

# Prime Location Retail/Residential Opportunity

3226 Barham Blvd

LOS ANGELES, CA 90068

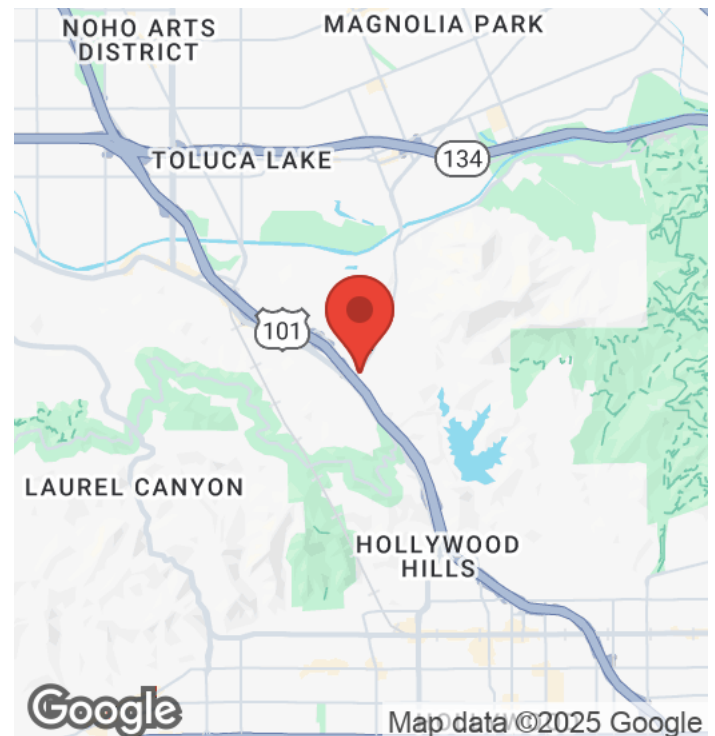
Price: \$1,500,000



3226 Barham Boulevard

## Property Highlights

- High Traffic Count Area (90,000 Vehicles a day) per Loopnet with easy access to the 101 Freeway, Cahuenga Blvd and the Hollywood Hills
- Ideal Owner User Opportunity
- Retail Unit Month to Month
- Prime Location in close proximity to Universal Studios, Warner Brothers Studios and Disney
- Great Frontage on Barham Blvd
- Tremendous Upside Potential
- Unit Mix of One (1) Retail, Two (2) 1+1's and One (1) Studio
- Owner May Consider Selling Adjacent Property
- One (1) 1+1 & Studio Will Be Delivered Vacant!



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**NICOLE APOSTOLOS**

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# PROPERTY SUMMARY

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068



## Property Summary

Property Type	Retail/Residential
Price:	\$1,500,000
Building SF:	2,004
Lot Size:	4,000 SF
Year Built:	1954
Zoning:	LAC1
CAP Rate:	5.98
GRM:	12.09

## Property Overview

The subject property provides a rare opportunity to own a great mixed use property in a prime location. Composed of two 1+1's a studio and a retail unit this tremendous investment opportunity boasts 50 ft of Frontage on densely populated Barham Blvd with a high traffic count of 90,000 vehicles a day (Sourced from Loopnet).

## Location Overview

Ideally located adjacent to the Hollywood Hills with easy access to the 101, Cahuenga Blvd, Lake Hollywood, the Hollywood Sign and Disney, Warner and Universal Studios. Situated on the Barham Blvd at a pivotal cross section the subject property garners a lot of attention from all the commuters heading towards and home from the post production studios and the 90,000 vehicles commuting from San Fernando Valley to Hollywood and beyond. Within walking distance on Cahuenga Blvd are a whole host of amenities including Mercado Restaurant, Sweet Lily Bakery Cafe & Catering, Gala Thai and just a short drive away are all the attractions of Ventura Blvd including Firefly, Lala's Argentine Grill, Erewhon.

**Acquisition Costs**

Purchase Price, Points and Closing Costs	\$1,500,000
Investment - Cash	\$825,000
First Loan (Fixed)	\$675,000

**Investment Information**

Purchase Price	\$1,500,000
Price per Unit	\$375,000
Price per SF	\$748.50
Expenses per Unit	(\$7,664)

**Income, Expenses & Cash Flow**

<b>Gross Scheduled Income</b>	<b>\$124,080</b>
Total Vacancy and Credits	(\$3,722)
Operating Expenses	(\$30,657)
<b>Net Operating Income</b>	<b>\$89,701</b>
Debt Service	(\$52,806)
<b>Cash Flow Before Taxes</b>	<b>\$36,895</b>

**Financial Indicators**

Cash-on-Cash Return Before Taxes	4.47%
Debt Coverage Ratio	1.70
Capitalization Rate	5.98%
Gross Rent Multiplier	12.09
Gross Income / Square Feet	\$61.92
Gross Expenses / Square Feet	(\$15.30)
Operating Expense Ratio	25.47%





3226 Barham Blvd is a well located, well maintained 2,004 square foot property composed of two (2) buildings and four (4) units. One building boasts 50ft of frontage on Barham Blvd and is home to a highly visible Retail Unit that currently operates as a florist. The second building is composed of three (3) Residential Units; One (1) Studio apartment and Two (2) One Bedroom & One Baths providing a great unit mix for an investor. The Retail unit is month to month providing an excellent opportunity for an owner/user or to bring in a commercial tenant at market rent. Additionally one of the 1+1's will be delivered Vacant, these units boast dining rooms, bay windows, coved ceilings and hardwood floors! There is one (1) Studio unit that will be delivered Vacant! Each unit is separately metered for gas and electricity. The property is situated on a 4,000 square foot lot and is zoned LAC1.

Ideally located adjacent to the Hollywood Hills with easy access to the 101, Cahuenga Blvd, Lake Hollywood, the Hollywood Sign and Disney, Warner and Universal Studios. Situated on the Barham Blvd at a pivotal cross section the subject property garners a lot of attention from all the commuters heading towards and home from the post production studios and the 90,000 vehicles commuting from San Fernando Valley to Hollywood and beyond. Within walking distance on Cahuenga Blvd are a whole host of amenities including Mercado Restaurant, Sweet Lily Bakery Cafe & Catering, Gala Thai and just a short drive away are all the attractions of Ventura Blvd including Firefly, Lala's Argentine Grill, Erewhon.

# INVESTMENT DETAILS

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068

## Analysis

Analysis Date November 2024

## Property

Property Type Multifamily  
Property 3226 Barham Blvd  
Address 3226 Barham Boulevard  
City, State Los Angeles, CA 90068  
Year Built 1954

## Purchase Information

Purchase Price \$1,500,000  
Units 4  
Total Rentable SF 2,004  
Lot Size 4,000 sf

## Income & Expense

Gross Operating Income \$120,358  
Monthly GOI \$10,030  
Total Annual Expenses (\$30,657)  
Monthly Expenses (\$2,555)

## Financial Information

Initial Equity \$825,000

## Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$675,000	30 years	30 years	6.80%	\$4,400	

# UNIT RENT ROLL

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Unit	Description	Current Rent	Pro Forma Rent	Comments
1	1+1	\$2,600	\$2,600	
2	1+1	\$2,140	\$2,600	
3	0+1	\$1,700	\$2,100	
4	Retail	\$3,900	\$4,000	





**Investment Summary**

Price	\$1,500,000
Year Built	1954
Units	4
Price/Unit	\$375,000
RSF	2,004
Price/RSF	\$748.50
Lot Size	4,000 sf
Floors	1
APN	5579-018-010
Cap Rate	5.98%
Market Cap Rate	6.73%
GRM	12.09
Market GRM	11.06

**Financing Summary**

Loan 1 (Fixed)	\$675,000
Initial Equity	\$825,000
Interest Rate	6.8%
Term	30 years
Monthly Payment	\$4,400
DCR	1.7

**Unit Mix & Annual Scheduled Income**

Type	Units	Actual	Total	Market	Total
0+1	1	\$20,400	\$20,400	\$25,200	\$25,200
1+1	2	\$28,440	\$56,880	\$31,200	\$62,400
Retail	1	\$46,800	\$46,800	\$48,000	\$48,000
<b>Totals</b>	<b>4</b>		<b>\$124,080</b>		<b>\$135,600</b>

