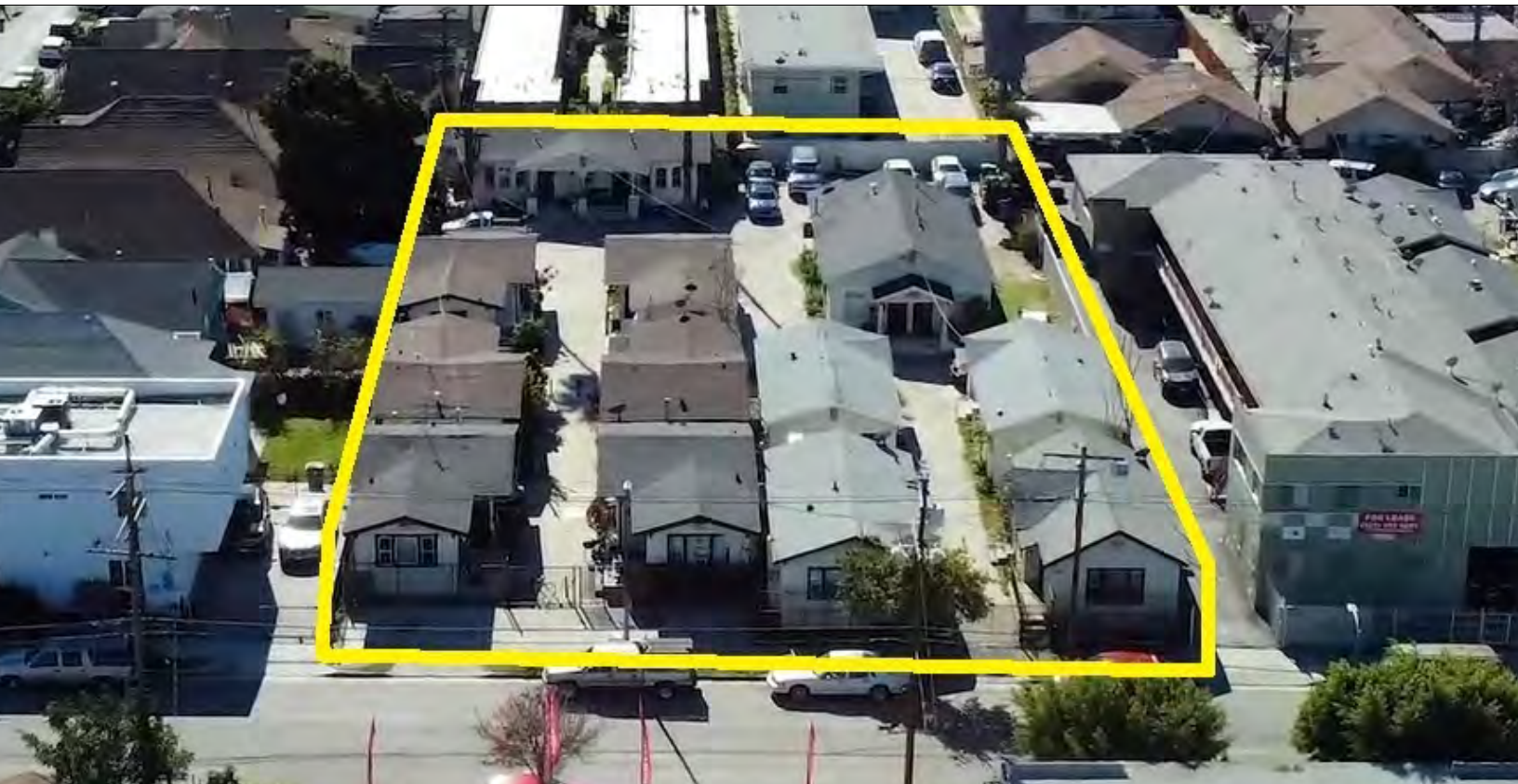


14-UNIT COTTAGE STYLE MULTI-FAMILY COMPLEX

1078-1086 W. 39TH ST., LOS ANGELES, CA 90037



- APPROX. 8,309 SF OF TOTAL IMPROVEMENTS.
- SITS ON TWO PARCELS TOTALING APPROX. 24,410 SF LA-RD1.5 LAND.
- ALL 14 UNITS ARE 1 BEDROOM / 1 BATH.
- LOCATED JUST WEST OF THE 110 FREEWAY.
- CURRENT ZONING ALLOWS FOR 16 UNITS BY RIGHT & UP TO 27 UNITS WITH DENSITY BONUS!!!
- ON-SITE PARKING + PLENTY OF STREET PARKING.
- **EXCELLENT LOCATION; JUST 2 BLOCKS WEST OF EXPOSITION PARK, LA COLISEUM, BANC OF CALIFORNIA STADIUM, & 1/2 A MILE FROM USC CAMPUS.**
- OUTSTANDING DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDING WITHIN A 1-MILE RADIUS & JUST UNDER 500,000 PEOPLE RESIDING WITHIN A 3-MILE RADIUS.

KW COMMERCIAL
23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

David Yashar, ICSC Member
Director
DYashar@kw.com
(310) 724-8043
DRE# 01102638

Omid Saleh
OSaleh@kw.com
(310) 724-8066
DRE# 01980838

Eric Simonyan
ESimonyan@kw.com
(310) 724-8066
DRE# 01984661

