

OFFERING MEMORANDUM

# 6208 SANTA MONICA BLVD

LOS ANGELES, CA 90038

APN: 5534-022-002

FANTASTIC **OWNER / USER** OPPORTUNITY  
IN THE HEART OF HOLLYWOOD

5,886 SF BLDG  
6,011 SF LOT



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# INVESTMENT SUMMARY

6208 SANTA MONICA BLVD



**PROPERTY ADDRESS**

**6208 Santa Monica Blvd**

**PRICE**

**\$2,450,000**

**BUILDING SIZE (GLA)**

**5,886 SF**

**PARKING SPACES**

**10+ in gated lot accessible by rear alley**

**LOT SIZE**

**6,011 SF**

**ZONING**

**C2-1D**

- Enterprise Zone: Allows for a lower parking ratio for most commercial uses increasing the buildable area of the parcel. See Zoning Code Section 12.21A4(x)(3)
- A qualified buyer can lock in record low SBA 504 loan rates for 25 years with 10% down!
- Opportunity Zone: Buyer may be able to defer capital gains by investing through a qualified opportunity fund.
- Owner-user can terminate ground-floor tenancy with 30-day notice.
- Endless possibilities for different businesses.

# FINANCIAL ANALYSIS

6208 SANTA MONICA BLVD

## RENT ROLL / REVENUE & EXPENSES

### RENT ROLL

Unit	Tenant	Sq. Ft.	% of Property	Lease End	Rent/Mo	Sq. Ft.	Market Rent/Mo	Sq. Ft.	Option	Lease Type
6208	Hernandez Furniture	3,061	52%	M/M	\$6,000	\$1.96	\$7,653	\$2.50	N/A	Mod. Gross
6210-A & B	Vacant Office	2,825	48%	Vacant	\$0	\$0.00	\$7,063	\$2.50	N/A	Mod. Gross
		5,886	100%		\$6,000		\$14,715			
					Current Annual Rent:	\$72,000				
					Market Annual Rent:	\$176,580				

\*Hernandez has a modified gross lease, and is month-to-month with no options

### REVENUES AND EXPENSES

REVENUES	Current	Market
Scheduled Base Rent	\$72,000	\$176,580
Expense Reimbursement	\$0	\$20,812
Total Gross Revenue	\$72,000	\$197,392
Vacancy Allowance	\$0	(\$7,896)
<b>Effective Gross Revenue</b>	<b>\$72,000</b>	<b>\$189,497</b>
OPERATING EXPENSES	Current	Market
Real Estate Taxes	(\$29,204)	(\$29,204)
Insurance	(\$3,000)	(\$3,000)
Maintenance	(\$2,820)	(\$2,820)
Repairs	(\$5,000)	(\$5,000)
<b>Annual Operating Expenses</b>	<b>(\$40,024)</b>	<b>(\$40,024)</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$31,976</b>	<b>\$149,473</b>

\*Market analysis shows ground floor retail as a NNN lease, and second floor office as a modified gross lease.

# FINANCIAL ANALYSIS

6208 SANTA MONICA BLVD

**PRICE: \$2,450,000**

**Building (psf) \$416**

*Bldg Sq. Ft. 5,886*

**Land (psf) \$408**

*Lot Sq. Ft. 6,011*

**Current NOI \$31,976**

**Market NOI \$149,473**

**Market Cap Rate 6.10%**

# FINANCIAL ANALYSIS

6208 SANTA MONICA BLVD

## Potential SBA 504 Financing Option (rates subject to change)

### 1. Project Cost

Land/Existing Building	\$2,450,000.00
Construction/Renovation	\$0.00
Equipment	\$0.00
Professional Fees/Contingency	\$0.00
<b>Total</b>	<b>\$2,450,000.00</b>

### 2. Source of Funds

Bank Loan (50%)	\$1,225,000.00
SBA 504 Loan (40%)	\$980,000.00
Equity injection (10%)	\$245,000.00

