The DeLongpre
16 Units | 6858-6860 DeLongpre Avenue

The Alamar
13 Units | 7261 Franklin Avenue

The Wilton
10 Units | 1852 North Wilton Place

HOLLYWOOD PORTFOLIO

39 Units Across Three Properties

Available as a Portfolio or Individually

THE MOGHAREBI GROUP
MULTIFAMILY INVESTMENT ADVISORY

THE MOGHAREBI GROUP

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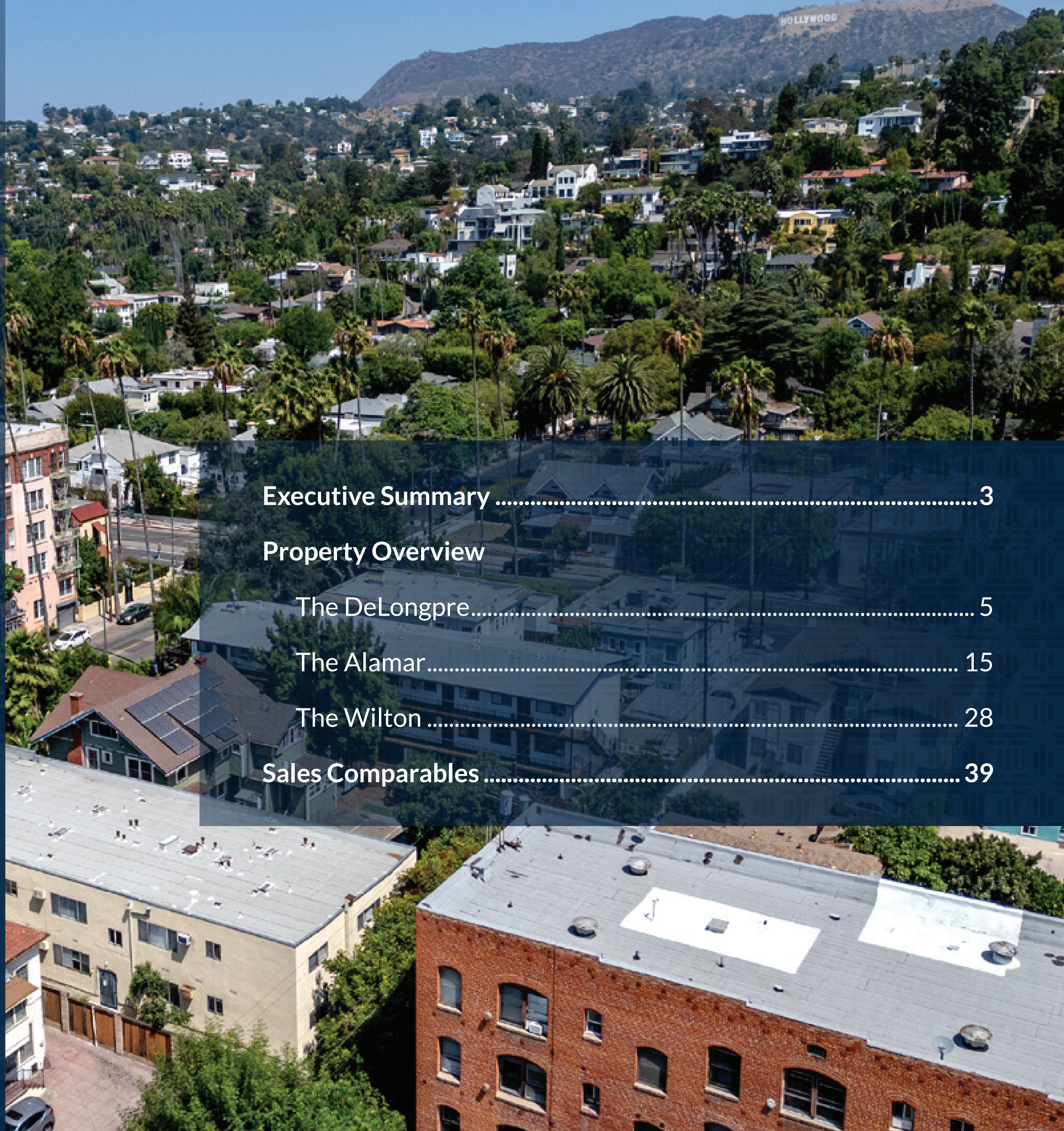


THE OFFERING

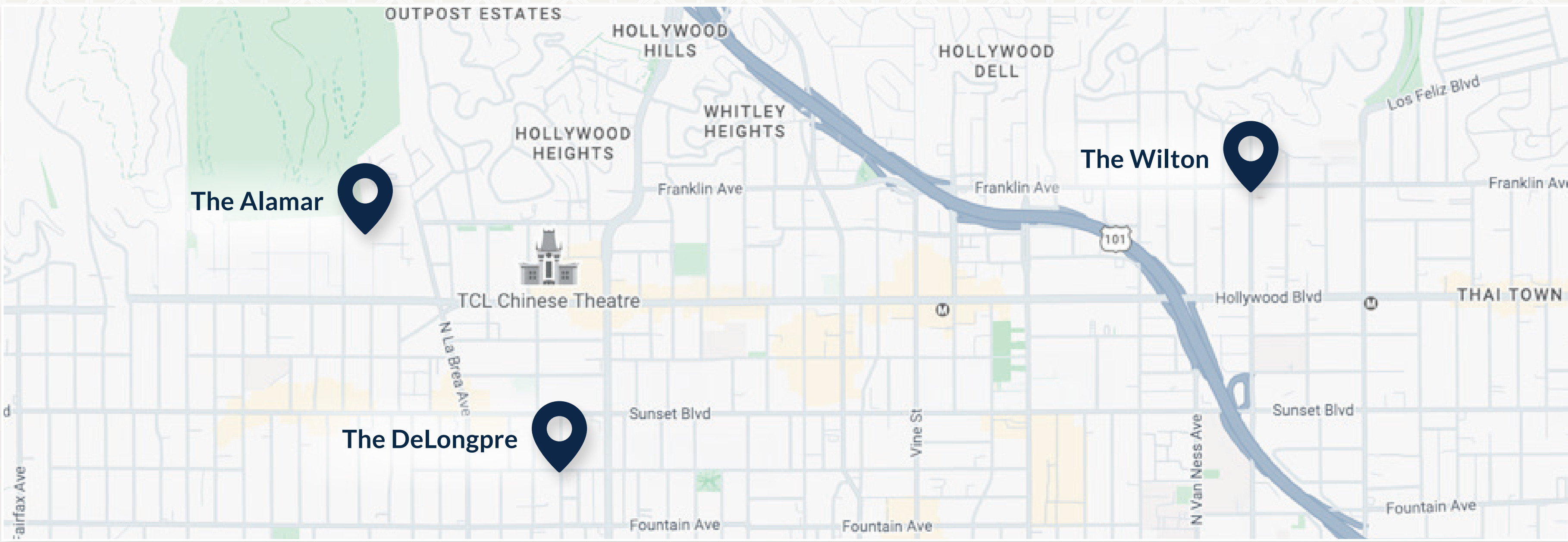
The Mogharebi Group is proud to present for sale, a premier three-property portfolio located in some of Hollywood's most desirable neighborhoods. The properties are available as either a portfolio or individually.

