



GILWIN APARTMENTS

A 29-unit value-add investment
opportunity located in Koreatown
(Los Angeles), California

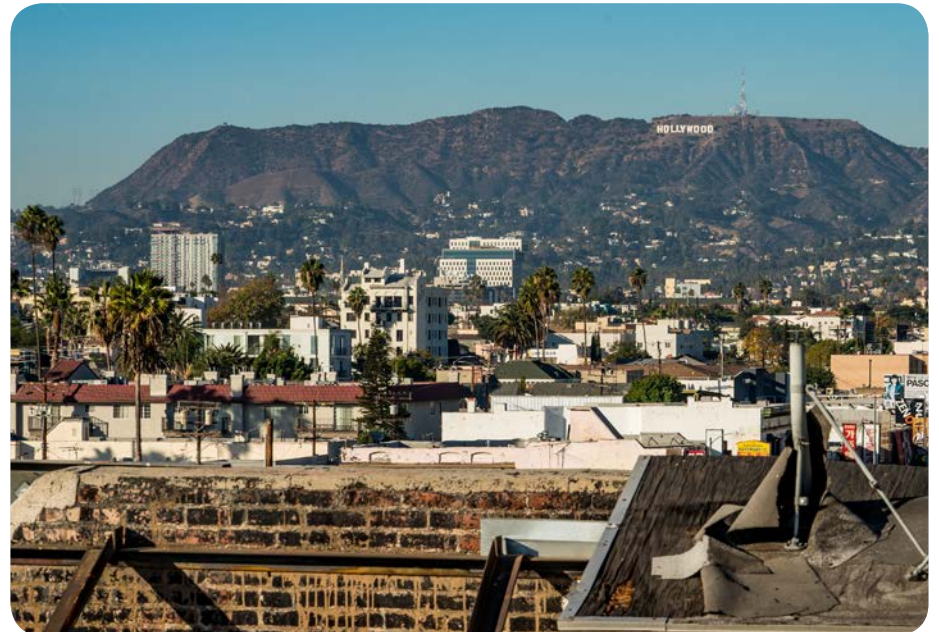
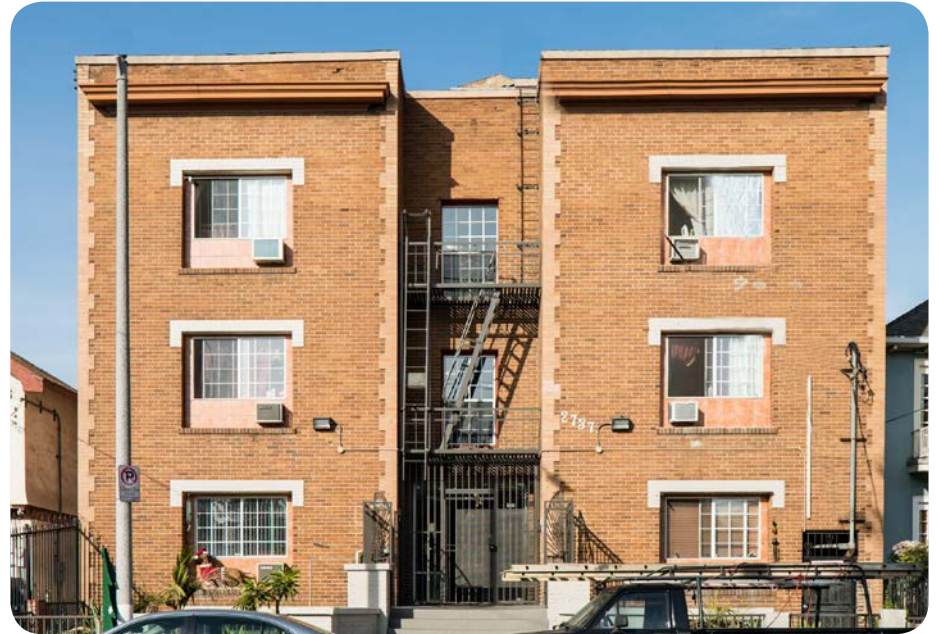
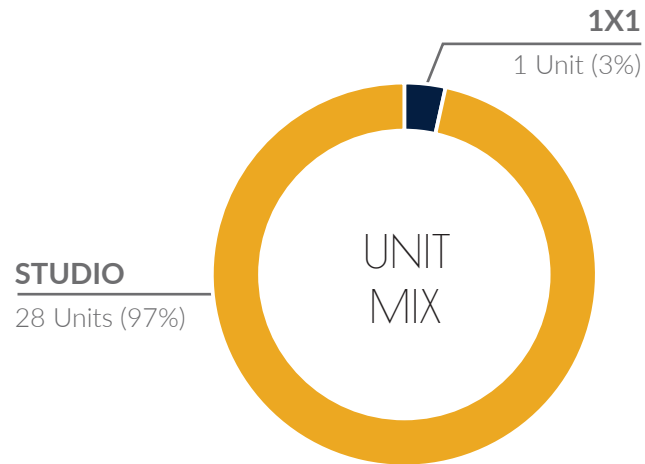


