

11607

ACAMA STREET

JARED **JM** LEVINE
REAL ESTATE GROUP

Studio City, CA 91604

Acama Townhomes, a generational 12-unit multifamily townhome building located in the heart of Studio City



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EXCLUSIVE LISTING AGENTS

JARED M. LEVINE

MULTIFAMILY ADVISORY SERVICES
FOUNDER | JML REAL ESTATE GROUP
MANAGING DIRECTOR | KW COMMERCIAL
LICENSE #01804008

HIRSCH SHERMAN

SENIOR VICE PRESIDENT | MULTIFAMILY
DIRECTOR | MULTIFAMILY INVESTMENTS
DIRECTOR | COMMERCIAL INVESTMENTS
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KW COMMERCIAL

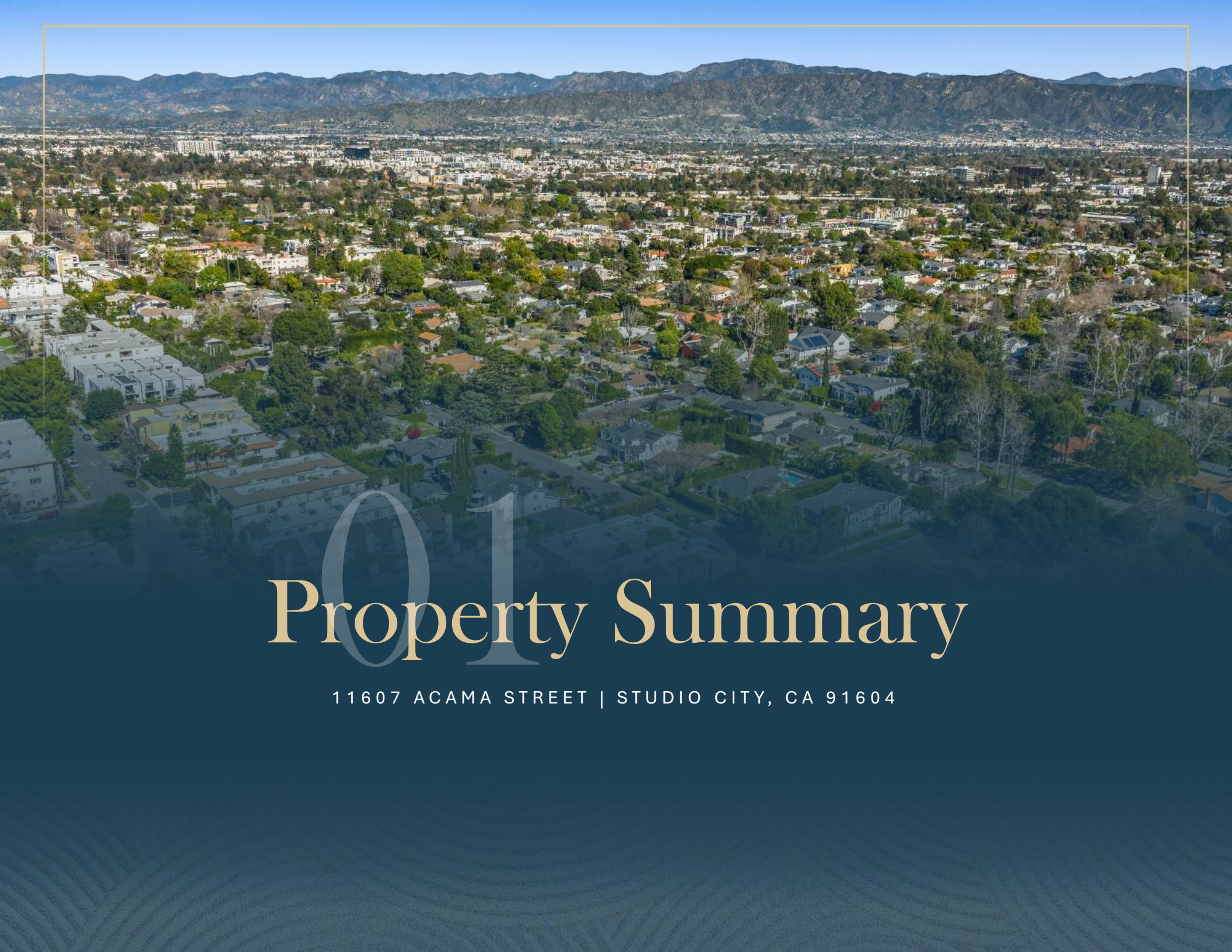
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CALABASAS
ENCINO
STUDIO CITY
HOLLYWOOD