**Annualized Income**

Description	Actual	Market
<b>Gross Potential Rent</b>	<b>\$124,080</b>	<b>\$135,600</b>
- Less: Vacancy	(\$3,722)	(\$4,068)
<b>Effective Gross Income</b>	<b>\$120,358</b>	<b>\$131,532</b>
- Less: Expenses	(\$30,657)	(\$30,657)
<b>Net Operating Income</b>	<b>\$89,701</b>	<b>\$100,875</b>
- Debt Service	(\$52,806)	(\$52,806)
<b>Net Cash Flow after Debt Service</b>	<b>\$36,895</b>	<b>\$48,069</b>
+ Principal Reduction	\$7,125	\$7,125
<b>Total Return</b>	<b>\$44,020</b>	<b>\$55,194</b>

**Annualized Expenses**

Description	Actual	Market
Building Insurance	\$1,503	\$1,503
Grounds Maintenance	\$1,200	\$1,200
Maintenance	\$6,204	\$6,204
Misc	\$1,500	\$1,500
Taxes - Real Estate	\$18,750	\$18,750
Utilities	\$1,500	\$1,500
<b>Total Expenses</b>	<b>\$30,657</b>	<b>\$30,657</b>
<b>Expenses Per RSF</b>	<b>\$15.30</b>	<b>\$15.30</b>
<b>Expenses Per Unit</b>	<b>\$7,664</b>	<b>\$7,664</b>



# PROPERTY PHOTOS

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## About Nicole Apostolos



Nicole Apostolos  
Commercial Director  
DRE# 01464936

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Nicole@InvestmentsLA.com  
www.InvestmentsLA.com

Nicole is a seasoned apartment salesperson in the Los Angeles area. She began her career in 2001 at Marcus & Millichap as an after school job and soon fell in love with commercial real estate. In 2004 she became licensed and started serving as a consultant to the Hollywood and Koreatown areas of Los Angeles. Meeting face to face with local owners to better understand their real estate needs is at the heart of Nicole's business. Whether it be getting a rent survey for a client she sold a building to, giving annual evaluations for a client for tax purposes, or listing a property, she bases her business on long term relationships.

Listening intently from the beginning allows Nicole to serve her clients with information and an inside track of market trends to help make the right decisions for their portfolio's and ultimately achieve their investment real estate goals. Because of her extensive deal experience Nicole is able to accurately underwrite and foresee potential issues, resolve them early on, and vet buyers to save time and hassle. This expertise is shown in a track record of listings with low days on the market and a 97% purchase price vs. list price in her closings. Strategically pricing and aggressively marketing are at the foundation of her approach.

Her clients can always count on her to go to the necessary lengths to achieve their price and terms, and work on their behalf to ensure all parties are satisfied. She also has experience with many creative ways to help her clients achieve their ultimate real estate goals when they may not seem possible. Through creative financing, uncommon offer terms and twenty years of experience, Nicole rarely has transactions fall out of escrow. Committing to exhausting all possibilities for a win win successful close has kept her on speed dial for her repeat clients.

Nicole is a true LA native who enjoys cooking, urban farming and time outdoors with her family in her spare time.

# Closing Resume

Units	Property Address	List Price	% of List	Sold Price
7	4360 Prospect Ave., Los Angeles, CA	\$1,075,000	102%	\$1,100,000
8	1038 W 104th Los Angeles, CA	\$1,100,000	93%	\$1,025,000
10	1320 N Edgemont St., Los Angeles, CA	\$950,000	99%	\$940,000
4	3223 Pasadena Ave Los Angeles, CA	\$308,900	100%	\$308,000
6	963 N Harvard Blvd., Los Angeles, CA	\$620,000	96%	\$595,000
5	912 N Wilton Pl., Los Angeles, CA	\$509,800	98%	\$500,000
6	4011 Country Club Drive, Los Angeles, CA	\$375,000	100%	\$375,000
1	12206 Gault St., North Hollywood, CA	\$334,900	97%	\$325,000
5	2322 Sichel St., Los Angeles, CA	\$425,000	100%	\$425,000
10	714 N St. Andrews Pl., Los Angeles, CA	\$925,000	100%	\$925,000
0	6800 Variel, Canoga Park, CA	\$699,000	79%	\$550,000
10	5721 Monte Vista St., Los Angeles, CA	\$799,000	100%	\$799,000
10	1233 N Gordon St., Los Angeles, CA	\$759,000	100%	\$759,000
5	4750 Eagle Rock Blvd., Los Angeles, CA	\$361,000	100%	\$361,000
8	1601 N Kingsley Dr., Los Angeles, CA	\$700,000	89%	\$625,000
9	10538 Cantara St., Sun Valley, CA	\$700,000	111%	\$775,000
1	5459 Lubao Ave., Woodland Hills, CA	\$874,900	96%	\$840,000
1	301 S. Irving Blvd., Los Angeles, CA	\$1,299,000	98%	\$1,279,000
11	11759 Vanowen St., North Hollywood, CA	\$1,195,000	99%	\$1,187,500



Units	Property Address	List Price	% of List	Sold Price
0	7600 Lindley, Reseda, CA	\$495,000	86%	\$425,000
3	326 Robinson, Los Angeles, CA	\$359,900	106%	\$381,000
8	2662 Pasadena Ave., Los Angeles, CA	\$675,000	89%	\$600,000
6	1375 Sutherland St., Los Angeles, CA	\$529,000	104%	\$550,000
2	4800 Lexington Ave., Los Angeles	\$317,000	100%	\$317,000
8	4806 Lexington Ave., Los Angeles, CA	\$1,060,000	97%	\$1,025,000
0	1529 Avalon St., Los Angeles, CA	\$117,000	100%	\$117,000
5	1400 Sutherland St., Los Angeles, CA	\$1,100,000	93%	\$1,020,000
7	4617 Eagle Rock Blvd. Los Angeles, CA	\$595,000	100%	\$595,000
4	9124 S. Manhattan Pl., Los Angeles, CA	\$475,000	85%	\$405,000
4	338 N Mariposa Ave., Los Angeles, CA	\$850,000	87%	\$740,000
8	739 N Hudson Ave., Los Angeles, CA	\$1,500,000	100%	\$1,500,000
14	1249 N Edgemont St., Los Angeles, CA	\$1,500,000	99%	\$1,490,000
12	1604 S Gramercy Pl., Los Angeles, CA	\$1,700,000	96%	\$1,630,000
7	4350 Beverly Blvd., Los Angeles, CA	\$1,450,000	92%	\$1,330,000
11	2006 Eastlake Ave., Los Angeles, CA	\$1,310,008	100%	\$1,310,008
10	2110 Hancock St., Los Angeles, CA	\$1,100,000	85%	\$938,000
3	1645 E. 6th St., Los Angeles, CA	\$1,200,000	101%	\$1,215,000
5	2910 Acresite St., Los Angeles, CA	\$1,068,000	100%	\$1,068,000
8	1120 S. Normandie Ave., Los Angeles, CA	\$1,100,000	98%	\$1,075,000
6	2631 Granada St., .Los Angeles, CA	\$749,000	93%	\$700,000

Units	Property Address	List Price	% of List	Sold Price
2	1201 N Mariposa Ave., Los Angeles, CA	\$795,000	87%	\$695,000
9	306 N Bonnie Brae, Los Angeles, CA	\$1,375,000	98%	\$1,350,000
10	519 N. Ardmore Ave., Los Angeles, CA	\$1,695,000	101%	\$1,720,000
11	629 N Ardmore Ave., Los Angeles, CA	\$1,750,000	101%	\$1,775,000
2	806 N Croft Ave., Los Angeles, CA	\$1,700,000	100%	\$1,700,000
1	5459 Lubao Ave., Woodland Hills, CA	\$1,395,000	95%	\$1,325,000
1	6911 Bellingham Ave., North Hollywood, CA	\$469,000	100%	\$469,000
7	1114 S. Sherbourne Drive, Los Angeles, CA	\$2,195,000	95%	\$2,080,000
6	6236 Willowcrest, North Hollywood, CA	\$1,600,000	100%	\$1,600,000
24	1461 W. Sunset Blvd., Los Angeles, CA	\$4,600,000	101%	\$4,650,000
5	1032 S. Bedford St., Los Angeles, CA	\$1,995,000	95%	\$1,900,000
1	1811 Hi Point St., Los Angeles, CA	\$1,200,000	100%	\$1,200,000
5	115 N. Catalina St., Los Angeles, CA	\$925,000	93%	\$862,500
5	127 N. Catalina St., Los Angeles, CA	\$1,062,500	100%	\$1,062,500
9	1220 N. Van Ness Ave., Los Angeles, CA	\$1,600,000	101%	\$1,612,500
2	1543 N. Kenmore Ave., Los Angeles, CA	\$849,000	93%	\$786,000
1	26866 Chaucer Place, Stevenson Ranch, CA	\$1,250,000	96%	\$1,200,000
1	29142 Harmony Way, Saugus, CA	\$735,000	100%	\$735,000
1	6459 Hazel Circle, Simi Valley, CA	\$550,000	96%	\$530,000
7	1014 N El Centro Ave., Los Angeles, CA 90038	\$1,600,000	97%	\$1,550,000
5	2707 W 14th St. Los Angeles, CA 90006	\$949,000	93%	\$885,000

