

2800 Fairmount St.

LOS ANGELES | CALIFORNIA



± 5,514 SF 6 UNIT COMPLEX - FOR SALE

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DAUM
COMMERCIAL REAL ESTATE SERVICES

2800 Fairmont St.

LOS ANGELES | CALIFORNIA

PROPERTY HIGHLIGHTS

Unique 6 Unit Complex For Sale

±5,514 SF Apartment Complex

±12,331 SF of Land zoned LAR2

Extends from Fairmount St. to

Blanchard St. along Forest Avenue

Good mix of units, including a 3 bedroom,

2 bedroom, and three 1 bedroom units.

Easy Freeway Access to 5, 10, 60 & 710

ASKING SALE PRICE: \$1,650,000.00

Contact Dennis Marciniak for More Info.
p: 818.449.1627 / M: 818.298.2787



ABOUT THIS PROPERTY



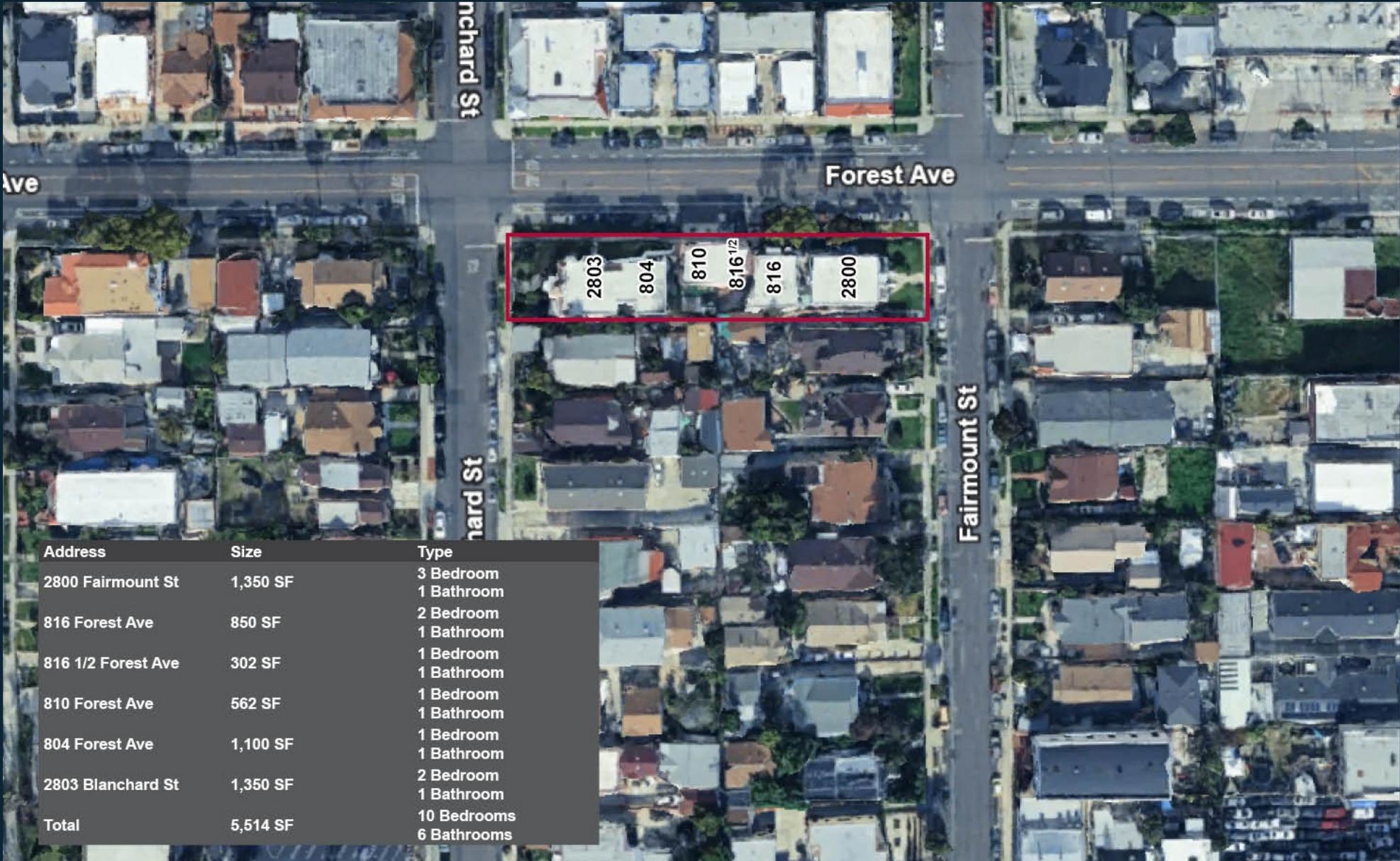
The property is located in Boyle Heights / East Los Angeles, just east of Downtown Los Angeles, in a relatively dense urban residential neighborhood