LOS FELIZ
LOS ANGELES
SANTA MONICA
BEVERLY HILLS

DTLA
BRENTWOOD
WESTSIDE
PASADENA

JARED **JML** LEVINE
REAL ESTATE GROUP



01 Property Summary

11607 ACAMA STREET | STUDIO CITY, CA 91604

Executive Summary

Property Summary

| | |
|---------------------|-------------------------------|
| Address | 11607 Acama Street |
| City State Zip | Studio City Ca 91604 |
| County | Los Angeles |
| Submarket | Studio City |
| Submarket Cluster | Studio City / North Hollywood |
| Building Size | 16,048 |
| Land Size | 15,173 |
| Number of Units | 12 |
| Year Built | 1971 |
| Length of Ownership | 42 Years +/- |
| Apn Number | 2368-014-024 |

Site Summary

| | |
|----------------------|--|
| Zoning Type | LARD 1.5 |
| Number of Buildings | 1 |
| Number of Stores | 2 |
| Last Scep Inspection | 8/3/2023 |
| Parking | Yes (24 Spaces Including Tandem) |
| Soft Story Retrofit | Completed (C of O 2018) |
| Rent Control | Yes |
| Rent Increases | 11 of 12 Units Received Rent Increases in 2/26 |
| Pool | No |
| SB 721 | Inspection Completed |
| Laundry | Yes (Leased) |

Utility Summary

| | |
|----------|----------------------|
| Gas | Individually Metered |
| Electric | Individually Metered |
| Water | Owner |
| Trash | Owner |
| Rubs | No |

Financial Summary

| | |
|--------------------------------|---------------------|
| List Price | \$4,195,000.00 |
| Price/Unit | \$349,583.33 |
| Price/Foot | \$261.40 |
| GRM | 10.91 |
| GRM (Market) | 9.62 |
| CAP Rate | 6.01% |
| CAP Rate (Market) | 7.20% |
| Pre-Tax Cash Flow | 4.70% |
| Pre-Tax Cash Flow (Market) | 7.68% |
| Potential Upside | 13.38% |
| Expenses Per Unit and of Gross | \$ 10,243.39 32.76% |

Proposed New Debt

| | |
|-----------------------|-------------------|
| Amortization in Years | 30 |
| Down % | 40% |
| Down Payment | \$1,678,000.00 |
| Rate | 5.60% |
| Annual Payments | \$173,394.82 |
| DSCR | 1.46 |
| Option | 3 Year Fixed |
| Type | P&I |
| Term | 30 Years |
| Pre-Payment Penalty | 3-3-2-1-1 |
| Disclosure | Subject to Change |

Disclosures and Notes

- * Buyer to underwrite, investigate, and verify all information
- * Market Rents, SF, and Expenses are estimated, Buyer to verify
- * All Information about the property is believed to be correct, but Buyer to Verify
- * Buyer shall use their own market rents, investigations, and expenses to underwrite this investment opportunity

Property Overview

PROPERTY OVERVIEW

Jared Levine of JML Real Estate Group / KW Commercial, the exclusive listing agent, is pleased to present Acama Townhomes, a generational 12-unit multifamily townhome building located in the heart of Studio City — one of the San Fernando Valley's most coveted and supply-constrained rental markets. Built in 1971, the property sits on an oversized 15,173 SF corner lot with a massive 16,048 SF building footprint, zoned LARD 1.5. Acama Townhomes features an exceptional layout comprised entirely of two-story townhome-style residences, offering spacious two- and three-bedroom floorplans with all bedrooms upstairs — a highly desirable design that delivers a distinctive living experience and functionality. Each unit includes two parking spaces and either a private balcony or patio. Surrounded primarily by single-family homes and characterized by a unique wood façade that provides charming East Coast character, this captivating and generational asset presents investors with a rare opportunity to acquire a legacy property in one of the most stable and high-demand neighborhoods in the San Fernando Valley.

