2023
7504-11	2x1	918	Occupied	Renovated	7504 Hollywood Blvd	No	\$2,449.00	\$2.67	\$2,449.00	\$2.67	\$2,900	\$3.16	15.6%	3/1/2026
7504-12	1x1	770	Occupied	Classic	7504 Hollywood Blvd	No	\$2,024.76	\$2.63	\$2,024.76	\$2.63	\$2,300	\$2.99	12.0%	4/27/2018
Totals	74 Units	43,777 NRSF	95.9% Occ.	51 Units Renovated		9 w/ In-Unit W/D	\$134,942.43	\$3.21	\$141,667.43	\$3.24	\$157,800	\$3.60	10.2%	

SELLER'S RENT ROLL UNIT TYPE CODING KEY

Example Unit Type Code: **04-215EF**

INDIVIDUAL ELEMENTS	DESCRIPTION
04-	The property number in the owner's portfolio
2	# of bedrooms
1	# of full bathrooms
5	# of partial bathrooms (0 = none, 5 = 1 half-bathroom)
E	floorplan layout reference (A through Z for different layouts)
F	renovation indicator (N represents not renovated; F, S, and P represent renovated)

INCOME & EXPENSE ANALYSIS

HAYDEN ON HOLLYWOOD
7200, 7407, 7451, & 7504 Hollywood Blvd.
Los Angeles, CA 90046

	CURRENT ⁽¹⁾			POST RENOVATED MARKET ⁽²⁾		
Avg Rent per Unit		\$1,914			\$2,132	
Avg Rent per SF		\$3.24			\$3.60	
	TOTAL	PER UNIT	% GPR	TOTAL	PER UNIT	% GPR
All Units at Market Rent	\$1,893,600	\$25,589		\$1,893,600	\$25,589	
Loss-To-Lease	(\$193,591)	(\$2,616)		\$0	\$0	
GROSS POTENTIAL RENT	\$1,700,009	\$22,973		\$1,893,600	\$25,589	
Vacancy	(\$85,000)	(\$1,149)	5.00%	(\$94,680)	(\$1,279)	5.00%
Bad Debt	(\$8,500)	(\$115)	0.50%	(\$9,468)	(\$128)	0.50%
Concessions	\$0	\$0	0.00%	\$0	\$0	0.00%
Non-Revenue Units	\$0	\$0	0.00%	\$0	\$0	0.00%
GROSS RENTAL INCOME	\$1,606,509	\$21,710		\$1,789,452	\$24,182	
Other Income	\$48,262	\$652		\$48,262	\$652	
Utility Income (RUBS)	\$88,706	\$1,199		\$88,706	\$1,199	
EFFECTIVE GROSS INCOME	\$1,743,477	\$23,560		\$1,926,420	\$26,033	
FIXED EXPENSES	TOTAL	PER UNIT	% EGI	TOTAL	PER UNIT	% EGI
Property Taxes ⁽³⁾	\$182,263	\$2,463	10.5%	\$182,263	\$2,463	9.5%
Direct Assessments	\$10,388	\$140	0.6%	\$10,388	\$140	0.5%
Insurance	\$74,000	\$1,000	4.2%	\$74,000	\$1,000	3.8%
Utilities	\$166,412	\$2,249	9.5%	\$166,412	\$2,249	8.6%
Reserves	\$14,800	\$200	0.8%	\$14,800	\$200	0.8%
SUBTOTAL FIXED	\$447,863	\$6,052	25.7%	\$447,863	\$6,052	23.2%
Fixed Expenses per Unit	\$6,052			\$6,052		
Fixed Expenses per SF	\$8.35			\$8.35		
VARIABLE EXPENSES						
Repairs & Maintenance	\$22,200	\$300	1.3%	\$22,200	\$300	1.2%
Unit Turnover	\$14,800	\$200	0.8%	\$14,800	\$200	0.8%
Building Services	\$45,167	\$610	2.6%	\$45,167	\$610	2.3%
Management Fee	\$52,304	\$707	3.0%	\$57,793	\$781	3.0%
Payroll	\$130,000	\$1,757	7.5%	\$130,000	\$1,757	6.7%
General & Administrative	\$29,600	\$400	1.7%	\$29,600	\$400	1.5%
Marketing	\$14,800	\$200	0.8%	\$14,800	\$200	0.8%
SUBTOTAL VARIABLE	\$308,872	\$4,174	17.7%	\$314,360	\$4,248	16.3%
Variable Expense per Unit	\$4,174			\$4,248		
Variable Expense per SF	\$5.76			\$5.86		
TOTAL EXPENSES	\$756,735	\$10,226	43.4%	\$762,223	\$10,300	39.6%
TOTAL EXPENSES/UNIT	\$10,226			\$10,300		
TOTAL EXPENSES/SF	\$14.11			\$14.22		
NET OPERATING INCOME	\$986,742			\$1,164,197		

(1) Current represents the in-place rents annualized, with vacant units assumed at market rent, trailing 12 months other income and utility income, with stabilized expenses and revenue losses.

