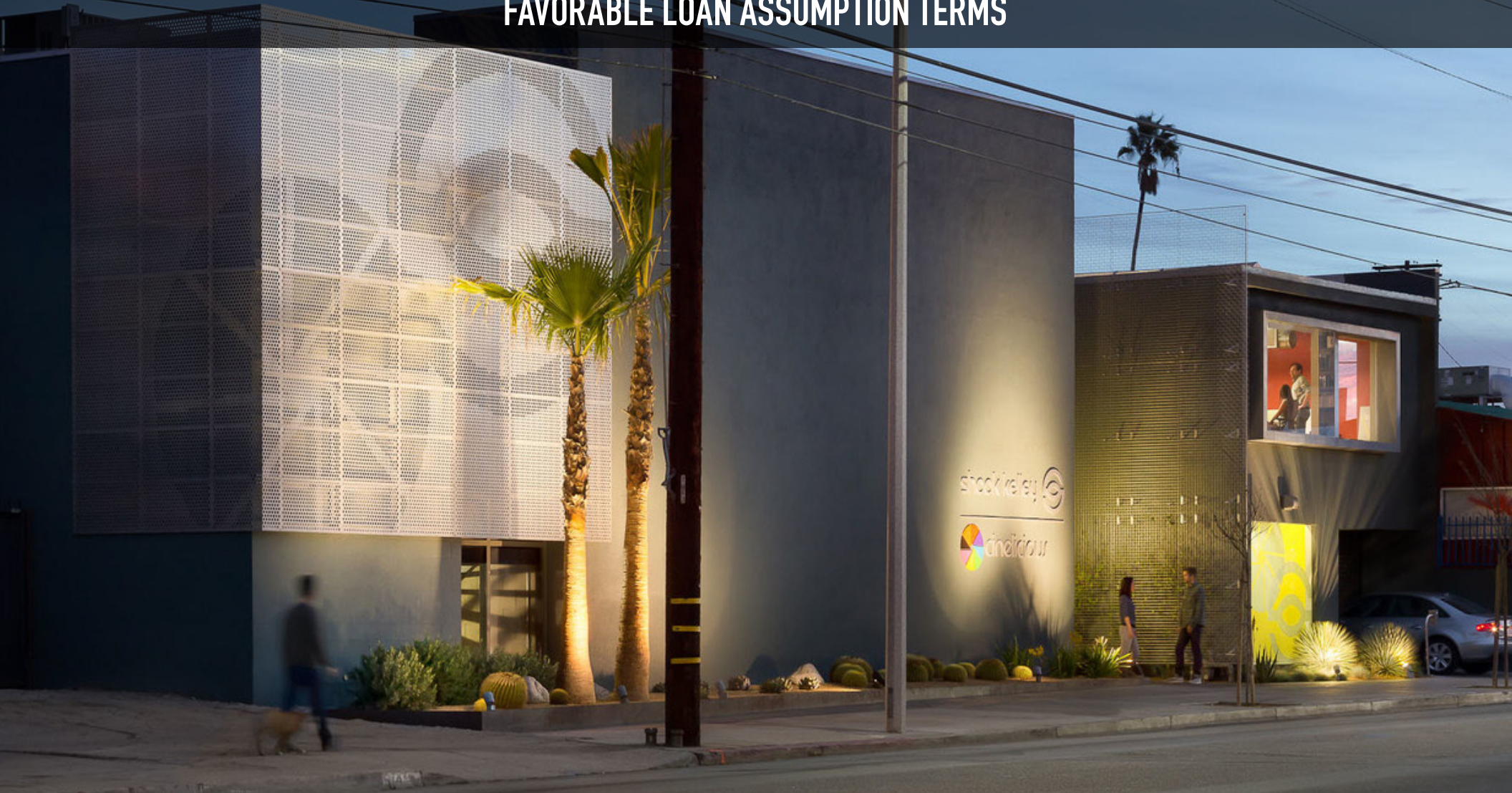


**PRIVATE ENTERTAINMENT / PRODUCTION COMPOUND FOR SALE  
LOCATED IN THE HEART OF HOLLYWOOD  
FAVORABLE LOAN ASSUMPTION TERMS**



