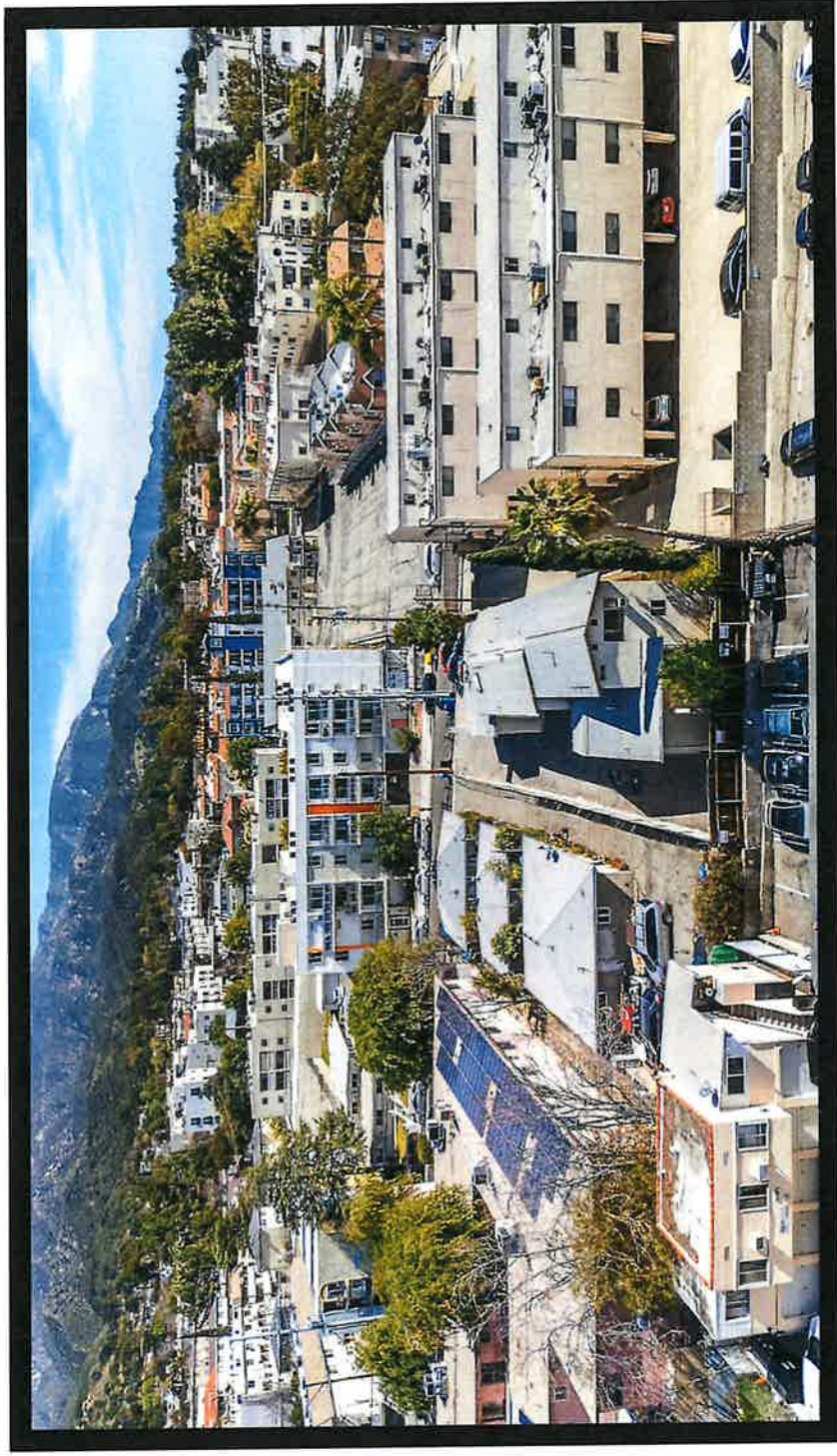


Presenting:

10139 HILLHAVEN AVE, TUJUNGA CA 91042



THE OPPORTUNITY

Keller Williams as advisor to the seller, is proud to present 10139 Hillhaven Ave, in Tujunga, a submarket of Los Angeles. The property boasts 3 spacious units with large open areas, plenty of parking, and separate meters for gas and electricity. Also, it has 2 possible additional units, or ADU spaces, that were formerly rented spaces. These could easily be converted into ADUs for additional income.