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1078-1086 W. 39TH ST., LOS ANGELES, CA 90037

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PRESENTED BY:

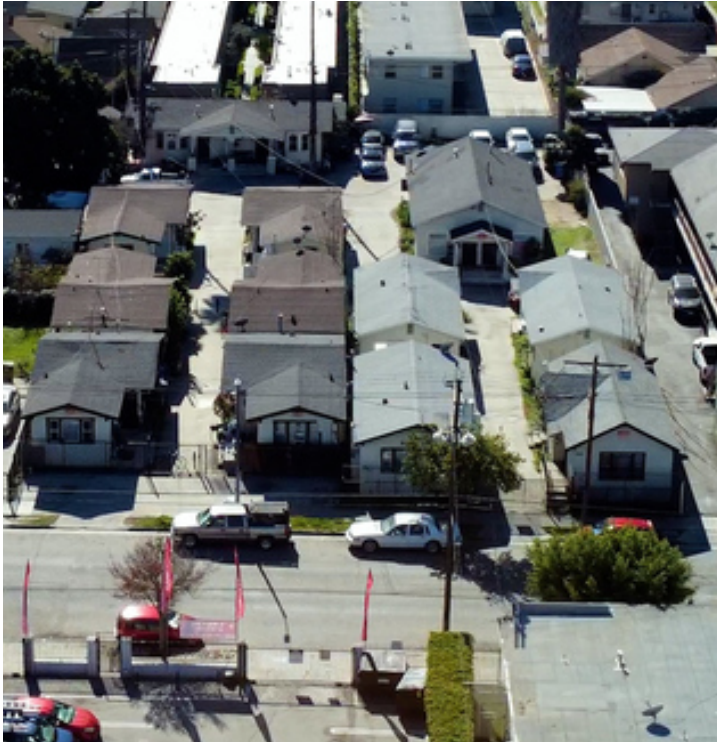
KW COMMERCIAL
23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA #01102638

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Property Description



PROPERTY OVERVIEW

This Multi-Family Opportunity consists of 14 residential units in 12 Cottage Style Buildings totaling 8,309 SF. It sits on 2 parcels totaling 24,410 SF of LA-RD1.5 zoned land. All units are 1 bedroom / 1 bathroom.

The site also allows for a future development opportunity. It currently allows for 16 units by right & up to 27 units with the Density Bonus! (additional information on pg. 6-7. BUYER TO DO THEIR OWN DUE DILIGENCE)

There is on-site parking in addition to ample street parking.

This offering will attract an investor looking for an income producing multi-family property in a densely populated area just west of USC Campus & Exposition Park, with 70% upside potential in rents.

