

COMPASS
COMMERCIAL

4814 - 4822 1/2 VINELAND AVE NORTH HOLLYWOOD, CA



FOR SALE-MIXED USE • SINGLE STORY
• VALUE ADD OR DEVELOPMENT

TOTAL BUILDING SF 5,462 SF
LOT SF 11,507 SF
APN 2421-014-002
ZONING LA C4-1-CA, T.O.C. TIER 2

OFFERING
MEMORANDUM

FOR SALE

4814 - 4822 1/2 VINELAND AVENUE

NORTH HOLLYWOOD, CA

LOOKING NORTH



LOOKING SOUTH



FOR SALE

4814 - 4822 1/2 VINELAND AVENUE

NORTH HOLLYWOOD, CA

LOOKING EAST



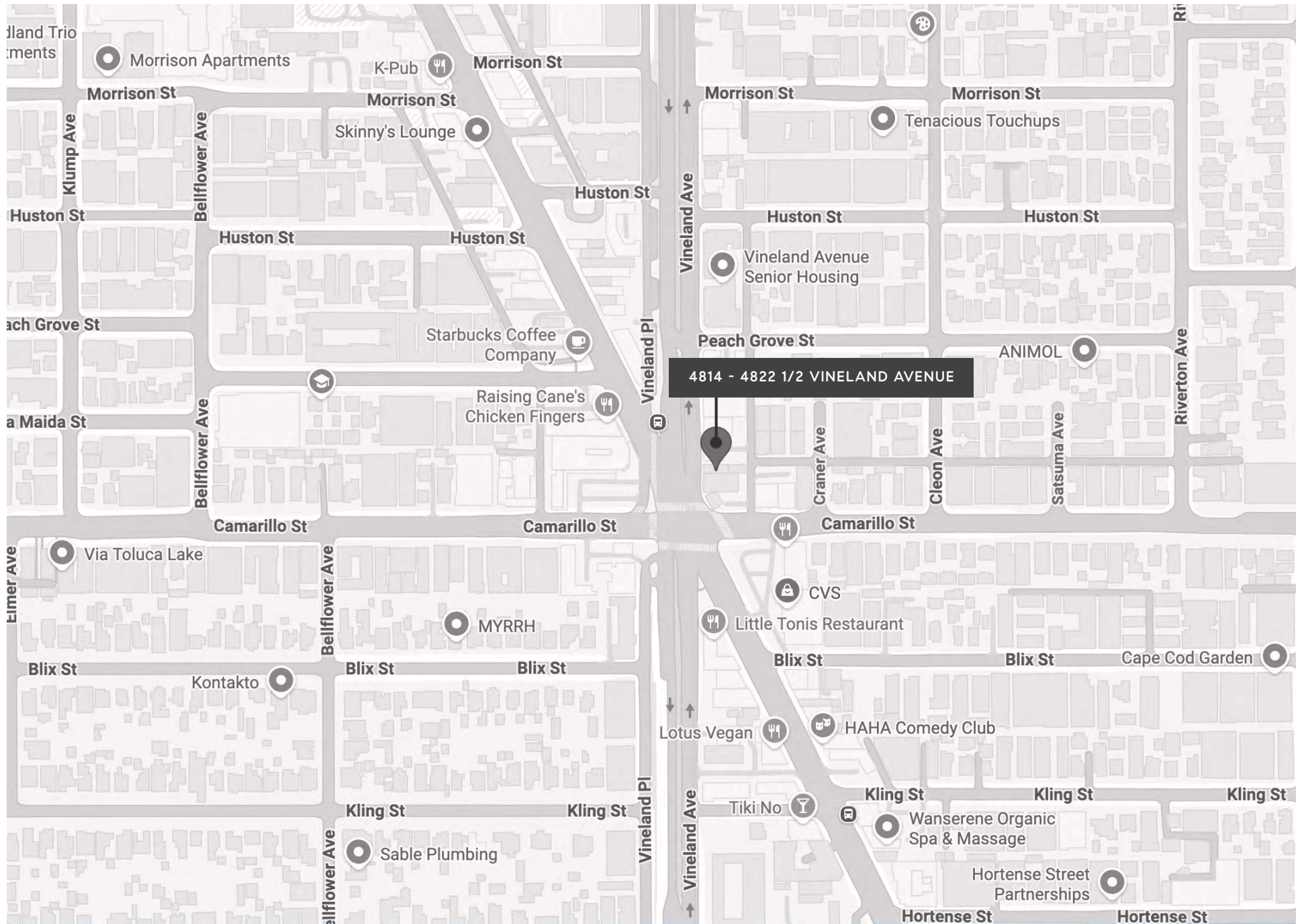
FOR SALE

4814 - 4822 1/2 VINELAND AVENUE

NORTH HOLLYWOOD, CA

LOOKING WEST





EXECUTIVE SUMMARY

4814 – 4822½ N. Vineland Avenue | North Hollywood, CA 91601

APN: 2421-014-002

Offered at: \$2,300,000 (\$199/SF Land Value)

Zoning: C4-1-CA | TOC Tier 2 | City of Los Angeles

AT A GLANCE

List Price

Building \$/SF \$2,300,000

Land \$/SF \$199

Building \$/SF \$421

Current Tenants 4

No. of Retail Spaces 4

No. of Apt Units 2

