

6 Unit Apartment Building In Boyle Heights

2422 E. 3RD ST., LOS ANGELES, CA 90033



OFFERING MEMORANDUM

- APPROX. 4,200 SF 2-STORY LOW MAINTENANCE APARTMENT BUILDING ON 6,230 SF LOT.
- THE PROPERTY'S UNIT MIX CONSISTS OF - (4) 1+1 (1) 2+1 AND (1) 3+1.
- ON-SITE PARKING; CARPORT AND ON-GRADE PARKING IN REAR (NO TUCK-UNDER)
- THIS AREA IS A WALKER'S PARADISE WITH A SCORE OF 90 & HAS EXCELLENT ACCESS TO LOCAL TRANSPORTATION: LESS THAN A 1/4 MILE TO THE SOTO GOLD LINE METRO STATION.
- THE PROPERTY IS LOCATED IN THE BOYLE HEIGHTS AREA OF LOS ANGELES, ONE OF THE BUSIEST AREAS OF LA: OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 285,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this low maintenance 4,200 SF 6-Unit Multi-Family Apartment Building in the Boyle Heights neighborhood of East Los Angeles. It is located on 6,230 SF R1.5 zoned lot.

The property consists of a total of 6 units. The ground floor has 3 units consisting of (2) 1+1 units and (1) 2+1 unit. The second floor consists of (2) 1+1 units and (1) 3+1 unit. Two of the 1+1 units are currently vacant. All other tenants are currently on a month to month tenancy.

The subject property has a carport parking area at the rear of the property with storage compartment for each unit. In addition, there is an approximate 300 SF inside/outside storage unit that is currently being used by the management which may bring additional income for a new owner. The entire roof of the carport has been replaced in October 2017.

This opportunity is located in one of the most up & coming areas of Los Angeles. It will attract an investor looking to purchase a low maintenance multi-family property in a growing area within walking distance to public transportation, parks, and shopping areas.

LOCATION OVERVIEW

The subject property is located within the Boyle Heights neighborhood of Los Angeles. It is just 3 parcels east of Soto St and less than 0.1 miles (3 min walk) to the major signalized intersection of Soto & 4th St. (Metro Bus lines 751, 251, 252, 605 & 106).

The property is also located 0.2 miles (5 min walk) from the SOTO GOLD LINE METRO STATION connecting you to Union Station in Downtown LA (only 4 stops away) and Pasadena area.

This area is considered a WALKER'S PARADISE with a score of 90.

The local retailers within a 5 minute walk of the property include Northgate Gonzalez Markets (0.2 miles away), Smart & Final (0.2 miles away), Carl's Jr (0.2 miles away), Wash & Dry (0.1 miles away), La Lavanderia Coin Wash (0.2 miles away), Chase Bank (0.3 miles away). Roosevelt Year-Round Public Pool & Jacuzzi (0.1 miles away) and Hollenbeck Park (0.4 miles away) are in close proximity to the property. Theodore Roosevelt High School (0.2 miles away), Breed Street Elementary School (0.3 miles away) & Hollenbeck Middle School (0.4 miles away) are all in walking distance.

Approximately 50,000 people reside within a 1-mile radius and 285,000 people reside within a 3-mile radius of the subject property.

Income Summary



INVESTMENT SUMMARY

Price:	\$1,195,000
Year Built:	1929
SF	4,200
Price / SF:	\$284.52
Lot Size (SF):	6,230
Floors:	2
Parking:	Rear
Zoning:	LA-RD1.5
APN:	5180-004-023
Actual CAP Rate:	2.02%
Proforma CAP Rate:	2.05%
Market CAP Rate:	6.66%
Actual GRM:	14.70
Proforma GRM:	14.63
Market GRM:	11.06

TENANT ANNUAL SCHEDULED

INCOME	Actual	Proforma (19)	Mkt Proforma
Gross Rent	\$81,285	\$81,656	\$108,000
TOTALS	\$81,285	\$81,656	\$108,000

