

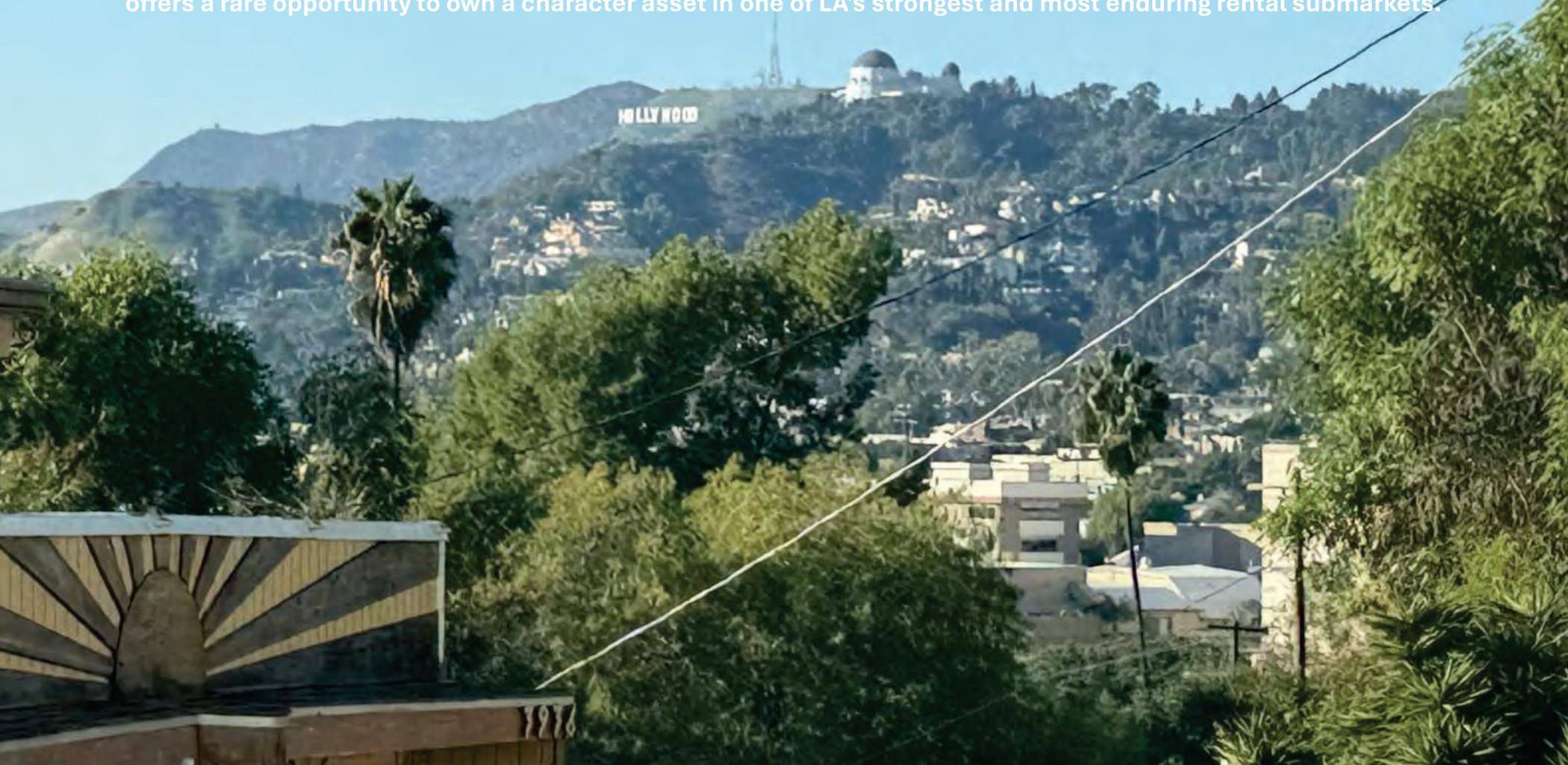


3901 De Longpre Ave, Los Feliz

\$1,275,000

4 UNITS

3901 De Longpre Ave presents an exceptional value-add opportunity in one of LA's most sought-after rental pockets. This corner lot is perched on a quiet residential street and consists of one (1) 1 bed/1 bath plus den, two (2) one bed/1 bath, and one (1) studio units, offering a versatile mix for stable tenancy and long-term rent growth. Two of the units enjoy the rare convenience of dedicated single-car garages, and the property also features an onsite laundry room with coin-operated machines for added income. Tenants benefit from unbeatable walkability and connectivity located moments from Los Feliz Village, Silver Lake's vibrant Sunset Junction, and just minutes to the Metro station. The location also provides quick access to the 2, 5, and 101 freeways. Whether you're looking to expand your portfolio or secure a steady, well-located asset with upside, 3901 De Longpre Ave offers a rare opportunity to own a character asset in one of LA's strongest and most enduring rental submarkets.