Retail Space Off Line 1

In Place - Gross Income \$98,727

Potential - Gross Income \$179,665

BUILDING FEATURES

Building SF 5,462

Lot Size SF 11,507

Year Built 1938

Existing Parking 12

Handicap Space 1

Total Parking 13

Value Add Development Potential
Repair Retail Building

APN's 2421-014-002

Zoning LA C4-1-CA

Zoning T.O.C. Tier 2

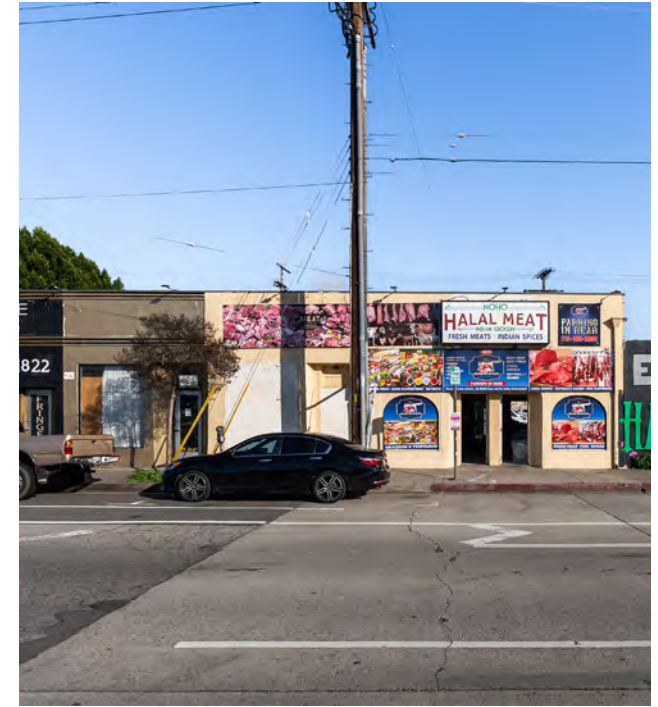
Traffic Count 25,000 Car Per Day

PROPERTY OVERVIEW

The property located at 4814 – 4822½ N. Vineland Avenue consists of a mixed-use commercial asset situated on approximately 11,500 square feet of land across two contiguous parcels (Lots 3 and 4) within the North Hollywood, Valley Village Community Plan Area. The site is currently improved at a low coverage ratio relative to its underlying C4 zoning, presenting an opportunity for redevelopment, repositioning, or long-term covered land investment.