ANNUALIZED INCOME

	Actual	Proforma (19)	Mkt Proforma
Gross Potential Rent	\$81,285	\$81,656	\$108,000
Less: Vacancy	(\$30,000)	(\$30,000)	\$0
Effective Gross Income	\$51,285	\$51,656	\$108,000
Less: Expenses	(\$27,093)	(\$27,112)	(\$28,429)
Net Operating Income	\$24,192	\$24,544	\$79,571

ANNUALIZED EXPENSES

	Actual	Proforma (19)	Mkt Proforma
Property Taxes	\$14,340	\$14,340	\$14,340
Insurance	\$2,489	\$2,489	\$2,489
Gas / Electric	TENANT	TENANT	TENANT
Water	\$3,200	\$3,200	\$3,200
Trash	\$1,800	\$1,800	\$1,800
Repairs & Maintenance	\$1,200	\$1,200	\$1,200
Management	\$4,064	\$4,083	\$5,400
Total Expenses	\$27,093	\$27,112	\$28,429
Expenses Per RSF	\$6.45	\$6.46	\$6.77

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Actual Monthly Rent (Mar 2019)	Proforma Monthly Rent (May 2019)	Market Proforma
1	1+1 (VACANT)	600			\$1,250.00	\$1,250.00	\$1,250.00
2	1+1 (VACANT)	600			\$1,250.00	\$1,250.00	\$1,250.00
3	2+1	800		m-m	\$1,052.99	\$1,052.99	\$1,650.00
4	1+1	600		m-m	\$962.24	\$962.24	\$1,250.00
5*	1+1	600		m-m	\$1,030.00	\$1,060.90	\$1,250.00
6	3+1	1,000		m-m	\$1,228.52	\$1,228.52	\$2,150.00
	Additional Storage**				\$0.00	\$0.00	\$200.00
	Total Square Feet	4,200			\$6,773.75	\$6,804.65	\$9,000.00

Note: * Tenant Yearly increase of 3% occurs in May.

**Additional Storage Unit, currently being used by Owner.

(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!!! DO NOT DISTURB THE TENANTS!!!****