Units	Property Address	List Price	% of List	Sold Price
2	5742 La Mirada Ave. Los Angeles, CA 90038	\$1,150,000	109%	\$1,250,000
20	311 S Witmer St. Los Angeles, CA 90017	\$2,250,000	103%	\$2,325,000
2	2450 Naomi Ave. Burbank, CA 91504	\$1,500,000	96%	\$1,450,000
2	10618 Magnolia Ave. North Hollywood, CA 91605	\$850,000	97%	\$825,000
1	15437 Vincennes St. North Hills, CA 91343	\$680,000	99%	\$670,000
0	338 N Mariposa Ave. Los Angeles, CA 90004	\$1,500,000	97%	\$1,450,000
6	149 S Vendome St. Los Angeles, CA 90057	\$1,299,000	93%	\$1,205,000
5	127 N. Catalina St. Los Angeles, CA 90004	\$2,000,000	99%	\$1,970,000
5	115 N. Catalina St. Los Angeles, CA 90004	\$1,650,000	97%	\$1,600,000
1	559 N. St. Andrews Pl. Los Angeles, CA 90004	\$850,000	100%	\$850,000
6	1408 N. Las Palmas Ave. Los Angeles, CA 90028	\$1,350,000	100%	\$1,350,000
8	1120 S. Normandie Ave. Los Angeles, CA 90006	\$1,500,000	97%	\$1,455,000
8	147 N. Mariposa Ave. Los Angeles, CA 90004	\$1,600,000	98%	\$1,560,000
4	5720 Waring Ave. Los Angeles, CA 90038	\$1,295,000	93%	\$1,200,000
7	1332 N. Sycamore Ave. Los Angeles, CA 90028	\$2,200,000	95%	\$2,095,000
2	813 N Edinburgh Ave. Los Angeles, CA 90046	\$2,200,000	100%	\$2,200,000
5	1236 N Edgemont St. Los Angeles, CA 90029	\$2,350,000	98%	\$2,300,000
3	1406 Golden Gate Ave. Los Angeles, CA 90026	\$1,299,000	95%	\$1,230,000
2	700 Echo Park Ave. Los Angeles, CA 90026	\$775,000	109%	\$782,000



Units	Property Address	List Price	% of List	Sold Price
17	5111 Harold Way Los Angeles, CA 90027	\$4,400,000	109%	\$4,000,000
0	8033 Norwich Ave, Panorama City, CA 91402	\$649,000	112%	\$730,000
3	2559 W Pico Blvd, Los Angeles, CA 90006	\$1,995,000	83%	\$1,650,000
4	5421 S Gramercy Pl, Los Angeles, CA, 90062	\$849,000	92%	\$780,000
4	705 S Almansor St Alhambra, CA 91801	\$1,818,000	100%	\$1,818,000
6	4116 Los Feliz Blvd, Los Angeles, CA 90027	\$2,600,000	93%	\$2,415,000
4	303 N Vendome St, Los Angeles, CA 90026	\$1,100,00	86%	\$950,000
8	440 S Wilton Pl, Los Angeles, CA 90020	\$2,400,000	94%	\$2,250,000
0	2018 W Kenneth Road, Glendale, CA 91201	\$1,299,000	99%	\$1,280,000
21	3750 Glendon Ave, Los Angeles, CA 90034	\$7,750,000	99%	\$7,700,000
4	2945 W 11th Ave, Los Angeles, CA 90006	\$799,000	103%	\$820,000
6	6242 Beck Ave, North Hollywood, CA 91606	\$1,399,000	76%	\$1,060,000
3	4653 Lankershim Blvd, North Hollywood, CA 91602	\$2,500,000	96%	\$2,400,000
4	3101 Beverly Blvd, Los Angeles, CA 90057	\$1,600,000	95%	\$1,525,000
<b>534</b>		<b>Total Closing</b>		<b>\$158,294,515</b>

## Client Testimonials

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"It was great working with Nicole on selling my properties at 4116 Los Feliz Bl and 303 N. Vendome St. She set up a great marketing program in a changing and challenging real estate environment. She worked diligently to sell both properties so that a 1031 exchange could be completed. She was available to answer my questions and was instrumental in helping me complete the 1031 exchange and the purchase of a replacement property. Based on my experience in these transactions, I would use her again to market my future real estate deals and would recommend her highly to others."

**Gus Dembegiotes, Closed 3 Transactions**

"Sometimes selling a property is challenging. In my case there was an ongoing construction project and the building belonged to a friend who passed away. Nicole was very available, supportive and professional during the entire process of selling the property. I was never doubtful about the process and was able to attend to other pressing matters while she managed the sale. The tenants and management were graciously considered throughout the sale process and the sale timeline was expedient and smooth. I highly recommend working with Nicole if you're interested in selling your property."

**K. Brown - Executor of The Estate - 3750 - 3752 Glendon Ave**

"Nicole is an excellent commercial real estate agent. Having worked with a dozen or so agents over the years, Nicole is by far the best. She works a deal until it closes. She is hard working, persistent, and diligent. I would highly recommend her."

**T. Jones**

## Client Testimonials

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"THANK YOU! You killed it! When I went into escrow on the up leg I was scared to death that we weren't going to be able to close the two Ardmore properties in time. I was certain that we were going to have to take a deep discount in order to make all of the pieces fit together. You can imagine my pleasant surprise when you delivered a non-contingency buyer at over price. I think the real coup, was being able to close my purchase of the new building 3 weeks early. You're incredible, amazing, and I look forward to our next deal."

**J.Zaferis - Repeat Clients, Closed 6 Transactions**

"I recently closed escrow with Nicole on an apartment building transaction in Los Angeles. I have worked with many outside brokers over the past 16 years. Seldom have I worked with another broker who demonstrated an understanding and intelligence about what we do. From the beginning of the transaction - I knew I was working with a real pro."

**Mike Salerno, Executive Vice President Miller & Desatnik Realty Corp.**

"Having worked with Nicole for a few years now I can confidently say she is a great commercial real estate agent. She is incredibly responsive, thoughtful, and very loyal to her clients. I would strongly recommend her to anyone looking to sell their apartment building, she is as hard working as they come!"

**L. Cobar**

"Nicole was great! Super patient, listens to the clients needs and more importantly helps move the deal along. Would totally recommend Nicole for any Real Estate transaction. A true professional!!!"

**J. Katz**



## Client Testimonials

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“What an awesome job you did for me and my family with the sale of 1220 N. Van Ness. Your hard work and dedication made the sale seamless, accurate and successful. You're the best. Thank you.”

**Joe Hassan**

“Nicole Apostolos represented our family in selling a very unique property built by my grandfather in the 1920's, originally as an artist's studio which later became a six unit multifamily rental property with an L.A City historic designation. Nicole had researched the property well in advance and clearly showed us early on that her knowledge and professionalism were head and shoulders above the other brokers we interviewed. Her skill set was greatly needed as we began to encounter complications during the process due to the age of the property and last minute repairs. Her calm and professional approach got us through to close at a price that fully met our expectations. She would be the first person I'd call if we ever did this again.”

**David Porter**

“Nicole Apostolos did an extraordinary representation of the family trusts' needs and interests and did her best to find me a suitable buyer for my property. I have never had a real estate agent take so much care. I would not hesitate to recommend her to anyone else, she did a phenomenal job.”

