WALLACE
ON SUNSET

A 200-Unit Class A Community Located at the Epicenter of Hollywood, CA

JLL

Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413

The Offering

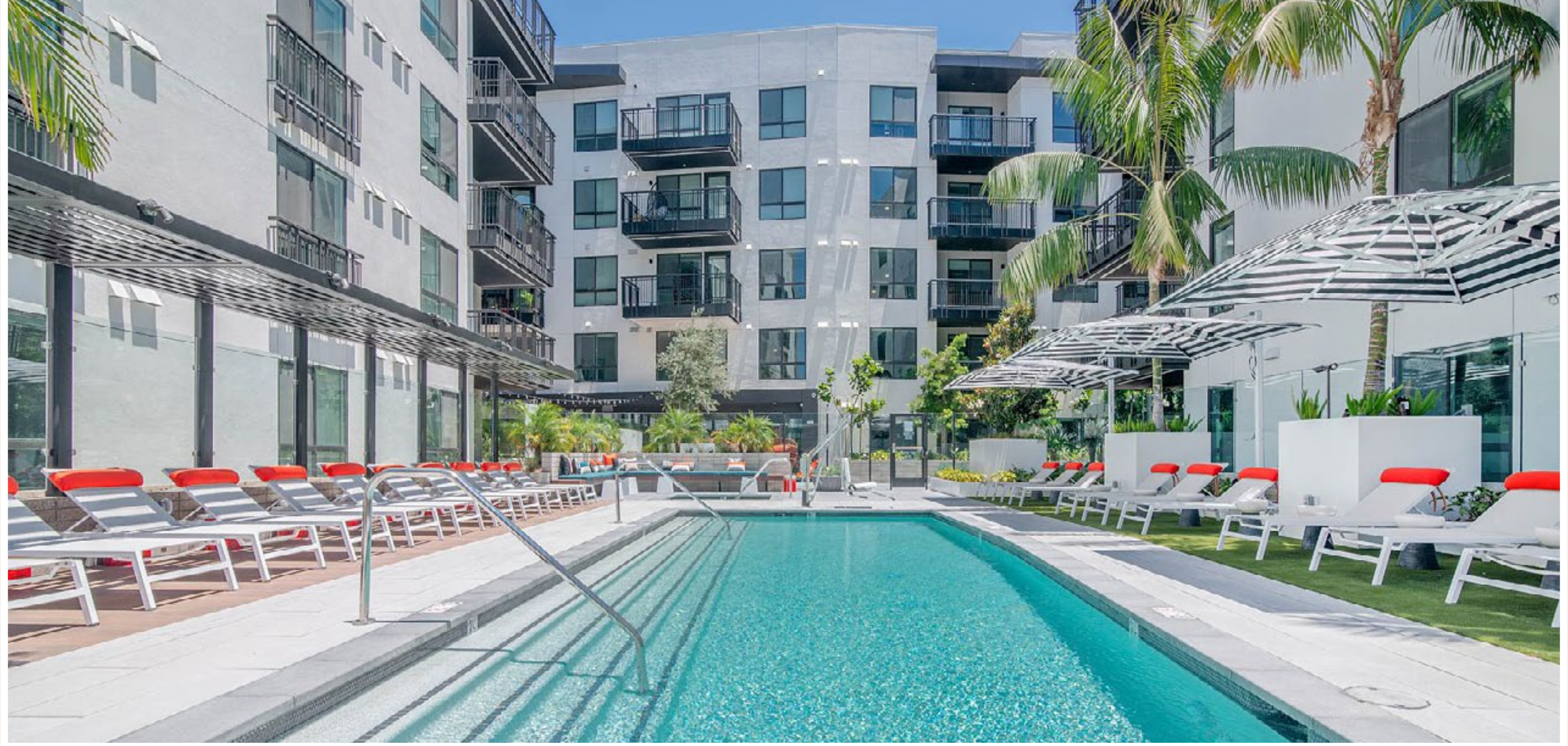
Jones Lang LaSalle Americas, Inc., as exclusive advisor, is pleased to present for sale Wallace on Sunset (the "Property", "Wallace"), a luxury 200-unit Class A community offered at a significant discount to replacement cost located within the bustling entertainment capital of the world, Hollywood, CA.

Delivered in 2021, Wallace on Sunset introduced a new standard of Class A living to the high barrier to entry Hollywood submarket. The Property is comprised of an efficient mix of studio, 1-, 2- and 3-bedroom floor plans, which altogether average ±728-SF. Homes at Wallace were thoughtfully designed to appeal to Hollywood's class of affluent professionals, evidenced in the Property's impressive 98.00% occupancy (September 24th, 2025, Rent Roll). Now, with the Hollywood supply pipeline shutoff, Wallace's below market rents are poised to benefit from future growth.

Situated along Sunset Boulevard, Wallace's locational excellence is underscored by its 100% occupied ground floor retail suite home to Panini Kabob Grill, while also placing residents within walking distance of Trader Joe's and Bristol Farms, earning the Property a remarkable 96 WalkScore and 71 TransitScore. Wallace on Sunset exemplifies a differentiated level of quality and attention to detail, blending urban convenience with refined living.

