

16 Units | Value-Add | West Adams - Los Angeles

225 West Adams Blvd.



Sam Shakerchi
Senior Vice President
Compass Commercial - Beverly Hills
M. 310.525.0872
sam.shakerchi@compass.com

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Offering Summary

225 West Adams is a prime opportunity to acquire a 16-unit apartment building in the heart of rapidly transforming West Adams. A neighborhood attracting strong investor interest and tenant demand. Built in 1923, the property offers stable cash flow today and substantial upside through unit renovations, rental increases, or future redevelopment. 8,540 SF Building situated on almost a 13,000 SF lot with 16 parking spaces, the property will be delivered with 3 vacant units.



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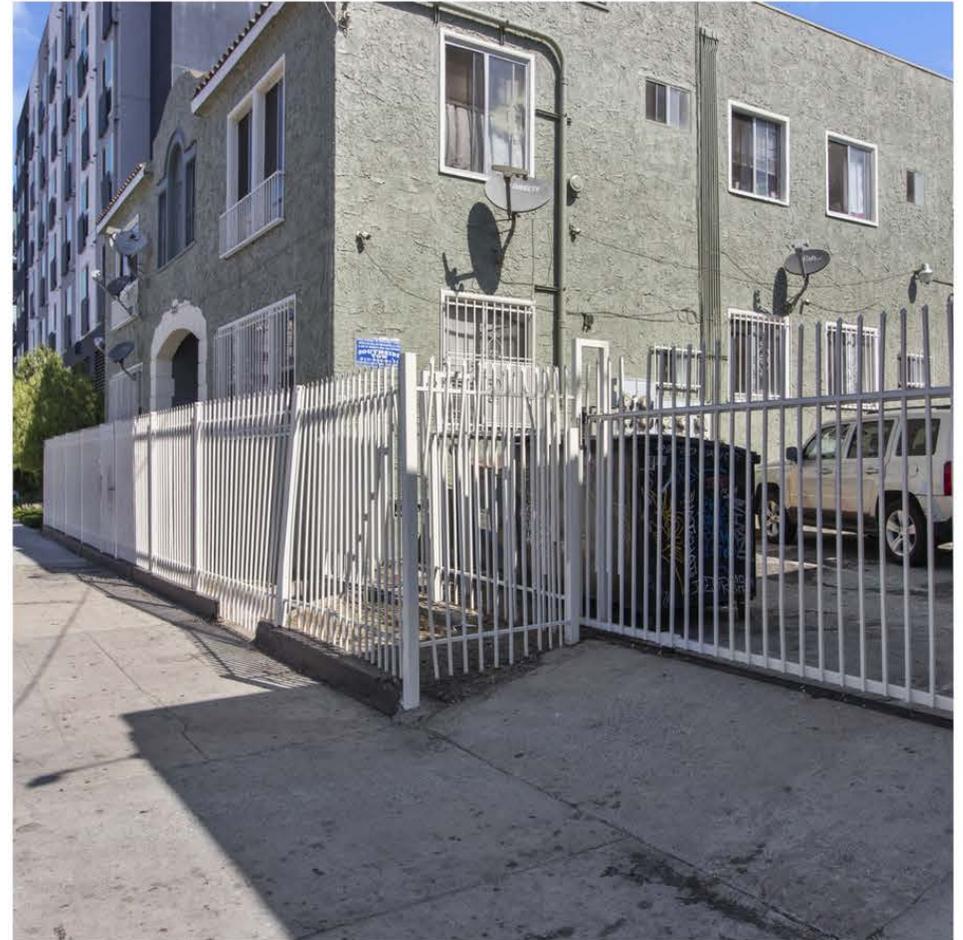
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FOR SALE

225 West Adams Los Angeles, CA 90007

HIGHLIGHTS

- 8,540 SF Building
- 12,293 SF Lot
- 13.0 GRM
- 16 Units
- 16 Parking Spaces
- Upside Potential
- LAM1 Zoning
- Opportunity Zone
- 3 Vacant Units
- Laundry Income
- Development Potential
- Central Location



