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FOR SALE | LAND

THE HARTSOOK

11043-11103 HARTSOOK STREET, NORTH HOLLYWOOD, CA 91601

RE/MAX ONE

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367
REMAXONECRE.COM

PRESENTED BY:

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX One and it should not be made available to any other person or entity without the written consent of RE/MAX One.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX One.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX One has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX One has not verified, and will not verify, any of the information contained herein, nor has RE/MAX One conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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PROPERTY INFORMATION

IN THIS SECTION

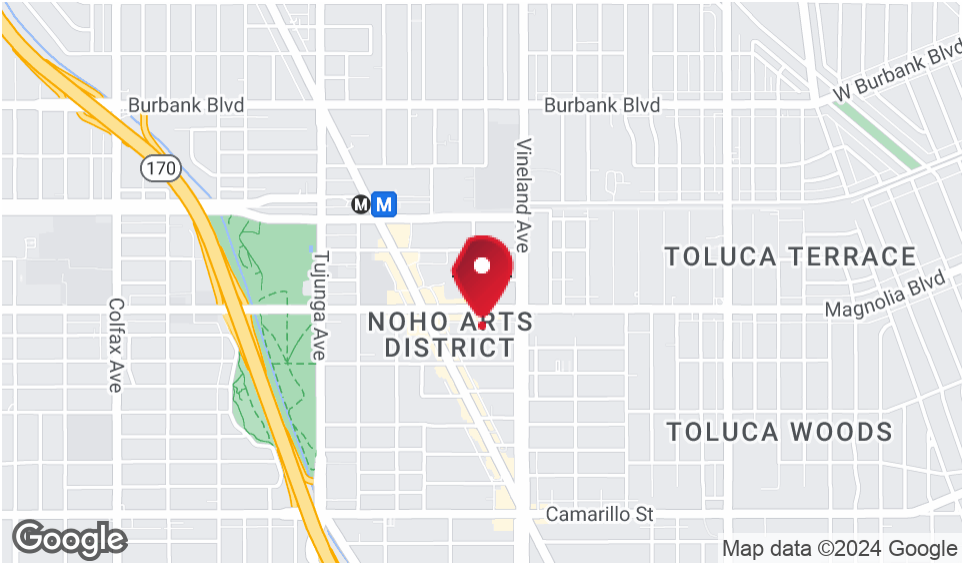
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$8,950,000
Lot Size:	0.69 Acres
Number of Units:	138
Price / Acre:	\$12,971,014
Market:	NOHO

PROPERTY OVERVIEW

Welcome to Sofi, a distinctive residential experience where the fusion of modern living and artistic energy meets urban convenience. Our community offers 138 meticulously designed units, each reflecting a commitment to high-quality living and attention to detail.

Nestled in the pulsating heart of the NoHo arts district, Sofi places you within arm's reach of a vibrant tapestry of culture, art, and expression. With a remarkable walking score of 96, every errand or leisure activity is just a stroll away. Immerse yourself in the local scene with a myriad of retail stores and restaurants offering everything from essential shopping to exotic culinary adventures.

For those who find solace in the serene spin of a bicycle wheel, our bike score of 67 indicates a bike-friendly environment, allowing for a healthier lifestyle and a greener mode of transportation. Additionally, a transit score of 64 assures convenient access to public transportation, with the metro station just a breeze away, connecting you to the wider city.

Sofi takes community engagement to new heights with our exquisite rooftop oasis. Here, a sparkling pool and comfortable lounging areas offer a panoramic view of the city's skyline, providing an exclusive escape

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PROPERTY DESCRIPTION



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Sofi takes community engagement to new heights with our exquisite rooftop oasis. Here, a sparkling pool and comfortable lounging areas offer a panoramic view of the city's skyline, providing an exclusive escape from the urban buzz below.

Investing in Sofi is not just a choice for superior living; it's a wise decision for a great return on investment. With its prime location, exceptional amenities, and the promise of an elevated lifestyle, Sofi isn't just a place to live—it's a place to thrive.

