



MAYELIAN
APARTMENT
GROUP

OFFERING MEMORANDUM

1750 N WILTON PL
LOS ANGELES, CA 90028

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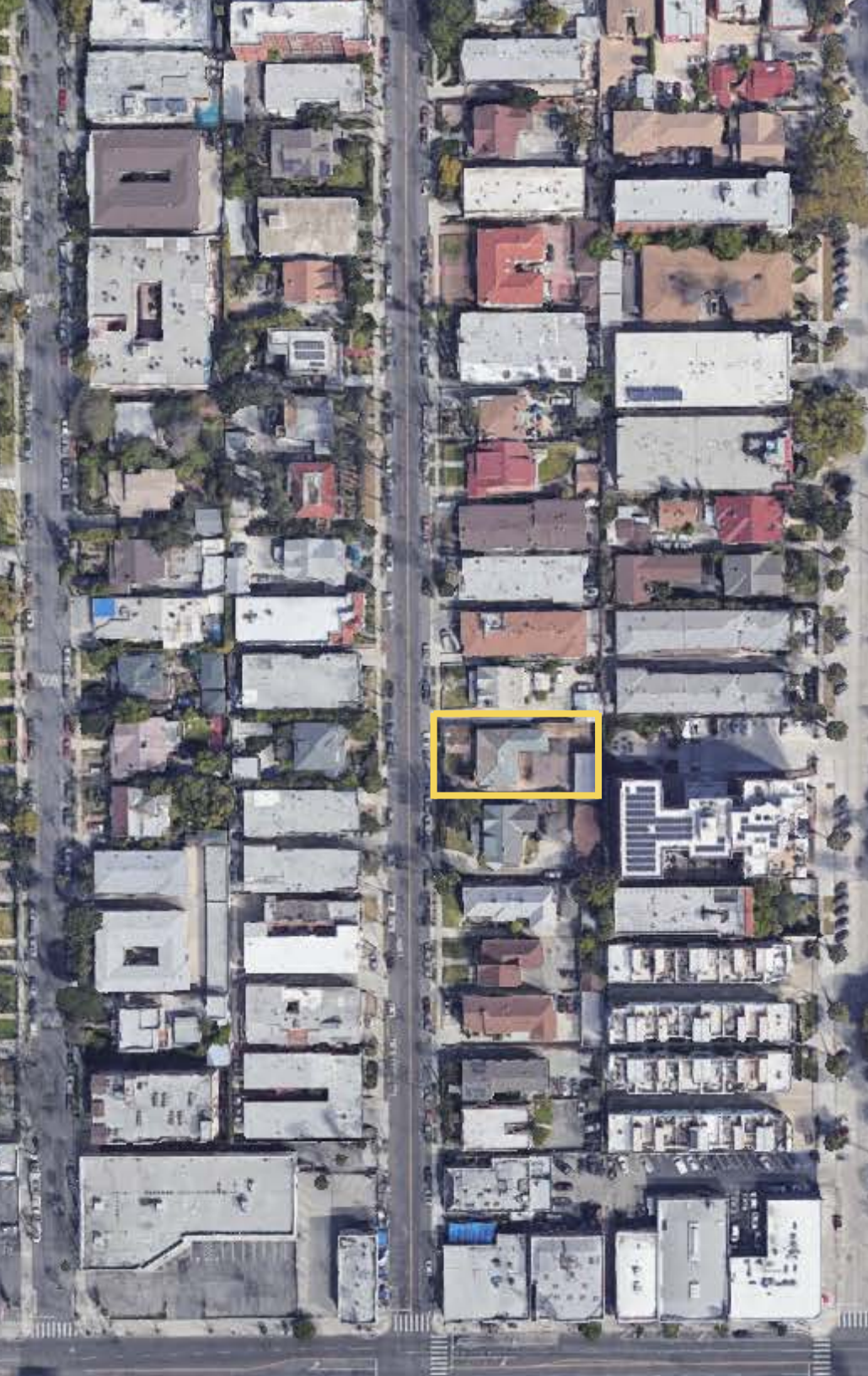


