

For Sale - 8 Units PRIME WEST ADAMS

Classic Spanish Style Courtyard Building located in high demand residential neighborhood.



For more information

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2902-2904 Hillcrest Dr., L.A. 90016

PROPERTY HIGHLIGHTS

- Value Add Investment Opportunity
- Approximately 65% Upside In Rental Income
- Potential to build ADU's for additional income
- 4 Remodeled Units Plus Recently Updated Electrical System
- Separately Metered and Individual Water Heaters
- 8 Garages

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Classic Spanish Courtyard Style Apartment Building located in the high demand West Adams Rental District. Four of the units have been very tastefully remodeled with modern amenities including laminate hardwood style flooring, new kitchens with black trim quartz counter tops and stainless steel appliances, upgraded plumbing with newer main and waste water lines, recessed lighting, new bathrooms with walk in showers. The electrical system was upgraded with all new wiring, a new main panel and 8 individual sub panels. All new windows. This value-add asset offers a new buyer the opportunity to substantially increase income by building ADU's in the rear portion of the property. All 8 garages are owner controlled and be rented for additional income. Washer and Dryer contained in separate laundry room and is owned by the building. Individually metered for utilities and Individual hot water heaters.

Analysis

Analysis Date May 2024

Property

Property Type Multifamily
Property West Adams 2
Address 2902 -2904 Hillcrest Dr
City, State Los Angeles, CA 90016
Year Built 1925

Purchase Information

Purchase Price \$1,595,000
Units 8
Total Rentable SF 3,866
Lot Size 8,285 sf

Income & Expense

Gross Operating Income \$111,409
Monthly GOI \$9,284
Total Annual Expenses (\$38,700)
Monthly Expenses (\$3,225)

Financial Information

All Cash

Loans

| Type | Debt | Term | Amort | Rate | Payment | LO Costs |
|------|------|------|-------|------|---------|----------|
|------|------|------|-------|------|---------|----------|

Acquisition Costs

| | |
|--|-------------|
| Purchase Price, Points and Closing Costs | \$1,595,000 |
| Investment - Cash | \$1,595,000 |

Investment Information

| | |
|-------------------|-------------|
| Purchase Price | \$1,595,000 |
| Price per Unit | \$199,375 |
| Price per SF | \$412.57 |
| Expenses per Unit | (\$4,838) |

Income, Expenses & Cash Flow

| | |
|-------------------------------|------------------|
| Gross Scheduled Income | \$114,660 |
| Total Vacancy and Credits | (\$3,251) |
| Operating Expenses | (\$38,700) |
| Net Operating Income | \$72,709 |
| Debt Service | \$0 |
| Cash Flow Before Taxes | \$72,709 |

Financial Indicators

| | |
|----------------------------------|-----------|
| Cash-on-Cash Return Before Taxes | 4.56% |
| Debt Coverage Ratio | N/A |
| Capitalization Rate | 4.56% |
| Gross Rent Multiplier | 13.91 |
| Gross Income / Square Feet | \$29.66 |
| Gross Expenses / Square Feet | (\$10.01) |
| Operating Expense Ratio | 34.74% |

Income

| Description | Actual | Per Unit | Market | Per Unit |
|-------------------------------|------------------|-----------------|------------------|-----------------|
| Gross Potential Rent | \$108,360 | \$13,545 | \$180,000 | \$22,500 |
| - Less: Vacancy | (\$3,251) | (\$406) | (\$5,400) | (\$675) |
| + Misc. Income | \$6,300 | \$788 | \$6,300 | \$788 |
| Effective Gross Income | \$111,409 | \$13,926 | \$180,900 | \$22,613 |

