OFFERING MEMORANDUM

1885 W JEFFERSON BLVD

100% Vacant | 21-Unit Mixed-Use Compound





TABLE OF CONTENTS

O1 EXECUTIVE SUMMARY 02 property overview

03 FINANCIALS



Exclusively Listed by

CASEY LINS

Kidder Mathews 213.225.7223 casey.lins@kidder.com

LIC N° 01902650

KEITH MORET

Lyon Stahl 310.617.2240

keith.m@lyonstahl.com

LIC N° 01802527

KIDDER.COM

LYONSTAHL.COM





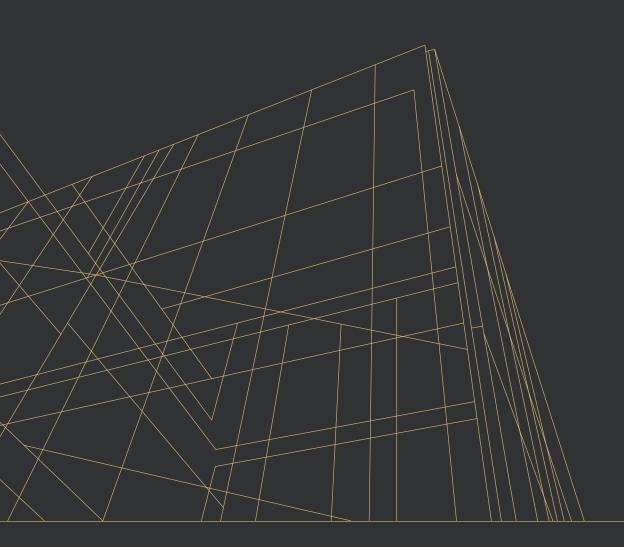
The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.







EXECUTIVE SUMMARY

Section 01

MIXED-USE COMPOUND IN JEFFERSON PARK

We are pleased to present a 21-unit mixed-use compound that will be delivered 100% vacant at the close of escrow!

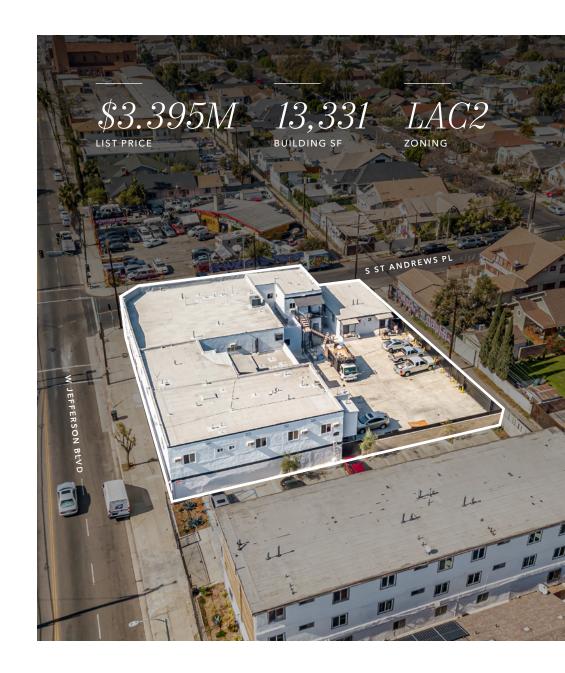
Consisting of 15 residential units \pm 6 commercial units within \pm 13,331 SF of building, the property is well positioned for an investor seeking a high-cash-flowing property or a non-profit seeking a 100% vacant property for various government programs.

Throughout the past 5 years, the property has gone through recent significant upgrades, which include upgraded plumbing, electrical, interior renovations, and fire sprinklers.

With the property being delivered 100% vacant, a new owner has the ability to lease out the units via Section 8, providing potential to operate the property at an unheard of 6.78% CAP rate!

Located on the corner of Jefferson Blvd and St. Andrews Place within Jefferson Park and just a 5-minute drive from both USC and West Adams, the building caters to a wide range of tenants. The property has approximately 15 parking spaces, giving a new owner the ability to provide much desired parking to the tenant.

Contact the listing team for additional information.