THE OPPORTUNITY

Acama Townhomes presents a compelling value-add investment with potential upside through selective interior renovations and exterior modernization. The large townhome layouts, strong in-place tenancy, and premier location create an ideal foundation for potential income growth and long-term appreciation. Additional features include secure building access, an on-site laundry room, and ample parking with two spaces per unit — amenities that continue to attract and retain quality tenants. Long-term ownership further enhances the offering, as these generational Studio City assets rarely trade. With strong renter demand, attractive CAP rate and GRM metrics, and highly competitive cost per foot pricing, Acama Townhomes provides investors with both stability and upside in one of the Valley's top-performing submarkets.





Investment HIGHLIGHTS

- ❖ Prime Studio City Location – Situated in one of the San Fernando Valley’s most coveted and supply-constrained rental markets.
- ❖ All Townhome Layouts – 100% two-story residences delivering a distinctive luxury living experience and functionality.
- ❖ Spacious Floorplans – Large units with all bedrooms upstairs, highly desirable and coveted by today’s tenants.
- ❖ Excellent Unit Mix – Strong combination of two- and three-bedroom units appealing to a broad tenant base.
- ❖ Two Parking Spaces Per Unit – Rare parking ratio that enhances tenant convenience and leasing competitiveness.
- ❖ Private Outdoor Space & Comfort – Each residence includes a balcony or patio
- ❖ Oversized Corner Lot Setting – Surrounded primarily by luxury single-family homes, creating a quiet, neighborhood feel.
- ❖ Distinctive Architectural Character – Unique wood façade delivering charming East Coast curb appeal and strong street presence.
- ❖ Stable, Long-Term Ownership – Generational asset offered for sale for the first time in years, rarely available in this submarket.
- ❖ Compelling Investment Fundamentals – High renter demand, value-add renovation potential, and attractive in place CAP rate, GRM, and cost per foot metrics.
- ❖ Everyday Convenience – Secured building access and on-site laundry facilities for tenant ease.
- ❖ Lifestyle-Oriented Neighborhood – Steps from cafes, boutiques, dining, major studios, employment hubs, and top-tier schools with quick access to the 101 & 134 Freeways.

Strategically located in prime Studio City near Ventura Boulevard's vibrant mix of cafes, boutiques, and dining, the property benefits from immediate access to lifestyle amenities and everyday conveniences. Residents enjoy proximity to major studios, employment centers, and highly regarded schools, making the area especially attractive to families and working professionals. Easy access to 101 and 134 Freeways ensures seamless connectivity throughout the Valley and Greater Los Angeles, reinforcing the property's long-term desirability and consistent rental demand.

| STUDIO CITY PLAZA | | |
|-------------------|--|--|
| | | |
| | | |
| | | |

| LAUREL PROMENADE | | |
|------------------|--|--|
| | | |
| | | |
| | | |



SILVER TRIANGLE

SUBJECT

IRVINE AVE

ACAMA ST

EREWHON

JOAN'S ON THIRD



AI Renderings

Before



After





AI Renderings

Before



After



AI Renderings

Before

After





Property Layout







02 Financial Analysis

11607 ACAMA STREET | STUDIO CITY, CA 91604

Financial Summary

| PRICING | | |
|-----------------------|---------|--------------------|
| OFFERING PRICE | | \$4,195,000 |
| PRICE/UNIT | | \$349,583 |
| PRICE/SF | | \$261.40 |
| GRM | 10.91 | 9.62 |
| CAP RATE | 6.01% | 7.20% |
| | Current | Market |

The Property

| THE ASSET | |
|------------|---------------------|
| Units | 12 |
| Year Built | 1971 |
| Gross SF | 16,048 |
| Lot SF | 15,173 |
| Zoning | LARD 1.5 |
| Utilities | Sep. Gas & Electric |