Operating Expenses

| Description | Actual | Per Unit | Market | Per Unit |
|-----------------------------|-------------------|------------------|-------------------|------------------|
| Building Insurance | \$3,200 | \$400 | \$3,200 | \$400 |
| Grounds Maintenance | \$1,200 | \$150 | \$1,200 | \$150 |
| Maintenance | \$5,000 | \$625 | \$5,000 | \$625 |
| Misc | \$3,500 | \$438 | \$3,500 | \$438 |
| Taxes - Real Estate | \$21,000 | \$2,625 | \$21,000 | \$2,625 |
| Utilities | \$4,800 | \$600 | \$4,800 | \$600 |
| Total Expenses | (\$38,700) | (\$4,838) | (\$38,700) | (\$4,838) |
| Net Operating Income | \$72,709 | \$9,089 | \$142,200 | \$17,775 |



Unit Mix & Annual Scheduled Income

| Type | Units | Actual | Total | Market | Total |
|---------------|----------|----------|------------------|----------|------------------|
| 1+1 | 8 | \$13,545 | \$108,360 | \$22,500 | \$180,000 |
| Totals | 8 | | \$108,360 | | \$180,000 |

Annualized Income

| Description | Actual | Market |
|-------------------------------|------------------|------------------|
| Gross Potential Rent | \$108,360 | \$180,000 |
| - Less: Vacancy | (\$3,251) | (\$5,400) |
| + Misc. Income | \$6,300 | \$6,300 |
| Effective Gross Income | \$111,409 | \$180,900 |
| - Less: Expenses | (\$38,700) | (\$38,700) |
| Net Operating Income | \$72,709 | \$142,200 |

Investment Summary

| | |
|-----------------|--------------|
| Price | \$1,595,000 |
| Year Built | 1925 |
| Units | 8 |
| Price/Unit | \$199,375 |
| RSF | 3,866 |
| Price/RSF | \$412.57 |
| Lot Size | 8,285 sf |
| Floors | 1 |
| APN | 5050-024-015 |
| Cap Rate | 4.56% |
| Market Cap Rate | 8.92% |
| GRM | 13.91 |
| Market GRM | 8.56 |

Annualized Expenses

| Description | Actual | Market |
|--------------------------|-----------------|-----------------|
| Building Insurance | \$3,200 | \$3,200 |
| Grounds Maintenance | \$1,200 | \$1,200 |
| Maintenance | \$5,000 | \$5,000 |
| Misc | \$3,500 | \$3,500 |
| Taxes - Real Estate | \$21,000 | \$21,000 |
| Utilities | \$4,800 | \$4,800 |
| Total Expenses | \$38,700 | \$38,700 |
| Expenses Per RSF | \$10.01 | \$10.01 |
| Expenses Per Unit | \$4,838 | \$4,838 |

UNIT RENT ROLL

2902 -2904 Hillcrest Dr | Los Angeles, CA 90016

| Unit | Description | Current Rent | Pro Forma Rent | Comments |
|------|-------------|--------------|----------------|----------|
| 1 | 1+1 | \$1,745 | \$1,875 | |
| 2 | 1+1 | \$1,750 | \$1,875 | |
| 3 | 1+1 | \$227 | \$1,875 | |
| 4 | 1+1 | \$1,725 | \$1,875 | |
| 5 | 1+1 | \$469 | \$1,875 | |
| 6 | 1+1 | \$1,085 | \$1,875 | |
| 7 | 1+1 | \$1,850 | \$1,875 | |
| 8 | 1+1 | \$179 | \$1,875 | |

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.





24
80'

