



REINHART BUILDERS

Reinhart Builders started as an owner-operator of historic multifamily buildings in Los Angeles — acquiring, restoring, and repositioning properties that most investors wouldn't touch. That background shaped how we build.

Over 28 years we've owned, restored, developed, and built more than 40 properties across LA — from Spanish Baroque courtyard buildings in West Hollywood to ground-up luxury homes in the hills. We've secured Mills Act historic designation on multiple properties across the city and initiated the restoration work on each as both developer and General Contractor. El Palacio, The Lotus, the Nirvana, La Leyenda, and the Val D'Amour are among them.

In 2010 we moved into luxury single family development, adding our GC license in 2016 to bring construction fully in-house. The Belinda project in Encino is a good example — an 8,350 SF 1980s Mediterranean that we took down to its bones and rebuilt as a Spanish Revival.

Project Address	Location	Units	Purchase Price	Sale Price	ROI	IRR
11105 Rose	Los Angeles	18	1,800,000.00	2,625,000.00	76%	57.96%
3869 Tilden	Culver City	22	2,105,000.00	2,757,500.00	48%	37.17%
813-817 Westbourne Dr	West Hollywood	20	1,800,000.00	2,165,000.00	17%	64.73%
1280 N Laurel	West Hollywood	25	2,280,000.00	2,756,500.00	28%	42.02%
8616 Holloway	West Hollywood	18	1,675,000.00	2,250,000.00	40%	60.05%
435 S Alexandria	Los Angeles	49	1,765,000.00	3,350,000.00	86%	72.43%
7850 Sunset Blvd	Los Angeles	40	2,990,000.00	4,400,000.00	38%	33.06%
451-469 N Western	Los Angeles	32	1,620,000.00	2,990,000.00	128%	50.48%
10949 Palms	Los Angeles	20	2,450,000.00	3,000,000.00	19%	33.97%
310 S Alvarado	Los Angeles	33	1,542,500.00	2,650,000.00	42%	15.43%
2014 Holly Drive	Hollywood	1	860,000.00	1,225,000.00	28%	27.80%
7714-7730 Hollywood Blvd	Hollywood	18	1,770,000.00	2,600,000.00	78%	74.99%
1737 N Whitley	Hollywood	66	5,930,000.00	8,950,000.00	139%	292.80%
5400 Carlton Way	Hollywood	34	1,715,000.00	2,037,500.00	24%	82.63%
1700 Sunset	Echo Park	60	5,300,000.00	8,400,000.00	46%	16.60%
10776 Rose Ave	Los Angeles	21	2,585,000.00	3,000,000.00	20%	36.39%
3506 S Bentley Ave	Los Angeles	16	2,290,000.00	2,650,000.00	15%	17.35%
6228-6238 De Longpre	Hollywood	62	4,100,000.00	5,890,000.00	-9%	-1.91%
1775 Orange	Hollywood	44	4,100,000.00	5,870,000.00	24%	10.52%
14942 Burbank	San Fernando Valley	12	1,825,000.00	2,432,500.00	26%	21.70%
7323 Willoughby	Hollywood	19	2,750,000.00	3,779,000.00	23%	18.75%
7516-7518 Norton	Hollywood	8	1,600,000.00	1,680,000.00	-38%	-14.18%
710-714 N Van Ness	Hollywood	12	1,420,000.00	1,640,000.00	-30%	-4.33%
8491 Fountain Ave	West Hollywood	34	10,250,000.00	13,500,000.00	17%	2.59%
4402 S Centinela	Los Angeles	6	830,000.00	1,950,000.00	44%	6.71%
12312 Charnock	Los Angeles	1	830,000.00	830,000.00	-15%	-18.74%
12673 Dewey	Los Angeles	1	670,000.00	1,420,000.00	27%	93.24%
3550 Mountain View	Los Angeles	1	1,075,000.00	3,100,000.00	104%	75.06%
TOTAL		693	69,927,500.00	99,898,000.00		



Address	Type	Acquisition	Cost	Exit
753 N Orange Ave	SFR Remodel - Developer/GC	810,000	1,225,000	2,625,000
4760-4766 Melrose Ave	MU Entitlement - Developer/GC	1,000,000	800,000	3,256,750
1625 Baxter	SFR Groundup. - Developer/GC	475,000	1,620,000	2,689,999
17647 Belinda St	SFR Remodel - Developer/GC	4,000,000	2,450,000	9,350,000
3000 S Normandie	MF Renovation -GC		1,463,000	
825 Majorca	SFR Addition - GC		340,000	
4210 E Turquoise St	SFR Groundup - GC		1,431,513	
21045 Stonybrook Dr	SFR Groundup - GC		8,471,772	
8026 Alverstone Ave	SFR Addition - GC		228,145	
1560 Granvia Altamira	SFR Remodel - GC		184,208	
628 San Juan Ave	SFR Addition - GC		431,079	
2301 Hill St	SFR Addition - GC		1,096,225	
5543 Murrieta	SFR Remodel - GC		129,000	
TOTAL		6,285,000	19,869,942	17,921,749