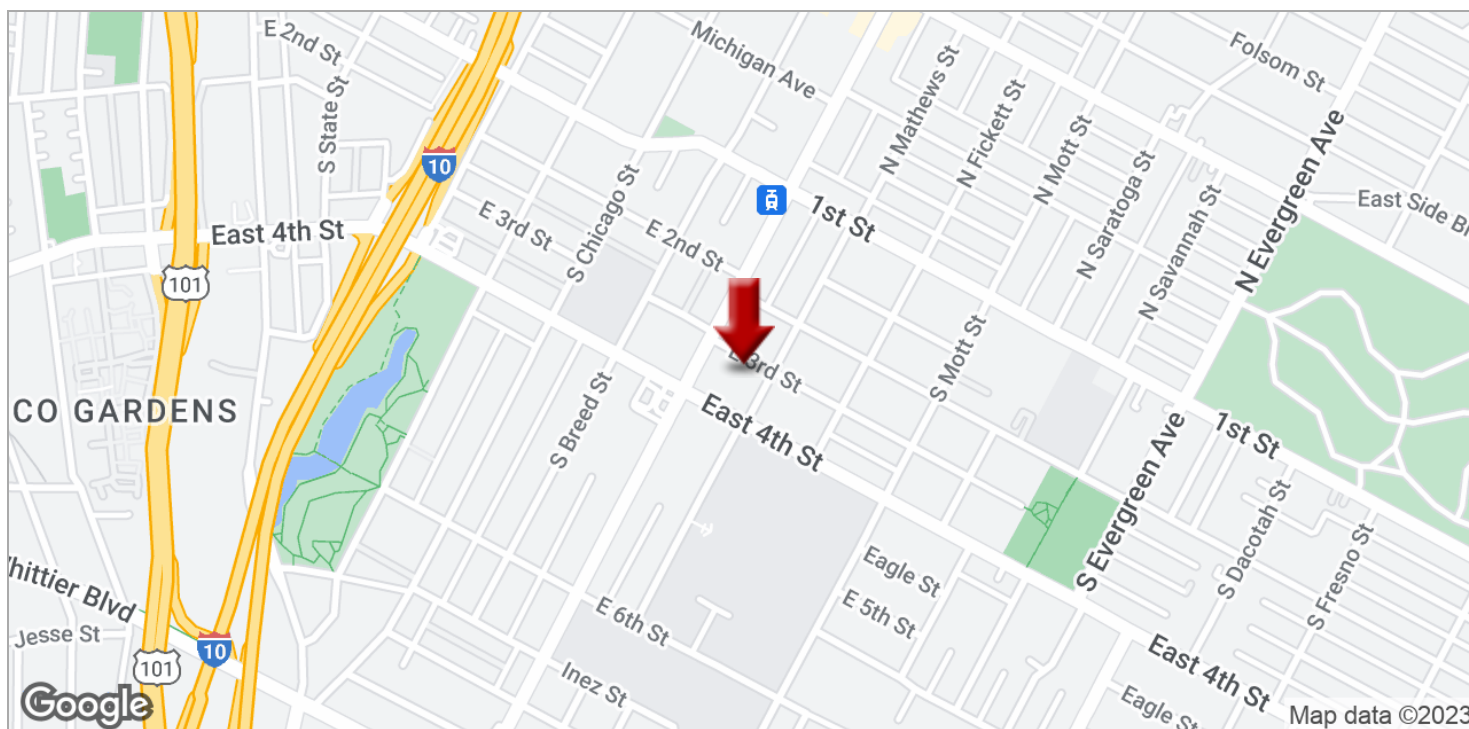
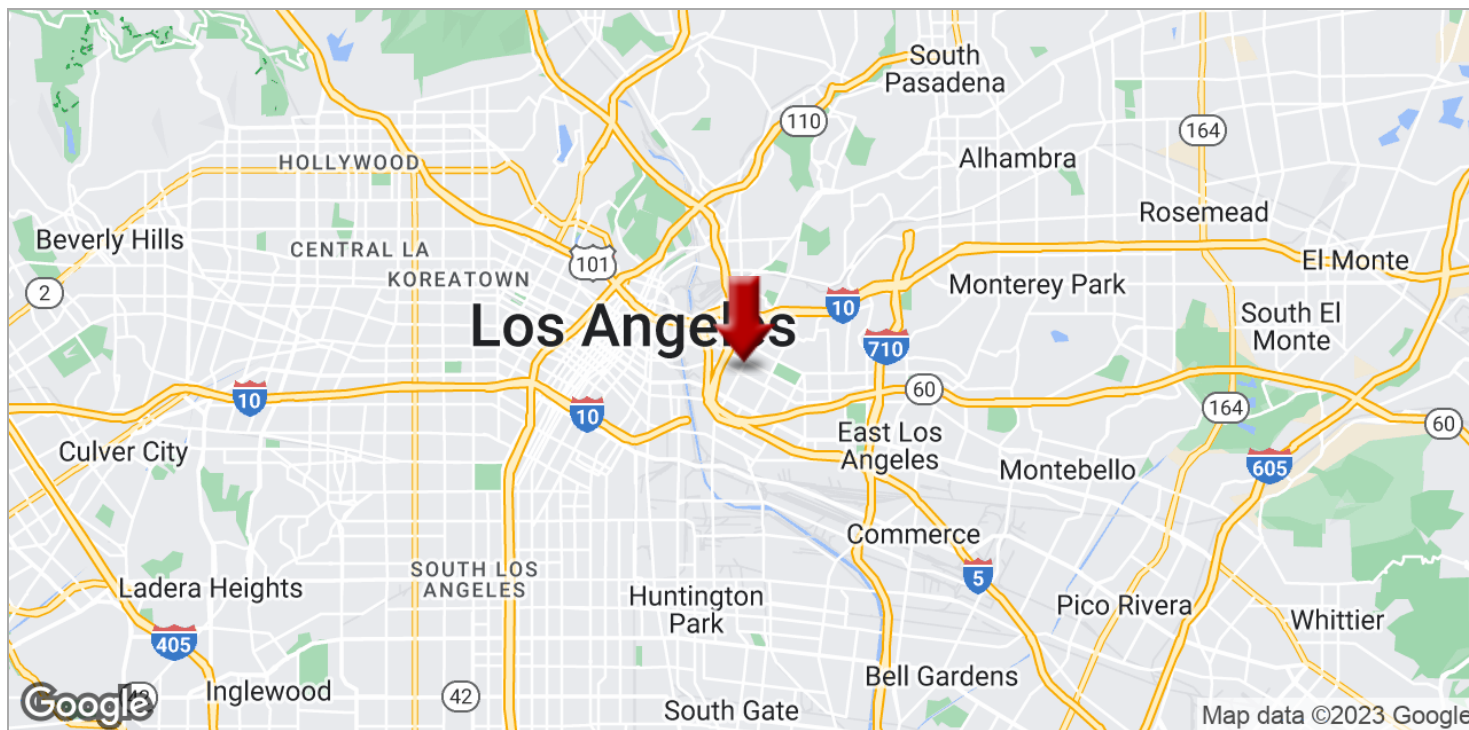
