



5550

WILSHIRE

at MIRACLE MILE

BY WINDSOR



**A 163-Unit Mixed-Use, Value-Add Opportunity
with 14,686 SF of 100% Occupied Retail**



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 5550 Wilshire (the "Property"), a boutique mixed-use property consisting of 163 market rate units and 14,686 square feet of ground floor retail that is 100% leased to a service oriented tenant base. Located in the Miracle Mile submarket of Los Angeles, 5550 Wilshire offers expansive floorplans across a diverse unit mix, including one-, two-, and three-bedroom residences that average ±1,329 square feet, among the largest units for institutional⁽¹⁾ properties in the region.

Built in 2010 to condo spec, the Property holds the ideal framework for a comprehensive repositioning program targeting both unit interiors and common area enhancements to further drive market rents. Residents at 5550 Wilshire benefit from a luxurious amenity package including a two-story fitness center, resort style pool deck, rooftop lounge with skyline views, sauna and steam room, movie theatre, resident lounge with a chef's kitchen, and business center. The Property continues to attract high-earning professionals in search of a high-quality living experience proximate to the major employment nodes in Beverly Hills, Century City, Westwood, and West Hollywood. Residents at 5550 Wilshire boast an average household income of \$274,000, translating to an 18% rent to income ratio, leaving significant headroom for future rent growth.

Miracle Mile is a high barrier-to-entry market defined by minimal supply and limited investment opportunities - there is just one institutional⁽¹⁾ project under construction and only one 100+ unit property has traded in the submarket over the last 5 years. Unrivalled construction quality with immediate upside, sound resident and market fundamentals, and multi-housing scarcity, optimally position 5550 Wilshire as Southern California's premier investment opportunity.

⁽¹⁾100+ unit properties



ADDRESS
5550 Wilshire Blvd,
Los Angeles, CA 90036

YEAR BUILT
2010

NUMBER OF UNITS
163

RESIDENTIAL OCCUPANCY
98.2%
(3/26/2026 Rent Roll)

AVG. UNIT SIZE
±1,329 SF

RESIDENTIAL RENTABLE SQUARE FOOTAGE
±216,666

RETAIL OCCUPANCY
100.0%

RETAIL RENTABLE SQUARE FOOTAGE
±14,686

CONSTRUCTION TYPE
Type-I

PARKING
484 Spaces (2.96:1)

Unit Mix

Description	# of Units	% of Unit Mix	Avg. SF	Total SF
1x1	40	25%	827	33,084
2x2	120	74%	1,481	177,777
3x3	3	2%	1,935	5,805
Total / Avg.	163	100%	1,329	216,666

Primed for Unit Interior Renovations...

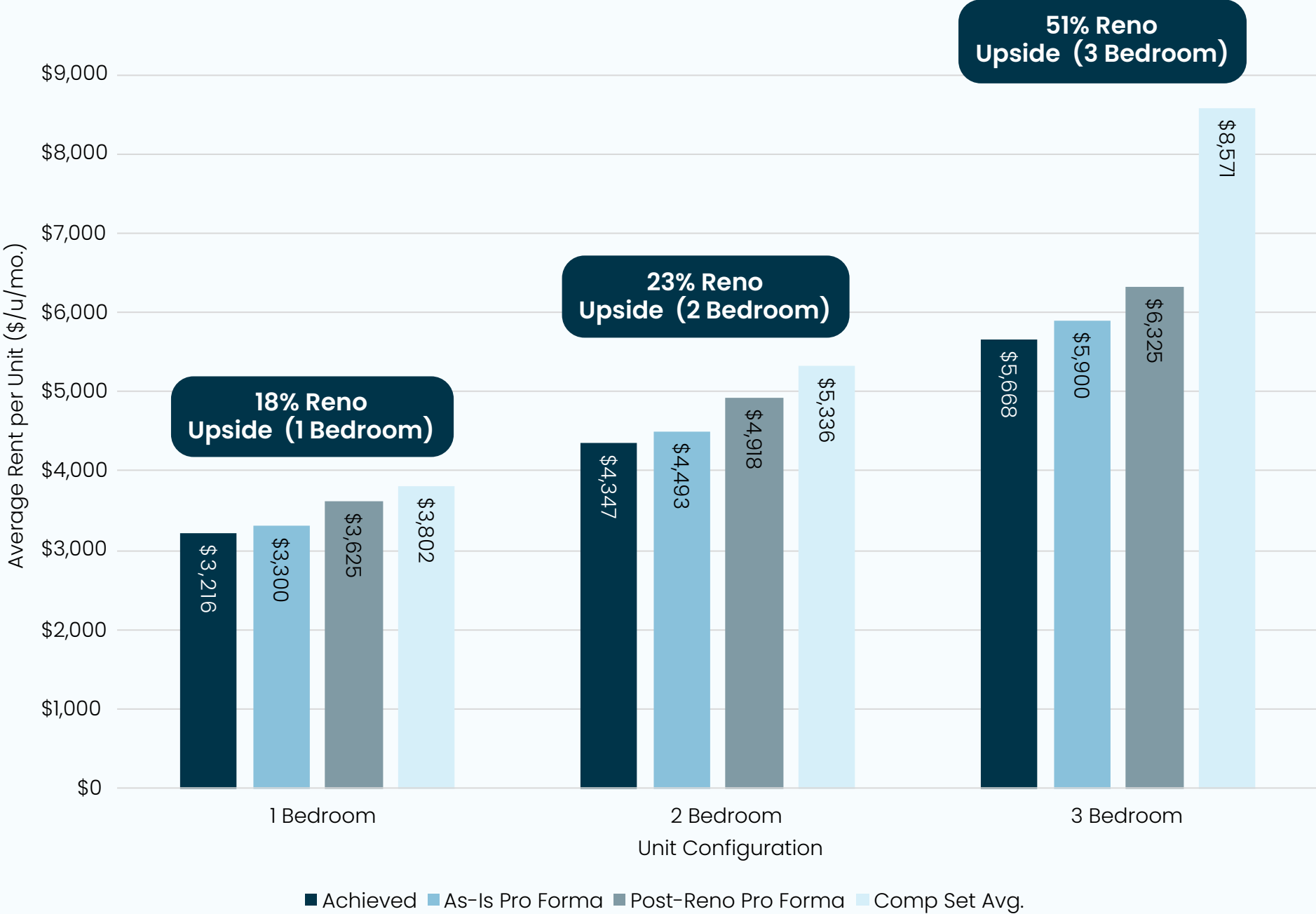
100% of the units are currently in classic condition, creating an immediate opportunity to execute a comprehensive value-add program targeting unit interior renovations to unlock further upside at the Property. With the Property's expansive floor plans that average ±1,329 SF and premium location, targeted upgrades can further differentiate 5550 Wilshire within the Miracle Mile submarket and capture increased rental premiums of \$400/unit from the area's affluent tenant base.