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LISTED BY

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EXECUTIVE SUMMARY

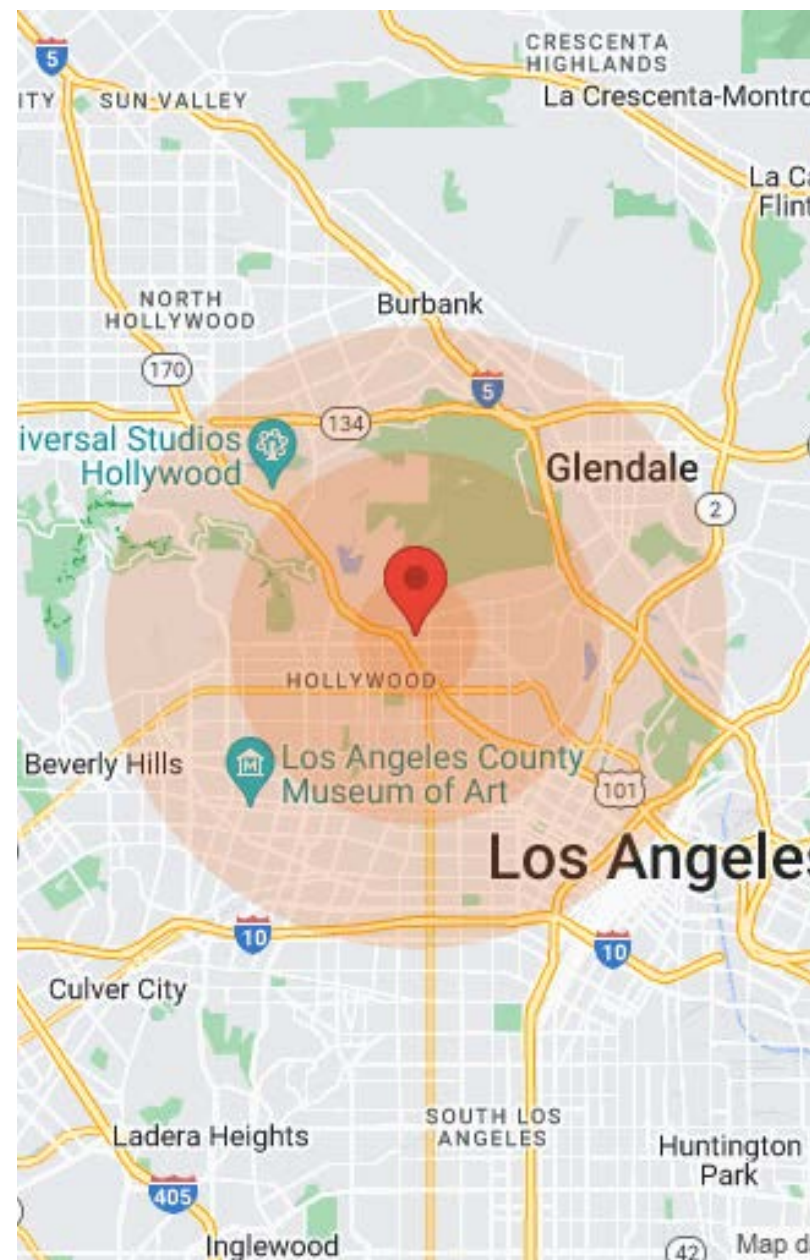
- Mayelian Group is pleased to present the opportunity to remodel an early 20th century Craftsman style triplex! 1750 N Wilton Place is centrally located between Franklin Ave and Hollywood Blvd in the bustling rental market of Hollywood.
- The triplex currently consists of a front building with 2 units totaling approximately 3,300 sq. ft and a back building with 1 unit of approximately 640 sq. ft.!
- All units and garages are VACANT, and present the perfect opportunity for an investor to redesign the space to their liking.
- There are also 3 detached garages that could also be converted to an ADU.

OFFERED AT

\$1,595,000

PROPERTY HIGHLIGHTS

UNITS	3+1 Proposed ADU
PARKING	3 Garages
OCCUPANCY	Vacant



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THE PROPERTY

SITE SUMMARY

SITE DESCRIPTION

GALLERY

AERIAL & RETAIL MAPS

DEMOGRAPHICS

SITE SUMMARY

THE OFFERING

Address	1750 N Wilton Place
Property Type	Multifamily
Near	Franklin Ave/ Hollywood Blvd
Neighborhood	Hollywood
Assessor's Parcel	5544-002-062