The Alamar is a 13-unit apartment building located at 7261 Franklin Avenue, just west of La Brea Avenue and less than a half-block from the entrance to Runyon Canyon.

The Wilton is a 10-unit apartment building situated just south of Franklin Avenue, bordering the highly sought-after Los Feliz neighborhood.

The DeLongpre consists of two side-by-side eight-unit buildings (16 units total) located at 6858–6860 DeLongpre Avenue, just south of Sunset Boulevard and west of Highland Avenue.

All three properties have been exceptionally well maintained and have benefited from significant capital improvements. The Alamar and The DeLongpre feature upgraded major building systems, including plumbing, electrical, and roofs. The Wilton has also undergone substantial improvements, including a newer roof and upgraded plumbing. These recent capital improvements allow a new owner to focus on maximizing the income potential of the properties rather than addressing deferred maintenance.



PORTFOLIO SUMMARY

	The DeLongpre 6858-6860 DeLongpre Ave Los Angeles, CA 90028	The Alamar 7261 Franklin Ave Los Angeles, CA 90046	The Wilton 1852 N. Wilton Pl Los Angeles, CA 90028	Portfolio Total
Listing Price	$3,750,000	$3,625,000	$2,050,000	**$9,425,000**
Price Per Unit:	$234,375	$278,846	$205,000	**$241,667**
Price Per Square Foot:	$297.62	$342.37	$331.72	**$320.93**
Current CAP Rate:	6.03%	6.23%	6.24%	**6.15%**
Pro Forma Cap Rate:	7.90%	7.26%	7.69%	**7.53%**
Current GRM:	10.66	10.88	10.07	**10.61**
Pro Forma GRM:	8.59	9.54	8.76	**9.05**
Units	16	13	10	**39**
Year Built	1956	1956	1957	**1956–1957**
Square Footage	12,600	10,588	6,180	**29,368**


THE DELONGPRE
6858

THE DELONGPRE

The Mogharebi Group is pleased to exclusively present The DeLongpre, a well-maintained 16-unit multifamily investment opportunity located in the heart of Hollywood. Situated at 6858–6860 DeLongpre Avenue, between Sunset Boulevard and Fountain Avenue and just west of Highland Avenue, the property benefits from immediate access to Hollywood, West Hollywood, employment centers, entertainment, and an abundance of retail and dining amenities.

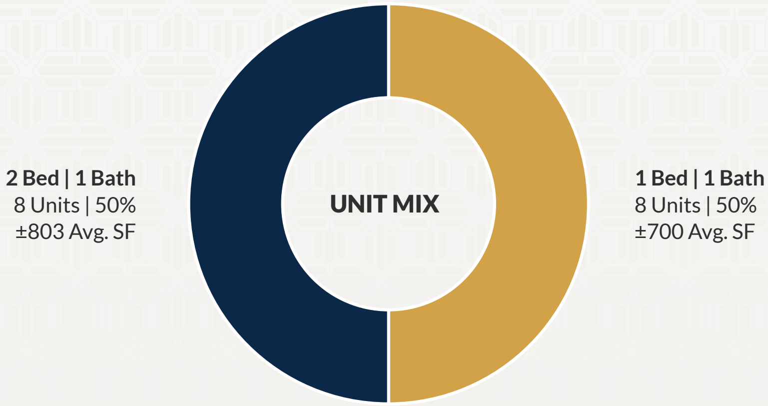
Built in 1956 of wood-frame and stucco construction, The DeLongpre consists of two separate eight-unit buildings with individual APN numbers. This unique configuration provides ownership with the operational advantage of avoiding on-site resident manager requirements and the additional expense. The property is comprised of eight spacious one-bedroom/one-bathroom units and eight two-bedroom/one-bathroom units, situated on a +/- 14,348-square-foot lot, with +/- 12,600 square feet of rentable improvements.

Current ownership has demonstrated pride of ownership through extensive capital improvements and ongoing maintenance. Significant upgrades include new electric meters and subpanels (2025), exterior painting (2025), upgraded exterior lighting (2025), a complete copper plumbing re-pipe (2010), and roof, gutter, and downspout replacement (2005). Additionally, nine units have undergone substantial interior renovations featuring modernized kitchens and bathrooms, while several additional units have received cosmetic upgrades.

Why The DeLongpre?

The DeLongpre presents investors with the rare opportunity to acquire a stabilized, pride-of-ownership asset in a premier infill Los Angeles location. Unlike many vintage Hollywood apartment communities that require substantial deferred maintenance and system upgrades, the property's major infrastructure improvements have already been completed, allowing a new owner to focus on operational efficiencies, strategic rent growth, and long-term value creation.

Investor demand has increasingly shifted toward high-quality assets located in premier urban neighborhoods with strong demographic trends, high barriers to entry, and limited future housing supply. As a result, many owners are reallocating capital from secondary and tertiary markets into well-located infill Los Angeles communities that offer superior long-term appreciation potential and resilient rental demand. The DeLongpre exemplifies this investment thesis—an irreplaceable multifamily asset positioned within one of Southern California's most desirable and enduring rental markets.




Living Room


Bedroom


Kitchen


Bathroom


Living Room


Kitchen


Bedroom


Bathroom

INVESTMENT SUMMARY

PROPERTY SUMMARY	
Property Name	The DeLongpre
Street Address	6858-6860 DeLongpre Ave
City, State Zip	Los Angeles, CA 90028
Sub-Market	Hollywood
Number Of Units	16
Year Built	1956
APN	5548-024- (014/015)
Zoning	LAR3
Number of Buildings	2
Number of Stories	2
Square Footage	12,600
Lot Size (SF)	14,348
Parking Spaces	14

MECHANICAL	
Water Heater	Central
A/C & Heating	Wall Units
Plumbing	Copper - Replaced in 2010
# of Water Heaters	Two
Electrical System	Updated Main Panel & Wiring

CONSTRUCTION	
Construction	Wood-Frame
Roof	Flat - Replaced in 2005
Exterior	Stucco
Earthquake Retrofit	Not Required
Balcony Ordinance	Not Required
# of Units Subject to Rent Control	100% of Units
Building Style	Mid-Century