Before



After

Potential Renovation Upside at 5550 Wilshire



Current Building Exterior



Current Pool



Building Exterior Representative Renovation



Pool Representative Renovation



...and Revitalization of Common Areas

An Investor can reprogram the amenity spaces to meet the needs of today's renter base. Potential enhancements include updates to the resident lounge, movie theatre, new pool deck furniture and finishings, and a full building repaint. These strategic improvements will reposition 5550 Wilshire to match the specifications of competing properties in the Miracle Mile submarket that command premium rents.

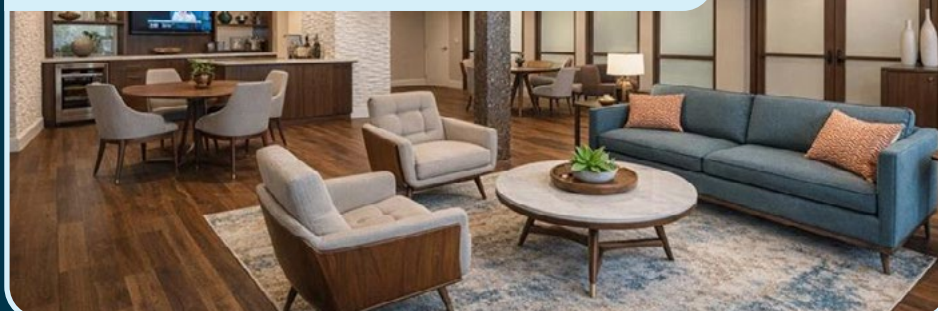
Current Resident Lounge



Current Movie Theatre



Resident Lounge Representative Renovation



Movie Theatre Representative Renovation



Current Amenity Package:

- Two-Story, 4,000+ SF Fitness Center
- Heated Pool and Hot Tub
- Poolside Lounge with Firepit and Grills
- Rooftop Lounge with Skyline Views
- Sauna and Steam Room
- Movie Theatre
- Resident Lounge with Kitchen
- Business Center
- Dog Run

5550 Wilshire's Historical Outperformance

5550 Wilshire's trailing five-year rent growth of 15.57% has significantly outperformed the greater Los Angeles MSA (-0.07%) while maintaining an impressive average occupancy of 95.22% over the same time period.