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FINANCIALS | 225 West Adams

| | |
|------------------------|-----------|
| Approximate Year Built | 1923 |
| Approximate Lot Size: | 12,293 SF |
| Approximate Gross RSF: | 8,540 SF |

| | |
|------------------------|-----------|
| Price Per Square Foot: | \$228 |
| Current CAP | 4.7% |
| Market CAP: | 5% - 6.5% |

| INVESTMENT SUMMARY | |
|--------------------|--------------------|
| Price: | \$1,950,000 |
| Down Payment: | \$1,950,000 100% |
| Number of Units: | 16 |
| Price per Unit: | \$121,875 |
| Current GRM: | 12.6 |
| Potential GRM: | 9.2 |

| CURRENT OPERATING DATA | | |
|----------------------------|----------------------|-----------------------------|
| | CURRENT RENTS | AFTER 3 VACANT UNITS RENTED |
| Scheduled Gross Income: | \$154,217 | \$172,260 |
| Gross Operating Income | \$154,217 | \$172,260 |
| Gross Rent Multiplier | 14.8 | 13.0 |
| Less Expenses: | \$48,393 | \$48,393 |
| Net Operating Income: | \$105,824 | |
| Less Loan Payment: | -\$0 | -\$0 |
| Pre-Tax Cash Flow: | \$105,824 | \$123,867 |
| Plus Principal Reduction: | \$0 | \$0 |
| Total Return Before Taxes: | \$105,824 5.4% CAP | \$123,867 6.35% CAP |

| INCOME | | | | | |
|-----------------------|-----------|--|---------------------------------|--------------------------------|-------------------|
| | | With All Units Rented At Current Building \$ | | 20% VALUE ADD POTENTIAL INCOME | |
| # of Units | Unit Mix | Avg. Rent/Unit | Monthly Income | Rent/Unit | Monthly Income |
| 16 | 16 Studio | \$988.58 | With 3 vacant units \$12,851.48 | \$19,140 pr yr | \$25,520 |
| | | | | GRM | 7.49 |
| Total Scheduled Rent: | | | With 3 vacant units \$154,217 | | \$306,240 |
| Laundry Income: | | | \$Unknown | | Projected \$4,608 |
| Monthly Gross Income: | | | \$12,851 | | \$25,904 |
| Annual Gross Income: | | | \$154,217 | | \$423,321 |

| ESTIMATED EXPENSES | |
|---------------------------|----------|
| Taxes: | \$27,600 |
| Insurance: | |
| Utilities: | \$32,419 |
| Repairs/Maintenance/Other | \$15,974 |
| Property Management: | \$0 |
| On-site Manager: | \$0 |
| Misc: | |
| Total Expenses: | \$48,383 |

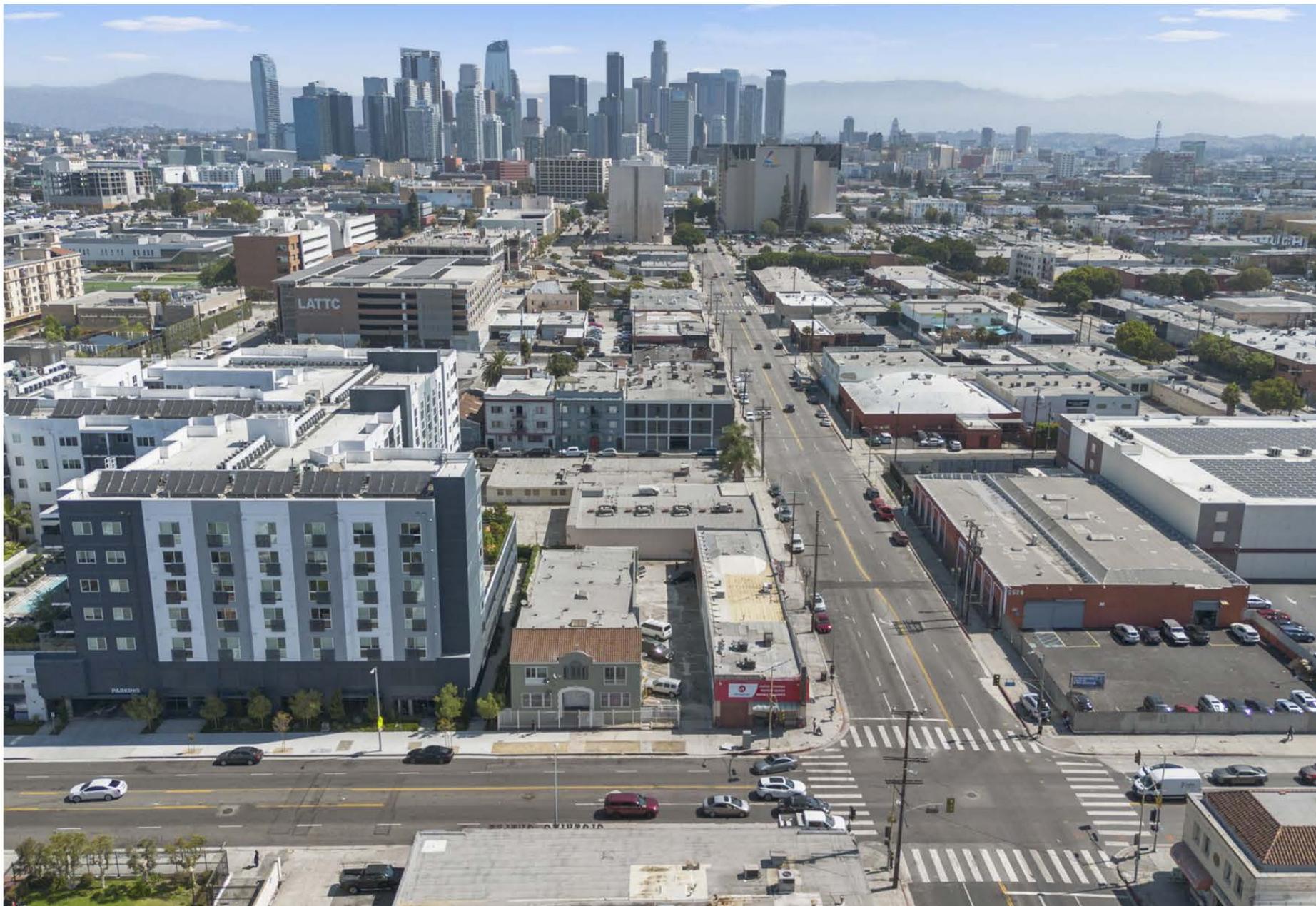
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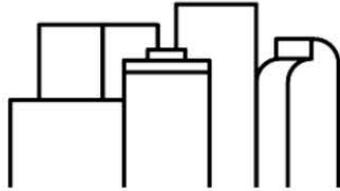
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SHAKERCHI REAL ESTATE GROUP

