RSH STUDIOS HOLLYWOOD

GENERATIONAL INVESTMENT OR USER ACQUISITION OPPORTUNITY

846 North Cahuenga Blvd.
Hollywood, CA



October 2026

NEWMARK

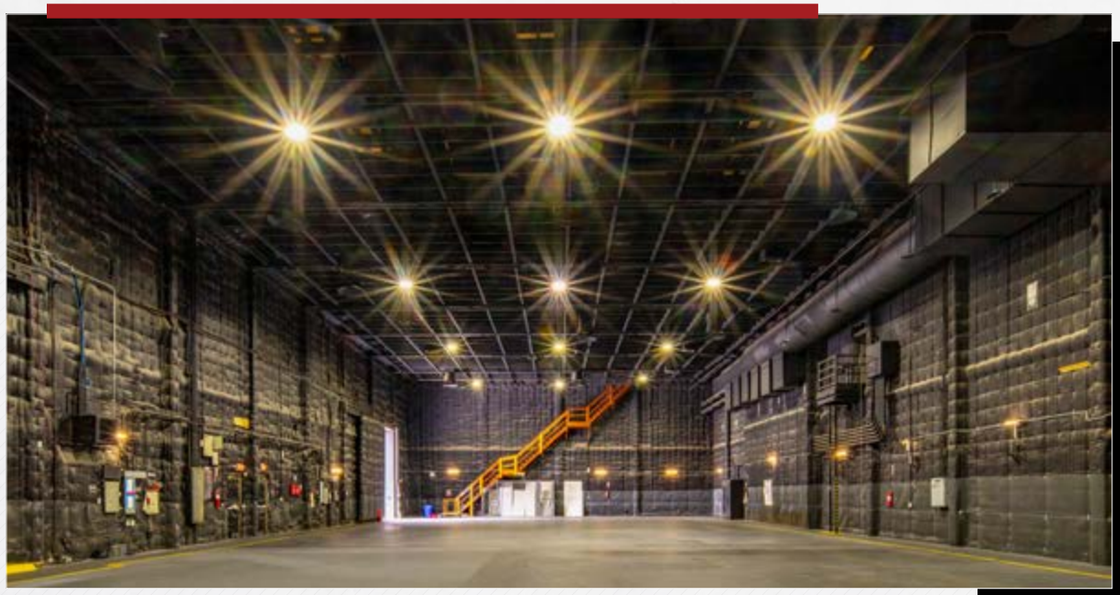
Executive Summary

A CENTURY OF HOLLYWOOD HISTORY — BOUTIQUE BY DESIGN

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in RSH Studios Hollywood (the "Property"), a **120,189-square-foot, five-stage independent studio campus on 4.35 acres in the heart of Hollywood.**

Originally developed in 1915 for Metro Pictures, RSH Studios Hollywood carries a rare Hollywood pedigree, having hosted productions from "I Love Lucy" and "The Andy Griffith Show" to "American Idol," "The Masked Singer," and the forthcoming "The Further Mis-Adventures of Cliff Booth." Its combination of scale, character, and functionality cannot be replicated in Hollywood today.

The campus features **five stages from 5,600 to 25,500 square feet** with 30' to 38' clear heights, 43,189 square feet of renovated production office and support space, historic bungalows, a full suite of on-site production services, and **abundant parking anchored by a newly delivered 408-stall structure** — a rarity in the submarket.