15.57%

5 YR. CUMULATIVE EFFECTIVE RENT GROWTH AT 5550 WILSHIRE

3.11%

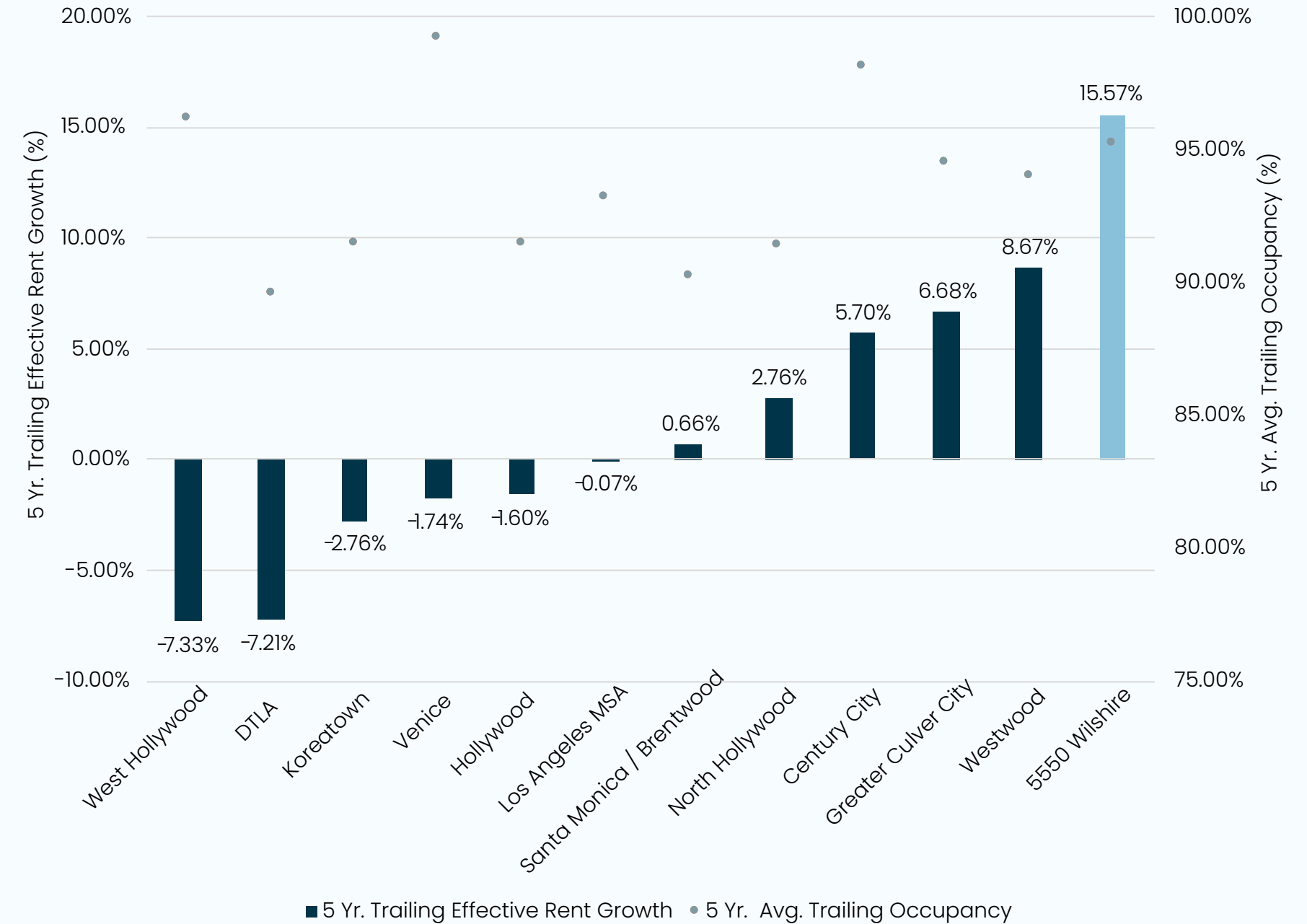
5 YR. AVG. ANNUAL EFFECTIVE RENT GROWTH AT 5550 WILSHIRE

95.22%

5 YR. AVG. OCCUPANCY 5550 WILSHIRE

Submarket	5 Yr. Trailing Effective Rent Growth	5 Yr. Avg. Trailing Occupancy
5550 Wilshire	15.57%	95.22%
Westwood	8.67%	94.03%
Greater Culver City	6.68%	94.51%
Century City	5.70%	98.09%
North Hollywood	2.76%	91.38%
Santa Monica / Brentwood	0.66%	90.22%
Los Angeles MSA	-0.07%	93.23%
Hollywood	-1.60%	91.49%
Venice	-1.74%	99.20%
Koreatown	-2.76%	91.46%
DTLA	-7.21%	89.60%
West Hollywood	-7.33%	96.20%
Average	1.61%	93.72%

Trailing 5 Yr. Trailing Rent Growth and Avg. Occupancy



Source: CoStar, 100+ Units

Durable Income Supporting a Thriving Tenant Base

5550 Wilshire has become a long-term home to highly-desirable, service oriented retailers and restaurants including FedEx (NYSE: FDX), Chipotle (NYSE: CMG), Einstein Bros Bagels, Five Guys, and Ono Hawaiian BBQ. These tenants hold an average in-place tenure of 12.4 years and are critical to servicing residents within the highly foot trafficked Wilshire corridor. Retail availability within Miracle Mile is extremely thin as the submarket boasts a <9% vacancy rate and has no new retail supply in the pipeline. This organic supply / demand imbalance will apply upward pressure on retail rental rates and drive tenants to remain in well-located, highly visible spaces for the long-term. Accordingly, 5550 Wilshire's base retail program will be a beneficiary of the growing retail strengths within the submarket.