FOR PREV. ASSMNT SEE:
5050-24

CODE
67

TRACT NO. 5780

M.B. 66-91-95

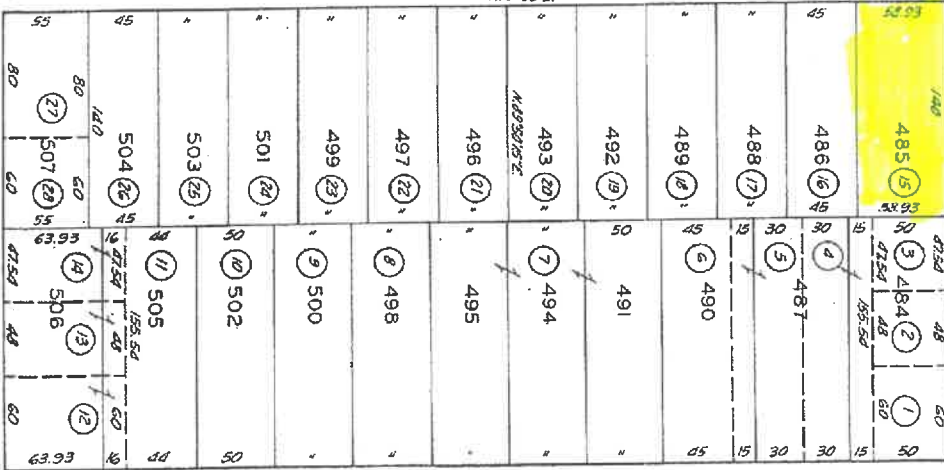
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ST. 8