### 3. SBA 504 Debenture Pricing

Net Debenture	\$980,000.00
SBA Guarantee Fee (0.5%)	\$4,900.00
Funding Fee (0.25%)	\$2,450.00
CDC Processing Fee (1.5%)	\$14,700.00
Closing Costs	\$2,500.00
Underwriters Fee (0.04% of gross)	\$4,036.00
Subtotal	\$28,586.00
Gross Debenture	\$1,009,000.00
Balance to Borrower	\$414.00

### 4. Debt Service

Bank Loan - 25 years at 3.5%	\$6,132.64
SBA 504 Loan Debenture - 25 years at 2.40%	\$4,475.90
<b>Total Monthly Payment</b>	<b>\$10,608.54</b>
<b>Annual Debt Service</b>	<b>\$127,302.42</b>

# LOCATION OVERVIEW

6208 SANTA MONICA BLVD

The subject property is located adjacent to the Hollywood Media District, home to over 350 businesses including the largest entertainment, media and post production companies in the world. Paramount Studios, Milk Studios, RED Studios, Hollywood Center Studios and The Formosa Group and Television Center are all located less than a mile from the property.

Hollywood has been undergoing a slew of mixed-use and office developments attracting more media and entertainment companies which is dramatically changing the neighborhood's demographics.

Blackstone recently purchased a stake in Hudson Pacific's Hollywood Media Portfolio, and the new venture plans to build up to 1.1 million square feet of office and production space at Sunset Gower and Sunset Las Palmas studios. BLT Enterprises recently purchased the 200,000 square foot Television Center in Hollywood, and plans to improve the 6.4 acre campus as the Hollywood Media Center, five blocks from the subject property. Finally, the subject property is less than a mile from Kilroy's mixed use Academy On Vine project, which comprises 350,000 square feet of Netflix office space along with studios, retail, residential and a beautiful pedestrian paseo, walking distance away.

## ENTERTAINMENT

1. PARAMOUNT PICTURES STUDIOS
2. MILK STUDIOS LOS ANGELES
3. RED STUDIOS
4. TELEVISION CENTER HOLLYWOOD
5. SUNSET LAS PALMAS STUDIOS
6. SPACE STATION CASTING STUDIOS
7. DIGITAL JUNGLE
8. DIGITAL POST SERVICE
9. QUIXOTE
10. VENTURE VIDEO
11. BUSCUIT FILMWORKS

## ARTS

12. EDGE PERFORMING ARTS CENTER
13. GNOMON SCHOOL OF VISUAL ARTS
14. THE HUDSON THEATRE
15. CASCADE REHEARSAL STUDIOS
16. THE BLANK THEATRE
17. THE COMPLEX THEATRE
18. THE LOUNGE THEATRE
19. LA LA LAND GALLERY