**5735 MELROSE AVENUE  
LOS ANGELES, CA 90038**

- PREMISES** ± 8,596 SF Building  
± 11,480 SF Land
- PRICE** \$9,997,148 (\$1,163/SF)
- PARKING** Gated Parking with Valet Capacity Up to 27 Cars
- ZONING** C2
- FEATURES**
- Excellent Owner-User Opportunity
  - Designed by Premier Architectural Firm Shook Kelley
  - Private Entertainment / Production Compound in the Heart of Hollywood at Melrose & Vine
  - Open Floor Plan with Indoor/Outdoor Workspace
  - Large Screening Room, Film Vault, Three Editing Rooms, Kitchen / Cafe, and Two Conference Rooms
  - Multiple Server Rooms, Separately Zoned Air Conditioning
  - Perfect for an Entertainment or Tech Company
  - Roof Membrane has a "10-Year APOC Roof Material Gold Shield Warranty" (8-Years Remaining)
  - Steps Away from Paramount Studios and the Hottest Developments in Hollywood Housing Netflix and its Ecosystem
  - Two Blocks from the Larchmont Village Filled with LA's Best Coffee Shops to Unique Stores and Excellent Restaurants
  - Osteria Mamma, Cafe Gratitude, Lemonade, and Kali All Nearby

**CONTACT**

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1508 17th Street, Santa Monica, CA 90404  
310.899.2700 | www.leewestla.com | dre 01222000

No warranty or representation is made to the accuracy of the foregoing information.  
Terms of sale or lease are subject to change or withdrawal without notice.



**5735 MELROSE AVENUE  
LOS ANGELES, CA 90038**

# IN PLACE LEASE TERMS

MONTH'S DURING ORIGINAL TERM	ANNUAL BASE RENT	ANNUAL PARKING INCOME	IMPLIED CAP RATE @ \$9,997,148	TERM BEGINS	TERM ENDS
MONTH'S 1-12	\$495,129.60	\$27,000.00	5.22%	6/1/20	5/31/21
MONTH'S 13-24	\$509,983.49	\$27,810.00	5.38%	6/1/21	5/31/22
MONTH'S 25-36	\$525,282.99	\$28,644.30	5.54%	6/1/22	5/31/23
MONTH'S 37-48 JUNE 1, 2023 - MAY 31, 2024	\$541,041.48	\$29,503.63	5.71%	6/1/23	5/31/24
MONTH'S 49-60	\$557,272.73	\$30,388.74	5.88%	6/1/24	5/31/25
MONTH'S 61-65	\$573,990.91	\$31,300.40	6.05%	6/1/25	10/31/25



A DIVISION OF  
**LEE & ASSOCIATES**

# ASSUMABLE LOAN TERMS

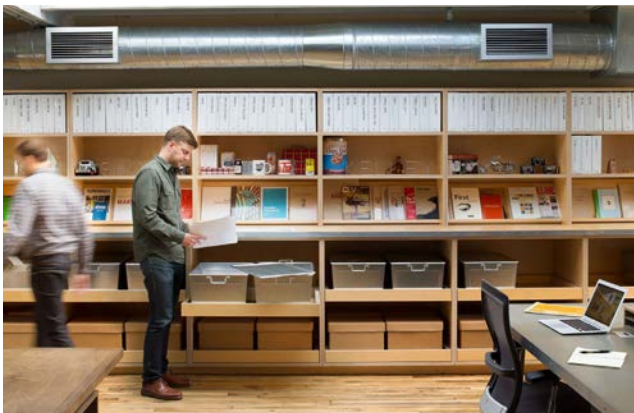
## 5735 MELROSE AVENUE ASSUMABLE LOAN TERMS