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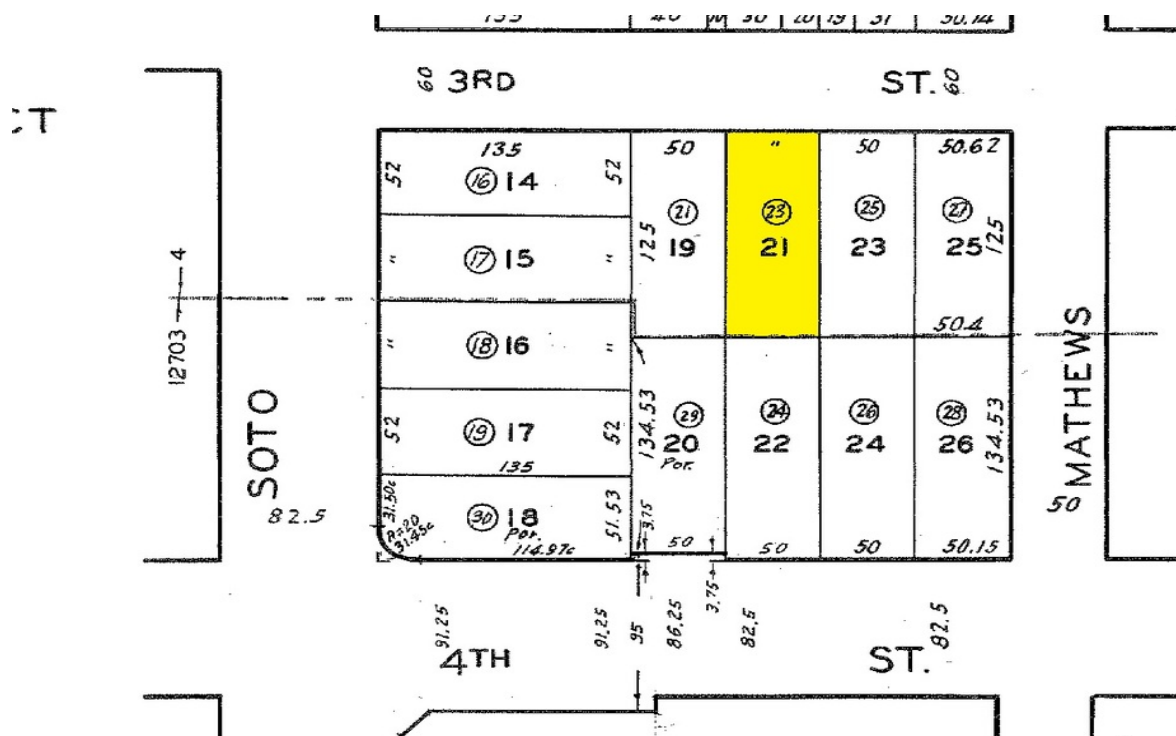
