

OFFERING MEMORANDUM

301 N MCDONNELL AVE



LOS ANGELES, CA 90022

km Kidder
Mathews

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EXECUTIVE SUMMARY

TWO SEPARATE HOMES LOCATED IN LOS ANGELES

We are pleased to present 301 N McDonnell Ave, a fully occupied 2-unit property in East Los Angeles offering an attractive combination of rental upside, abundant parking, and future development potential. THE PROPERTY WILL BE SOLD WITH ALL TENANTS IN PLACE.

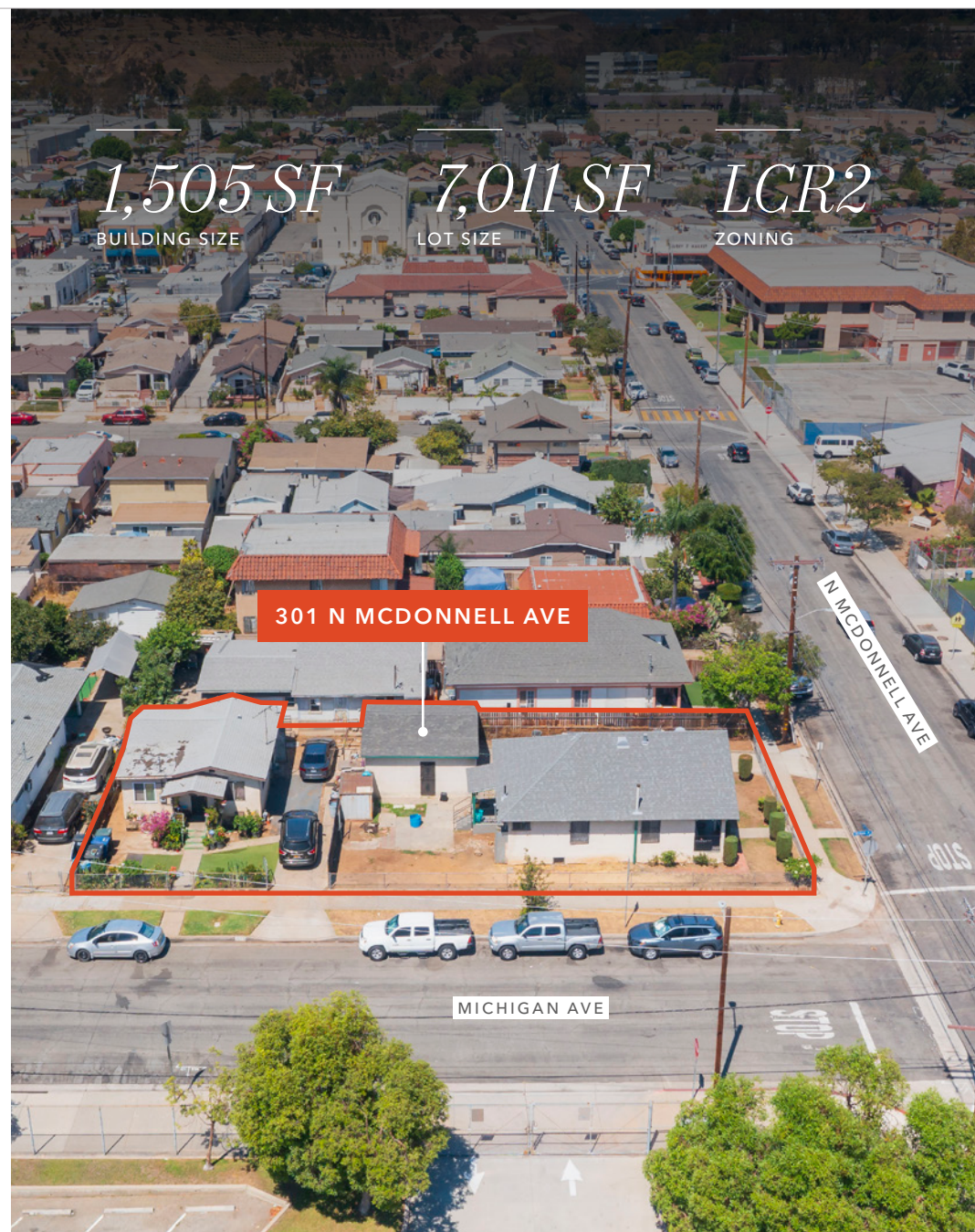
The property consists of two detached, single-story residences totaling approximately 1,505 square feet of rentable living area, situated on a substantial $\pm 7,011$ -square-foot corner lot zoned LCR2. The unit mix includes one 2-bedroom/1-bathroom unit and one 1-bedroom/1-bathroom unit, both currently occupied. A detached 2-car garage, along with approximately 5 additional uncovered tandem parking spaces, provides an exceptional amount of parking for the property. Current rents offer significant upside, providing an investor with an opportunity to increase cash flow through future rental adjustments and strategic repositioning.