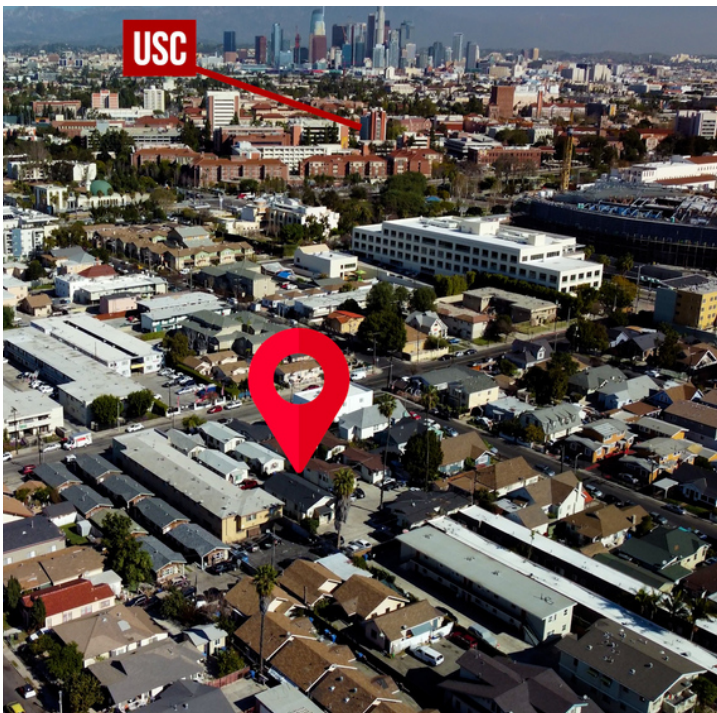
LOCATION OVERVIEW

The Subject Property is located at the south side of W. 39th St., 1 parcel west of Wisconsin Pl. and two blocks west of Vermont Ave.

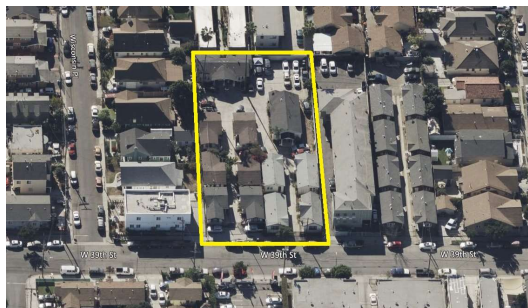
The site is approximately 2 blocks west of Exposition Park; which consists of the California Science Center, Natural History Museum, California African American Museum, the future George Lucas Museum, Banc of California Soccer Stadium and the Los Angeles Memorial Coliseum. It is also just 1/2 a mile from the University of Southern California Campus.

It is easily accessible, being just west of the 110 Freeway onramp and less than 1 mile from the Expo Park /USC metro station, which connects downtown Los Angeles to Santa Monica.

The demographics in the immediate area offer over 50,000 people residing within a 1-mile radius and just under 500,000 people reside within a 3-mile radius.



Income Summary



INVESTMENT SUMMARY

Price: \$3,395,000

1078 W. 39th St.

Year Built: 1916
 1078 W. 39th St. SF: 4,485
 1078 W. 39th St. Land S 12,529
 Units: 8
 APN: 5037-020-011

1082 W. 39th St.

Year Built: 1908
 1082 W. 39th St. SF: 3,824
 1082 W. 39th St. Land S 11,881
 Units: 6
 APN: 5037-020-012

Total

Total Improvements SF: 8,309
 Price / SF: \$408.59
 Total Lot Size (SF): 24,410
 Units: 14
 Price / Unit: \$242,500
 Buildings: 12
 Zoning: LA-RD1.5
 Current Cap Rate: 2.05%
 Proforma Cap Rate: 6.49%

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$170,317	\$294,000
TOTALS	\$170,317	\$294,000

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$170,317	\$294,000
Less: Vacancy	(\$42,000)	(\$8,820)
Effective Gross Income	\$128,317	\$285,180
Less: Expenses	(\$58,718)	(\$64,992)
Net Operating Income	\$69,599	\$220,188

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$44,135	\$44,135
Insurance	\$5,000	\$5,000
Utilities	\$2,500	\$2,500
Repairs	\$1,200	\$1,200
Gardner	\$750	\$750
Management	\$5,133	\$11,407
Total Expenses	\$58,718	\$64,992
Expenses Per RSF	\$13.09	\$14.49