(2) Post Renovated Market represents all units at post-renovated market rents, annualized with trailing 12 months other income and utility income, with stabilized expenses and revenue losses.

(3) Property Taxes are reassessed based on the prevailing ad valorem tax rate (1.18738%) at the list price. Direct Assessments assume the actual cost as of the 2025-2026 tax bill.

INCOME & EXPENSE ASSUMPTIONS

HAYDEN ON HOLLYWOOD
7200, 7407, 7451, & 7504 Hollywood Blvd.
Los Angeles, CA 90046

OPERATING INCOME

MARKET RENTS

Gross Potential Rent reflects all units at IPA Market Rents. The annual GPR is \$1,893,600.

VACANCY

Vacancy assumes 5.00% of Gross Potential Rent.

BAD DEBT

Bad Debt assumes 0.50% of Gross Potential Rent.

CONCESSIONS

This analysis assumes no concessions.

NON-REVENUE / MODEL UNIT

There are no Non-Revenue/Model Units assumed in this analysis.

OTHER INCOME

Other Income is based on T12 February 2026 actuals below:

Late Charges	T12 Actuals	\$3,750
SCEP [LA] / Passthru [WeHo] Fees	T12 Actuals	\$3,500
Capital Passthrough Income	T12 Actuals	\$16,765
NSF Charges	T12 Actuals	\$100
Residential Storage	T12 Actuals	\$300
Residential Pet Rent	T12 Actuals	\$3,436
Residential Key/Lock/Remote	T12 Actuals	\$10
Residential Legal Chargebacks	T12 Actuals	\$4,800
Residential - Application Fees	T12 Actuals	\$3,363
Residential Initial Pet Fees	T12 Actuals	\$152
Residential Coin Laundry	T12 Actuals	\$3,880
Residential Laundry	T12 Actuals	(\$230)
Residential Miscellaneous	T12 Actuals	\$1,143
Renters Insurance	T12 Actuals	\$1,017
Residential Damages/Cleaning Chargebacks	T12 Actuals	\$6,277
TOTAL		(\$652/unit) \$48,262

UTILITY INCOME REIMBURSEMENTS

Utility Income (RUBS) assumes reimbursement for water, sewer, and trash and is based on T12 February 2026 actuals of \$1,199 per unit annually or \$100 per unit per month.

OPERATING EXPENSES

PROPERTY TAX

Property Taxes are reassessed based on the prevailing ad valorem tax rate (1.187380%) at pricing scenario 1. Direct Assessments assume \$10,388.

INSURANCE

Property Insurance assumes \$1,000/unit annually (\$1.38/SF) for general liability and property coverage. Earthquake coverage is not included in this assumption.

UTILITIES

Utilities is based on T12 February 2026 actuals of \$2,249 per unit annually.

RESERVES

Reserves assumes \$200 per unit annually.

REPAIRS AND MAINTENANCE

Repairs & Maintenance assumes \$300 per unit annually.

UNIT TURNOVER

Unit Turnover assumes \$200 per unit annually.

BUILDING SERVICES

Building Services is based on T12 February 2026 actuals summarized below:

Contract Common Area Cleaning	T12 Actuals	\$14,012
Landscaping	T12 Actuals	\$26,652
Pest Control	T12 Actuals	\$1,815
Pool and Spa Contract	T12 Actuals	\$2,040
Other Contracted Services	T12 Actuals	\$649
TOTAL		(\$610/unit) \$45,167

MANAGEMENT FEE

Management Fee assumes 3.00% of the Effective Gross Income.

PAYROLL

Payroll is based on the following allocation:

Manager	\$50,000
Maintenance Supervisor	\$50,000
Payroll Burden 30%	\$30,000
TOTAL	(\$1,757/unit) \$130,000

GENERAL AND ADMINISTRATIVE

General and Administrative assumes \$400 per unit annually.

MARKETING

Marketing assumes \$200 per unit annually.

