

IKON ADVISORS
A REAL ESTATE GROUP

5044 LAUREL CANYON BLVD
VALLEY VILLAGE, CA 91607

5,000 SF of Land w/ an Alley
w/ Plans to Build
4-Unit Townhomes & ADU



5044 LAUREL CANYON BLVD,
VALLEY VILLAGE, CA 91607

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YOHANN BENSIMON
PRESIDENT
CALDRE 01966630
M. 310.923.1550
O. 310.461.1271
YOHANN@IKONADVISORS.COM



IKONADVISORS.COM

@IKONADVISORS

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LAND HIGHLIGHTS



GREAT
LOCATION



50 FOOT
WIDE



20 FOOT
ALLEY



LAR3
ZONING

PLANS HIGHLIGHTS (ESTIMATED)



NEW
CONSTR.



TOWNHOME
STYLE UNITS



PRIVATE
BALCONIES



(8) PARKING
SPACES

ASKING PRICE
\$1,300,000

LOT SIZE
5,000 SF

ZONING
LAR3

BUILDING SIZE (CURRENT)
1,514 SF

Ikon Advisors is pleased to present this Development Opportunity in the Valley! 5044 Laurel Canyon Blvd offers a 5,000 SF LAR3 lot with a 20 foot back alley in the heart of the active & growing community of Valley Village. Sold with plans to build 5 units comprised of (2) 4 Bed/4 Bath, (2) 3 Bed/3 Bath units and (1) rec room to be converted into a Studio ADU after CoFo and eight parking spaces. Property is delivered vacant.



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An aerial photograph of a residential area. A white rectangular outline highlights a specific property. The property is a two-story house with a grey roof and light-colored walls. To the left of the outlined property is a large, long, single-story building with a flat roof and several air conditioning units. To the right is a larger, multi-story building with a flat roof and arched windows. In the background, there is a swimming pool and more trees. The text "FINANCIAL ANALYSIS (AFTER CONSTRUCTION)" is overlaid in white, bold, sans-serif font on the outlined property.

FINANCIAL
ANALYSIS
(AFTER CONSTRUCTION)

FINANCIAL ANALYSIS - AFTER CONSTRUCTION

FINANCIAL OVERVIEW

SALES PRICE	\$3,500,000	PROJECTED CAP RATE	5.22%
DOWN PAYMENT	30% \$990,000	PROJECTED GRM	14.55
# OF UNITS	5	YEAR BUILT	2023
PARKING SPACES	8	LOT SIZE SF	5,000
PRICE/UNIT	\$700,000	PRICE/LOT SF	\$700
GROSS SF	5,422	ZONING	LAR3
PRICE/SF	\$645.52		

FINANCING

FIRST TRUST DEED	
LOAN AMOUNT	\$2,450,000
LOAN TYPE	PROPOSED NEW
INTEREST RATE	4.5% 5 YR FIXED
AMORTIZATION	30 YEARS
DCR	1.23

ANNUALIZED OPERATING DATA

INCOME

	PROJECTED
GROSS RENTAL INCOME	\$240,600
GROSS POTENTIAL INCOME	\$240,600
LESS: VACANCY/DEDUCTIONS (GPR)	3.0% \$7,218
EFFECTIVE GROSS INCOME	\$233,382
LESS: EXPENSES	\$50,650
NET OPERATING INCOME	\$182,732
DEBT SERVICE (LOAN PAYMENT)	\$148,965
CASH ON CASH RETURN	3.2% \$33,767

EXPENSES

	PROJECTED
REAL ESTATE TAXES (1.25%)	\$43,750
INSURANCE	\$3,000
UTILITIES FOR COMMON AREAS	\$1,500
LANDSCAPING	\$1,200
REPAIRS & MAINTENANCE	\$1,200
TOTAL EXPENSES	\$50,650
EXPENSES / UNIT	\$12,662.5
EXPENSES / SF	\$9.34
% OF EGI	21.70%