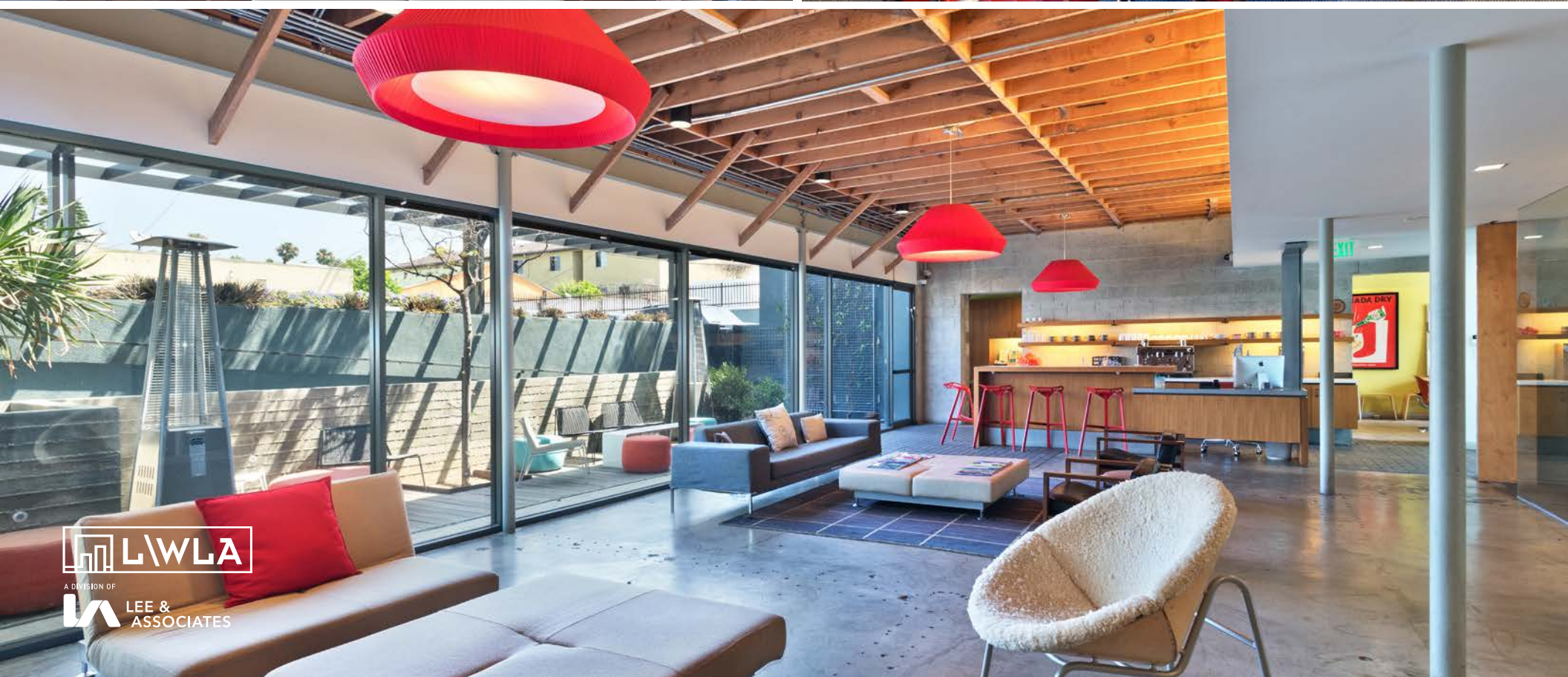
<b>LENDER</b>	First Republic Bank (JP Morgan Chase)
<b>LOAN TYPE</b>	Real Estate Secured Term Loan
<b>GUARANTY</b>	Fully guaranteed.
<b>ORIGINAL LOAN BALANCE</b>	\$5,000,000
<b>CURRENT LOAN BALANCE</b>	\$4,954,831.81
<b>LOAN TERM</b>	10 Years
<b>LOAN MATURITY</b>	September 1, 2030
<b>RATE:</b>	3.85% Fixed
<b>AMORTIZATION</b>	30 Years
<b>PREPAYMENT</b>	2% for years 1-3, 1% for years 4-5, no prepayment for years 6-10.

\*Loan assumption requires lender's consent in lender's sole discretion.