13 Years



13 Years



14 Years



15 Years



7 Years

12.4 Years

AVG. IN-PLACE RETAIL TENANCY AT 5550

8%

YOY INCREASE IN VISITS AT 5550 WILSHIRE

186k Visitors

LAST 12 MONTHS AT 5550 WILSHIRE

±2.0M

SF OF RETAIL INVENTORY

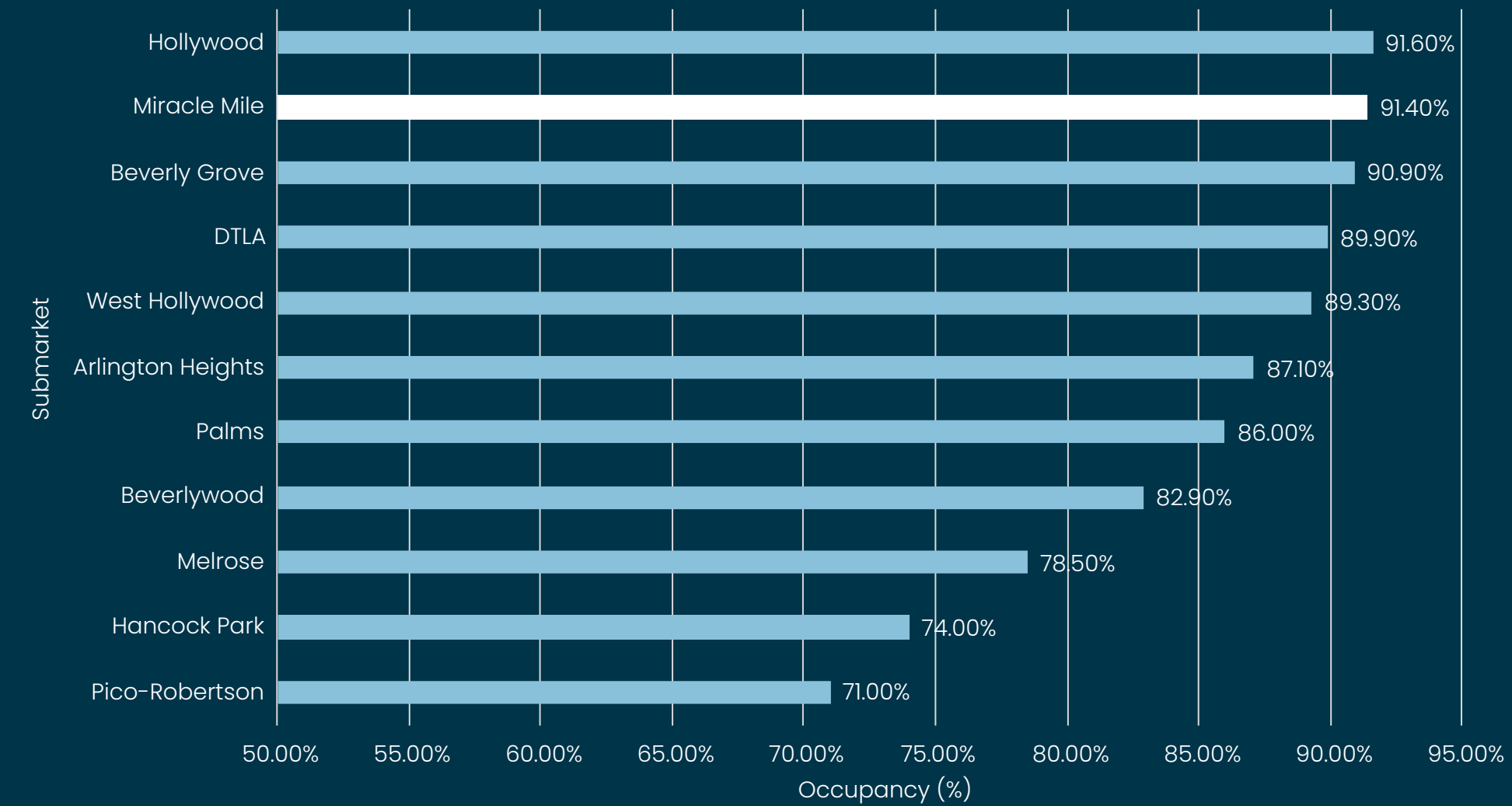
95.93%

10-YR AVERAGE OCCUPANCY

ZERO

NEW RETAIL SUPPLY

Miracle Mile's Retail Occupancy vs. Competing Neighboring Submarkets



Source: CoStar, 10k+ SF

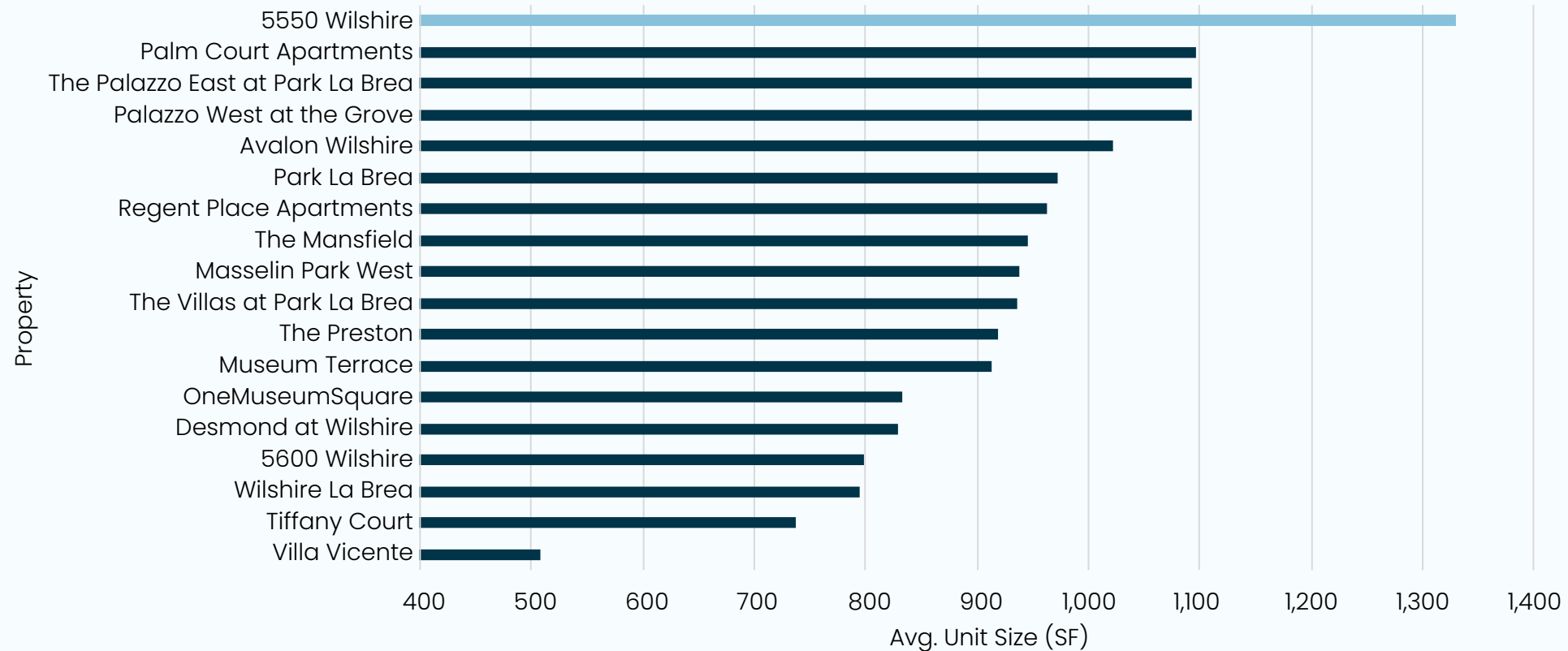
The Largest Floorplans in Miracle Mile...

With an average unit size of ±1,329 square feet, 5550 Wilshire features generously sized residences ranging from 827 to 1,935 square feet. These floorplans are notably larger than those at comparable Miracle Mile properties, positioning 5550 Wilshire to deliver a higher level of comfort and value. Further, the expansive units provide the optionality for a future high-end