

HOLLYWOOD MULTIFAMILY INVESTMENT OPPORTUNITY



1002 NORTH HUDSON
AVENUE, LOS ANGELES,
CALIFORNIA 90038

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Table of Contents

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01 **Property
Information**
4

02 **Location
Information**
9

03 **Financial
Analysis**
12

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Meet the Team



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1

Property Information



Property Details

Location Information

Street Address	1002 North Hudson Avenue
City, State, Zip	Los Angeles, CA 90038
County	Los Angeles
Sub-market	Hollywood
Cross-Streets	Romaine Street

Property Information

Property Type	Multifamily
Property Subtype	Mid-Rise
Total Rentable SF	11,480 SF
Number of Units	Five (5)
Unit Mix	3 Bed 3.5 Bath
Avg. Unit Size	2,296 SF
Zoning	LAR3
APN #	5533-013-016
Zoning	LAR3

Utilities & Amenities

Gas / Propane	Yes
Water	Yes
Sewer	Yes
Electricity	Yes
Secured Garage	Yes
Gated Premises	Yes
In-Unit Washer/Dryer	Yes
Private Rooftop Patio	Yes

Property Summary



Property Description

NAI Capital, as exclusive advisors to ownership, is proud to present 1002 North Hudson Avenue, a fully leased multi-family investment situated in the heart of Hollywood. This 2018 construction is four-stories and five-units in one of the most iconic and demanding markets across Southern California.

Located just off of Santa Monica Boulevard at Hudson Avenue. this location offers direct access to the 101-freeway, Melrose Avenue, Paramount Studios, Hollywood Walk of Fame, restaurants, grocery stores, and more.

All units are individually metered for gas and electricity; landlord pays water and trash. 3,164 SF deck area not included in gross SF.

Property Highlights

- Five Unit Four Story Building - Constructed in 2018
- 100% Leased - 3 bed 3.5 Bath Units
- Average Unit Size - 2,296 SF
- Amenities Include - Rooftop Patio, Fenced Property w/Secure Garage, In-unit Washer & Dryer
- LAR3 Zone - High Density Apartment Zone
- Located Within a High-Demand Urban Infill Growth Corridor
- Direct Access to 101 Freeway, Santa Monica Blvd, Grocery Stores, Restaurants, Gyms, and More
- Population - 971,402 within 5-Miles. Average HH Income - \$108,000+
- Strong Local Demographics Support High Rental Income
- Proximity To Major Hubs Including the Port of Long Beach, Long Beach Airport, Downtown Los Angeles, Orange County

