

1000 W. SUNSET BLVD.

LOS ANGELES CA, 90012



CONFIDENTIALITY AGREEMENT

Colliers International Greater Los Angeles, Inc., a Delaware Corporation, dba Colliers International (COLLIERS) has been retained by Cerrell Larchmont LLC, (Owner) on an exclusive basis to act as agent with respect to the potential sale of an approximately 12,400 square foot building sitting on 11,200 square feet of land located in the County of Los Angeles, California at 320 N. Larchmont Boulevard, in the city of Los Angeles, California and as described herein with all improvements now or hereafter made on or to the real property (collectively, the "Property"). Owner has directed that all inquiries and communications with respect to the contemplated sale of the Property be directed to COLLIERS.

COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information and other materials (collectively Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Materials for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions:

All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS's and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS's request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property.

Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Materials may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser.

The Registered Potential Purchaser and such Related Parties shall be informed by COLLIERS of the confidential nature of the Informational Materials and must agree to keep all Informational Materials strictly confidential in accordance to the agreement. The Registered Potential Purchaser understands and acknowledges that COLLIERS and the Owner do not make any representation or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to COLLIERS by others and has not been independently verified by COLLIERS or Owner and is not guaranteed as to completeness of accuracy. The potential Purchaser agrees that neither COLLIERS nor the Owner shall have any liability, for any reason, to the Registered Potential Purchaser or Related Parties resulting from the use of the Informational Materials.

The Registered Potential Purchaser hereby indemnifies and holds harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered potential Purchaser. Registered Potential Purchaser will be responsible for any and all commissions, fees and other compensation to be paid to the Registered Potential Purchaser's Broker.





1000 W. SUNSET BLVD.

COLLIERS INTERNATIONAL

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SUNSET

Sunset Bl
1000 W

Ava
DEAD
END
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INTERNATIONAL

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East Hollywood/ Silver Lake Market
Nearby Office Tenants
Adjacent Amenities





01 EXECUTIVE SUMMARY

Building Size	7,406 SF
Land Size	9,481 SF
Asking Price	\$4,000,000
Building \$/SF	\$540/SF
Land \$/SF	\$422/SF

INVESTMENT OPPORTUNITY

Colliers International and Team Pellow are proud to present the opportunity to acquire a fee simple interest in a charming 2-story garden office building located in Downtown Los Angeles. The Property benefits from a very walkable 79 Walk Score and excellent transit score of 85, and has an unmatched location on Sunset Blvd. As one of Los Angeles' most legendary and historic streets, Sunset Blvd is home to a variety of entertainment and professional service companies including a mix of top notch retail, dining, and shopping districts.

Located in the very heart of Los Angeles, the Property is just a few blocks from Downtown Proper and Dodger Stadium and is part of the red hot Hollywood and East Hollywood/Silverlake office submarkets. The Property was built in 1972 and has been in the Robinson family for over 10 years. The building is 7,406 SF sitting on 9,481 SF of land. It has been home to numerous professional service and non-profit organizations over the years. Exterior building eyebrow signage offers unparalleled identity along Sunset Boulevard.



EXIT

PULL UP YOUR PANTS
IF YOU ARE WEARING SHORTS

NO SMOKING
Smoke Area
25 Feet away from Building

PLEASE KEEP BACK DOOR CLOSED AT ALL TIMES

NOTICE
REVISION

Per Director Chen, Ms. Chen
Please see the attached and call the facility to clean
Thank you. Q

ENVIRONMENTAL SYSTEMS COMPANY, INC.
DRUG FREE WORKPLACE



Whiteboard with text and diagrams.



IRAN

EXIT

SEE AN ACCIDENT
BEFORE IT HAPPENS!
SAFETY FIRST!

THE OFFERING

OFFER SUBMISSION



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EXCLUSIVE BROKER

Colliers International has been exclusively retained to market 1000 W Sunset Blvd located in downtown Los Angeles. In this offering, we present a unique opportunity to acquire a first time ever to market for sale 7,406 square foot office building built on approximately 9,481 square feet of land.

THE OFFERING PROCEDURE

The Registered Potential Purchaser acknowledges that the Property has been offered for sale, subject to withdrawal from the market, change in offering price, prior rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective Purchaser or for any other reason, whatsoever, without notice. The registered potential purchaser acknowledges that the property is being offered without regard to race, creed, sex, religion, or nation origin. The owner is an intended third party beneficiary of the terms of this agreement.

Registered Prospective Purchasers and their brokers (if any) will be bound by the terms of the executed Confidentiality Agreement, which were agreed to prior to the distribution of this information and the Disclaimer contained herein.

Since the ability to close the transaction according to the terms of the purchase will be of paramount importance to Owner, inclusion of Prospective Purchaser's past property acquisition history, and financial statements identifying the source of funds for the Property's purchase, would greatly aid the Owner in evaluating the Prospective Purchaser's offer. Owner will select the Prospective Purchaser it deems most qualified and Prospective Purchaser will immediately be provided a draft Purchase and Sale Agreement for review and execution.



