

LOS ANGELES *SUITE-LIVING* PORTFOLIO



4339 BERRYMAN AVE



4367 BERRYMAN AVE



8833 READING AVE



626 WILTON PL

A 538-BED, *SUITE-LIVING* PORTFOLIO

Your organization has an opportunity to provide housing immediately to your community members.

The members of your community need housing, and their housing needs are immediate. In Los Angeles, housing is scarce and expensive and the cost of building new multi-family housing from the ground up can be prohibitively expensive and time-consuming.

The time to develop a new multifamily building project in Los Angeles is a multi-year undertaking. From initial application through completion, the average multifamily project runs 3.9 years, according to a 2023 study published by the Los Angeles Building Council. Approvals account for 1.5 years, and construction accounts for 2.4 years.¹ How valuable are those four years to the members of your community?

A more immediate solution for mission-driven organizations, housing agencies, and enterprise companies who aim to provide housing for their

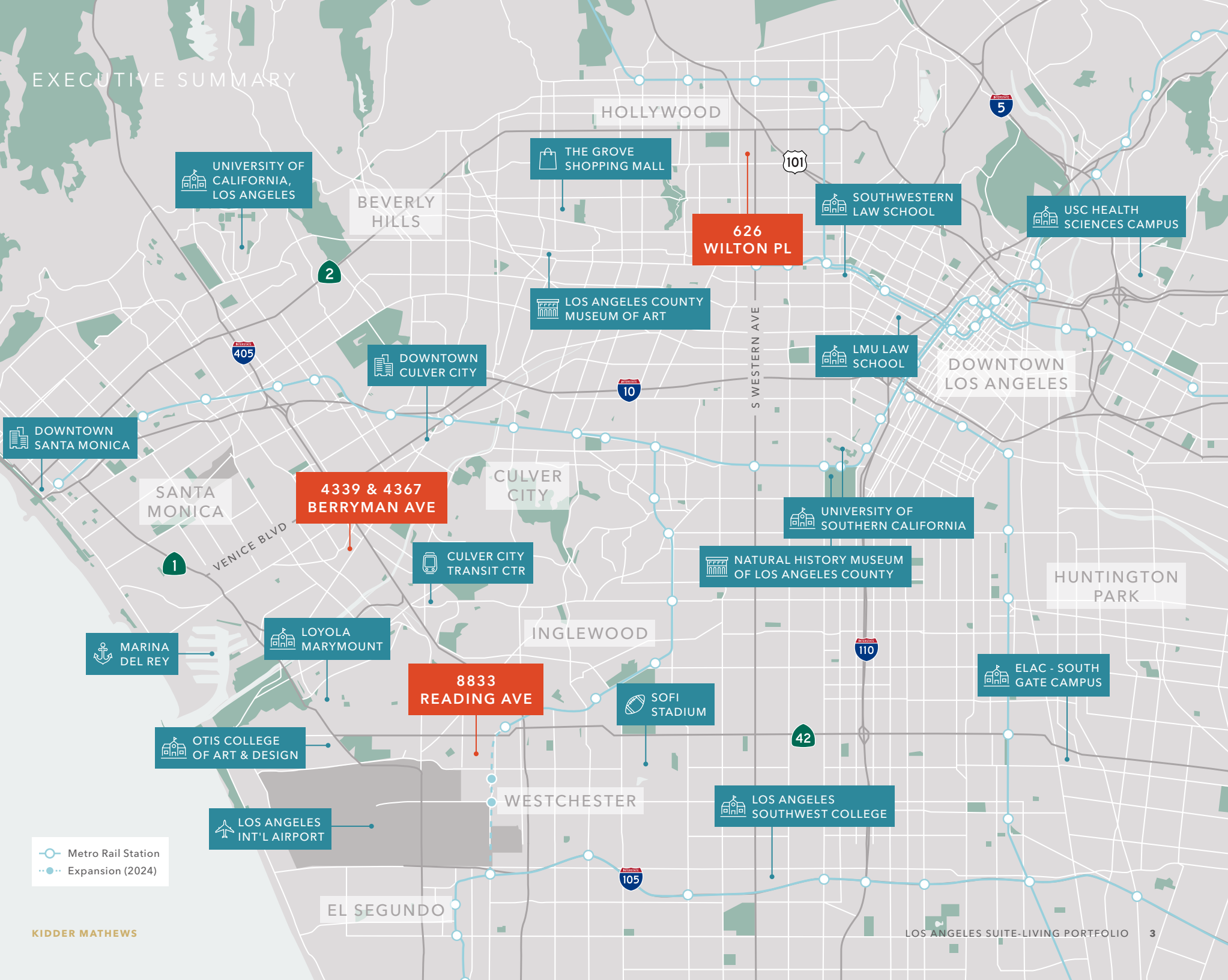
communities would be to gain control of new construction before it becomes occupied. One organization, as seen on the following pages, recently accomplished this objective by acquiring two newly constructed or renovated assets for use by community college students in Los Angeles. We are proud to bring to market a portfolio of newly constructed suite-living apartment buildings that are also focused on housing members of communities that share a common vision and mission.

