

3922-3930 Van Horne Avenue, Los Angeles CA 90032



OFFERING MEMORANDUM

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Director

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LOS ANGELES, CA

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THE VAN HORNE APARTMENTS

PROPERTY INFORMATION

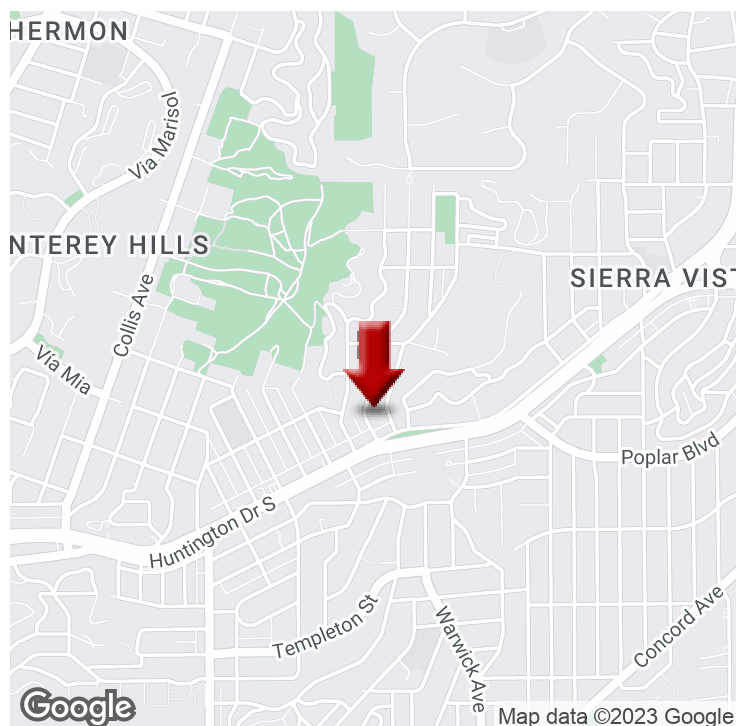
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EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

PARCEL MAP

Executive Summary



OFFERING SUMMARY

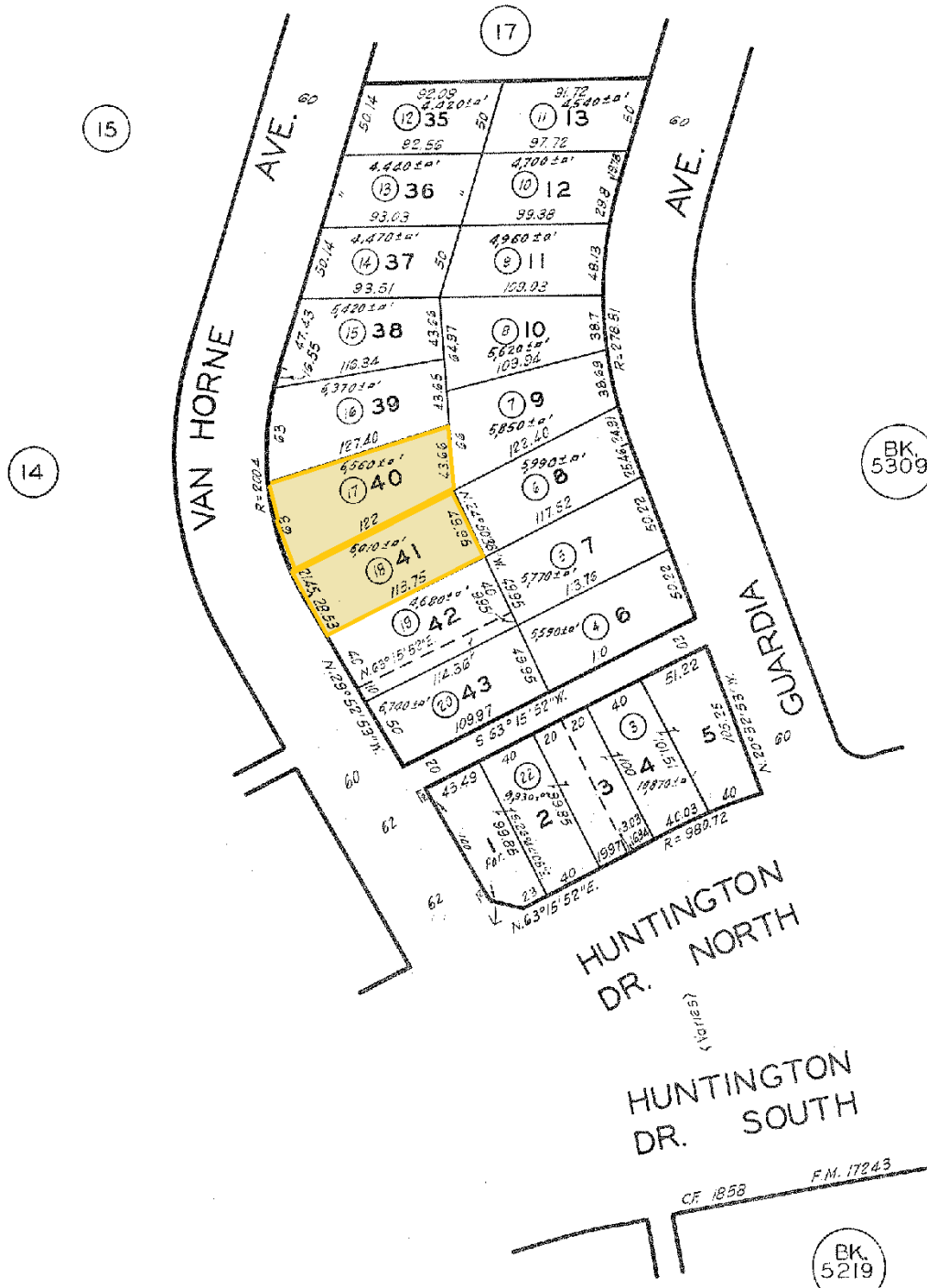
SALE PRICE:	\$1,399,999
NUMBER OF UNITS:	5
CAP RATE:	3.81%
NOI:	\$53,374
AVAILABLE SF:	
LOT SIZE:	12,588 SF
BUILDING SIZE:	3,408 SF
RENOVATED:	2018
ZONING:	LARD3, LARD3
PRICE / SF:	\$410.80