SITE DESCRIPTION

Front Building

Year Built	1913
Building Size	± 3,316 SF

Back Building

Year Built	1928
Building Size	± 640 SF

Lot Size ± 10,283 SF

Zoning LARD 1.5-1XL

Parking 3 Garages



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DESCRIPTION

Mayelian Group is pleased to present the opportunity to remodel an early 20th century Craftsman style triplex! 1750 N Wilton Place is centrally located between Franklin Ave and Hollywood Blvd in the bustling rental market of Hollywood. The triplex currently consists of a front building with 2 units totaling approximately 3,300 sq. ft. and a back building with 1 unit of approximately 640 sq. ft. on a large lot of approximately 10,283 sq. ft. There are also 3 detached garages. All units and garages are VACANT, and present the perfect opportunity for an investor to redesign the space to their liking. The three garages could also be converted to an ADU.

**BEFORE
(FRONT
BUILDING)**



**AFTER
(FRONT
BUILDING)**



**BEFORE
(BACK
BUILDING)**



**AFTER
(BACK
BUILDING)**





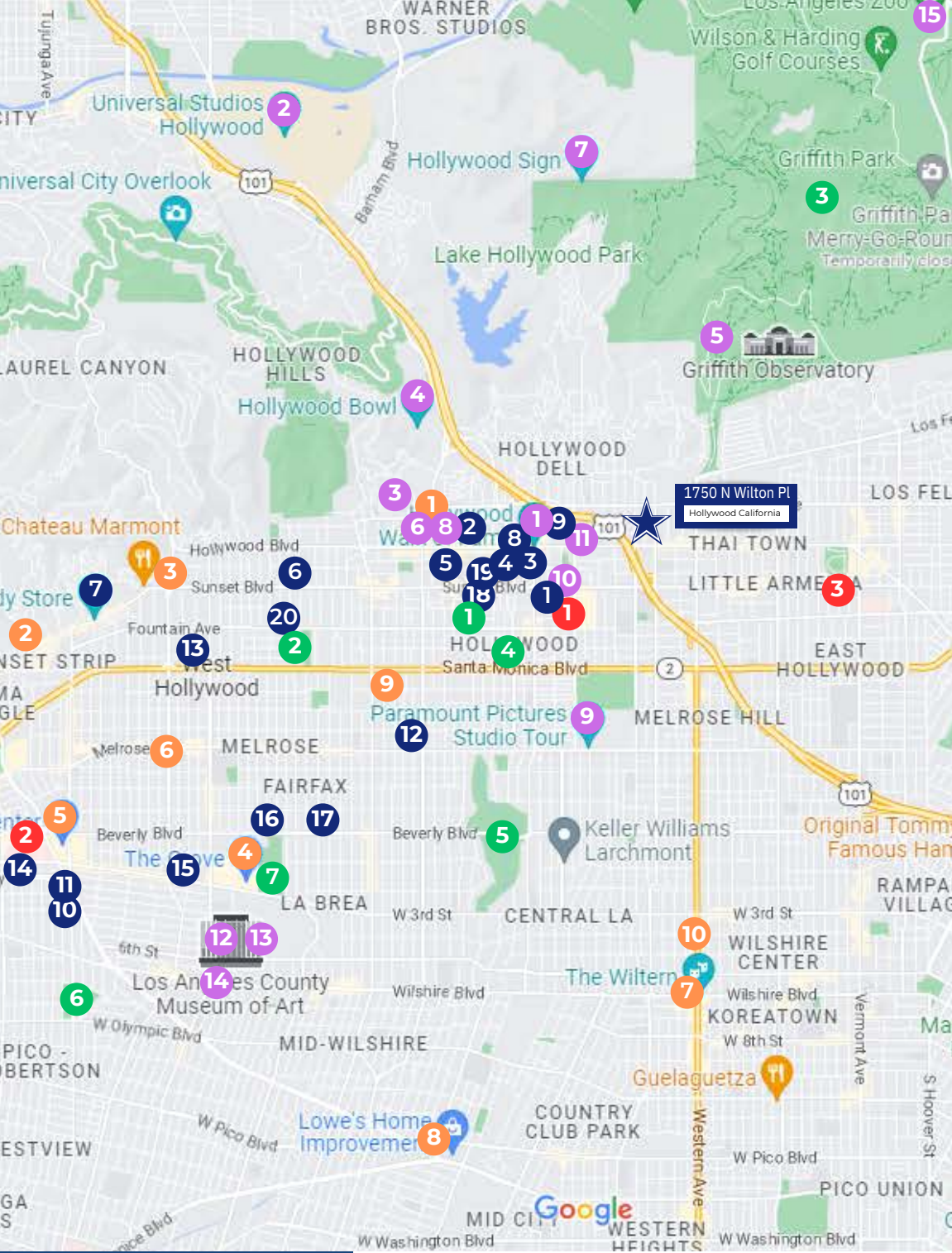
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NEIGHBORHOOD GUIDE