Located in Tujunga, a suburb of Los Angeles, this site is centrally located within Tujunga, which has become highly demanded due to its proximity to the foothill communities of La Crescenta, La Canada, and Glendale. Tujunga is a diverse, primarily residential neighborhood in Los Angeles with a population of about 27,000. The area has median home prices around 714,896 and a strong community of young professionals and families. This community is often described as having a "hidden gem" quality with strong community roots



INFORMATION CONTAINED HEREIN IS NOT GUARANTEED; IT'S UP TO THE BUYER TO VERIFY ALL INFORMATION, INCLUDING SIZE, SQFT, LOT SIZE, LOT USE, AND ALL OTHER INFORMATION CONTAINED IN THIS BROCHURE.

PROPERTY SPECIFICS

Price: \$1,249,000
LOT SIZE: 8135
BUILDING SQFT: 3929
UNITS: 3
APN: 2565-013-034
ZONING: R3-1
GRM: 13.6
Base Zoning Density:
TOC Bonus Density:
Rental Upside: 10%
Sale Type: Fee
Rent Stabilized: RSO
Unity Metering: Separate



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Financial Analysis

10139 Hillhaven Ave 91042
 Offered at \$1,249,000.00

PROPERTY DETAILS AND RATIOS			
Year Built	1949/1985	Price per SQFT	\$ 317.89
Approx SQFT	3929	Current CAP	5.44%
Approx Lot Size	8135	Current GRM	13.61

INVESTMENT SUMMARY		
Price	\$1,249,000.00	
Down Payment	\$ 499,600.00	40%
Proposed Financing	\$ 749,400.00	
1st Loan		
Loan Amount	\$ 749,400.00	

ANNUALIZED OPERATING DATA		
Scheduled Gross Income	\$ 91,800.00	
Vacancy	\$ -	0%
Gross Operating Income	\$ 91,800.00	
Less Expenses	\$ 23,863.50	
Net Operating Income	\$ 67,936.50	
Less Loan Payments	\$ (\$55,662.99)	
Pre-Tax Cash Flow	\$ 12,273.51	
Plus Principal Reduction	\$ 8,450.79	
Total Return Before Taxes	\$ 4%	

INCOME			
# of Units	Unit Mix	Current Rent	Market Rent
1	2 Bed/ 1 baths	\$ 2,150.00	\$ 2,500.00
1	2 Bed/1 baths	\$ 2,500.00	\$ 2,500.00
1	2 Bed/1 baths	\$ 3,000.00	\$ 3,000.00
	Potential Single/1 Bath	\$ 1,500.00	
	Possible rent increase	\$ 7,650.00	\$ 9,500.00
	Monthly Total	\$ 91,800.00	\$ 114,000.00
	Yearly Gross		

ESTIMATED EXPENSES	
Taxes	\$ 14,363.50
Insurance	\$ 3,300.00
Water	\$ 1,800.00
Trash	\$ 2,400.00
Maintenance	\$ 2,000.00
Total Expenses	\$ 23,863.50

Garages/carports	3
Meters Electricity	4
Gas Meters	4
Water	1

Purchase Price	\$1,249,000.00
total Costs	\$1,249,000.00

All expenses are estimates, as two large units are vacant.