PROPERTY HIGHLIGHTS

Additional Photos



Parcel Map



THE VAN HORNE APARTMENTS

LOCATION INFORMATION

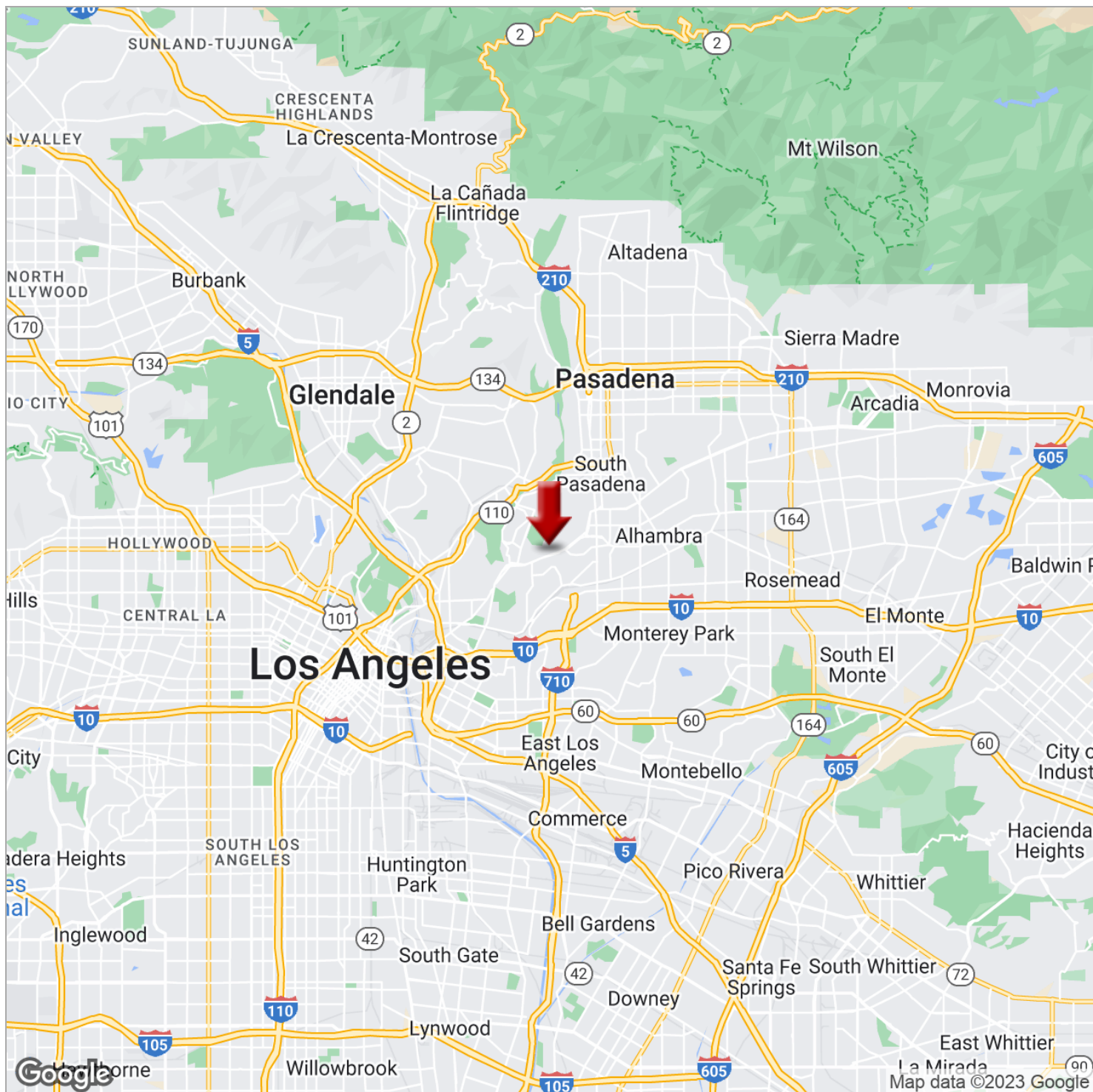
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REGIONAL MAP