Famously known for the glamorous film and entertainment industry, Hollywood is home to various film & recording studios, museums, movie theatres, among many other entertainment establishments. The neighborhood is world renowned for having many of LA's most popular and historic tourist destinations, including the Chinese Theatre, Hollywood Walk of Fame, Dolby Theatre, Ripley's Believe or Not, and Madame Tussauds Wax Museum. The location is conveniently located near the I-101 freeway, providing easy access to Downtown Los Angeles, Santa Monica, and LAX.





LOCAL ATTRACTIONS

- **ENTERTAINMENT**
 1. Hollywood Walk of Fame
 2. Universal Studios Hollywood
 3. The Magic Castle
 4. Hollywood Bowl
 5. Griffith Park Observatory
 6. TCL Chinese Theatre
 7. Hollywood Sign
 8. Hollywood Wax Museum
 9. Paramount Pictures
 10. Hollywood Palladium
 11. Fonda Theatre
 12. Los Angeles County Museum of Art
 13. La Brea Tar Pits and Museum
 14. Petersen Automotive Museum
 15. Los Angeles Zoo
- **RESTAURANT/ BARS/ NIGHTLIFE**
 1. Off Vine
 2. Musso & Frank Grill
 3. Running Goose
 4. TAO
 5. Mel's Drive-In Hollywood
 6. Sunset Grill Hollywood
 7. Skybar Los Angeles
 8. Burgundy Room
 9. Avalon Hollywood & Bardot
 10. Lawry's The Prime Rib
 11. Fogo de Chão Brazilian Steakhouse
 12. Osteria Mozza
 13. Laurel Hardware
 14. Mamá Por Dios
 15. Bacari
 16. Terroni
 17. Angelini Osteria
 18. Gwen
 19. Mother Wolf
 20. Horses
- **SHOPPING**
 1. Ovation Hollywood
 2. Sunset Plaza
 3. 8000 Sunset Strip
 4. The Grove
 5. Beverly Center
 6. Melrose Ave Shopping District
 7. MaDang Courtyard
 8. Midtown Shopping Center
 9. West Hollywood Gateway
 10. California Marketplace
- **PARKS/ RECREATION**
 1. De Longpre Park
 2. Plummer Park
 3. Griffith Park
 4. Hollywood Recreation Center
 5. Wilshire Country Club
 6. La Cienega Park
 7. Pan Pacific Park
- **HOSPITALS**
 1. Southern California Hospital at Hollywood
 2. Cedar Sinai Medical Center
 3. Kaiser Hospital LA Medical Center



- | | | | |
|--------------------|-------------------------|-----------------------------|----------------------------|
| 1. Viacom Inc | 6. Sunset Studios | 13. Trailer Park | 20. Paramount Pictures |
| 2. WeWork | 7. BuzzFeed Inc | 14. Live Nation | 21. The Record Plant, Inc. |
| 3. Netflix | 8. Encore Hollywood | 15. Technicolor | 22. EFILM |
| 4. KTLA5 | 9. NeueHouse | 16. Allied Global Marketing | 23. Amoeba Music |
| 5. Capital Records | 10. Ticketmaster HQ | 17. Famosa Group | |
| | 11. The Party Staff Inc | 18. Panavision | |
| | 12. Fender | 19. BLT Communications | |



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Male	29,498	177,428	505,988
Female	26,593	165,658	485,979
Total Population	56,091	343,086	991,967

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	7,354	47,589	151,941
Ages 15-24	4,731	30,023	97,352
Ages 55-64	7,528	46,004	127,804
Ages 65+	8,352	50,805	144,573

Race	1 Mile	3 Miles	5 Miles
White	34,387	186,506	507,137
Black	2,206	10,223	46,619
Am In/AK Nat	80	597	2,483
Hawaiian	2	10	92
Hispanic	23,332	137,027	443,244
Multi-Racial	29,132	167,418	545,052