FINANCIAL ANALYSIS - AFTER CONSTRUCTION

RENT ROLL

UNIT #	UNIT TYPE	APPROX. SF	PROJECTED RENTS	RENT/SF
1	4 Bed / 4 Bath & 2 Parking Spaces	1647	\$5,500	\$3.52
1	4 Bed / 4 Bath & 2 Parking Spaces (LOW INCOME)	1236	\$3,800	\$3.07
1	3 Bed / 3 Bath & 2 Parking Spaces	1229	\$4,500	\$3.74
1	3 Bed / 3 Bath & 2 Parking Spaces	1310	\$4,500	\$3.51
ADU	Studio	376	\$1,750	\$4.65
4	14 Bed / 14 Bath & 8 Parking Spaces	5,798 SF	\$20,050	AVG. \$3.63

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EXTERIOR
PHOTOGRAPHY

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EXTERIOR PHOTOGRAPHY



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EXTERIOR PHOTOGRAPHY



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PLANS

PLANS

DESCRIPTION	MANUFACTURER	STYLE/CAT. NO.	COLOR/REMARKS
1A 7/8" EXTERIOR CEMENT PLASTER	OMEGA PRODUCTS OR APPROVED EQUAL	SMOOTH TROWELED	PRIME & PAINT COLOR #50/50
2A 1/2" TAG WOOD SIDING	BY G.C.	1/2" TAG SMOOTH-TEXTURED	SAND & STAIN FINISH #5E
3A VINYL DOORS & WINDOWS	MILGARD OR APPROVED EQUAL	PER SCHEDULES	COLOR: T.B.D. (DUAL GLAZED)
3B WOOD ENTRY DOOR	WELD-MEN OR APPROVED EQUAL	-	-
4A PRE-FINISHED ALUM. OUTLETS/DOWNSPOUTS	BY G.C.	PRE-FINISHED WITH ROUND DOWNSPOUTS	EXTRUDED ALUMINUM W/ WHITE COLOR PRE-FINISH
5A PAINT ON METAL FLASHING & SILL	DUNN EDWARDS OR APPROVED EQ.	SEMIGLOSS	MATCH ADJ. MATERIAL
5B PAINT ON METAL RAILINGS	DUNN EDWARDS OR APPROVED EQ.	GLOSSY	BLACK #00A197 (PRIME AS REQUIRED)
5C PAINT ON CEMENT PLASTER #1	DUNN EDWARDS OR APPROVED EQ.	SEMIGLOSS	BRUSHED BROWN/BLACK ELASTOMERIC PAINT
5D PAINT ON CEMENT PLASTER #2	DUNN EDWARDS OR APPROVED EQ.	SEMIGLOSS	COLOR: T.B.D. ELASTOMERIC PAINT
5E STAIN ON SIDING	DUNN EDWARDS OR APPROVED EQ.	SEMIGLOSS	COLOR: T.B.D.
6A CLASS "A" 4-PLY BUILT-UP ROOF (UBRO)	CAT. OR APPROVED EQUAL	EVERGLARD EXTREME TPO	COLOR: BRIGHT WHITE U.C.C. #63R-1472
7A SPLIT-FACE C.M.U. BLOCK SITE WALL	ANGELUS BLOCK OR APPROVED EQUAL	SPLIT-FACE & CAP	COLOR: T.B.D. WALL UNDER SEPARATE PERMIT

