

1150 REGENT STREET

LOS ANGELES, CA 90034

12 Units | 10 Parking | 8,620 Sq Ft Building | 11,514 Sq Ft Lot |
LIST PRICE \$3,100,000



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PROPERTY DESCRIPTION



Introducing 11150 Regent St., a remarkable 12-unit apartment building nestled in the highly sought-after Palms area of Los Angeles, boasting a vibrant community and endless investment potential. This prime property presents a golden opportunity for astute investors seeking to expand their portfolio in the thriving Los Angeles real estate market.

With its desirable features and strategic location, this multifamily gem is poised to deliver impressive returns. Spanning an impressive 8,620 square feet, this well-maintained apartment building is situated on an expansive 11,514 square foot lot, offering ample space for residents to enjoy. The attractive 14.3 gross rent multiplier and 4.9% cap rate highlight the property's exceptional income potential.

With a net operating income of \$12,311, this investment promises lucrative returns that are sure to capture the attention of discerning buyers.

PROPERTY DETAILS



12
Total number
of units

Property overview

1954*

Year built

4252-001-001*

Parcel number

10 Total / 8 Covered

Car parking

8,620*

Living Sq Ft

11,514*

Sq Ft Lot

* Per Tax Records



Unit mix

8 1 Bed | 1 Bath

4 2 Bed | 1 Bath

INVESTMENT DETAILS

Financial overview

\$3,100,000

Price

14.3
GRM

4.9 %
Cap rate

\$12,311
Net Operating Income



\$360

Price per Sq Ft



FINANCIAL OVERVIEW

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Annual Income

Scheduled Annual Gross Income	\$216,012
Laundry	\$720+
Total Scheduled Annual Gross Income	\$216,732
Less Vacancy (Estimate at 1%)	\$2,160
Adjusted Annual Gross Income	\$214,572

Annual Operating Expenses

Property Taxes (Estimated at 1.25% of \$ \$3,100,000)	\$38,750
Insurance	\$6,573
Gas	\$227
DWP	\$11,722
Trash	\$3,726
Maintenance	\$1,680
Management (Estimated at 0%)	\$0,000
Estimated Annual Operating Expenses	\$62,678
Estimated Net Operating Income	\$151,894

Note: The above information was provided by the management company and these are estimated figures.

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RENT ROLL

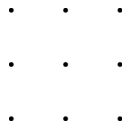
Financial overview

Unit	Type	Rent	Market Rent**	Move-in Date
#1	2+1.	\$1,711.88.	\$2,100.00.	9/1/2004
#2	1+1.	\$1,218.90.	\$2,100.00.	2/1/2002
#3	1+1.	\$1,154.03.	\$2,100.00.	1/1/1996
#4	1+1.	\$1,700.00.	\$2,100.00.	12/1/2023
#5	1+1.	\$1,700.00.	\$2,100.00.	4/1/2016
#6	2+1.	\$1,723.99.	\$2,100.00.	3/1/2011
#7	2+1.	\$540.80.	\$2,100.00.	9/1/1994
#8	1+1.	\$1,054.56.	\$2,100.00.	3/1/2015
#9	1+1.	\$1,501.26.	\$2,550.00.	5/1/2011
#10	1+1.	\$1,600.00.	\$2,550.00.	11/1/2024
#11	2+1.	\$1,700.00.	\$2,550.00.	11/1/2021
#12	1+1.	\$2,396.00.	\$2,550.00.	05/01/23

Monthly Rental Income \$18,001.42

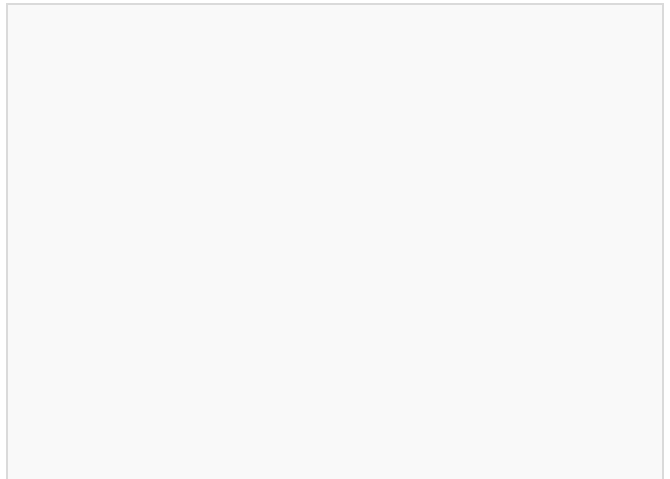
Annual Rental Income \$216,017.04

DRONE PHOTOS



PHOTOS

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AREA OVERVIEW



Neighborhood Description

Location is everything, and this property truly shines in that regard. Boasting a remarkable 85 walk score, residents will relish the convenience of living in a walker's paradise. Situated near the iconic Santa Monica and Venice Beach, this exceptional location offers a dynamic lifestyle with endless recreational activities and scenic views. Additionally, the nearby Mar Vista Recreation Center provides ample opportunities for outdoor fun and leisure. Commuting is a breeze from this central location, with easy access to major transportation arteries such as the 10 freeway and the 405 freeway. This allows for quick and convenient travel throughout the city and beyond. The short drive to the renowned Westfield Mall in Culver City ensures residents have access to premier shopping, dining, and entertainment options just minutes away from their doorstep.

AREA OVERVIEW



Neighborhood Description

Furthermore, this neighborhood is home to numerous tech giants, including Apple, HBO, Google, Sony, and Facebook. The presence of these industry leaders speaks volumes about the thriving business ecosystem and the desirability of this locale. Investors can take advantage of the influx of professionals seeking quality housing in close proximity to their workplaces, guaranteeing a consistent pool of potential tenants.

Convenience is key, and this property is perfectly positioned near popular grocery stores such as Whole Foods and Trader Joe's, providing residents with easy access to fresh produce and a wide selection of quality products.

Don't miss your chance to own this exceptional 12-unit apartment building in the heart of Palms, Los Angeles. With its impressive square footage, attractive rent multiplier, enviable cap rate, and strategic location, this investment opportunity is a dream come true for savvy investors. Seize this moment to secure your stake in one of the most dynamic and promising markets in the world. Contact us today to schedule a private showing and embark on a lucrative investment journey.





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