UTILITIES	
Unit Electricity	Tenant Pays (DWP)
Unit Gas	Tenant Pays (So Cal Gas)
Water & Sewer	Landlord Pays (DWP)
Water Heater	Landlord Pays (So Cal Gas)
Trash	Landlord Pays
RUBS	Currently 9 Units
Laundry	One Washer/One Dryer

PRICING INFORMATION

$3,750,000	$234,375	$297.62	6.03%	7.90%	10.66	8.59
Listing Price	Price Per Unit	Price Per SF	Current Cap Rate	Pro Forma Cap Rate	Current GRM	Pro Forma GRM

Property Information

Street Address	6858-6860 DeLongpre Ave
City, State Zip	Los Angeles, CA 90028
Number of Units	16
Square Footage of Building	12,600
Lot Size	14,348
Zoning	LAR3
Year Built	1956
APN #	5548-024- (014/015)
RSO	100% of Units

Financing Information

Down Payment %:	38%
Fixed Interest Rate:	6.35%
Loan Type:	Interest Only
Amortization Period:	30 Years
Loan Term:	3 Years
Down Payment Amount:	$1,425,000
Loan Amount:	$2,325,000
Annual Debt Service:	($147,638)
Debt Coverage Ratio:	1.53

RENT ROLL

Unit #	Unit Type	Notes	Unit Sq. Ft	Current Rent	Per Sq. Ft	Renovated Market Rent	Per Sq. Ft	Move-In Dates	RUBS
6858 Delongpre									
1	2 Bedroom + 1 Bath	Occupied	803	$1,478.55	$1.84	$2,495.00	$1.69	2/15/1982	No
2	1 Bedroom + 1 Bath	Occupied	700	$1,995.00	$3.02	$2,050.00	$2.93	4/1/2025	Yes
3	1 Bedroom + 1 Bath	Occupied	700	$1,895.00	$2.87	$2,050.00	$2.93	9/15/2025	Yes
4	2 Bedroom + 1 Bath	Occupied	803	$1,440.69	$1.79	$2,495.00	$3.11	4/1/1996	No
5	2 Bedroom + 1 Bath	Occupied	803	$1,488.28	$1.96	$2,495.00	$3.11	8/4/1995	No
6	1 Bedroom + 1 Bath	Occupied	700	$1,996.80	$2.85	$2,050.00	$2.93	10/20/2018	Yes
7	1 Bedroom + 1 Bath	Occupied	700	$2,130.75	$3.23	$2,050.00	$2.93	1/15/2019	Yes
8	2 Bedroom + 1 Bath	Occupied	803	$999.40	$1.32	$2,495.00	$3.11	7/1/1987	No
6860 Delongpre									
1	2 Bedroom + 1 Bath	Occupied	803	$2,295.00	$2.86	$2,495.00	$3.11	9/21/2025	Yes
2	1 Bedroom + 1 Bath	Occupied	700	$1,587.79	$2.40	$2,050.00	$2.93	11/1/2011	No
3	1 Bedroom + 1 Bath	Occupied	700	$1,223.29	$1.75	$2,050.00	$2.93	12/11/1995	No
4	2 Bedroom + 1 Bath	Occupied	803	$2,295.00	$2.86	$2,495.00	$3.11	8/14/2025	Yes
5	2 Bedroom + 1 Bath	Occupied	803	$2,395.00	$2.98	$2,495.00	$3.11	4/1/2025	Yes
6	1 Bedroom + 1 Bath	Occupied	700	$1,995.00	$2.85	$2,050.00	$2.93	6/1/2024	Yes
7	1 Bedroom + 1 Bath	Occupied	700	$1,817.09	$2.60	$2,050.00	$2.93	5/1/2015	No
8	2 Bedroom + 1 Bath	Occupied	803	$2,295.00	$2.86	$2,495.00	$3.11	4/12/2024	Yes
			15,833	$29,327.64		$36,360.00			

	Current	Renovated
MONTHLY RENTAL INCOME	$29,327.64	$36,360.00
Capital Improvements	$145.35	$145.35
SCEP & LAHD Fees	$71.04	$71.04
RUBS Reimbursements	$130.00	$130.00
Misc Income	$231.00	$231.00
MONTHLY INCOME	**$29,905.03**	**$36,937.39**

CASH FLOW

INCOME	CURRENT NOI ANNUALIZED	Per Unit	RENOVATED PRO FORMA	Per Unit
EFFECTIVE GROSS INCOME				
Gross Potential Income	$436,320	$27,270	$436,320	$27,270
Loss-to-Lease	($84,388)	($5,274)	$0	$0
GROSS SCHEDULED RENT	$351,932	$21,996	$436,320	$27,270
Vacancy @ 3.00% / 5.00%	($10,558)	($660)	($21,816)	($1,364)
TOTAL EFFECTIVE RENTAL INCOME	$341,374	$21,336	$414,504	$25,907
Plus: Capital Improvements	$1,744	$109	$1,744	$109
Plus: RUBS Reimbursement	$1,560	$120	$1,560	$98
Plus: LAHD + SCEP Fees	$852	$53	$852	$53
Plus: Misc Income	$2,772	$173	$2,772	$173
TOTAL OTHER INCOME	**$6,929**	**$433**	**$6,929**	**$433**
EFFECTIVE GROSS INCOME	**$348,302**	**$21,769**	**$421,433**	**$26,340**
EXPENSES				
FIXED EXPENSES				
AD Valorem Property Taxes (1.119%)	$41,996	$2,625	$41,996	$2,625
Direct Assessments	$2,830	$177	$2,830	$177
Property & Liability Insurance	$15,000	$938	$15,000	$938
TOTAL FIXED EXPENSES	**$59,826**	**$3,739**	**$59,826**	**$3,739**
CONTROLLABLE EXPENSES				
Management Fee (4.0%)	$13,655	$853	$16,580	$1,036
General & Administrative Costs	$4,000	$250	$4,000	$250
General Repairs & Maintenance	$11,200	$700	$11,200	$700
Utilities	$18,381	$1,149	$18,381	$1,149
Rubbish Removal	$4,915	$307	$4,915	$307
Gardening Services	$3,000	$188	$3,000	$188
Contract Services	$1,950	$122	$1,950	$122
Interior Cleaning/Janitorial	$3,580	$224	$3,580	$224
Pest Control	$1,700	$106	$1,700	$106
TOTAL CONTROLLABLE EXPENSES	**$62,381**	**$3,899**	**$65,306**	**$4,082**
TOTAL EXPENSES	**$122,207**	**$7,638**	**$125,132**	**$7,821**
NET OPERATING INCOME	**$226,095**	**$14,131**	**$296,300**	**$18,519**
Capital Reserves	($3,200)	($200)	($3,200)	($200)
Debt Service	($147,638)		($147,638)	

FINANCIAL NOTES

Gross Potential Income
- The Current NOI Annualized column is based on current rent collections and Renovated Pro Forma column assume complete renovation of the remaining unit interiors and common areas.