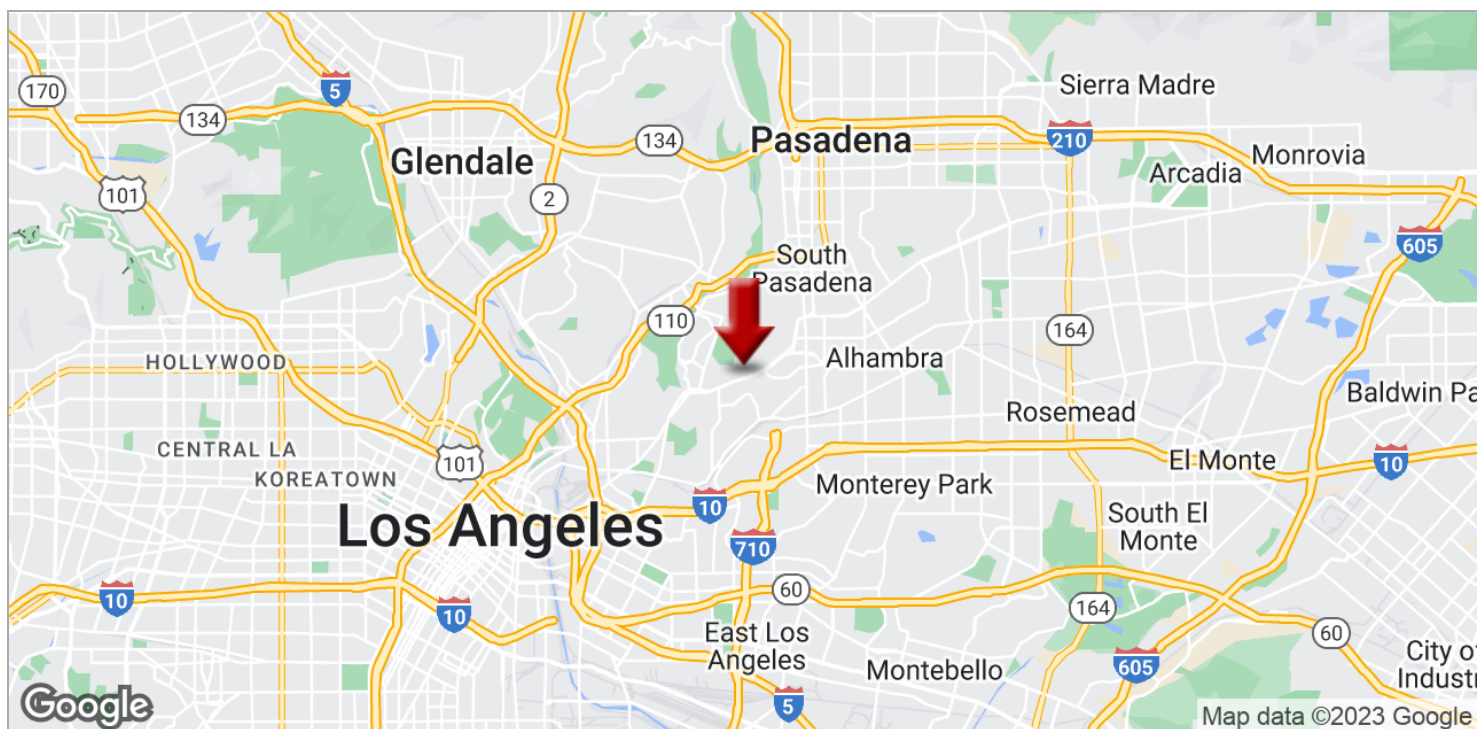
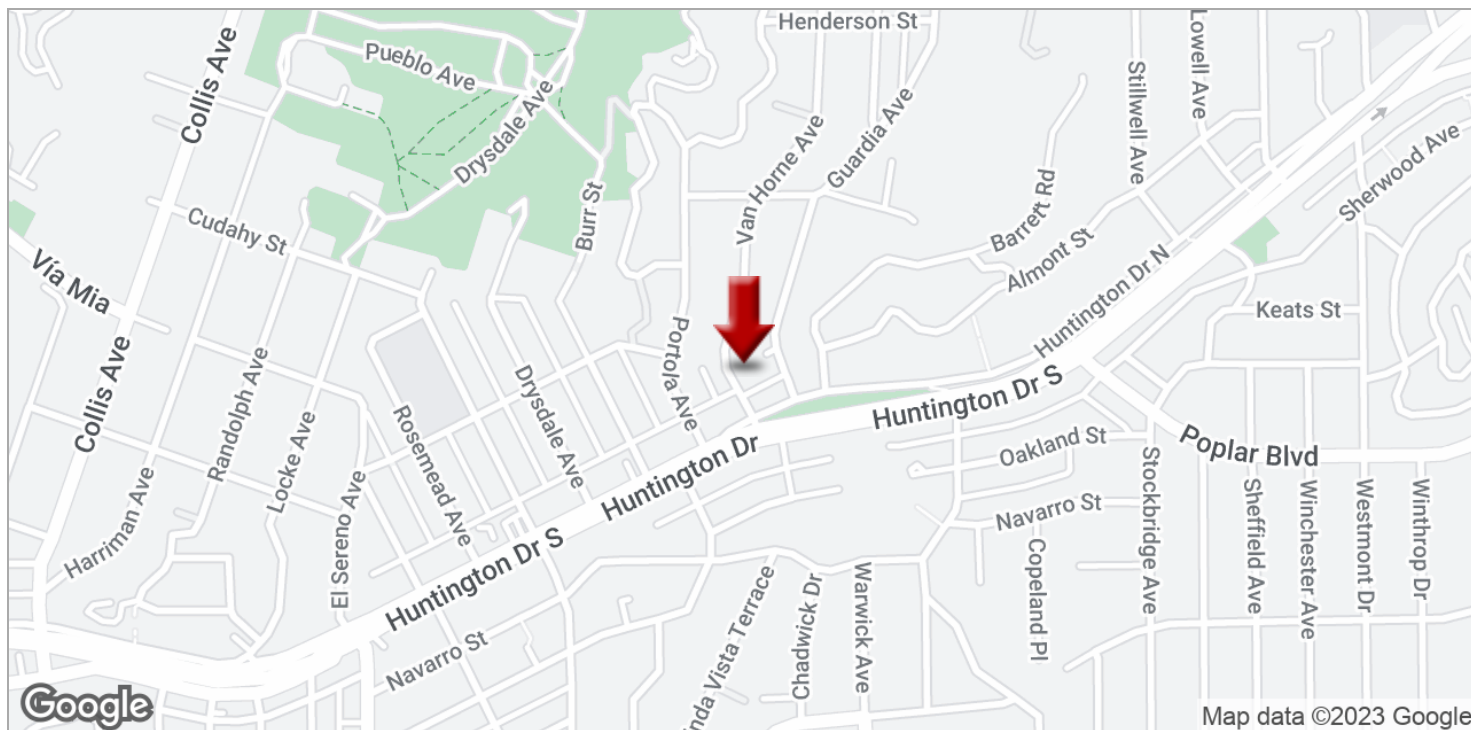
LOCATION MAPS