**Barbara Roberts**

“We have been in the real estate business for over 35 years and have dealt with several different brokers during this time. It has always been our policy to find someone good and then work with them for a long period of time since we believe loyalty and honesty breeds those qualities in return. As the principal investor for our family, I can say that Nicole falls into that category without any reservation. She has demonstrated her loyalty and honesty on numerous occasions. She is constantly looking out for our interests and works very hard to get us the best deal possible. Even when she is not involved in the transaction, we have been able to count on her to give us fair and accurate advice. I call her my "dot the i's and cross the t's" girl!! We are looking forward to many years of association with Nicole.”

**Vladimir Beron- Repeat Client, Closed 11 Transactions**

## Client Testimonials

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“Nicole is a kind and calm agent which is difficult to find nowadays! From day one she was able to explain the process and reexplain it making the process of selling our apartments a breeze. She took away a lot of the legwork, and presented multiple formidable offers. After the closing, she continued to guide us even through a complicated 1031 exchange she didn’t represent us in, a true professional! She had our best interest in mind the whole time. Hope to work with her again.”

**Oscar Rivera**

“Selling our apartment building, which our parents had purchased years ago, was a surprisingly emotional process. But the decision to have Nicole Apostolos of Keller Williams Commercial Realty ensured that the process went incredibly smoothly. Nicole represented our interests at every step along the way. She was both proactive and responsive; her excellent listening skills resulted in clear understanding of our needs and translated into well-researched alternatives and sound advice about next steps. Her knowledge of the market and her attention to detail helped us to negotiate through the ins and outs of a large sale with confidence. Nicole is a real pro - truly at the top of her game.”

**Pierpont Laidley**

“Nicole is quick when it comes to real estate. As my agent, she always kept me updated daily with progress, either through calls, texts or email. You won’t feel left out of the loop with her. She is technologically savvy. So your real estate needs won’t just pass you by if you go with her.”

**Johnny Tong - Repeat Client, Closed 4 Transactions**

“Nicole was great, easy to work with, very straightforward.”

**Leeor Maciborski, ROM Investments**



## Client Testimonials

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“Working with Nicole on the purchase of our ten unit building was a pleasure!! She made the process smooth, easy and efficient.

Nicole was also knowledgeable and trustworthy in the advice she gave us. In our case, she represented both my husband and I (the buyers) and the seller, and I felt she accomplished this taking with grace and ease. Throughout the process, I always felt that she was on our side without ever being disloyal to the seller. We were impressed with her professional and ethical approach to the sale. Most importantly, she was the one who brought this amazing deal to our attention and it has been a lucrative purchase for us. It cash flows even in these difficult economic times. Every time we are able to use money from this property to pay other bills or do other projects, we have Nicole and her team to thank!”

**Alete & Zohar Tsfria**

“The service and personal attention i received from Nicole Apostolos was refreshing and unexpected. I expect professionalism and promptness in all matters regarding business and I wasn't receiving that kind of service from another commercial realty company. So I decided to give Nicole a call and I am so glad I did. She was able to find the perfect location for my barber spa and without her dedication and attention to details my dream wouldn't have come true. I couldn't have asked for a better agent and i will definitely have Nicole as my agent again and again.”

**CEO Christopher Styles Barber Spa**

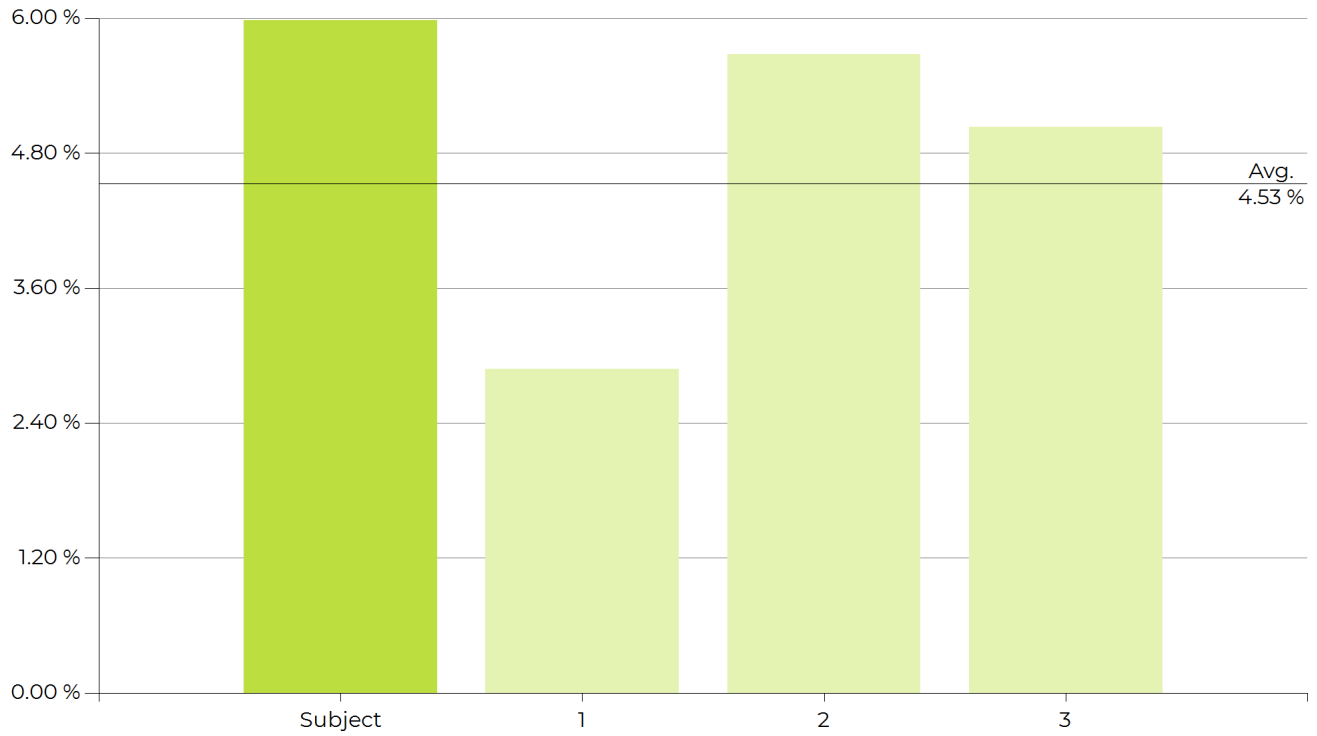
“I have worked with Nicole for the past six years and she has helped my wife and I acquire two new properties and sell one. I have been very satisfied with the service she provides; she is very knowledgeable, honest, and understands our goals. We look forward to working with her in the future and she is always our only recommendation when we know someone looking for an agent. She is the best broker in LA and she always picks up the phone.”