SIGNAGE AVAILABLE

1000
SUNSET

ec

1000 sunset.com
OFFICES



02

PROPERTY DESCRIPTION

Address	1000 W. Sunset Blvd, Los Angeles, CA 90012
APN	5405-032-007
Building Size	7,406 SF
Year Built	1972
Stories	2
Lot Size	9,481 SF
Parking	15 Surface Spaces
Zoning	LAC1
Walk Score	79 (Very Walkable)
Transit Score	87 (Excellent Transit)





motr...ing.org

NOTICE TO CUSTOMERS
We are sorry to hear that you are having trouble with your account. Please contact us at 1-800-555-1234 for assistance.

Closed

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BUILDING HIGHLIGHTS

- › Prestigious Sunset Boulevard Address Office Building
- › Well-maintained with beautifully built out internal and exterior private offices and highly functional and efficient space plan
- › Owner-User or Investor Opportunity (Short Term Leases in place)
- › High exposure signage available
- › Building spans 40 ft on Sunset Boulevard
- › Right off Cul-De-Sac on Custer Ave. allowing for privacy and quiet street access
- › Secure building and fully gated
- › Gated on-site parking with abundant street parking available
- › Excellent Transit Score (85) + Very Walkable Score (79)

RENT ROLL & INCOME & EXPENSE SUMMARY

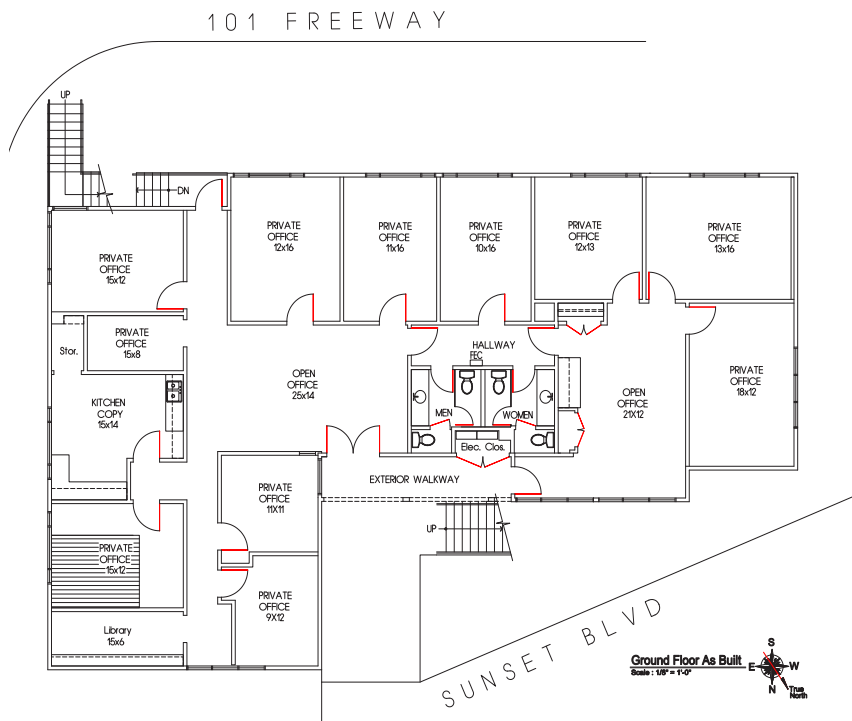
Rent Roll

#	Suite	Tenant Name	Square Feet	Lease Begin	Lease End	Rate PSF	Rent/Mo.	Lease Type	Annual Increase
1	100 + 210	Behavioral Systems Southwest Inc	5,003	7/1/2017	6/30/2020-(MotoMo)	\$ 1.75	\$ 8,755.25	Gross	3.0%
2	200	Center For Non-Violent Education & Parenting (Echo Park)	2,122	3/18/2014	3/31/2022	\$ 1.65	\$ 3,501.30	Gross	3.0%
TOTALS			7,125				Gross Monthly Rent \$ 12,256.55		
							Gross Annual Rent \$ 147,078.60		