25

23

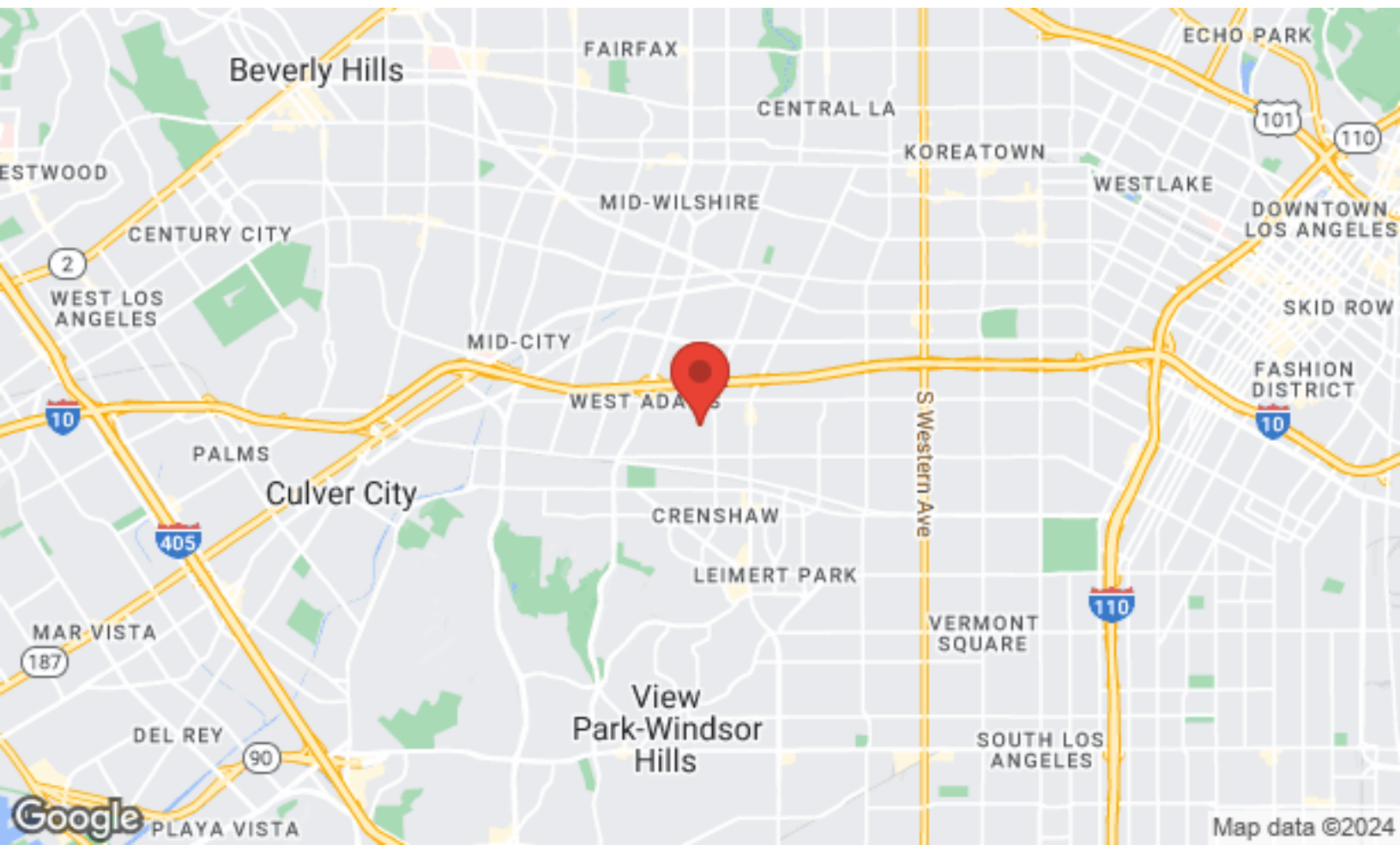
