



Subject Property:



Site Address
1336 N LA BREA AVE
LOS ANGELES, CA 90028-7504



Mail Address
1336 N LA BREA AVE
HOLLYWOOD, CA 90028-7504



Prepared For:

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Provided By

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Irvine, CA 92606
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PROPERTY OVERVIEW

1336 N LA BREA AVE, LOS ANGELES, CA 90028-7504

Owner and Geographic Information



Primary Owner:

AMERICAN ACADEMY OF DRAMATIC ARTS

Site Address:

1336 N LA BREA AVE, LOS ANGELES, CA 90028-7504

APN: 5548-022-058

Housing Tract Number:

Legal Description:

Lot Code: 5-7

Legal Brief Description: LOT:5-7 *TR=HOLLYWOOD SQUARE*(EX OF ST)*LOTS 5, 6 AND LOT 7

Secondary Owner:

Mail Address:

1336 N LA BREA AVE, HOLLYWOOD, CA 90028-7504

Lot Number: 5-7

Page / Grid:

Property Details

Bedrooms: 0	Year Built: 1976	Square Feet: 19,467
Bathrooms: 0	Garage: Parking Lot 38	Lot Size: 21,436 SF
Total Rooms:	Fireplace:	Number of Units: 0
Zoning: LAC2	Pool:	Use Code: Radio or TV Station

Sale Information



Transfer Date: 10/05/1999
Transfer Value: \$5,350,053.00
Cost/Sq Feet:

Seller: N/A
Document#: [1999-1899107](#)

Assessment and Taxes



Assessed Value: \$2,433,101.00
Land Value: \$1,728,439.00
Improvement Value: \$704,662.00
Market Improvement Value:
Market Value:
County Tax Site URL: <https://vcheck.ttc.lacounty.gov/>

Percent Improvement: 28.96%
Tax Amount: \$2,311.60
Tax Status: Current
Market Land Value:

Homeowner Exemption:
Tax Rate Area: 0-200
Tax Account ID:
Tax Year: 2023

PROPERTY HISTORY

1336 N LA BREA AVE, LOS ANGELES, CA 90028-7504

Mortgage Record - 06/29/2021

Recording Date:	06/29/2021	Document#:	21-1012359
Loan Amount:	\$750,000.00	Loan Type:	Stand Alone First
TD Due Date:		Type of Financing:	
Lender Name:	TD BANK NA	Borrowers Name:	AMERICAN ACADEMY OF DRAMATIC ARTS
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	16&17	
	Subdivision:	HOLLYWOOD SQUIRE TRACT	
	Map Ref:	0	
	City / Muni / Twp:	LOS ANGELES	

Mortgage Record - 02/12/2019

Recording Date:	02/12/2019	Document#:	19-0127289
Loan Amount:	\$34,000,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	THE BANK OF NEW YORK MELLON	Borrowers Name:	AMERICAN ACADEMY OF DRAMATIC ARTS
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	5-7	
	Subdivision:	HOLLYWOOD SQUARE TRACT	
	Map Ref:	0	
	City / Muni / Twp:	LOS ANGELES	

Mortgage Record - 04/04/2018

Recording Date:	04/04/2018	Document#:	18-0320600
Loan Amount:	\$4,340,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	TD BANK NA	Borrowers Name:	AMERICAN ACADEMY OF DRAMATIC ARTS
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	5,6&7	
	Subdivision:	HOLLYWOOD SQUARE TRACT	
	Map Ref:	0	
	City / Muni / Twp:	LOS ANGELES	

PROPERTY HISTORY

1336 N LA BREA AVE, LOS ANGELES, CA 90028-7504

Mortgage Record - 10/01/2015

Recording Date:	10/01/2015	Document#:	15-1219805
Loan Amount:	\$13,175,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	TD BANK NA	Borrowers Name:	AMERICAN ACADEMY OF DRAMATIC ARTS
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	1-11	
	Subdivision:	HOLLYWOOD SQUARE TRACT	
	Map Ref:	0	
	City / Muni / Twp:	LOS ANGELES	