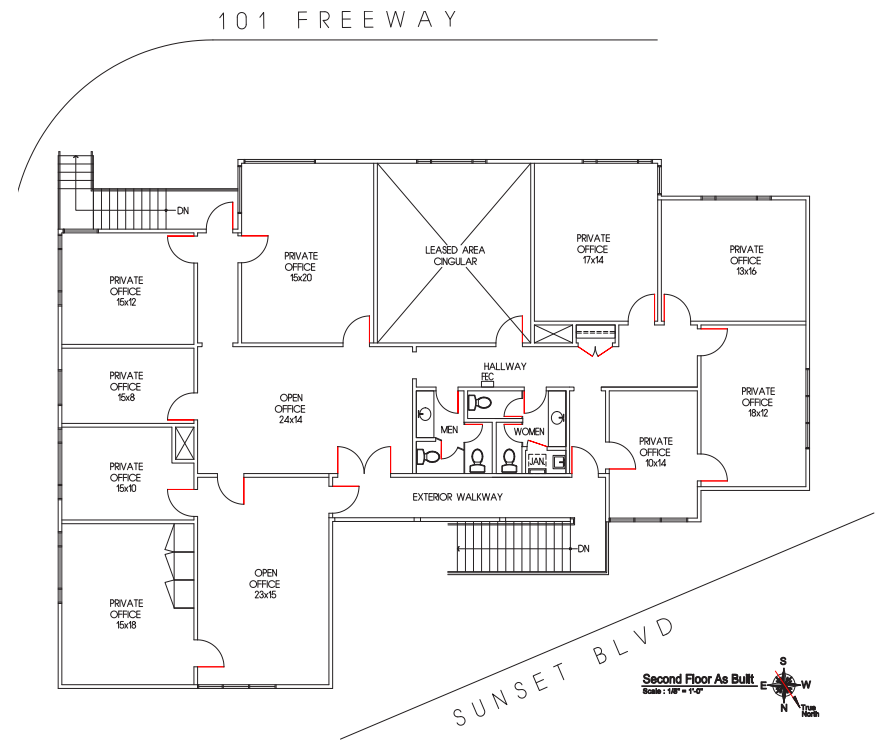
<u>Apx Annual Expenses</u>	
Taxes	\$ 28,620.00
Insurance	\$ 5,000.00
LL Utilities	\$ 15,000.00
Total	\$ 48,620.00
Annual Gross Income	\$ 147,078.60
NOI	\$ 98,458.60
Sales Price	\$ 4,000,000.00
Cap Rate In Place Income	2.461%