LOCATION DESCRIPTION

Located in the heart of NoHo arts district.

COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- Step into Sofi, where indulgence meets tranquility in the heart of the city. Our exclusive residential development project includes seven luxurious levels of living space designed for those who demand a lifestyle that soars above the ordinary.
- Multiple Roof Decks: Ascend to new heights of relaxation and social engagement on our various roof decks. These elevated sanctuaries are perfect for soaking in the sun or enjoying the evening breeze, providing a tranquil space to unwind or connect with fellow residents.
- Recreation Room: The recreation room at Sofi is a versatile space that caters to a myriad of activities. Whether you're looking to socialize, celebrate, or simply take a break from the daily grind, this room is your go-to destination.
- Residential Units Spanning Seven Levels: With seven levels of residential units, Sofi offers a diverse range of modern living spaces, each providing the comfort and style synonymous with upscale urban living.
- Two Levels Subterranean Parking Garage: Our two levels of subterranean parking ensure that residents have ample, secure space for their vehicles, enhancing convenience and peace of mind.
- Our Amenities set the stage for an exceptional lifestyle:
- Courtyards: Our courtyards are intricately designed to offer a peaceful retreat from the bustling city life, allowing residents to indulge in the tranquility of nature without stepping away from home.
- Fitness Center: With a state-of-the-art fitness center on the premises, residents can maintain their health and wellness routines with ease, surrounded by the latest in fitness equipment.
- Theater: In-house theater provides an immersive entertainment experience, allowing residents to enjoy their favorite films in the comfort of an intimate setting.
- Rooftop Swimming Pool: The rooftop swimming pool is a serene escape, offering residents a place to relax, refresh, and enjoy stunning views all from

ADDITIONAL PHOTOS



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LOCATION INFORMATION

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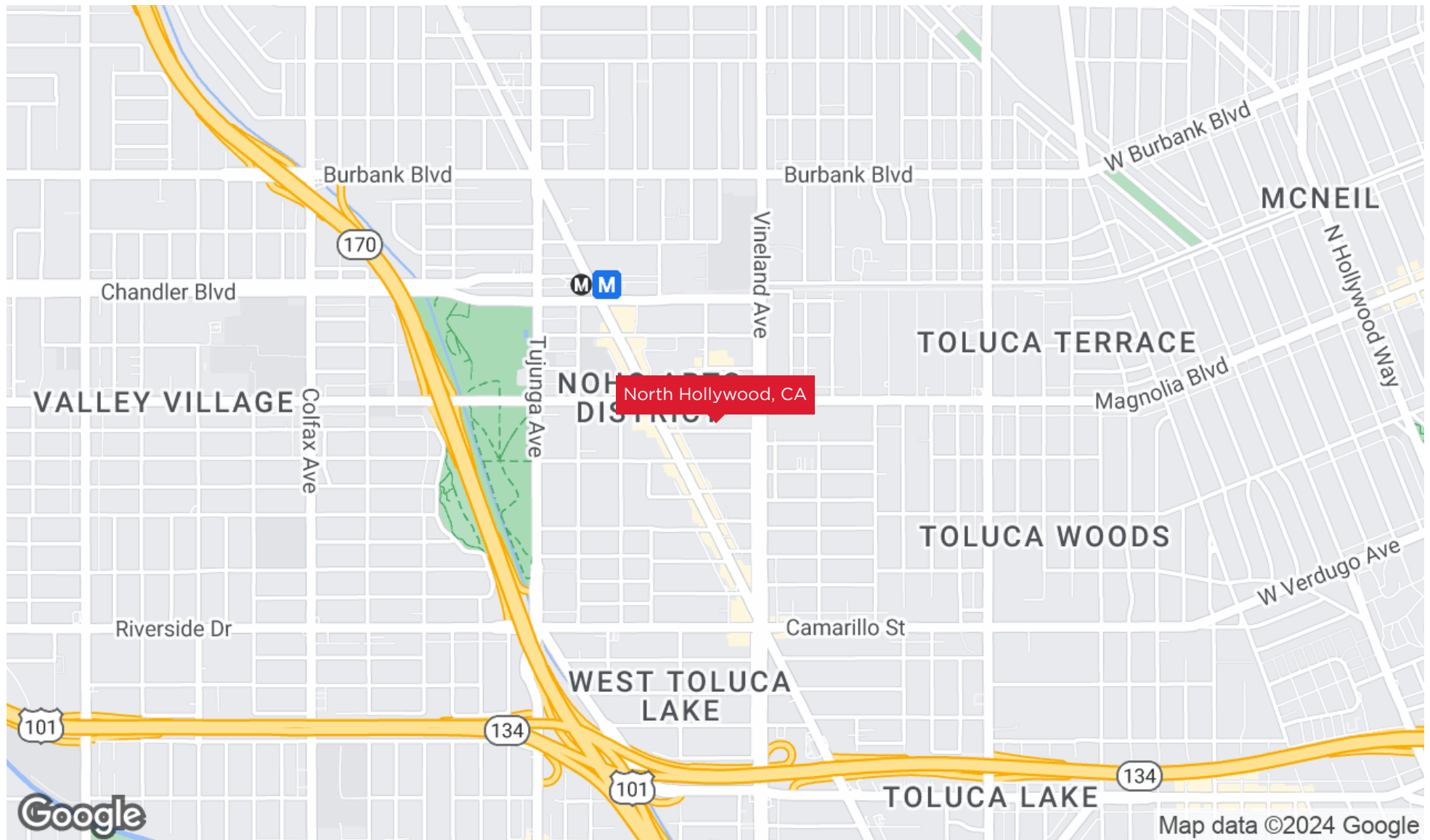
REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