Built in 1937 and 1938 totaling approximately 5,462 square feet, consisting of one commercial building and one mixed-use building occupied by multiple retail tenants and one residential unit, with one current vacancy. The building fronting Vineland Avenue requires repair and capital improvements, offering an immediate value-add opportunity through renovation, lease-up, or redevelopment. The property is offered in its present "as-is" condition, and prospective buyers are advised to conduct their own independent investigations and due diligence.

The site benefits from approximately 100 feet of frontage along Vineland Avenue, a well-traveled commercial corridor in the North Hollywood submarket with approximately 25,000 vehicles per day, providing strong street visibility and accessibility. The property also includes approximately 12 on-site parking spaces plus one accessible space, which are accessed via the rear alley, providing convenient access for both tenants and customers.



4814-4822 1/2 VINELAND DEVELOPMENT POTENTIAL

Zoning

The property is zoned C4-1-CA, one of the most flexible commercial zoning designations in Los Angeles, which permits a wide range of commercial, retail, and residential uses including mixed-use multifamily housing.

Base Development Capacity

- Under the base zoning standards:
- Floor Area Ratio (FAR): 1.5 : 1
- Maximum Buildable Area: approx. **17,250 SF**
- Residential Density: 400 SF of lot area per dwelling unit
- Estimated Base Units: approximately **32 units**

Transit Oriented Communities (TOC) Incentives

- Based on the 32 base units:
- 70% density increase permitted
- Potential total units: approximately **55 units**
- Maximum FAR with TOC incentives: 3.75 : 1
- Potential building size: ~43,125 square feet

State Density Bonus Potential

- Base Density: 32 units
- 50% Density Bonus: approximately 48 units
- Stacked Density Bonus (AB 1287): up to **61 units**
- Maximum Density Scenario: up to approximately **64 units**

SUMMARY -- Offered at \$2,300,000 (\$199 per square foot of land), 4814–4822½ N. Vineland Avenue represents a compelling opportunity to acquire transit-oriented commercial land with significant development potential in the North Hollywood submarket.

The property offers multiple investment strategies, including value-add retail repositioning, mixed-use redevelopment potential of approximately 55–64 residential units with ground-floor retail, or a covered land investment while benefiting from existing income and future appreciation in this rapidly evolving corridor.