Loss-To-Lease
- The Current NOI Annualized column reflects the upside which is the difference between the projected Renovated Pro Forma rents and the Current Rent Collections.

Gross Scheduled Rent (GSR)
- The Current NOI Annualized column for Gross Scheduled Rent is based on the in-place rent roll from August 2026.
- The Renovated Pro Forma column assumes the renovation of remaining unit interiors and common areas, leased at TMG's projected pro-forma rents.

Effective Rental Losses
- Vacancy: A 3% vacancy factor has been applied to the GSR in Current NOI Annualized column and a 5% vacancy factor has been applied to the Renovated Pro Forma column.
- Bad Debt: This analysis assumes normalized rent collections.

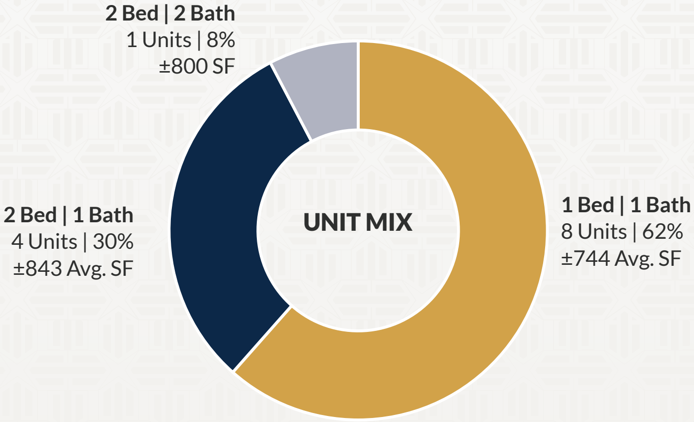
Other Income
- RUBS Income: The RUBS income was calculated at $130 month.
- Capital improvement income of $145 per month
- Additional: Fees of $215 per month.

Controllable Expenses
- Utilities: The Current and Renovated columns is an estimation of operations and includes, water and sewer, gas, and common area electricity.
- Management Fee: This analysis assumes an off-site management fee of 4.0% on the effective rent.
- Repairs & Maintenance: The Current and Pro-Forma columns assume $700 per unit per year for general maintenance and repairs.
- General & Administrative Costs: This line item includes miscellaneous operating expenses and SCEP/LAHD Fees.

Fixed Expenses
- Property Taxes: Taxes are underwritten using the AD Valorem tax rate. Direct Assessments are actual for 2026.
- Insurance: Analysis assumes a projected expense of $938 per unit.
- Capital Reserves: Analysis assumes $200 per unit throughout the analysis - located below the line.

THE ALAMAR

THE ALAMAR



The Mogharebi Group is pleased to present for sale The Alamar, a well-maintained 13-unit multifamily asset located in the heart of Hollywood. Situated at 7261 Franklin Avenue, just west of La Brea Boulevard, the property occupies a desirable pocket of Franklin Avenue within a short distance to dining, entertainment, and employment hubs. Its proximity to Runyon Canyon, major studios, and other submarkets makes it an attractive housing option for tenants.

Constructed in 1956 of wood-frame and stucco construction, The Alamar consists of eight spacious one-bedroom/one-bath, four two-bedroom/one bath and one two-bedroom/two baths units situated on a 9,437-square-foot lot. The property encompasses approximately 10,588 square feet of total improvements.

The property has been well-maintained through substantial capital improvements. Major upgrades include new electric meters and subpanels (2009), concrete walkway and drainage improvements (2009), a complete copper re-pipe (2018), roof replacement (2022), exterior painting (2025), gates and fencing improvements (2009), and extensive interior renovations including remodeled kitchens and bathrooms in eight units, along with flooring upgrades in additional units.

Why The Alamar?

The Alamar presents investors with a rare opportunity to acquire a stabilized, pride-of-ownership asset in one of Los Angeles' most sought-after rental markets. Unlike many vintage Hollywood properties that require significant deferred maintenance expenditures, the property's major building systems have already been completed, allowing a new owner to focus on operations and revenue growth rather than capital projects.

Capital has shifted toward high-quality assets in premier locations, properties such as The Alamar have become highly sought after by investors seeking long-term appreciation and cash-flow. Many owners are divesting assets in secondary and tertiary locations to reposition capital into infill Los Angeles neighborhoods with stronger demographic trends, greater barriers to entry, and superior long-term fundamentals. The Alamar represents exactly this type of investment opportunity—an irreplaceable asset in a proven, supply-constrained rental market.


The Alamar


Kitchen


Bedroom


Dining Room


Bathroom


7261



Runyon Canyon

The Alamar is located on a charming stretch of Franklin Avenue just west of La Brea Ave. The street is lined with well-maintained apartment buildings and offers a quaint, quiet feel, that stands out from the surrounding area. Residents enjoy a true neighborhood atmosphere while remaining just minutes from the energy of Hollywood.

The property is also within a short walk to Runyon Canyon, one of Los Angeles' most iconic outdoor destinations. Runyon Canyon is a major lifestyle amenity that continues to attract residents seeking an active, outdoor-oriented lifestyle.

Adding to its appeal, the property is just minutes from West Hollywood and the renowned restaurants, cafés, bars, and nightlife along the Sunset Strip. Its central location provides convenient access to Beverly Hills, Hollywood, Studio City, Downtown Los Angeles, and many of the city's major employment centers, making it an ideal location for tenants seeking both lifestyle and connectivity.

INVESTMENT SUMMARY

PROPERTY SUMMARY	
Property Name	The Alamar
Street Address	7261 Franklin Ave
City, State Zip	Los Angeles, CA 90046
Sub-Market	Hollywood
Number Of Units	13
Year Built	1956
APN	5572-031-009
Zoning	LAR3
Number of Buildings	1
Number of Stories	2
Square Footage	10,588
Lot Size (SF)	9,437
Parking Spaces	8 Tandem & 5 Single Spaces

MECHANICAL	
Water Heater	Central
A/C & Heating	Wall Units
Plumbing	Copper - Replaced in 2018
# of Water Heaters	One
Electrical System	Updated Main Panel & Wiring

CONSTRUCTION	
Construction	Wood-Frame
Roof	Flat - Replaced in 2022
Exterior	Stucco
Earthquake Retrofit	Completed
Balcony Ordinance	Not Required
# of Units Subject to Rent Control	100% Subject to RSO
Building Style	Mid-Century