- NOTES:
1. PROVIDE SAMPLES TO OWNER OF ALL INTERIOR & EXTERIOR FINISHES.
 2. ALL SIDING SHALL BE INSTALLED OVER 2-LAYERS OF 1/2" BUILDING PAPER OR EQUIV. TYVEK® HOUSE-WRAP #1055-B (U.C.C. #63R-2375). INSTALL PER MANUFACTURER.
 3. ALL SIDING, TRIM, ETC. SHALL BE MITERED & CAULKED AT JOINTS/SEAMS.
 4. PROVIDE ELASTOMERIC PAINT FINISH TO ALL EXPOSED CEMENT PLASTER. ELASTOMERIC PAINT TO CONTAIN 100% ACRYLIC BINDERS. APPLY TO A MINIMUM OF 1/2 MIL DRY THICKNESS.
 5. ALL MECHANICAL, PLUMBING, ETC. OUTLETS/EXHAUST LOCATIONS SHALL NOT OCCUR AT FRONT/ STREET ELEVATION OF THE ROOF PLANES. PAINT ALL TRIMS TO MATCH ROOF SHINGLE.
 6. VERIFY ALL CALLED OUT INSULATION WITH APPROVED TITLE 24 REPORT.
 7. RADIANT BARRIER MUST BE INSTALLED IN ALL VENTED ATTIC SPACES & SHALL BE ATTACHED TO THE UNDERSIDE OF THE ROOF SHEATHING INCLUDING GABLE ENDS. THE ENTRANCE OF THE RADIANT BARRIER SHALL EQUAL TO OR LESS THAN 0.05 AS TESTED WITH ASTM C1371 OR E408. THE PRODUCT SHALL MEET ALL THE REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS (RADIANT BARRIERS) OF THE DEPARTMENT OF CONSUMER AFFAIRS (BUREAU OF HOME FURNISHINGS & THERMAL INSULATION AS SPECIFIED BY COR. TITLE 24, PART 12, CHAPTERS 12-13, STANDARDS FOR FOR INSULATING MATERIALS.
 8. ALL DECK WATERPROOFING SHALL BE BY: "PLU-DECK SYSTEMS, INC." SYSTEM #2097 OR APPROVED EQUAL (U.C.C. #63R-2097).
 9. PROVIDE 1" CLEARANCE BETWEEN INSULATION & PLYWOOD SHEATHING PER CRC BOBLS & BOBLS.
 10. ALL DOWNSPOUTS & ROOF DRAINS SHALL DRAIN TO THE BMP DEVICES PER THE LID PLANS.
 11. ALL EXTERIOR LIGHTING SHALL BE LOW-ILLUMINATION SAFETY LIGHTING OF A COLOR SIMILAR TO INCANDESCENT LIGHT WHICH IS SHIELDED & DIRECTED ONTO THE PROPERTY THE PROJECT IS LOCATED.



EXTERIOR FINISH SCHEDULE

3

WEST EXTERIOR ELEVATION - 5044 LAUREL CANYON

1



NORTH EXTERIOR ELEVATION

2

PLANS

DESCRIPTION	MANUFACTURER	STYLE/CAT. NO.	COLOR/REMARKS
1A 7/8" EXTERIOR CEMENT PLASTER	OMEGA PRODUCTS OR APPROVED EQUAL	SMOOTH TROWELED	PRIME & PAINT COLOR #5C/5D
2A 1/2" TAG WOOD SIDING	BY G.C.	1/2" TAG SMOOTH-TEXTURED	SAND & STAIN FINISH #5C
3A VINYL DOORS & WINDOWS	MILGARD OR APPROVED EQUAL	PER SCHEDULES	COLOR: T.B.D. (DUAL GLAZED)
3B WOOD ENTRY DOOR	WILD-WOOD OR APPROVED EQUAL	--	--
4A PRE-FINISHED ALUM. OUTDOOR DOWNPOUTS	BY G.C.	EXTRUDED ALUMINUM WITH	WHITE COLOR PFC-FINISH
5A PAINT ON METAL FLASHING & GUT	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	MATCH ADJ. MATERIAL
5B RAILINGS	DUNN EDWARDS OR APPROVED EQ.	GLOSSY	BLACK #06A1R7 (PRIME AS REQUIRED)
5C PAINT ON CEMENT PLASTER #1	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	BLACK #06A1R7 ELASTOMERIC PAINT
5D PAINT ON CEMENT PLASTER #2	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	COLOR: T.B.D. ELASTOMERIC PAINT
5E STAIN ON SIDING	DUNN EDWARDS OR APPROVED EQ.	SEMI-TRANSPARENT	COLOR: T.B.D.
6A GLASS 1" 4-PLY BUILT-UP ROOF (DBR)	GAF OR APPROVED EQUAL	EVERGUARD EXTREME TPO	COLOR: BRIGHT WHITE U.L.C. #63R-1475
7A SPLIT-FACE C.M.U. BLOCK SITE WALL	ANGELUS BLOCK OR APPROVED EQUAL	SPLIT-FACE & SMOOTH ALL EXPOSED SURF.	COLOR: T.B.D. WALL UNDER SEPARATE PERMIT