JLL is simultaneously marketing the adjacent ±39,063-SF historic Earl Carroll Theatre. **Offers will be considered on an individual asset basis or for the collective portfolio.**

Type	# of Units	% of Mix	Avg. SF	Total SF
0x1	63	31.5%	±542	±34,174
1x1	101	50.5%	±731	±73,858
2x2	18	9.0%	±1,128	±20,310
3x2	6	3.0%	±1,456	±8,736
Mrkt. Subtotal	**188**	**94%**	**±729**	**±137,078**
0x1	4	2.0%	±536	±2,142
1x1	7	3.5%	±743	±5,200
2x2	1	0.5%	±1,093	±1,093
BMR Subtotal	**12**	**6%**	**±703**	**±8,435**
Grand Total	**200**	**100%**	**±728**	**±145,513**



WALLACE ON SUNSET PROPERTY DESCRIPTION

ADDRESS
6240 W Sunset Blvd
Los Angeles, CA 90028

ACREAGE
±1.34-ac (149 du/ac)

VINTAGE
2021

BUILDING TYPE
Podium
(7-Stories above 2-levels of below-grade parking)

NUMBER OF UNITS
200-Units

RESIDENTIAL RENTABLE SQUARE FOOTAGE
±145,513 SF

AVERAGE UNIT SIZE
±728 SF

RETAIL RENTABLE SQUARE FOOTAGE
±4,978 SF

% OCCUPIED
98.00%
(September 24th, 2025, Rent Roll)

RETAIL % OCCUPIED
100% (Panini Kabob Grill)

AFFORDABILITY
12-Units
(6% of Unit Mix)

WALKSCORE
96
(Walker's Paradise)

PARCEL NUMBERS
5546-025-033

CERTIFICATION
LEED Gold

Central to the Entertainment Capital of the World

HOLLYWOOD QUICK FACTS

93%
PRE-PANDEMIC FOOT TRAFFIC RECOVERY (RESIDENTS, TOURIST & EMPLOYEES)

20%
OF HOUSEHOLDS WALK OR BIKE TO WORK

96%
RENTERSHIP RATE

54%+
BACHELOR'S DEGREE OR HIGHER

31K
RESIDENT POPULATION

5.7M
ANNUAL EMPLOYEE VISITS TO HOLLYWOOD

WALLACE CONNECTIVITY

96
WALKSCORE

71
TRANSITSCORE

73
BIKESCORE

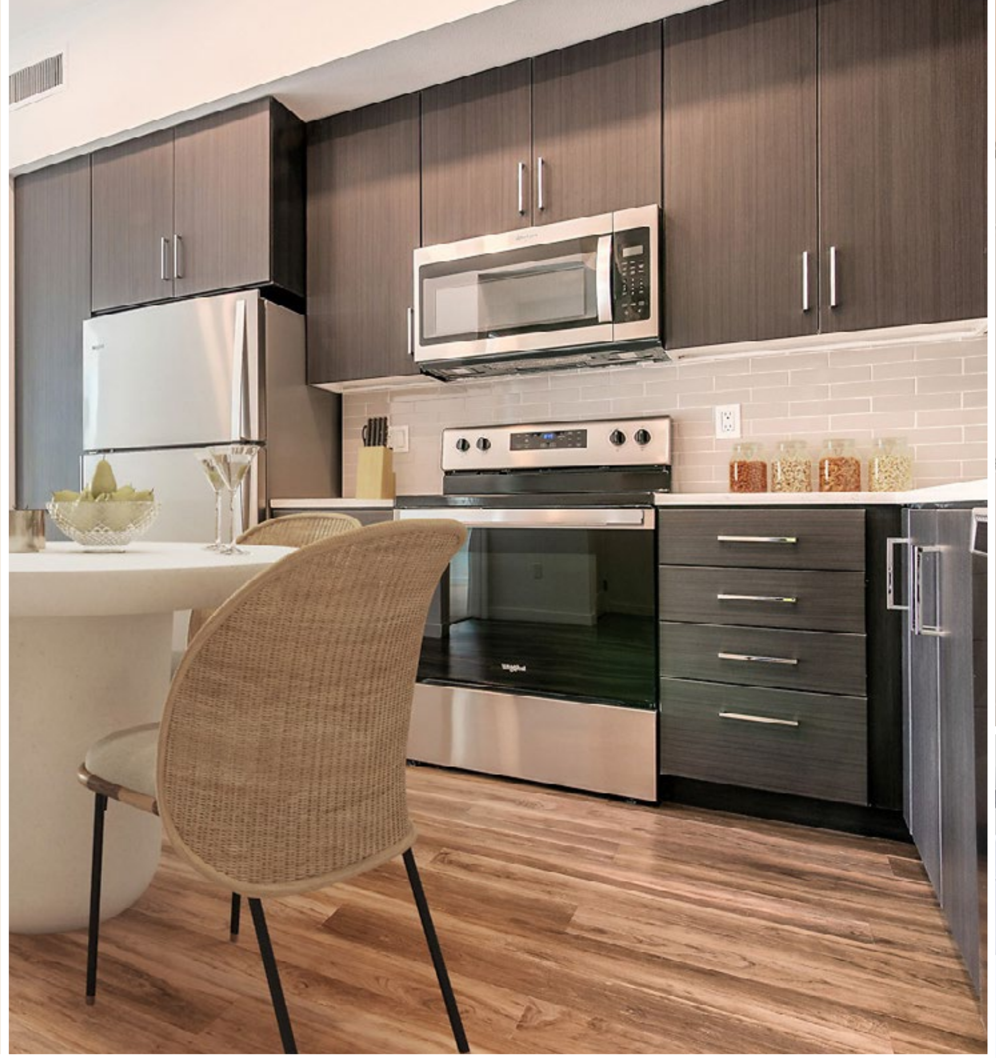
Best in Class Execution with Bespoke Finishes...

