

40 Units | Only \$123,750 per Unit
Adjacent to DTLA | Westlake District
Strong Going-In Metrics with Added Potential



**717 S WESTLAKE AVENUE
LOS ANGELES, CA 90057**



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INVESTMENT HIGHLIGHTS

- 717 S Westlake Avenue is a 40-unit investment opportunity in Westlake, a densely populated rental submarket known for excellent rent growth and low vacancy rates.
- 717 S Westlake Avenue comprises Seven (7) One-Bedroom / One-Bathroom units and Thirty-Three (33) Studio apartments. The C of O from 1987 states that a portion of the basement was converted to housekeeping units and one efficiency dwelling unit.(See 1987 C of O on following page.)
- The property is in the rapidly gentrifying neighborhood of Westlake, just west of Downtown Los Angeles, and close to Koreatown and Echo Park. It is steps away from Wilshire Boulevard, Alvarado Street, MacArthur Park, and the metro station.
- The asset has been priced to sell with solid income metrics - 6.4% cap and 11 GRM, along with \$123,750/door. There's also considerable upside with a projected 11.2% market cap and 6.3 market GRM.
- 717 S Westlake Avenue is separately metered for gas and master metered for electricity. Consequently, in 2024 rents were eligible for rental increases of 5% (4% authorized in 2024 plus 1% for the electrical metering). Additionally, potentiality exists to create new revenue streams with the implementation of a RUBs system, and common area laundry.
- The property has a WALKSCORE of 95 and is considered a "Walker's Paradise." It is a two-minute walk from the Metro B Line (Red) and the Metro D Line (Purple) at the Westlake / MacArthur Parks station stop.



CERTIFICATE OF OCCUPANCY

Address of Building 717 S. Westlake Ave



CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY

Note: Any change of use of occupancy must be approved by the Department of Building and Safety.

- This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.* (Non-Residential Uses)
- This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1, 3, 4, and 5; and with applicable requirements of State Housing Law for following occupancies:* (Residential Uses)

Permit No. and Year LA69016/87

3 Stories, Type V, Size 50 X 150 multi-family dwelling with a portion of the basement converted to 3 light housekeeping units and 1 efficiency dwelling unit. No change in parking.
R-1 Occupancy

50004842000000005000

Total Parking Required _____ No Change in Parking requirement.
Total Parking Required _____ = Standard _____ + Compact _____

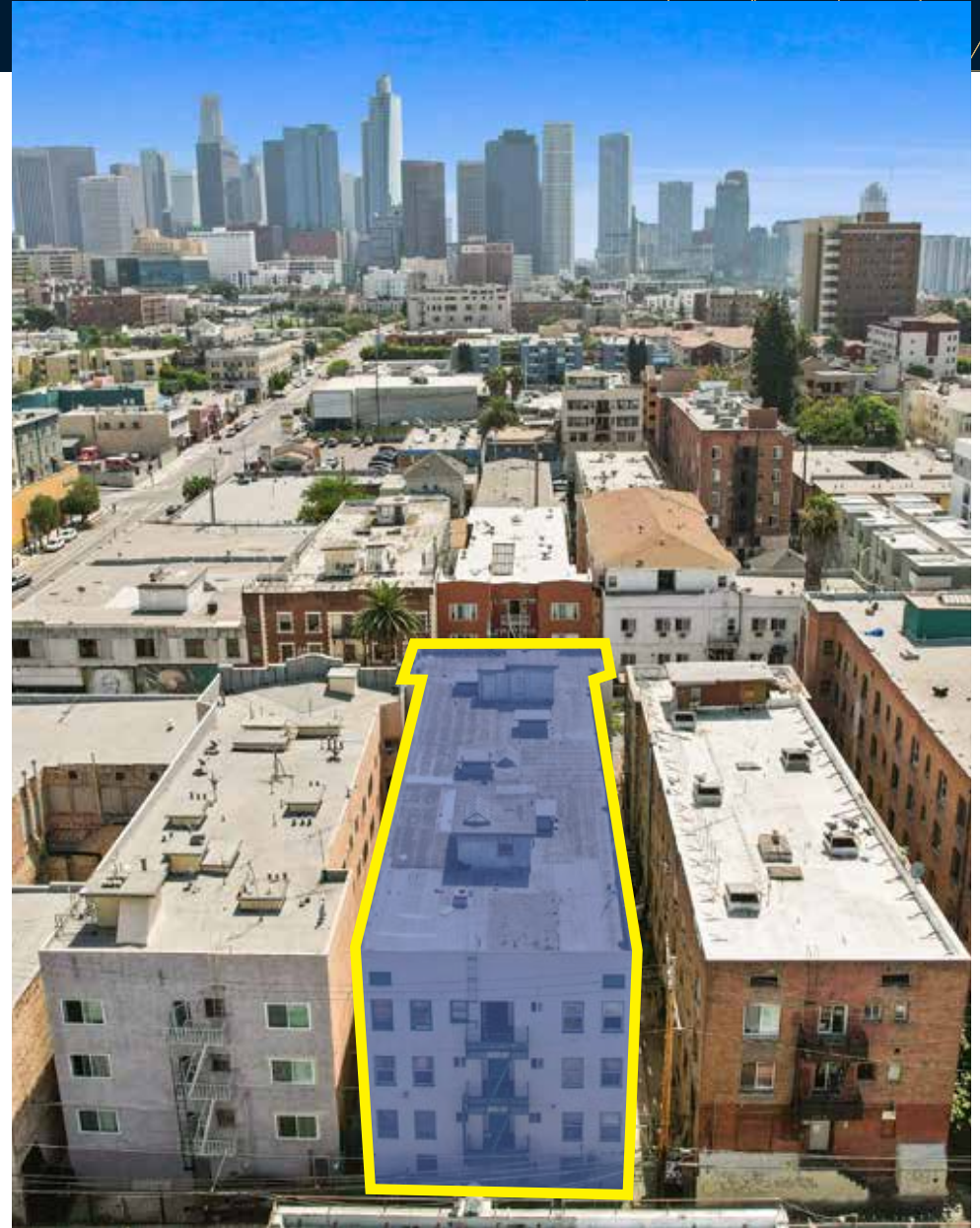
* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By / Office: (LA) VN - WLA - SP - C.D. # _____ Bureau: BLDG (BCS) Division: GEN - MS - EC (BML) COMM