Mortgage Record - 10/05/1999

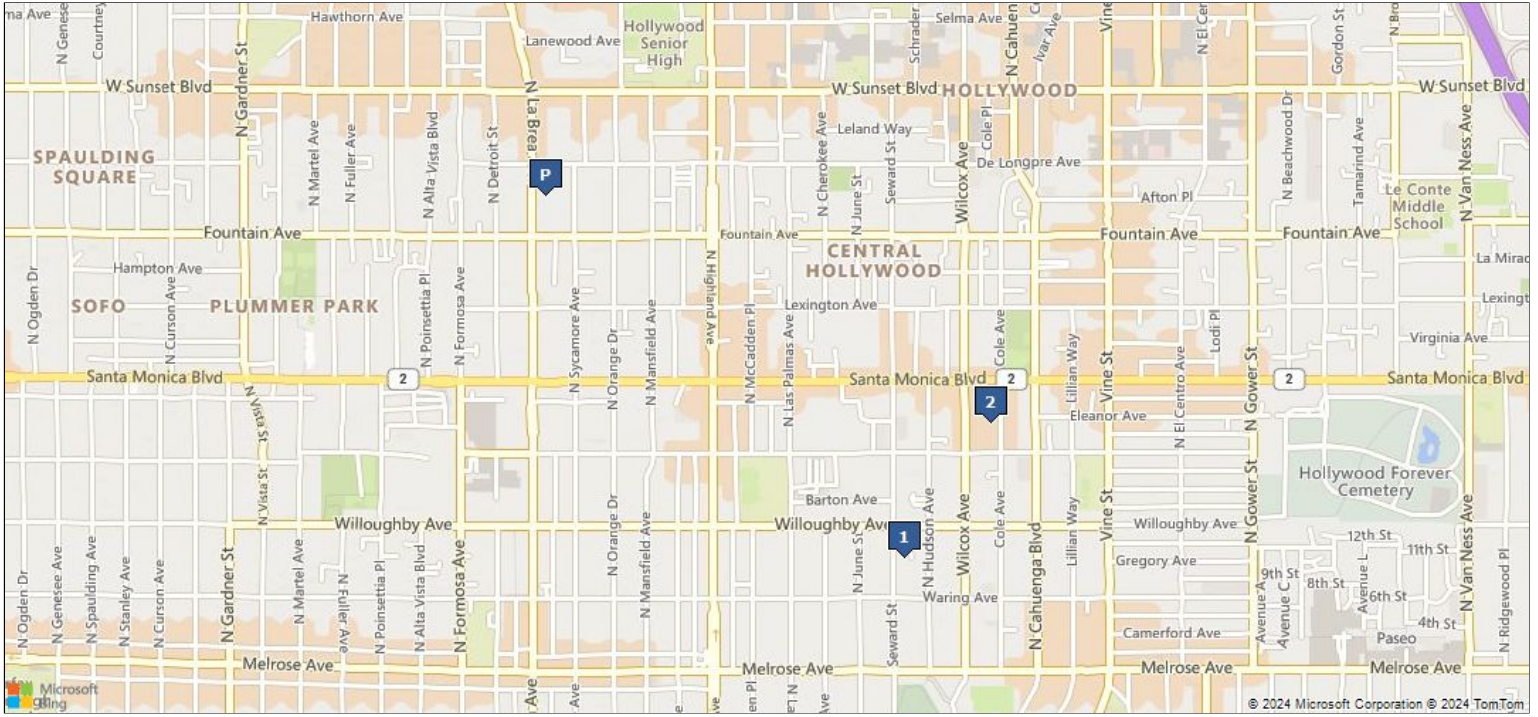
Recording Date:	10/05/1999	Document#:	99-1899109
Loan Amount:	\$5,700,000.00	Loan Type:	Commercial Loan
TD Due Date:		Type of Financing:	
Lender Name:	EAST WEST INVESTMENT INC	Borrowers Name:	AMERICAN ACADEMY OF DRAMATIC ARTS
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	1-11,23&24	
	Subdivision:	HOLLYWOOD SQUARE TRACT	
	Map Ref:	0	
	City / Muni / Twp:	LOS ANGELES	

