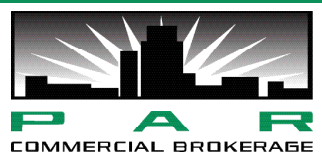


3317-3319 BAGLEY AVENUE • Los Angeles, CA 90034

FOR SALE

6 UNIT APARTMENT BUILDING



**GREG ECKHARDT**  
310.395.2663 X103  
GECKO@PARCOMMERCIAL.COM  
LIC#01255469

# 3317-3319 Bagley Avenue, Los Angeles, CA 90034

## PROPERTY:

**SALE PRICE:** \$2,350,000

**APN #:** 4311-017-033

**ZONING:** LAR3

**NUMBER OF UNITS:** Six (6)

**UNIT MIX:** Two (2) 2 bed + 3 bath (Townhouse)

One (1) 2 bed + 2 bath

Three (3) 1 bed + 1 bath

**NUMBER OF STORIES:** 2

**YEAR BUILT:** 1983 (Buyer to verify)

**BUILDING SIZE:** 6,258 square feet (per assessor)

**LOT SIZE:** 6,897 square feet (per assessor)

**PARKING:** Ten (10) total: three (3) rows tandem spaces and four (4) single spaces. All are covered and gated.

## UTILITIES/SERVICES:

**WATER:** One (1) meter/Landlord

**TRASH:** City/Landlord

**GAS:** Separate meters per unit/tenant,  
master gas/landlord

**ELECTRICAL:** Separate per unit/tenant

**WATER HEATERS:** Two (2) water heaters/landlord and  
three (3) tankless

**LAUNDRY (WASHER/DRYER):** Landlord owned/Two (2) sets

## CONSTRUCTION:

**ROOF:** Comp. Flat

**PLUMBING:** Copper (buyer to verify)

**FOUNDATION:** Raised/Concrete

**FRAMING:** Wood

**EXTERIOR:** Stucco

**PARKING SURFACE:** Concrete

**ELEVATOR:** One (1) single passenger elevator

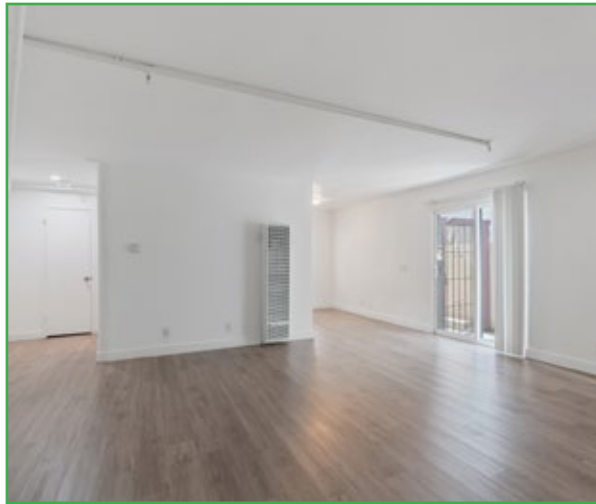


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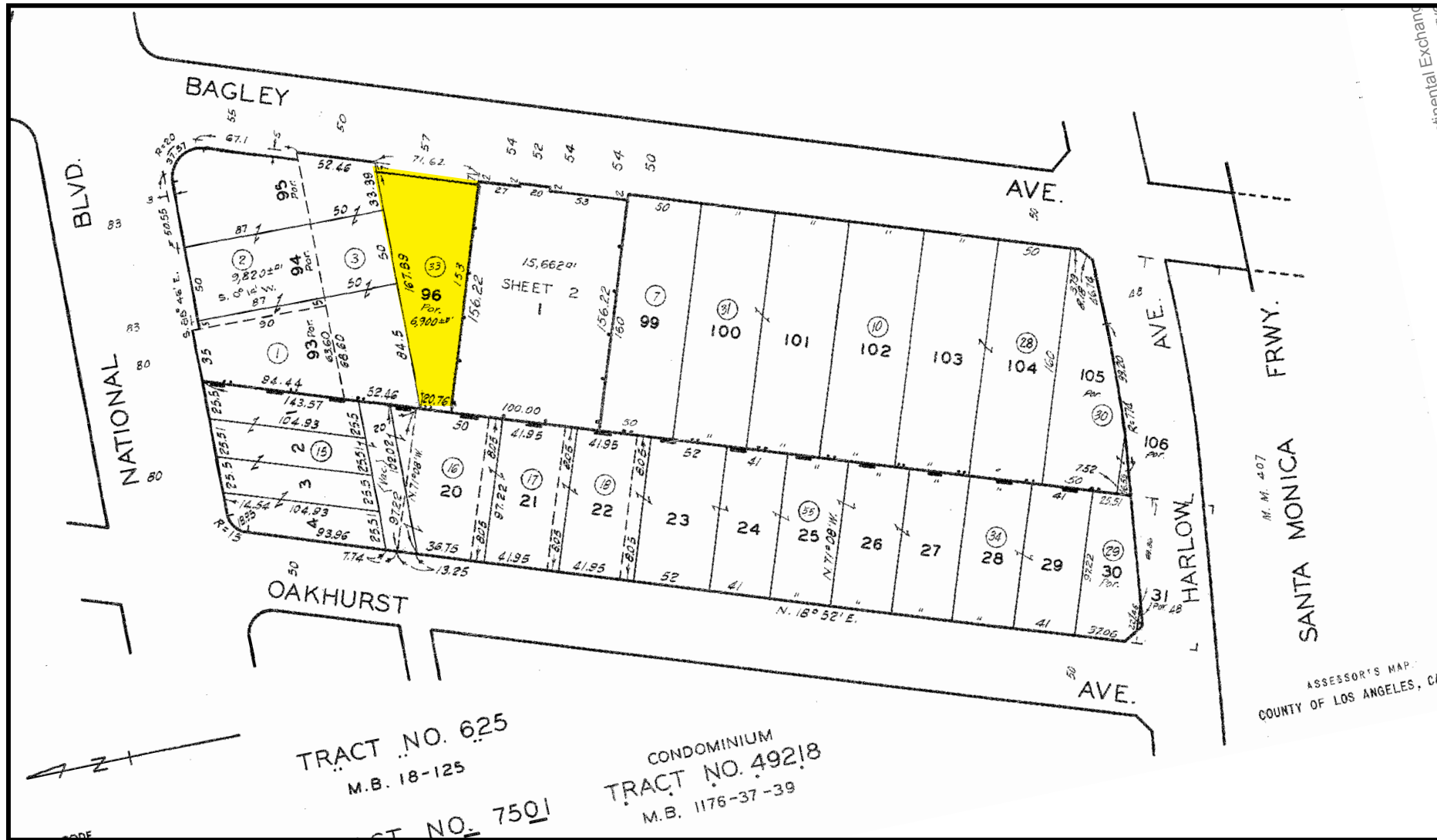
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# PROPERTY PHOTOS