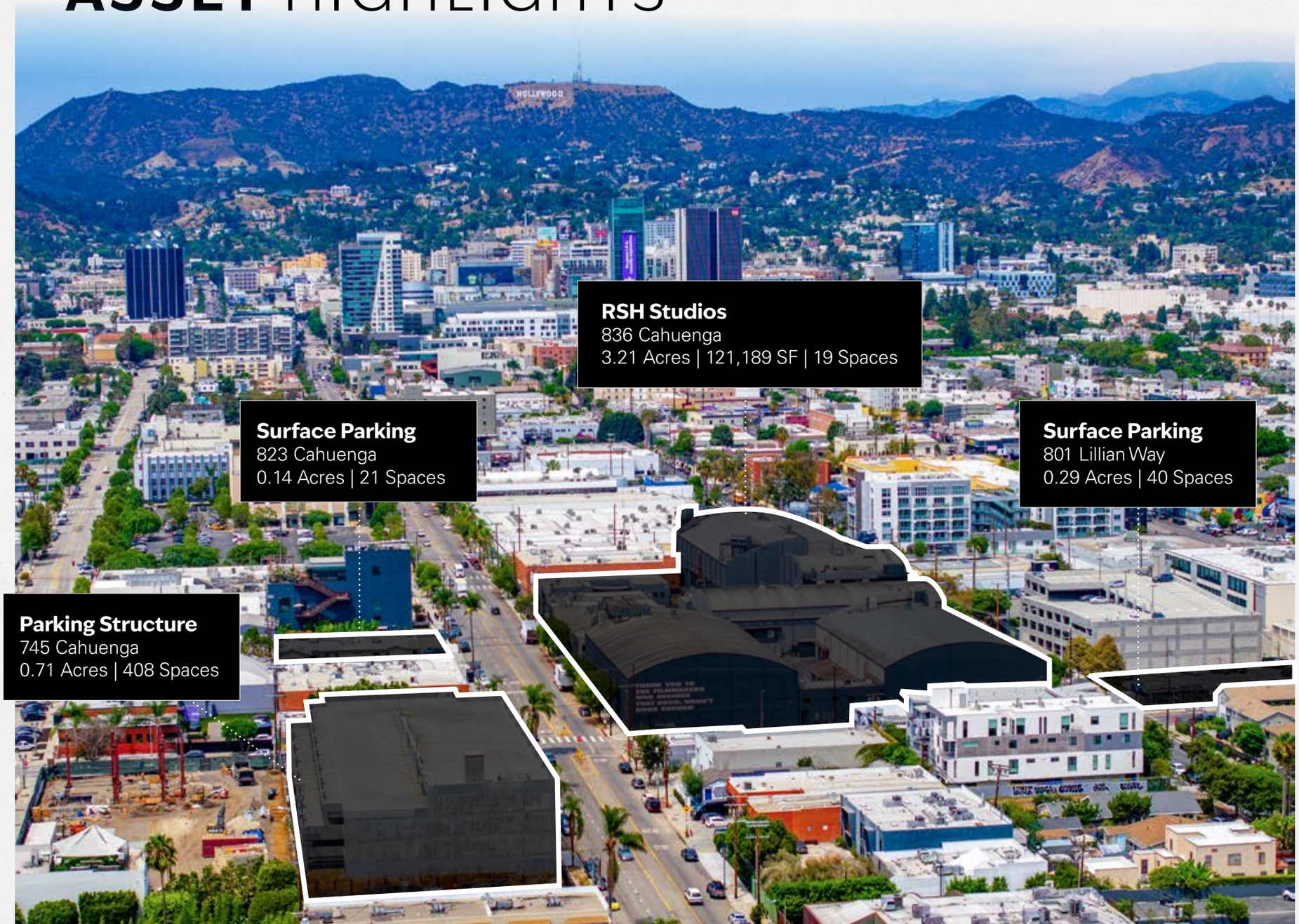


RSH continues to outperform the broader studio market, with 2026 YTD utilization of 83% and a strong pipeline through year-end. Since 2010, the Property has been owner-occupied in part, with one of the five stages- 23% of total stage area- withheld from the market. Bringing that stage online provides immediate upside for a value-add investor.

RSH's client base is deep in repeat customers, yet no lease extends beyond 2026 — ideal optionality for a user, providing clear room for an investor to enhance operating efficiencies and expand margins.

Delivered unencumbered by management agreements and priced below both replacement cost and prior peak studio sales, RSH Studios Hollywood provides a generational opportunity to own an irreplaceable piece of Hollywood's at the center of the entertainment capital of the world.

ASSET HIGHLIGHTS



RSH STUDIOS HOLLYWOOD

Los Angeles, CA | Hollywood

5
STAGES

83%
2026 UTILIZATION

120,189 SF
TOTAL

77,000 SF
STAGE

43,189 SF
SUPPORT

4.0/1,000
PARKING

4.35 Acres
TOTAL SITE AREA

INVESTMENT HIGHLIGHTS

BOUTIQUE STUDIO IN THE **HEART OF HOLLYWOOD**

1 **ATTRACTIVE BASIS**

Iconic Campus Below Replacement Cost



A century-old Hollywood landmark priced below replacement cost and prior peak studio sales.