Kidder Mathews is pleased to present a 538-bed suite-living portfolio well-located in the City of Los Angeles. The portfolio is available in its entirety or as individual assets, with expected completion dates in Q4 2024 and Q1 2025. The immediate timing of these completion dates will solve a years-long problem that your organization will not need to face.

¹ Tackling the Housing Crisis, by Edward Kung & Stuart Gabriel, dated 5/11/2023



	Property	Neighborhood	Construction Status	Suites	Beds	Stories	Parking
01	4339 Berryman Avenue	Mar Vista	Projected completion in Q4 2024	28	156	4	55
02	4367 Berryman Avenue	Mar Vista	Projected completion in Q4 2024	21	126	4	48
03	8833 Reading Avenue	Westchester	Projected completion in Q4 2024	33	124	5	25
04	626 Wilton Place	East Hollywood	Projected completion in Q1 2025	25	132	4	48



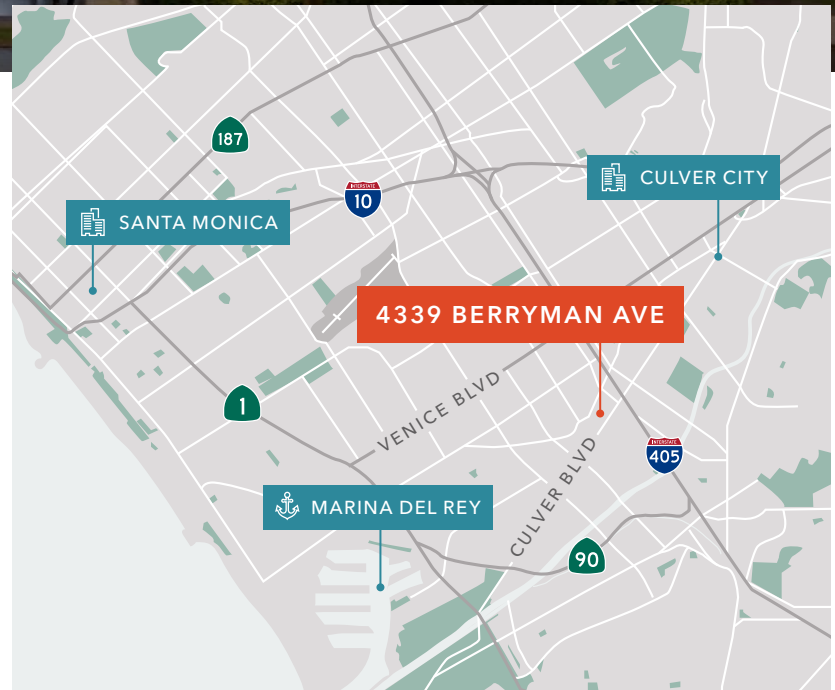
—●— Metro Rail Station
—●— Expansion (2024)



4339 BERRYMAN AVE

PROPERTY DETAILS

ADDRESS	4339 Berryman Ave, Los Angeles, CA 90066	
PROJECT DELIVERY	Q4 2024	
NEIGHBORHOOD	Mar Vista	
TOTAL NO. OF UNITS	28	
TOTAL NO. OF BEDROOMS	156 (150 bathrooms, 96% bath to bed ratio)	
STORIES	4	
PARKING	55 stalls	
BUILDING SIZE	82,000 GSF	
UNIT MIX	6-Bedroom Unit	20
	5-Bedroom Unit	6
	3-Bedroom Unit	2



PROPERTY 02

4367 BERRYMAN AVE

PROPERTY DETAILS

ADDRESS	4367 Berryman Ave, Los Angeles, CA 90066
PROJECT DELIVERY	Q4 2024
NEIGHBORHOOD	Mar Vista
TOTAL NO. OF UNITS	21
TOTAL NO. OF BEDROOMS	126 (126 bathrooms, 100% bath to beds ratio)
STORIES	4
PARKING	48 stalls
BUILDING SIZE	62,000 GSF
UNIT MIX	6-Bedroom Unit 21