UNIT MIX

15 residential + 6 commercial units within \pm 13,331 SF of building

VACANCY

Delivered 100% vacant with the ability to lease out via Section 8 or standard market rate tenants

LOCATION

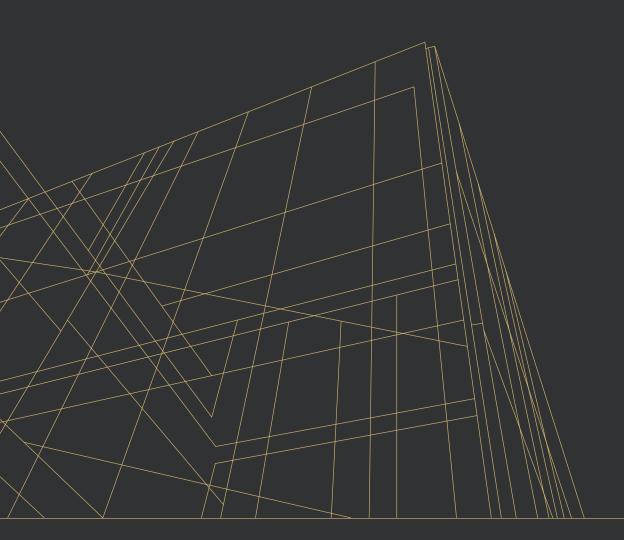
Within Jefferson Park and just a 5-min drive from USC and West Adams

WELL MAINTAINED

Property has gone through significant upgrades over the past 5 years





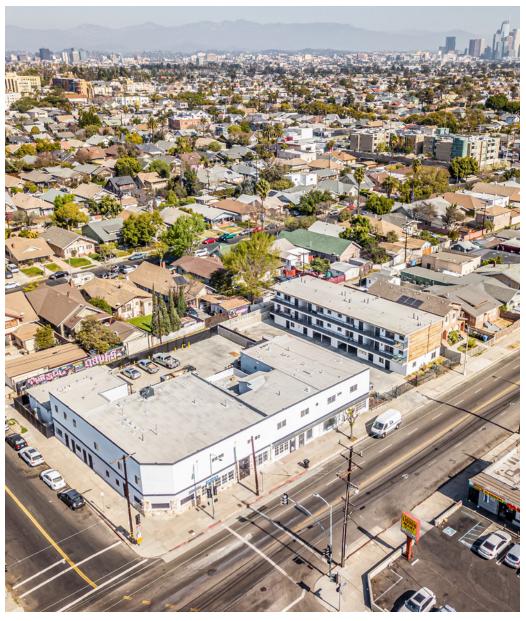


PROPERTY OVERVIEW

Section 02













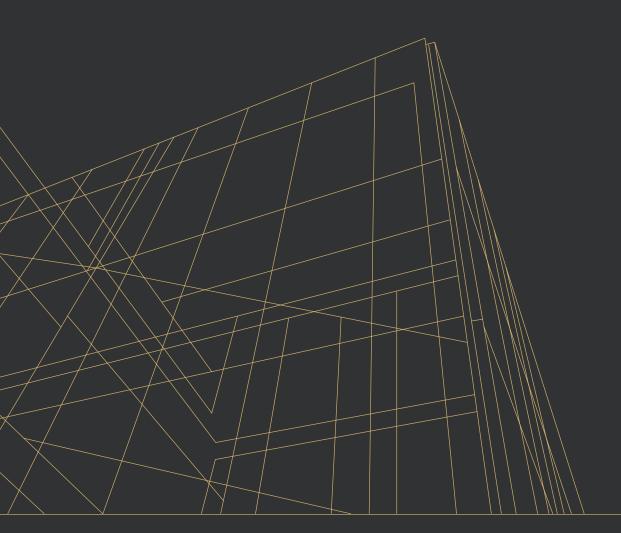












FINANCIALS

FINANCIAL **SUMMARY**

INVESTMENT SUMMARY

Address	1885 W Jefferson Blvd Los Angeles, CA 90018
Price	\$3,395,000
Number of Units	21
Cost Per Unit	\$161,667
Current GRM	9.08
Market GRM	8.64
Current CAP	6.78%
Market CAP	7.31%
Year Built	1912
Lot Size	16,906 SF
Building Size	13,331 SF
Price/SF	\$255

Delivered 100% vacant!

ANNUALIZED OPERATING DATA

	Market Rate Rents (Projected)		Section 8 Rents (Projected)		
Scheduled Gross Income:	\$373,776		\$393,006		
Less: Vacancy	(\$11,213)	3%	(\$11,790)	3%	
Gross Operating Income:	\$362,563	\$362,563		\$381,216	
Less: Expenses:	(\$132,306)	36.5%	(\$133,052)		
Net Operating Income	\$230,257		\$248,164		