condominium conversion, a distinct advantage in a market largely defined by commodity apartments and expensive single-family homes.

Largest Avg. Unit Size
IN MIRACLE MILE SUBMARKET (100+ UNITS)

±47% Larger Units
THAN MIRACLE MILE SUBMARKET AVG.

Average Unit Size Comparison Across Miracle Mile (100+ Units)



Source: CoStar

...While Still Offering a Discount to Homeownership

Rent vs. Own

Average SFR Sale Price (1)	±\$1,849,957
Mortgage Type	30-yr. Fixed
Current APR (2)	5.97%
Down (%)	20%
Down (\$)	\$369,991
Total Monthly Payment	\$10,829
Repairs & Maintenance	\$400
Insurance	\$600
New Cost of Ownership	\$11,829
JLL Post- Reno Pro Forma Rent	\$4,626
Discount to Homeownership	61%

(1) Redfin, Miracle Mile, Last 12 Months

(2) Wells Fargo Lending, 30-Year Fixed-Rate, as of 3/23/2026



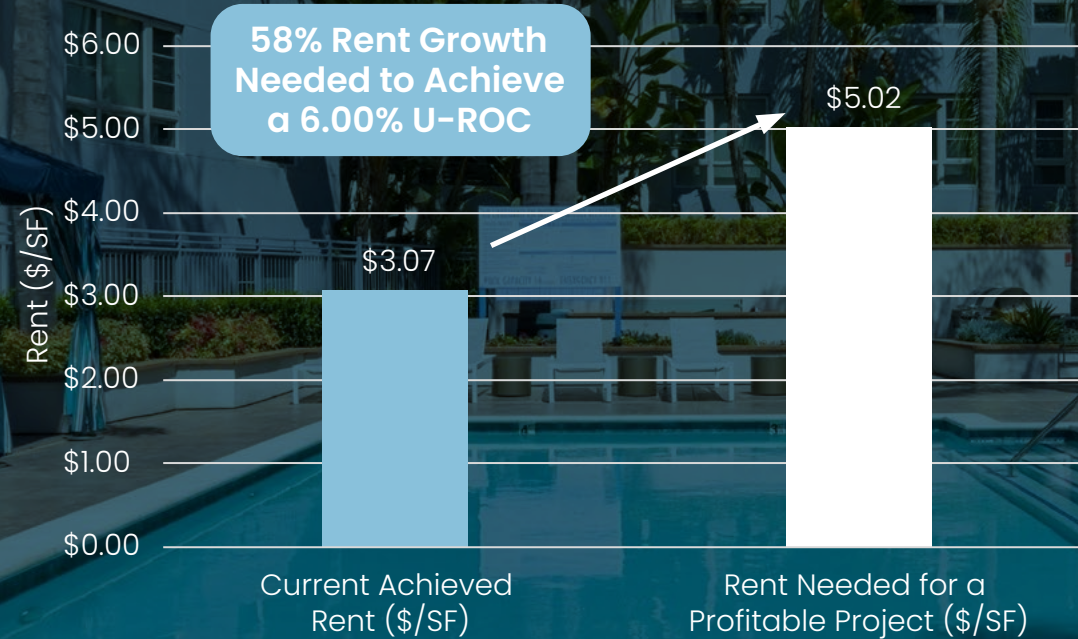
Attractive Basis Below Replacement Cost...