AERIAL MAP

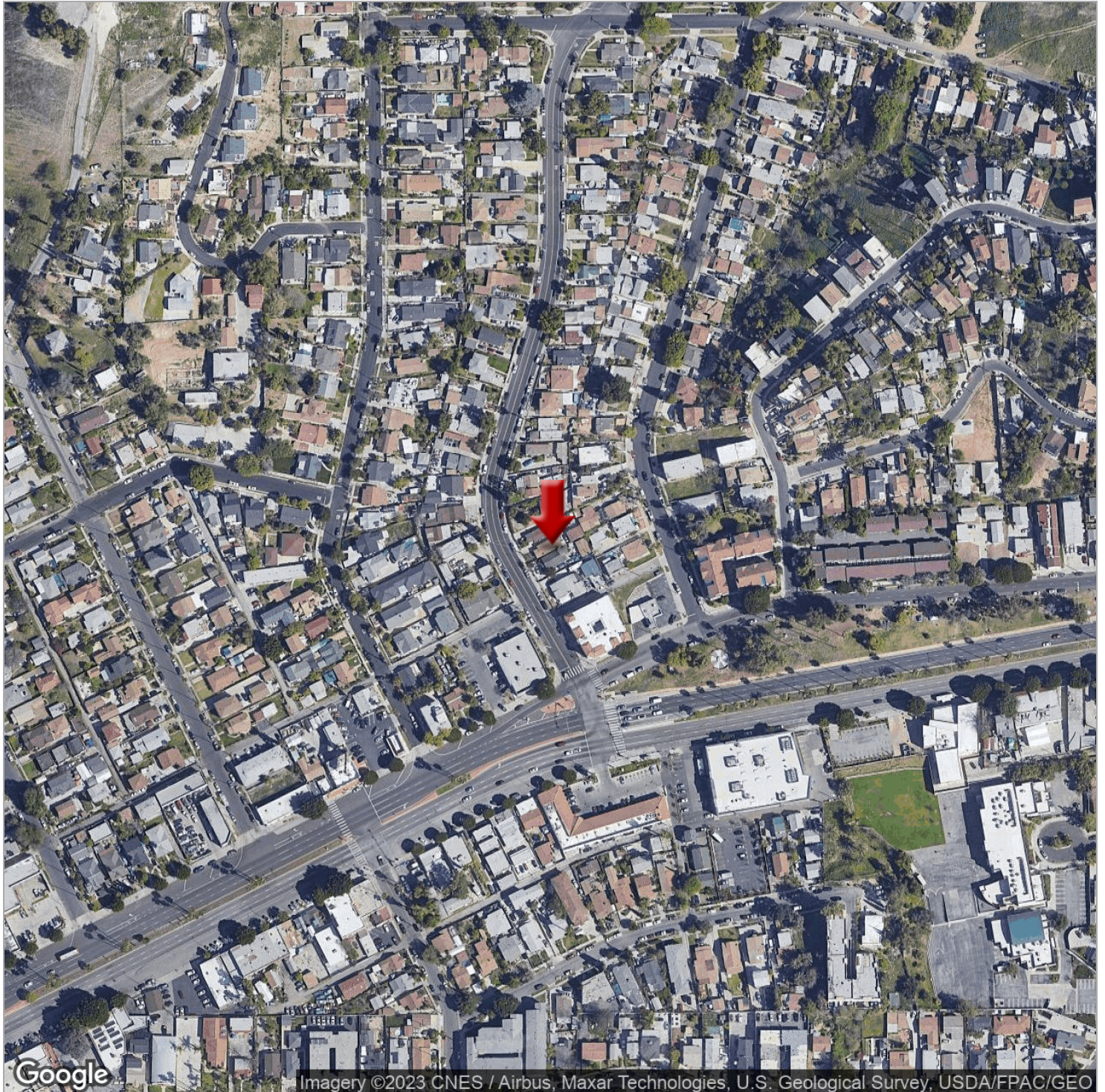
Regional Map



Location Maps



Aerial Map



THE VAN HORNE APARTMENTS

FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS

Financial Analysis

PRICING

Price		\$1,399,999
Price/Unit		\$280,000
Price/SF		\$410.80
GRM	16.67	13.18
Cap	3.81%	5.21%
	Current	Market