- NOTES:
1. PROVIDE SAMPLES TO OWNER OF ALL INTERIOR & EXTERIOR FINISHES.
 2. ALL SIDING SHALL BE INSTALLED OVER 2-LAYERS OF 1/2" LB. BUILDING PAPER OR DUPONT TYVEK HOUSE-WRAP #1055-B (U.C. #SR-2375). INSTALL PER MANUFACTURER.
 3. ALL SIDING, TRIM, ETC. SHALL BE MITERED & CALKED AT JOINTS/SEAMS.
 4. PROVIDE ELASTOMERIC PAINT FINISH TO ALL EXPOSED CEMENT PLASTER. ELASTOMERIC PAINT TO CONTAIN 100% ACRYLIC BINDERS. APPLY TO A MINIMUM OF 3/32" MIL DRY THICKNESS.
 5. ALL MECHANICAL, PLUMBING, ETC. OUTLETS/EXHAUST LOCATIONS SHALL NOT OCCUR AT FRONT/STREET ELEVATION OF THE ROOF PLUMB. PAINT ALL TRIMS TO MATCH ROOF SHINGLE.
 6. VERIFY ALL CALLED OUT INSULATION WITH APPROVED TITLE 24 REPORT.
 7. RADIANT BARRIER MUST BE INSTALLED IN ALL VENTED ATTIC SPACES & SHALL BE ATTACHED TO THE UNDERSIDE OF THE ROOF SHEATHING, INCLUDING GABLE ENDS. THE ENTRANCE OF THE RADIANT BARRIER SHALL EQUAL TO OR LESS THAN 0.05" AS TESTED WITH ASTM E1371 OR E408. THE PRODUCT SHALL MEET ALL THE REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS (RADIANT BARRIERS) OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS & THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTERS 12-13, STANDARDS FOR INSULATING MATERIALS.
 8. ALL DECK WATERPROOFING SHALL BE BY: "TPI-DECK SYSTEMS, INC." SYSTEM #2097 OR APPROVED EQUAL (U.C. #SR-2097).
 9. PROVIDE 1" CLEARANCE BETWEEN INSULATION & PLYWOOD SHEATHING PER CRC BOLS & 806.5.
 10. ALL DOWNPOUTS & ROOF DRAINS SHALL DRAIN TO THE BMP DEVICES PER THE LD PLANS.
 11. ALL EXTERIOR LIGHTING SHALL BE LOW-ILLUMINATION SAFETY LIGHTING OF A COLOR SIMILAR TO INCANDESCENT LIGHT WHICH IS SHIELDED & DIRECTED ONTO THE PROPERTY THE PROJECT IS LOCATED.