Investment Summary			
Offering Price:	\$1,275,000	Number of Units:	4
Property Address:	3901 De Longpre Ave Los Angeles, CA 90027	Year Built:	1921
Price Per Unit:	\$318,750	APN:	5430-025-008
Price Per S.F.:	\$575.88	Gross Sq. Ft.:	2,214
Cap (current / market):	4.23% / 5.53%	Average S.F. Per Unit:	554
GRM (current / market):	14.87 / 12.41	Lot Size	4,332
		Zoning	R1

Unit Mix & Scheduled Income						
Total Units	Unit Mix	Unit Mix %	Current Avg Rent	Current Monthly Rent	Market Rent	Market Monthly Rent
1	single	25%	\$1,433	\$1,433	\$1,695	\$1,695
2	1+1	50%	\$1,822	\$3,644	\$2,195	\$4,390
1	1+1+den	25%	\$1,986	\$1,986	\$2,395	\$2,395
Scheduled Monthly Rent:				\$7,063		\$8,480
Scheduled Yearly Rent:				\$84,756		\$101,760

Annual Operating Summary					
		<u>Current</u>		<u>Market</u>	
Scheduled Gross Income:		\$84,756		\$101,760	20% Upside
Less Vacancy Reserve:	3.0%	\$2,543	3.0%	\$3,053 *	
Laundry Income:		\$1,000		\$1,000	
Gross Operating Income:		\$83,213		\$99,707	
Expenses:	34.5%	\$29,218	28.7%	\$29,218 *	
Net Operating Income:		\$53,995		\$70,489	
Loan Payments:		\$0		\$0	
Cash-on-Cash Return:	4.2%	\$53,995	5.5%	\$70,489 **	
Plus Principal Reduction:		\$0		\$0	
Total Return Before Taxes:	4.2%	\$53,995	5.5%	\$70,489 **	
* As a percent of Scheduled Gross Income					
** As a percent of Down Payment					

Pro Forma Annual Operating Expenses									
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>	<u>Market</u>	<u>Per Unit</u>	<u>% of SGI</u>	
*Taxes	1.250%	x Sale Price	\$15,938	\$3,984	19%	\$15,938	\$3,984	15.7%	
*Insurance	\$1.25	x GSF	\$2,768	\$692	3%	\$2,768	\$692	2.7%	
Water/Trash	2024 Actual		\$1,291	\$323	2%	\$1,291	\$323	1.3%	
Electric	2024 Actual		\$376	\$94	0%	\$376	\$94	0.4%	
Gas	2024 Actual		\$1,671	\$418	2%	\$1,671	\$418	1.6%	
Gardening	2024 Actual		\$2,375	\$594	3%	\$2,375	\$594	2.3%	
Repairs/Maintenance	\$1,200	x Units	\$4,800	\$1,200	6%	\$4,800	\$1,200	4.7%	
Total Expenses			\$29,218	\$7,305	34.5%	\$29,218	\$7,305	28.7%	
			<u>Current</u>	<u>Per Unit</u>	<u>% of SGI</u>				
Non-controllable expenses: Taxes, Ins., Reserves:			\$18,705	\$4,676	22.1%				
Total Expense without Taxes			\$13,281	\$3,320	15.67%				

3901 De Longpre Ave, Los Angeles Rent Roll

Unit	Mix	Rent	Market Rent	Move-In Date	Last Rent Increase
3901	single	\$1,433	\$1,695	6/5/2021	8/1/2025
3903	1+1+den	\$1,986	\$2,395	1/8/2022	8/1/2025
3903 1/2	1+1	\$1,710	\$2,195	3/1/1999	2/1/2025
3903 3/4	1+1	\$1,934	\$2,195	5/16/2020	8/1/2025



3907







3901 DE LONGPRE AVENUE, LOS ANGELES, CA, 90027

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **above average** for the area. There are also **72** private schools and **61** charter schools within **5** miles.

K-5

FRANKLIN AVENUE
ELEMENTARY
ASSIGNED

8
RATING

6-8

THOMAS STARR KING
MIDDLE SCHOOL
ASSIGNED

8
RATING

9-12

JOHN MARSHALL HIGH
SCHOOL
ASSIGNED

9
RATING





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AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1** mile.



ATM



GYM



COFFEE



CLEANERS



PHARMACY



0.1
MILES

0.1
MILES

0.2
MILES

0.4
MILES

0.4
MILES



GAS



MOVIE THEATER



GROCERIES



MEDICAL

0.7
MILES

0.6
MILES

0.5
MILES

0.4
MILES



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OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

	DOG PARK THE DOG WALKING COMPANY	0.2 MILES
	LAKE SILVER LAKE RESERVOIR	0.7 MILES
	PARK SILVER LAKE MEADOW	0.9 MILES
	GOLF COURSE TREGNAN GOLF ACADEMY	1.7 MILES





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FOOD REPORT



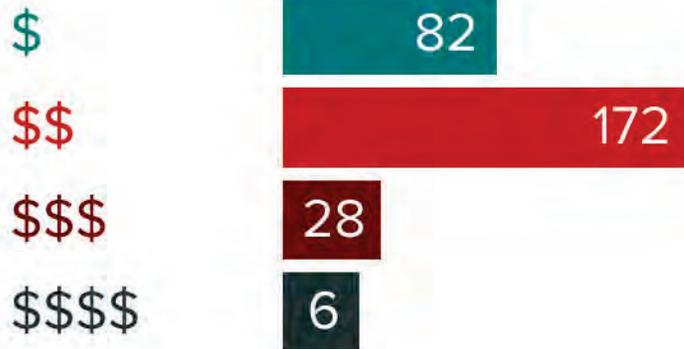
NEIGHBORHOOD EATS

This home is located near **254** moderately priced restaurants and has an **above average** variety of cuisines.

295



WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	109
FAST FOOD	26
INTERNATIONAL	19
CAFES, COFFEE AND TEA	18
DELIS	17
BARS	15
MEXICAN	12
MIDDLE EASTERN	8
BARBECUE	8
OTHER	21

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