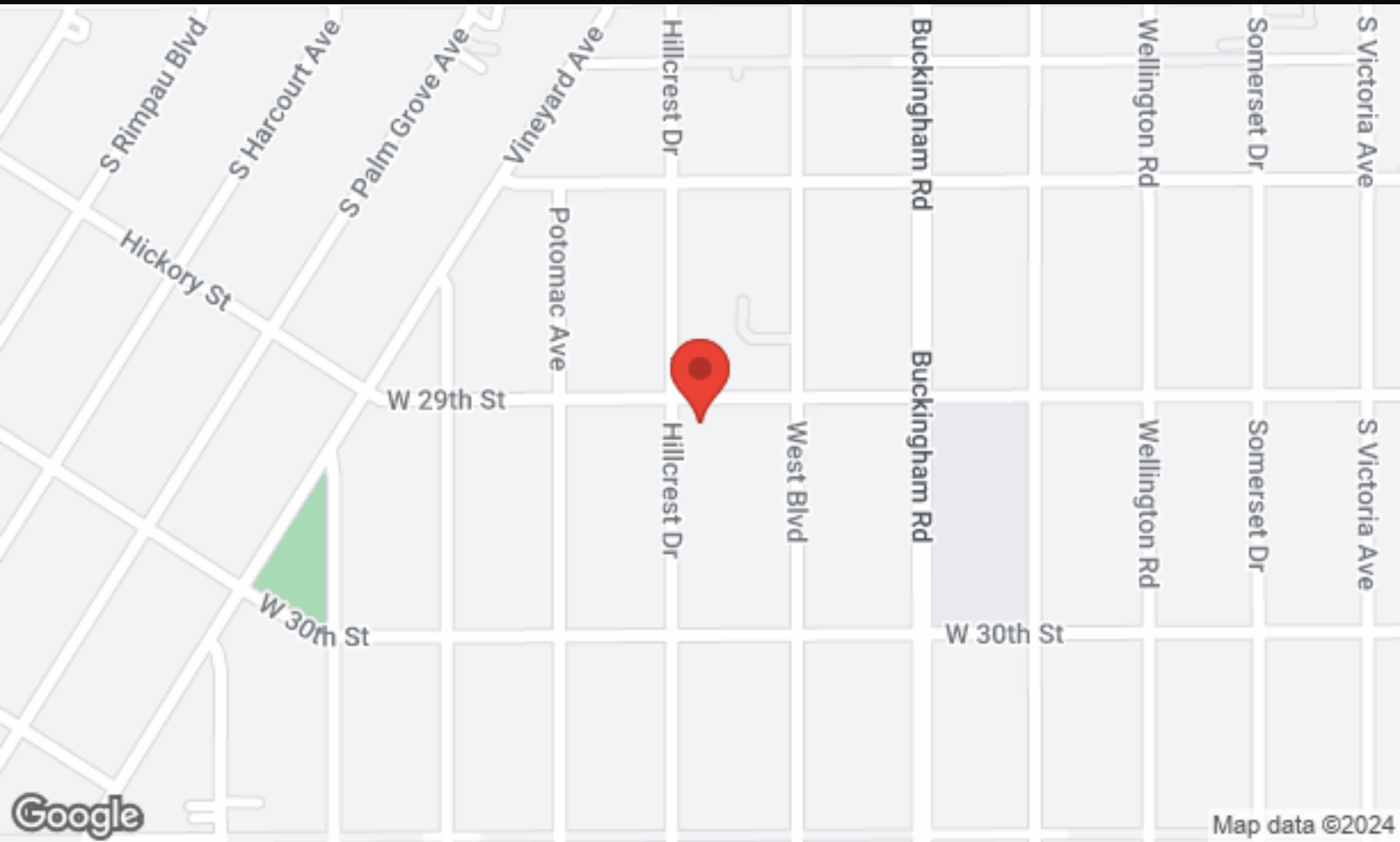
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