# 3317-3319 Bagley Avenue, Los Angeles, CA 90034

PARCEL  
MAP



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## RENT ROLL:

Unit	BD/BA	Status	Move-in	Deposit	Actual Rent	Pro-Forma Rent	Recurring Charges	Eligible for Rent Increase
3317-1	2/2.00	Vacant-Unrented		0.00	3,095.00	3,095.00	0.00	
3317-2	1/1.00	Current	07/28/2024	2,395.00	2,395.00	2,695.00	2.83	07/28/2025
3317-3	1/1.00	Current	04/01/2016	1,800.00	2,091.00	2,695.00	2.83	03/01/2025
3319-4	2/3.00	Current	01/10/2023	2,850.00	3,082.00	3,095.00	4.44	03/01/2026
3319-5	2/2.50	Vacant-Unrented		0.00	3,095.00	3,095.00	0.00	
3319-6	1/1.00	Current	12/01/2022	2,250.00	2,433.00	2,695.00	4.44	03/01/2026
Storage 1		Vacant			200.00	200.00		
Storage 2		Vacant			200.00	200.00		
Storage 3		Vacant			200.00	200.00		
Laundry					150.00	150.00		
6 Units		66.7% Occupied		9,295.00	16,941.00	18,120.00	14.54	

\*Units 1 and 5 and storage units 1 - 3 are currently vacant. The Actual Rent numbers in red are rents projected.

## 2024 EXPENSES:

**PROPERTY TAX (NEW 1.20%):** \$28,200  
**INSURANCE:** \$2,808  
**RENT CONTROL/BUSINESS LICENCE FEE:** \$265  
**GARDEN SERVICES:** \$2,300  
**ELEVATOR MAINTENANCE:** \$402  
**JANITORIAL:** \$3,021

**MAINTENANCE (ESTIMATED):** \$23,518  
**UTILITIES:** \$11,850  
 (House water, gas and electric)

**TOTAL EXPENSES:** **\$72,364**



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BY THE NUMBERS

## PRICING AND FINANCIAL ANALYSIS:

### SUMMARY:

**PRICE:** \$2,350,000

**DOWN PAYMENT:** 100%

**NUMBER OF UNITS:** 6

**YEAR BUILT:** 1983 (Buyer to verify)

**PARKING:** Ten (10) spaces

**APPROXIMATE LOT SIZE:** 6,987 SF (per title)

**APPROXIMATE SQUARE FEET:** 6,258 SF (per title)

**COST PER SF:** \$375

### ANNUALIZED OPERATING DATA:

#### RENTS

#### CURRENT

#### PROJECTED

**ANNUAL SCHEDULED GROSS INCOME:**  
(with vacant units and storage units rented)

\$203,292

\$217,440

**LESS VACANCY RATE RESERVE (3%):**

\$3,600

\$6,045

**GROSS OPERATING INCOME:**

\$199,692

\$211,395

**LESS EXPENSES:**

\$72,364

\$72,364

**NET OPERATING INCOME:**

**\$127,328**

**\$139,031**

**CAP:**

5.4%

6.00%

**GRM:**

11.56

10.8



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## PALMS

is a densely populated neighborhood with a current population of 53,089. It's located on the Westside of L.A., just north of Culver City. To the south is Cheviot Hills, Beverlywood and Rancho Park. To the east, you'll find Mid City, and to the west is Mar Vista and Venice. Palm has an average age range of 19 to 35 years old and is primarily for singles or small families.

Palms has an endless supply of entertainment from dining to nightlife and everything in between — there's never a dull moment here. There are many popular dining areas in the neighborhood, such as The Irish Times Pub & Restaurant, Lobster & Beer and The Doughroom, known for its pizza, craft beer and use of local ingredients. Subject property is located 2 blocks from the Metro Expo Line.



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