REGIONAL MAP



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LOCATION MAP



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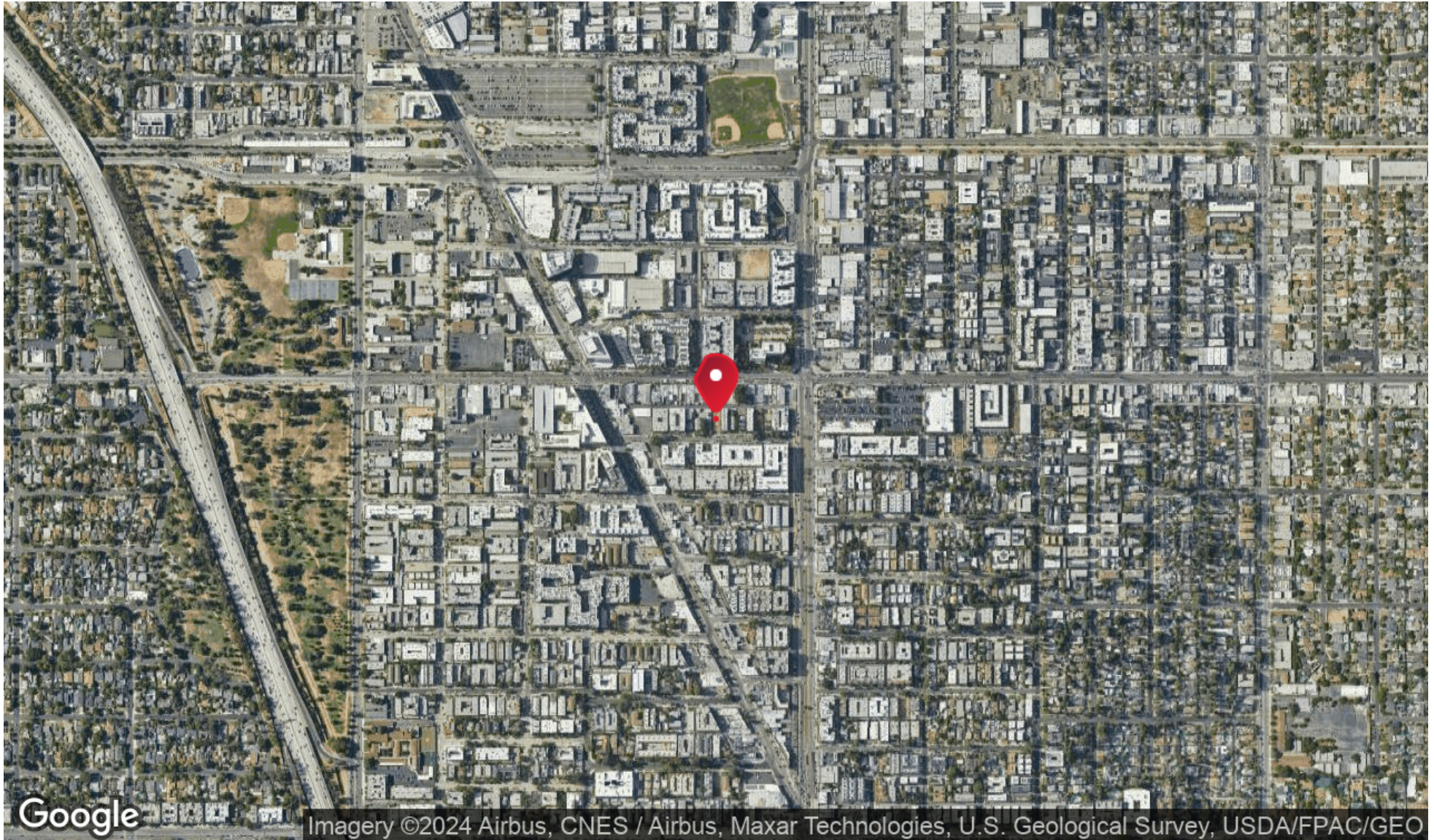
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AERIAL MAP