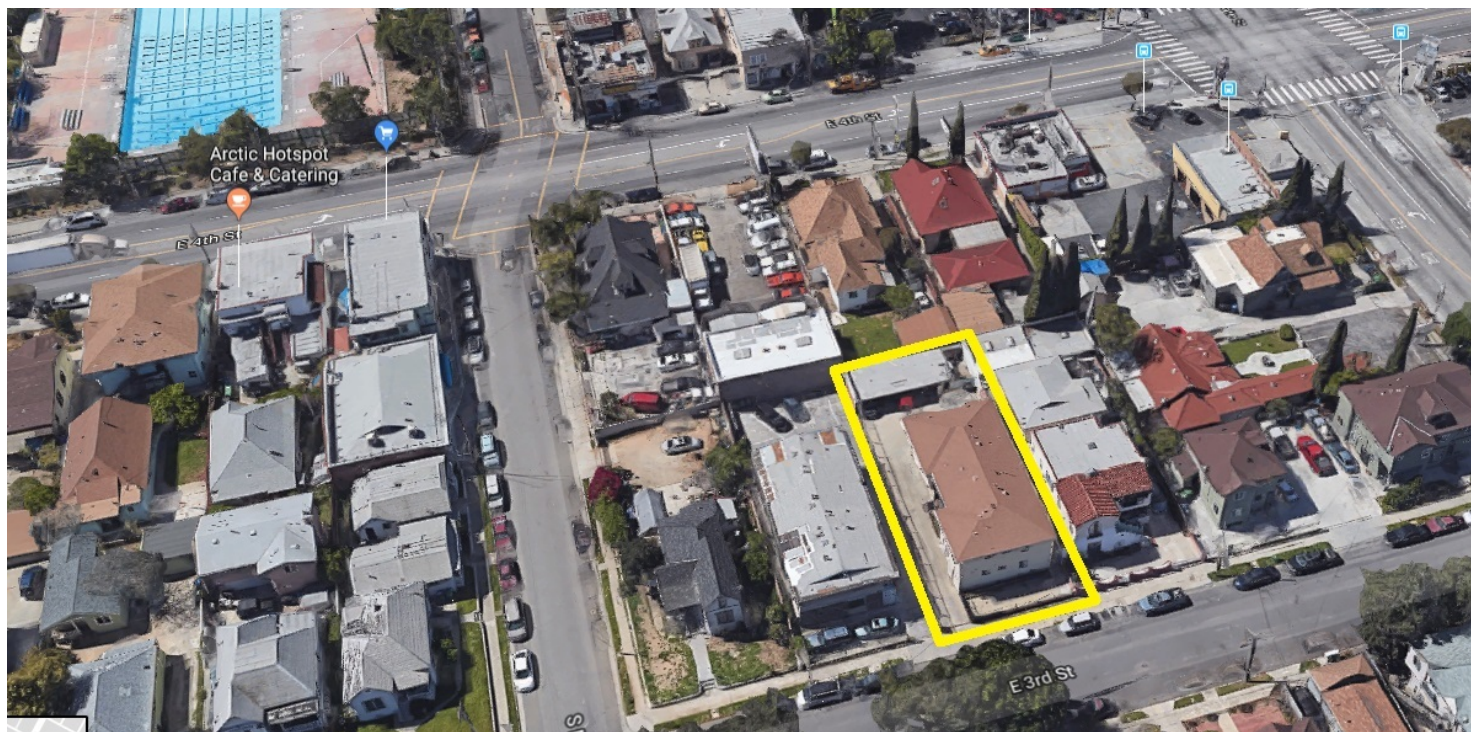
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