FINANCING

Down	30%	\$420,000
Loan	70%	\$979,999
Ammort Years		30
Interest Rate		4.75%
Payments		(\$5,112)

THE ASSET

Units	5
Year Built	1922 & 1926
Gross SF	3,408
Lot SF	12,588
APN	5307-016-018
	5307-016-017

MONTHLY RENT SCHEDULE

# of Units	Type	Estimated SF	Avg. Current	Rent/SF	Current Total	Market	Rent/SF	Market Total
1	4/2	1,892	\$2,500	\$1.32	\$2,500	\$2,500	\$1.32	\$2,500
1	2/1	600	\$1,200	\$2.00	\$1,200	\$1,650	\$2.75	\$1,650
1	2/1	600	\$1,200	\$2.00	\$1,200	\$1,650	\$2.75	\$1,650
1	2/1	600	\$1,200	\$2.00	\$1,200	\$1,650	\$2.75	\$1,650
1	1/1	600	\$900	\$1.50	\$900	\$1,400	2.33	\$1,400
5					\$7,000			\$8,850
Other Income (Laundry, Misc.)					\$0			\$0

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$84,000	\$106,200
Less Vacancy	3% (\$2,520)	3% (\$3,186)
Scheduled Gross Income	\$81,480	\$103,014

ANNUALIZED EXPENSES

	Current	Market
Real Estate Taxes	1.191849%	
Utilities	\$16,686	\$17,639
Insurance	\$4,500	\$4,500
Pest Control	\$1,200	\$1,200
Rubbish	\$720	\$720
Repairs & Maint.	\$1,500	\$1,500
	\$3,500	\$4,500
Total Expenses	\$28,106	\$30,059
Expenses/Unit	\$5,621	\$6,012
Expenses/SF	\$8.25	\$8.82
% of EGI	34.49%	29.18%

RETURN

	Current	Market
NOI	\$53,374	\$72,955
Less Debt	(\$61,346)	(\$61,346)
Cashflow	-\$7,972	\$11,609
Cash on Cash	-1.90%	2.76%

THE VAN HORNE APARTMENTS

SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

Sale Comps



★ Subject Property

3922-3930 Van Horne Avenue | Los Angeles, CA 90032

Sale Price:	\$1,399,999	Year Built:	1922
Building SF:	3,408 SF	Price PSF:	\$410.80
No. Units:	5	Price / Unit:	\$280,000
CAP:	3.81%	NOI:	\$53,374
GRM:	16.67		



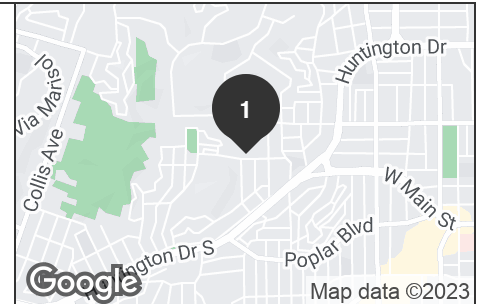
Complete renovation in 2017 & 2018
2 parcels (1- SFR & 4 Units)



1 5357 Newtonia Drive

Los Angeles, CA 90032

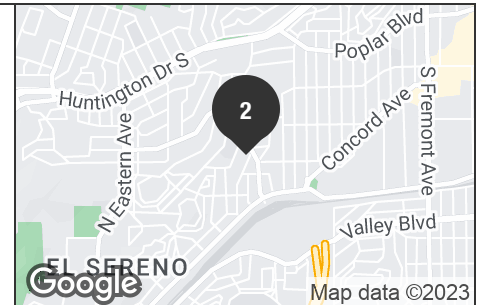
Sale Price:	\$1,500,000	Lot Size:	6,970 SF
Year Built:	1964	Building SF:	3,404 SF
Price PSF:	\$440.66	No. Units:	6
Price / Unit:	\$250,000	CAP:	3.70%
GRM:	17.00		



2 3043 Hollister Avenue

Los Angeles, CA 90032

Sale Price:	\$1,200,000	Lot Size:	7,514 SF
Year Built:	1964	Building SF:	4,772 SF
Price PSF:	\$251.47	No. Units:	6
Price / Unit:	\$200,000	CAP:	5.02%
Closed:	06/26/2018	GRM:	13.42



Sale Comps Summary

**SUBJECT PROPERTY****The Van Horne Apartments**

3922-3930 Van Horne Avenue
Los Angeles, CA 90032

PRICE

\$1,399,999

BLDG SF

3,408 SF

PRICE/SF

\$410.80

PRICE/UNIT

\$280,000

CAP

3.81%

GRM

16.67

OF UNITS

5

SALE COMPS**PRICE****BLDG SF****PRICE/SF****PRICE/UNIT****CAP****GRM****# OF UNITS****CLOSE****5357 Newtonia Drive**

Los Angeles, CA 90032

\$1,500,000

3,404 SF

\$440.66

\$250,000

3.7%

17

6

On Market

**3043 Hollister Avenue**

Los Angeles, CA 90032

\$1,200,000

4,772 SF

\$251.47

\$200,000

5.02%

13.42

6

06/26/2018

PRICE**BLDG SF****PRICE/SF****PRICE/UNIT****CAP****GRM****# OF UNITS****CLOSE****Totals/Averages**

