



NOHO
RESIDENTIAL DEVELOPMENT PORTFOLIO
ARGOS DEVELOPMENT INC. ©2016

64



- 5 SMALL LOT SUBDIVISIONS
- 64 TOTAL LOTS
- TO BE SOLD NEAR PERMIT READY
- NORTH HOLLYWOOD, CA

NOHO 64

EXECUTIVE SUMMARY



The Brokers are pleased to offer this rare opportunity for a homebuilder to acquire **64 near permit-ready lots in North Hollywood**. The subject opportunity represents one of the largest cohesive offerings of entitled lots in the East San Fernando Valley over last three years, and will offer a homebuilder the increasingly rare opportunity to attain a significant volume of close-horizon home deliveries within one of the most supply-constrained infill submarkets of Los Angeles City.

The lots are comprised of a portfolio of **five multifamily land assemblages** located within a one mile radius, each entitled under the guidelines of the Los Angeles Small Lot Subdivision ordinance. **Projects within the portfolio are not available for sale individually.**

The portfolio land developer, **Argos Development Inc.**, has expertly assembled thirteen existing improved lots to create the portfolio opportunity. The design for each project has been coordinated with similar architectural elements and floorplans, and feature nearly identical modernly-appointed and highly marketable product types allowing for a multitude of viable strategic staging and construction phasing options.

Each of the sites will be delivered with an approved tentative tract map, a set of construction drawings and building permits that are near "ready to issue" -- needing only payment of B-permit fees and bonds (Offsite improvement plans will be delivered ready for submission).

Please **return a signed Confidentiality Agreement** for access to our website noho64.com, a detailed Confidential Offering Memorandum and due diligence files. Offers and correspondence regarding this opportunity are to be directed to the team of exclusive co-listing brokers:

ED KOENIG

EMAIL ed@edkoenig.com

PHONE 818.755.8088

DRE: **00831815**

FRANK EVANISKO

EMAIL frank@evaniskorealty.com

PHONE 818.985.9700

DRE: **01383591**

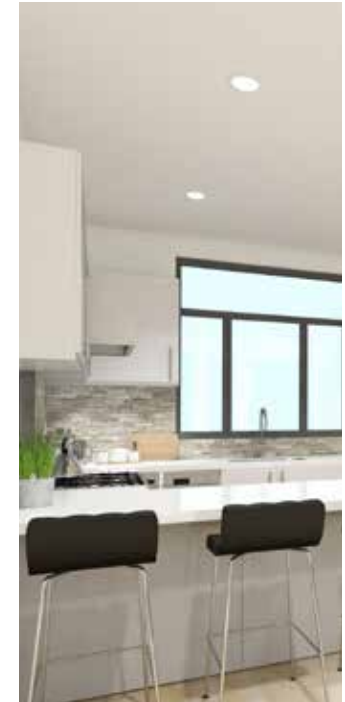
MARK PICKELL*

EMAIL pickell@mhprealty.com

PHONE 626.449.3336

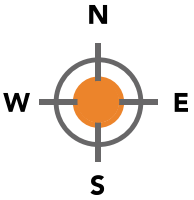
DRE: **01222318**

* Mark Pickell is an officer of the selling entity.