**Don Shaham**

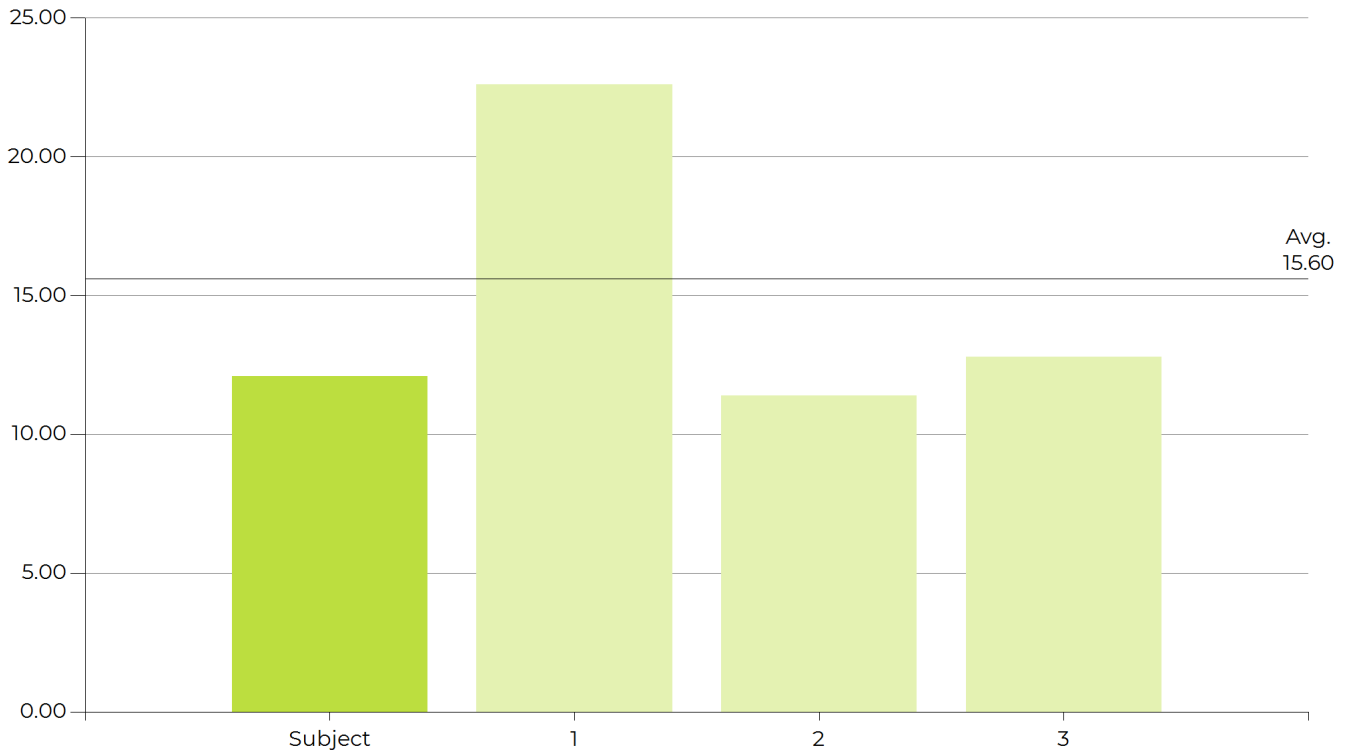
# SALE COMPARABLES

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068

## Cap Rate



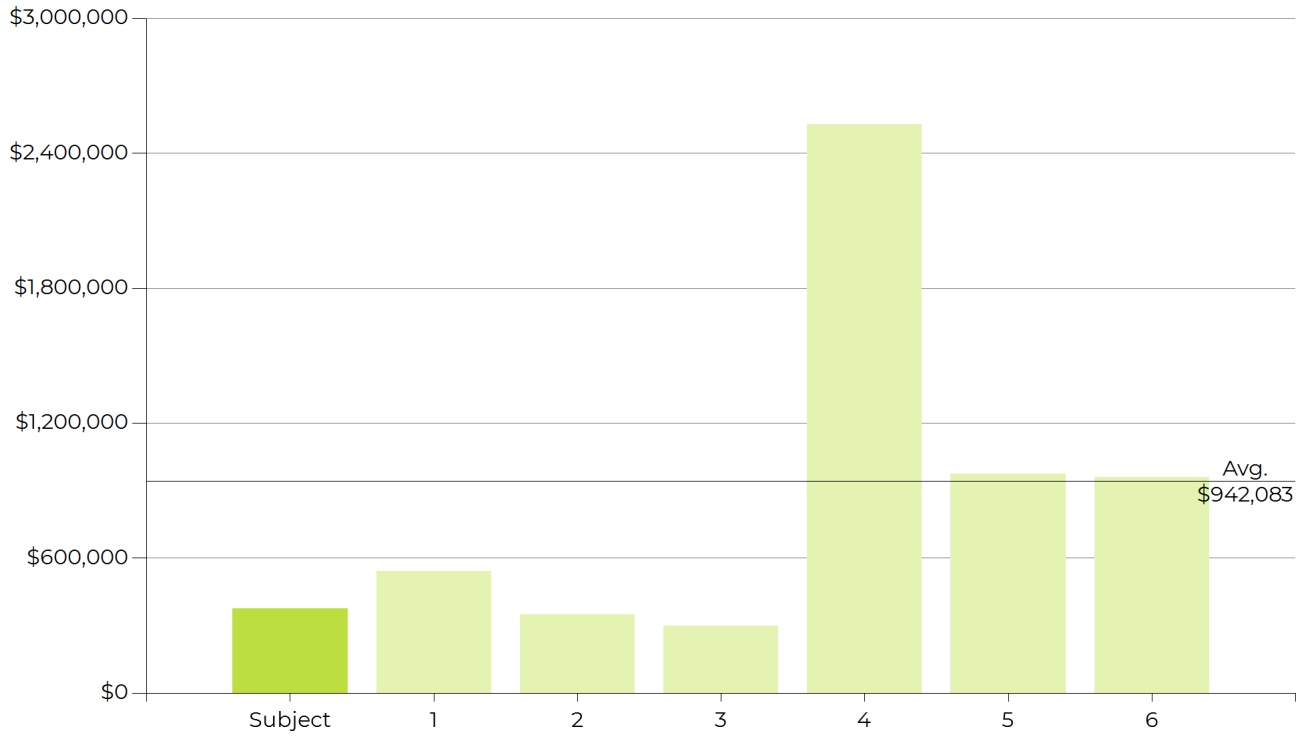
## Gross Rent Multiplier



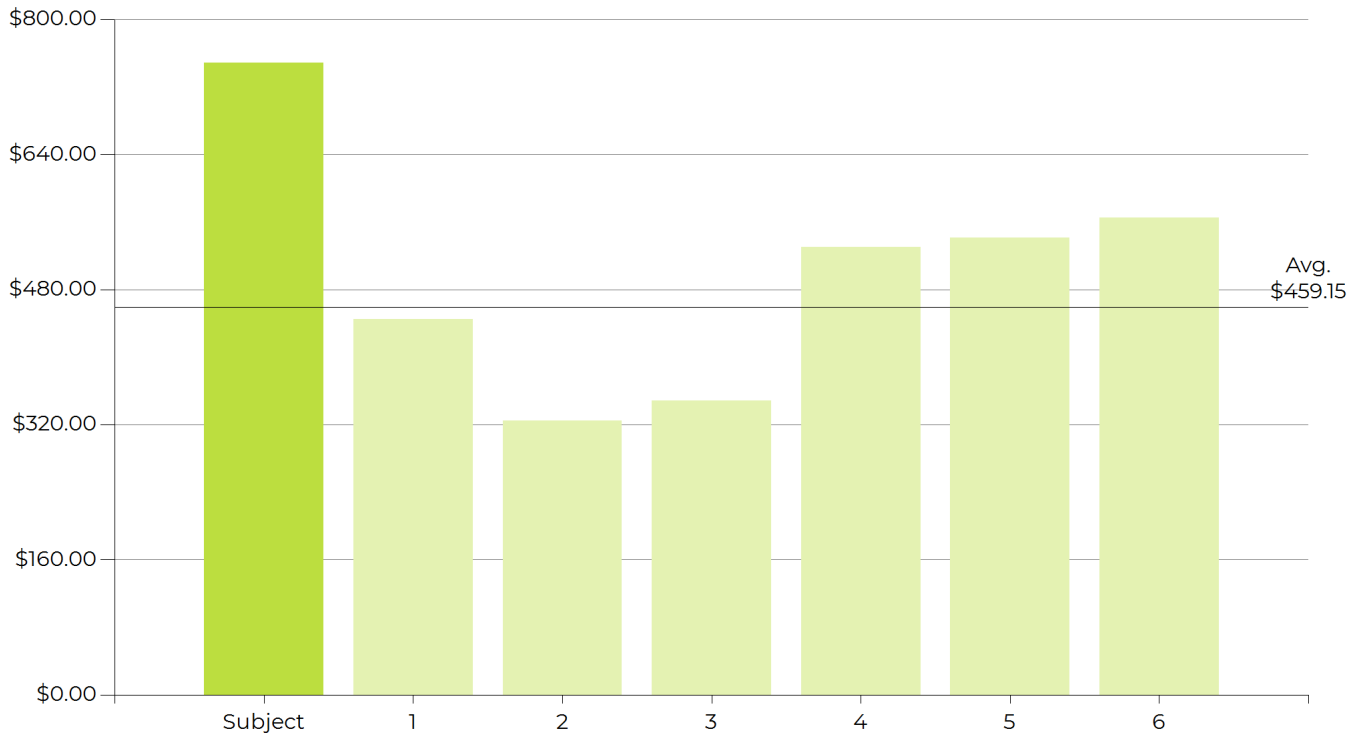
# SALE COMPARABLES

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068

## Price per Unit



## Price per SF





# SALE COMPARABLES

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068



Sale Price	\$1,500,000	Units	1	Unit Type	0+1
Units	4		2		1+1
Price/Unit	\$375,000		1		Retail
Price/SF	\$748.50				
Lot Size	4,000				
Cap Rate	5.98%				
GRM	12.09				
Year Built	1954				

## 3226 Barham Blvd

3226 Barham Boulevard, Los Angeles, CA 90068

### Notes

One (1) parking space.



