

Newly Constructed Townhouse Style Complex

826 W. 80TH ST., LOS ANGELES, CA 90044



PROPERTY HIGHLIGHTS

- THREE BUILDINGS CONSISTING OF 5 TOWNHOUSE STYLE UNITS TOTALING 10,856 GROSS SF.
- 2 DUPLEXES & 1 SINGLE FAMILY RESIDENCE.
- EACH UNIT CONSISTS OF 5 BEDROOMS & 3 BATHROOMS, WASHER/DRYER HOOK-UPS, AND 2 PARKING SPACES.
- EACH UNIT IS SEPERATELY METERED FOR GAS, WATER, AND POWER.
- 100% OCCUPIED!!!
- **6.7% CAP RATE ON CURRENT INCOME!!!**
- EXCELLENT INFILL LOCATION; OVER 40,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this Newly Constructed 5-Unit Townhouse style Complex in one of Los Angeles' densest areas. The site consists of 2 Duplexes and a Single Family Residence totaling 10,856 SF on 9,300 SF lot.

The complex is currently 100% occupied by a single tenant. Each unit consists of 5 Bedrooms, 3 bathrooms, washer/dryer hookup, and 2 parking spaces. The duplex units have a covered garage and the SFR has onsite gated parking. Each unit is separately metered for gas, water, and power.

This offering is a great opportunity for an investor to own a low landlord responsibility 5-Unit Residential Complex within an infill area of Los Angeles at a 6.7% CURRENT CAP RATE!!!

LOCATION OVERVIEW

The subject property is located on the south side of 80th St. & just 4 parcels west of Hoover St. It is located between Vermont Ave & Figueroa St. It has great frontage with 50 feet along 80th St.

Schools in the immediate area include: Loren Miler Elementary School, Manchester Ave Elementary School, Raymond Avenue Elementary School, Fremont High School, just to name a few. This offering is also just 4 miles south of USC.

It has great accessibility, walking distance to the the Metro Bus Stops on Vermont Ave. & Figueroa St. and less than 0.5 miles from the Metro Silver Line Stop & the Harbor Transitway. It is also just west of the 110 freeway.

The offering is located in a densely populated area of Los Angeles, with over 40,000 people residing within a 1-mile radius and over 400,000 reside within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$2,395,000
Year Built:	2020
Gross SF:	10,856
Price / SF:	\$220.62
Lot Size (SF):	9,300
Tenants:	5
Parking:	On-Site
Zoning:	LA-RD3
APN:	6032-003-010
Current Cap Rate:	6.7%
Current GRM:	12.24
Proforma Cap Rate:	6.7%
Proforma GRM:	12.26

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$195,600	\$201,468
TOTALS	\$195,600	\$201,468

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$195,600	\$201,468
Less: Vacancy	\$0	(\$6,044)
Effective Gross Income	\$195,600	\$195,424
Less: Expenses	(\$34,890)	(\$34,890)
Net Operating Income	\$160,710	\$160,534

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$28,740	\$28,740
Insurance	\$4,950	\$4,950
Utilities	TENANT	TENANT
Repairs & Maintenance	\$1,200	\$1,200
Total Expenses	\$34,890	\$34,890
Expenses Per RSF	\$3.21	\$3.21

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Proforma Monthly Rent	Increases
826	5 Bed + 3 Bath	1,896	8/1/20	8/31/21	\$3,260.00	\$3,357.80	3%
828*	5 Bed + 3 Bath	2,048	8/1/20	8/31/21	\$3,260.00	\$3,357.80	3%
828.25*	5 Bed + 3 Bath	2,048	8/1/20	8/31/21	\$3,260.00	\$3,357.80	3%
828.5*	5 Bed + 3 Bath	2,432	8/1/20	8/31/21	\$3,260.00	\$3,357.80	3%
828.75*	5 Bed + 3 Bath	2,432	8/1/20	8/31/21	\$3,260.00	\$3,357.80	3%
Total Square Feet		10,856			\$16,300.00	\$16,789.00	

Note:

* Units include a 2-car tandem garage.