ESTIMATED OPERATING EXPENSES

	Market Rate Rents (Projected)	Section 8 Rents (Projected)
New Property Taxes (1.199398%)	\$40,720	\$40,720
Property Management (4% Current Rents GOI)	\$14,503	\$15,249
Insurance - (Actual)	\$22,844	\$22,844
Maintenance/Repairs (\$750/Unit)	\$15,750	\$15,750
Utilities (\$1200/Unit)	\$25,200	\$25,200
Landscape & Gardening (\$150/Month)	\$1,800	\$1,800
Trash (Estimate)	\$6,240	\$6,240
Reserves (\$250/Unit)	\$5,250	\$5,250
Estimated Total Expenses	\$132,306	\$133,052
Per Net Sq. Ft.	\$9.92	\$9.98
Expenses Per Unit	\$6,300	\$6,336

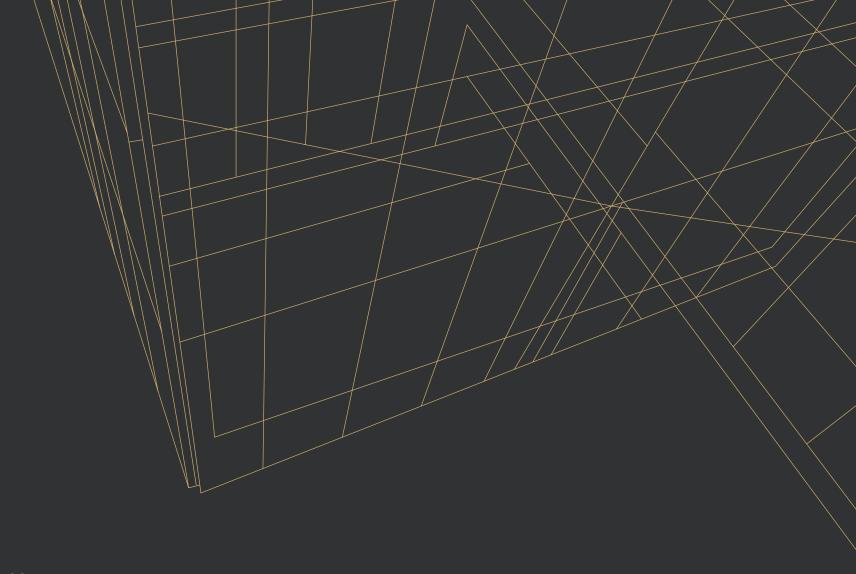
SCHEDULED INCOME

All units delivered vacant

			Market Rate Rents*	Section 8 Rents*
Unit	Beds/Baths	Unit Size**	Monthly Rent/Unit	Monthly Rent/Unit
1885 - Jefferson	Commercial	1,072	\$1,608	\$1,608
1887 - Jefferson	Commercial	1,072	\$1,608	\$1,608
1891 - Jefferson	Commercial	785	\$1,178	\$1,178
1893 - Jefferson	Commercial	997	\$1,496	\$1,496
1897D - Jefferson	Commercial	760	\$1,140	\$1,140
1897A - Jefferson	Commercial	1,396	\$2,094	\$2,094
1899 - Jefferson	Commercial	600	\$900	\$900
3126 - St Andrews	Commercial	460	\$690	\$690
3122 - St Andrews	Commercial	335	\$503	\$503
3120 - St Andrews	Commercial	525	\$788	\$788
3116 - St Andrews	1 + 1	493	\$1,895	\$2,095
3114 - St Andrews	1 + 1	493	\$1,895	\$2,095
3124 - St Andrews	Commercial	813	\$1,220	\$1,016

			Market Rate Rents*	Section 8 Rents*
Unit	Beds/Baths	Unit Size**	Monthly Rent/Unit	Monthly Rent/Unit
1897B - Jefferson	Commercial	2,352	\$3,528	\$2,940
1897C - Jefferson	Commercial	825	\$1,238	\$1,031
1889A - Jefferson	2 + 1	785	\$2,395	\$2,395
1889B - Jefferson	Studio	592	\$1,395	\$1,795
1889C - Jefferson	Studio	375	\$1,395	\$1,795
1889D - Jefferson	Studio	534	\$1,395	\$1,795
1889E - Jefferson	Studio	323	\$1,395	\$1,795
1889F - Jefferson	Studio	408	\$1,395	\$1,795
Monthly Scheduled Gross Income			\$31,148	\$32,551
Parking Income			-	-
Laundry Income			-	\$200
Total Monthly Scheduled Gross Income			\$31,148	\$32,751
Annual Scheduled Gross Income			\$373,776	\$393,006

^{**}Unit sizes are estimated and seller, brokers, and agents make no representations



Exclusively listed by

CASEY LINS
Kidder Mathews
213.225.7223
casey.lins@kidder.com

KEITH MORET Lyon Stahl 310.617.2240 keith.m@lyonstahl.com LIC N° 01802527

KIDDER.COM

LYONSTAHL.COM