5550 Wilshire presents an exceptional opportunity to acquire a high quality, cash flowing asset at an attractive basis below replacement costs. In-place rents at 5550 Wilshire would need to increase by 58% for a Type-I 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 19 years to accomplish this, further insulating the Property from competing supply.

Estimated Replacement Cost

	Amount	Per Unit	NSF
Land Costs (\$125k per Unit)	\$20,375,000	\$125,000	\$94
Hard Costs (\$800/PSF)	\$173,332,800	\$1,063,391	\$800
Soft Costs (30% of Hard Costs)	\$51,999,840	\$319,017	\$240
Est. Replacement Cost	\$245,707,640	\$1,507,409	\$1,134
Developer Profit (15% of all Costs)	\$36,856,146	\$226,111	\$170
Necessary Sale Price for Profitable Project	\$282,563,786	\$1,733,520	\$1,304

Replacement Cost Analysis



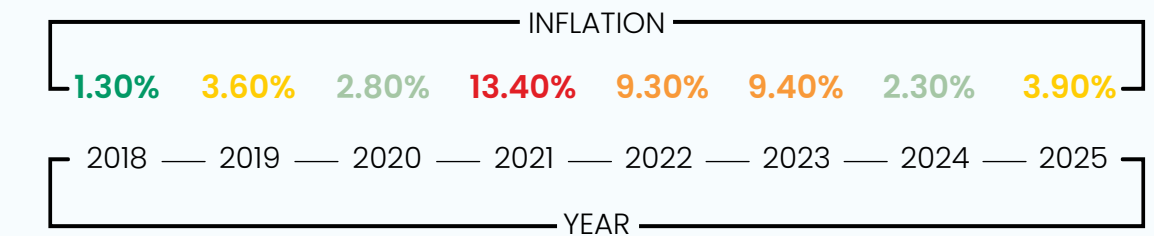
19 Years of Rent Growth

@ 3.0% FOR TYPE-I CONSTRUCTION TO PENCIL

...While Construction Costs & Regulatory Burdens Continue to Rise

The California Construction Cost Index (CCCI), which tracks inflation amongst hard costs and labor in the Los Angeles and San Francisco markets, continues to rise despite experiencing 20-year highs during the pandemic and post-pandemic years of 2021 through 2023. The multi-housing sector in LA & SF recorded 10.1% cumulative rent growth through this period ('21-'23), while total hard costs and labor as reported by the CCCI increased by 32.1%, a disparity of over 3.6x. Resultingly, new construction does not pencil in these powerhouse markets, setting the stage for future growth for 5550 Wilshire.

California Construction Cost Index (CCCI)