STREET SCENE -LOOKING SOUTH



PARKING LOT VIEW



RENT ROLL *PROFORMA*

4814-4822 1/2 VINELAND AVE

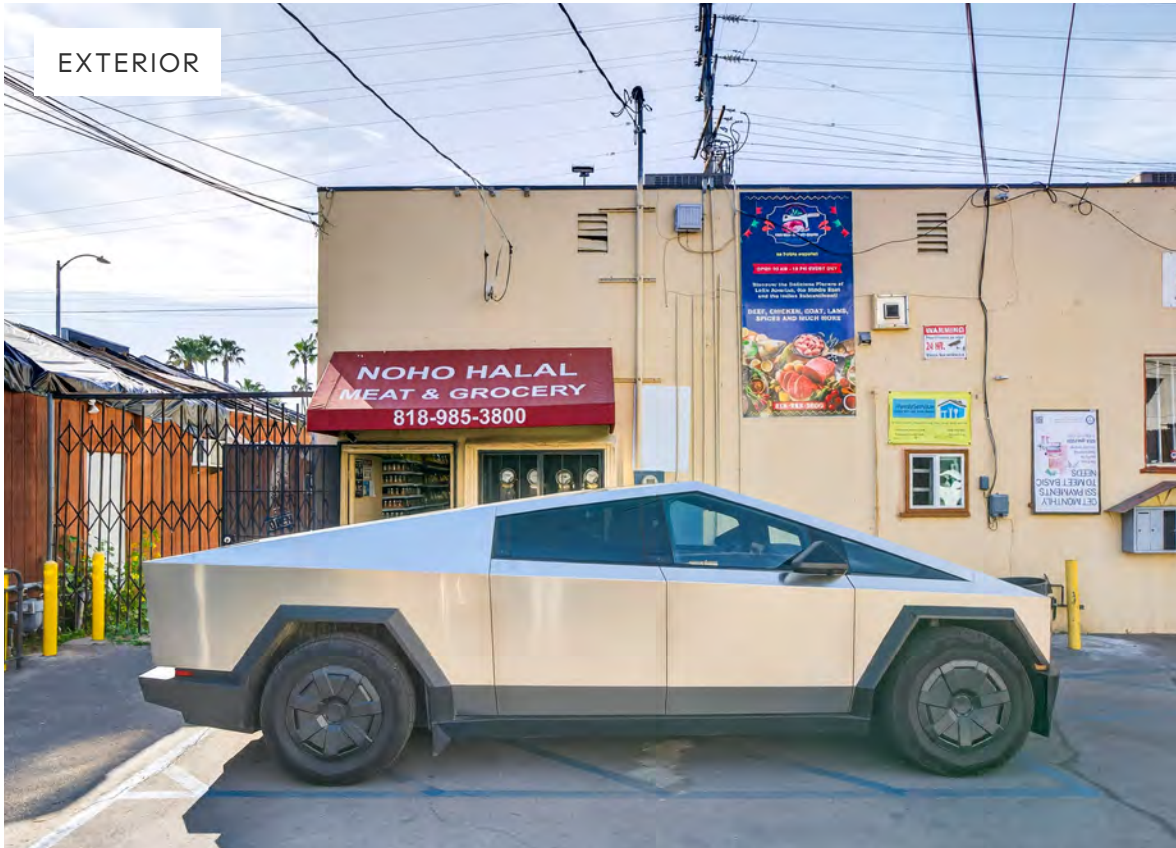
										PROFORMA		
NO. UNIT	ADDRESS	TENANT	STATUS	DEPOSIT	LEASE STATUS EXPIRATION	EST. SF	BASE RENT MO.	\$/SF	% OF EACH BUILDNG	MARKET BASE RENT	MARKET \$/SF	% OF THE BUILDING PER LEASE
Building - 4814 - 4816 1/2												
Apt 1 (1+1)	4814		Vacant			395			22%	\$1,750		
Apt 2 (1+1)	4814 1/2	Shariful Islam	Occupied	\$625	MTM	395	\$751.90		22%	\$752		
Retail	4816		Vacant: Needs Repair			974			55%	\$3,409	\$3.50	
Building 4818 - 4822 1/2						1,764	\$751.90		100%	\$5,911		
Retail 1	4820 AB	Halal Meat Market	Occupied	\$4,000	July 31 2029	1,375	\$4,575.38		31%	\$4,804	\$2.85	59%
Retail 2	4820 C	Halal Meat Market	Occupied		July 31 2029	775			31%		\$2.85	
Retail 3	4822 A	Ron & Nir Hair C	Occupied	\$1,125	MTM	775	\$1,425.00	\$1.84	19%	\$2,131	\$2.75	21%
Retail 4	4822 B	Maria Austin Hair Salon	Occupied	\$1,550	MTM	773	\$1,475.00	\$1.91	18%	\$2,126	\$2.75	21%
						3,698	\$7,475.38		100%	\$9,061		100%
Total				\$7,300		5,462	Monthly \$8,227.28			\$14,972		
							Annually \$98,727.36			\$179,665		