FLOOR PLANS

GROUND FLOOR >> 3,703 SF



SECOND FLOOR >> 3,703 SF

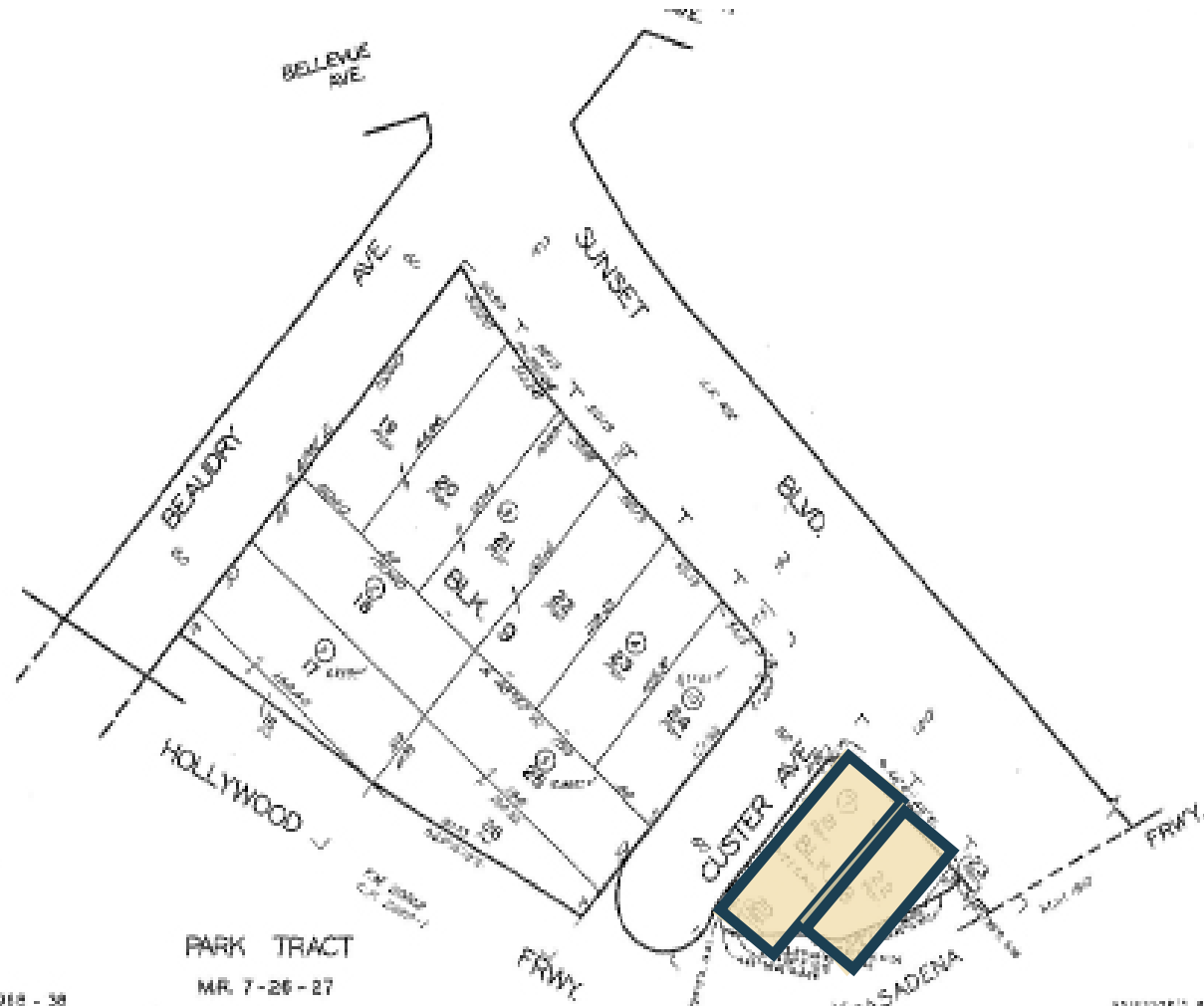


Floor plans are not to scale and for reference purposes only.