PROJECT DETAILS

	VICTORY 2 (V2)	STROHM 1 (S)	HAMLIN 1 (H)	VICTORY 3 (V3)	MIRANDA 1 (M)
Address	11312-11326 Victory Blvd. North Hollywood, CA 91606	5617-5633 Strohm Ave. North Hollywood, CA 91601	11747-11757 Hamlin St. North Hollywood, CA 91606	11302-11308 Victory Blvd. North Hollywood, CA 91606	11337-11343 Miranda St. North Hollywood, CA 91601
Land Area	19,353 sf	25,003 sf	16,356 sf	12,876 sf	13,732 sf
Lots	16 Lots	18 Lots	10 Lots	11 Lots	9 Lots
Unit Configuration	<p>Plan A - 8 Units 3 Stories + Mezzanine 3 BR + 3.5 BA 1,773 sf Habitable 189 sf Roof Deck & Balconies 2-Car Garage</p> <p>Plan B - 8 Units 3 Stories + Mezzanine 3 BR + 3.5 BA 1,746 sf Habitable 173 sf Roof Deck & Balconies 2-Car Garage</p>	<p>Plan A - 9 Units 3 Stories + Mezzanine 3 BR + 3.5 BA 2,002 sf Habitable 193 sf Roof Deck & Balconies 2-Car Garage</p> <p>Plan B - 9 Units 3 Stories + Mezzanine 3 BR + 3.5 BA 1,944 sf Habitable 193 sf Roof Deck & Balconies 2-Car Garage</p>	<p>Plan A - 10 Units 3 Stories 3 BR + 3.5 BA 2,158 sf Habitable 954 sf Roof Deck & Balconies 2-Car Garage</p>	<p>Plan A - 6 Units 4 Stories 3 BR + 2.5 BA 1,752 sf Habitable 167 sf Balconies 2-Car Garage (Tandem)</p> <p>Plan B - 5 Units 3 Stories + Mezzanine 3 BR + 3.5 BA 1,797 sf Habitable 162 sf Roof Deck & Balconies 2-Car Garage</p>	<p>Plan A - 5 Units 3 Stories 3 BR + 3.5 BA 1,835 sf Habitable 794 sf Roof Deck & Balconies 2-Car Garage</p> <p>Plan B - 4 Units 3 Stories 3 BR + 3.5 BA 1,995 sf Habitable 860 sf Roof Deck & Balconies 2-Car Garage</p>
Guest Parking Provided	3 spaces	4 spaces	2 spaces	1 space	2 spaces
Total Sellable Sq Ft	28,752 sf	32,580 sf	19,740 sf	19,089 sf	16,404 sf
Unit Features * Select Units Only	Modern Design Open Floor Plan Living Room Double Height Ceiling Ground Floor En Suite Bedroom Balconies	Modern Design Open Floor Plan Living Room Double Height Ceiling Ground Floor En Suite Bedroom Balconies	Modern Design Open Floor Plan High Volume Ceilings Ground Floor En Suite Bedroom Balconies	Modern Design Open Floor Plan Living Room Double Height Ceiling * Ground Floor En Suite Bedroom * Balconies	Modern Design Open Floor Plan High Volume Ceilings Ground Floor En Suite Bedroom Balconies