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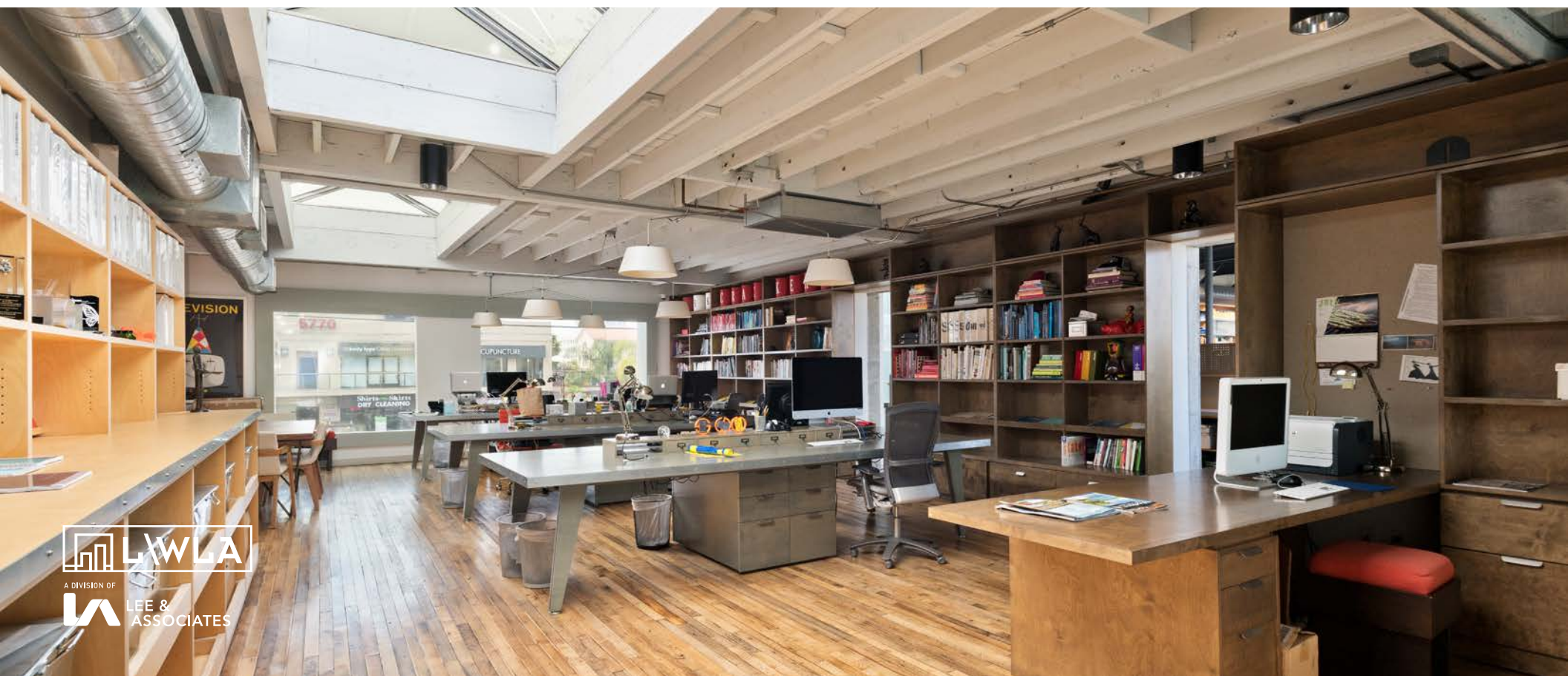