EXTERIOR FINISH SCHEDULE

SCALE: NONE 3

EAST EXTERIOR ELEVATION - 6042 LAUREL CANYON

SCALE: 1/4" = 1'-0" 1



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0" 2

PLANS

DESCRIPTION	MANUFACTURER	STYLE/CAT. NO.	COLOR/REMARKS
1A 7/8" EXTERIOR CEMENT PLASTER	OMEGA PRODUCTS OR APPROVED EQUAL	SMOOTH TROWELED	PRIME & PAINT COLOR #AC/50
2A 1/2" TAG WOOD SING	BY G.C.	1/2" TAG SMOOTH-TEXTURED	SAND & STAIN FINISH #SE
3A VINYL DOORS & WINDOWS	MILGARD OR APPROVED EQUAL	PER SCHEDULES	COLOR: T.B.D. (DUAL GLAZED)
3B WOOD ENTRY DOOR	WELD-MEN OR APPROVED EQUAL	-	-
4A PRE-FINISHED ALUM. OUTLETS/DOWNSPOUTS	BY G.C.	EXTRUDED ALUMINUM W/ WHITE COLOR FINISH	-
5A PAINT ON METAL FLASHING & GUTTERS	DUNN EDWARDS OR APPROVED EQ.	SEM-GLOSS	MATCH ADJ. MATERIAL
5B PAINT ON METAL BALUNGS	DUNN EDWARDS OR APPROVED EQ.	GLOSSY	BLACK #04187 (PRIME AS REQUIRED)
5C PAINT ON CEMENT PLASTER #1	DUNN EDWARDS OR APPROVED EQ.	SEM-GLOSS	EMPEROR BORDADO ELASTOMERIC PAINT
5D PAINT ON CEMENT PLASTER #2	DUNN EDWARDS OR APPROVED EQ.	SEM-GLOSS	COLOR: T.B.D. ELASTOMERIC PAINT
5E STAIN ON SIDING	DUNN EDWARDS OR APPROVED EQ.	SEM-TRANSPARENT	COLOR: T.B.D.
6A CLASS "A" 4-PLY BUILT-UP ROOF (BUR)	CAF OR APPROVED EQUAL	EVERGLARD EXTREME TPO	COLOR: BRIGHT WHITE U.C.C. #ES-1475
7A SPLIT-FACE 8" CMU BLOCK SITE WALL	ANGELUS BLOCK OR APPROVED EQUAL	SPLIT-FACE & CAP ALL EXPOSED SIDES	COLOR: T.B.D. WALL COLORS SEPARATE PERMIT

EXTERIOR FINISH SCHEDULE SCALE: NONE 3



1 HOUR EXTERIOR FLOOR/CEILING ASSEMBLY SCALE: 1/2" = 1'-0" 4



WEST EXTERIOR ELEVATION - 5044 LAUREL CANYON SCALE: 1/4" = 1'-0" 1

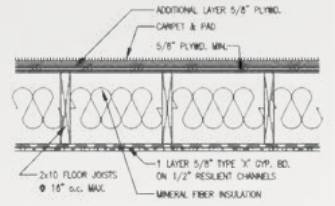


EAST EXTERIOR ELEVATION - 5044 LAUREL CANYON SCALE: 1/4" = 1'-0" 2

PLANS

DESCRIPTION	MANUFACTURER	STYLE/CAT. NO.	COLOR/REMARKS
1A 7/8" EXTERIOR CEMENT PLASTER	OMEGA PRODUCTS OR APPROVED EQUAL	SMOOTH TROWELED	PRIME & PAINT COLOR #5C/5D
2A 1/2" TAG WOOD SIDING	BY G.C.	1 1/2" TAG SMOOTH-TEXTURED	SAND & STAIN FINISH #5E
3A WHT. DOORS & WINDOWS	MICARD OR APPROVED EQUAL	PER SCHEDULES	COLOR: T.B.D. (EQUAL GLAZED)
3B WOOD ENTRY DOOR	SOLID WOOD OR APPROVED EQUAL	-	-
4A PRE-FINISHED ALUM. OUTLETS/DOWNSPOUTS	BY G.C.	DOEE OUTLETS WITH ROUND DOWNSPOUTS	EXTRUDED ALUMINUM w/ WHITE COLOR PRE-FINISH
5A PAINT ON METAL FLASHING & SILL	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	MATCH ADJ. MATERIAL
5B PAINT ON METAL RAILINGS	DUNN EDWARDS OR APPROVED EQ.	GLOSSY	BLACK #004187 (NORMAL 25% DISCOUNT)
5C PAINT ON CEMENT PLASTER #1	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	W/SPR. #008340 ELASTOMERIC PAINT
5D PAINT ON CEMENT PLASTER #2	DUNN EDWARDS OR APPROVED EQ.	SEMI-GLOSS	COLOR: T.B.D. ELASTOMERIC PAINT
5E STAIN ON SIDING	DUNN EDWARDS OR APPROVED EQ.	SEMI-TRANSPARENT	COLOR: T.B.D.
6A GLASS 2" x 4" BUILT-UP ROOF (UBR)	GAF OR APPROVED EQUAL	EVERGUARD EXTREME TFS	COLOR: BRIGHT WHITE (U.S. 209-1475)
7A SPLIT-FACE C.M.U. BLOCK SITE WALL	ANGELUS BLOCK OR APPROVED EQUAL	SPLIT-FACE & CAP	COLOR: T.B.D. WALL UNDER SEPARATE PERMIT