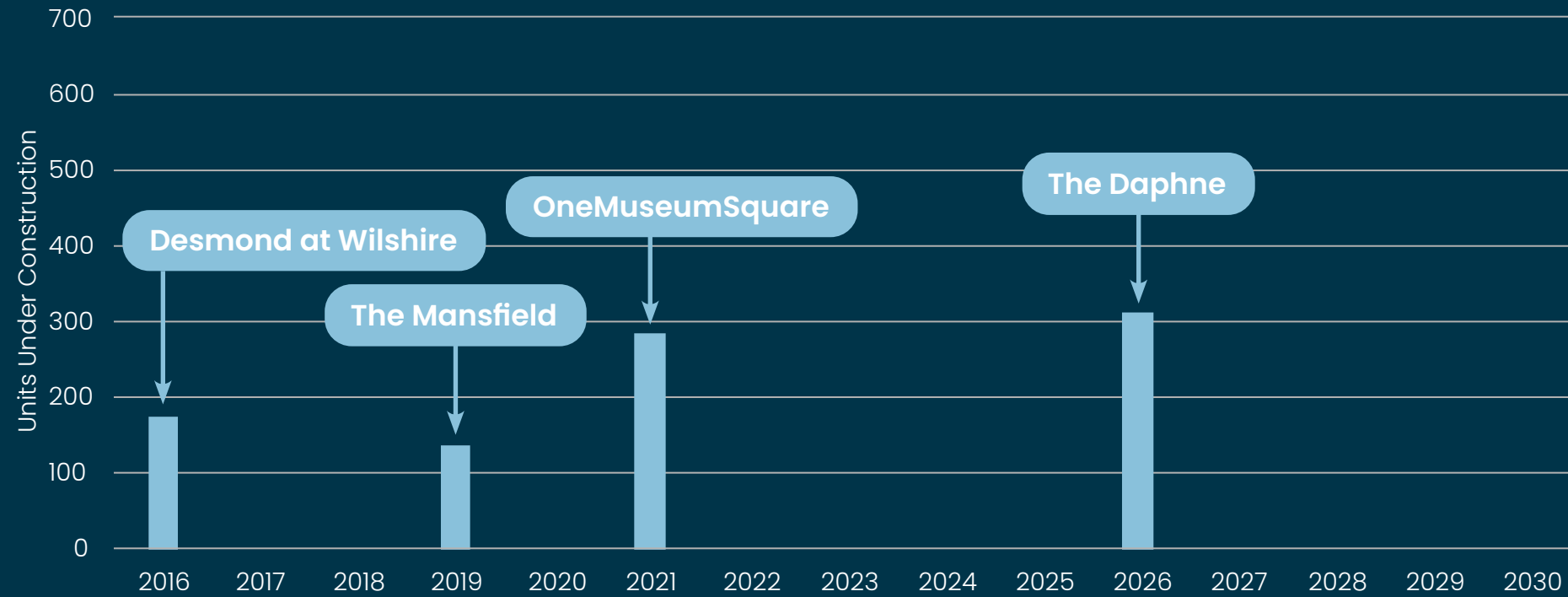
“ Over the 2010-2022 sample timeframe, (entitlement) approval times comprised roughly 45 percent on average of the nearly 4 years required to complete a multi-family project in the City of Los Angeles. ”

UCLA Anderson School of Management, Development Approval Timelines, Approval Uncertainty, and New Housing Supply: Evidence from Los Angeles, December 14, 2023

Limited New Supply...

Class A inventory in Miracle Mile is scarce with only three 100+ unit assets being delivered in the last 10 years and only one property currently under construction. Additionally, only one 100+ unit property has traded in Miracle Mile in the last 5 years. Given this scarcity, 5550 Wilshire offers the exceptional opportunity to acquire approximately ±13% of Miracle Mile's Class A inventory, allowing a new investor to take advantage of Miracle Mile's ±3.30% 10-year projected average rent growth, which is well above the national average.

Miracle Mile Deliveries (100+ Units)



Source: CoStar

One

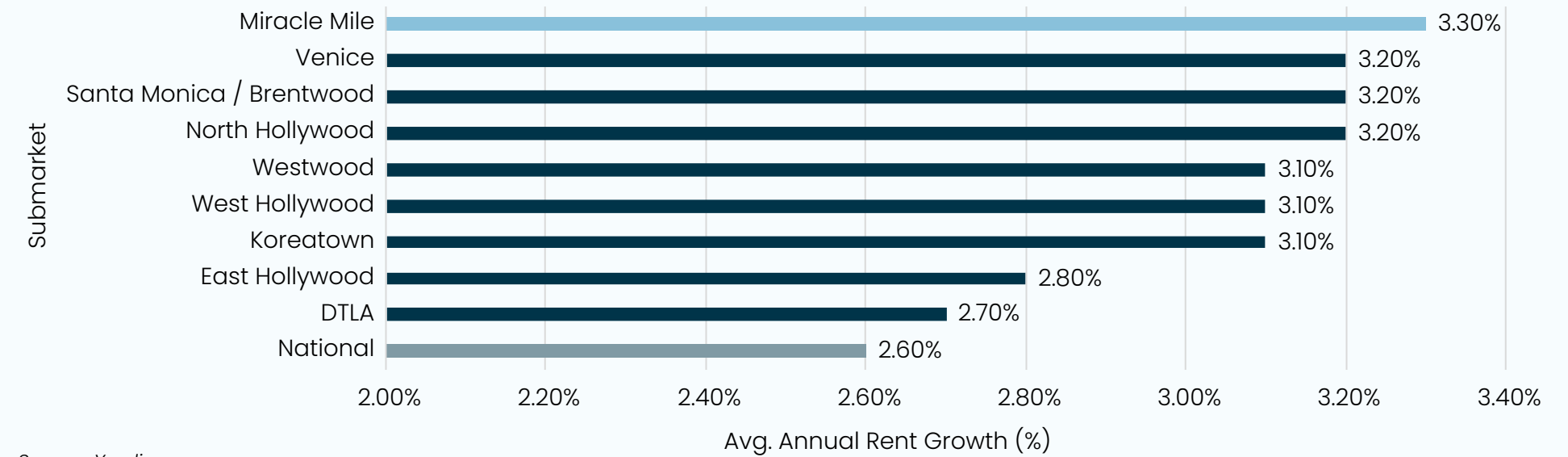
100+ UNIT SINGLE-ASSET SALE IN THE LAST 5 YEARS