1	Sale Price	\$1,085,000	Units	2	Unit Type	3 Bedroom 2 Bath
	Units	2				
	Price/Unit	\$542,500				
	Price/SF	\$445.22				
	Lot Size	8,826				
	Cap Rate	2.88%				
	GRM	22.6				
	Year Built	1916				
	Sale Date	9/28/2024				

2912 Park Center Drive, Los Angeles, CA 90068

### Notes

No parking.



2	Sale Price	\$1,050,000	Units	2	Unit Type	2 Bedroom 1 Bath
	Units	3		1		2 Bedroom 1.5 Bath
	Price/Unit	\$350,000				
	Price/SF	\$324.47				
	Lot Size	4,000				
	Cap Rate	5.68%				
	GRM	11.4				
	Year Built	1952				
	Sale Date	9/18/2024				

3248 Barham Boulevard, Los Angeles, CA 90068

### Notes

Four (4) parking spaces. One unit delivered vacant.

# SALE COMPARABLES

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068



2141 North Gower Street, Los Angeles, CA 90068

**Notes**

Five (5) parking spaces.

Sale Price	\$1,500,000	Units	3	Unit Type	1 Bedroom 1 Bath
Units	5				
Price/Unit	\$300,000		1		2 Bedroom 2 Bath
Price/SF	\$348.51		1		2 Bedroom 1 Bath
Lot Size	7,026				
Cap Rate	5.03%				
GRM	12.8				
Year Built	1924				
Sale Date	3/21/2024				



10210 Riverside Drive, Los Angeles, CA 91602

**Notes**

Eleven (11) parking spaces.

Sale Price	\$2,526,708	Units	1	Unit Type	Other
Units	1				
Price/Unit	\$2,526,708				
Price/SF	\$530.38				
Lot Size	8,276				
Sale Date	1/31/2024				



10216 Riverside Drive, Los Angeles, CA 91602

**Notes**

No parking.

Sale Price	\$973,292	Units	1	Unit Type	Other
Units	1				
Price/Unit	\$973,292				
Price/SF	\$541.62				
Lot Size	3,049				
Year Built	1950				
Sale Date	1/31/2024				

# SALE COMPARABLES

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068

6



Sale Price \$960,000  
Units 1  
Price/Unit \$960,000  
Price/SF \$564.71  
Lot Size 4,099  
Year Built 1938  
Sale Date 6/7/2024

Units	Unit Type
1	Other

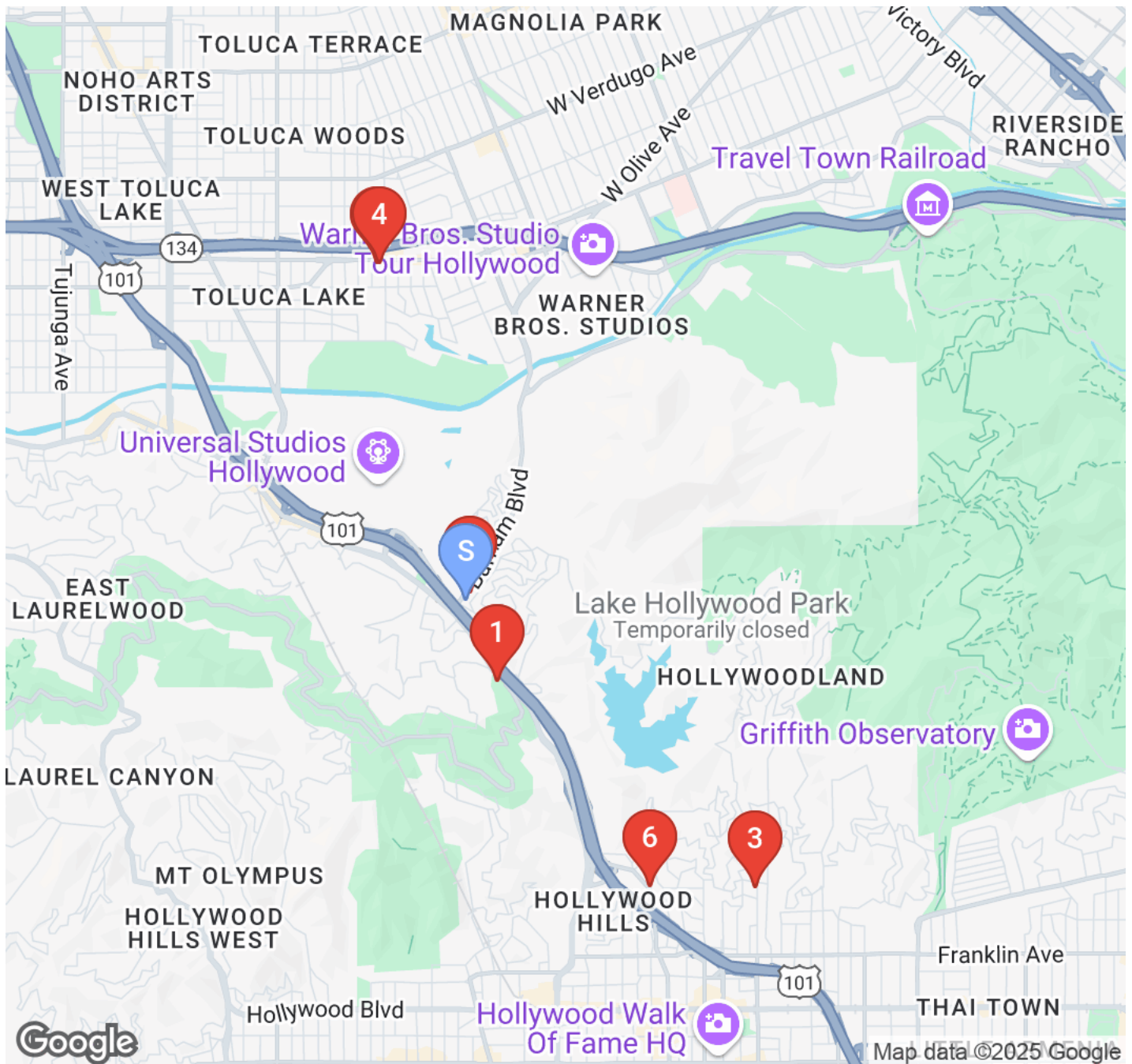
2142 North Cahuenga Boulevard, Los Angeles, CA 90068

**Notes**  
No parking.



# SALE COMPARABLES

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068



- S** 3226 Barham Boulevard  
Los Angeles, CA, 90068  
\$1,500,000
- 3** 2141 North Gower Street  
Los Angeles, CA, 90068  
\$1,500,000
- 6** 2142 North Cahuenga  
Los Angeles, CA, 90068  
\$960,000