Owner Lloyd Holtzman
Owner's Address 3026 Nicada Dr.
Los Angeles, CA. 90077

Issued: November 17, 1988 By: R.C. Sanchez/yb

B & S B-95A (R. 3/88)



EXTERIOR



FINANCIAL INDICATORS

Offering Price	\$4,950,000
Current Cap Rate	6.4%
Market Cap Rate	11.2%
Current GRM	9.1
Market GRM	6.3
Cost Per Unit	\$123,750
Price per SF	\$267.42
Expenses Per Unit	\$5,431
Expenses Per Sq Ft	\$11.74

BUILDING DATA

No. of Residential Units	40
Year Built	1924
Lot Sq Ft	7,501
Bldg Gross Sq Ft	18,510
Parcel Number	5141-019-011
Parking	Street

ESTIMATED ANNUALIZED EXPENSES

New Property Taxes	\$58,905
Utilities:	
Electricity	\$23,751
Water	\$60,132
Trash	\$12,020
Property Insurance	\$6,852
Janitorial	\$2,000
Repairs, Supplies & Maintenance	\$22,000
Rental Registration	\$3,360
Pest Control Service	\$924
Onsite / Key Holder	\$5,400
3rd Party Property Mgt (4% of SGI)	\$21,878
Total Estimated Expenses	\$217,222

SOURCE OF INCOME

SOURCE OF INCOME		CURRENT AS-IS INCOME		MARKET (Post Renovation)	
# of Units	Unit Type	Avg. Rent	Total	Avg. Rent	Income
7	One Bed One Bath	\$1,302	\$9,117	\$1,850	\$12,950
33	Single	\$1,105	\$36,461	\$1,600	\$52,800
Total Monthly Rental Income			\$45,578	\$65,750	
Total Monthly Income			\$45,578	\$65,750	
Total Annual Income			\$546,938	\$789,000	

EST. ANNUALIZED OPERATING DATA

EST. ANNUALIZED OPERATING DATA	CURRENT AS-IS INCOME	MARKET (Post Renovation)
Scheduled Gross Income	\$546,938	\$789,000
Less Vacancy	2.0% (\$10,939)	2.0% (\$15,780)
Gross Operating Income	\$536,000	\$773,220
Less Expenses	-41% (\$217,222)	-28% (\$217,222)
Net Income	\$318,778	\$555,998

UNDERWRITING NOTATIONS:

EXPENSES

Repairs, Supplies & Maintenance: Estimated at a proforma expense of \$550/unit/year, less certain CapX expenditures

Contract Services: Waste Removal and Pest are Actual T12 Expenses. Janitorial is esimated annually. No Landscaping expense.

Utilities: Water, Sewer, Electricity and Waste are actual based on T12 annual expenses, tenants pay for gas, water and and electrical utilities are master metered, Waste removal is Athens

Insurance: Actual General Liability Expense through Feb 2025

3rd Party Property Management: Projected at 4% of Total Annual Income

Key Holder / Onsite: Receives discounted montly rent. Pro Forma includes \$450/mo in additional compensation.