EXECUTIVE SUMMARY

HFF is pleased to present for sale, Gilwin Apartments (the “Property”), a 29-unit multi-housing community situated in the highly desirable Koreatown submarket of Los Angeles. Built in 1925, Gilwin Apartments boasts studio (28) and one-bedroom (1) floorplans. The Property represents a true value-add opportunity with 21 of the 29 units in original condition and current rents 66% below market for renovated rents. The balance of the units have been renovated in recent years featuring wood inspired flooring, quartz countertops, and stainless-steel appliances. Located in one of Los Angeles’ most walkable neighborhoods, and just 0.8 miles (15 minutes) from both the Metro Red & Purple Line Westlake / MacArthur and Wilshire / Vermont Stations, residents have immediate access to many of the best restaurants, bars and coffee shops in Koreatown and over 750,000 jobs in Hollywood, Miracle Mile, Wilshire District and Downtown Los Angeles. The Property’s dynamic location draws an increasing number of educated young-professionals that are attracted to Koreatown’s amenity rich makeup, proximity to Los Angeles’ top employment centers and transit oriented design, all of which allows for a live – work – play, urban lifestyle. Koreatown’s rental market continues to see low vacancy rates and increasing rents, a sign of ongoing demand for rentals, and as the cost of homeownership continues to rise, Gilwin Apartments is well-positioned for continued fortified growth.

PROPERTY OVERVIEW

PROPERTY ADDRESS	2737 Francis Avenue Los Angeles, CA 90005
UNITS	29
GROSS SQUARE FOOTAGE	±13,772 (±475 avg. sq. ft./unit)
YEAR BUILT	1925
OCCUPANCY	90%
ACREAGE	0.15
APN:	5077-021-022
ZONING:	LAR4



INVESTMENT HIGHLIGHTS

KOREATOWN- THE EPICENTER OF JOBS AND AMENITIES

Gilwin Apartments is located in the rapidly developing Koreatown submarket – a dynamic submarket with abundant dining and entertainment options, and convenient access to Los Angeles’ most dominant employment centers. Within a 30-minute drive from Gilwin Apartments, tenants have access to nearly 1 million jobs and 138 million square feet of office space located within Los Angeles’ six major employment centers:

EMPLOYMENT CENTER	ESTIMATED NUMBER OF JOBS	SF OF OFFICE
Downtown Los Angeles	500,000	70 million sq. ft.
Hollywood / Miracle Mile / Wilshire District	256,000	31 million sq. ft.
Pasadena	100,000	7.5 million sq. ft.
West Hollywood	32,000	7 million sq. ft.
Century City	24,000	11 million sq. ft.
Beverly Hills	17,000	11 million sq. ft.
Total	929,000	138 million sq. ft.