Financial Analysis

MONTHLY RENT SCHEDULE

| # of Units | Type | Avg. Current | Current Total | Market | Market Total |
|-----------------------------|----------|--------------|-----------------|---------|-----------------|
| 8 | 2+2 TH | \$2,529 | \$20,233 | \$2,795 | \$22,360 |
| 4 | 3+2.5 TH | \$2,955 | \$11,818 | \$3,495 | \$13,980 |
| Total Scheduled Rent | | | \$32,051 | | \$36,340 |

| ANNUALIZED INCOME | | Current | Market |
|----------------------------------|----|------------|---------------|
| Gross Potential Rent | | \$384,612 | \$436,080 |
| Less: Vacancy/Deductions | 3% | (\$11,538) | 3% (\$13,082) |
| Laundry Income (Seller 2025 P&L) | | \$2,152 | \$2,152 |
| Effective Gross Income | | \$375,225 | \$425,149 |

| ANNUALIZED EXPENSES | | Current | Market |
|---------------------------|-----------------|------------------|------------------|
| Property Tax | 1.25% | \$52,438 | \$52,438 |
| Property Management | 3.00% | \$11,538 | \$11,538 |
| Insurance | \$1,100 Unit | \$13,200 | \$13,200 |
| Utilities | Seller 2025 P&L | \$23,888 | \$23,888 |
| Trash | Seller 2025 P&L | \$7,337 | \$7,337 |
| Pest | \$75 Mo. | \$900 | \$900 |
| Landscape / Cleaning | \$350 Mo. | \$4,200 | \$4,200 |
| LAHD & Registration | \$85 Unit | \$1,020 | \$1,020 |
| R&M | \$500 Unit | \$6,000 | \$6,000 |
| Reserves | \$200 Unit | \$2,400 | \$2,400 |
| ESTIMATED EXPENSES | | \$122,921 | \$122,921 |
| Expenses/Unit | | \$10,243 | \$10,243 |
| Expenses/SF | | \$7.66 | \$7.66 |
| % of GOI | | 32.8% | 28.9% |

| RETURN | Current | Market |
|--------|-----------|-----------|
| NOI | \$252,305 | \$302,228 |

Rent Roll

11607 ACAMA STREET | STUDIO CITY, CA 91604

| Unit # | Type | Current Rent | Market Rent | Move In | Last Rent Increase |
|----------------|----------|-----------------|-----------------|------------|--------------------|
| 1 | 3+2.5 TH | \$3,174 | \$3,495 | 3/1/2021 | 2/1/2026 |
| 2 | 2+2 TH | \$2,729 | \$2,795 | 11/1/2022 | 2/1/2026 |
| 3 | 2+2 TH | \$2,533 | \$2,795 | 6/1/2020 | 2/1/2026 |
| 4 | 2+2 TH | \$2,624 | \$2,795 | 9/1/2019 | 2/1/2026 |
| 5 | 2+2 TH | \$2,777 | \$2,795 | 4/1/2020 | 2/1/2026 |
| 6 | 3+2.5 TH | \$2,158 | \$3,495 | 5/1/1997 | 2/1/2026 |
| 7 | 3+2.5 TH | \$3,186 | \$3,495 | 10/10/2021 | 2/1/2026 |
| 8 | 2+2 TH | \$2,422 | \$2,795 | 11/15/2020 | 2/1/2026 |
| 9 | 2+2 TH | \$2,208 | \$2,795 | 7/1/2012 | 2/1/2026 |
| 10 | 2+2 TH | \$2,211 | \$2,795 | 11/1/2012 | 2/1/2026 |
| 11 | 2+2 TH | \$2,729 | \$2,795 | 10/1/2022 | 2/1/2026 |
| 12 | 3+2.5 TH | \$3,300 | \$3,495 | 9/10/2025 | 9/10/2025 |
| Totals: | | \$32,051 | \$36,340 | | |



03 Location Overview

11607 ACAMA STREET | STUDIO CITY, CA 91604

Studio City

California

Studio City is an ideal locale featuring immediate access to Los Angeles most popular locations. In less than 20 minutes a resident can be in downtown Los Angeles, the heart of Pasadena, the foothills of the San Gabriel mountains, or the beach in Santa Monica. The property is within close proximity to all of the major employment centers of Los Angeles and the most exclusive residential neighborhoods in the Los Angeles space. The location offers strong demographics, as well as limited competing luxury rental housing.