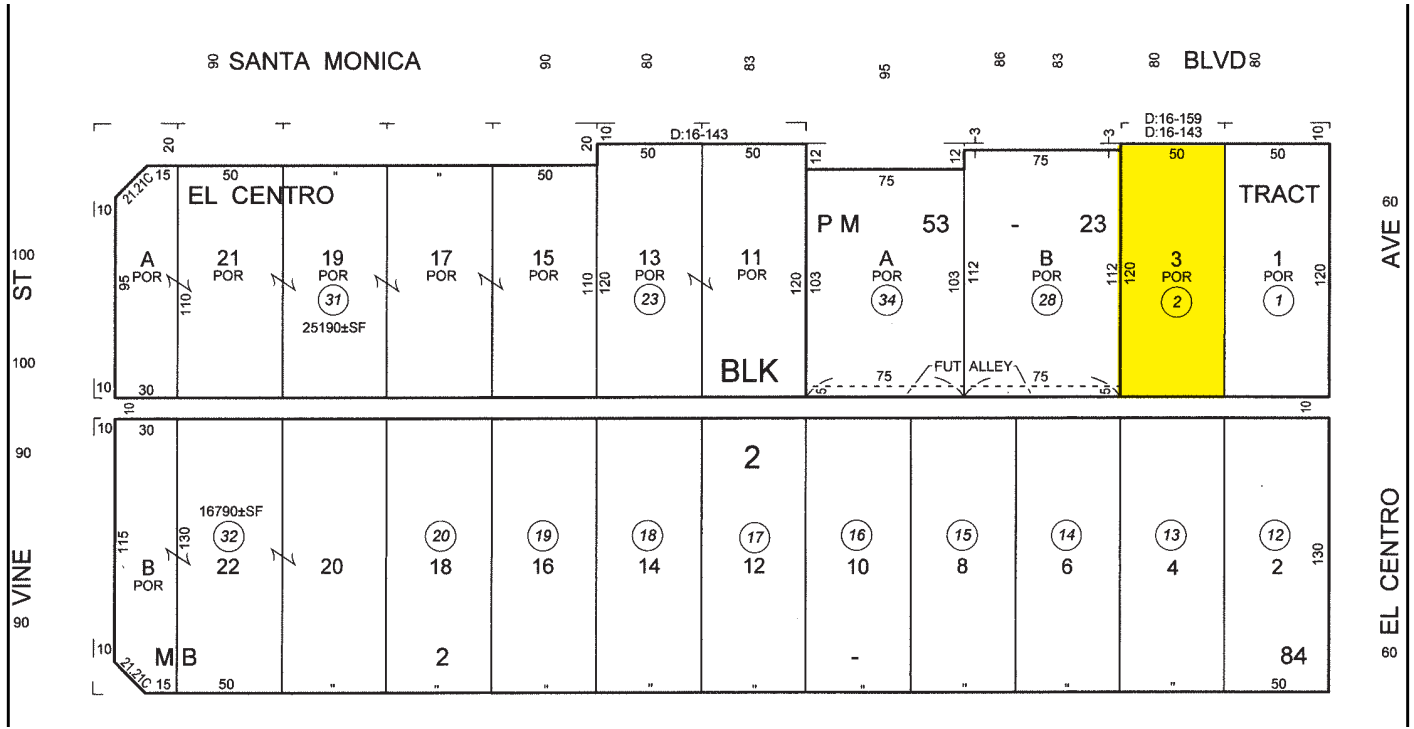


DEMOGRAPHICS	3 MILE
2018 Total Population	475,196
2018 Total Households	212,140
Median HH Income	\$49,364
Median Home Value	\$928,182

DAILY TRAFFIC COUNTS 2015	COUNT	DIR
Santa Monica Blvd & Vine St	40,000	W
Santa Monica Blvd & N el Centro Ave	36,945	W