PREMIUM FLOORING & FINISHES:

- Luxury wood-style plank flooring
- Designer-selected paint and ambient lighting
- Sleek modern cabinetry with soft-close doors
- Stunning quartz countertops with waterfall edges

GOURMET KITCHEN FEATURES:

- Spacious kitchen island with pendant lighting
- Professional-grade stainless steel appliances
- Built-in convection microwave
- Energy-efficient French door refrigerator
- Ultra-quiet dishwasher with stainless interior



COMFORT & CONVENIENCE:

- Oversized double-pane energy-efficient windows
- Spa-inspired modern bathroom with rainfall shower
- Convenient keyless entry system
- Programmable smart thermostats with app control
- Full-size in-home washer and dryer
- Private patio/balcony with scenic views

CLIMATE & STORAGE:

- Efficient central air conditioning
- Reliable central heating system
- Generous walk-in closet with built-in organizers
- Abundant extra storage throughout

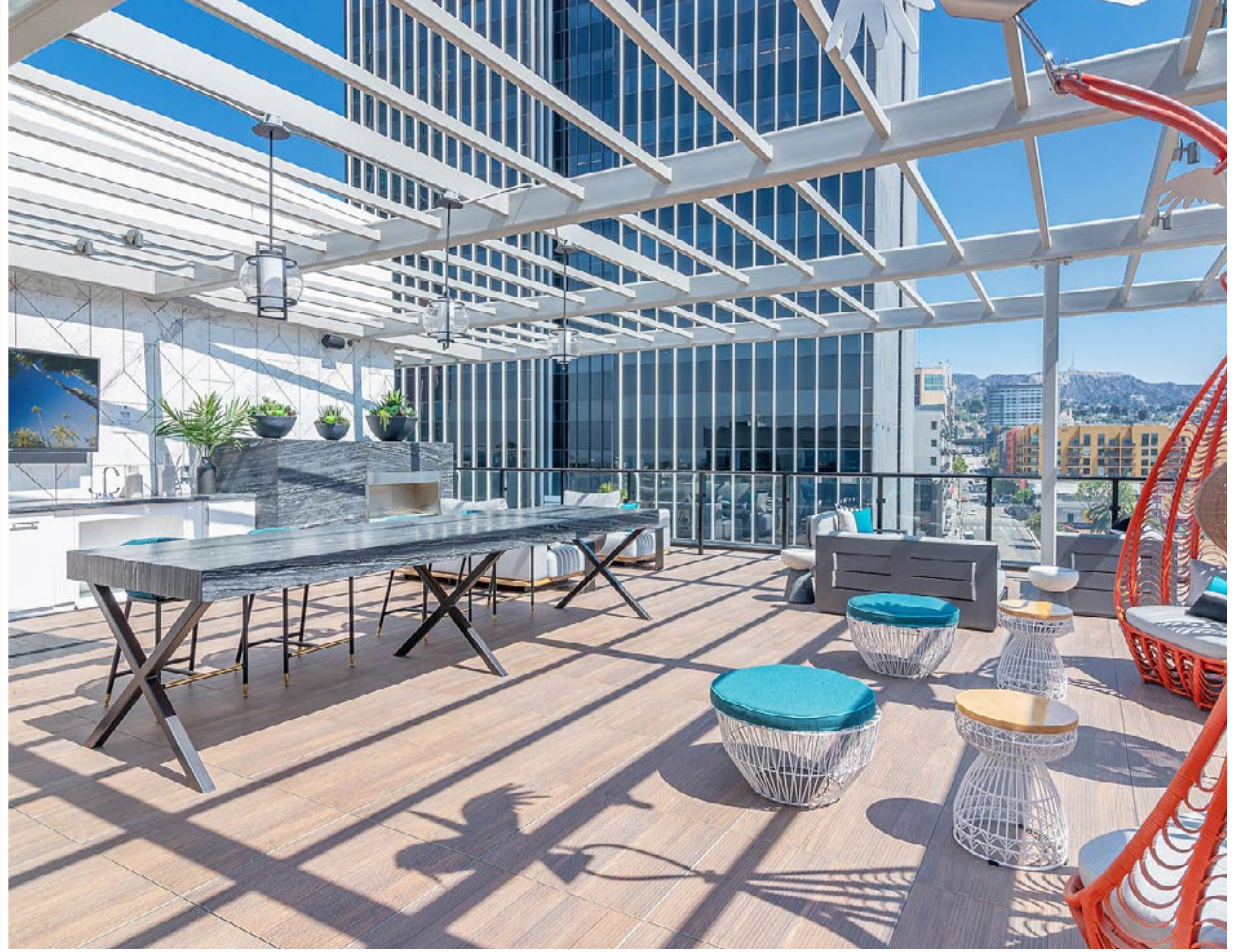
...Coupled with a Full-Service Amenity Package