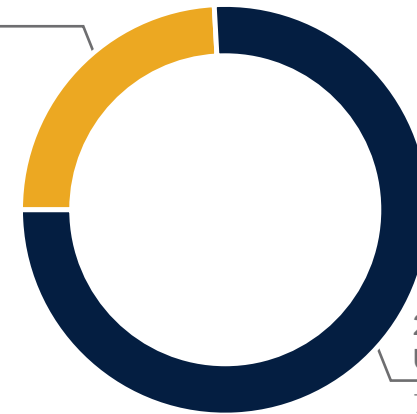
Koreatown is recognized as one of Los Angeles’ premier dining and nightlife hubs. With nearly 900 different restaurants, bars and cafes to choose from, Koreatown is home to the highest concentration of restaurants in Southern California. The multicultural demographic of Koreatown and influx of high-paying residents has resulted in the emergence of several award-winning restaurants (Terra Cotta, Here’s Looking at You, Quarters Korean BBQ, Venue, Beer Belly) and trendy clubs, which are all located just a short drive, walk, or Metro ride away from the Property.

EXCELLENT UPSIDE POTENTIAL

New ownership has the opportunity to implement an extensive renovation program to achieve significant rent premiums. Over 70% of the units remain in original condition, and new ownership will have the opportunity to renovate the balance of these units to raise rents by a projected 66%.

8 RENOVATED UNITS

28%



21 UNRENOVATED UNITS

72%



COMPELLING GROWTH STORY

Gilwin Apartments stands to benefit from the ongoing development surrounding the Property, which are further enhancing the demographics of the submarket. Notable developments include UDR's 3033 Wilshire, a recently completed 18-story tower featuring 190 units over 5,500 square feet of ground-floor retail, as well as Century West Partner's Next on 6th which includes 398 units and a CityTarget. Unlike its neighboring submarkets, Koreatown is still experiencing its first cycle of transformation positioning Gilwin Apartments to benefit from this high-growth market.

"The percentage of residents in this area with a college degree has increased markedly in recent years, a sign that gentrification is taking hold." CoStar Analytics

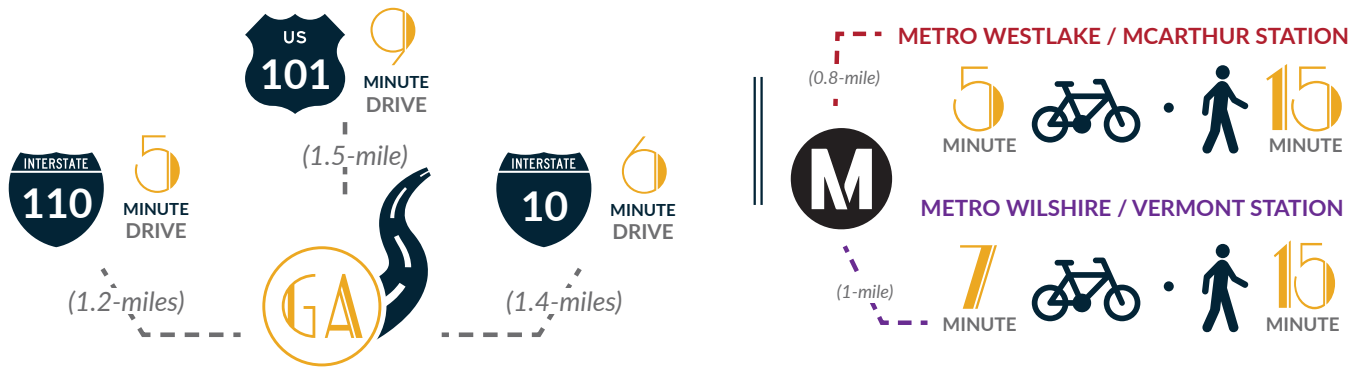
DISCOUNT TO HOMEOWNERSHIP DRIVING DEMAND FOR APARTMENTS

The competitiveness of Koreatown's housing market has continued to drive up median home prices at a faster rate than the City of Los Angeles as well as the nation. Furthermore, over the last five years, 33.53% of the inventory in the 90005 zip code sold above list price, and in that same period median sales prices grew by 77%. This rising cost has put homeownership out of reach for many individuals, while renting at Gilwin Apartments presents a much more affordable option to homeownership with a 400% discount to ownership. As such, effective rent growth for apartments in Koreatown over the last five years has averaged 11% annually while simultaneously sustaining an occupancy level of 95.98%.