- NOTES:
1. PROVIDE SAMPLES TO OWNER OF ALL INTERIOR & EXTERIOR FINISHES.
 2. ALL SIDING, TRIM, ETC. SHALL BE INSTALLED OVER 2-LAYERS OF 15 LB. BUILDING PAPER OR DUPONT TYDOL HOUSE-WEAR #1005-B (U.C.C. #E39-2375). INSTALL PER MANUFACTURER.
 3. ALL SIDING, TRIM, ETC. SHALL BE MITERED & CAULKED AT JOINTS/SEAMS.
 4. PROVIDE ELASTOMERIC PAINT FINISH TO ALL EXPOSED CEMENT PLASTER. ELASTOMERIC PAINT TO CONTAIN 100% ACROSS-BRIDGE. APPLY TO A MINIMUM OF 1/2 MIL DRY THICKNESS.
 5. ALL MECHANICAL, PLUMBING, ETC. OUTLETS/EXHAUST LOCATIONS SHALL NOT OCCUR AT FRONT/ STREET ELEVATION OF THE ROOF PLANES. PAINT ALL ITEMS TO MATCH ROOF SHINGLE.
 6. VERIFY ALL CALLED OUT INSULATION WITH APPROVED TITLE 24 REQUIREMENT.
 7. RADIANT BARRIER MUST BE INSTALLED IN ALL VENTED ATTIC SPACES & SHALL BE ATTACHED TO THE UNDERSIDE OF THE ROOF SHEATHING, INCLUDING GABLE ENDS; THE ENTRANCE OF THE RADIANT BARRIER SHALL EQUAL TO OR LESS THAN 0.005 AS TESTED WITH ASTM C1371 OR E408. THE PRODUCT SHALL MEET ALL THE REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS (RADIANT BARRIERS) OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS & THERMAL INSULATION, AS SPECIFIED BY COR. TITLE 24, PART 12, CHAPTERS 12-13, STANDARDS FOR INSULATING MATERIALS.
 8. ALL DECK WATERPROOFING SHALL BE BY "TPI-DECK SYSTEMS, INC." SYSTEM #2097 OR APPROVED EQUAL (U.C.C. #E39-2097).
 9. PROVIDE 1" CLEARANCE BETWEEN INSULATION & PLYWOOD SHEATHING PER CRC 806.3 & 806.5.
 10. ALL DOWNSPOUTS & ROOF DRAINS SHALL DRAIN TO THE BMP DEVICES PER THE LID PLANS.
 11. ALL EXTERIOR LIGHTING SHALL BE LOW-ILLUMINATION SAFETY LIGHTING OF A COLOR SIMILAR TO INCANDESCENT LIGHT WHICH IS SHIELDED & DIRECTED ONTO THE PROPERTY THE PROJECT IS LOCATED.