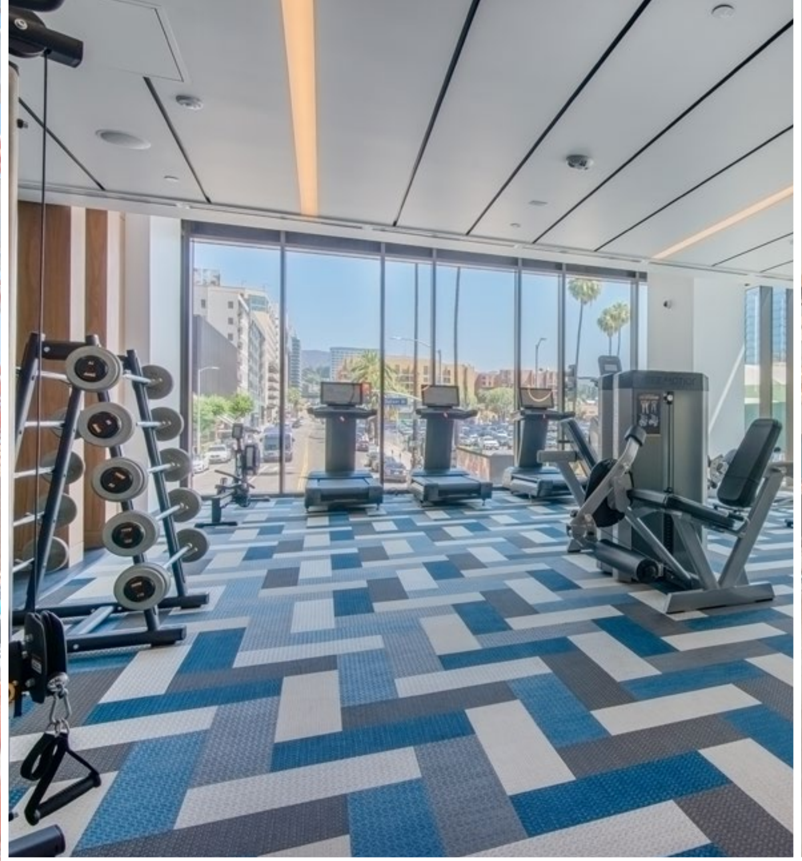
SOCIAL & BUSINESS SPACES:

- Sophisticated resident lounge with fireplace
- State-of-the-art fitness center with premium equipment
- Professional conference room with presentation technology

RESORT-STYLE RECREATION:

- Sparkling swimming pool with sun deck and spa
- Luxury poolside cabanas with seating
- Stunning rooftop terrace with panoramic views
- Outdoor barbecue area with grilling stations
- Outdoor fireplace with comfortable seating





PET PARADISE:

- Spacious off-leash dog park with agility equipment
- Convenient pet spa with washing stations

CONVENIENCE & CONNECTIVITY:

- Secure covered parking garage
- Modern EV charging stations
- Climate-controlled bike storage
- Full-service bike maintenance station
- Additional storage units available for rent