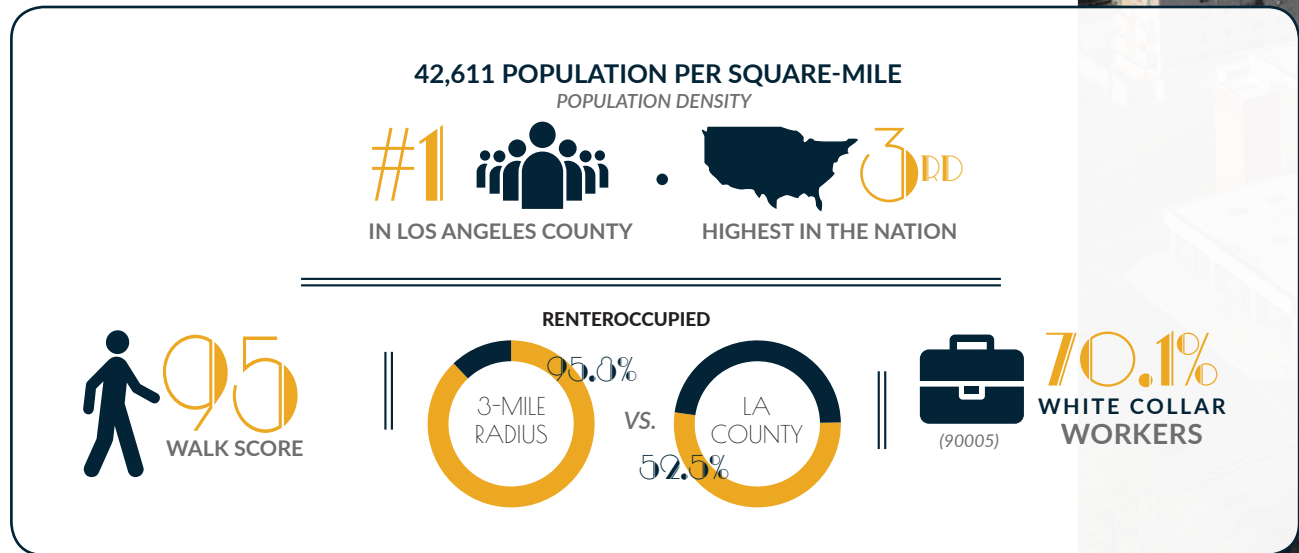
TRANSIT ORIENTED LOCATION

Koreatown is one of Los Angeles' most walkable and transit-oriented cities, which allows its residents the freedom of not having to rely on a vehicle. From the Property, residents are just a 15-minute walk or less than a 7-minute bike ride from the Metro Purple and Red Lines at the Westlake / MacArthur Park Station (0.8 miles), and Wilshire / Vermont Stations (0.8-miles), allowing for an easy commute to surrounding hubs of employment including Downtown Los Angeles, Hollywood, and the San Fernando Valley. When construction of the Metro Purple Line is complete (estimated completion in 2023), residents will have direct access to Century City, Beverly Hills and Westwood in just a few minutes. Furthermore, the Property is within a very close proximity to Los Angeles' major highway systems:



PREMIER DEMOGRAPHICS RESHAPING THE NEIGHBORHOOD

Koreatown's abundant gentrification has reshaped the neighborhood into one of Los Angeles' most attractive submarkets. The supply of new, luxury developments in the neighborhood has been met by the growing presence of young, well-educated professionals.