UTILITIES	
Unit Electricity	Tenant Pays (DWP)
Unit Gas	Tenant Pays (So Cal Gas)
Water & Sewer	Landlord Pays (DWP)
Water Heater	Landlord Pays (So Cal Gas)
Trash	Landlord Pays
RUBS	Currently 11 Units
Laundry	One Washer/One Dryer

PRICING INFORMATION

$3,625,000	$278,846	$342.37	6.23%	7.26%	10.88	9.54
Listing Price	Price Per Unit	Price Per SF	Current Cap Rate	Pro Forma Cap Rate	Current GRM	Pro Forma GRM

Property Information

Street Address	7261 Franklin Ave
City, State Zip	Los Angeles, CA 90046
Number of Units	13
Square Footage of Building	10,588
Lot Size	9,437
Zoning	LAR3
Year Built	1956
APN #	5572-031-009
RSO	100% of Units

Financing Information

Down Payment %:	38%
Fixed Interest Rate:	6.35%
Loan Type:	Interest Only
Amortization Period:	30 Years
Loan Term:	3 Years
Down Payment Amount:	$1,377,500
Loan Amount:	$2,247,500
Annual Debt Service:	($142,716)
Debt Coverage Ratio:	1.58

RENT ROLL

Unit #	Unit Type	Notes	Unit Sq. Ft	Current Rent	Per Sq. Ft	Renovated Market Rent	Per Sq. Ft	Move-In Dates	RUBS
1	2 Bedroom + 1 Bath	Occupied	836	$ 2,704.00	$3.23	$2,795.00	$3.23	5/6/2023	Yes
2	1 Bedroom + 1 Bath	Occupied	667	$ 1,895.00	$3.01	$2,200.00	$3.15	12/20/2025	Yes
3	2 Bedroom + 1 Bath	Occupied	871	$ 2,475.00	$3.01	$2,795.00	$3.21	12/14/2024	Yes
4	1 Bedroom + 1 Bath	Occupied	769	$ 2,157.79	$2.81	$2,200.00	$2.86	8/7/2021	Yes
5	1 Bedroom + 1 Bath	Occupied	769	$ 1,833.51	$2.53	$2,200.00	$2.86	4/15/2021	Yes
6	1 Bedroom + 1 Bath	Occupied	772	$ 2,095.00	$2.71	$2,200.00	$2.85	4/15/2024	Yes
7	2 Bedroom + 1 Bath	Occupied	836	$ 1,787.34	$2.27	$2,795.00	$3.34	3/1/1998	No
8	1 Bedroom + 1 Bath	Occupied	667	$ 1,941.47	$3.09	$2,200.00	$3.30	10/26/2020	Yes
9	2 Bedroom + 1 Bath	Occupied	871	$ 2,572.96	$3.13	$2,795.00	$2.53	3/1/2019	Yes
10	1 Bedroom + 1 Bath	Occupied	769	$ 2,200.00	$2.79	$2,200.00	$2.86	5/10/2024	Yes
11	1 Bedroom + 1 Bath	Occupied	769	$ 2,121.40	$2.76	$2,200.00	$2.86	7/1/2023	Yes
12	1 Bedroom + 1 Bath	Occupied	772	$ 1,393.64	$1.91	$2,200.00	$2.85	1/1/2015	No
14	2 Bedroom + 2 Bath	Occupied	800	$ 2,595.00	$3.24	$2,895.00	$3.62	12/1/2025	Yes
			10,168	$27,772.11		$31,675.00			

Totals/Averages		Current	Renovated
	MONTHLY RENTAL INCOME	$27,772.11	$31,675.00
	LAUNDRY INCOME	$130.00	$130.00
	SCEP & LAHD FEES	$57.72	$57.72
	RUBS REIMBURSEMENT	$488.00	$576.00
	MISC INCOME	$334.72	$334.72
	MONTHLY INCOME	**$28,782.55**	**$32,773.44**

CASH FLOW

INCOME	CURRENT NOI ANNUALIZED	Per Unit	RENOVATED PRO FORMA	Per Unit
EFFECTIVE GROSS INCOME				
Gross Potential Income	$371,760	$28,597	$371,760	$28,597
Loss-to-Lease	($40,621)	($3,125)	$0	$0
GROSS SCHEDULED RENT	$331,139	$25,472	$371,760	$28,597
Vacancy @ 3.00% / 5.00%	($9,934)	($764)	($18,588)	($1,430)
TOTAL EFFECTIVE RENTAL INCOME	$321,205	$24,708	$353,172	$27,167
Plus: Laundry Income	$1,560	$120	$1,560	$120
Plus: RUBS Reimbursement	$5,856	$450	$6,912	$532
Plus: LAHD + SCEP Fees	$693	$53	$693	$53
Plus: Misc Income	$4,017	$309	$4,017	$309
TOTAL OTHER INCOME	$12,125	$933	$13,181	$1,014
EFFECTIVE GROSS INCOME	$333,330	$25,641	$366,353	$28,181
EXPENSES				
FIXED EXPENSES				
AD Valorem Property Taxes (1.119%)	$41,996	$3,230	$41,996	$3,230
Direct Assessments	$1,941	$149	$1,941	$149
Property & Liability Insurance	$10,600	$815	$10,600	$815
TOTAL FIXED EXPENSES	$54,537	$4,195	$54,537	$4,195
CONTROLLABLE EXPENSES				
Management Fee (4.0%)	$12,848	$988	$14,127	$1,087
General & Administrative Costs	$4,300	$331	$4,300	$331
General Repairs & Maintenance	$9,100	$700	$9,100	$700
Utilities	$16,974	$1,306	$16,974	$1,306
Rubbish Removal	$4,345	$334	$4,345	$334
Gardening Services	$2,600	$200	$2,600	$200
Contract Services	$1,950	$150	$1,950	$150
Interior Cleaning/Janitorial	$3,680	$283	$3,680	$283
Pest Control	$1,104	$85	$1,104	$85
TOTAL CONTROLLABLE EXPENSES	$56,901	$4,377	$58,180	$4,475
TOTAL EXPENSES	$111,438	$8,572	$112,717	$8,671
NET OPERATING INCOME	$221,892	$17,069	$253,636	$19,510
Capital Reserves	($2,600)	($200)	($2,600)	($200)
Debt Service	($141,825)		($141,825)	
Cash Flow / Cash-on-Cash Return %	$77,467	5.44%	$109,211	7.66%

FINANCIAL NOTES

Gross Potential Income

- The Current NOI Annualized column is based on current rent collections and Renovated Pro Forma column assume complete renovation of the remaining unit interiors and common areas.

Loss-To-Lease

- The Current NOI Annualized column reflects the upside in rents (Loss-to-Lease), which is the difference between TMG's projected Renovated Pro Forma rents and the Current Rent Collections.