2 **SCALE**

Unmatched Footprint in Hollywood



4.35 acres in the Hollywood CBD – unmatched scale with abundant parking- supporting residual development upside.

3 **DURABLE INCOME**

Tenured Office & Stage Tenants



Long-tenured tenants and a trusted reputation drive repeat bookings and a reliable annual schedule.

4 **BOUTIQUE APPEAL**

Independent Studio Amid Consolidation



A rare hands-on, independent home for productions amidst major studio consolidation

5 **LOCATION**

Entertainment Capital of the World



Major studio infrastructure at a prime, central location, steps from talent.

6 **TENANT COMMITMENT**

Studios & Streamers Doubling Down on LA



Apple, Amazon, Sony and Netflix are reaffirming their long-term LA commitment.

7 **POLICY TAILWIND**

Rebounding Demand as Productions Return



Expanded state tax credits ($750M cap) are pulling productions back to LA after years of dislocation.

8 **USER APPEAL**

User Appeal



Leases structured to preserve a clear occupancy path for an owner-user seeking to control the campus.

9 **VALUE-ADD APPEAL**

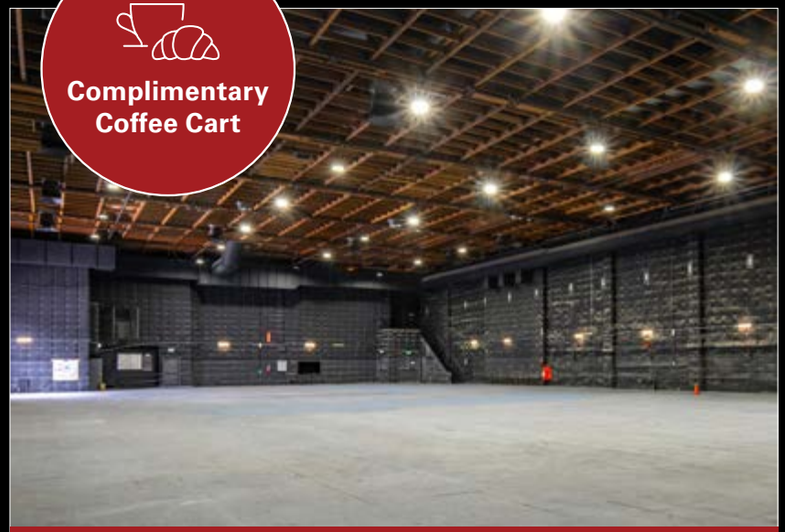
Clear Operational Upside



Activating Stage 4 and right-sizing operating costs drives topline growth and a defined value-add business plan.

WORLD CLASS INDEPENDENT STUDIO

Complimentary Coffee Cart



Diverse Stage Offering
5 stages ranging 5,600–25,500 SF



Abundant Parking
On and off lot

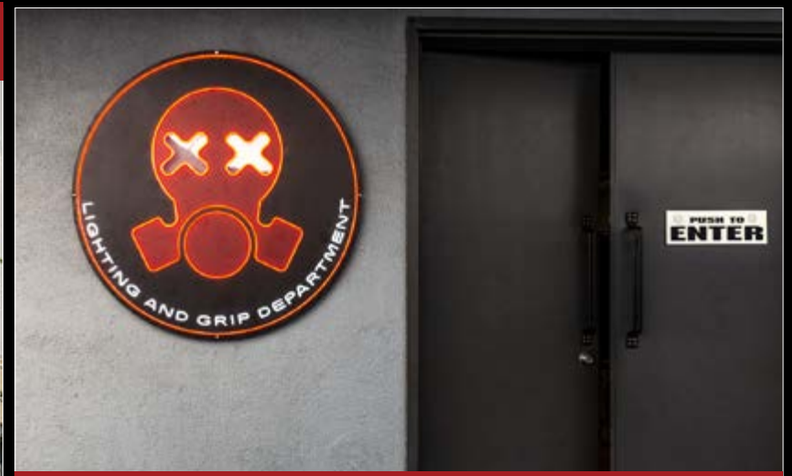


Renovated Production Offices
Fully equipped with lot wide WiFi & Fiber



Historic Bungalows
Offer a private premium for executives & talent





Full-Suite of Production Services
Including on-site lighting & grip, production supply rental & bespoke personalized services