QUARTERS KOREAN BBQ

HOLLYWOOD HILLS

HAWAIIAN MONTELEONE/NORMANDIE STATION PURPLE LINE

CHAPMAN PLAZA

KANG HO-DONG BAEKJEONG

HOLLYWOOD

SOUTHWESTERN LAW SCHOOL

HOLLYWOOD SIGN

EAST HOLLYWOOD

GRIFFITH OBSERVATORY

LINE HOTEL

CAFFEBENE

THE BOILING CRAB

STARBUCKS

WALGREENS

CAFE MAK

VONS

RALPHS

LOS FELIZ

M 86

ZION MARKET

EMC SEAFOOD & RAW BAR

OB BEAR

M WILSHIRE/VERMONT STATION METRO PURPLE & RED LINE

SHATTO 39 LANES

ALCHEMIST COFFEE PROJECT

MOODAPO II

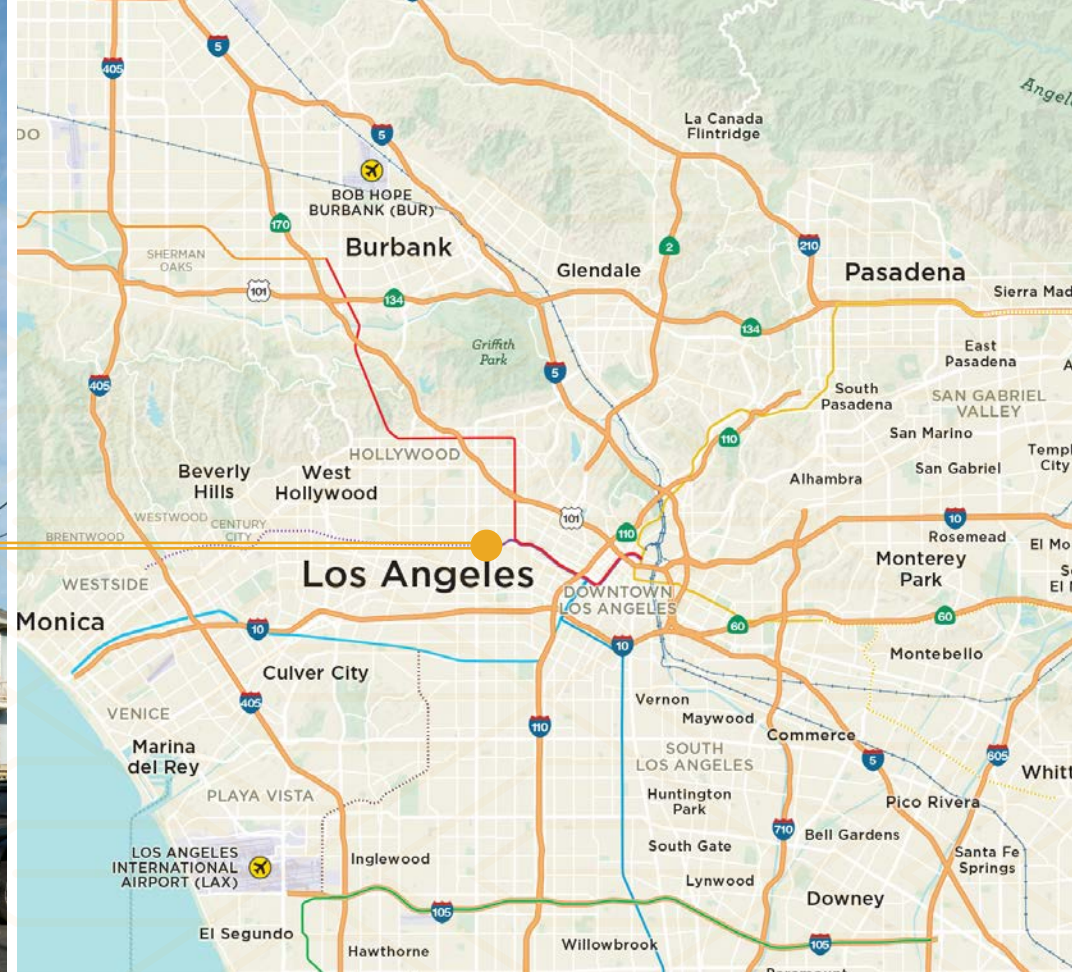
LAFAYETTE PARK & RECREATION CENTER

GILWIN APARTMENTS

HOOVER STREET ELEMENTARY

FRANCIS AVENUE

HOOVER STREET



GILWIN APARTMENTS

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