

Nomads Hostel

1218 MAGNOLIA AVE., LOS ANGELES, CA 90006



OFFERING MEMORANDUM

- NEWLY REMODELED 3,572 SF 10 BEDROOM SINGLE FAMILY RESIDENCE ON A R3 ZONED LOT.
- PROPERTY IS BEING OPERATED AS A SELF-CHECK-IN HOSTEL.
- GOOD LOCATION; LESS THAN 1 MILE FROM THE 10 & 110 FREEWAYS AND 1 MILE EAST OF DOWNTOWN LOS ANGELES.
- GREAT ACCESS TO PUBLIC TRANSPORTATION; JUST 1/2 A BLOCK TO THE BUS STOP AND APPROXIMATELY 1 MILE FROM THE PURPLE & RED METRO LINE STATION.
- EXCELLENT DEMOGRAPHICS; OVER 100,000 PEOPLE RESIDING WITHIN A 1-MILE RADIUS & OVER 600,000 PEOPLE RESIDING WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

The Nomads is a brand-new self-check-in hostel located at the border of Downtown Los Angeles & Koreatown. The property has great frontage with approximately 46.25 Feet along Magnolia and has a depth of about 140 Feet.

The offering consists of a newly remodeled 3,572 SF 12 bedroom / 9 bathroom single family residence on a 6,475 SF R3 zoned lot. Out of the 12 bedrooms, 10 bedrooms are being used as rentals and contain 37 beds. The remaining bedrooms are used for storage and onsite staff quarters.

The property has approximately 6 gated on-site parking spaces in the rear accessible thru the alley in addition to ample street parking.

This offering will attract an investor looking to take over the operation of a newly remodeled 12 bedroom Hostel or a developer looking for R3 zoned residential land in an infill location.

LOCATION OVERVIEW

The subject property is located on the east side of Magnolia Ave. between 12th St. & Pico Blvd.

It is conveniently located less than a mile from the 110 freeway and the 10 freeway.

The property has excellent accessibility to public transportation; just 1/2 a block from the Pico/Magnolia Bus Stop, 3 blocks from the Hoover/12th St Bus Stop, and about a mile from the Westlake/MacArthur Metro Purple & Metro Red line station.

Koreatown is one of Los Angeles's most densely populated districts comprised of clusters of single-family residences and multi-family units. The area benefits from strong population demographics, with over 100,000 people residing within a 1-mile radius and over 600,000 people residing within a 3-mile radius.

Property Summary



OFFERING SUMMARY

Price:	\$1,195,000
APN:	5076-016-002
Year Built:	1905
Year Renovated:	2018
Building Size:	3,572 SF
Price Per SF:	\$334.55
Lot Size:	6,475 SF
Price Per SF/Lot:	\$184.56
Zoning:	LA-R3
Parking:	On-Site & Street
Cross Streets:	Magnolia Ave & Pico Blvd.
Frontage:	46.25 Feet along Magnolia
Depth:	140 Feet

Profit & Loss

Magnolia Avenue, LP

Profit & Loss

April through December 2018

Accrual Basis

	Actual:	Pro-Forma:
	Apr - Dec 18	Year- 1
Ordinary Income/Expense Income		
AIRBNB Income	77,297.04	103,063
Total Income	77,297.04	103,063
Expense		
Advertising	20.00	27.00
Subscriptions	29.90	40.00
Management Fees	3,113.92	4,152
Taxes		
Property Taxes	6,440.17	14,937
Total Taxes (Based on the current rate & the new pro-forma price of \$1,195,000)	6,440.17	14,937
Bank Charges	15.00	20
Property Maintenance Expense	906.98	1,209
Cleaning & Maintenance	2,342.18	3,123
Materials (for upkeep)	4,350.10	5,800
Repairs and Maintenance		
Total Property Maintenance Expense	7,599.26	10,132
Insurance Expense		
Liability	1,025.48	1,366
Total Insurance Expense	1,025.48	1,366
Professional Fees	108.50	145
Telephone Expense	180.00	240
Utilities	4,270.24	5,693
Total Expense	22,802.47	36,754
Net Ordinary Income	54,494.57	66,309
Net Income	54,494.57	66,309