POTENTIAL FINANCING OPTIONS

HAYDEN ON HOLLYWOOD

	3 YEAR FIXED	5 YEAR FIXED
Equity (\$)	\$4,300,000	\$4,300,000
LTV (Est)	73%	73%
Interest Rate	5.50%	5.60%
IO Term (Months)	36	48
Fixed Term (Yrs)	3	5
Term (Yrs)	30	30
Amortization (Yrs)	30	30
Lender Fee	0.00%	0.00%
MMCC Fee	1.00%	1.00%
Prepayment Penalty	3,2,1%	5,4,3,2,1%
Recourse	Non-Recourse	Non-Recourse

HAYDEN on
HOLLYWOOD

FOR MORE INFORMATION
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RENT COMPARABLES

HAYDEN ON HOLLYWOOD
7200, 7407, 7451, & 7504 Hollywood Blvd.
Los Angeles, CA 90046

PROPERTY	UNITS	BUILT	OCC.%	MANAGER	DIST.	STUDIOS			1 BED/1 BATH			2 BED/1 BATH			2 BED/2 BATH					
						RENT	SF	RENT/SF	RENT	SF	RENT/SF	RENT	SF	RENT/SF	RENT	SF	RENT/SF			
HAYDEN ON HOLLYWOOD 7200, 7407, 7451, & 7504 Hollywood Blvd. Hollywood	74	1953	95.9%	Vive LA	-	Avg In-Place (Renovated Units)			\$1,785	391	\$4.56	\$2,149	659	\$3.26	\$2,818	906	\$3.11	\$2,799	900	\$3.11
						Market Rent			\$1,768	391	\$4.52	\$2,163	659	\$3.28	\$2,900	906	\$3.20	\$2,950	900	\$3.28
DIRECT COMPETITORS																				
1 CALLIE ON CURSON 1300 N Curson Ave	20	1961	100.0%	ViveLA	1.0 Miles	-	None	-	\$2,699	635	\$4.25	-	None	-	\$3,375	904	\$3.73			
2 CHLOE ON CURSON 1031 N Curson Ave	38	1958	81.6%	ViveLA	1.3 Miles	-	None	-	\$3,085	687	\$4.49	-	None	-	\$3,675	827	\$4.44			
3 VANTAGE HOLLYWOOD 1710 N Fuller Ave	298	1987	98.3%	Equity Residential	0.2 Miles	\$1,850	480	\$3.85	\$2,083	530	\$3.93	\$2,818	735	\$3.83	\$3,335	900	\$3.71			
4 THE JESSICA 1611 N Formosa Ave	62	1987	93.5%	Decron Properties	0.1 Miles	\$2,105	528	\$3.99	\$2,285	665	\$3.44	-	None	-	\$2,879	1,131	\$2.55			
5 THE RUBY HOLLYWOOD 7200 Franklin Ave	116	1987	94.0%	Decron Properties	0.3 Miles	\$1,879	589	\$3.19	\$2,447	673	\$3.64	-	None	-	\$2,899	1,041	\$2.78			
6 URBANLUX FLEUR 1530 N Poinsettia Pl	136	1989	99.3%	Urbanlux	0.2 Miles	\$2,100	602	\$3.49	\$2,325	672	\$3.46	-	None	-	\$3,000	916	\$3.28			
7 URBANLUX STREET 1425 N Alta Vista Blvd	92	1987	98.9%	Urbanlux	0.4 Miles	\$2,300	578	\$3.98	\$2,375	660	\$3.60	-	None	-	\$3,100	1,065	\$2.91			
8 THE ELIZABETH 7513 Fountain Ave	75	1973	97.3%	SD Property Mgmt.	0.9 Miles	\$1,950	390	\$5.00	\$2,400	690	\$3.48	-	None	-	\$2,975	910	\$3.27			
9 1333 N MARTEL AVE 1333 N Martel Ave	27	1966	100.0%	VILA	0.7 Miles	-	None	-	\$2,799	650	\$4.31	-	None	-	\$3,750	1,075	\$3.49			
10 OLLIE ON OGDEN 939 Ogden Dr	36	1957	97.2%	Vive LA	1.7 Miles	-	N/Av	-	\$2,805	697	\$4.02	\$3,400	841	\$4.04	-	N/Av	-			
11 HARPER ON HAYWORTH 1122 N Hayworth Ave	24	1960	91.7%	Vive LA	1.6 Miles	-	None	-	\$3,039	592	\$5.13	-	None	-	\$3,750	874	\$4.29			
12 NORA ON NORTON 7976 Norton Ave	18	1950	88.9%	ViveLA	1.6 Miles	-	None	-	\$2,799	709	\$3.95	-	None	-	\$3,900	1,141	\$3.42			
AVERAGE	79	1972	95.1%		0.8 Miles	\$2,031	528	\$3.92	\$2,595	655	\$3.97	\$3,109	788	\$3.94	\$3,331	980	\$3.44			
HIGH						\$2,300	602	\$5.00	\$3,085	709	\$5.13	\$3,400	841	\$4.04	\$3,900	1,141	\$4.44			
LOW						\$1,850	390	\$3.19	\$2,083	530	\$3.44	\$2,818	735	\$3.83	\$2,879	827	\$2.55			
MARKET LEADERS																				
13 RAE ON SUNSET 7566 W Sunset Blvd	200	2024	91.0%	Greystar	0.7 Miles	\$2,795	503	\$5.56	\$3,605	736	\$4.90	-	None	-	\$4,797	971	\$4.94			
14 SKYVIEW SUNSET 1511 N Fairfax Ave	62	2025	93.5%	Sares Regis	1.1 Miles	\$2,800	516	\$5.43	\$3,515	700	\$5.02	-	None	-	\$4,860	833	\$5.83			
AVERAGE	131	2025	92.3%		0.9 Miles	\$2,798	510	\$5.49	\$3,560	718	\$4.96	-	-	-	\$4,829	902	\$5.39			
HIGH						\$2,800	516	\$5.56	\$3,605	736	\$5.02	\$0	0	\$0.00	\$4,860	971	\$5.83			
LOW						\$2,795	503	\$5.43	\$3,515	700	\$4.90	\$0	0	\$0.00	\$4,797	833	\$4.94			
RENOVATED AVERAGE DISCOUNT TO MARKET LEADERS AVERAGE						\$767			\$965						\$1,498					
						27%			27%						31%					