REINHART BUILDERS

HOME REMODEL
17647 Belinda St, Encino











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GROUND-UP NEW CONSTRUCTION
3550 Mountain View Ave, Mar Vista



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MIXED-USE ENTITLEMENT
4760 Melrose Ave, Los Angeles



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SINGLE FAMILY GROUND-UP
1625 Baxter St, Echo Park



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EL PALACIO - West Hollywood

William Hauptmann, 1931 - Mills Act restoration by RHB



EL PALACIO - West Hollywood

William Hauptmann, 1931 - Mills Act restoration by RHB



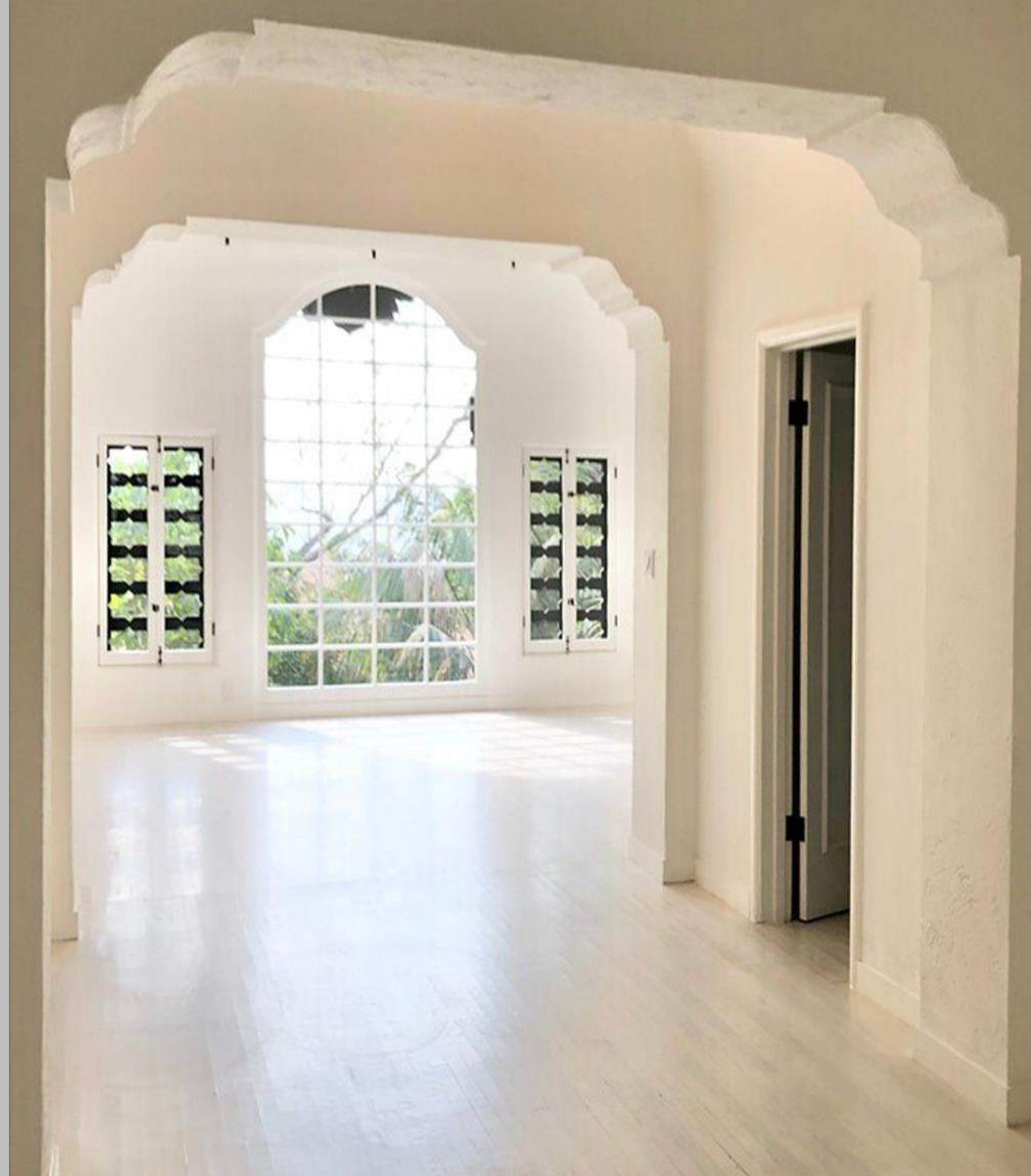
THE LOTUS, West Hollywood

William Hauptmann, 1928 - Mills Act restoration by RHB



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LA LEYENDA

1737 N Whitley Ave, Hollywood

Mills Act Designation and Restoration by RHB

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TEAM

Sebastian Rein

Founder & President

Sebastian has over 25 years experience as a real estate builder and developer with deep experience in ground-up, renovation, and historic restoration across luxury residential, multi-family, and mixed-use projects. He loves to build things, to see them come out of the ground, and to obsess over the details until they're right.