ACCESSIBILITY



VENTURA BLVD



11607 ACAMA STREET

Major Developments



Residences at Sportsmen's Lodge

520-unit apartment complex with 46,000 square feet of ground-floor shops and restaurants and parking for 1,385 vehicles. 78 units would be set aside for rent as very low-income affordable housing

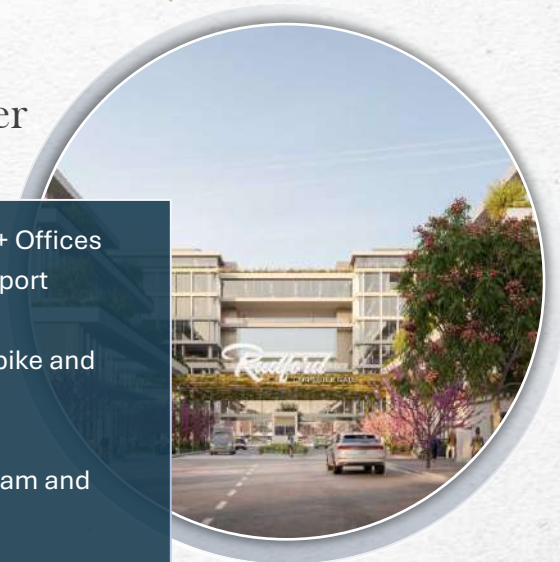
520
UNITS

46,000
SF RETAIL

1,385
VEHICLES

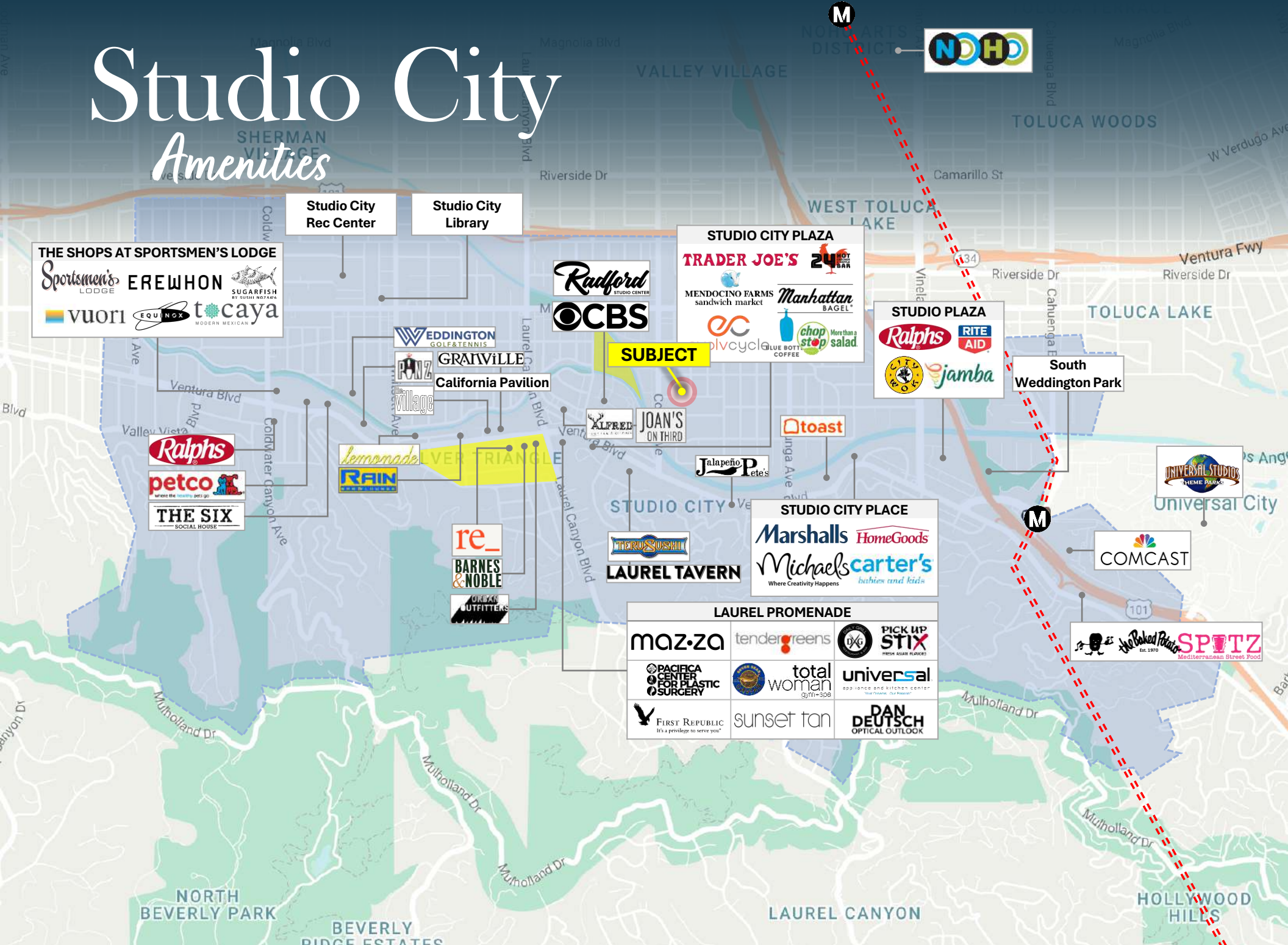
Radford Studio Center \$1B Makeover

- Up to 20-25 new soundstages + Offices
- New production office and support facilities
- A new stretch of the L.A. River bike and pedestrian path
- On-site basecamp and parking
- A transportation demand program and multi-modal mobility hubs



Studio City

Amenities



THE SHOPS AT SPORTSMEN'S LODGE

Sportsmen's LODGE
EREWHON
 SUGARFISH BY SUSHI NOYAMA
 vuori EQUINOX t.caya

Studio City Rec Center

Studio City Library

STUDIO CITY PLAZA

TRADER JOE'S 24 HOURS
 MENDOCINO FARMS sandwich market
 Manhattan BAGEL
 p!vecycle BLUE BOTT COFFEE chop More than a salad.