SALES COMPARABLES

HAYDEN ON HOLLYWOOD
7200, 7407, 7451, & 7504 Hollywood Blvd.
Los Angeles, CA 90046

PROPERTY	BUILT	UNITS	GROSS SF	PRICE	PRICE/ UNIT	PRICE/ GSF	COE CAP RATE	COE GRM	COE	UNIT MIX			
										STU.	1BR	2BR	3BR
HAYDEN ON HOLLYWOOD 7200, 7407, 7451, & 7504 Hollywood Blvd. Hollywood	1953	74	53,616	\$15,350,000	\$207,432	\$286	6.43%	9.03	-	28	33	2	11
										38%	45%	3%	15%
1 1046 N OGDEN DR West Hollywood	1958	10	8,636	\$2,725,000	\$272,500	\$316	-	-	12/24/2025	0	6	4	0
										0%	60%	40%	0%
2 936 N ORANGE GROVE AVE West Hollywood	1961	11	8,735	\$2,850,000	\$259,091	\$326	5.63%	11.92	12/5/2025	4	4	2	1
										36%	36%	18%	9%
3 5643 CARLTON WAY Hollywood	1964	24	21,651	\$5,776,000	\$240,667	\$267	5.65%	9.73	12/30/2025	0	14	10	0
										0%	58%	42%	0%
4 3640 LOS FELIZ BLVD Los Feliz	1954	122	105,940	\$33,750,000	\$276,639	\$319	-	-	8/2/2025	0	80	42	0
										0%	66%	34%	0%
5 8231 DE LONGPRE AVE West Hollywood	1957	11	10,137	\$3,500,000	\$318,182	\$345	5.86%	11.08	8/20/2025	1	6	4	0
										9%	55%	36%	0%
6 1301 N MANSFIELD Hollywood	1966	19	14,668	\$3,900,000	\$205,263	\$266	5.45%	10.99	7/23/2025	2	11	6	0
										11%	58%	32%	0%
7 7215 WILLOUGHBY AVE Hollywood	1930	16	11,933	\$3,100,000	\$193,750	\$260	5.85%	10.83	7/10/2025	12	4	0	0
										75%	25%	0%	0%
8 1236 N OGDEN DR West Hollywood	1964	10	9,948	\$3,475,000	\$347,500	\$349	5.58%	11.69	5/27/2025	0	6	4	0
										0%	60%	40%	0%
9 1035 N HAYWORTH AVE West Hollywood	1967	20	17,027	\$4,700,000	\$235,000	\$276	-	-	5/15/2025	0	14	5	1
										0%	70%	25%	5%
10 637 N SPAULDING AVE Hollywood	1928	12	9,654	\$2,700,000	\$225,000	\$280	5.95%	10.91	5/15/2025	0	12	0	0
										0%	100%	0%	0%
11 1235 N FORMOSA AVE West Hollywood	1960	10	8,854	\$2,730,000	\$273,000	\$308	6.25%	10.14	4/29/2025	0	4	6	0
										0%	40%	60%	0%
12 1000 N CURSON AVE West Hollywood	1954	12	9,346	\$3,450,000	\$287,500	\$369	5.68%	11.43	4/10/2025	2	6	4	
										17%	50%	33%	0%
13 1226 N FULLER AVE West Hollywood	1964	22	17,468	\$5,700,000	\$259,091	\$326	5.72%	10.41	3/28/2025	0	19	3	0
										0%	86%	14%	0%
AVERAGE	1956	23	19,538	\$6,027,385	\$261,014	\$308	5.76%	10.91					

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HAYDEN on **HOLLYWOOD**

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