Impressive Tenant Demand Drives Asset Outperformance

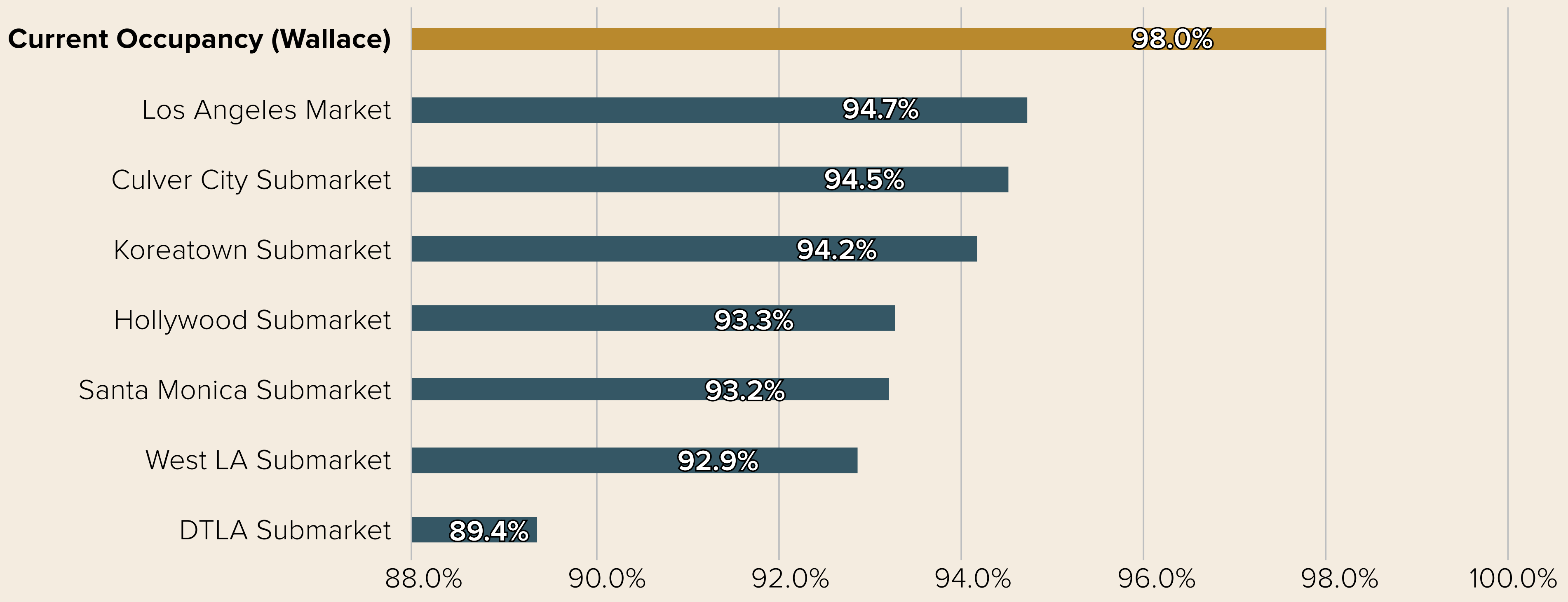
Wallace on Sunset delivers a high-quality residential experience that leads to outsized renter demand. This demand is evidenced by the ±98.00% current occupancy percentage, which is 330bps higher than the greater Los Angeles MSA average, and ahead of all competing submarkets.

98.00%
CURRENT OCCUPANCY (%)

$2,913/U
JLL PRO FORMA RENT

$4.00/SF
JLL PRO FORMA RENT

LOS ANGELES CURRENT OCCUPANCY COMPARISON (%)



Attractive Basis Below Replacement Cost

Wallace presents an exceptional opportunity to acquire a high-quality, cash flowing asset at an attractive basis below replacement costs. In-place rents at Wallace would need to increase by 40% for a mid-rise project to pencil at today's development yield target of a 6.00% un-trended return-on-cost. At 3.0% annual growth, it would take 13 years to accomplish this, further insulating the Property from competing supply.

13 YEARS OF RENT GROWTH @ 3.0% CAGR FOR MID-RISE CONSTRUCTION TO PENCIL

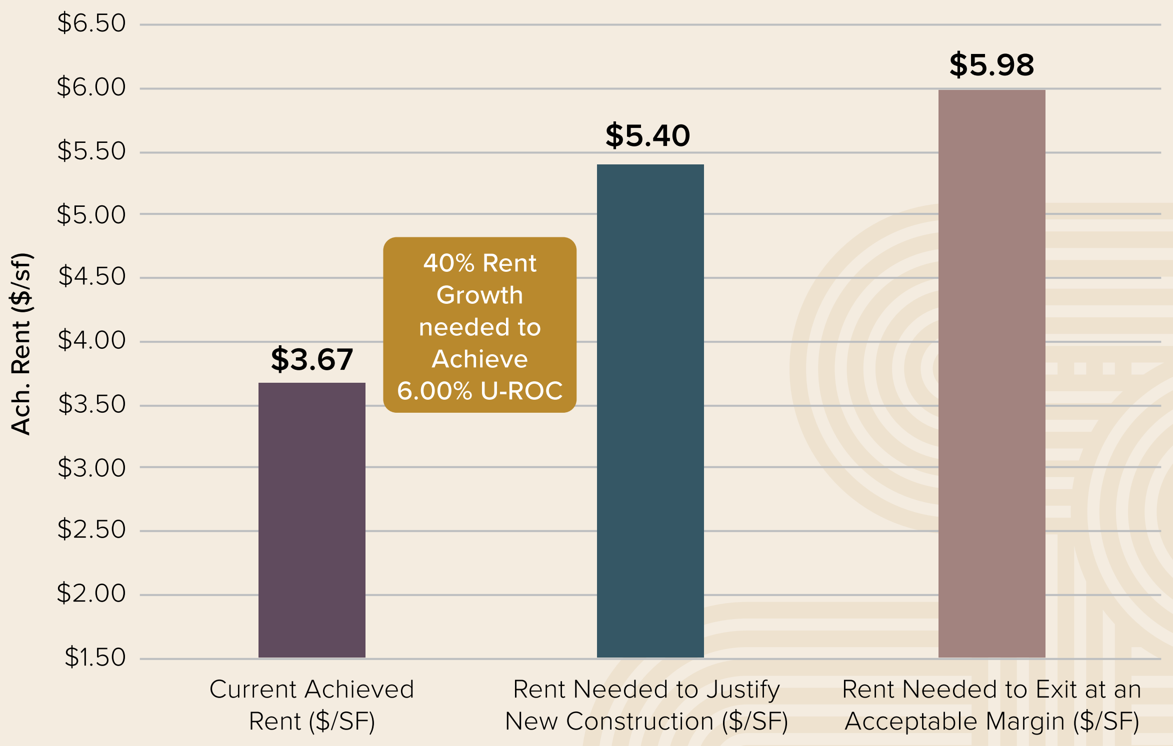
CALIFORNIA CONSTRUCTION COST INDEX (CCCI)