Income	1 Mile	3 Miles	5 Miles
Median	\$34,891	\$44,407	\$44,687
< \$15,000	6,273	26,676	70,425
\$15,000-\$24,999	3,713	19,943	55,661
\$25,000-\$34,999	3,025	18,183	47,891
\$35,000-\$49,999	3,539	22,145	56,538
\$50,000-\$74,999	3,829	25,126	66,745
\$75,000-\$99,999	1,636	13,949	38,586
\$10,000-\$149,999	1,900	14,254	39,592
\$150,000-\$199,999	450	5,558	16,276
> \$200,000	877	7,748	20,545

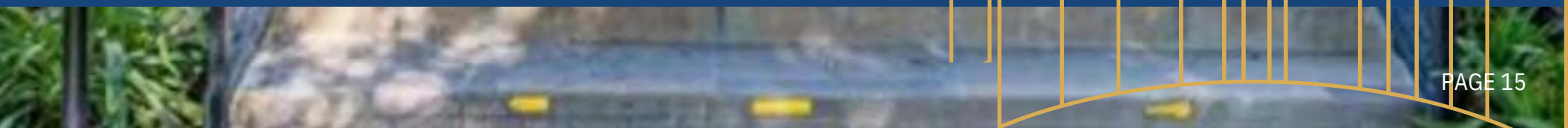
Housing	1 Mile	3 Miles	5 Miles
Total	28,891	174,948	466,054
Units Occupied	26,231	161,402	430,011
Owner Occupied	2,903	28,883	91,060
Renter Occupied	23,328	132,519	338,951
Vacant	2,660	13,546	36,043

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ADU PROPOSAL

LAND USE ANALYSIS & CONSTRUCTION PROPOSAL





PROJECT SITE 1750 N Wilton Pl, Los Angeles, CA 90028

OF ADUS PERMITTED MULTI-FAM: Up to **2 detached: 1 detached garage conversion and 1 detached 2-story ADU in the backyard.** (MFDs: 25% attached and/or up to 2 detached.

This Land Use Analysis & Construction Proposal is prepared by ADU 1 to provide the Property Owner information about the Accessory Dwelling Unit (ADU) possibilities at the subject property. This analysis shall also serve as a proposal for the construction of ADUs at the property. Please note that this proposal shall expire after 14 days from the date written above, and shall be subject to change if the municipality does not allow for the creation of ADUs as set forth below. All measurements are approximations and may change upon site visit. The Pro Forma figures are for comparison only and market conditions may change. Please consult with your real estate professional for advice regarding income and expense. Prices are subject to change every fourteen (14) days.

PROPERTY INFORMATION

Property Type	Multi-Family	Distance to Public Transport	< ½ Mile
Current Number of Units	3	Soft-Story Retrofit Required	N
Lot Area	10,283	Existing Carport	N
Building Area	3,956	Under-Utilized Areas	Yard
Zoning	RD1.5	Additional Parking Required	N

LAND USE ANALYSIS - PROPOSED ADUS

ADU Type & Location	No. of ADUs	Size (est.)	BR/BA	Per Unit Cost
Detached 2 story ADU	1	Approx. 1000 sf*	2/2	TBD
Detached Garage Conversion	1	Approx. 640 sf*	2/1	TBD

PRO FORMA INCOME STATEMENT

ADU Cost	
Construction	TBD
Engineering	TBD
Permitting (est.)	TBD by City

CONSTRUCTION PROPOSAL SUMMARY

Number of New ADU Units	Total Square Footage (est.)	Seismic Retrofit	Total
2	1,400	No	TBD

*THE SIZE AND PRICE IS PRELIMINARY. FINAL SCOPE AND PRICE WILL BE CONFIRMED WITH AN ONSITE, IN PERSON VISIT.

SCOPE OF WORK

The Scope of Work under this Proposal includes engineering and building plans (cost shown above), calculations, specifications, and drawings for a ready to issue permit for construction of accessory dwelling units as set forth in the proposal above (the "Building Plans"). Upon approval of the Proposal, the Building Plans will be incorporated into the Construction Contract based upon this proposal. Once the Building Plans are Approved by the relevant building and safety department for the jurisdiction where the project is located, and once a permit issued, Contractor will coordinate, manage, and execute the construction work shown on the Building Plans. Contractor will construct the ADUs according to the Building Plans and in conformity with the California Building Code.



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