SITE OVERVIEW



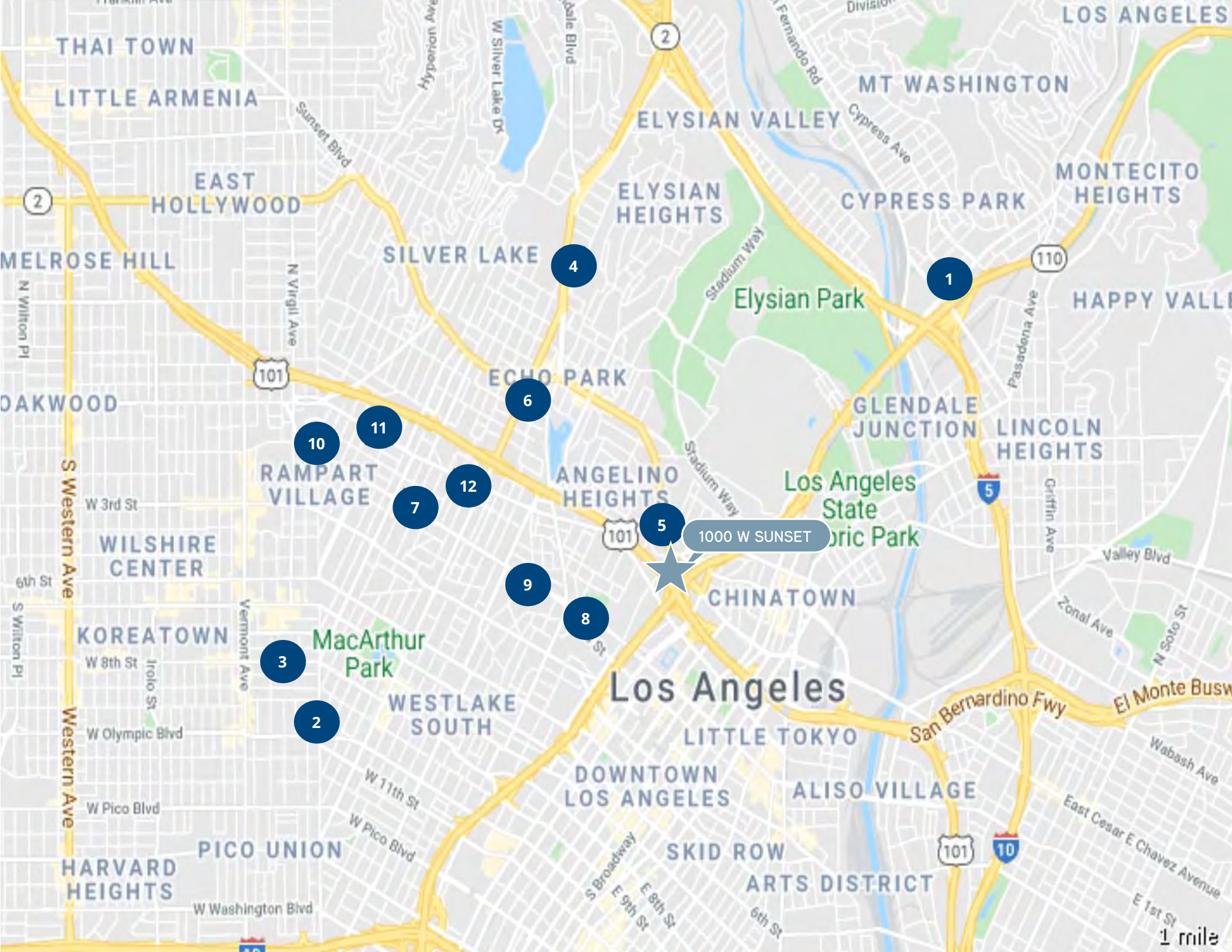


03

SOLD & FOR
SALE
COMPARABLES

SOLD COMPARABLES

#	Address	Building SF	Land SF	Sale Price	Zoning	Submarket	Sale Date	\$/SF
1	2640 Huron St	4,015	6,534	\$2,890,000	LAUC	Glendale	03/24/2021	\$719.80
2	971 S Hoover St	3,875	9,583	\$3,300,000	R4-1, TOC TIER 3	Koreatown	03/11/2021	\$851.61
3	2836 W 8th St	5,376	6,098	\$1,450,000	R4	Koreatown	01/15/2021	\$269.72
4	2122 Aaron St	4,950	7,841	\$2,400,000	LACM	Central Los Angeles	12/28/2020	\$484.85
5	1176 W Sunset Blvd	7,125	6,970	\$3,250,000	LAC2	E Hollywood/Silver Lake	10/06/2020	\$456.14
6	1016 N Alvarado St	7,500	7,405	\$2,600,000	LAC2	E Hollywood/Silver Lake	07/30/2020	\$346.67
7	2503 Beverly Blvd	4,652	6,970	\$2,355,000	C2	E Hollywood/Silver Lake	04/15/2020	\$506.23
8	1264 W 1st St	3,258	2,178	\$1,085,000	LACW	Downtown Los Angeles	01/16/2020	\$333.03
9	1616 Beverly Blvd	17,131	20,473	\$3,600,000	C2	E Hollywood/Silver Lake	12/31/2019	\$210.15
10	3301-3311 Beverly Blvd	7,211	11,326	\$3,000,000	C2-2	E Hollywood/Silver Lake	12/31/2019	\$416.03
11	305-307 Parkman Ave	4,050	7,405	\$1,737,500	C2, Los Angeles	E Hollywood/Silver Lake	12/23/2019	\$429.01
12	2210 W Temple St	15,722	14,375	\$3,600,000	LAC2	E Hollywood/Silver Lake	12/06/2019	\$228.98
Average Price PSF								\$437.69