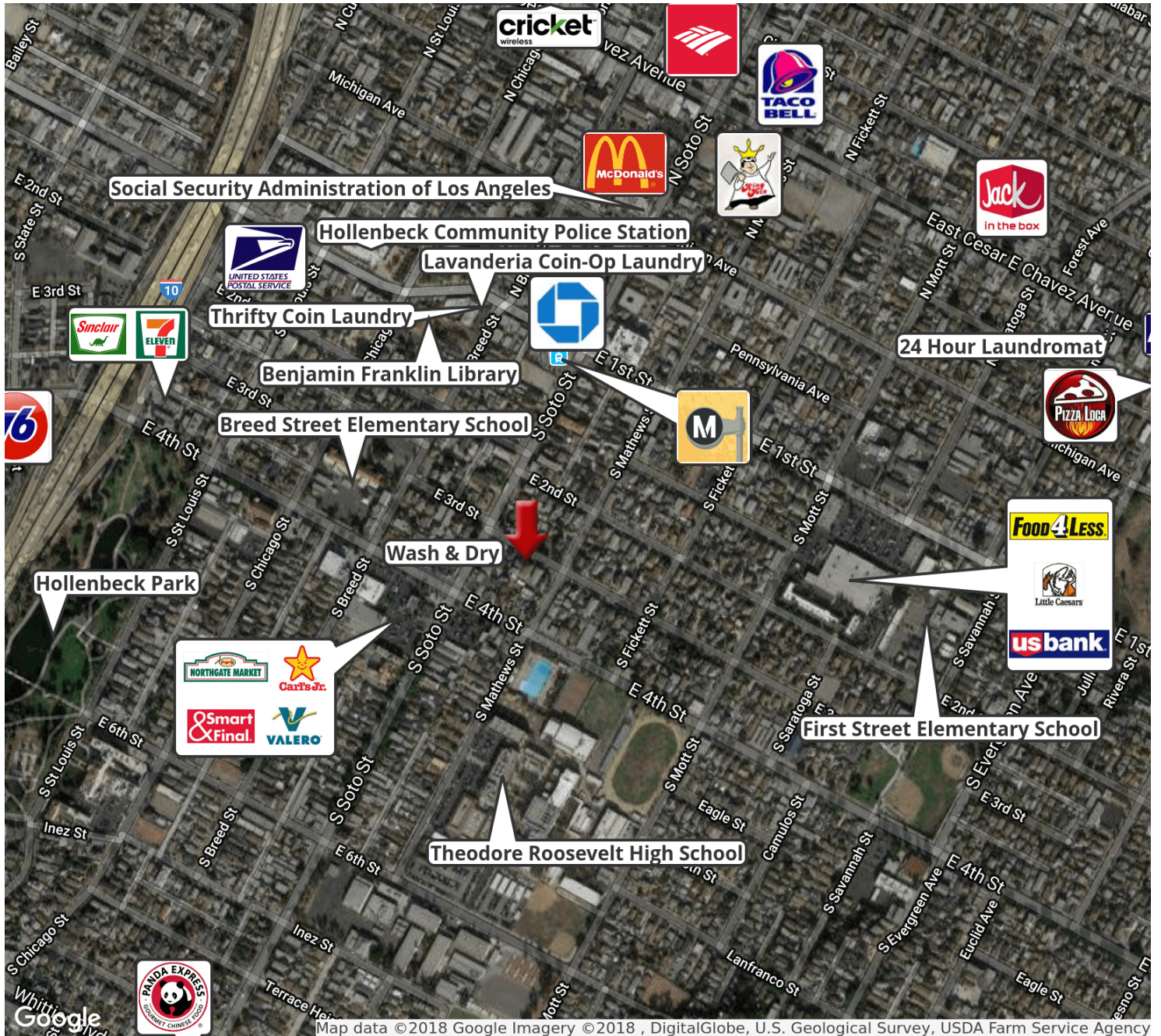
Location Maps