Income Summary

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Proforma Rent
1078 W. 39th St.						
1078	I+I		6/10/89	m-m	\$772	\$1,750
1078.25	I+I		5/8/99	m-m	\$745	\$1,750
1078.5	I+I (VACANT)				\$1,750	\$1,750
1078.75	I+I		3/11/16	m-m	\$1,103	\$1,750
1080	I+I		12/15/13	m-m	\$1,136	\$1,750
1080.25	I+I		8/1/13	m-m	\$1,059	\$1,750
1080.5	I+I		8/6/06	m-m	\$1,136	\$1,750
1080.75	I+I		10/1/15	m-m	\$1,076	\$1,750
1082 W. 39th St.						
1082	I+I		9/1/94	m-m	\$772	\$1,750
1082.25	I+I		1/1/75	m-m	\$530	\$1,750
1082.5	I+I		11/1/13	m-m	\$1,076	\$1,750
1084	I+I		8/16/00	m-m	\$663	\$1,750
1084.5	I+I		1/10/90	m-m	\$624	\$1,750
1086	I+I (VACANT)				\$1,750	\$1,750
					\$14,193	\$24,500

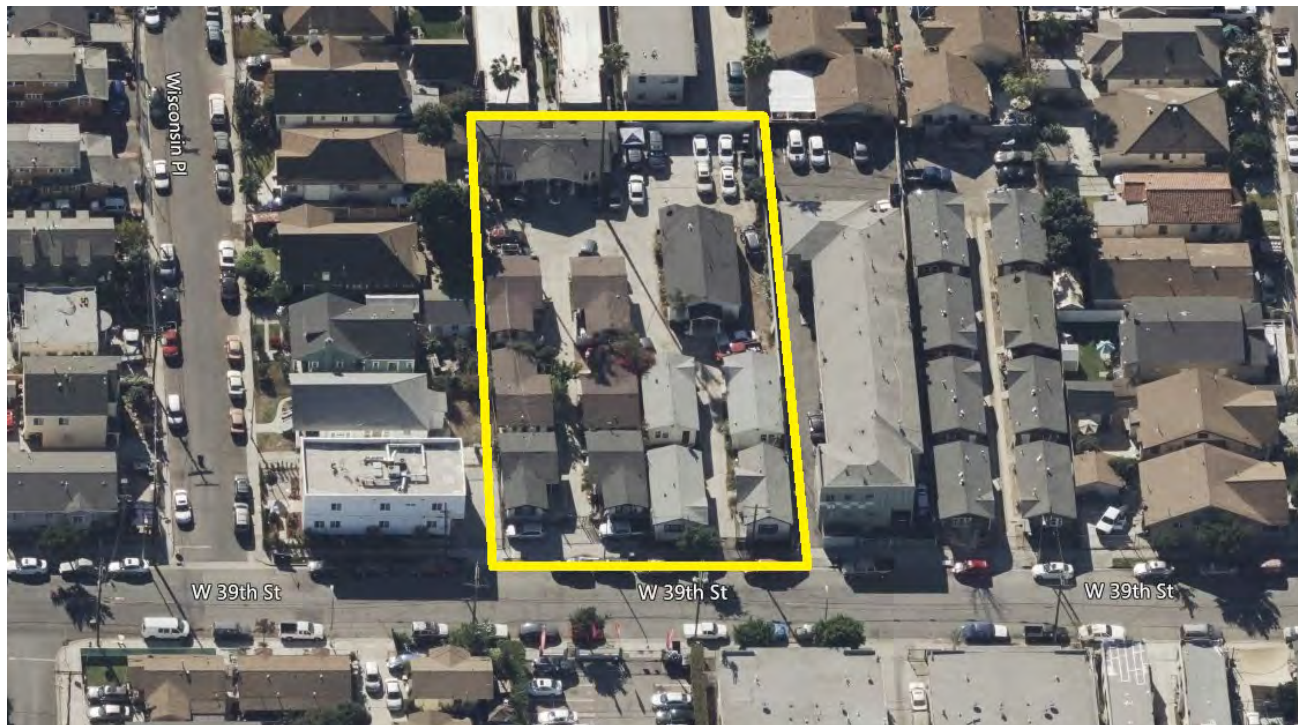
Note:

- (1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING.
BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

****DO NOT DISTURB TENANTS!!!****

Development Opportunity

Reference: Preliminary Due Diligence Memorandum 1078-1082 W 39th Street



PROJECT SITE INFORMATION

- **APN:** 5037-020-012 & 5037-020-011
- **Lot SF:** 12,528 + 11,880 = 24,408 SF
- **Acres:** 0.56 total
- **Neighborhood:** Empowerment Congress North Area
- **General Plan Land Use:** Low Medium II Residential
- **Community Plan Area:** South Los Angeles
- **State Enterprise Zone:** Yes
- **Height Limit:** 45 ft
- **FAR:** 3:1
- **Transit Oriented Communities (TOC):** Tier 3

Development Opportunity

- **Zoning:** RD1.5-1 (Restricted Density Multiple Dwelling Zone)
 - State Enterprise Zone
 - Neighborhood Stabilization Ordinance: North University Park-Exposition Park-West Adams
 - Transit Priority Area
 - Specific Plan: South Los Angeles Alcohol Sales
- **Permitted Uses:**
 - Apartment house
 - Dwelling, multiple
 - Dwelling, one-family
 - Dwelling, two-family
- **Minimum Lot Size:** 5,000 square foot minimum
- **Minimum Area Per Dwelling Unit:** 1,500 sf
- **Lot Width Minimum:** 50 feet
- **Setbacks:**
 - **Front:** 15 feet
 - **Sides:** 5 ft
 - **Rear:** 15 feet
- **Potential TOC Development**
 - Units by right: $24,408 / 1,500 = 16$ units
 - TOC Tier 3= 70% density bonus
 - $16 \times 0.7 = 11$ units
 - $11 + 16 = 27$ units
 - $27 \times 0.10 = 2.7 = 3$ units set aside for affordable housing

FOR ADDITIONAL QUESTIONS ON POSSIBLE LAND USAGE, PLEASE CONTACT:

Kevin Kohan
Principal Planner
Elevated Entitlements

Office: (805) 232-4383
Cell: (805) 203-3151
Kevin@elvted.com
www.ElevatedEntitlements.com