LOS ANGELES

THAI TOWN

LITTLE ARMENIA

EAST HOLLYWOOD

MELROSE HILL

OAKWOOD

WILSHIRE CENTER

KOREATOWN

HARVARD HEIGHTS

PICO UNION

SILVER LAKE

RAMPART VILLAGE

WESTLAKE SOUTH

ECHO PARK

ANGELINO HEIGHTS

DOWNTOWN LOS ANGELES

ELYSIAN HEIGHTS

ELYSIAN VALLEY

Elysian Park

Los Angeles State
Griffith Park

Los Angeles

LITTLE TOKYO

SKID ROW

ARTS DISTRICT

CYPRESS PARK

GLENDALE JUNCTION

CHINATOWN

ALISO VILLAGE

MT WASHINGTON

MONTECITO HEIGHTS

LINCOLN HEIGHTS

Valley Blvd

San Bernardino Fwy

El Monte Busw

1 mile

2

2

4

1

10

11

6

12

7

5

9

8

3

2

1000 W SUNSET

110

5

101

10

10

101

S Broadway

E 8th St

E 9th St

6th St

East Cesar E Chavez Avenue

E 1st St

Wabash Ave

Zonal Ave

N Soto St

Griffin Ave

Pasadena Ave

Cypress Ave

Fernando Rd

Julie Blvd

W Silver Lake Dr

Hyperion Ave

Sunset Blvd

N Virgil Ave

Irolo St

W 8th St

W 3rd St

W Olympic Blvd

W Pico Blvd

W 11th St

W Pico Blvd

W Washington Blvd

N Wilton Pl

6th St

S Wilton Pl

S Western Ave

Western Ave

Vermont Ave

N Wilton Pl

6th St

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N Wilton Pl

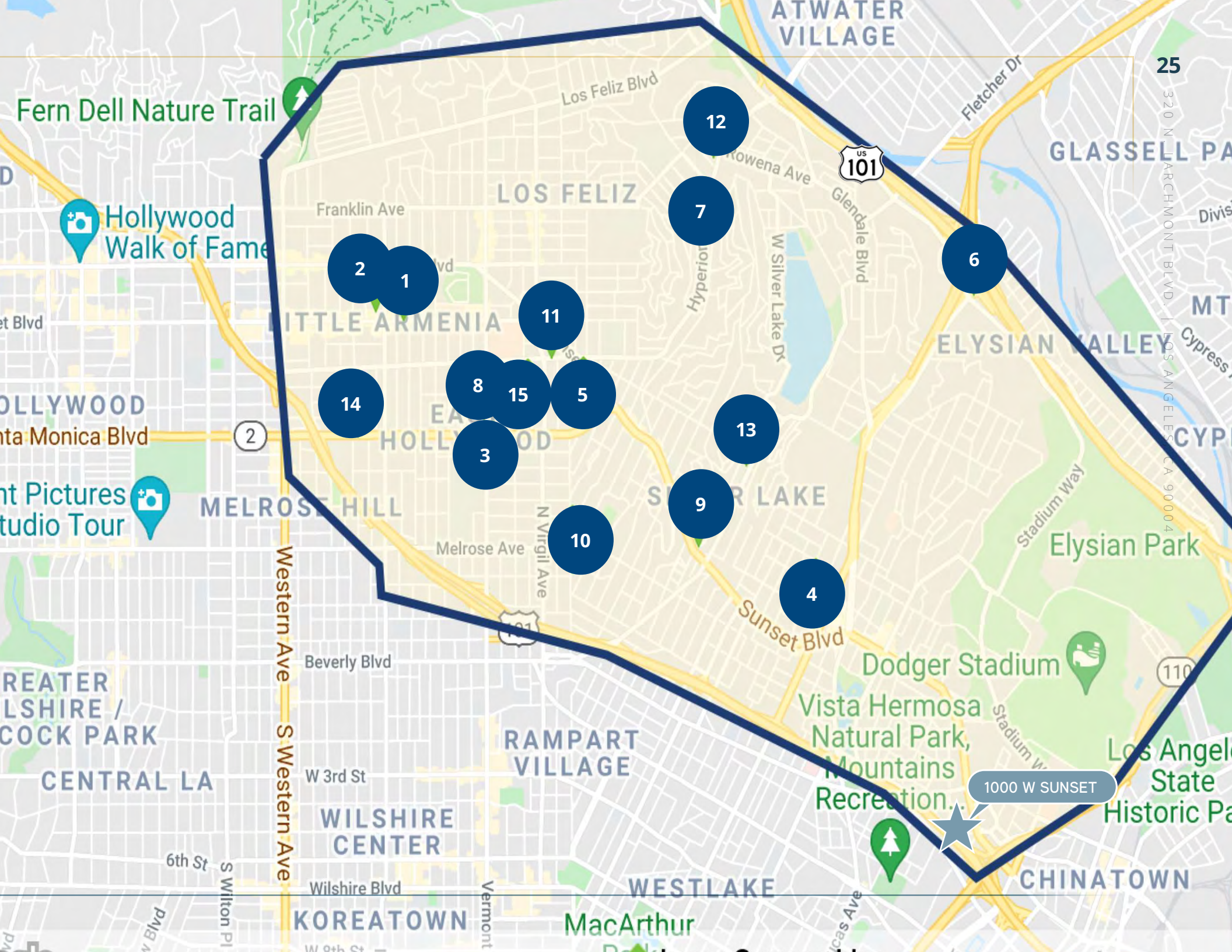
6th St

S Wilton Pl

S Western Ave

Western Ave

Vermont Ave



1000 W SUNSET

2

1

11

7

12

6

14

8

15

5

13

3

9

10

4

Beverly Blvd

Melrose Ave

N Virgil Ave

Sunset Blvd

Western Ave
S Western Ave

W 3rd St

Wilshire Blvd

6th St

S Wilton Pl

Vermont

WESTLAKE

MacArthur

MacArthur

CHINATOWN

Fern Dell Nature Trail

Hollywood Walk of Fame

HOLLYWOOD
Santa Monica Blvd

nt Pictures
Studio Tour

GREATER
WILSHIRE /
COCK PARK

CENTRAL LA

WILSHIRE
CENTER

KOREATOWN

RAMPART
VILLAGE

LOS FELIZ

LITTLE ARMENIA

HOLLYWOOD

SILVER LAKE

ATWATER
VILLAGE

GLASSELL PA

ELYSIAN VALLEY

CYPRESS

Elysian Park

Dodger Stadium

Vista Hermosa
Natural Park,
Mountains
Recreation..

Los Angeles
State
Historic Pa

US
101

2

110

25

320 N ARCHMONT BLVD. | LOS ANGELES, CA 90004

LEASE COMPARABLES

#	Address	SF Leased	Land SF	Zoning	Submarket	\$/SF
1	5010-5012 W Sunset Blvd	1,670	7,405	C2	East Hollywood/Silver Lake	\$2.25/MG
2	5119 W Sunset Blvd	6,426	6,534	LAC2	East Hollywood/ Silver Lake	\$2.75/NNN
3	866 N Vermont Ave	1,300	6,534	LAC2	East Hollywood/Silver Lake	\$2.00
4	1201 N Alvarado St	6,940	10,502	LARD2	East Hollywood/Silver Lake	\$3.60/NNN
5	4205 Santa Monica Blvd	3,466	2,178	C2	East Hollywood/Silver Lake	\$3.00/MG
6	2019-2023 Riverside Dr	3,000	2,614	C1, Los Angeles	East Hollywood/Silver Lake	\$3.00/MG
7	2400-2410 Hyperion Ave	3,500	16,988	C2-1, Los Angeles	East Hollywood/Silver Lake	\$3.05/NNN
8	1127 N Vermont Ave	1,200		LAC2	East Hollywood/Silver Lake	\$2.25/MG
9	2901-2929 W Sunset Blvd	1,300	25,265	C2-2, Los Angeles	East Hollywood/Silver Lake	\$3.00/MG
10	600-612 N Hoover St	1,000	8,712	C1.5, Los Angeles	East Hollywood/Silver Lake	\$4.50/MG
11	4430 Fountain Ave	1,692	6,970	C4, Los Angeles	East Hollywood/Silver Lake	\$2.66/FS
12	2801-2811 Hyperion	1,360	10,899	LAC4	East Hollywood/Silver Lake	\$2.94
13	1619 Silver Lake Blvd	2,200	2,614	LAC2-R1	East Hollywood/Silver Lake	\$2.25/+util
14	5176 Santa Monica Blvd	1,675	13,939	C2	East Hollywood/Silver Lake	\$2.09/MG
15	4559 Santa Monica Blvd	2,032			East Hollywood/Silver Lake	\$2.39
Average Price PSF						\$2.78