Year	Inflation
2018	1.30%
2019	3.60%
2020	2.80%
2021	13.40%
2022	9.30%
2023	9.40%
2024	2.30%

ESTIMATED REPLACEMENT COST

	Amount	Per Unit	NSF
Land Costs ($100k per Unit)	$20,000,000	$100,000	$137
Podium Hard Costs ($500/PSF)	$72,756,500	$363,783	$500
Soft Costs (30% of Hard Costs)	$21,826,950	$109,135	$150
Est. Replacement Cost	**$114,583,450**	**$572,917**	**$787**
Developer Profit (15% of all Costs)	$17,187,518	$85,938	$118
Necessary Sale Price for Profitable Project	**$131,770,968**	**$658,855**	**$906**

REPLACEMENT COST ANALYSIS



Hollywood Headlines Fuel Economic Growth in the Submarket

THURSDAY, SEPTEMBER 25TH, 2025

HOLLYWOOD News

Panini Kabob Grill Restaurant Opens at Wallace on Sunset

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California's Legislature Has Approved an Increase in Film and Television Tax Incentives, Raising the Annual Cap from $330M to $750M

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Paramount Skydance Calls Employees Back to the Office 5 Days a Week

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Universal Music Group Acquired a 50% Ownership Interest in the Capitol Records Building and Inked a 20-Year Lease to Occupy 100% of the Building

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Erewhon Set to Open New Location at 8550 Santa Monica Blvd in WeHo

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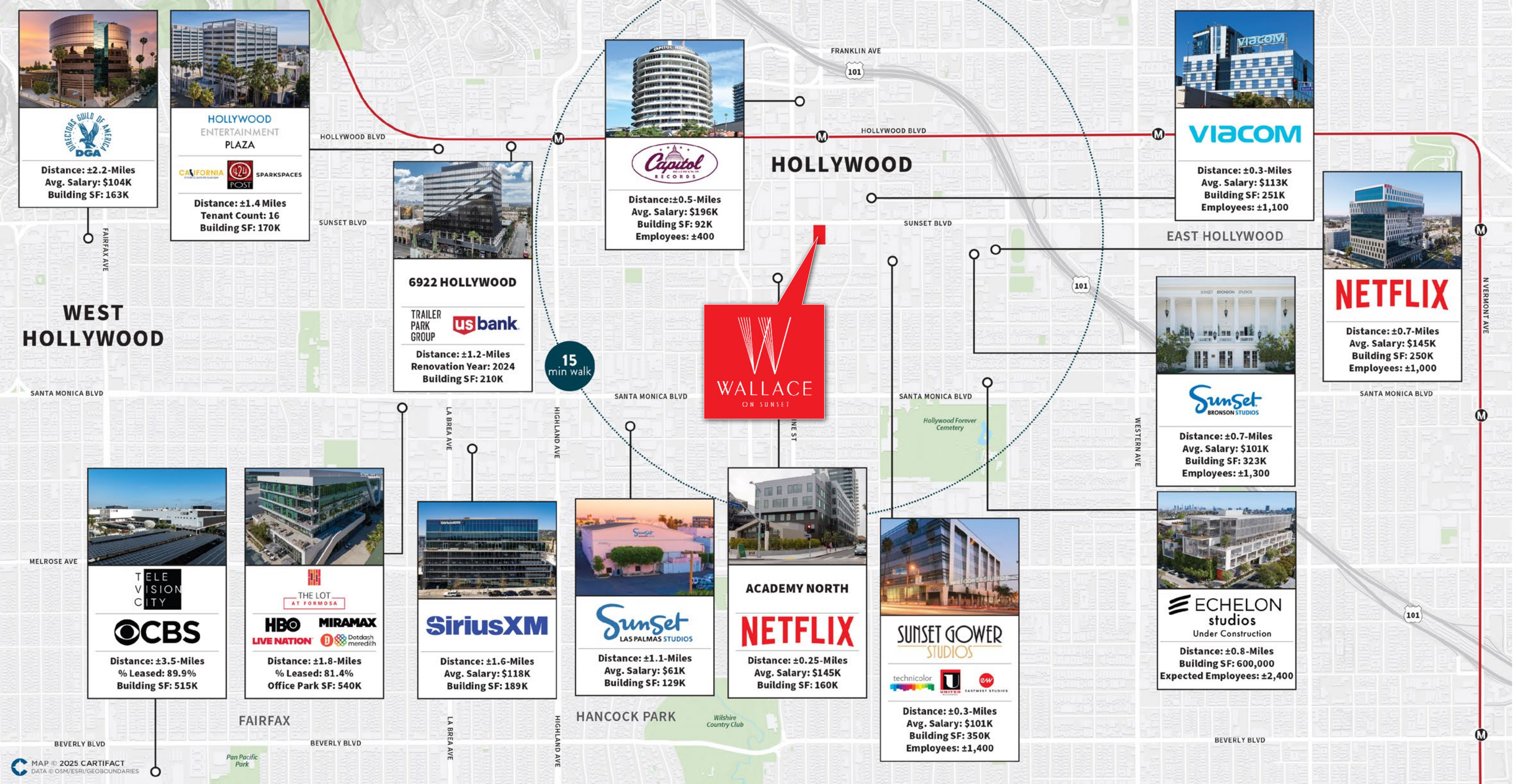