L/WLA

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 LWLA

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# FLOOR PLAN - FLOOR ONE

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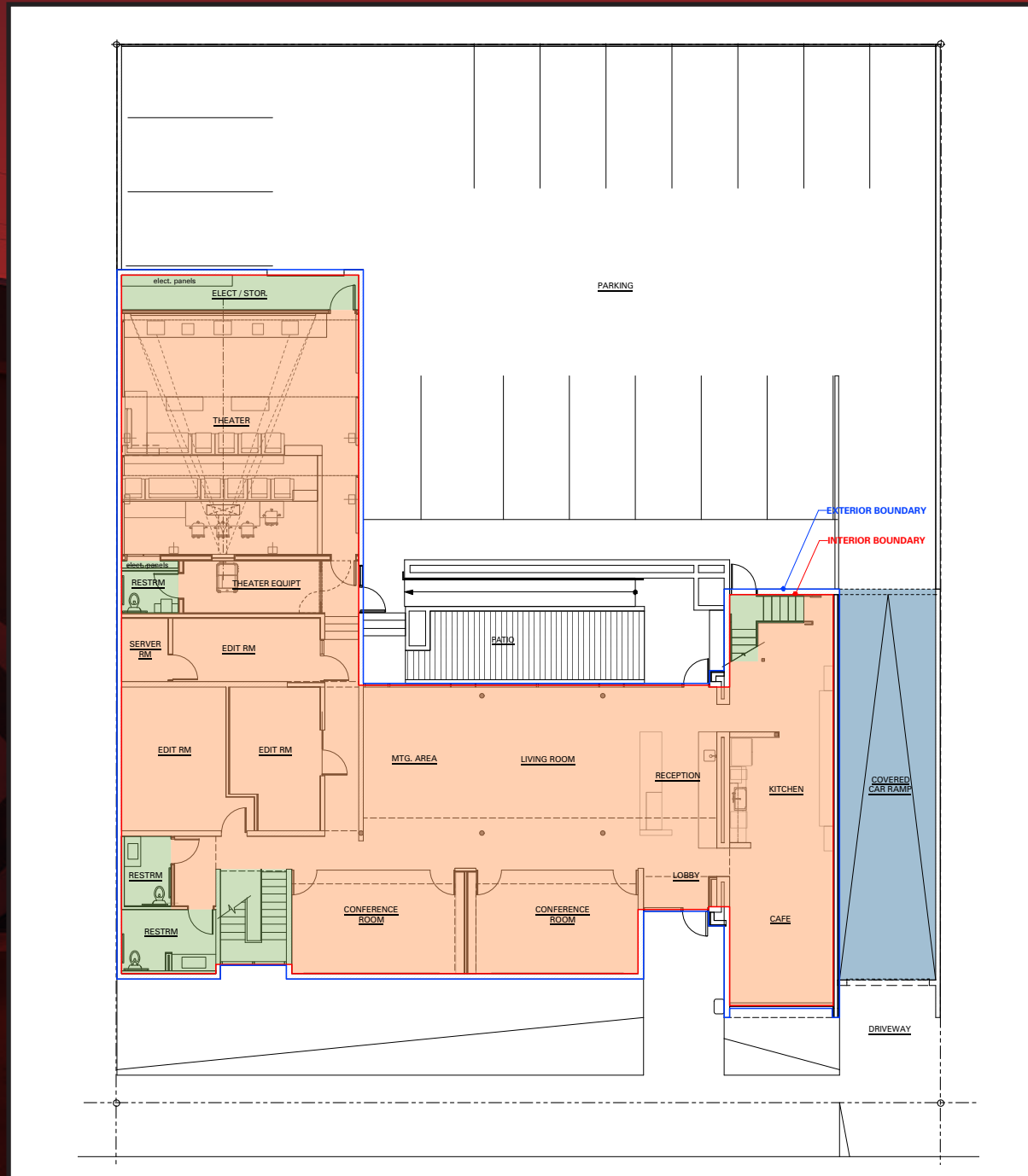
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# FLOOR PLAN - FLOOR TWO