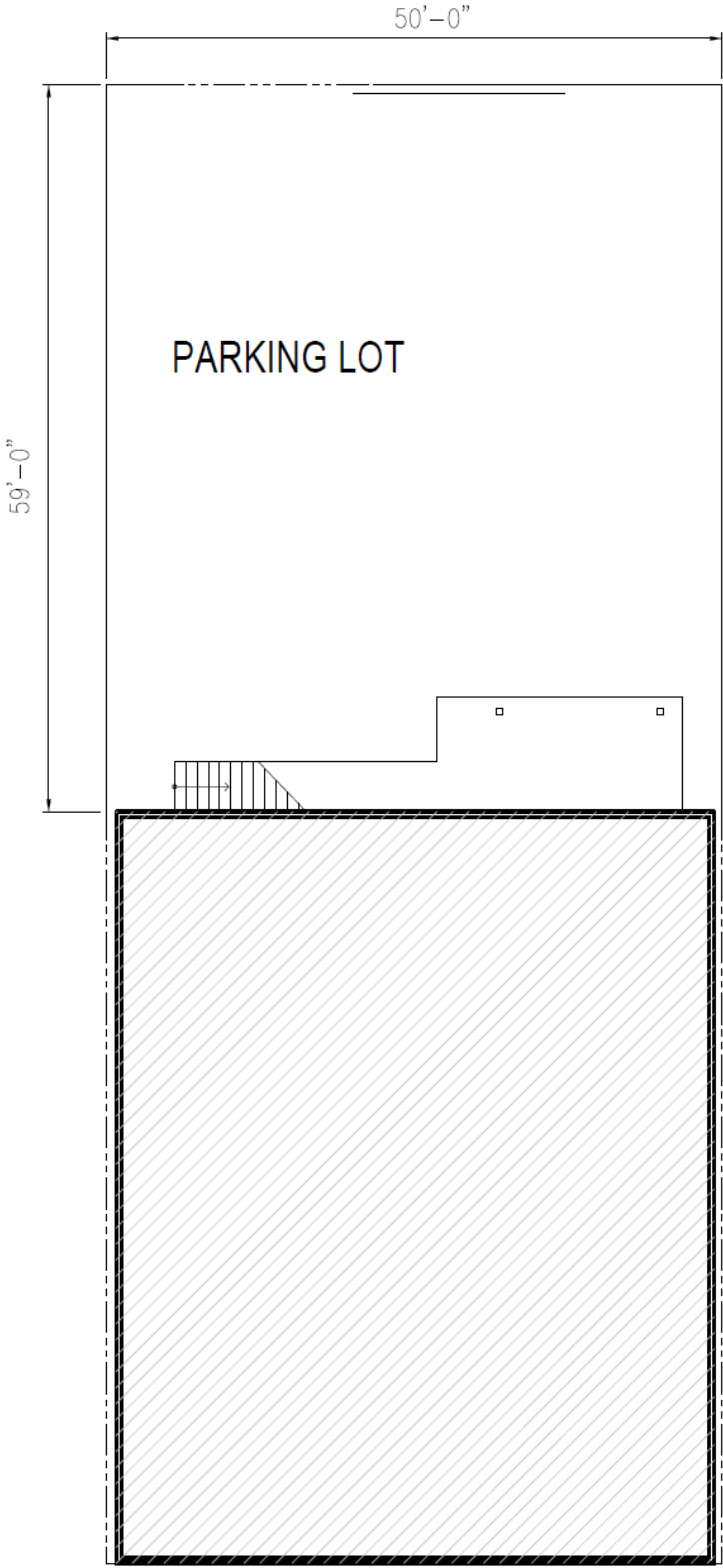
# LOCATION OVERVIEW

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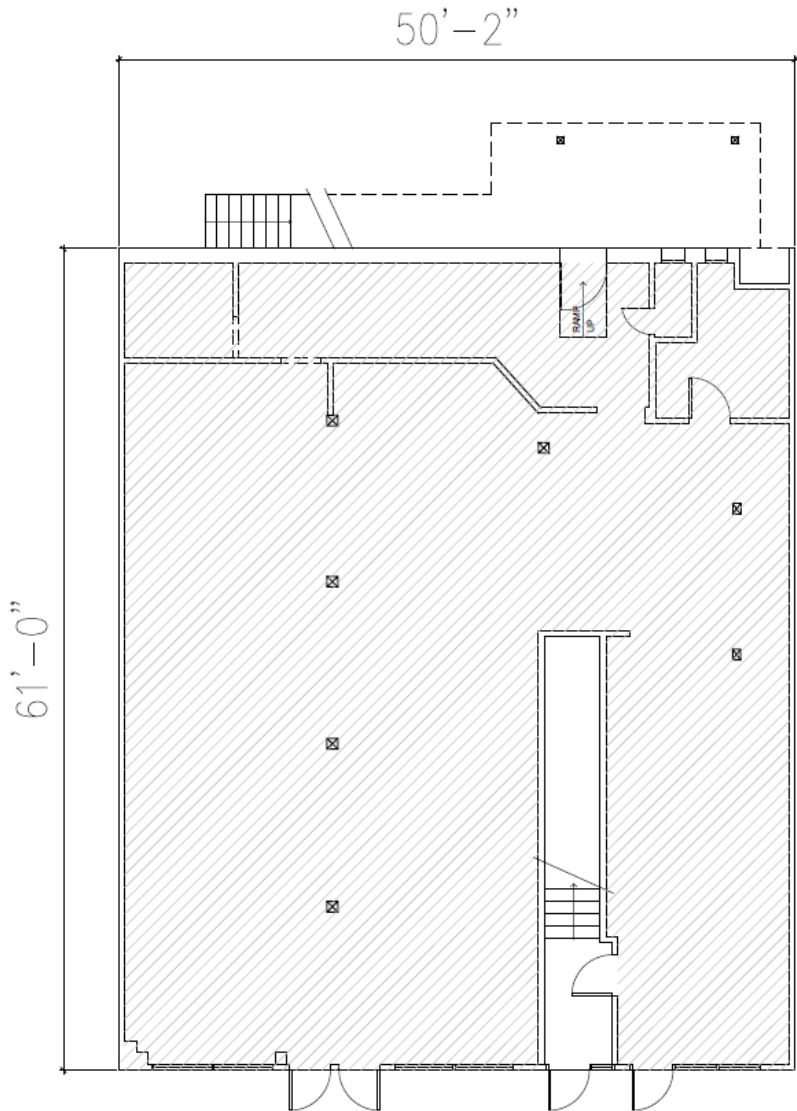
# FLOOR PLANS - Site Plan