INCOME & EXPENSES

INCOME				
Total Number of Units		7		
Total Area (Gross)		5,462		
		Current Rent - Estimated Expenses		Pro-Forma Income & Estimated Expenses
Gross Potential Rent		\$98,727		\$179,665
Other Income				
Parking		\$0		\$0
Signage		\$0		\$0
Storage - Vacant Units		\$0		\$0
CAM - Bill Backs	Utilities	\$6,000	All Retail Tenants Billedback	\$68,700
Total Other Income		\$6,000		\$68,700
Gross Potential Income		\$104,727		\$248,365
Vacancy/Collection Loss	@ 10%	\$(10,473)	5%	\$(12,418)
Effective Gross Income		\$94,255		\$235,946
EXPENSES				
Real Estate Taxes	1.241%	\$28,542		\$28,542
Insurance		\$10,000		\$10,000
Utilities:				
Gas (N/A)				
Electric		\$0		\$0
Water		\$4,000		\$4,000
Sewer		\$2,000		\$2,000
Trash		\$5,500		\$5,500
Repair & Maintenance				\$2,400
Groundskeeper		\$2,400		\$2,400
Pest Control				\$900
Other Expenses				\$2,000
Management Fee	5%	\$4,713		\$11,797
Total Expenses		\$57,155		\$69,539
Expenses per SF		\$0.87		\$1.06
% of EGI		60.64%		29.47%
Net Operating Income		\$37,100		\$166,407