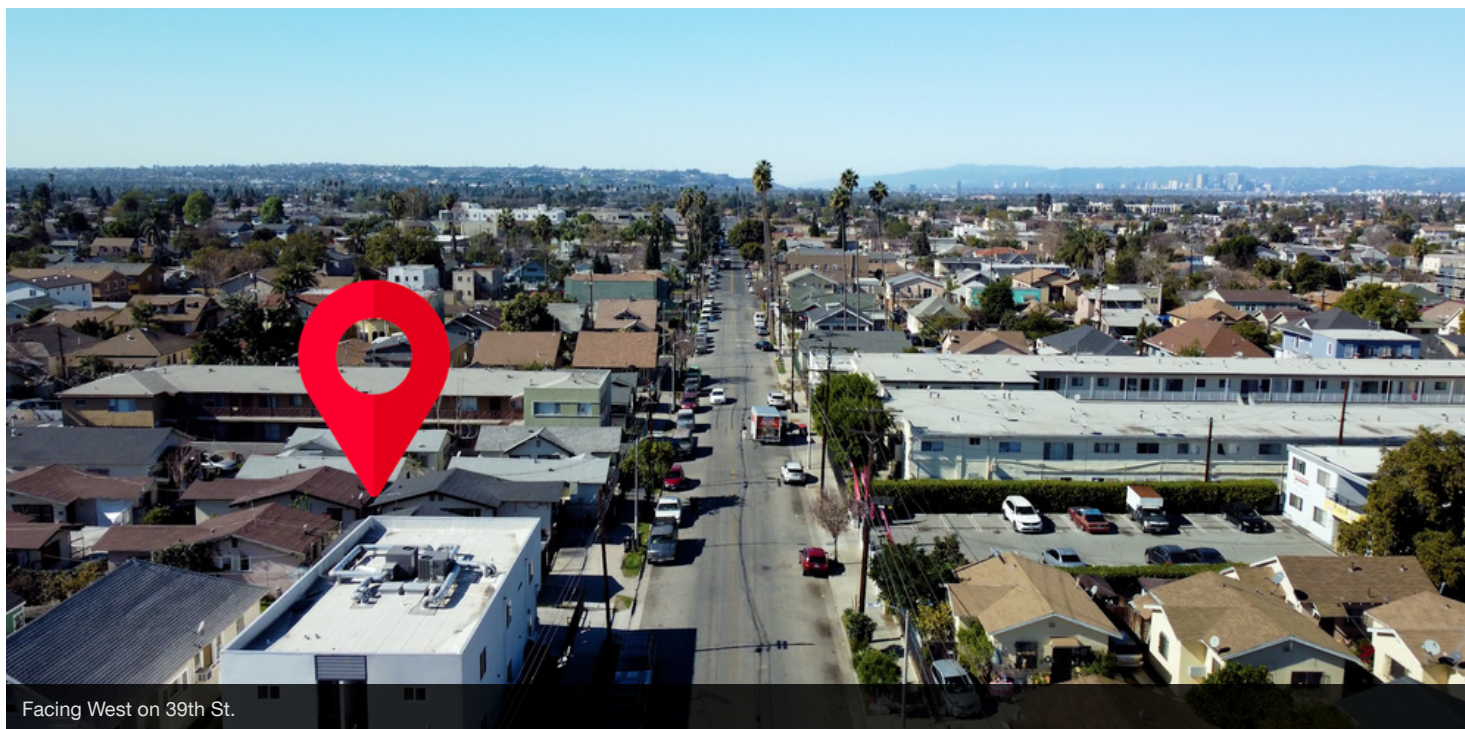
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Additional Photos