STUDIO PLAZA

Ralphs RITE AID
 jamba

South Weddington Park

Ralphs
 petco
 THE SIX SOCIAL HOUSE

Lemonade
 RAIN

re_ BARNES & NOBLE
 ORECAN OUTFITTERS

Radford STUDIO CENTER
 CBS

SUBJECT

GRAINVILLE
 California Pavilion

ALFRED
 JOAN'S ON THIRD

Jalapeno Pete's

toast

TERO SUSHI
 LAUREL TAVERN

STUDIO CITY PLACE

Marshalls HomeGoods
 Michaels carter's Where Creativity Happens babies and kids

UNIVERSAL STUDIOS HOME PARKS

COMCAST

LAUREL PROMENADE

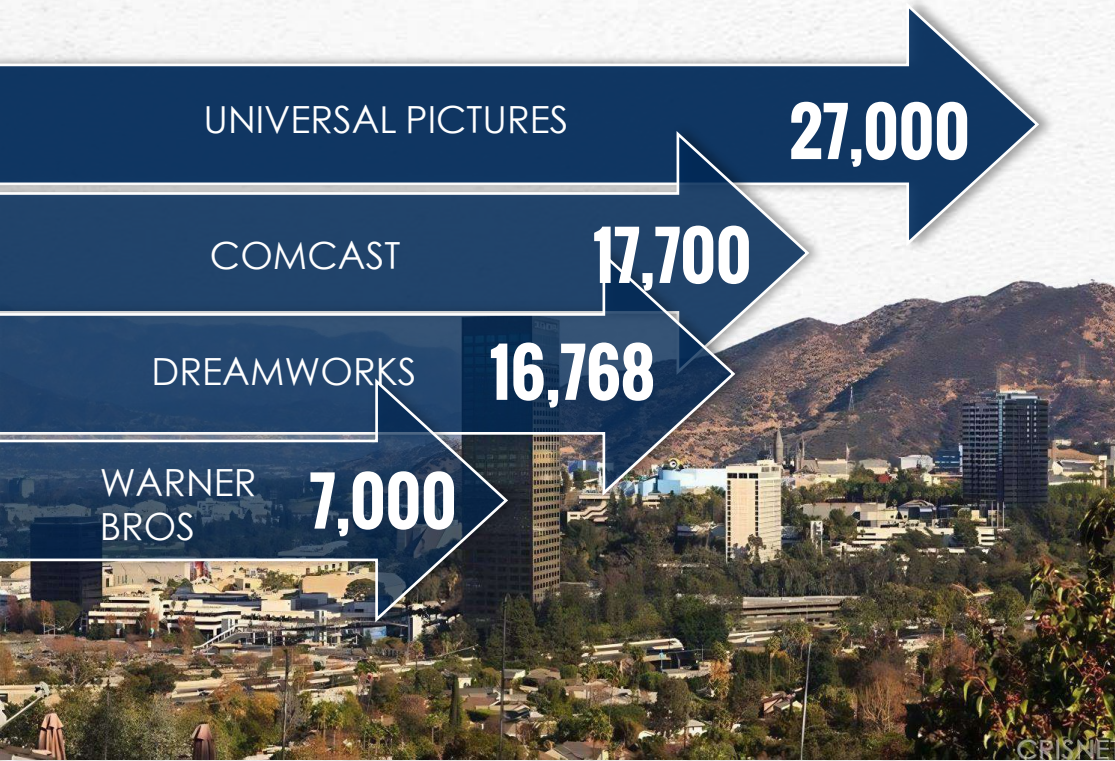
| | | |
|-------------------------------------|--------------|-----------------------------|
| maz-za | tendergreens | PICK UP STIX |
| PACIFICA CENTER FOR PLASTIC SURGERY | total woman | universal |
| FIRST REPUBLIC | sunset tan | DAN DEUTSCH OPTICAL OUTLOOK |

the Baked Potato SPITZ Mediterranean Street Food

Employment Hubs



TOP REGIONAL EMPLOYERS



AREA LANDMARKS

Some popular attractions in Studio City include the Studio City Farmers Market, the Studio City Recreation Center, and the Fryman Canyon Park, which offers hiking trails and scenic views of the city. The neighborhood also has a bustling dining scene with many restaurants, cafes, and bars.

CBS Studio Center: This is a historic television and film studio complex that has been in operation since 1928. Many popular TV shows, such as Seinfeld and Gilligan's Island, were filmed here.

Universal Studios Hollywood: This is a popular theme park and movie studio that offers a variety of attractions, including rides, shows, and tours. It is located adjacent to Studio City.

Sportsmen's Lodge: This is a historic hotel and restaurant that has been a popular destination for celebrities since the 1940s. It has hosted many famous guests, including Marilyn Monroe and Ronald Reagan.