HOLLYWOOD CREATIVE TENANT BASE

NETFLIX
1.3 MSF

Paramount
200,000 SF

COMPANY3
129,931 SF

SKIMS
116,000 SF

Picture SHOP
114,000 SF

TRAILER PARK GROUP
103,000 SF

Capitol Records
100,000 SF

KTLA 5
95,000 SF

Jim Henson Company
80,000 SF

UNIVERSAL MUSIC GROUP
35,499 SF

HOLLYWOOD STUDIO LOCATIONS

1.3M SF of Major Studios

Paramount

Sunset Las Palmas Studios

sunset bronson studios

RSH Studios Hollywood

Sunset Gower Studios

QUIXOTE

Echelon Studios Television Center

Milk Studios

COMPANY3



AMENITY-RICH HOLLYWOOD LOCATION

WORLD-CLASS DINING

Musso & Frank Grill · Petit Trois · Mother Wolf · Jones · providence · Craig's · the Tower bar · Saffy's · Grandmaster Recorders · gwen

ATTRACTIVE EXECUTIVE HOUSING

AVERAGE HOME VALUE

$3.7M	$2.0M	$4.1M
BEVERLY HILLS	HOLLYWOOD HILLS	BEL AIR

ILLUSTRIOUS ENTERTAINMENT VENUES

Dolby Theatre · Hollywood Bowl · El Capitan Theatre · Pantages · Ovation Hollywood · Madame Tussauds Hollywood · TCL Chinese Theatre

RENOWNED HOTELS

The Hollywood Roosevelt · W Hollywood · Dream Los Angeles | Hollywood · Thompson Hotels

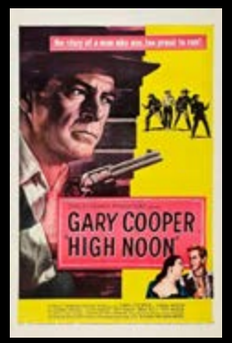


HIGHLY ACCESSIBLE LOCATION

US 101	2 Miles	
M	6 Blocks	to Hollywood/Vine Metro Station
	94	WALK SCORE

EXCEPTIONAL PRODUCTION HISTORY AT RSH STUDIOS

Feature Films









Home of the Brave (1949)	The Jackie Robinson Story (1949)	High Noon (1952)
The Terminator (1984)	A Nightmare on Elm Street (1984)	Who Framed Roger Rabbit (1988)
When Harry Met Sally (1989)	Crash (2004)	Moneyball (2011)
The Hateful Eight (2015)	Fast & Furious 9 (2021)	The Further Mis-Adventures of Cliff Booth (Upcoming 2026)