Epicenter of the Entertainment Industry

$330M → $750M
CALIFORNIA FILM & TELEVISION TAX CREDIT EXPANSION

OVER 400%
INCREASE IN FILM AND TV PERMIT APPLICATIONS

POST-TAX CREDIT GROWTH IN FILM INDUSTRY:

22
NEW TELEVISON PROJECTS

6,500
JOBS CREATED

$1.1B
IN ECONOMIC ACTIVITY

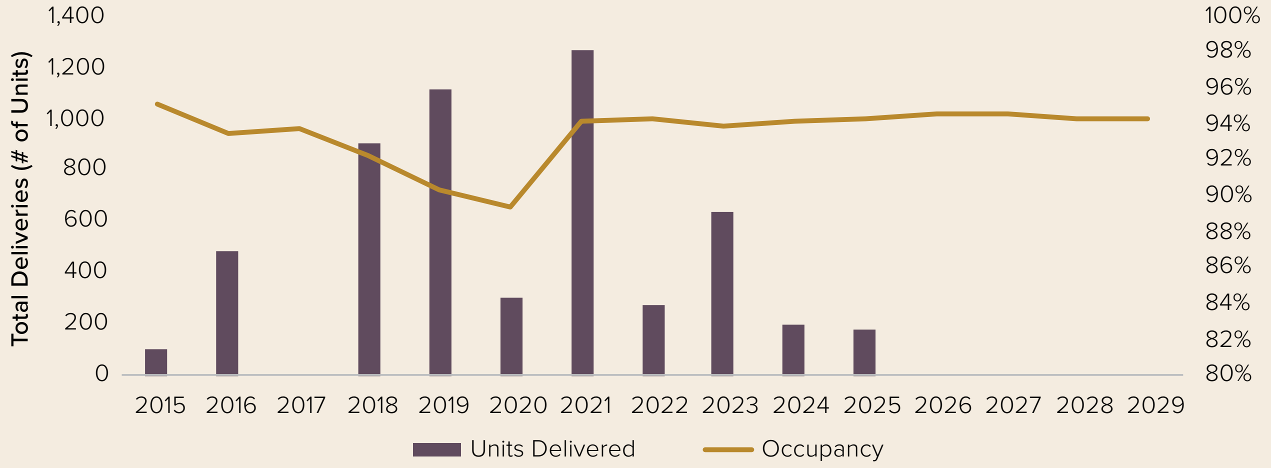
±3.4M SF
OF ENTERTAINMENT/STUDIO SPACE (1-MILE RADIUS)

±$124K
AVG. HHI (3-MILE RADIUS)

Virtually No Future Competing Supply

Hollywood's strategic position within Los Angeles provides significant locational advantages. Both Hollywood and Wallace on Sunset are well-positioned for rent growth, given that currently ONE PROJECT is currently under construction, featuring a unit mix that won't compete directly with existing properties (1410 N Highland | All Studios). This development represents merely 1.6% of the submarket's total inventory —among the smallest construction pipelines relative to surrounding submarkets and Los Angeles County's 4.2% of inventory under construction. Property developers with proposed projects face not only Los Angeles' complex approval procedures but must also evaluate project feasibility against today's elevated construction expenses. The unpredictable timeline for new Hollywood developments to commence gives Wallace on Sunset's ownership the opportunity to command premium market rents in the coming years. Current market investors stand to gain substantial returns by purchasing urban properties at significant discounts compared to new construction costs.