ACCESSORY DWELLING UNITS

The City of Los Angeles approved its Accessory Dwelling Unit (ADU) Ordinance (Ord.186.481) in December 2019 to help address the need for additional housing for single addresses and multi-family lots within the city. ADUs are allowed in any zone that allows for residential use by-right. Parking for newly constructed ADU is not required when it is located within one-half mile of public transportation.

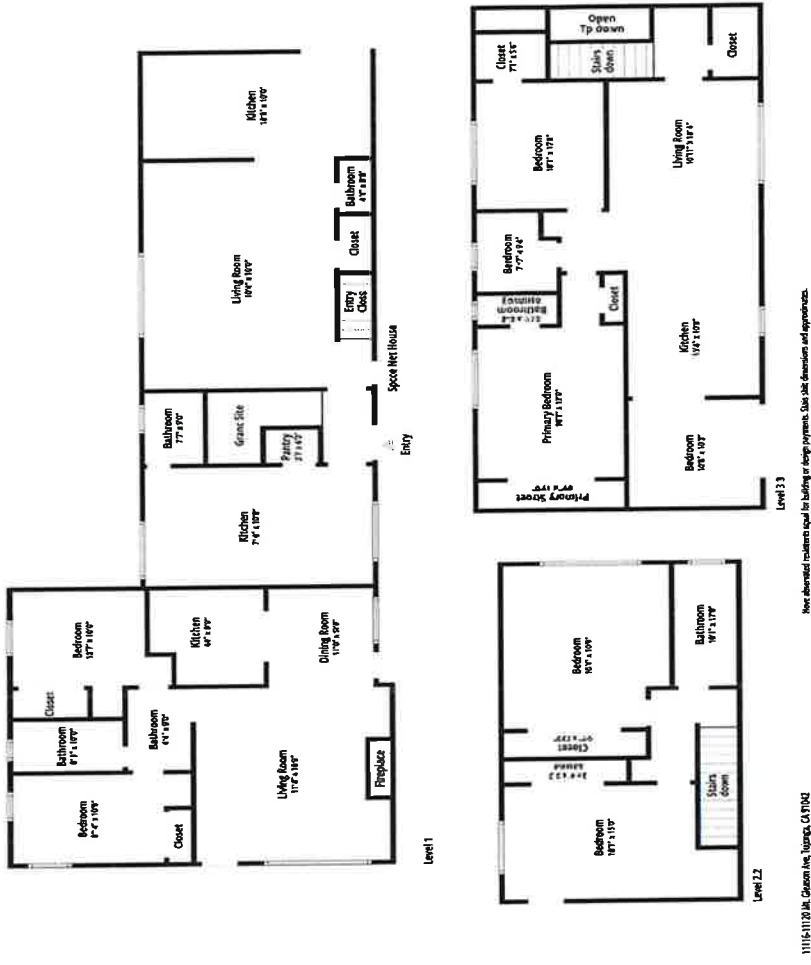
Replacement parking is not required when removed and replaced with construction of an ADU. Project consultants cite investment returns of 10% to 15% on the cost of construction of an ADU.

In the case of 10139 Hillhaven, there is already two Possible ADUs already constructed and with proper plan submission and guidance by an architect or civil engineer, this process is likely to be approved expeditiously.

LOT DEVELOPMENT

The property sits on a lot that is 8125 SQFT zoned R3-1, this would permit the construction of 10 units likely by right. As city information mentions, one unit for every 800 sqft on that Zone.

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1111611120 0k. Gibson Ave, Torrance, CA 91062

PHOTOS:



This photo has been digitally altered to show what the property would look like with only a Black and White paint job and a light repair of the worn asphalt.



This photo shows the current storage room that was built in 1985, probably as an apartment. The space is a legal storage room that could likely be turned into an ADU. Single. There is another space on the large unit that also has its own entrance, and a bathroom. Great opportunity for a savvy investor to buy and finance it as a 1-4 and have the ability, without too much additional investment, to turn it into 4 or 5 units.

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