Television Series













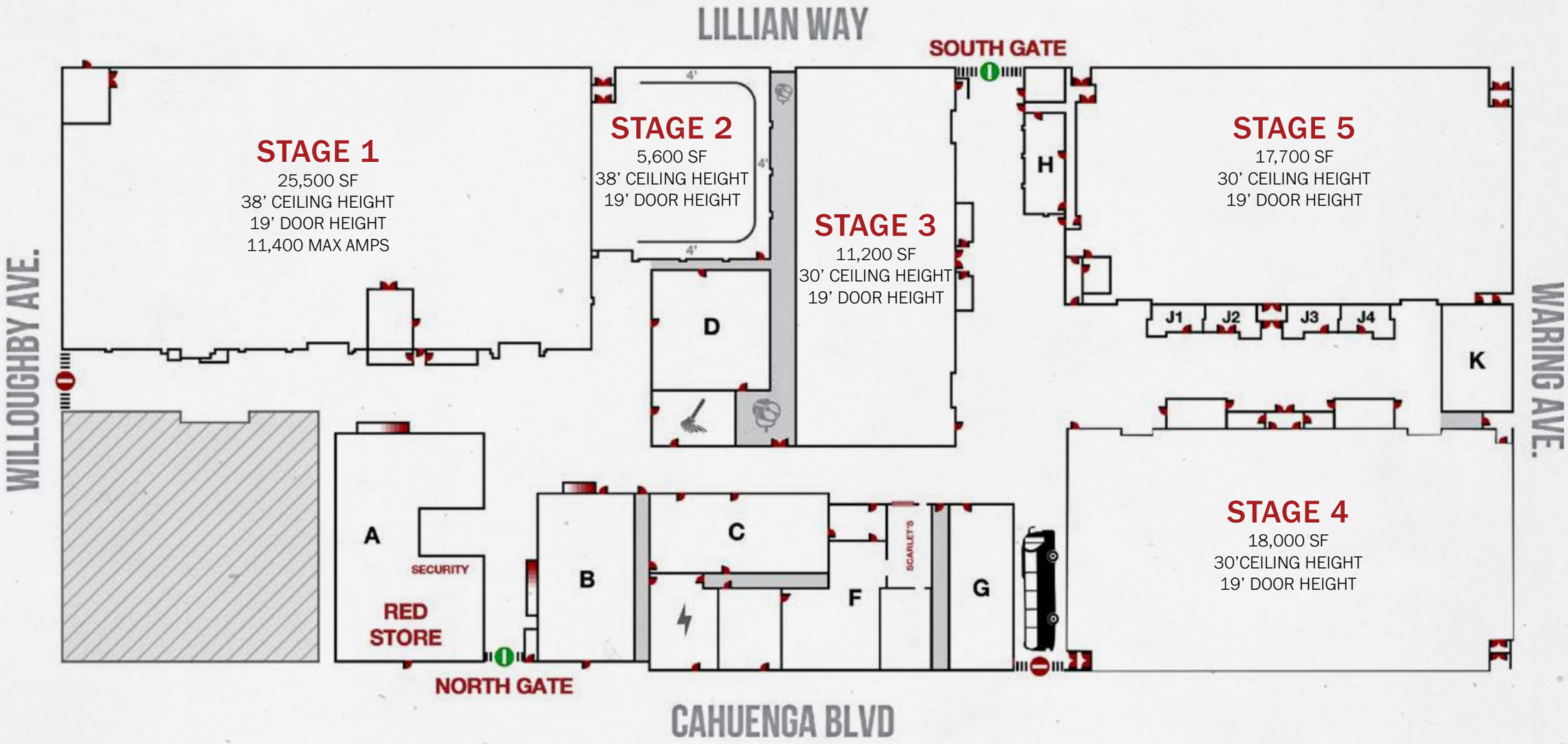

I Love Lucy (1953–1957)	Hogan's Heroes (1965–1971)	Seinfeld (1989–1990)	The Masked Singer (2020–present)
The Andy Griffith Show (1960–1968)	Star Trek (1966–1969)	Weeds (2005–2012)	Bosch (2014–2021)
The Dick Van Dyke Show (1961–1966)	The Golden Girls (1985–1992)	Lizzie McGuire (2001–2004)	American Idol (2023–present)

STRONG LOS ANGELES **STUDIO MARKET FUNDAMENTALS**

RSH Studios Operates in the Largest, Most Active Studio Market in the World

- #1 Film & Television production market in the U.S.
- ~60% of TV spend now by streaming platforms
- 400+ Active Soundstages in Los Angeles County
- 55–65% of stage days occupied by episodic television
- $2–3 billion annual direct production spending
- 150k–300k square footage – average stage and support space required by episodic television
- Over 100,000 jobs supported by film and television production
- 8-10 months continuous stage occupancy average for multi-season series
- $750M annual tax credit provided by the California Film & Television Tax Credit Program
- 90%+ California film and TV tax credits awarded to LA productions

SITE PLAN


LILLIAN WAY
SOUTH GATE
STAGE 1
25,500 SF
38’ CEILING HEIGHT
19’ DOOR HEIGHT
11,400 MAX AMPS
STAGE 2
5,600 SF
38’ CEILING HEIGHT
19’ DOOR HEIGHT
STAGE 3
11,200 SF
30’ CEILING HEIGHT
19’ DOOR HEIGHT
STAGE 5
17,700 SF
30’ CEILING HEIGHT
19’ DOOR HEIGHT
STAGE 4
18,000 SF
30’CEILING HEIGHT
19’ DOOR HEIGHT
WILLOUGHBY AVE.
WARING AVE.
A
SECURITY
RED STORE
B
C
D
F
G
H
J1
J2
J3
J4
K
SCARLET’S
NORTH GATE
CAHUENGA BLVD

RSH STUDIOS HOLLYWOOD

5	77,300 SF	43,189 SF	120,489 SF
STAGES	STAGE	SUPPORT	TOTAL



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RSH STUDIOS HOLLYWOOD



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