\$1,350,000

4,088 SF

\$330.23

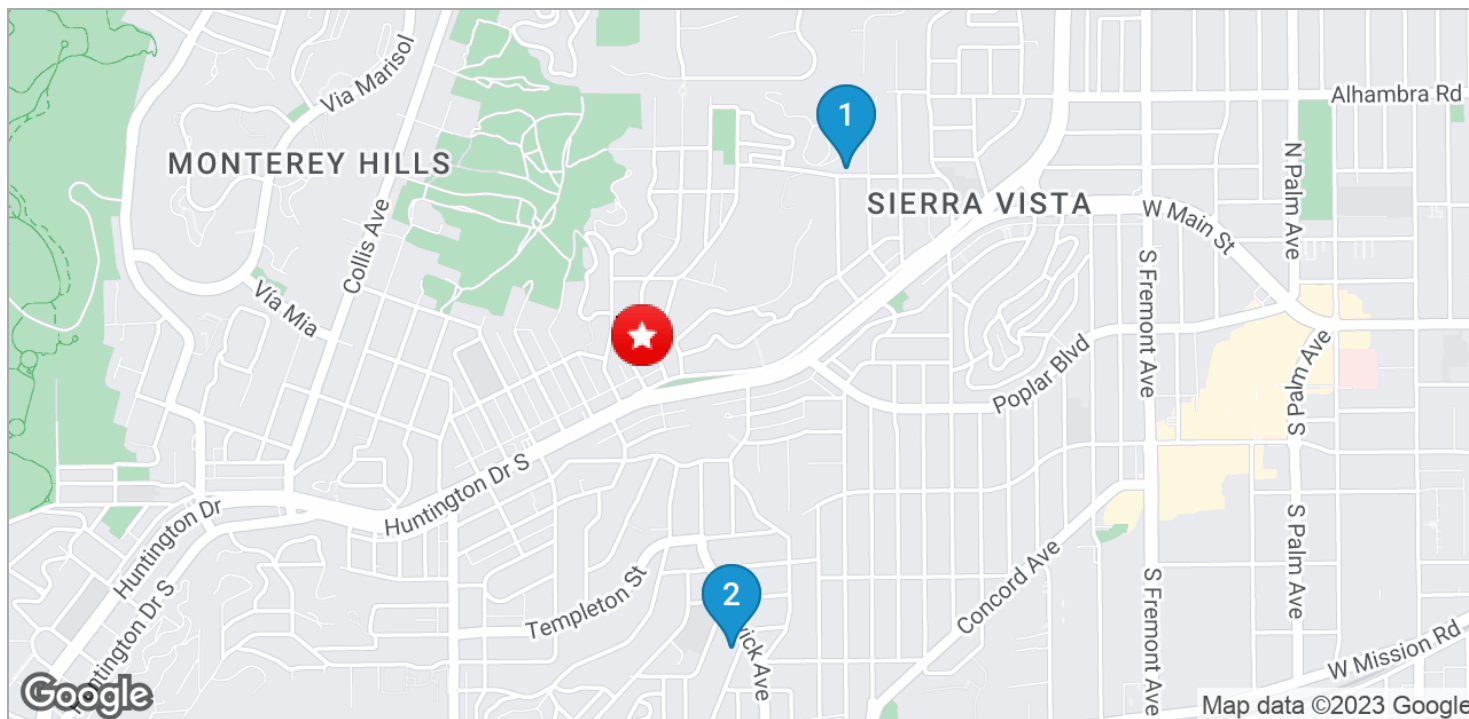
\$225,000

4.36%

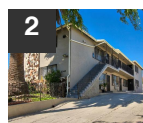
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6