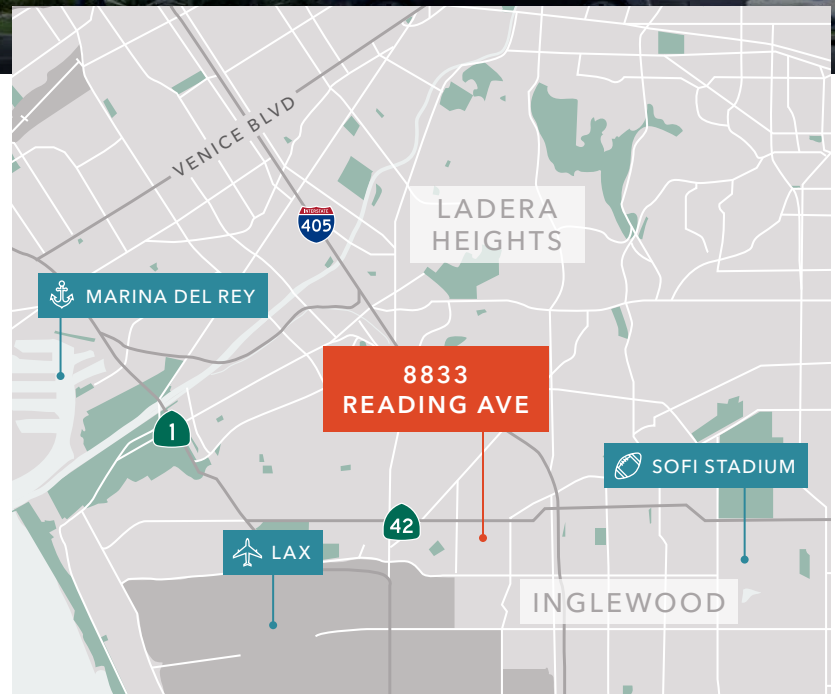


PROPERTY 03

8833 READING AVE

PROPERTY DETAILS

ADDRESS	8833 Reading Ave, Los Angeles, CA 90045			
PROJECT DELIVERY	Q4 2024			
NEIGHBORHOOD	Westchester			
TOTAL NO. OF UNITS	33			
TOTAL NO. OF BEDROOMS	124			
STORIES	5			
PARKING	25 stalls			
BUILDING SIZE	59,000 GSF			
UNIT MIX	6-Bedroom Unit	1	3-Bedroom Unit	6
	5-Bedroom Unit	9	2-Bedroom Unit	2
	4 Bedroom Unit	12	1-Bedroom Unit	3

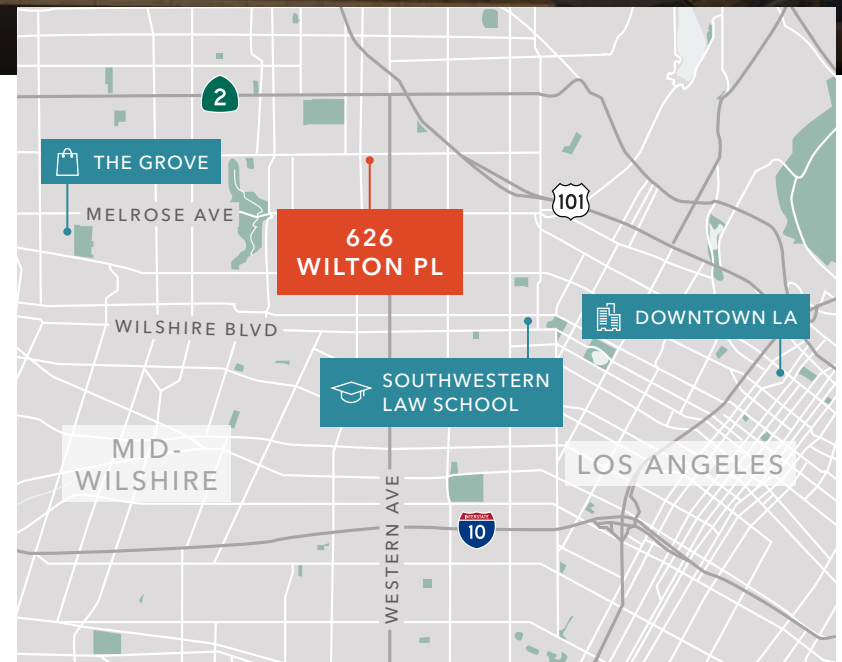




626 WILTON PL

PROPERTY DETAILS

ADDRESS	626 Wilton Pl, Los Angeles 90004	
PROJECT DELIVERY	Q1 2025	
NEIGHBORHOOD	East Hollywood	
TOTAL NO. OF UNITS	25	
TOTAL NO. OF BEDROOMS	132 (132 bathrooms, 100% bath to bed ratio)	
STORIES	4	
PARKING	48 stalls	
BUILDING SIZE	65,000 GSF	
UNIT MIX	6-Bedroom Unit	3
	5-Bedroom Unit	22





Exclusively listed by

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