Residents benefit from convenient

access to a variety of retail, dining, and neighborhood amenities, including Steven's Steak & Seafood House, Ruby's Diner, Starbucks, Il Saggio Italian Restaurant, Tamayo Restaurant & Art Gallery, Mi Pueblo Salvadoran Restaurant, Birrieria Gonzalez, El Gallo Giro, and Tacos Baja.

The property is also located near Whittier Boulevard, the primary commercial corridor serving East Los Angeles and a longstanding destination for shopping, dining, services, and local culture. With its sizable corner lot, two detached residences, abundant parking, and substantial rental upside, 301 N McDonnell Ave presents an attractive opportunity for investors seeking a well-located East Los Angeles duplex with immediate income-growth potential and long-term optionality.

For additional information contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com."Casey.Lins@kidder.com.



PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY OVERVIEW



LA CO COMMUNITY
SERVICES

TAMALES LILIANAS

BROOKLYN
AVENUE SCHOOL

EAST LOS ANGELES
RISING YOUTH CLUB

NEW YORK ST

301 N MCDONNELL AVE

MICHIGAN AVE

ALFONSO B PEREZ SPECIAL
EDUCATION CENTER

N MCDONNELL AVE

PROPERTY OVERVIEW



FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS 301 N McDonnell Ave
Los Angeles, CA 90022

LIST PRICE \$629,000

NUMBER OF UNITS 2

COST PER UNIT \$314,500

CURRENT GRM 22.79

MARKET GRM 10.92

CURRENT CAP 2.38%

MARKET CAP 6.88%

YEAR BUILT 1930

LOT SIZE 7,011

BUILDING SIZE 1,505

PRICE/SF \$418

\$629K

LIST PRICE

7,011

LOT SIZE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents	Market Rents
Scheduled Gross Income	\$27,600	\$57,600
Less: Vacancy	0%	(\$1,728) 3%
Gross Operating Income	\$27,600	\$55,872
Less: Expenses	\$(12,620) 45.7%	\$(12,620)
Net Operating Income	\$14,980	\$43,252