15%

% OF INVENTORY IN MIRACLE THAT IS 2010+ VINTAGE

...Leads to Outsized Future Rent Growth

10 Yr. Proj. Rent Growth



Source: Yardi



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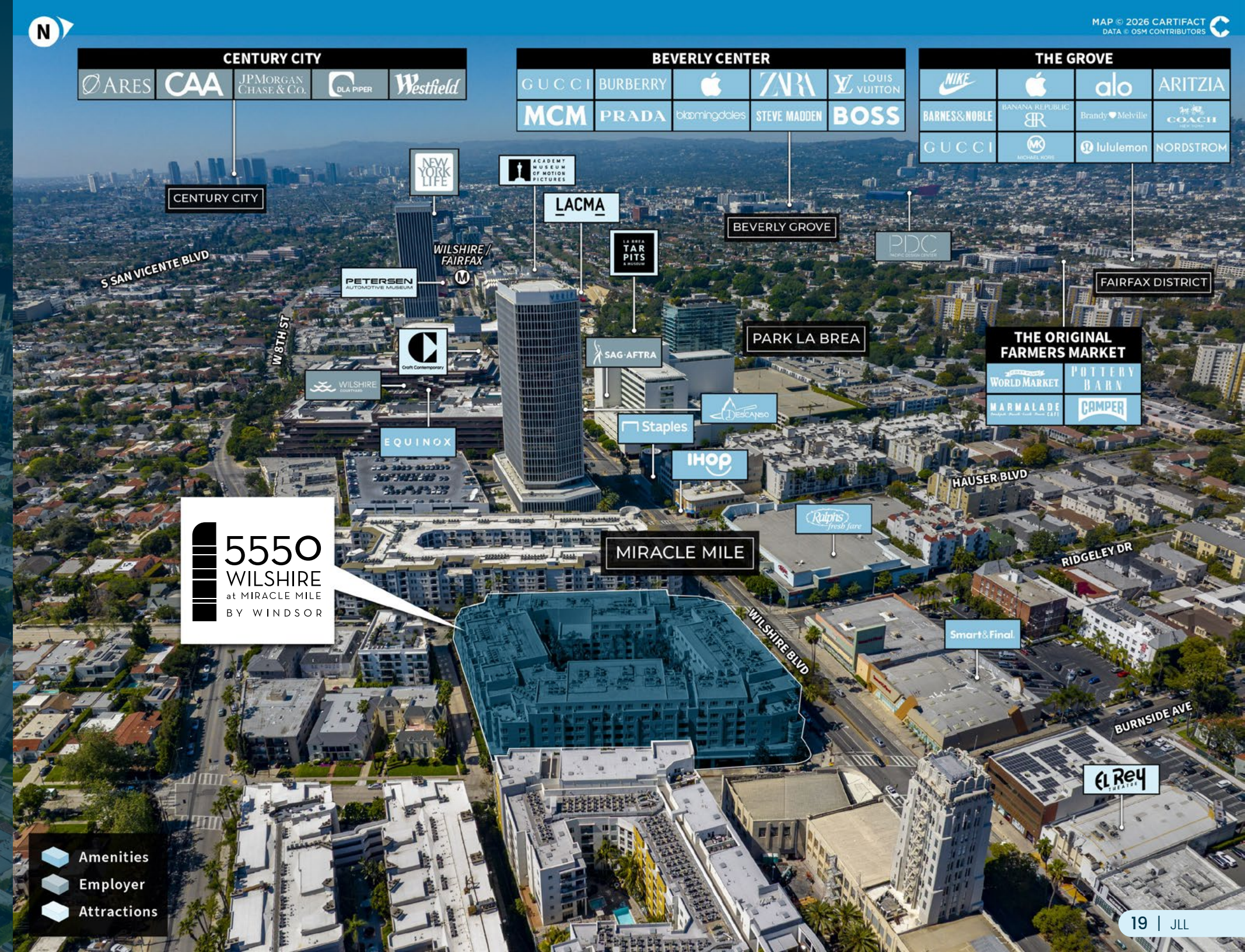
Premium Location Attracts Premium Tenants

Miracle Mile is home to premier office and retail tenants while also being in close proximity to major employment and retail corridors in Century City and Beverly Hills. This strategic location makes 5550 Wilshire an ideal home for high-earning residents looking for close proximity to the workplace and nearby cultural landmarks like The Grove, Beverly Center, La Brea Tar Pits, Petersen Automotive Museum, and the Los Angeles County Museum of Art, which is currently undergoing a \$720M expansion adding the 110k SF David Geffen Galleries.

Recent Nearby Office Leases

 cityfirstbank	7,006 SF	Wilshire Muirfield Center	Mid-Wilshire
 WPP Media	46,945 SF	New York Life Building	Miracle Mile
 SAG-AFTRA	31,352 SF	SAG-AFTRA Plaza	Miracle Mile
 SONY	225,239 SF	Wilshire Courtyard West	Miracle Mile

5.8M SF
OF OFFICE SPACE IN MIRACLE MILE



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