FLOOR PLAN







FOR SALE

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NORTH HOLLYWOOD, CA



EXTERIOR



INTERIOR - HAIR SALON



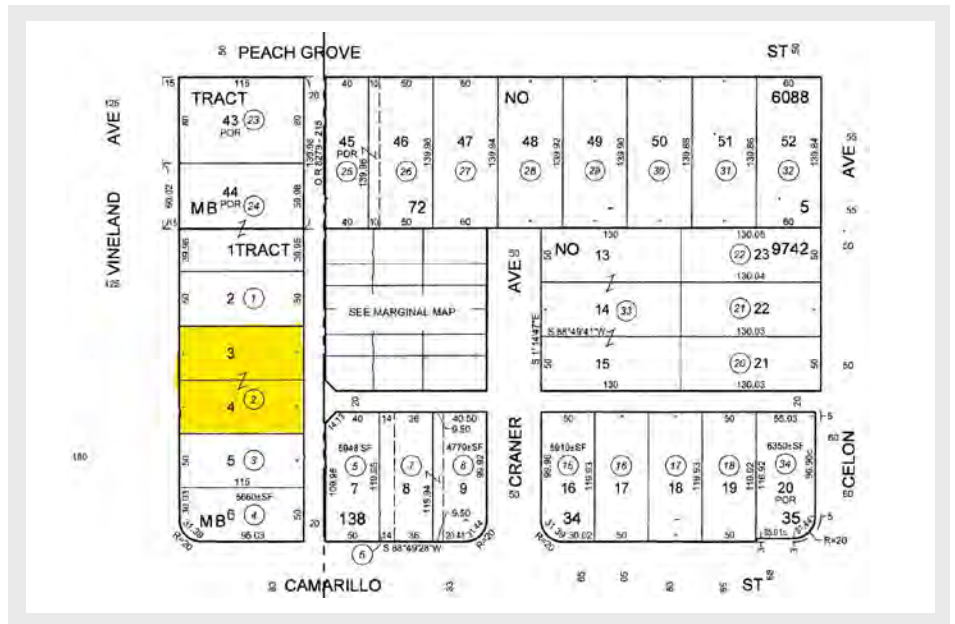
PARTIAL APARTMENT FLOOR PLAN



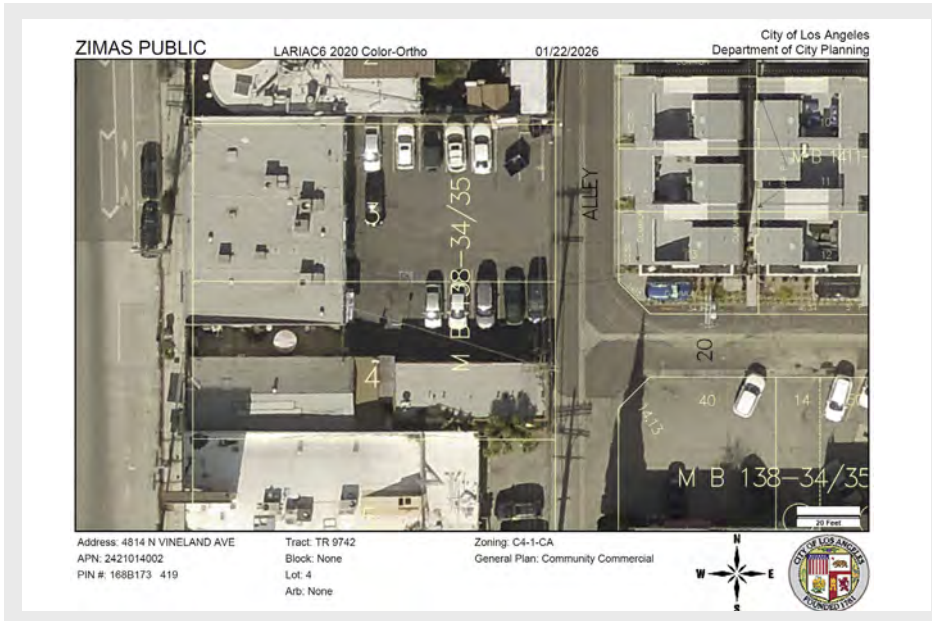
ZONING MAP



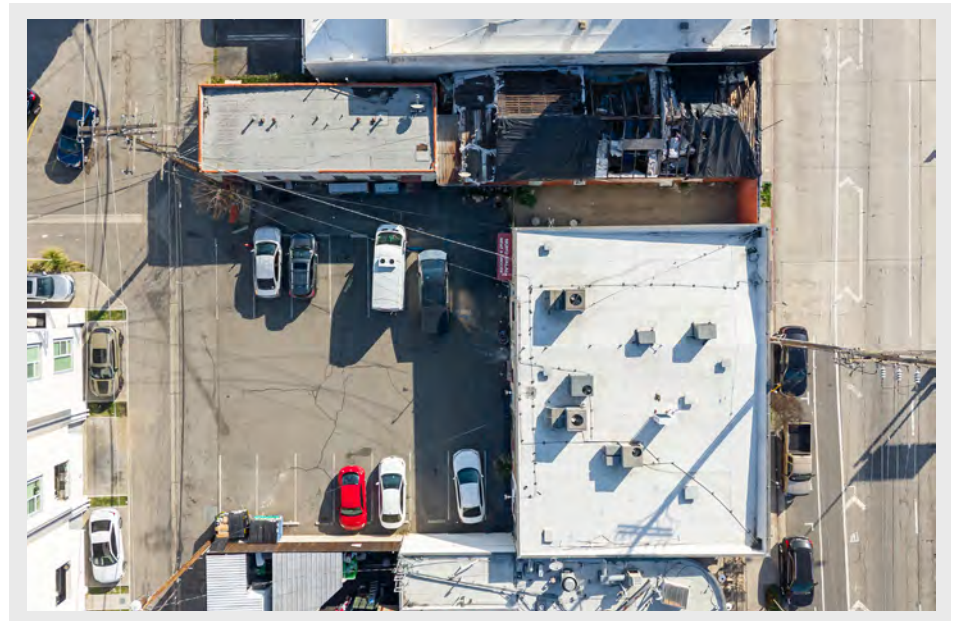
APN MAP



LOT AND TRACK MAP



AERIAL PARKING VIEW





TIM BYRNE

EVP | REGIONAL DIRECTOR

An Angeleno with over 20 years experience in Southern California real estate, Tim Byrne is dedicated to helping clients build wealth through real estate.

Tim's diverse background in residential and commercial real estate focuses on the high-end Westside market. He analyzes market trends and projections to help clients make the best financial decisions possible. When should a property owner update, refinance, or sell their rental property? What are the best long-term strategies? And what renovation projects will provide the best ROI for homeowners?

Clients benefit from Tim's award-winning sales ability and expertise, spanning residential and commercial real estate brokerage, asset management, property management, finance, appraisal and leasing. He began his career as a real estate appraiser, working in finance before becoming a commercial broker.