6208 SANTA MONICA BLVD



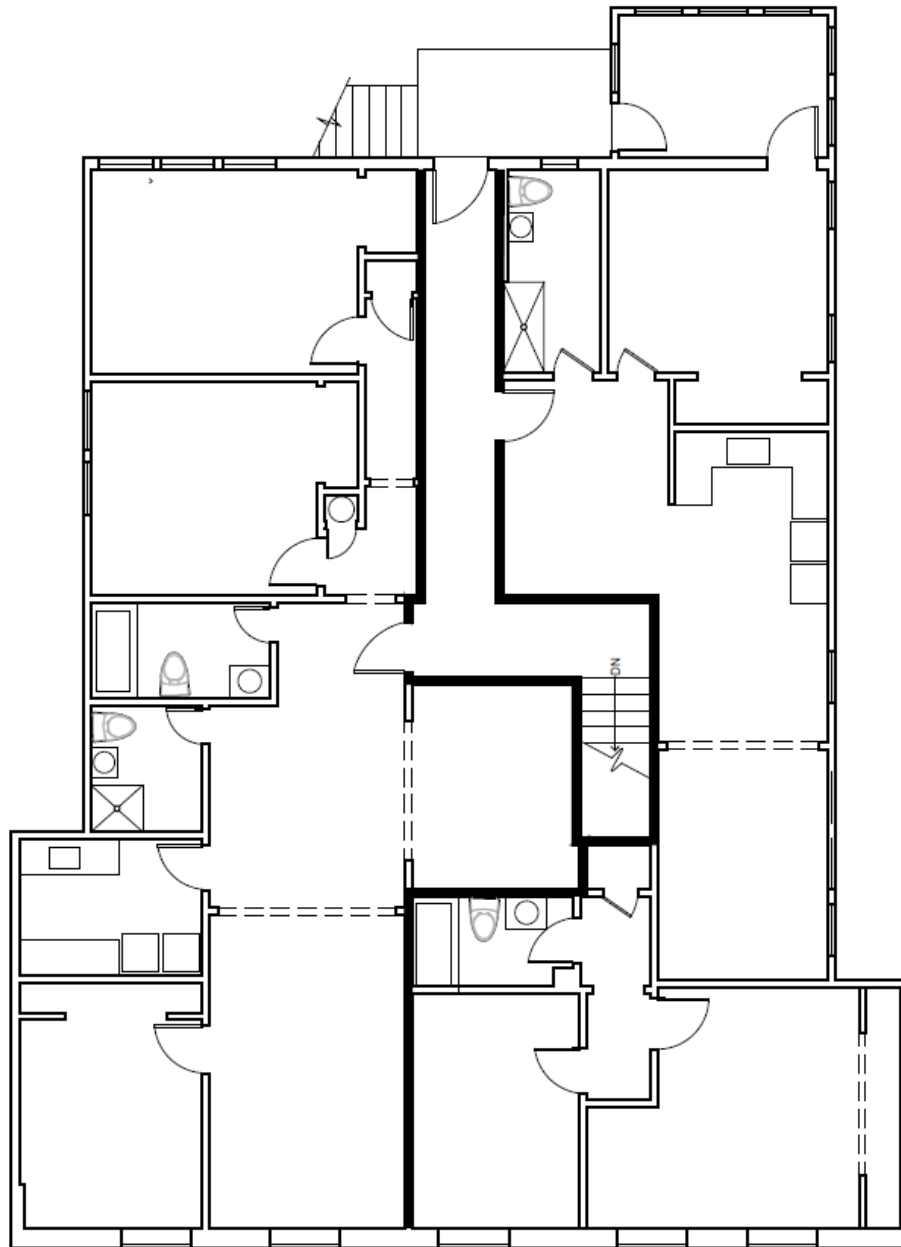
# FLOOR PLANS - First Floor

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# FLOOR PLANS - Second Floor