Sale Comps Map

**SUBJECT PROPERTY**

3922-3930 Van Horne Avenue | Los Angeles, CA 90032

**5357 NEWTONIA DRIVE**Los Angeles, CA
90032**3043 HOLLISTER AVENUE**Los Angeles, CA
90032

THE VAN HORNE APARTMENTS

RENT COMPARABLES

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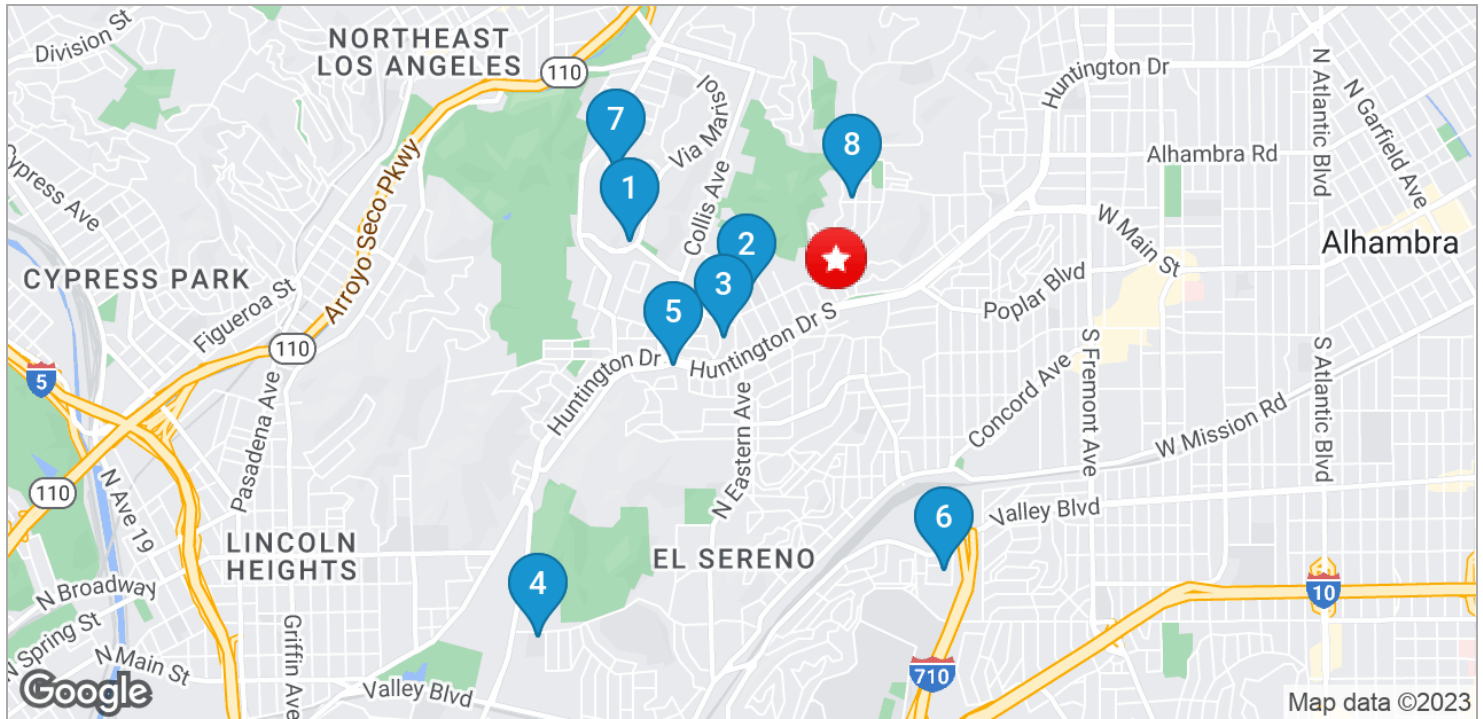
RENT COMPARABLES

RENT COMPS MAP

Rent Comparables

ADDRESS	ONE BEDROOMS		TWO BEDROOMS		FOUR BEDROOMS	
	TYPE	RENT	TYPE	RENT	TYPE	RENT
1 3961 Via Marisol Unit #227 Los Angeles, CA 90032	1/1	\$1,700				
2 3821 Rosemead Ave Unit #1 Los Angeles, CA 90032	1/1	\$1,300				
3 3552 Locke Ave Unit #2 Los Angeles, CA 90032	1/1	\$1,650				
4 2101 N. Indiana Avenue Los Angeles, CA 90032	1/1	\$1,950				
5 4688 Huntington Dr. S Unit #10 Los Angeles, CA 90032			2/1	\$1,650		
6 5501 Bohlrig Rd Unit #43 Los Angeles, CA 90032			2/1	\$2,100		
7 4260 Via Arbolada Unit #316 Los Angeles, CA 90042			2/1	\$2,300		
8 4301 Van Horne Avenue Los Angeles, CA 90032					4/2 SFR	\$2,800
AVERAGES		\$1,650		\$2,017		\$2,800
S 3922-3930 Van Horne Ave Los Angeles, CA 90032	1/1	\$900	2/1	\$1,200.00	4/2 SFR	\$2,500.00

Rent Comps Map


SUBJECT PROPERTY

3922-3930 Van Horne Avenue | Los Angeles, CA 90032

1 3961 VIA MARISOL
Los Angeles, CA
90032

2 3821 ROSEMEAD AVE
Los Angeles, CA
90032

3 3552 LOCKE AVE
Los Angeles, CA
90032

4 2101 N. INDIANA AVENUE
Los Angeles, CA
90032

5 4688 HUNTINGTON DR. S
Los Angeles, CA
90032

6 5501 BOHLIG RD
Los Angeles, CA
90032

7 4260 VIA ARBOLADA
Los Angeles, CA
90042

8 4301 VAN HORNE AVENUE
Los Angeles, CA
90032

THE VAN HORNE APARTMENTS

LOCATION OVERVIEW

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LOCATION OVERVIEW

DEMOGRAPHICS MAP

Location Overview



EL SERENO

The average house in El Sereno is well below the cost of properties in hipster hotspots like Highland Park makes the neighborhood a prime target for newcomers. But home values are already rising, spiking by 11.5 percent to an average of \$461,100 last year. New housing developments are in the works, and art galleries, coffee shops and pizzerias have all opened in recent years.

The community of 4.17 square miles, which includes subsections University Hills and Hillside Village, is only minutes away from neighborhoods, such as Highland Park, that have already gentrified. And even people from neighborhoods a bit farther, like Echo Park, are moving to El Sereno.

Location Overview



Renderings Revealed for Cal State L.A. Student Housing Expansion

An addendum to an existing environmental study offers up a first look at renderings for Cal State L.A.'s proposed student housing expansion.

The project, which would rise at the southeast corner of the school's 174-acre campus, would consist of an eight-story building featuring 1,500 beds for freshman and sophomore students on upper levels and a dining hall at-grade.