Prior Transfer - 10/05/1999

Recording Date:	10/05/1999	Document#:	1999-1899107
Loan Amount:		Loan Type:	
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	5-7	
	Legal Brief Description:	*TR=HOLLYWOOD SQUARE*(EX OF ST)*LOTS 5, 6 AND LOT 7	

Prior Transfer - 01/03/1990

Recording Date:	01/03/1990	Document#:	
Loan Amount:		Loan Type:	
TD Due Date:		Type of Financing:	
Lender Name:		Borrowers Name:	
Lender Type:			
Vesting:			
Legal Description:	Lot Number:	5-7	
	Legal Brief Description:	*TR=HOLLYWOOD SQUARE*(EX OF ST)*LOTS 5, 6 AND LOT 7	



1: 830 SEWARD ST

2: 1023 COLE AVE

Area Sales Analysis

Total Area Sales:	2	Median # of Bedrooms:	0
Median Lot Size:	6,478	Median # of Baths:	0
Median Living Area:	4,598	Median Year Built:	1980
Price Range - 2 Yrs:	\$3,435,000.00 to \$4,941,500.00	Age Range:	35 to 53
Median Value:	\$4,188,250.00	Median Age:	44

COMPARABLE SALES DATA
1336 N LA BREA AVE, LOS ANGELES, CA 90028-7504
AMERICAN ACADEMY OF DRAMATIC ARTS - APN: 5548-022-058 - LOS ANGELES COUNTY

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	830 SEWARD ST	01/31/2024	\$4,941,500.00	\$813.00	6076	0/0/0	1971	6799		.88

Site Address:	LOS ANGELES, CA 90038-3602	APN:	5533-025-013
Doc Type:	Grant Deed	Document #:	24-0067581
Price Code:	R	Use Code:	Radio or TV Station
Buyer Name:	SCARLETT ELLA INC	Seller Name:	SCHOENBERG & ASSOCIATES LLC
Loan Amount:		Lender Name:	
Legal:	Lot Number: 13		
	Map Ref: MB 8 PG 84		
	City/Muni/Twp: LOS ANGELES		
	Subdivision Name: STRONG AND DICKINSONS SOUTH HOLLYWOOD NO 1		

	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
2	1023 COLE AVE	07/27/2023	\$3,435,000.00	\$1,100.00	3120	0/0/0	1989	6157		.87

Site Address:	LOS ANGELES, CA 90038-2601	APN:	5533-014-023
Doc Type:	Grant Deed	Document #:	23-0496576
Price Code:	R	Use Code:	Radio or TV Station
Buyer Name:	DICK PUNCH LLC	Seller Name:	1023 COLE INC
Loan Amount:		Lender Name:	
Legal:	Lot Number: 10		
	Map Ref: MB 8 PG 84		
	City/Muni/Twp: LOS ANGELES		
	Subdivision Name: STRONG AND DICKINSONS SOUTH HOLLYWOOD TRACT NO 1		

SUMMARY COMPARABLES
1336 N LA BREA AVE, LOS ANGELES, CA 90028-7504
AMERICAN ACADEMY OF DRAMATIC ARTS - APN: 5548-022-058 - LOS ANGELES COUNTY
Year Built: 1976 **Lot:** 21,436 SF **Bld/Area:** 19467 **Pool:** **RM/BR/Bth:** /0/0