Gross Scheduled Rent (GSR)

- The Current NOI Annualized column for Gross Scheduled Rent is based on the in-place rent roll from August 2026.
- The Renovated Pro Forma column assumes the renovation of remaining unit interiors and common areas, leased at TMG's projected pro-forma rents.

Effective Rental Losses

- Vacancy: A 3% vacancy factor has been applied to the GSR in Current NOI Annualized column and a 5% vacancy factor has been applied to the Renovated Pro Forma column.
- Bad Debt: This analysis assumes normalized rent collections.

Other Income

- RUBS Income: The RUBS income of $5,856 per year is the actual amount collected by the Seller for Water, Sewer, Gas and Trash on Current Income.
- Misc Income: Generated from Late & Application Fees and Tenants portion of reimbursed SCEP and LAHD Fees.
- Fees of $339 per month.

Controllable Expenses

- Utilities: The Current and Renovated columns is an estimation of operations and includes, water and sewer, gas, and common area electricity.
- Management Fee: This analysis assumes an off-site management fee of 4.0% on the effective rent.
- Repairs & Maintenance: The Current and Pro-Forma columns assume $700 per unit per year for general maintenance and repairs.
- General & Administrative Costs: This line item includes miscellaneous operating expenses and SCEP/LAHD Fees.

Fixed Expenses

- Property Taxes: Taxes are underwritten using the AD Valorem tax rate. Direct Assessments are actual for 2026.
- Insurance: Analysis assumes a projected expense of $815 per unit.
- Capital Reserves: Analysis assumes $200 per unit throughout the analysis - located below the line.

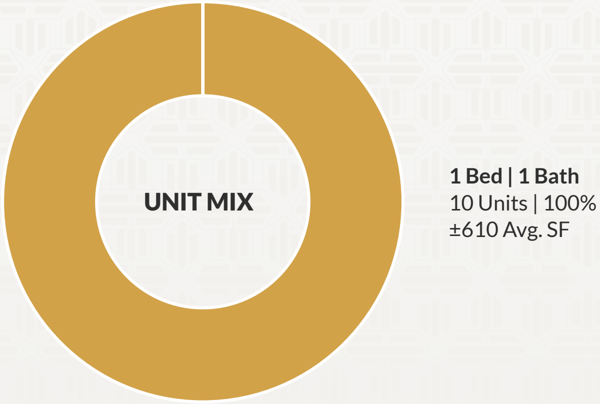
THE WILTON

THE WILTON

The Mogharebi Group is proud to present for sale The Wilton, a well-maintained 10-unit apartment building located at 1852 N. Wilton Place, just south of Franklin Avenue in Hollywood – but in close proximity to Los Feliz. Built in 1957, the property encompasses +/- 6,180 square feet of improvements situated on a 7,826-square-foot lot. The property features an attractive unit mix of ten one-bedroom/one-bathroom apartments, each averaging approximately 610 square feet.

Ownership has invested substantially in the property through numerous capital improvements, including new fiberglass exterior hallway decks and railings (2011), upgraded exterior lighting (2011), seismic retrofit (2017), a complete copper re-pipe of both the horizontal and vertical plumbing systems (2019), and a new roof (2023). In addition, three units have been extensively renovated with new kitchens, bathrooms, and flooring, while flooring has been upgraded in four additional units. The property also successfully passed its SB 326 balcony inspection in August 2023, demonstrating the exceptional care and pride of ownership that has gone into maintaining this asset.

The Wilton presents investors with a rare opportunity to acquire a stabilized, pride-of-ownership asset in one of Los Angeles' most desirable rental markets. Unlike many vintage Hollywood apartment buildings that require significant deferred maintenance, The Wilton has already undergone extensive capital improvements, allowing a new owner to focus on enhancing operations and increasing rental income rather than undertaking costly infrastructure projects.




The Wilton

Living Room

Kitchen

Dining Room

Bathroom

INVESTMENT SUMMARY

PROPERTY SUMMARY	
Property Name	The Wilton
Street Address	1852 N. Wilton Place
City, State Zip	Los Angeles, CA 90028
Sub-Market	Hollywood
Number Of Units	10
Year Built	1957
APN	5544-002-045
Zoning	LARD1.5
Number of Buildings	1
Number of Stories	2
Square Footage	6,180
Lot Size (SF)	7,826
Parking Spaces	10

MECHANICAL	
Water Heater	Central
A/C & Heating	Wall Units
Plumbing	Copper-Replaced in 2019
Electrical System	Updated Main Panel & Wiring

CONSTRUCTION	
Construction	Wood-Frame
Roof	Pitched - Replaced in 2023
Exterior	Stucco
Earthquake Retrofit	Completed
Balcony Ordinance	Completed
# of Units Subject to Rent Control	100% of Units
Building Style	Mid-Century

UTILITIES	
Unit Electricity	Tenant Pays (DWP)
Unit Gas	Tenant Pays (So Cal Gas)
Water & Sewer	Landlord Pays (DWP)
Water Heater	Landlord Pays (So Cal Gas)
Trash	Landlord Pays
RUBS	Currently 5 Units
Laundry	One Washer/One Dryer

PRICING INFORMATION

$2,050,000	$205,000	$331.72	6.24%	7.69%	10.07	8.76
Listing Price	Price Per Unit	Price Per SF	Current Cap Rate	Pro Forma Cap Rate	Current GRM	Pro Forma GRM

Property Information

Street Address	1852 N. Wilton Place
City, State Zip	Los Angeles, CA 90028
Number of Units	10
Square Footage of Building	6,180
Lot Size	7,826
Zoning	LARD1.5
Year Built	1957
APN #	5544-002-045
RSO	100% of Units

Financing Information

Down Payment %:	38%
Fixed Interest Rate:	6.35%
Loan Type:	Interest Only
Amortization Period:	30 Years
Loan Term:	3 Years
Down Payment Amount:	$779,000
Loan Amount:	$1,271,000
Annual Debt Service:	($80,709)
Debt Coverage Ratio:	1.58