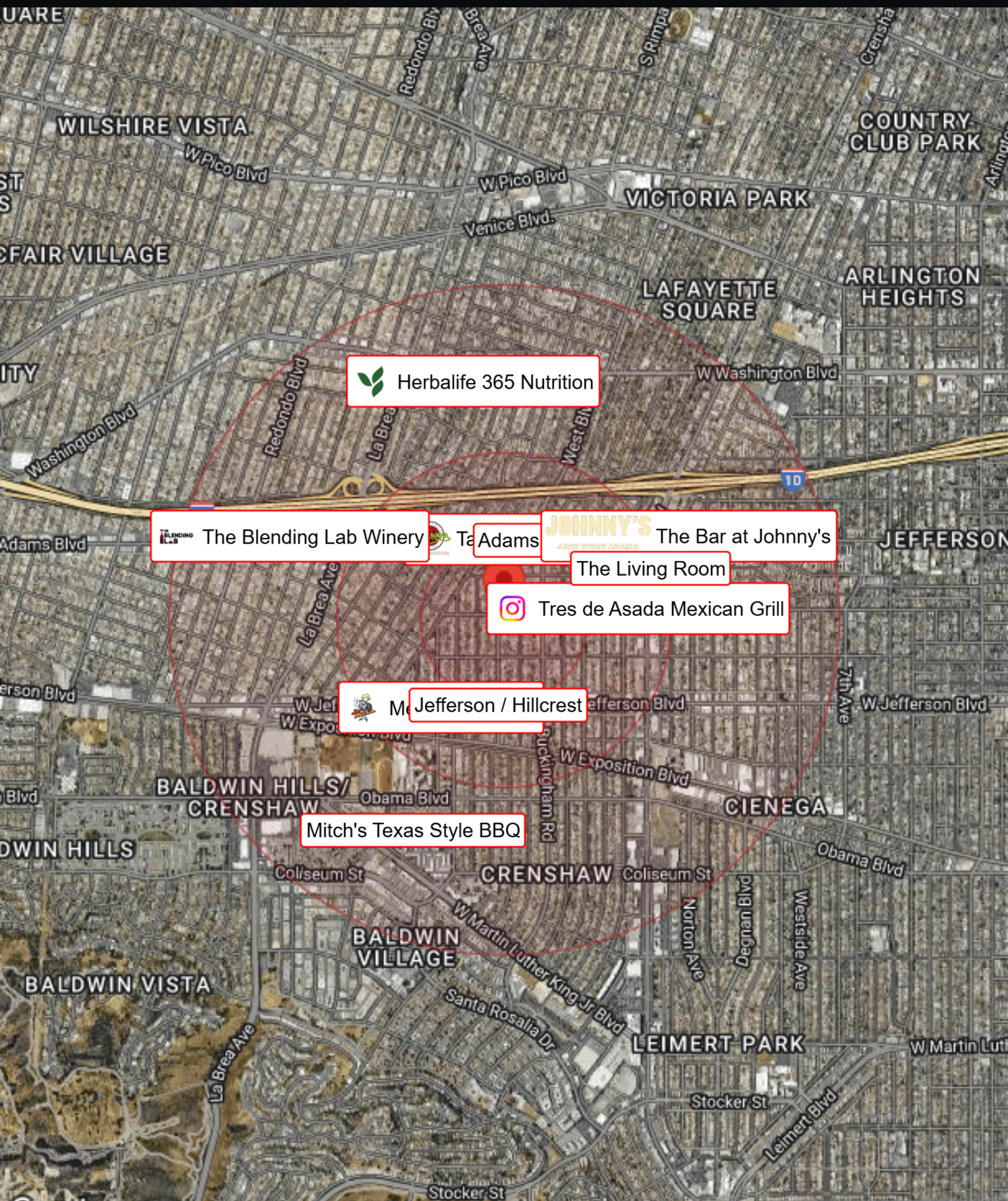