Nearby landmarks & amenities include: Dodger Stadium, Cal State LA, East Los Angeles College, the Arts District, Union Station.



Bob Hope Airport (Hollywood-Burbank Airport, BUR) 17.4 miles
Los Angeles International Airport (LAX) 19.1 miles



Address	Size	Type
2800 Fairmount St	1,350 SF	3 Bedroom 1 Bathroom
816 Forest Ave	850 SF	2 Bedroom 1 Bathroom
816 1/2 Forest Ave	302 SF	1 Bedroom 1 Bathroom
810 Forest Ave	562 SF	1 Bedroom 1 Bathroom
804 Forest Ave	1,100 SF	1 Bedroom 1 Bathroom
2803 Blanchard St	1,350 SF	2 Bedroom 1 Bathroom
Total	5,514 SF	10 Bedrooms 6 Bathrooms

AVAILABLE SPACES

Proforma Snapshot

Property	SF
2800 Fairmount St	1,350
816 Forest Ave	850
816 1/2 Forest Ave	302
810 Forest Ave	562
804 Forest Ave	1,100
2803 Blanchard St	1,350
Total:	5,514

	<u>\$/SF/Mo</u>	<u>Actual Monthly</u>	<u>Actual Annual</u>	<u>\$/SF/Mo</u>	<u>Projected Monthly</u>	<u>Projected Annual</u>
2800 Fairmount St	\$2.20	\$2,975	\$35,700	\$2.20	\$2,975	\$35,700
816 Forest Ave		\$0	\$0	\$2.76	\$2,350	\$28,200
816 1/2 Forest Ave	\$3.31	\$1,000	\$12,000	\$3.31	\$1,000	\$12,000
810 Forest Ave	\$1.78	\$1,000	\$12,000	\$1.78	\$1,000	\$12,000
804 Forest Ave	\$1.76	\$1,935	\$23,220	\$1.76	\$1,935	\$23,220
2803 Blanchard St	\$2.09	\$2,825	\$33,900	\$2.09	\$2,825	\$33,900
Parking		\$0	\$0			\$0
Potential Gross Income	\$1.77	\$9,735	\$116,820		\$12,085	\$145,020
Vacancy & Collection (less 3%)			\$3,505			\$4,351
Effective Gross Income			\$113,315			\$140,669

<u>Operating Expenses</u>		<u>Monthly</u>	<u>Annual</u>	
Management Fee	\$0.10	\$534	\$6,408	
Gardening	\$0.04	\$200	\$2,400	
Office Exp.	\$0.00	\$18	\$220	
Insurance	\$0.05	\$292	\$3,500	
Taxes	\$0.15	\$808	\$9,700	
Utilities	\$0.02	\$125	\$1,500	
Pest Control	\$0.01	\$54	\$650	
Leasing	\$0.03	\$167	\$2,000	
Reparis	\$0.27	\$1,500	\$18,000	
Total Operating Expenses	\$0.67	\$3,698	\$44,378	
Net Operating Income (NOI)	\$1.09	\$6,037	\$68,937	\$96,291

Capitalization Rate:	Projected 5.84%
Sale Price	\$1,650,000
Sale Price / SF	\$299.24
Price Per Unit	\$275,000
Gross Rent Multiplier	11.73

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



GALLERY

LOCATION MAP