04

MARKET OVERVIEW

EAST HOLLYWOOD/SILVER LAKE OFFICE STATS

Market Rent/SF	\$3.20	▼
Total Inventory SF	4.2 M	▶
Vacancy Rate	5.50%	▲
Vacant SF	228K	▲
Available SF	389K	▼
Sublet SF	57.5K	▼



EAST HOLLYWOOD MARKET

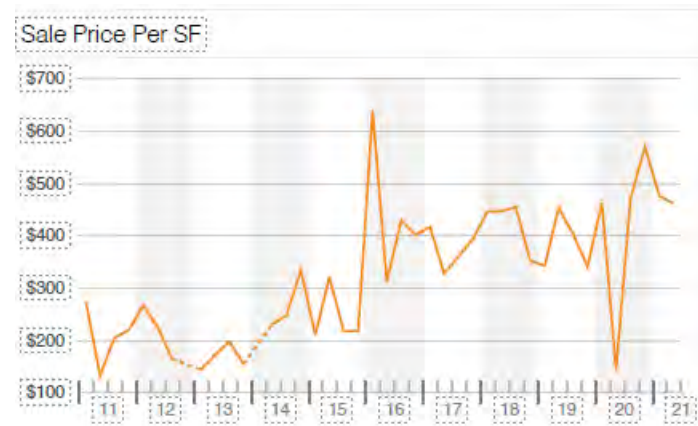
- **Top Owner in the market:** G.H. Palmer Associates
 - 677,005 RBA
- Sales volumes have fallen significantly from last quarter
 - Q1 -- \$19,556,900
 - Q2 -- \$2,161,350
- In the last 12 months, there have been 7.7K SF of office product delivered, however there has more than double that in demolitions (16.4K SF).
- Market rent have had a slight decrease when compared to market rents 12 months ago, \$3.25 to \$3.20 per SF.



EAST HOLLYWOOD MARKET

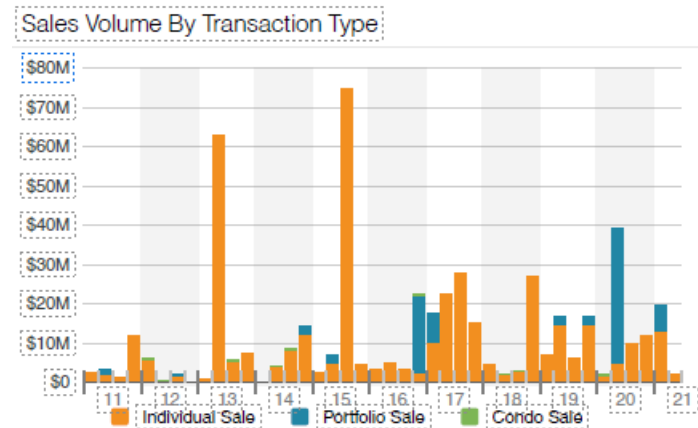
SALES - LAST 12 MONTHS

- \$43.3M Total Sales Volume
- 35 Buildings Sold
- 7 Buildings on the market
- 78,000 SF Available for sale
- \$417 PSF Average Market Sales price
- 5.6% Market Cap Rate



LEASING & RENT

- 228,000 SF of Available Space for Lease
- 96% of Buildings Leased
- \$2.74 PSF - Average Leased Rental Rate
- 5.48% Vacancy Rate Market Wide
- Input Market Rent per SF graph, and Market Rent & Asking Rent per SF graph on page 3 and Vacancy Rate Graph on page 5