COUNTY OF LOS ANGELES
ASSESSOR'S MAP


LOCATION MAPS


2902 -2904 Hillcrest Dr | Los Angeles, CA 90016







 Herbalife 365 Nutrition

 The Blending Lab Winery


 Ta Adams

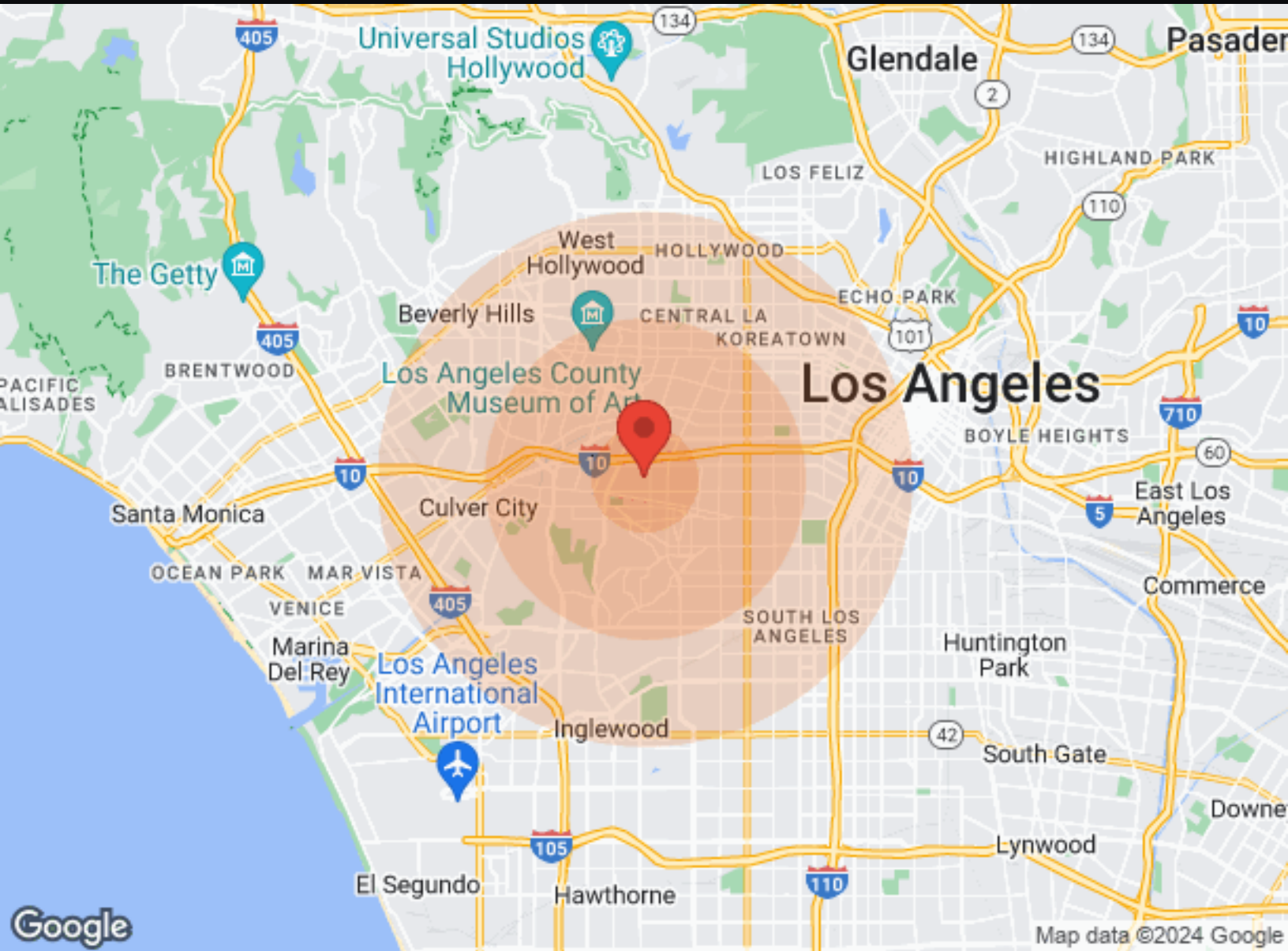
 JOHNNY'S
The Bar at Johnny's

The Living Room

 Tres de Asada Mexican Grill

 Jefferson / Hillcrest

 Mitch's Texas Style BBQ



| Population | 1 Mile | 3 Miles | 5 Miles | Income | 1 Mile | 3 Miles | 5 Miles |
|------------------|---------------|----------------|----------------|---------------------|---------------|----------------|----------------|
| Male | 23,689 | 185,976 | 614,142 | Median | \$34,339 | \$42,350 | \$41,852 |
| Female | 26,865 | 203,068 | 627,377 | < \$15,000 | 3,212 | 25,609 | 84,880 |
| Total Population | 50,554 | 389,044 | 1,241,519 | \$15,000-\$24,999 | 3,086 | 18,253 | 63,569 |
| | | | | \$25,000-\$34,999 | 2,667 | 16,485 | 55,704 |
| Age | 1 Mile | 3 Miles | 5 Miles | \$35,000-\$49,999 | 2,681 | 21,124 | 65,542 |
| Ages 0-14 | 10,691 | 72,063 | 222,378 | \$50,000-\$74,999 | 2,566 | 23,489 | 74,586 |
| Ages 15-24 | 7,211 | 48,321 | 146,509 | \$75,000-\$99,999 | 1,431 | 13,412 | 42,343 |
| Ages 25-54 | 21,447 | 173,598 | 573,317 | \$100,000-\$149,999 | 1,103 | 12,582 | 42,034 |
| Ages 55-64 | 5,386 | 45,300 | 142,321 | \$150,000-\$199,999 | 218 | 5,519 | 16,732 |
| Ages 65+ | 5,819 | 49,762 | 156,994 | > \$200,000 | 122 | 4,873 | 19,202 |
| Race | 1 Mile | 3 Miles | 5 Miles | Housing | 1 Mile | 3 Miles | 5 Miles |
| White | 10,461 | 115,967 | 472,509 | Total Units | 18,843 | 157,101 | 516,201 |
| Black | 18,523 | 107,991 | 212,420 | Occupied | 17,459 | 146,404 | 478,137 |
| Am In/AK Nat | 93 | 831 | 3,472 | Owner Occupied | 5,252 | 44,735 | 122,768 |
| Hawaiian | 12 | 49 | 170 | Renter Occupied | 12,207 | 101,669 | 355,369 |
| Hispanic | 30,316 | 192,096 | 633,514 | Vacant | 1,384 | 10,697 | 38,064 |
| Multi-Racial | 40,708 | 250,804 | 817,918 | | | | |

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