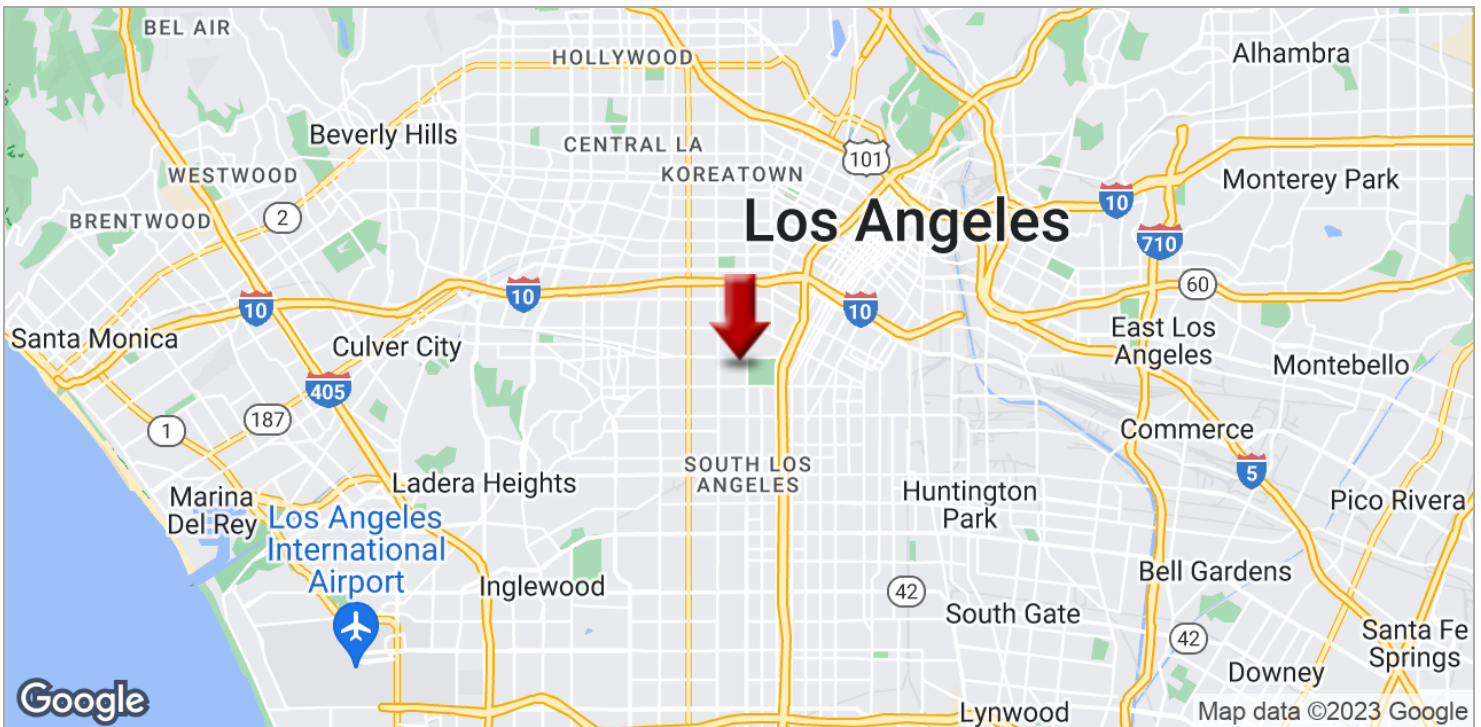
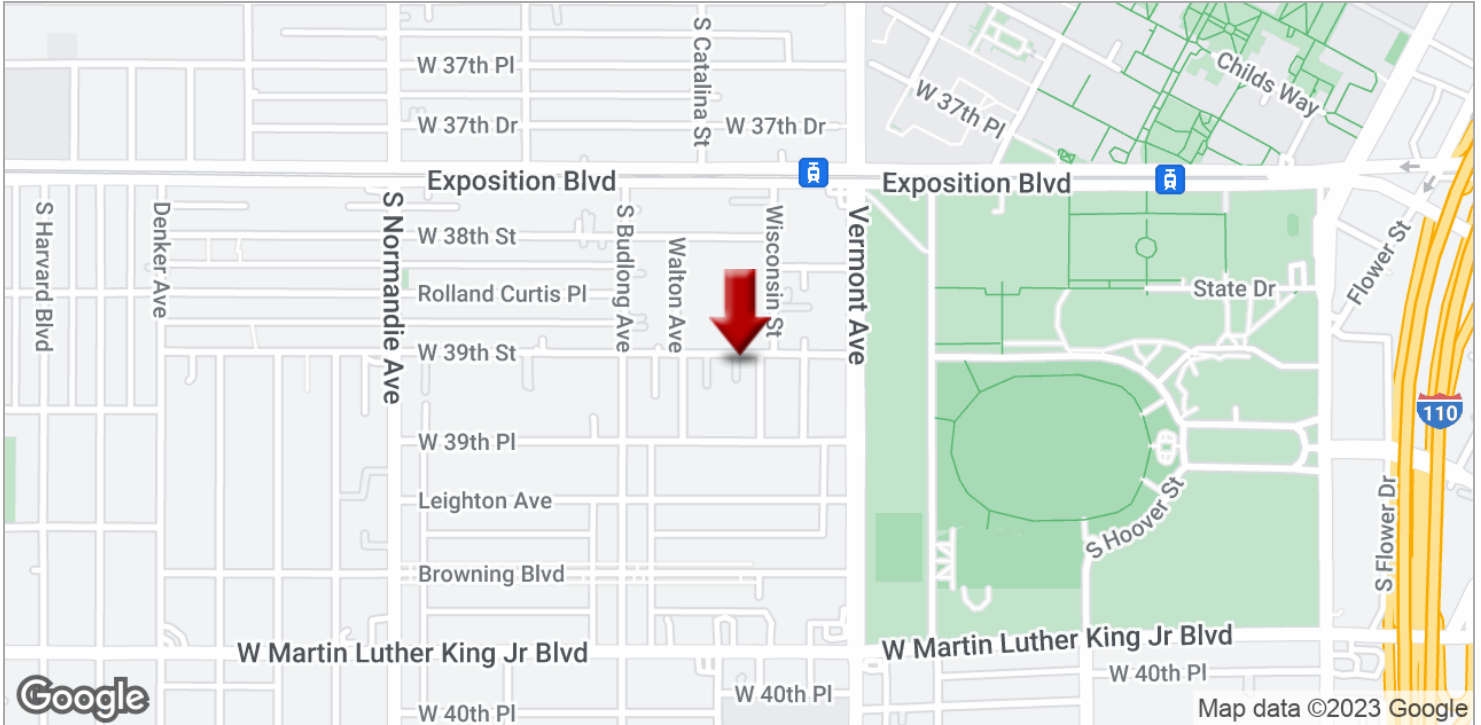
Additional Photos