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/SITE PLANS



It turns out, you don't have any Site Plans Published!

(be sure to add site plans in the [Media Tab](#) or
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FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$8,950,000
Price per SF	\$298
Price per Unit	\$64,855

OPERATING DATA

FINANCING DATA

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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$0
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SALE COMPARABLES

IN THIS SECTION

SALE COMPS

SALE COMPS MAP & SUMMARY

/SALE COMPS



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SALE COMPS MAP & SUMMARY



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LEASE COMPARABLES

IN THIS SECTION

RETAILER MAP

LEASE COMPS

LEASE COMPS MAP & SUMMARY

RETAILER MAP



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//LEASE COMPS



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//LEASE COMPS MAP & SUMMARY



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DEMOGRAPHICS

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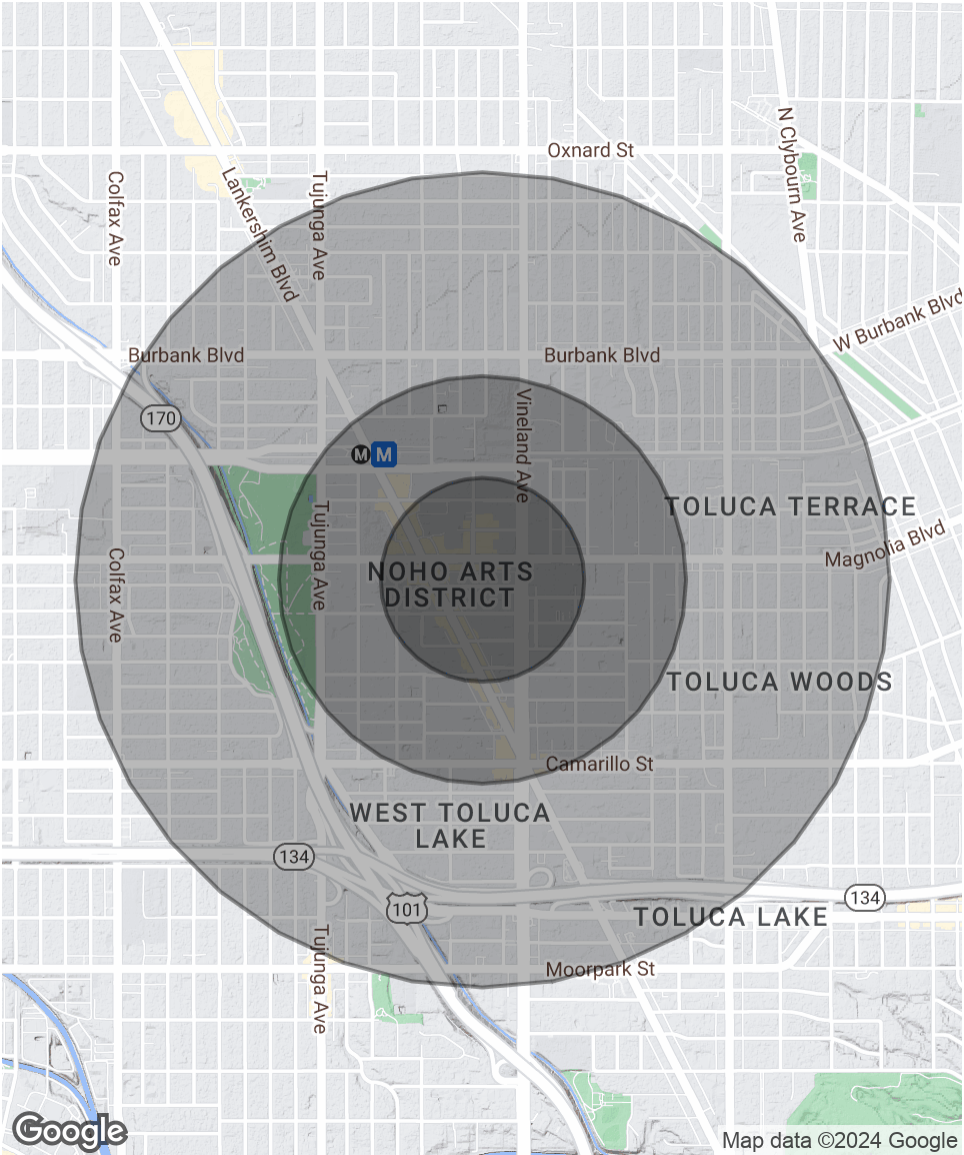
DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4,745	16,434	40,736
Average Age	31.8	33.5	36.5
Average Age (Male)	30.7	32.7	36.2
Average Age (Female)	34.4	34.6	36.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	3,116	9,767	22,180
# of Persons per HH	1.5	1.7	1.8
Average HH Income	\$56,066	\$70,792	\$80,340
Average House Value	\$129,598	\$262,819	\$507,083

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

Roy Belson RE/MAX ONE Commercial

S.V.P.- Director of Sales and Leasing

2016- present

Senior Vice President Sales and Operations

Commercial Career adviser

Working with Commercial Clients in Multiple Products types, representing national end users, Developers, environmental due diligence, and Investment Groups.

Offering full service in Construction management and development, Due Diligence with Partners on the team Please refer to two sites Remaxonecre.com

Westtrigeraeltypartners.com

Sales and Leasing Specialist, 1031 exchange

Roy Belson -S.V.P. Director of Sales and Leasing for RE/MAX ONE Commercial -Gold Nation Commercial Services. The largest RE/MAX operator with locations in six states as well as the full breadth of RE/MAX National offices and International offices of RE/MAX worldwide. Member of Westridge realty partners investment group.

He is also the Team Leader of The Belson Group. Real Estate Investment Properties. The Belson Group consists of commercial Sales and Leasing broker/ agent team. A Project manager, Energy, and due diligence team headed up by Roy Belson, who has a construction and development background. The Belson Group

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