Renderings show an L-shaped structure, wrapping around a central garden area. The mid-rise structure, which will replace a surface parking lot, was refined from earlier plans for a building that ranged between five and ten stories in height.

The existing parking lot is set to be replaced on the west side of the Cal State L.A. campus with a four-story structure offering accommodations for up to 1,650 vehicles.

The student housing expansion comes in the wake of the completion of a new training facility for the MLS club LAFC, which will be located at the northeast corner of the campus.

Location Overview



Planning Commission to Review El Sereno Affordable Housing

At its meeting this week, the Los Angeles City Planning Commission will review nonprofit developer East L.A. Community Corporation's proposal to construct a mixed-use affordable housing complex in El Sereno.

The Rosa de Castilla Apartments, slated for a hillside property at 4208 E. Huntington drive south, calls for replacing a small commercial building with a pair of four-story structures containing 84 rental apartments, 2,500 square feet of ground-floor commercial uses, and basement parking for 68 vehicles.

The project will serve households at the extremely low, very low, and low-income levels, in addition to seniors and disabled veterans. FSY Architects is designing the low-rise development, which will be clad with metal panels. It would incorporate a series of open courtyards, as well as a garden and hiking trail built into the hillside at the back of the property.

The Planning Department's staff report recommends that the Commission approve the Rosa de Castilla Apartments, which will require discretionary entitlements including density bonus incentives and a zone variance.

Location Overview



New Facility for Biotech Startups Nears Completion in El Sereno

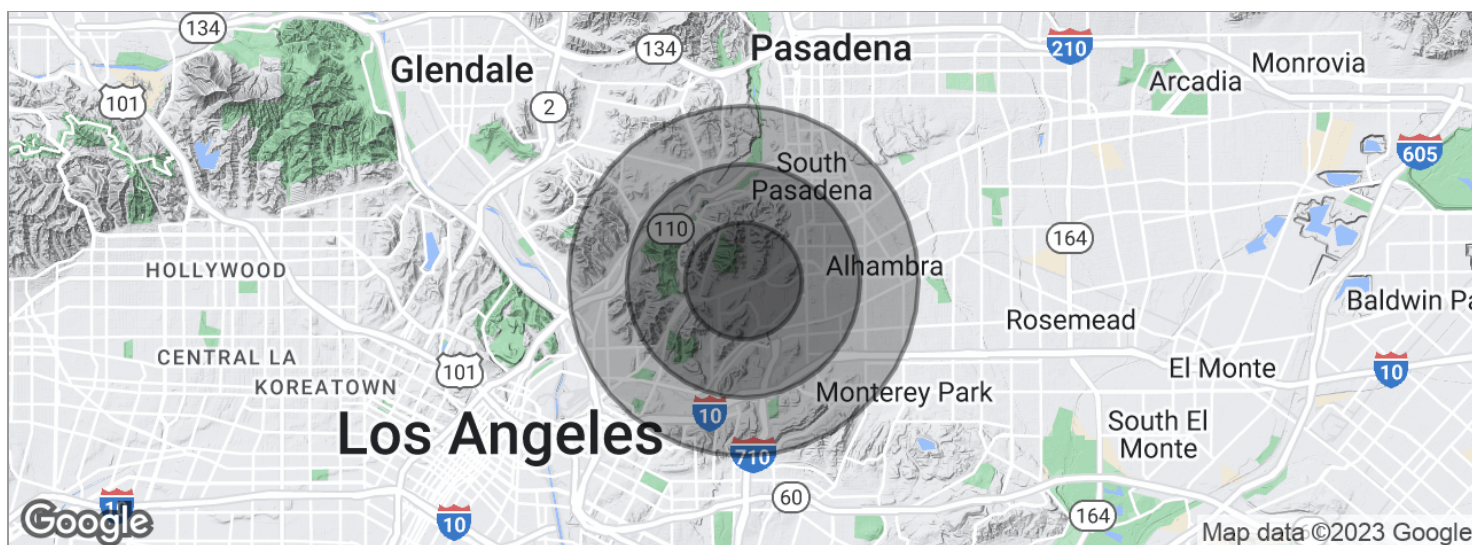
Completion is nearing for a multi-tenant facility for life science companies just east of the L.A. County + USC Medical Center, according to Urban Land Magazine.

The property, known as HATCH, consists of a 1930s furniture factory that has been repurposed as a "dynamic and flexible working space" for biotech startups. BAM Studio has redesigned the two-story building with 17,000 square feet of space, capable of accommodating up to eight tenants. The building is being marketed to startups that have outgrown their incubators, and are now need purpose-built space.

Located at 5370 Alhambra Avenue in El Sereno, the project is a joint venture between Agora Partners and ASG Real Estate. It is considered the first privately funded development of its type in Los Angeles.

HATCH represents a core endeavor of the LA Bioscience Hub, a nonprofit organization which is focused on creating a bioscience corridor in East Los Angeles, anchored by the USC Health Science Campus, a new incubator at Cal State Los Angeles and the LAC + USC Medical Center.

Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	34,621	117,336	277,941
Median age	32.1	34.4	34.7
Median age (male)	31.0	33.2	33.6
Median age (Female)	33.1	35.7	35.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	10,282	38,147	88,906
# of persons per HH	3.4	3.1	3.1
Average HH income	\$64,514	\$73,912	\$72,730
Average house value	\$445,174	\$515,223	\$587,300

* Demographic data derived from 2020 ACS - US Census