RENT ROLL

Unit #	Unit Type	Notes	Unit Sq. Ft	Current Rent	Per Sq. Ft	Renovated Market Rent	Per Sq. Ft	Move-In Dates	RUBS
1	1 Bedroom + 1 Bath	Occupied	610	$1,578.96	$2.59	$1,950.00	$3.20	1/10/2004	No
2	1 Bedroom + 1 Bath	Occupied	610	$1,059.79	$1.84	$1,950.00	$3.20	8/1/1995	No
3	1 Bedroom + 1 Bath	Vacant	610	$1,950.00	$3.39	$1,950.00	$3.20	Vacant	Yes
4	1 Bedroom + 1 Bath	Occupied	610	$1,394.01	$2.29	$1,950.00	$3.20	11/1/2000	No
5	1 Bedroom + 1 Bath	Occupied	610	$1,895.00	$3.29	$1,950.00	$3.20	7/10/2026	Yes
6	1 Bedroom + 1 Bath	Occupied	610	$1,568.14	$2.57	$1,950.00	$3.20	2/1/2012	No
7	1 Bedroom + 1 Bath	Occupied	610	$1,683.87	$2.93	$1,950.00	$3.20	8/1/2012	No
8	1 Bedroom + 1 Bath	Occupied	610	$1,960.00	$3.41	$1,950.00	$3.20	3/1/2025	Yes
9	1 Bedroom + 1 Bath	Occupied	610	$1,895.00	$3.29	$1,950.00	$3.20	3/1/2026	Yes
10	1 Bedroom + 1 Bath	Occupied	610	$1,973.92	$3.43	$1,950.00	$3.20	9/1/2019	Yes
			6,100	**$16,958.69**		**$19,500.00**			

		Current	Renovated
Totals/Averages	**MONTHLY RENTAL INCOME**	$16,958.69	$19,500.00
	Laundry Income	$100.00	$100.00
	SCEP & LAHD Fees	$44.40	$44.40
	RUBS Reimbursements	$120.00	$120.00
	Misc Income	$348.08	$348.08
	MONTHLY INCOME	**$17,571.17**	**$20,112.48**

CASH FLOW

INCOME	CURRENT NOI ANNUALIZED	Per Unit	RENOVATED PRO FORMA	Per Unit
EFFECTIVE GROSS INCOME				
Gross Potential Income	$234,000	$23,400	$234,000	$23,400
Loss-to-Lease	($30,496)	($3,050)	$0	$0
GROSS SCHEDULED RENT	**$203,504**	**$20,350**	**$234,000**	**$23,400**
Vacancy @ 3.00% / 5.00%	($6,105)	($611)	($11,700)	($1,170)
TOTAL EFFECTIVE RENTAL INCOME	**$197,399**	**$19,740**	**$222,300**	**$22,230**
Plus: Laundry Income	$1,200	$120	$1,200	$120
Plus: RUBS Reimbursement	$1,440	$111	$7,400	$740
Plus: LAHD + SCEP Fees	$533	$53	$533	$53
Plus: Misc Income	$4,177	$418	$4,177	$418
TOTAL OTHER INCOME	**$7,350**	**$735**	**$13,310**	**$1,331**
EFFECTIVE GROSS INCOME	**$204,749**	**$20,475**	**$235,610**	**$23,561**
EXPENSES				
FIXED EXPENSES				
AD Valorem Property Taxes (1.119%)	$22,958	$2,296	$22,958	$2,296
Direct Assessments	$932	$93	$932	$93
Property & Liability Insurance	$8,500	$850	$8,500	$850
TOTAL FIXED EXPENSES	$32,390	$3,239	$32,390	$3,239
CONTROLLABLE EXPENSES				
Management Fee (4.0%)	$7,896	$790	$8,892	$889
General & Administrative Costs	$3,400	$340	$3,400	$340
General Repairs & Maintenance	$7,000	$700	$7,000	$700
Utilities	$11,294	$1,129	$11,294	$1,129
Rubbish Removal	$6,732	$673	$6,732	$673
Gardening Services	$2,400	$240	$2,400	$240
Contract Services	$1,950	$195	$1,950	$195
Interior Cleaning/Janitorial	$3,000	$300	$3,000	$300
Pest Control	$818	$82	$818	$82
TOTAL CONTROLLABLE EXPENSES	**$44,490**	**$4,449**	**$45,486**	**$4,549**
TOTAL EXPENSES	**$76,880**	**$7,688**	**$77,876**	**$7,788**
NET OPERATING INCOME	**$127,869**	**$12,787**	**$157,734**	**$15,773**
Capital Reserves	($2,000)	($200)	($2,000)	($200)
Debt Service	($80,709)		($80,709)	
Cash Flow / Cash-on-Cash Return %	$45,160	5.80%	$75,025	9.63%

FINANCIAL NOTES

Gross Potential Income

- The Current NOI Annualized column is based on current rent collections and Renovated Pro Forma column assume complete renovation of the remaining unit interiors and common areas.

Loss-To-Lease

- The Current NOI Annualized column reflects the upside in rents (Loss-to-Lease), which is the difference between TMG projected Renovated Pro Forma rents and the Current Rent Collections.

Gross Scheduled Rent (GSR)

- The Current NOI Annualized column for Gross Scheduled Rent is based on the in-place rent roll from August 2026.
- The Renovated Pro Forma column assumes the renovation of remaining unit interiors and common areas, leased at TMG's projected pro-forma rents.

Effective Rental Losses

- Vacancy: A 3% vacancy factor has been applied to the GSR in Current NOI Annualized column and a 5% vacancy factor has been applied to the Renovated Pro Forma column.
- Bad Debt: This analysis assumes normalized rent collections.

Other Income

- Rubs is the actual amount collected of $1440 per year.
- Misc Income: Generated from Late & Application Fees and Tenants portion of reimbursed SCEP and LAHD Fees.
- Fees of $348 per month.

Controllable Expenses

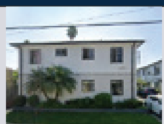
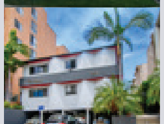
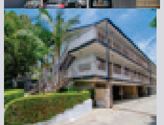
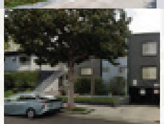
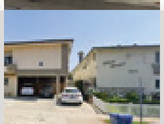
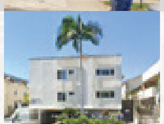
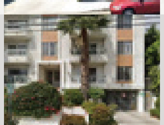
- Utilities: The Current and Renovated columns is an estimation of operations and includes, water and sewer, gas, and common area electricity.
- Management Fee: This analysis assumes an off-site management fee of 4.0% on the effective rent.
- Repairs & Maintenance: The Current and Pro-Forma columns assume $700 per unit per year for general maintenance and repairs.
- General & Administrative Costs: This line item includes miscellaneous operating expenses and SCEP/LAHD Fees.