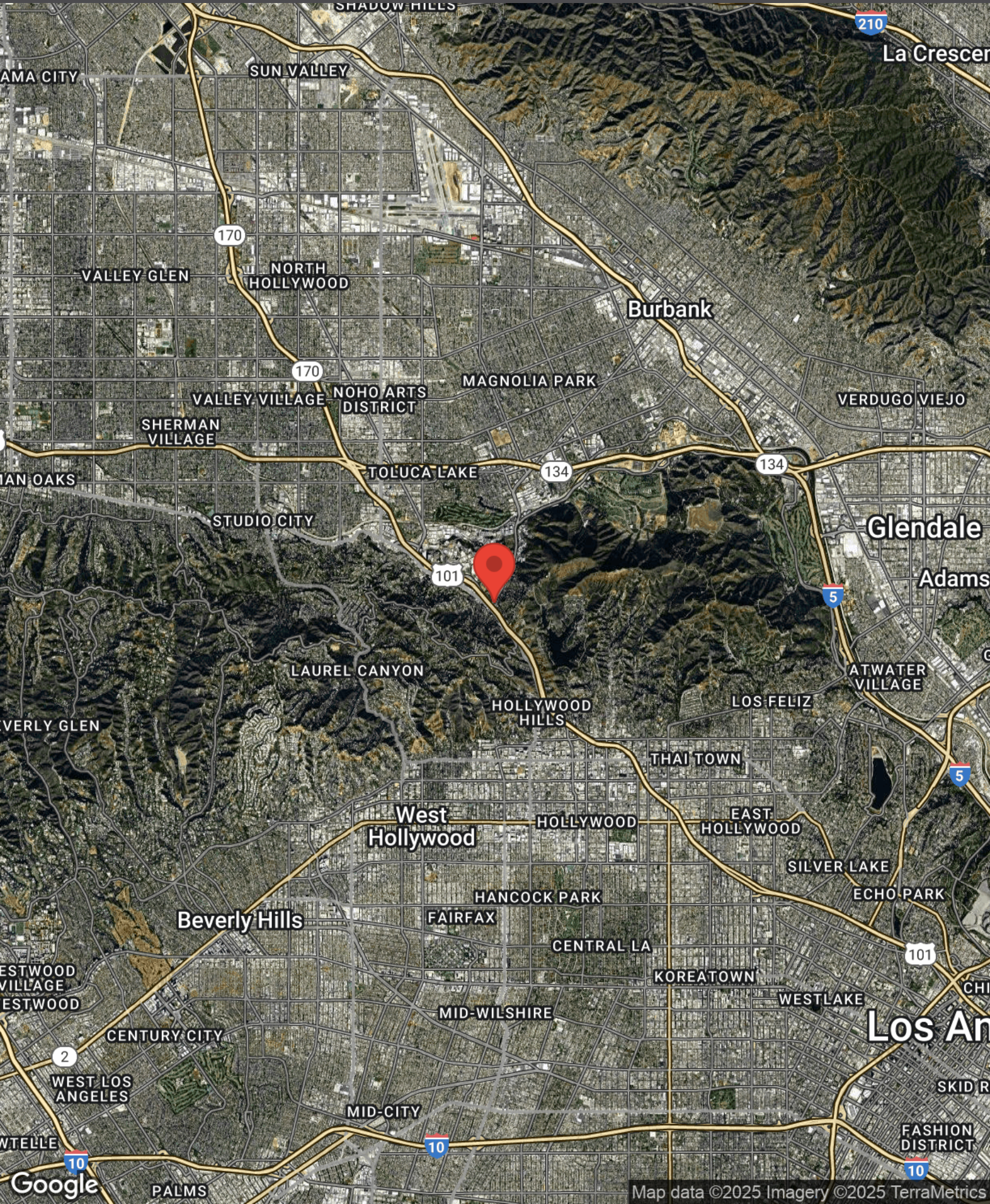
- 1** 2912 Park Center Drive  
Los Angeles, CA, 90068  
\$1,085,000
- 4** 10210 Riverside Drive  
Los Angeles, CA, 91602  
\$2,526,708

- 2** 3248 Barham Boulevard  
Los Angeles, CA, 90068  
\$1,050,000
- 5** 10216 Riverside Drive  
Los Angeles, CA, 91602  
\$973,292



# REGIONAL MAP

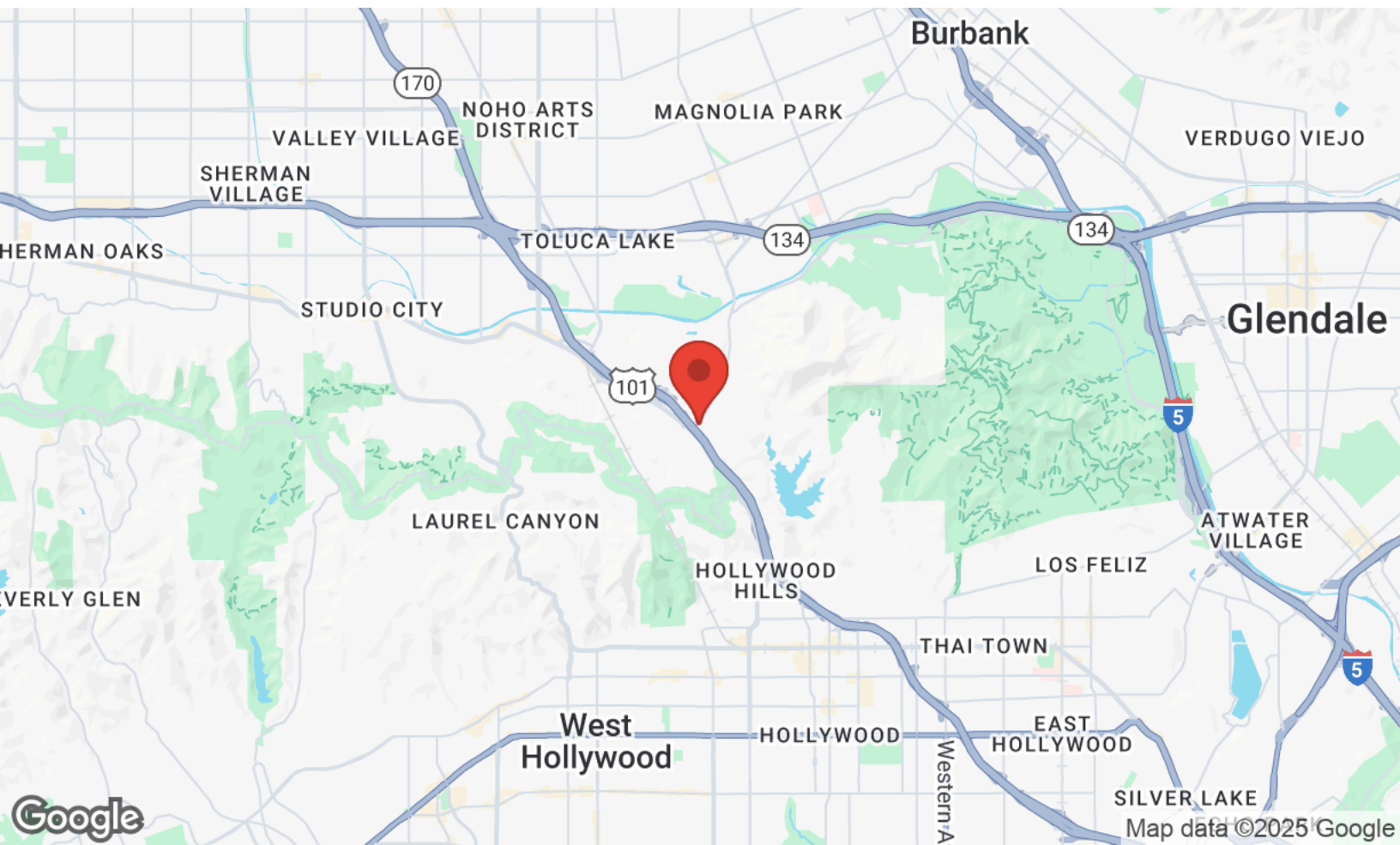
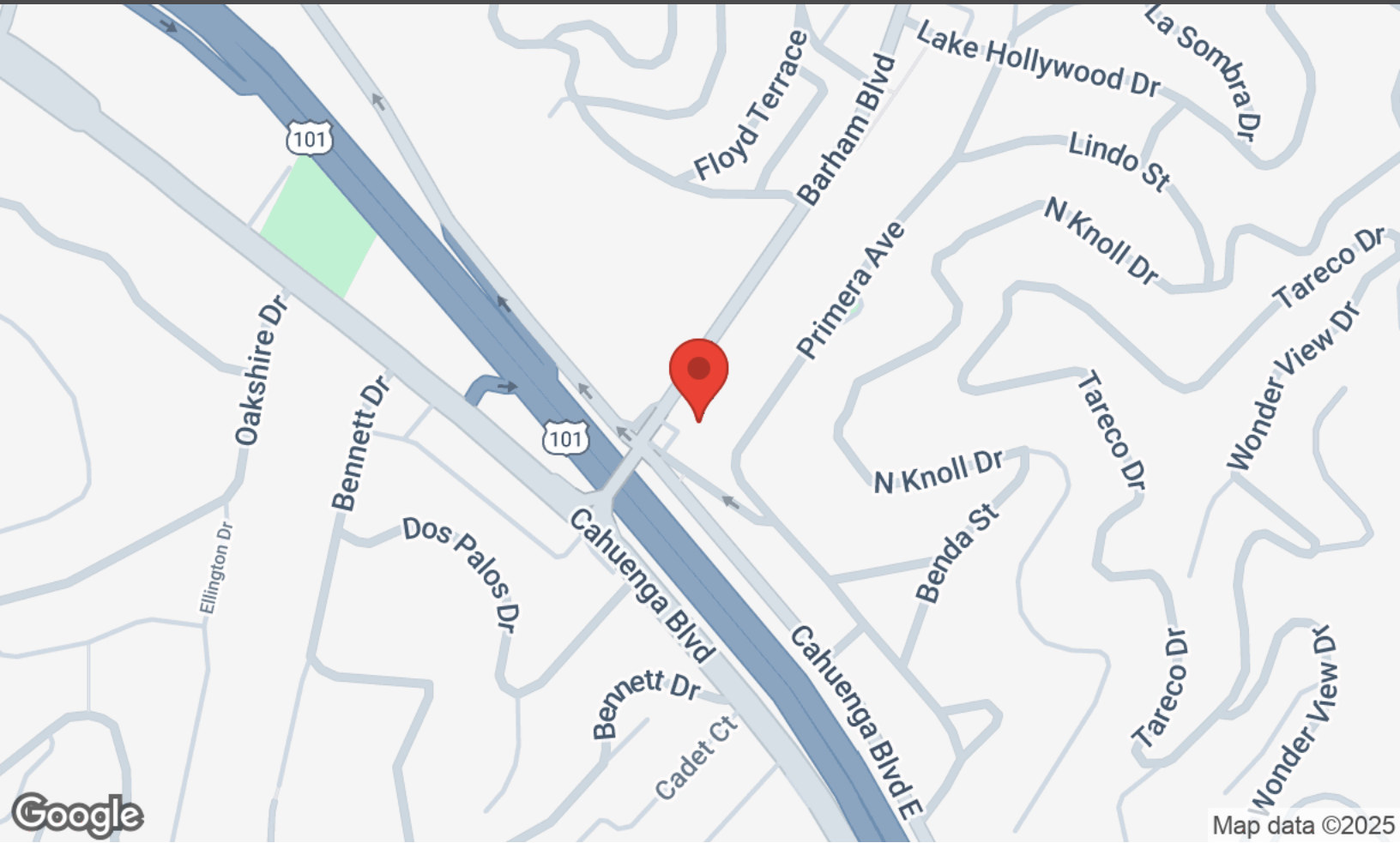
3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068