Proforma Property Taxes are based on 2018—2019 assessments rates at hypothetical sales price of \$1,195,000. Actual Year-1 property taxes will vary. All income and expense information and proforma financial projections are approximations and made herein are subject to material variation. Interested parties are expected to review all such information and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Kennedy Wilson nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. Owner reserves the right to reject any and all offers for any reason, or no reason whatsoever. Availability, price, terms of sale, and property condition are subject to change with or without notice.

Additional Photos



Subject Property



Parking in rear of Subject Property

Additional Photos



Facing South on Magnolia Ave.



Facing North on Magnolia Ave.

Additional Photos



Kitchen



Living Room

Additional Photos

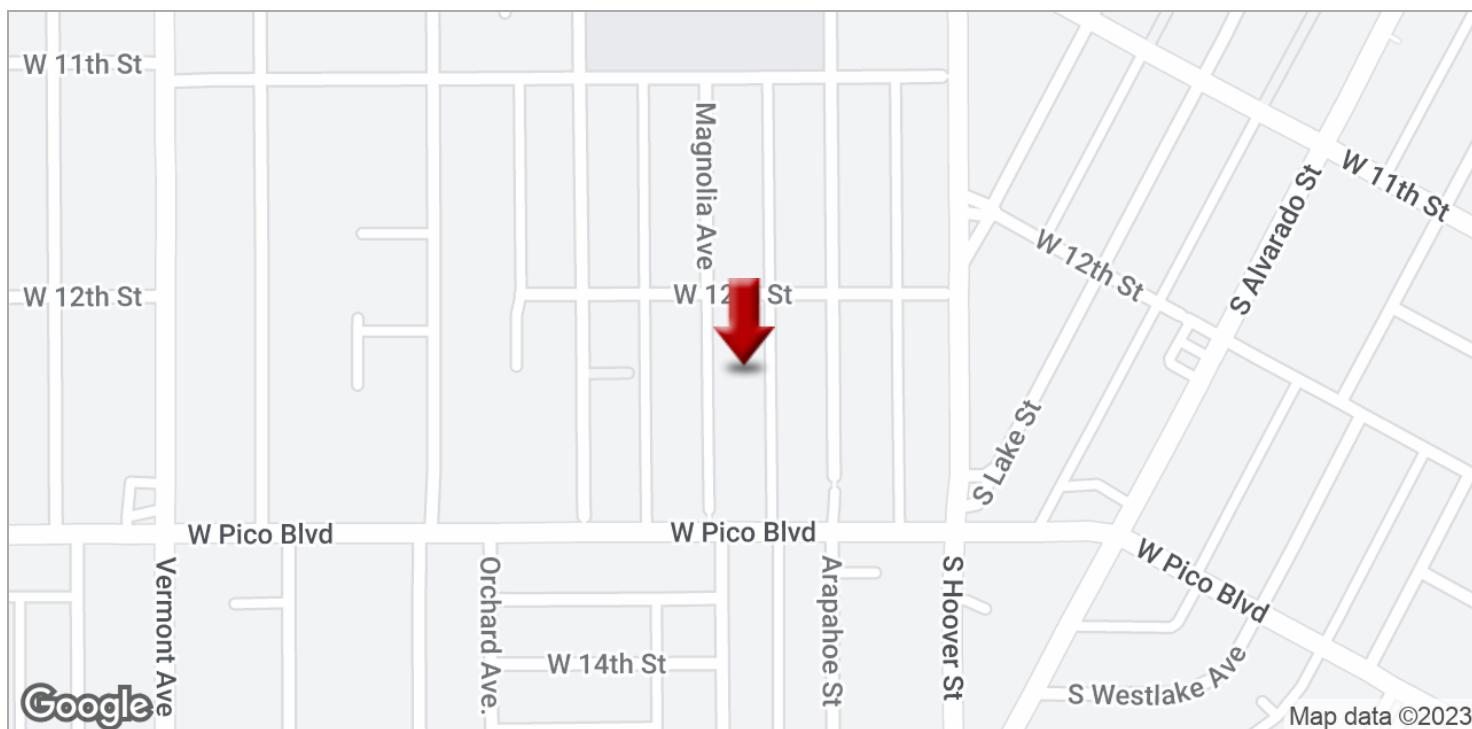


Bunk Bedroom

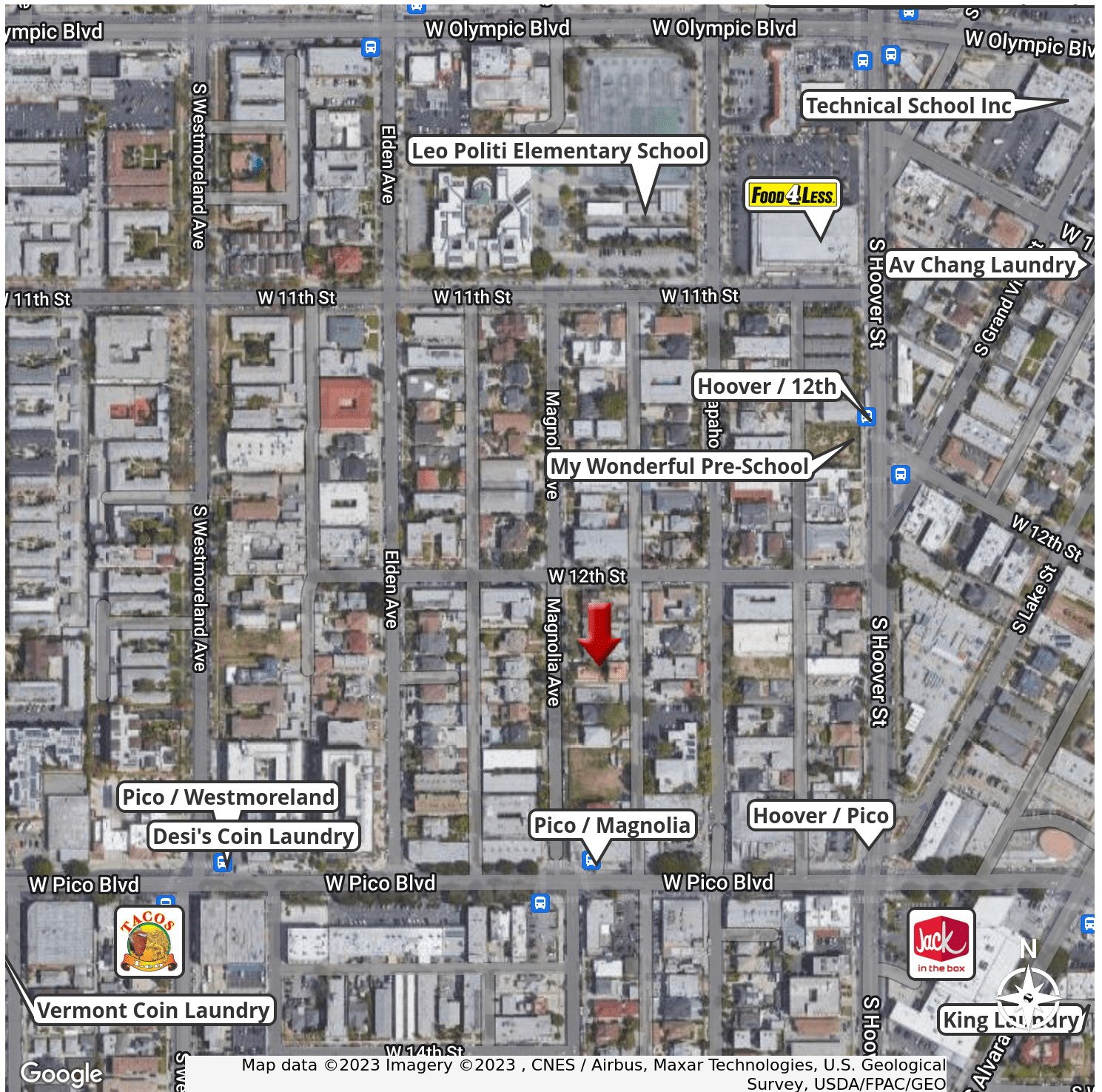


Bedroom

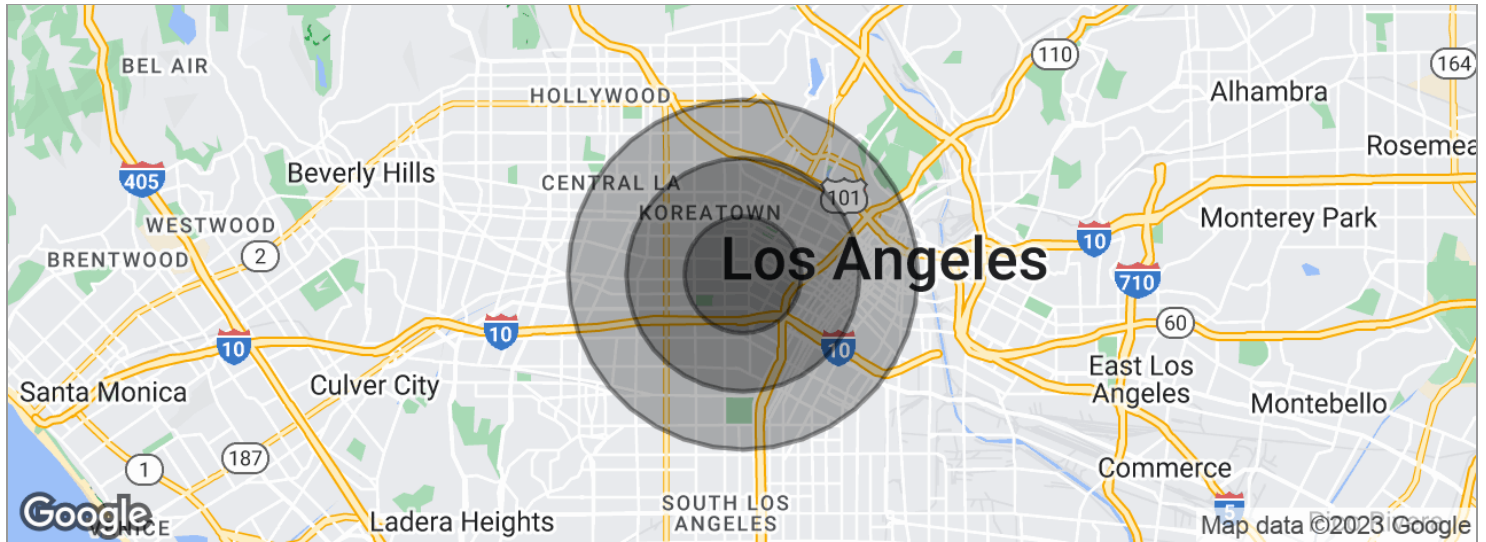
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	102,842	341,770	637,164
Median age	31.5	31.0	31.8
Median age (male)	31.0	30.6	31.1
Median age (Female)	32.6	31.9	32.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	32,826	115,755	216,204
# of persons per HH	3.1	3.0	2.9
Average HH income	\$35,149	\$39,235	\$44,552
Average house value	\$538,765	\$502,577	\$553,266
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	77.8%	63.0%	61.0%
RACE (%)	1 MILE	2 MILES	3 MILES
White	34.2%	32.8%	32.1%
Black	4.0%	6.5%	9.0%
Asian	13.9%	21.6%	19.4%
Hawaiian	0.4%	0.2%	0.2%
American Indian	0.9%	0.8%	0.6%
Other	45.5%	36.5%	36.8%

* Demographic data derived from 2020 ACS - US Census