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# RENDERINGS

6208 SANTA MONICA BLVD



CURRENT



RENDERING

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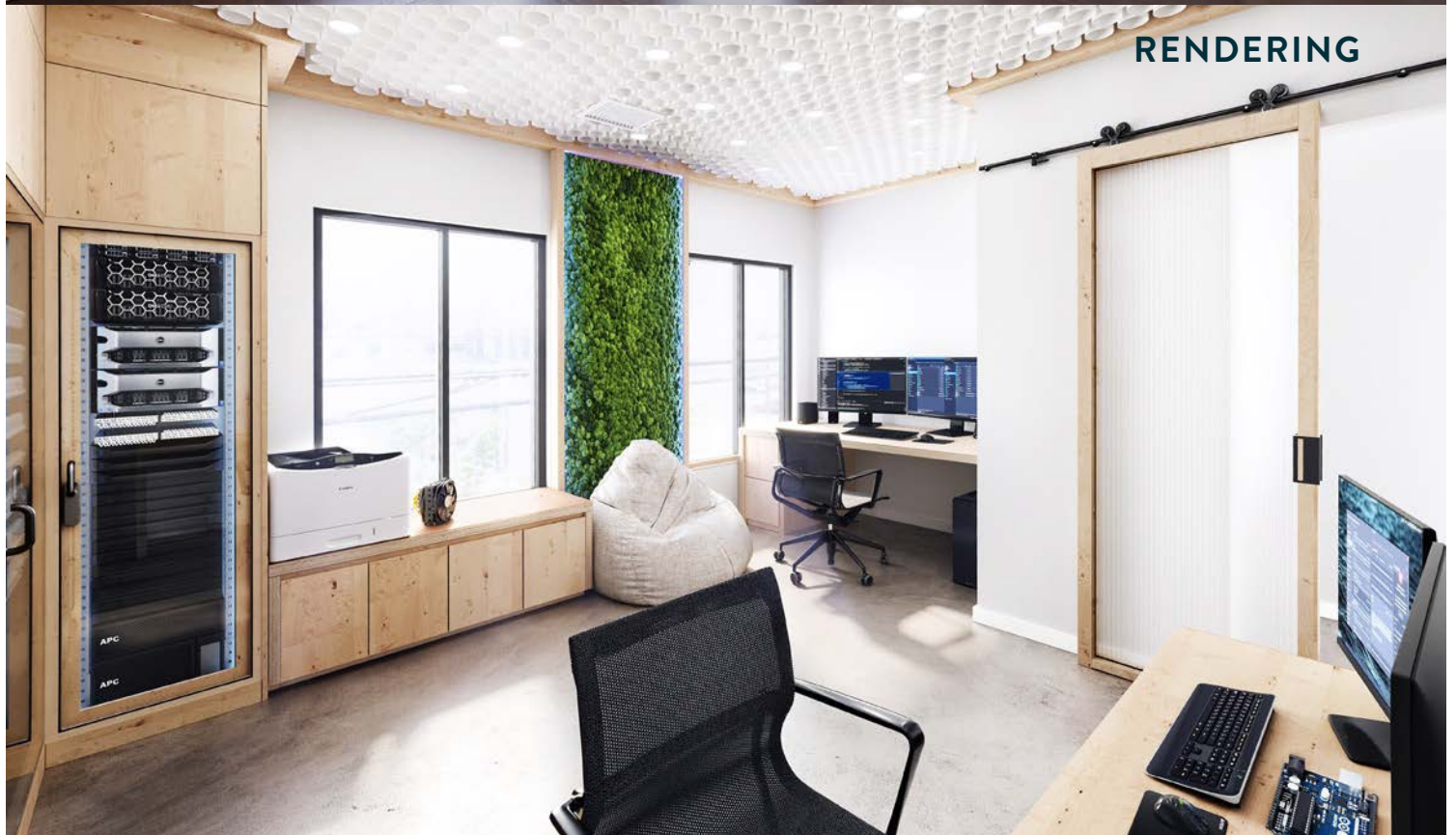