Ventura Boulevard: This is a major thoroughfare that runs through Studio City and is known for its trendy shops, restaurants, and cafes. It is a great place to stroll, shop, and dine.

RENOWNED MEDIA FIRMS

The San Fernando Valley is home to a number of media companies, including film studios, production companies, television networks, and other entertainment-related businesses. This includes some of the largest and most renowned film studios in the world including Warner Bros, Universal Pictures, CBS Studios, and the Walt Disney Company.



HIGH BARRIER-TO-ENTRY -MARKET

Demand for single-family homes in the Studio City submarket is consistently high due to several factors. The city's desirable location, proximity to major employment hubs, and lifestyle amenities attract a high number of families and individuals seeking a suburban setting with access to urban amenities

In terms of supply, Studio City has a limited amount of new development land. This, coupled strict zoning regulations, contribute to a relatively limited supply of single-family homes. As a result, the market for single-family homes in Studio City tends to be competitive, with properties often selling quickly at or above asking prices.



\$163,764

Median Household Income



72 Days

Median Days On Market



\$1,620,000

Median Home Sale Price



JARED **JML** LEVINE
REAL ESTATE GROUP

REPRESENTATION | 1031 EXCHANGE | EVALUATION

OVER \$584,000,000 SOLD
OVER 2,923 UNITS SOLD
OVER 2,948,000 SF SOLD

161

Transactions

36

Awards &
Accomplishments

13

Sales
Records

#1

KW Commercial Team,
GCI SoCal Region

Top Commercial Broker, San
Fernando Valley Business
Journal

www.jmlreg.com

Best of LA / All Star, Los
Angeles Magazine