As the Los Angeles real estate market evolved, Tim's investment knowledge and expertise kept pace. He branched out into property and asset management, but did more than the average manager, assisting clients with renovation, marketing and strategy development. Once his investment formula was created, it was applied cross property

types to single family homes, apartments, industrial, office buildings, retail centers, hospitality and business opportunities. Tim concurrently managed a property investment fund, running the day-to-day management of 1,800 apartment units, 1.2 million square feet of multi-tenant industrial space with over 400 tenants, and a mix of hospitality properties.

Tim has closed transactions in Southern California totaling over \$800 million in residential and commercial sales and financing. Ranked as a national top seller, Tim has repeatedly been recognized for outstanding sales achievement.

Tim attended Loyola High School and holds a Bachelor of Science degree with an emphasis in Real Estate Finance from Loyola Marymount University in Los Angeles. Outside the office, Tim is a family man and an avid hiker. When he's not coaching a sporting activity or enjoying a great meal at one of his wife's restaurants, Tim spends his free time trying to convince his wife and two daughters to watch the Dodgers game.

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LAURA BUFFONE, Agent

Laura is a unique force within Southern California's real estate industry.

With a distinguished background in accounting and finance from Villanova University, Laura's passion for architecture and design began on Sunday afternoons, touring homes with her mother in the Philadelphia, Pennsylvania area where she grew up. Arriving on the West Coast in 1998, Laura began managing an extensive portfolio of luxury properties for a real estate investment firm in Beverly Hills.

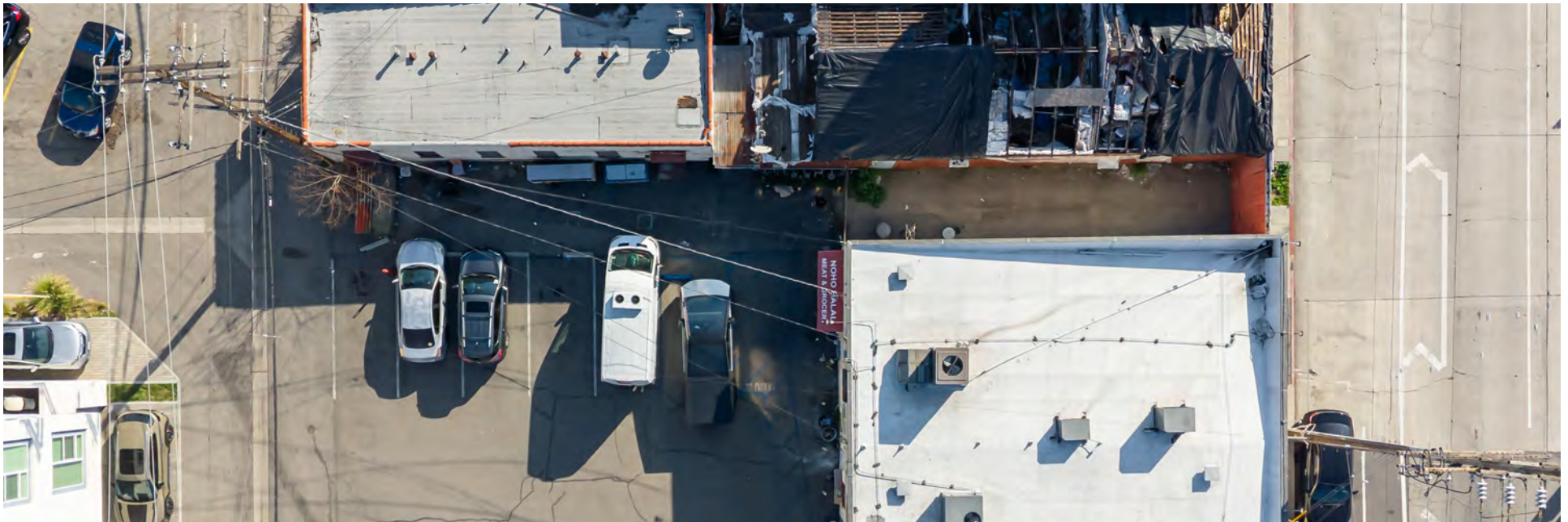
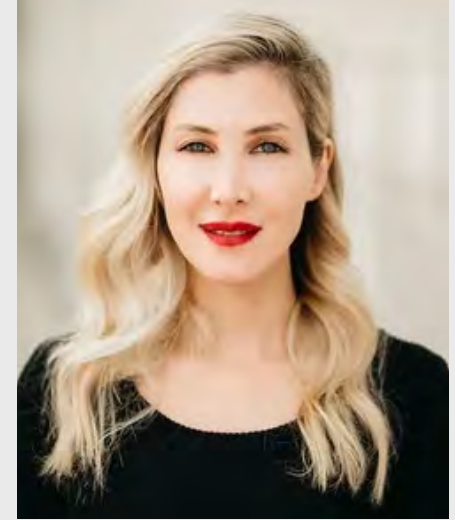
Laura decided that her true calling was helping people to buy and sell their homes or investment properties from a client services-perspective. Laura's ability to understand her client's lifestyle needs is an important feature of her personalized