±38% INCREASE IN CONSTRUCTION COSTS (2020-2024) → **0 PROJECTS TO BE DELIVERED POST 2025**

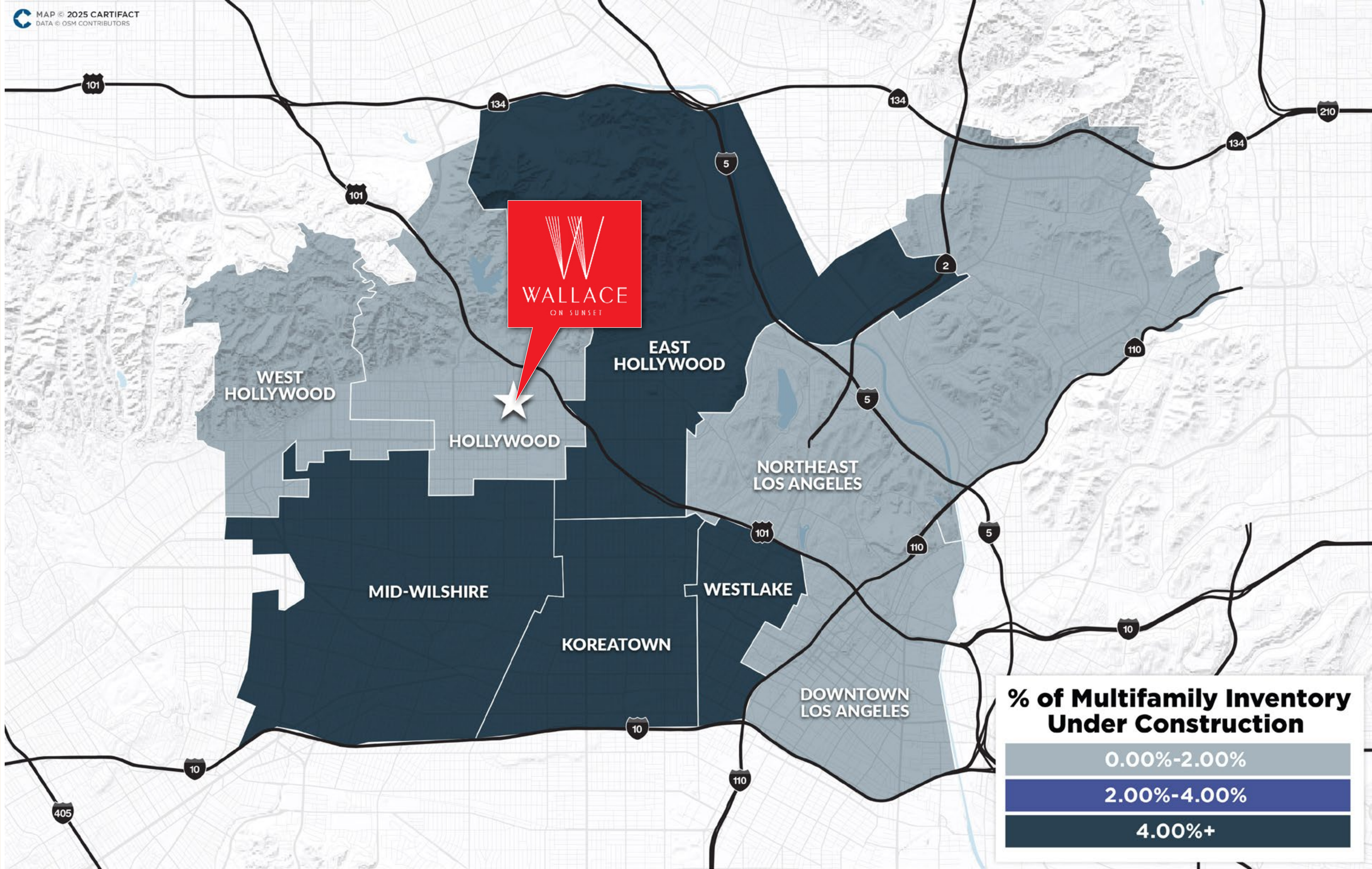


1.6%
OF HOLLYWOOD'S INVENTORY UNDER CONSTRUCTION*

VS

4.2%
OF LOS ANGELES' INVENTORY UNDER CONSTRUCTION

Source: CoStar 100+ Units



Unique Opportunity to Acquire the Adjacent Historic Earl Carroll Theatre

Located adjacent to Wallace on Sunset, and sharing common ownership, is the historic Earl Carroll Theatre (the ‘Theatre’). The Theatre was built in 1938 and converted to a state-of-the-art sound stage in 1997. **Offers will be considered on individual asset basis or for the collective portfolio.**

Property Address:	6230 W Sunset Blvd Los Angeles, CA 90028
Year Built:	1938
Total Building Area:	39,063-SF
Land Area:	±0.73-ac (±31,864 SF)
Levels:	3 Levels
Parking Spaces:	70 (Located at Wallace)
Zoning:	C4
Parcel Number:	5546-025-034

HISTORIC ENTERTAINMENT LANDMARK

FULLY FUNCTIONAL SOUND STAGE

IDEAL LOCATION NEAR STUDIO LOTS

PROXIMATE TO COMPLEMENTARY VENUES

PREMIER LIVE/WORK/PLAY URBAN DESTINATION

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