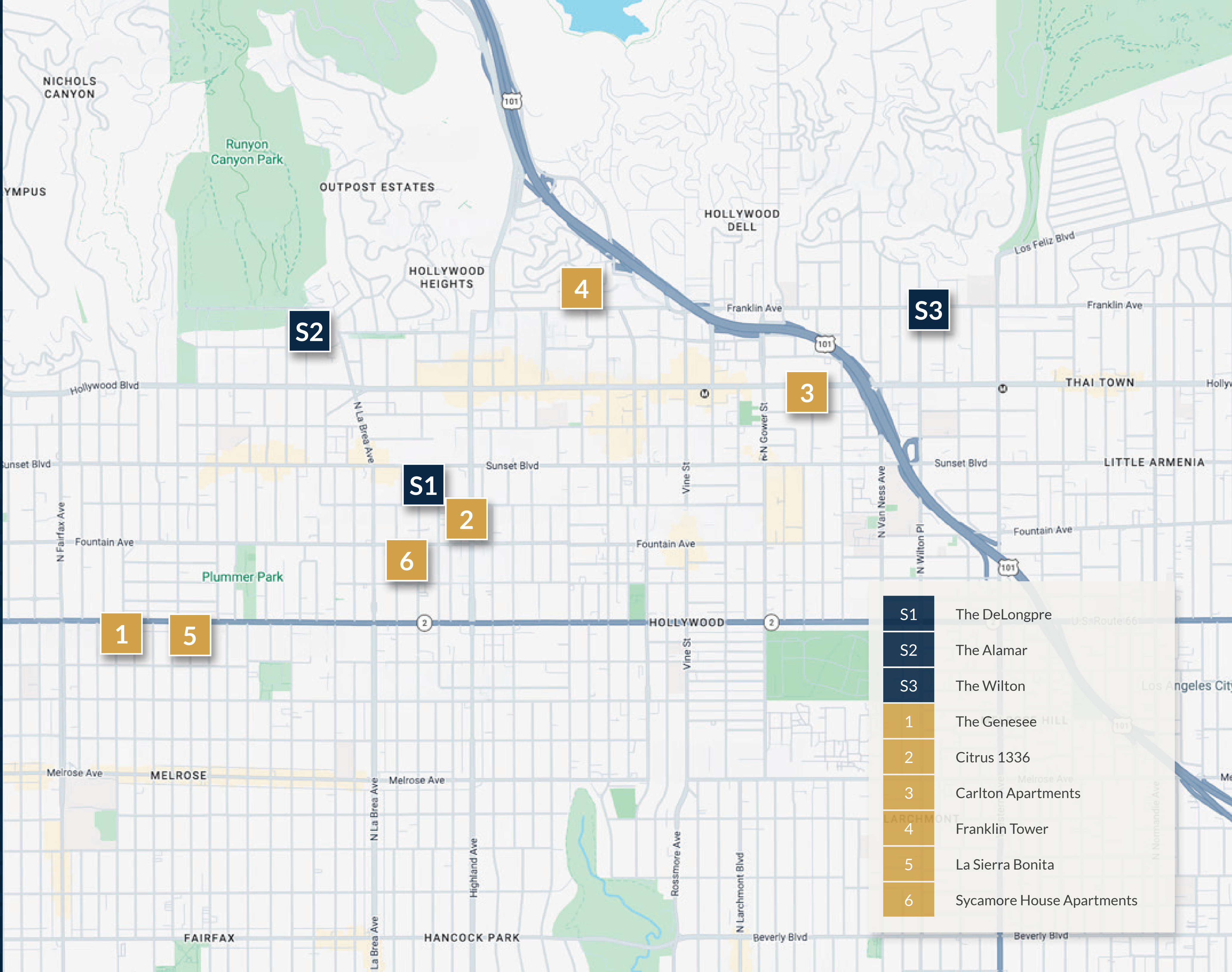
Fixed Expenses

- Property Taxes: Taxes are underwritten using the AD Valorem tax rate. Direct Assessments are actual for 2026.
- Insurance: Analysis assumes a projected expense of $850 per unit.
- Capital Reserves: Analysis assumes $200 per unit throughout the analysis - located below the line.

SALES COMPARABLES

SALES COMPARABLES SUMMARY

		Property	Year Built	Units	Size (SF)	Mix	Plan	Price	Price/ Unit	Price/SF	Cap	GRM	Status
S1		**The DeLongpre** 6858-6860 DeLongpre Ave Los Angeles, CA 90028	1956	13	12,600	50% 50%	1x1 2x1	$3,750,000	$234,375	$298	6.03%	10.66	–
S2		**The Alamar** 7261 Franklin Ave Los Angeles, CA 90046	1956	13	10,588	62% 30% 8%	1x1 2x1 2x2	$3,625,000	$278,846	$342	6.23%	10.88	–
S3		**The Wilton** 1852 N. Wilton Place Los Angeles, CA 90028	1957	10	6,180	100%	1x1	$2,050,000	$205,000	$332	6.24%	10.07	–
1		**The Genesee** 1036 N Genesee Ave West Hollywood, CA 90046	1960	10	8,190	80%	1x1 2x1	$2,850,000	$285,000	$348	5.94%	12.26	4/27/26
2		**Citrus 1336** 1336 North Citrus Ave Los Angeles, CA 90028	1962	9	7,123	78% 22%	1x1 2x1	$244,444	$244,444	$309	5.72%	11.00	4/24/26
3		**Carlton Apartments** 5947 Carlton Way Los Angeles, CA 90028	1960	13	10,746	46% 54%	1x1 2x1.5	$2,750,000	$211,538	$256	5.10%	11.40	2/20/26
4		**Franklin Tower** 6543 Franklin Ave Hollywood, CA 90028	1990	27	20,496	89%	1x1 2x1	$8,200,000	$303,704	$400	5.03%	11.38	2/13/26
5		**La Sierra Bonita** 1023-1027 North Sierra Bonita Ave West Hollywood, CA 90046	1959	14	12,018	57% 14% 29%	1x1 2x1 2x2	$3,590,000	$256,429	$299	5.68%	12.30	12/31/25
6		**Sycamore House Apartments** 1215 N Sycamore Ave Los Angeles, CA 90038	1989	28	30,800	100%	1x1 2x1	$9,000,000	$321,429	$292	6.27%	10.72	12/19/25
								Comp Only Average	**$270,424**	**$317**	**5.62%**	**11.51**	


S1 The DeLongpre
S2 The Alamar
S3 The Wilton
1 The Genesee
2 Citrus 1336
3 Carlton Apartments
4 Franklin Tower
5 La Sierra Bonita
6 Sycamore House Apartments
NICHOLS CANYON
Runyon Canyon Park
OUTPOST ESTATES
HOLLYWOOD HEIGHTS
HOLLYWOOD DELL
Los Feliz Blvd
Franklin Ave
Hollywood Blvd
THAI TOWN
Sunset Blvd
LITTLE ARMENIA
Fountain Ave
Plummer Park
HOLLYWOOD
Melrose Ave
MELROSE
FAIRFAX
HANCOCK PARK
Beverly Blvd
N Fairfax Ave
N La Brea Ave
Highland Ave
Vine St
N Gower St
N Van Ness Ave
N Wilton Pl
Rossmore Ave
N Larchmont Blvd
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Mogharebi Group in compliance with all applicable fair housing and equal opportunity laws.

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