# LOCATION MAPS

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068





**AERIAL MAP**

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068





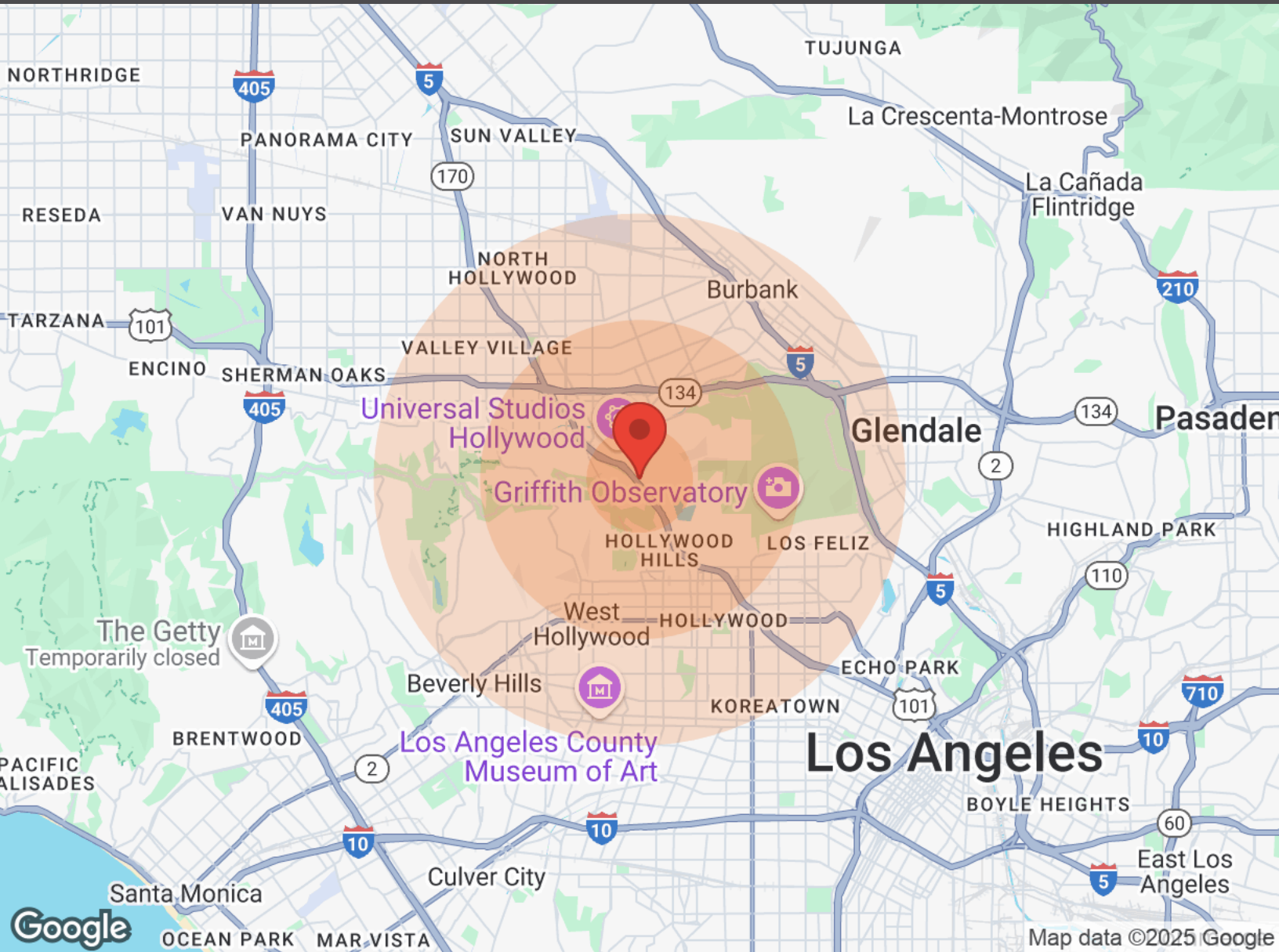
# BUSINESS MAP

3226 Barham Blvd

3226 Barham Boulevard | Los Angeles, CA 90068

# DEMOGRAPHICS

3226 Barham Blvd  
3226 Barham Boulevard | Los Angeles, CA 90068



Population	1 Mile	3 Miles	5 Miles
Male	3,915	98,374	349,840
Female	3,845	89,830	338,822
Total Population	7,760	188,204	688,662
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	776	21,023	95,926
Ages 15-24	423	12,102	61,355
Ages 25-54	3,465	93,972	325,928
Ages 55-64	1,419	28,874	96,165
Ages 65+	1,677	32,233	109,288
Race	1 Mile	3 Miles	5 Miles
White	6,524	144,470	464,718
Black	282	7,528	19,100
Am In/AK Nat	N/A	134	724
Hawaiian	N/A	7	35
Hispanic	617	38,472	209,547
Multi-Racial	830	47,320	249,988

Income	1 Mile	3 Miles	5 Miles
Median	\$91,485	\$57,379	\$58,114
< \$15,000	390	14,444	42,361
\$15,000-\$24,999	199	9,162	33,869
\$25,000-\$34,999	325	8,874	29,949
\$35,000-\$49,999	345	12,249	39,897
\$50,000-\$74,999	545	17,246	54,219
\$75,000-\$99,999	461	10,765	34,423
\$100,000-\$149,999	773	12,038	37,019
\$150,000-\$199,999	300	4,751	16,202
> \$200,000	714	8,864	23,108

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,954	112,724	352,830
Occupied	4,215	103,263	327,124
Owner Occupied	2,390	28,550	91,233
Renter Occupied	1,825	74,713	235,891
Vacant	739	9,461	25,706