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

****DRIVE BY ONLY****

Additional Photos



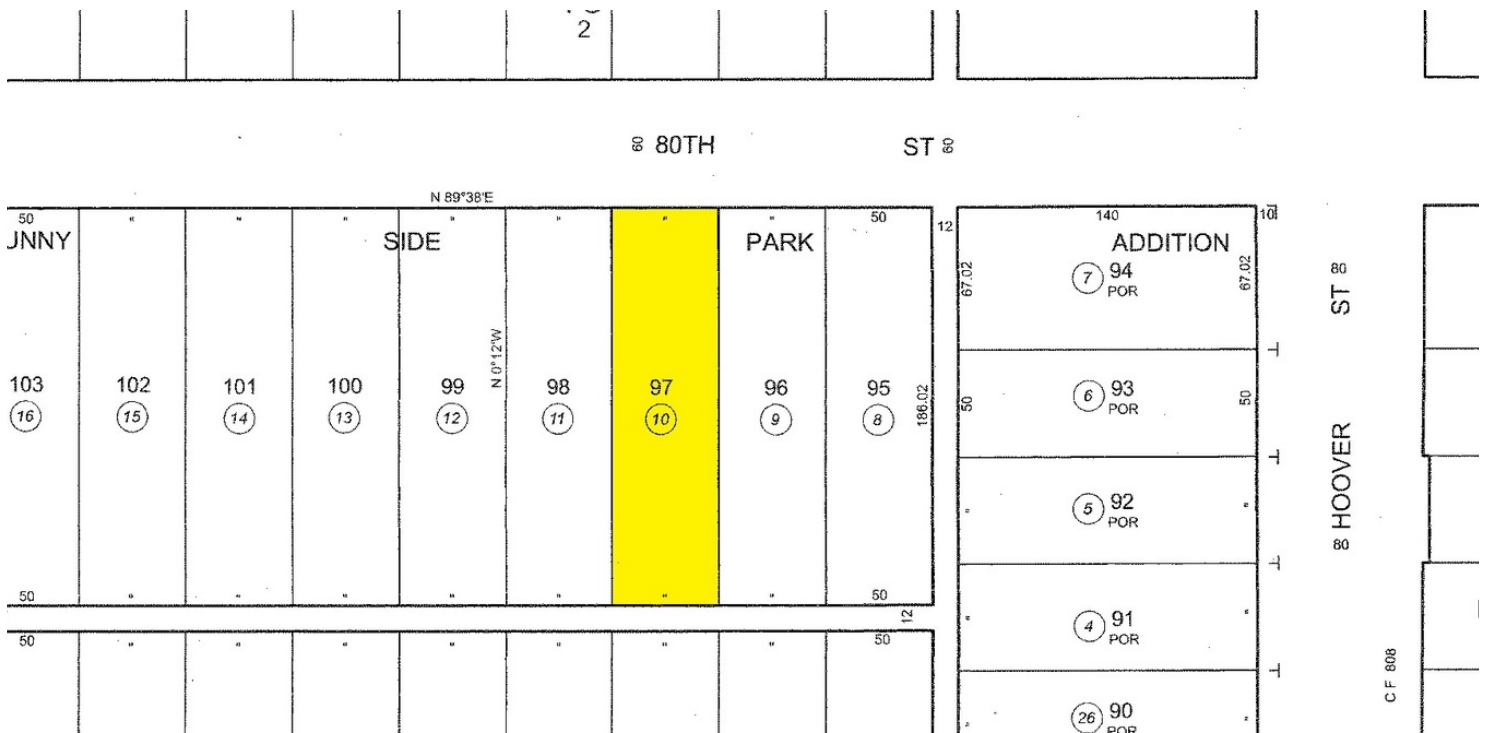
Additional Photos



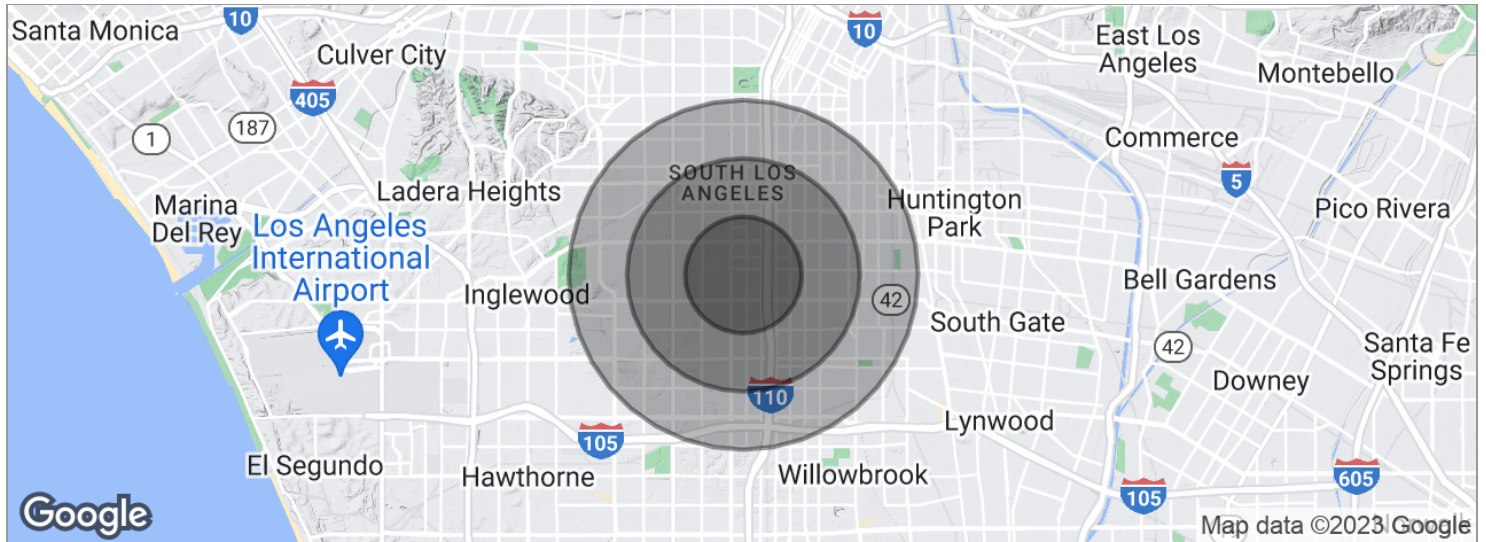
Additional Photos



Aerial & Plat Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	41,265	140,668	402,571
Median age	41.7	33.9	31.7
Median age (male)	41.9	33.4	31.0
Median age (Female)	41.9	34.7	32.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	16,888	50,015	127,126
# of persons per HH	2.4	2.8	3.2
Average HH income	\$38,697	\$40,968	\$42,024
Average house value	\$382,074	\$476,482	\$515,636
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	25.8%	55.9%	69.2%
RACE (%)	1 MILE	2 MILES	3 MILES
White	28.1%	36.9%	38.5%
Black	22.4%	10.7%	6.0%
Asian	33.0%	20.7%	15.7%
Hawaiian	0.6%	0.4%	0.2%
American Indian	0.7%	1.3%	0.9%
Other	12.5%	27.9%	36.9%

* Demographic data derived from 2020 ACS - US Census