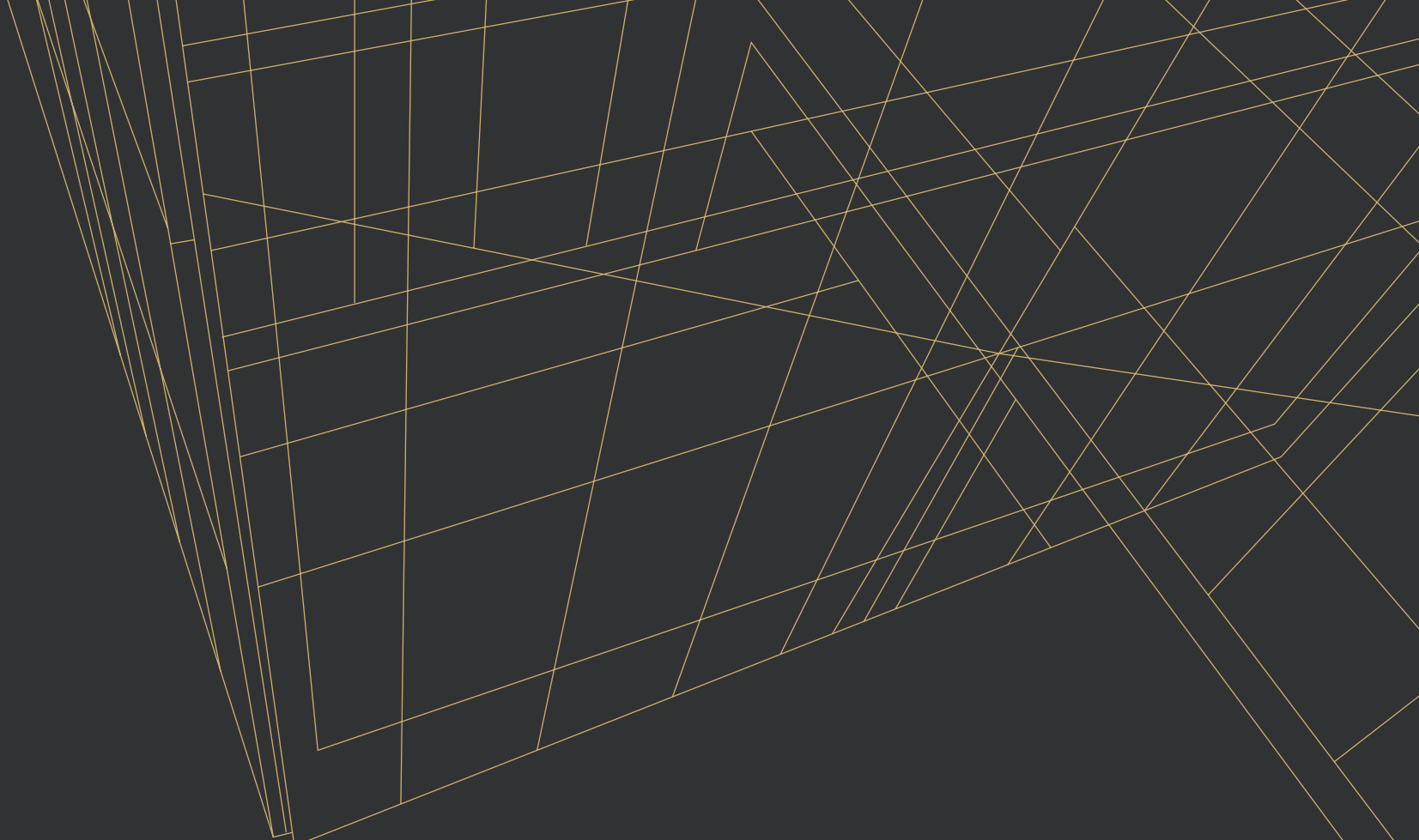
ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - (1.25%)	\$7,863	\$7,863
Insurance - Estimate (\$1,400/Unit)	\$2,800	\$2,800
Maintenance/Repairs - Estimate - (\$850/Unit)	\$1,700	\$1,700
City Fees - Actual	\$258	\$258
Estimated Total Expenses	\$12,620	\$12,620
Per Net SF	\$8.39	\$8.39
Expenses Per Unit	\$6,310	\$6,310

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SCHEDULED INCOME

Unit No.	Beds/Baths	Square Feet	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
301 N McDonnell	2BD + 1BA	881 SF	\$1,650	\$2,700
4555 Michigan	1BD + 1BA	624 SF	\$650	\$2,100
Monthly Scheduled Gross Income			\$2,300	\$4,800
Parking Income			-	-
Laundry Income			-	-
Total Monthly Scheduled Gross Income			\$2,300	\$4,800
Annual Scheduled Gross Income			\$27,600	\$57,600



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