CITY OF LOS ANGELES-DEPT. OF BUILDING AND SAFETY P/B-2020-069 -
FLOOR/CEILING ASSEMBLY #2 (DOUBLE WOOD FLOOR)
1 HOUR RATED FLOOR ASSEMBLY STD. 50, IC 50
GYPSUM WALLBOARD, 2x WOOD JOISTS, DOUBLE PLYWOOD SUBFLOOR, MINERAL FIBER INSULATION
5/8" TYPE 'X' GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO RESIDENT FLOORING CHANNELS WITH 1" TYPE 'S' DRYWALL SCREWS 8" o.c. ON ENDS AND 12" o.c. IN FIELD. WALLBOARD END JOISTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL PIECES OF CHANNEL 5/4" LONG WITH SCREWS 8" o.c. RESIDENT FLOORING CHANNELS APPLIED 24" o.c. AT RIGHT ANGLES TO 2x10 WOOD JOISTS 16" o.c. WITH 56 COATED NAILS 1 7/8" LONG, 0.005" SHANK, 1/4" HEADS, TWO PER JOIST. WOOD JOISTS SUPPORTING 5/8" INTERIOR PLYWOOD WITH EXTERIOR GLEU SUBFLOOR AND 3/8" PARTICLE BOARD 1.5 PSF, 3 1/2" THICK GLASS FIBER INSULATION BATS 0.7 PCF FROTHION FRX IN JOIST CAVITIES SUPPORTED ALTERNATELY EVERY 12" BY BRICK RIDES AND RESIDENT FLOORING CHANNELS. SOUND TESTED WITH CARPET AND PAD AND WITH INSULATION STAPLED TO JOISTS.

EXTERIOR FINISH SCHEDULE

SCALE: 1/4" = 1'-0"

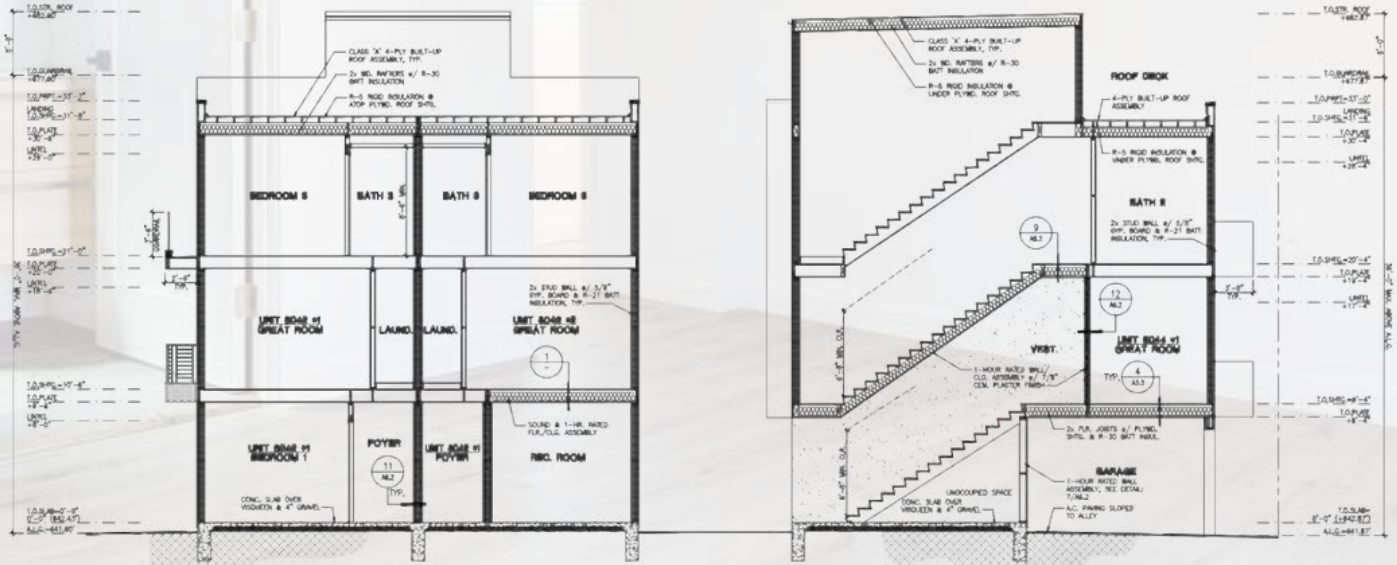
4

1 HOUR FLOOR/CEILING ASSEMBLY BETWEEN REC. RM. & MAIN RESIDENCE

SCALE: 1/4" = 1'-0"