services. Laura's talents have proved she is more than just a rising star in the industry. As one of the Westside's leading real estate producers and award winners, Laura utilizes her expert accounting and finance background to guide her clients through every transaction. Her focus on detail and particular knowledge of contracts and agreements is an important skill she handles with ease. Even her colleagues call upon Laura to assist them in creating the perfectly tailored agreement for numerous real estate transactions. Laura's clear understanding and attention to the details of each real estate purchase or sale creates confidence throughout the process. She makes sure that every customer feels informed, educated, and empowered throughout their home buying or selling experience.

Active in charity and community groups, Laura enjoys walking her dogs, Izzy and Bandit, in her local neighborhood. She enjoys the outdoors and loves hiking and biking in Runyon Canyon or along the coastal beach areas she knows and loves so well. Laura's longstanding relationships with her real estate clients is a testimony to the importance of personal connections. Laura knows if she can help others realize their dreams, she is one step closer to realizing her own goals to improve the overall experiences of her clients when they are buying or selling their homes.

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laura.buffone@compass.com

phone: 310-486-7015**DRE#** 01340657

OUR SERVICES

At Elevated LA, we are dedicated to delivering comprehensive and superior services across development, construction, and design. Our team works with clients to identify their real estate goals and build a strategic plan. Learn more about the value-added services we offer.

ADAPTIVE REUSE



Revitalize underutilized or aging properties. With our adaptive reuse services, we can identify where there is untapped potential and transform properties into valuable assets.

ASSET MANAGEMENT



Maximize the return on your investments. We provide comprehensive asset management services to maximize the value of your real estate portfolio.

NEW DEVELOPMENT



Build from the ground up. We specialize in exceptional design and construction for residential, commercial and mixed-use properties.

DESIGN CONSULTING



Improve the look and feel of your space. Our expert designers collaborate with clients to bring their vision to life, with a focus on functionality and timeless style.

TREND FORECASTING



Stay ahead of the curve. We track and analyze trends including competitive properties, market conditions, and building occupancy to provide insightful guidance during major decisions. Our clients have access to the most up-to-date information in the industry.

NEW DEVELOPMENT SALES



Meet your financial objectives. We offer new development sales services that make selling a seamless process.

PROPERTY MANAGEMENT



Partner with a trusted manager. Our property management services handle the day-to-day management and maintenance, from tenant relations, rent collection, and repairs to reporting, budgeting, and regulatory compliance.

MARKETING STRATEGY



Reach the right potential buyers and tenants. We create personalized marketing plans to showcase your property in the best light and to have the most impact.

LUXURY BRAND STRATEGY



Be set apart from the rest. Our luxury brand strategy services define and promote the unique qualities of your brand.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.



DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute

an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors

beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.



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