Rental Registration: Proforma expense of \$84 per unit per year

Real Estate Taxes: Taxes have been underwritten based upon a tax rate of 1.19%

Market/Projected and/or Estimated Rents: Any estimates of market rents and/or projected rents do not necessarily mean that rents can be established at or increased to that level and are subject to many factors. The Pro Forma rents used are post renovation and modernization of the unit interior and common areas

RENT ROLL

UNIT	STATUS	UNIT TYPE	Current As-Is Rent	Market Rent Post Renovation
101	Occupied	1 Bed / 1 Bath	\$1,700.00	\$1,850
102	Occupied	0 Bed / 1 Bath	\$1,400.00	\$1,600
103	Occupied	0 Bed / 1 Bath	\$958.37	\$1,600
104	Occupied	0 Bed / 1 Bath	\$958.37	\$1,600
105	Occupied	0 Bed / 1 Bath	\$1,600.00	\$1,600
106	Vacant	0 Bed / 1 Bath	\$1,600.00	\$1,600
107	Occupied	0 Bed / 1 Bath	\$1,100.00	\$1,600
108	Occupied	0 Bed / 1 Bath	\$991.33	\$1,600
109	Occupied	0 Bed / 1 Bath	\$1,024.09	\$1,600
110	Occupied	0 Bed / 1 Bath	\$925.51	\$1,600
111	Occupied	0 Bed / 1 Bath	\$616.28	\$1,600
112	Occupied	1 Bed / 1 Bath	\$900.00	\$1,850
201	Occupied	1 Bed / 1 Bath	\$1,269.69	\$1,850
202	Occupied	0 Bed / 1 Bath	\$944.88	\$1,600
203	Occupied	0 Bed / 1 Bath	\$958.37	\$1,600
204	Occupied	0 Bed / 1 Bath	\$1,400.00	\$1,600
205	Occupied	0 Bed / 1 Bath	\$1,144.00	\$1,600
206	Occupied	0 Bed / 1 Bath	\$958.37	\$1,600
207	Eviction	0 Bed / 1 Bath	\$921.50	\$1,600
208	Occupied	0 Bed / 1 Bath	\$1,400.00	\$1,600
209	Occupied	0 Bed / 1 Bath	\$1,400.00	\$1,600
210	Occupied	0 Bed / 1 Bath	\$758.37	\$1,600
211	Occupied	0 Bed / 1 Bath	\$750.49	\$1,600
212	Occupied	1 Bed / 1 Bath	\$1,560.00	\$1,850
301	Occupied	1 Bed / 1 Bath	\$1,188.72	\$1,850
302	Occupied	0 Bed / 1 Bath	\$925.51	\$1,600
303	Occupied	0 Bed / 1 Bath	\$1,500.00	\$1,600
304	Occupied	0 Bed / 1 Bath	\$925.51	\$1,600
305	Occupied	0 Bed / 1 Bath	\$1,400.00	\$1,600
306	Occupied	0 Bed / 1 Bath	\$663.64	\$1,600
307	Occupied	0 Bed / 1 Bath	\$1,196.00	\$1,600
308	Occupied	0 Bed / 1 Bath	\$958.37	\$1,600
309	Occupied	0 Bed / 1 Bath	\$984.98	\$1,600
310	Occupied	0 Bed / 1 Bath	\$924.32	\$1,600
311	Occupied	0 Bed / 1 Bath	\$1,248.00	\$1,600
312	Occupied	1 Bed / 1 Bath	\$1,253.42	\$1,850
B1	Occupied	1 Bed / 1 Bath	\$1,245.11	\$1,850
B2	Occupied	0 Bed / 1 Bath	\$1,375.00	\$1,600
B3	Occupied	0 Bed / 1 Bath	\$1,300.00	\$1,600
B4	Occupied	0 Bed / 1 Bath	\$1,250.00	\$1,600
			\$45,578.20	\$65,750

Notations

* Onsite Manager - Resides in #103. Current compensation includes discount on unit's rental value

* Lease-up - Any estimates of market rents and/or projected rents do not necessarily mean that rents can be established at or increased to that level and are subject to many factors. The Pro Forma rents used are post renovation and modernization of the unit interiors and common areas.

LOCATION OVERVIEW



WESTLAKE NEIGHBORHOOD

Undergoing revitalization, Westlake is a densely populated area centered on the historic MacArthur Park, with a lake and outdoor concerts. The iconic Westlake Theatre sign presides over discount stores and low-key Latin eateries, while hip galleries and bars have sprung up as artists move in.

The food is one of the best reasons to come to Westlake, home to some of LA's best known historic dining establishments as well as a bevy of newer up-and-coming restaurants. A taste of the area's Jewish history can be found at Langer's Deli on Alvarado St; their pastrami sandwich is a taste of salty goodness that hasn't changed since the 1940s.

The options in Westlake are quite diverse - single-family homes, condos, apartments and investment/commercial properties. However, the majority of people who live here choose to rent. In terms of Los Angeles rent, this is one of the more affordable areas in the city; average Los Angeles rent is \$2,375 while the average cost of renting Westlake apartments is \$2,080. The cost of living in Westlake is fairly affordable for Los Angeles, which is why a lot of people move here.

Like most Los Angeles neighborhoods, travel by automobile is the most popular method of transportation throughout the city; the nearest freeways are the Hollywood Freeway and the Harbor Freeway. The Los Angeles Metro's Red and Purple lines run through the area making it easy for commuters who work downtown.



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