1000 W SUNSET BLVD

DEMOGRAPHICS

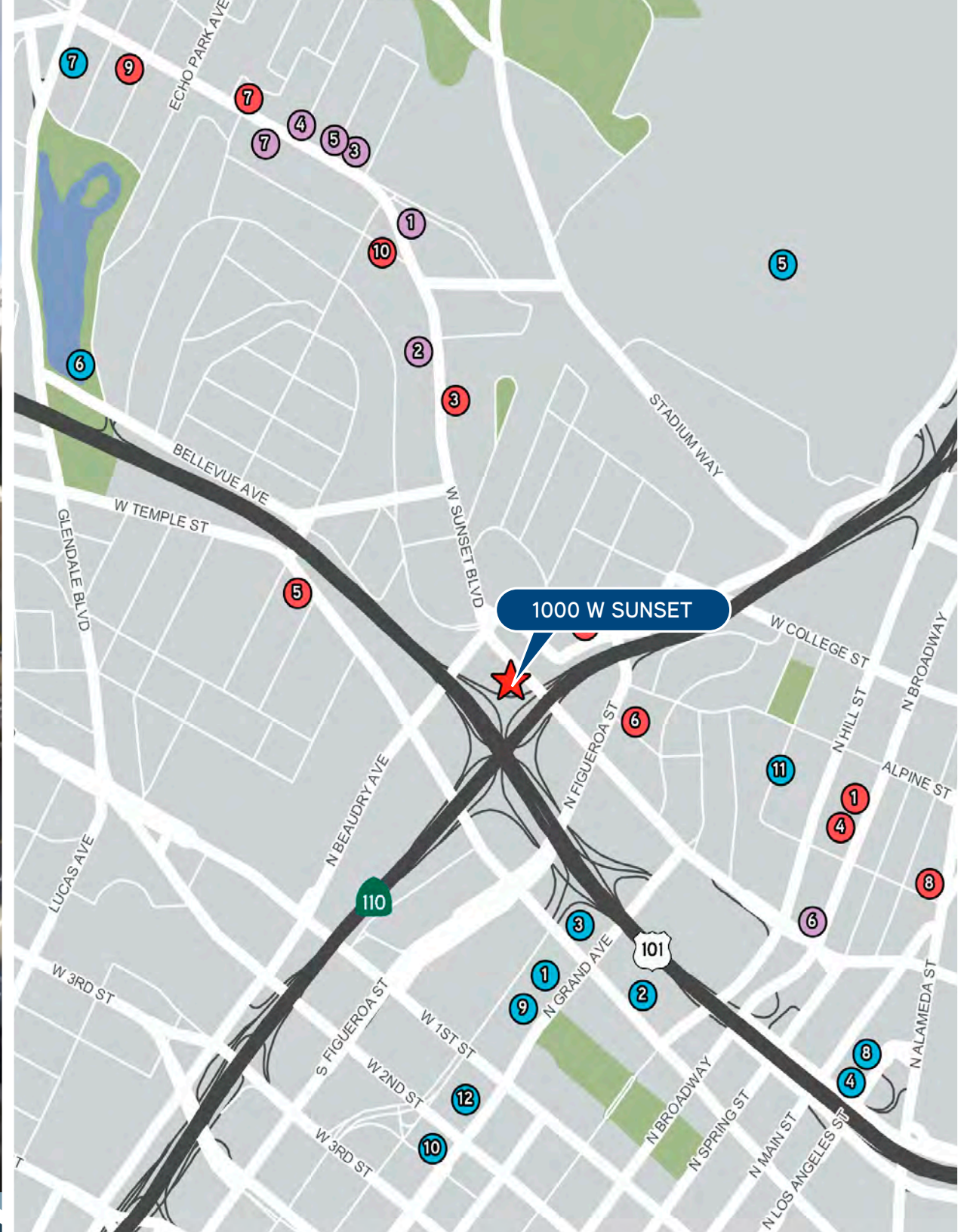


Population	2 Mile	5 Mile
2010 Population	202,636	1,160,277
2021 Population	239,309	1,200,266
Population Growth (2010-2021)	1.6%	0.3%
Average Age	37	35.5

Households	2 Mile	5 Mile
2010 Total HHs	75,040	378,960
HH Growth (2010-2021)	2.0%	0.7%
Average HH Size	2.3	2.9
Owner Occupied	12,233	80,435
Renter Occupied	81,784	313,529

Income	2 Mile	5 Mile
Median HH Income	\$50,992	\$50,318
Average HH Income	\$78,574	\$73,876

Source: CoStar



ADJACENT AMENITIES



RESTAURANT/MARKET

- 1 Chego
- 2 Eastside Market Italian Deli
- 3 Guisados
- 4 Howlin' Rays
- 5 K Bakery
- 6 Mexicali Taco & Co
- 7 Ostrich Farm
- 8 Philippee The Original
- 9 Sage Plant Based Bistro & Brewery
- 10 Tsubaki



CULTURAL/ENTERTAINMENT

- 1 Ahmanson Theatre
- 2 Cathedral of Our Lady of the Angels
- 3 Center Theatre Group
- 4 Chinese American Museum
- 5 Dodger Stadium
- 6 Echo Park
- 7 Echoplex
- 8 El Pueblo e Los Angeles Historical Monument
- 9 Mark Taper Forum
- 10 The Broad
- 11 Thien Hau Temple
- 12 Walt Disney Concert Hall



COFFEE/BAR

- 1 Button Mash
- 2 Eightfold Coffee
- 3 El Compadre
- 4 Little Joy Cocktails
- 5 Short Stop
- 6 Starbucks
- 7 Sunset Beer



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