#	Address	Date	Price	\$/SF	Bld/Area	RM/BR/Bth	YB	Lot	Pool	Proxim.
1	830 SEWARD ST	01/31/2024	\$4,941,500.00	\$813.00	6076	0/0/0	1971	6799		.88
2	1023 COLE AVE	07/27/2023	\$3,435,000.00	\$1,100.00	3120	0/0/0	1989	6157		.87

NEIGHBORHOOD OVERVIEW - NEARBY NEIGHBORS
1336 N LA BREA AVE, LOS ANGELES, CA 90028-7504
AMERICAN ACADEMY OF DRAMATIC ARTS

1336 N LA BREA AVE, LOS ANGELES, CA 90028

APN: 5548-022-058
Bedrooms: 0 **Bathrooms:**
Square Feet: 19,467 **Lot Size:** 21,436 SF
Year Built: 1976 **Garage:** L

AMERICAN ACADEMY OF DRAMATIC ARTS

1324 N LA BREA AVE, LOS ANGELES, CA 90028

APN: 5548-022-034
Bedrooms: 0 **Bathrooms:**
Square Feet: 7,000 **Lot Size:** 7,292 SF
Year Built: 1923 **Garage:** L

AMERICAN ACADEMY OF DRAMATIC ARTS

1342 N LA BREA AVE, LOS ANGELES, CA 90028

APN: 5548-022-057
Bedrooms: 2 **Bathrooms:** 1
Square Feet: 1,561 **Lot Size:** 7,132 SF
Year Built: 1920 **Garage:**

AMERICAN ACADEMY OF DRAMATIC ARTS

1346 N LA BREA AVE, LOS ANGELES, CA 90028

APN: 5548-022-056
Bedrooms: 0 **Bathrooms:**
Square Feet: 2,081 **Lot Size:** 7,126 SF
Year Built: 1959 **Garage:**

HERZBERG FAMILY PARTNERS LTD,

1331 N SYCAMORE AVE APT 10, LOS ANGELES, CA 90028

APN: 5548-022-109
Bedrooms: 4 **Bathrooms:** 4
Square Feet: 2,150 **Lot Size:** 16,180 SF
Year Built: 2008 **Garage:**

MIZBAN JENNIFER A; JENNIFER A MIZBAN TRUST

1331 N SYCAMORE AVE APT 3, LOS ANGELES, CA 90028

APN: 5548-022-102
Bedrooms: 4 **Bathrooms:** 4
Square Feet: 2,110 **Lot Size:** 16,180 SF
Year Built: 2008 **Garage:**

KARDASHEV, DMITRI; KOZLOVSKY, ANNA

1331 N SYCAMORE AVE APT 6, LOS ANGELES, CA 90028

APN: 5548-022-105
Bedrooms: 4 **Bathrooms:** 4
Square Feet: 2,170 **Lot Size:** 16,180 SF
Year Built: 2008 **Garage:**

FULLER, PETER; SIPRASHVILI, MAIA

1331 N SYCAMORE AVE APT 7, LOS ANGELES, CA 90028

APN: 5548-022-106
Bedrooms: 4 **Bathrooms:** 4
Square Feet: 2,120 **Lot Size:** 16,180 SF
Year Built: 2008 **Garage:**

BEITLE MICHAEL D & JACOB

1331 N SYCAMORE AVE APT 2, LOS ANGELES, CA 90028

APN: 5548-022-101
Bedrooms: 4 **Bathrooms:** 4
Square Feet: 2,120 **Lot Size:** 16,180 SF
Year Built: 2008 **Garage:**

ROSE GEOFFREY (CO-TR); G ROSE AND A OBER TRUST

1331 N SYCAMORE AVE APT 4, LOS ANGELES, CA 90028

APN: 5548-022-103
Bedrooms: 4 **Bathrooms:** 4
Square Feet: 2,120 **Lot Size:** 16,180 SF
Year Built: 2008 **Garage:**