# RENDERINGS

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CURRENT



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RENDERING



# DISCLAIMER

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# conroy



LIC 01772254

CONROY COMMERCIAL, INC. OPERATES WITHIN A GLOBAL FAMILY OF COMPANIES WITH MANY SUBSIDIARIES AND/OR RELATED ENTITIES (EACH AN "AFFILIATE") ENGAGING IN A BROAD RANGE OF COMMERCIAL REAL ESTATE BUSINESSES INCLUDING, BUT NOT LIMITED TO, BROKERAGE SERVICES, PROPERTY AND FACILITIES MANAGEMENT, VALUATION, INVESTMENT FUND MANAGEMENT AND DEVELOPMENT. AT TIMES DIFFERENT AFFILIATES MAY REPRESENT VARIOUS CLIENTS WITH COMPETING INTERESTS IN THE SAME TRANSACTION. FOR EXAMPLE, THIS MEMORANDUM MAY BE RECEIVED BY OUR AFFILIATES. THOSE, OR OTHER, AFFILIATES MAY EXPRESS AN INTEREST IN THE PROPERTY DESCRIBED IN THIS MEMORANDUM (THE "PROPERTY") MAY SUBMIT AN OFFER TO PURCHASE THE PROPERTY AND MAY BE THE SUCCESSFUL BIDDER FOR THE PROPERTY. YOU HEREBY ACKNOWLEDGE THAT POSSIBILITY AND AGREE THAT NEITHER CONROY COMMERCIAL, INC. NOR ANY INVOLVED AFFILIATE WILL HAVE ANY OBLIGATION TO DISCLOSE TO YOU THE INVOLVEMENT OF ANY AFFILIATE IN THE SALE OR PURCHASE OF THE PROPERTY. IN ALL INSTANCES, HOWEVER, CONROY COMMERCIAL, INC. WILL ACT IN THE BEST INTEREST OF THE CLIENT(S) IT REPRESENTS IN THE TRANSACTION DESCRIBED IN THIS MEMORANDUM AND WILL NOT ACT IN CONCERT WITH OR OTHERWISE CONDUCT ITS BUSINESS IN A WAY THAT BENEFITS ANY AFFILIATE TO THE DETRIMENT OF ANY OTHER OFFEROR OR PROSPECTIVE OFFEROR, BUT RATHER WILL CONDUCT ITS BUSINESS IN A MANNER CONSISTENT WITH THE LAW AND ANY FIDUCIARY DUTIES OWED TO THE CLIENT(S) IT REPRESENTS IN THE TRANSACTION DESCRIBED IN THIS MEMORANDUM. THIS IS A CONFIDENTIAL MEMORANDUM INTENDED SOLELY FOR YOUR LIMITED USE AND BENEFIT IN DETERMINING WHETHER YOU DESIRE TO EXPRESS FURTHER INTEREST IN THE ACQUISITION OF THE PROPERTY. THIS MEMORANDUM CONTAINS SELECTED INFORMATION PERTAINING TO THE PROPERTY AND DOES NOT PURPORT TO BE A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR THE OWNER OF THE PROPERTY (THE "OWNER"), TO BE ALL-INCLUSIVE OR TO CONTAIN ALL OR PART OF THE INFORMATION WHICH PROSPECTIVE INVESTORS MAY REQUIRE TO EVALUATE A PURCHASE OF REAL PROPERTY. ALL FINANCIAL PROJECTIONS AND INFORMATION ARE PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY AND ARE BASED ON ASSUMPTIONS RELATING TO THE GENERAL ECONOMY, MARKET CONDITIONS, COMPETITION AND OTHER FACTORS BEYOND THE CONTROL OF THE OWNER AND CONROY COMMERCIAL, INC. THEREFORE, ALL PROJECTIONS, ASSUMPTIONS AND OTHER INFORMATION PROVIDED AND MADE HEREIN ARE SUBJECT TO MATERIAL VARIATION. ALL REFERENCES TO ACREAGES, SQUARE FOOTAGES, AND OTHER MEASUREMENTS ARE APPROXIMATIONS. THE PHOTOGRAPHS HEREIN MAY HAVE BEEN