Additional Photos



Additional Photos

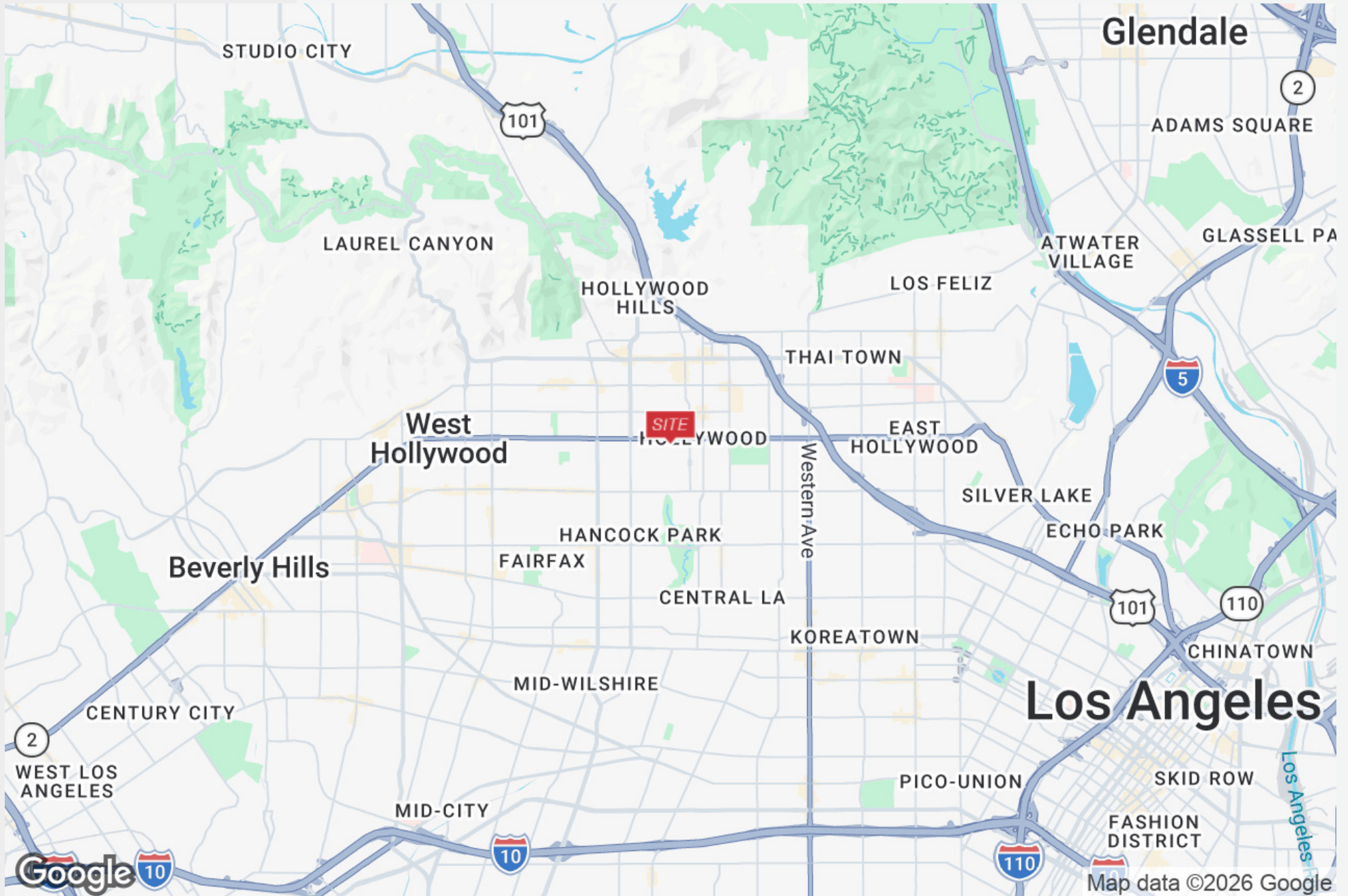


2

Location Information



Aerial Map



City Information



Hollywood, Los Angeles

Hollywood stands out as a high-demand urban submarket driven by its strong employment base, cultural significance, and proximity to major job centers. The area benefits from a concentration of higher-earning professionals in entertainment, media, and related industries, with average household incomes exceeding \$108,000. There is high demand and low supply, particularly for larger apartment units. Limited developable land and ongoing population inflow continue to tighten supply, positioning Hollywood as a supply-constrained market with long-term rental growth.

As the capital of the entertainment business, Hollywood attracts tourists and locals with landmarks like the TCL Chinese Theatre, Walk of Fame, Paramount Pictures, music venues like the Hollywood Bowl and Dolby Theatre, and is home to the Oscars.

Low Construction & High Absorption

- Most New Construction In Hollywood Has Been Absorbed. The Pipeline Remains Supply-Constrained, With Only One Major Project To Deliver Through Q3 2027. 42 Units Were Constructed In 2024, And Zero In 2025, Compared To A 10-Year Average Of 479 Units Annually.
- The Sharp Slowdown In Construction Combined With Strong Renter Demand Allows For Positive Rent Growth And Stability In This Market.

Amenities

- Prime Location In Hollywood. Walking Distance To Walk Of Fame, Santa Monica Blvd, Pavilions, Multiple Fitness Centers, Trader Joes, Restaurants, And Much More.
- Private Rooftop Patio With Hollywood Sign Visibility - A Rare Amenity
- Fenced Property With Secured Garage, In-Unit Washer And Dryer, Balcony
- 3 Bed 3.5 Bath Units. Average Size 2,296 SF

Local Economics

- **Population:** Over 980,000 People Within 5-Miles Of 1002 N Hudson Ave. Average Household Incomes Over \$108,000.
- **Economics:** The Port Of Los Angeles Remains A Top-Tier Global Cargo Terminal, Moving About \$300 Billion Annually. It Is The Largest Port In The United States.
- **Employment:** Entertainment, Technology, Healthcare And Finance Remain The Fastest Growing Sectors Across The City Of Los Angeles, Particularly The Hollywood Submarket.

3

Financial Analysis



Rent Roll

Suite	Bedrooms	Bathrooms	Size SF	Rent	Rent / SF	Lease Start	Lease End
1	3	3.5	2,296 SF	\$6,200	\$2.70	7/1/2024	7/31/2026
2	3	3.5	2,296 SF	\$6,180	\$2.69	9/28/2024	9/30/2026
3	3	3.5	2,296 SF	\$5,665	\$2.47	9/1/2024	8/31/2026
4	3	3.5	2,296 SF	\$6,500	\$2.83	5/15/2026	TBD
5	3	3.5	2,296 SF	\$6,473	\$2.82	3/31/2021	MTM
Totals			11,480 SF	\$31,018	\$13.51		

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Income & Expenses

Income Summary		Per SF	Per Unit
Rental Income	\$372,204	\$32.42	\$74,440.80
Gross Income	\$372,204	\$32.42	\$74,440.80
Expenses Summary		Per SF	Per Unit
Taxes (1.19%)	\$65,450	\$5.70	\$13,090.00
Insurance	\$8,000	\$0.70	\$1,600.00
Utilities	\$13,411	\$1.17	\$2,682.20
Maintenance & Repairs	\$2,500	\$0.22	\$500.00
Landscaping	\$1,260	\$0.11	\$252.00
Operating Expenses	\$90,621	\$7.89	\$18,124.20
Net Operating Income	\$281,583	\$24.53	\$56,316.60

Financial Summary

Price	\$5,500,000
Price per SF	\$479
Price per Unit	\$1,100,000
CAP Rate	5.12%
Total Return (yr 1)	\$101,094

Operating Data

Gross Income	\$372,204
Operating Expenses	\$90,621
Net Operating Income	\$281,583

Financing Data

Down Payment	\$2,475,000
Interest Rate	6%
Loan Amount	\$3,025,000
Debt Service	\$217,637
Debt Coverage Ratio	1.29



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