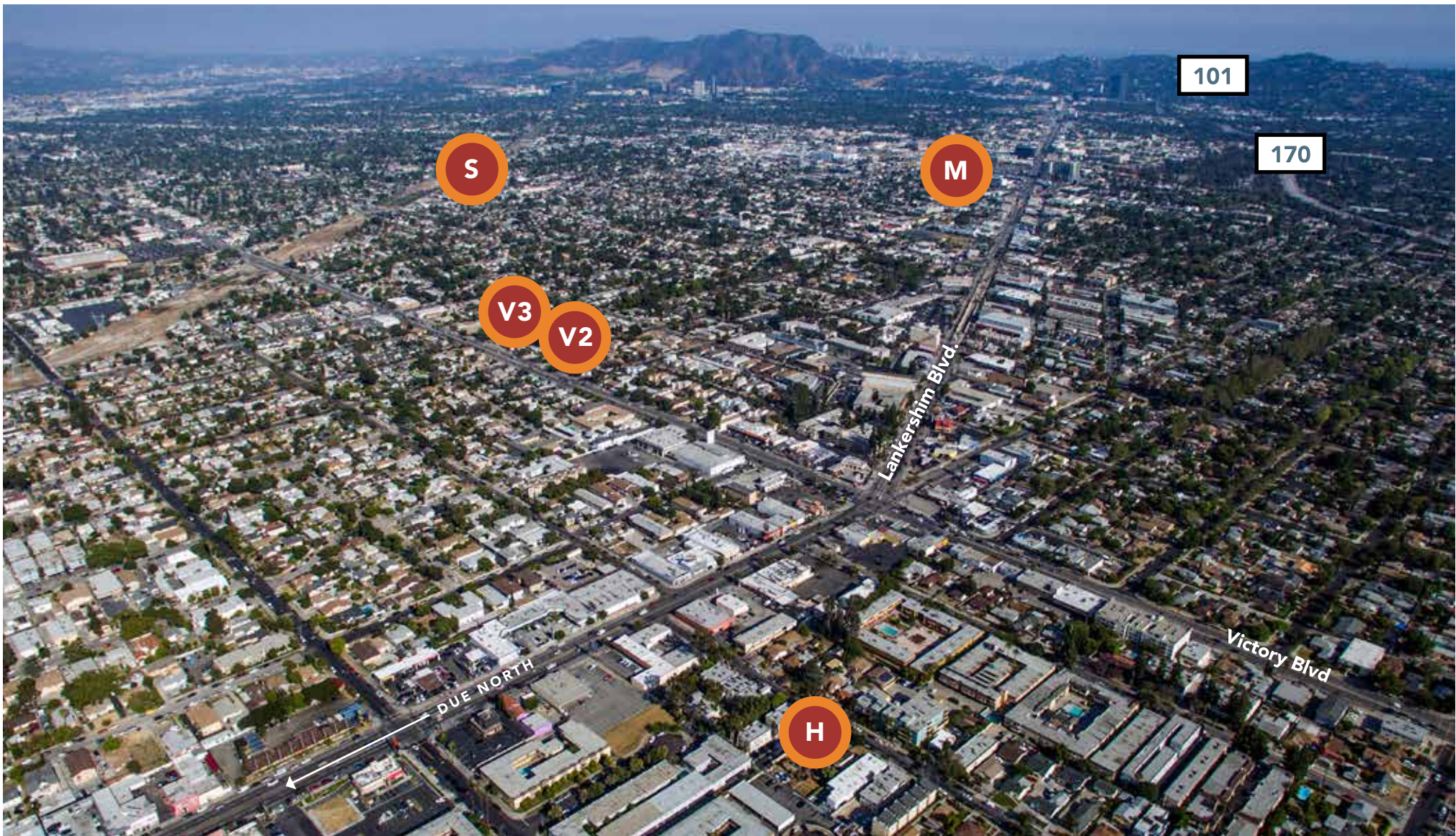


SITE LOCATIONS / 5 PROJECTS

- V2** VICTORY 2 11312-11326 Victory Blvd.
- S** STROHM 1 5617-5633 Strohm Ave.
- H** HAMLIN 1 11747-11757 Hamlin St.
- V3** VICTORY 3 11302-11308 Victory Blvd
- M** MIRANDA 1 11337-11343 Miranda St.

All five development sites are within a **one mile radius** from the intersection of Fair Ave. and Calvert St.

Victory 2 and Victory 3 are contiguous on the same block and are effectively a **27 unit project**.



AERIAL VIEW / 5 PROJECTS

- V2** VICTORY 2 • 16 Lots
- S** STROHM 1 • 18 Lots
- H** HAMLIN 1 • 10 Lots
- V3** VICTORY 3 • 11 Lots
- M** MIRANDA 1 • 9 Lots

DETAILS:

- 64 Lots on five sites within a 1-mile radius
- Desirable infill development opportunities in a mature "high barrier to entry" neighborhood
- Proximity to major employers
- Quick access to Metro light rail, freeways and Burbank Airport

PRINCIPAL CONFIDENTIALITY AGREEMENT



ARGOS DEVELOPMENT INC. ©2016

Please return this signed Confidentiality Agreement for access to our website noho64.com, a detailed Confidential Offering Memorandum and due diligence files.

The undersigned has been advised that Koenig Realty, Evanisko Investment & Realty and MHP Realty (collectively the "Broker") have been retained on an exclusive basis by Argos Development Inc. (the "Owner") with respect to the offering for sale of a portfolio of 64 residential lots in North Hollywood, California (the "Property").

The Broker has available for your review certain information ("Confidential Information") concerning acquisition of the Property. On behalf of the Owner, Broker may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by the Broker, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire.

By executing this Confidentiality Agreement you agree that the Confidential Information provided is confidential, that you will hold and treat it in the strictest confidence, and that you will not disclose or permit anyone else to disclose the Confidential Information of the Owner and the Broker, except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order.

ED KOENIG
EMAIL ed@edkoenig.com
PHONE 818.755.8088
DR: 00831815

FRANK EVANISKO
EMAIL frank@evaniskorealty.com
PHONE 818.985.9700
DR: 01383591

MARK PICKELL*
EMAIL pickell@mhprealty.com
PHONE 626.449.3336
DR: 01222318

* Mark Pickell is an officer of the selling entity.

THIS AGREEMENT SHALL EXPIRE TWO YEARS FROM THE BELOW INDICATED DATE.

ACCEPTED AND AGREED TO THIS ... DAY OF ..., 2016. SIGNATURE

NAME (PRINT) ... COMPANY

ADDRESS ... CITY ... STATE ... ZIP

PHONE ... OFFICE ... EMAIL