Sebastian has completed the Malibu Triathlon 7 times over 20 years, but has never broken 3 hours. Could this be the year? He lives in Long Beach, CA with his family and a small fraction of his former comic book collection.

Tevita Langi

Construction Manager

A native of Tonga with over 25 years of construction experience across nearly all classes of real estate, Tevita brings tremendous leadership and an interdisciplinary mastery of construction means and methodology. He runs all aspects of on-site construction, managing sub-contractor 3rd-party relationships, Gantt charts (schedules), and quality control.

Tevita is a US Army veteran and a former NFL Football player. He is a grandfather, has the heart of a champion, the soul of a poet, and the strength of ten men.

David Northrup

Project Manager

David brings over 13 years of construction experience with a specialty in concrete. He runs day-to-day processes off-site. His primary responsibility is to ensure client satisfaction. This involves daily communication with clients, subcontractors, and a daily team review of project progress to help keep our projects on schedule and on budget.

He lives with his family in Los Angeles and is currently earning a degree in Construction Management.

Angie Davis

Project Administrator

Angie Davis runs all off-site aspects of our projects, from contracts to material delivery, from sub-contractor relationships to BuilderTrend (CM) software interface. A highly organized personality, she strives to maintain order in the highly disordered world of construction with the help of our team and our 6th team member, BuilderTrend.

Angie lives with her family in Playa Vista.

COMPETITIVE LANDSCAPE

THE SOUTHERN CALIFORNIA LUXURY BUILDER LANDSCAPE

Where Reinhart Builders fits at the top of the market

REINHART BUILDERS

THE MARKET

THE CONSTRAINT IS CRAFT — NOT DEMAND

In the San Gabriel Valley, LA’s Westside and coastal Orange County, the scarce resource at the top of the market is not buyers or budgets — it is builders who can execute on the region’s most demanding sites.

WHERE THE MARKET LIVES

SAN GABRIEL VALLEY

Pasadena · San Marino · La Cañada Flintridge · Arcadia

LOS ANGELES

Bel Air · Beverly Hills · Holmby Hills · Pacific Palisades · Brentwood · Encino

ORANGE COUNTY

Newport Coast · Corona del Mar · Laguna Beach · Newport Beach

WHAT MAKES IT HARD

Scarce buildable lots; hillside & coastal sites

Strict entitlements & historic overlays

\$5M–\$40M+ budgets, zero tolerance for error

WHAT CLIENTS REWARD

Proven craft & finish quality

Command of permitting & complexity

Discretion, trust & on-budget delivery

EXPERIENCE

Restoration rewards focus, consistency, and the right people on site.

There’s no trick to it.
Just persistence and time.

Restoration is unforgiving.

A historic home can’t be redrawn. Every material, joint, and profile must match the original — sourced and rebuilt by hand until it does.

True to the original.

Reinhart restores landmark residences to their original character while quietly bringing them into the present.

THE CREDENTIAL

Our restorations carry Mills Act historic designation — California’s formal recognition of preservation done to standard.

EL PALACIO

West Hollywood · William Hauptmann, 1931

HISTORIC RESTORATION · Mills Act designated

THE LOTUS

West Hollywood · William Hauptmann, 1928

HISTORIC RESTORATION · Mills Act designated

LA LEYENDA

Hollywood · 1737 N Whitley Avenue

HISTORIC RESTORATION · Mills Act designated

A BUILDER WHO THINKS LIKE AN OWNER

Reinhart began on the ownership side — and that discipline shapes every build

01

UNDERWRITES LIKE AN INVESTOR

Began as an owner-operator acquiring and repositioning historic LA buildings — so every budget is read through a return-on-investment lens.

02

VALUE-ENGINEERS, NEVER VALUE-CUTS

Knows where dollars create lasting value and where they don't — protecting design intent and the budget at the same time.

03

MASTERS DIFFICULT SITES

Hillside, coastal, and historic constraints that stall other builders are familiar ground — entitlements, restoration, and ground-up alike.

THE FOUNDER

Sebastian Rein — Founder & President. 25+ years building, restoring, and repositioning property across Los Angeles, from historic multifamily to ground-up luxury estates.

THE CASE

WHY ARCHITECTS & CLIENTS CHOOSE REINHART

FOR ARCHITECTS

— A flexible design-build partner

We can consult on architectural design for value engineering purposes and can bring in a designer for finishes and interiors when preferred.

— Protects design intent

The architect’s vision is built faithfully — value engineered, not value-cut.

— Owns the hard parts

Entitlements, historic review, and difficult sites handled end to end.

FOR CLIENTS

— Accountability

We can bring design and construction under one roof.

— Proven, versatile craft

Ground-up, renovation, and historic restoration.

— Restoration is in our DNA

We have worked with many architects with a modern aesthetic but began renovating and restoring historic apartment buildings — a craft few builders offer.

An architect’s builder.

Sebastian Rein · 323.810.6669 · sr@reinhardtbuilders.com