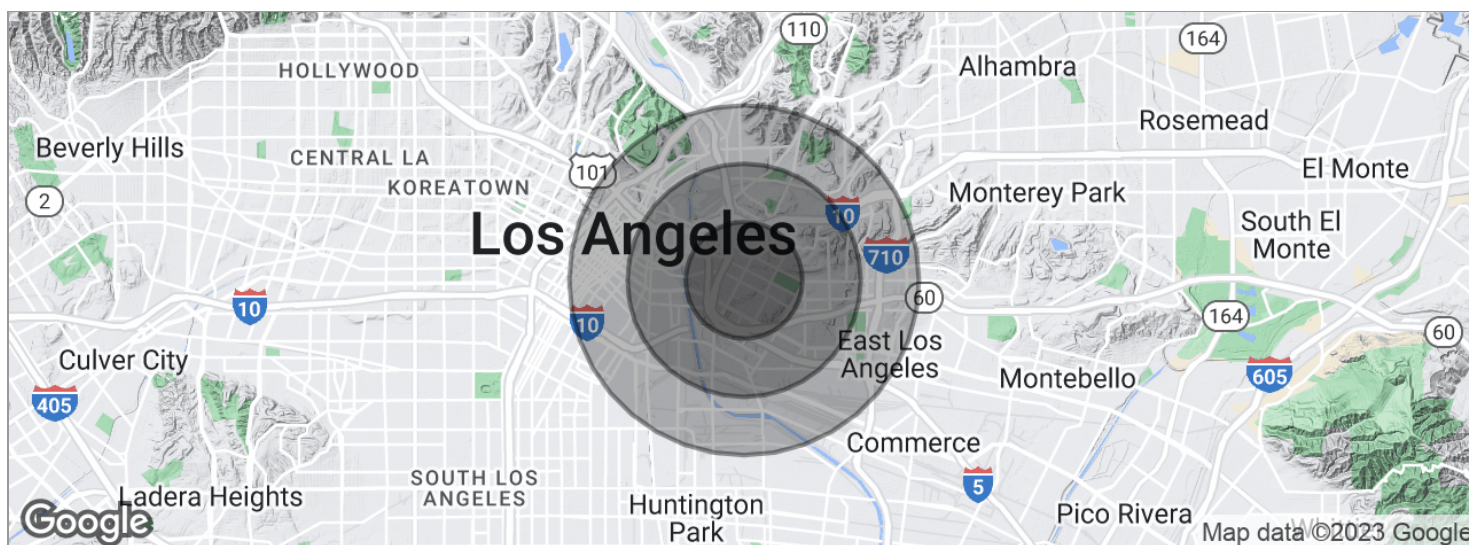
Aerial & Plat Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	56,955	159,647	285,070
Median age	29.0	29.6	31.2
Median age (male)	27.3	28.4	30.2
Median age (Female)	30.8	30.6	32.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,263	38,874	76,343
# of persons per HH	4.0	4.1	3.7
Average HH income	\$41,875	\$43,307	\$43,081
Average house value	\$372,056	\$372,009	\$386,793
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	95.0%	89.1%	80.6%
RACE (%)	1 MILE	2 MILES	3 MILES
White	55.6%	52.0%	46.7%
Black	0.7%	3.2%	4.6%
Asian	2.3%	4.0%	9.6%
Hawaiian	0.1%	0.1%	0.1%
American Indian	1.1%	1.1%	0.9%
Other	38.5%	37.9%	36.3%

* Demographic data derived from 2020 ACS - US Census