NGUYEN CAM TU

1331 N SYCAMORE AVE APT 9, LOS ANGELES, CA 90028

APN: 5548-022-108
Bedrooms: 4 **Bathrooms:** 4
Square Feet: 2,120 **Lot Size:** 16,180 SF
Year Built: 2008 **Garage:**

WALLACE MARILYN C; CHASSE MAURICE

1331 N SYCAMORE AVE APT 1, LOS ANGELES, CA 90028

APN: 5548-022-100
Bedrooms: 4 **Bathrooms:** 4
Square Feet: 2,150 **Lot Size:** 16,180 SF
Year Built: 2008 **Garage:**

MCCOOK, BRIAN JOSEPH

1331 N SYCAMORE AVE APT 5, LOS ANGELES, CA 90028

APN: 5548-022-104
Bedrooms: 4 **Bathrooms:** 4
Square Feet: 2,170 **Lot Size:** 16,180 SF
Year Built: 2008 **Garage:**

NOGUEIRA ANDRE (CO-TR); NOGUEIRA AND ZANQUETA TRUST

1331 N SYCAMORE AVE APT 8, LOS ANGELES, CA 90028

APN: 5548-022-107
Bedrooms: 4 **Bathrooms:** 4
Square Feet: 2,110 **Lot Size:** 16,180 SF
Year Built: 2008 **Garage:**

SYCAMORE MANAGEMENT LLC

1339 N SYCAMORE AVE, LOS ANGELES, CA 90028

APN: 5548-022-070
Bedrooms: 0 **Bathrooms:**
Square Feet: 32,115 **Lot Size:** 16,180 SF
Year Built: 1987 **Garage:**

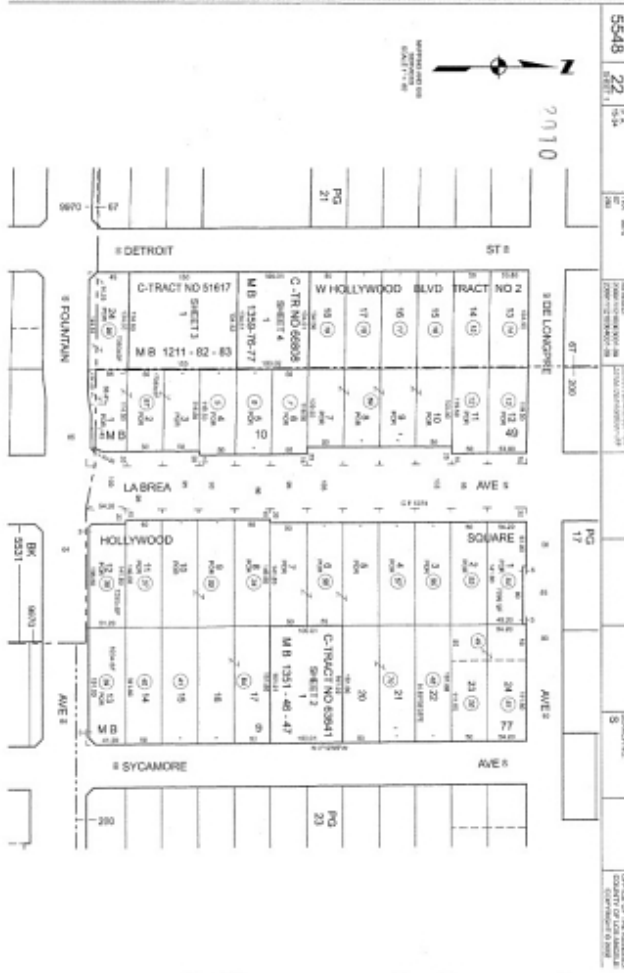
AMERICAN ACADEMY OF DRAMATIC ARTS

1312 N LA BREA AVE, LOS ANGELES, CA 90028

APN: 5548-022-059
Bedrooms: 0 **Bathrooms:**
Square Feet: 6,123 **Lot Size:** 14,825 SF
Year Built: 1958 **Garage:**

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