SAM SHAKERCHI



As Senior Vice President of Compass Commercial in Beverly Hills, Sam has been involved in the sales, purchases, and leasing, of commercial properties in Beverly Hills and the greater Los Angeles area for over 20 years. He started his career at Coldwell Banker in Beverly Hills and then went on to found the Teles Properties commercial division in 2013. Teles then grew their footprint to 22 offices and was later acquired by Douglas Elliman in 2017. Sam was then recruited by Compass where he has successfully grown and expand their commercial division in Beverly Hills and Los Angeles.

Having skin in the game - As a Commercial Property owner, landlord, and former tenant, as well, Sam understands the entire cycle and all sides of a deal. From your very first meeting with him, throughout the entire process, and well after closing, he maintains the highest level of integrity, reliability, professionalism, and loyalty. Sam is also a specialist in keeping his finger on the pulse of the highly desired off-market community as well. "In this age of technology, where everyone can go online and find properties at their fingertips, you must be able to provide your clients with off-market opportunities. "Knowledge and access is the greatest commodity in this business." With a keen sense of local and commercial trends and developments, Sam provides his clients with expert market knowledge and hands-on service that is second to none.

Prior to becoming a real estate agent, Sam owned and operated Sammy's Sports in the Golden Triangle of Beverly Hills. He loves spending time with his wife and two kids, mentoring new agents, is an avid ice hockey player, and a decent guitarist.

SHAKERCHI REAL ESTATE GROUP
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DRE# 01868195
Senior Vice President
M: 310.525.0872
sam.shakerchi@compass.com

George Morales



George Morales has over a decade of experience in the sales and leasing of residential, income, and investment properties in the greater Los Angeles area, including Beverly Hills, West Hollywood, the South Bay, Pasadena, Long Beach, Orange County and San Diego. In just over ten years in the industry, George has a stellar track record in the selling of multi-family properties, both large and small, and selling and leasing of single-family homes, condos, and apartments.

Born in Mexico City, George has lived in Los Angeles for over twenty years and began his career in LA Real Estate when he built and operated a property management company that specialized in managing and flipping apartment buildings.

With his extensive experience on all sides of the deal, his Social Media marketing expertise, and fluency in Spanish, George brings invaluable assets to every transaction.

In his spare time, George loves to travel, attending live music and theater, and visiting great restaurants both locally and internationally.

George Morales
DRE#01984555
M:323.578.8423
georgemorales@compass.com

225 West Adams Blvd.



SAM SHAKERCHI
Senior Vice President
310.525.0872
Sam.Shakerchi@compass.com
DRE #01868195

GEORGE MORALES
Real Estate Associate
323.578.842
George.Morales@compass.com
DRE #01984555



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