3

1



BUILDING SECTIONS

SCALE: 1/4" = 1'-0"

2

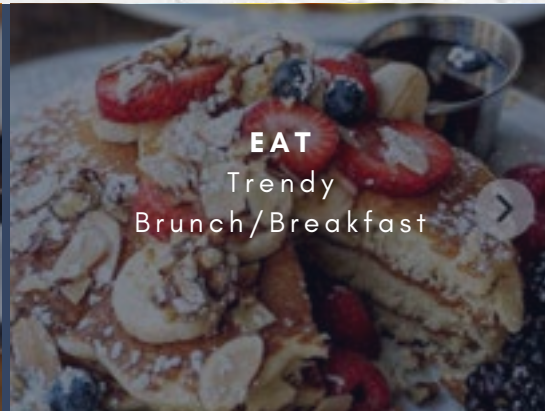
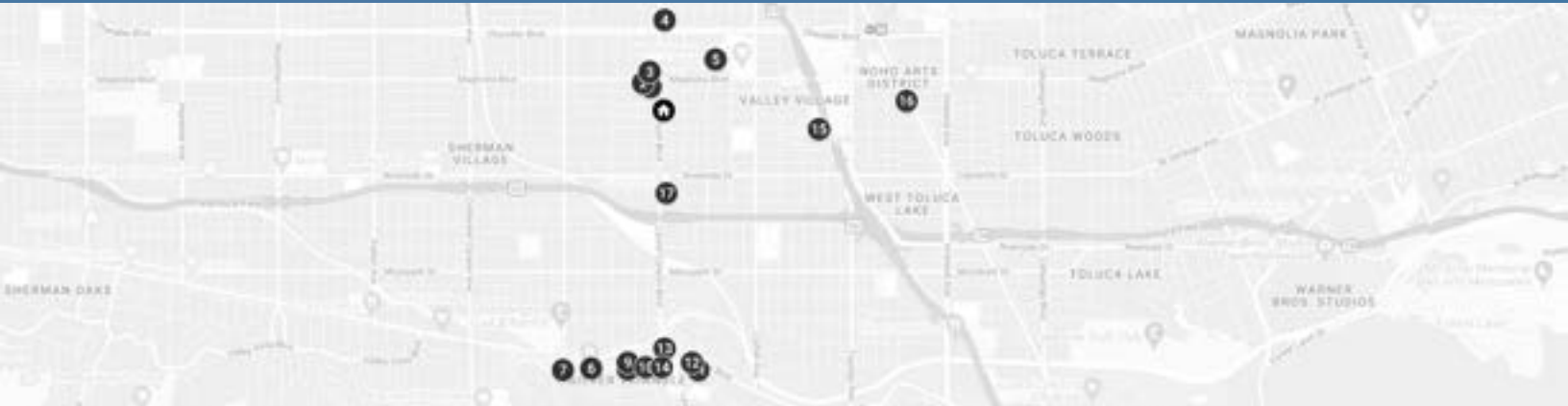
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TRADE AREA OVERVIEW

VALLEY VILLAGE INSIGHTS

Valley Village has all the charm and safety of a small neighborhood, while reaping the benefits of close proximity to the city. Bordered by Studio City to the south, Sherman Oaks to the west and NoHo Arts District to the East, Valley Village is a great option for residents that want the vibrancy of Ventura Boulevard but wish to remain a little further from the action. The neighborhood has a distinct family-friendly feel with local hotspots popping up in the increasingly trendy and sought-out area.



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For additional questions, please contact:



YOHANN BENSIMON

PRESIDENT
CALDRE 01966630
M. 310.923.1550
O. 310.461.1271
YOHANN@IKONADVISORS.COM



OUR INSTAGRAM

IKONADVISORS.COM



@IKONADVISORS

KELLER WILLIAMS HOLLYWOOD HILLS
CALDRE 01385866
9000 W SUNSET BLVD, 11TH FL
WEST HOLLYWOOD, CA 90069
WWW.IKONADVISORS.COM

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