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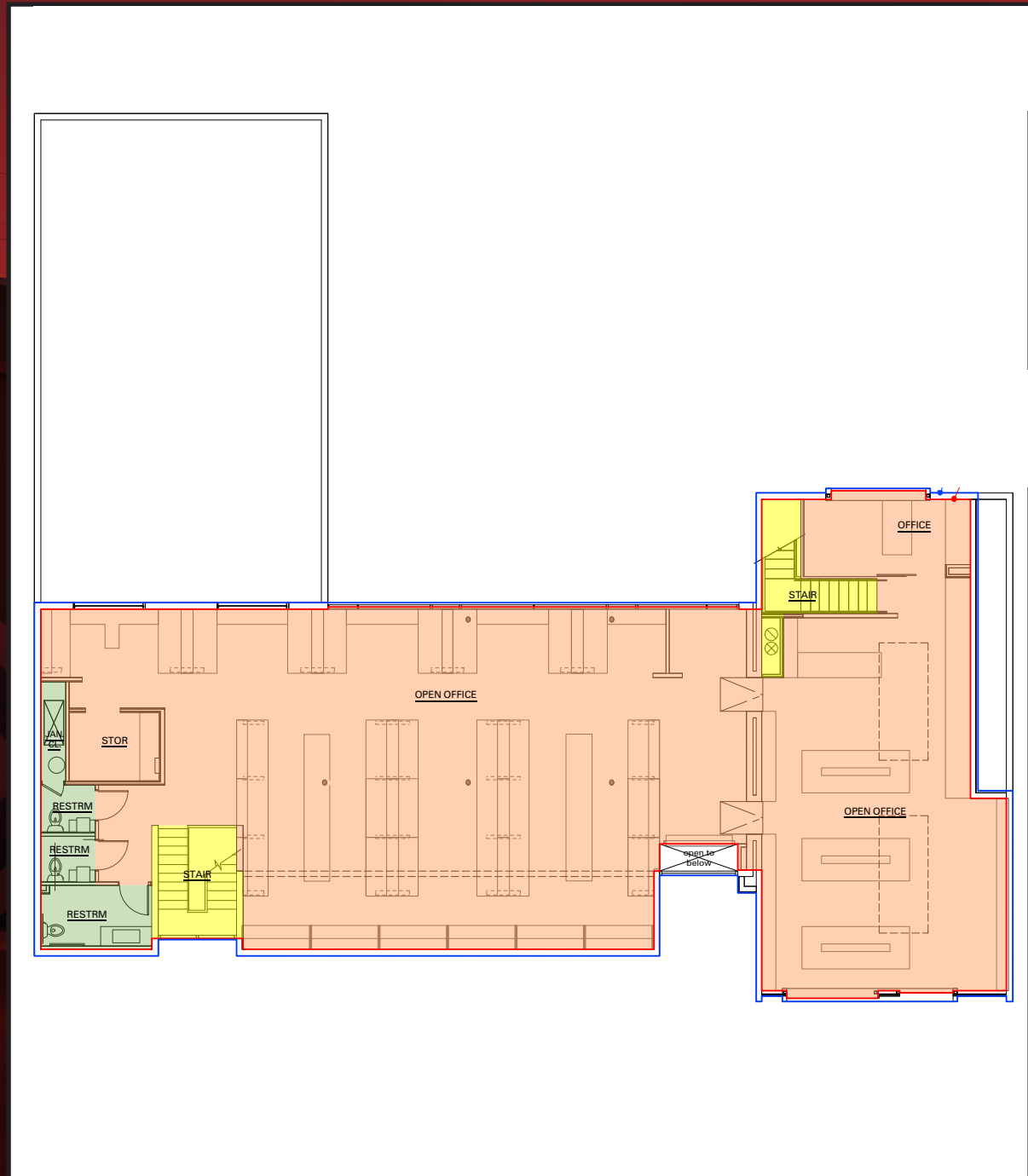
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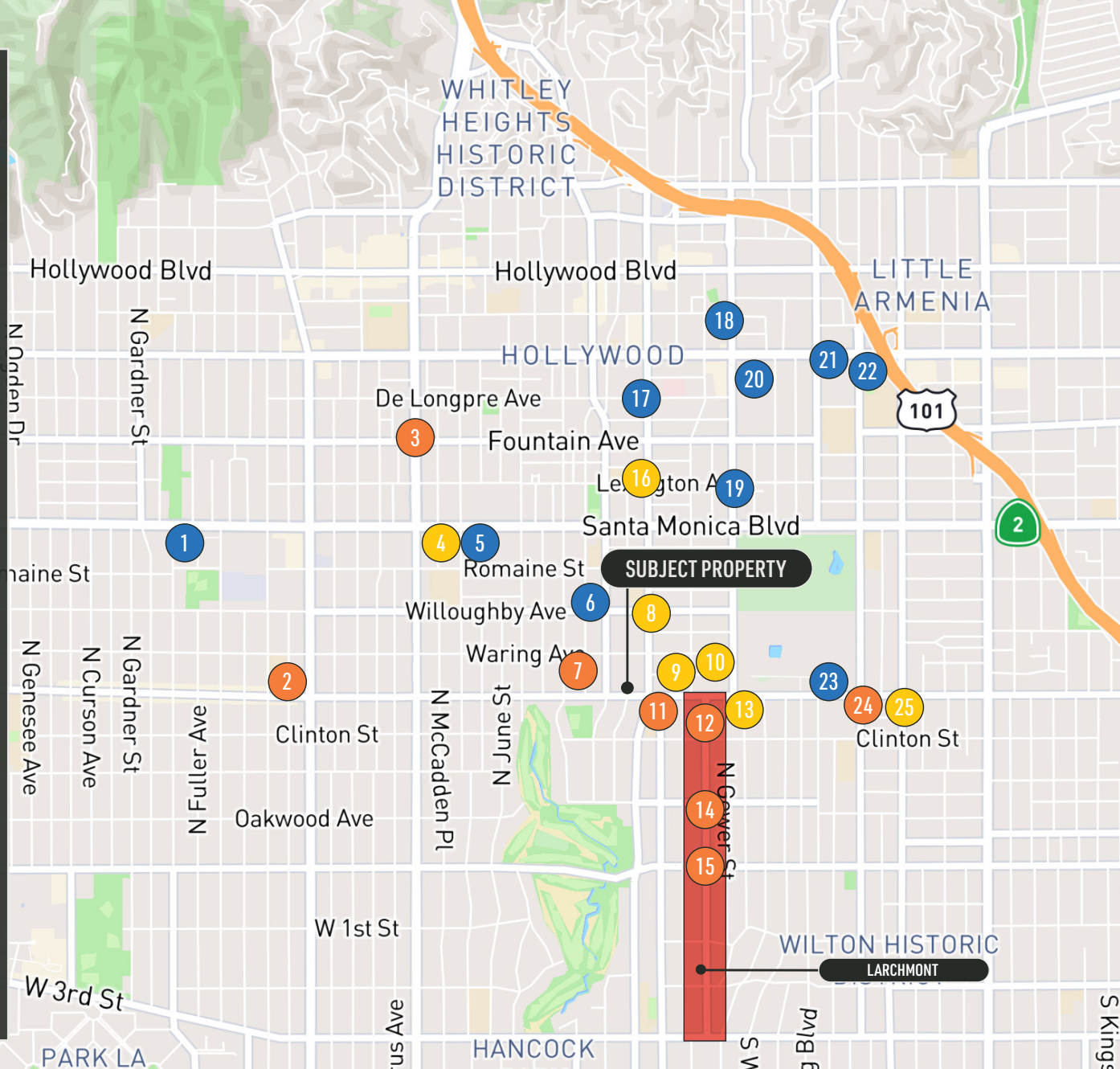
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1. QUIXOTE STUDIOS
2. PINK'S HOT DOGS
3. FAT SAL'S DELI
4. 1040 N. LAS PALMAS - 128,725 SF CREATIVE OFFICE
5. SUNSET LA PALMAS STUDIOS
6. MILK STUDIOS
7. PROVIDENCE
8. 817 VINE ST. - 93,000 SF CREATIVE OFFICE
9. 5665 MELROSE AVE. - 85 UNIT MIXED USE
10. 5700 MELROSE AVE. - 100 UNIT MIXED USE
11. OSTERIA MAMMA
12. CAFE GRATITUDE
13. 5570 MELROSE AVE. - 58 UNIT MIXED USE
14. BRICKS AND SCONES
15. SALT & STRAW
16. 1133 VINE ST. - 112 UNIT HOTEL
17. NETFLIX ON VINE
18. VIACOM
19. HOLLYWOOD PRODUCTION CENTER
20. SUNSET GOWER STUDIOS
21. SUNSET BRONSON STUDIOS
22. NETFLIX
23. PARAMOUNT STUDIOS
24. OSTERIA LA BUCA
25. 5212 MELROSE AVE. - 18 UNIT BOUTIQUE HOTEL

- STUDIOS
- AMENITIES
- DEVELOPMENTS



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