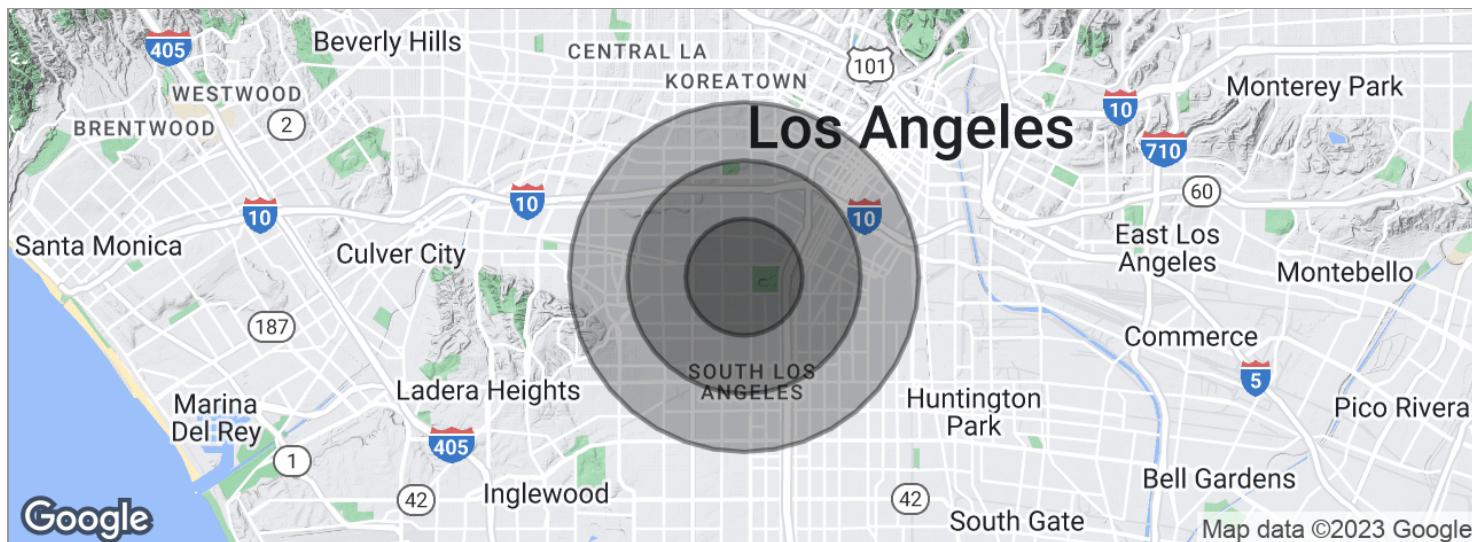
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	60,100	229,997	522,536
Median age	26.3	28.5	29.8
Median age (male)	25.4	27.4	28.4
Median age (Female)	26.9	29.8	31.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	15,021	61,693	151,027
# of persons per HH	4.0	3.7	3.5
Average HH income	\$37,115	\$39,043	\$40,515
Average house value	\$407,586	\$440,356	\$440,104
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	58.7%	66.5%	66.9%
RACE (%)	1 MILE	2 MILES	3 MILES
White	23.9%	24.0%	26.2%
Black	23.3%	21.4%	20.9%
Asian	6.8%	4.4%	6.6%
Hawaiian	0.1%	0.2%	0.2%
American Indian	0.2%	0.2%	0.3%
Other	43.5%	47.9%	44.1%

* Demographic data derived from 2020 ACS - US Census