ENHANCED OR OTHERWISE MODIFIED FOR THE PURPOSE OF PROVIDING A CLEARER VIEW OF THE SUBJECT PROPERTY. ADDITIONAL INFORMATION AND AN OPPORTUNITY TO INSPECT THE PROPERTY WILL BE MADE AVAILABLE TO INTERESTED AND QUALIFIED PROSPECTIVE PURCHASERS. IN THIS MEMORANDUM, CERTAIN DOCUMENTS, INCLUDING LEASES AND OTHER MATERIALS, ARE DESCRIBED IN SUMMARY FORM. THESE SUMMARIES DO NOT PURPORT TO BE COMPLETE NOR NECESSARILY ACCURATE DESCRIPTIONS OF THE FULL AGREEMENTS REFERENCED. INTERESTED PARTIES ARE EXPECTED TO REVIEW ALL SUCH SUMMARIES AND OTHER DOCUMENTS OF WHATEVER NATURE INDEPENDENTLY AND NOT RELY ON THE CONTENTS OF THIS MEMORANDUM IN ANY MANNER. NEITHER THE OWNER OR CONROY COMMERCIAL, INC. NOR ANY OF THEIR RESPECTIVE DIRECTORS, OFFICERS, AFFILIATES OR REPRESENTATIVES MAKE ANY REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THIS MEMORANDUM OR ANY OF ITS CONTENTS (INCLUDING WITHOUT LIMITATIONS THE PHOTOGRAPHS CONTAINED HEREIN), AND NO LEGAL COMMITMENT OR OBLIGATION SHALL ARISE BY REASON OF YOUR RECEIPT OF THIS MEMORANDUM OR USE OF ITS CONTENTS; AND YOU ARE TO RELY SOLELY ON YOUR INVESTIGATIONS AND INSPECTIONS OF THE PROPERTY IN EVALUATING A POSSIBLE PURCHASE OF THE REAL PROPERTY. THE OWNER EXPRESSLY RESERVED THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY, AND/ OR TO TERMINATE DISCUSSIONS WITH ANY ENTITY AT ANY TIME WITH OR WITHOUT NOTICE WHICH MAY ARISE AS A RESULT OF THIS REVIEW OF THIS MEMORANDUM. THE OWNER SHALL HAVE NO LEGAL COMMITMENT OR OBLIGATION TO ANY ENTITY REVIEWING THIS MEMORANDUM OR MAKING AN OFFER TO PURCHASE THE PROPERTY UNLESS AND UNTIL WRITTEN AGREEMENT(S) FOR THE PURCHASE OF THE PROPERTY HAVE BEEN FULLY EXECUTED, DELIVERED AND APPROVED BY THE OWNER AND ANY CONDITIONS TO THE OWNER'S OBLIGATIONS THEREIN HAVE BEEN SATISFIED OR WAIVED. BY RECEIPT OF THIS MEMORANDUM, YOU AGREE THAT THIS MEMORANDUM AND ITS CONTENTS ARE OF A CONFIDENTIAL NATURE, THAT YOU WILL HOLD AND TREAT IT IN THE STRICTEST CONFIDENCE AND THAT YOU WILL NOT DISCLOSE THIS MEMORANDUM OR ANY OF ITS CONTENTS TO ANY OTHER ENTITY WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE OWNER OR CONROY COMMERCIAL, INC. YOU ALSO AGREE THAT YOU WILL NOT USE THIS MEMORANDUM OR ANY OF ITS CONTENTS IN ANY MANNER DETRIMENTAL TO THE INTEREST OF THE OWNER OR CONROY COMMERCIAL, INC. IF AFTER REVIEWING THIS MEMORANDUM, YOU HAVE NO FURTHER INTEREST IN PURCHASING THE PROPERTY, KINDLY RETURN THIS MEMORANDUM TO CONROY COMMERCIAL, INC. THE INFORMATION CONTAINED IN THIS DOCUMENT HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE CONROY COMMERCIAL, INC. DOES NOT DOUBT ITS ACCURACY, CONROY COMMERCIAL, INC. HAS NOT VERIFIED IT AND MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

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