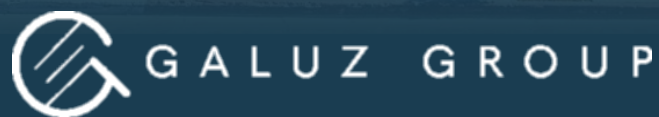


2731 BEVERLY BOULEVARD

66 UNIT INVESTMENT OPPORTUNITY



Los Angeles, CA 90057



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Los Angeles, CA 90057

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



Executive Summary

2731 BEVERLY BOULEVARD

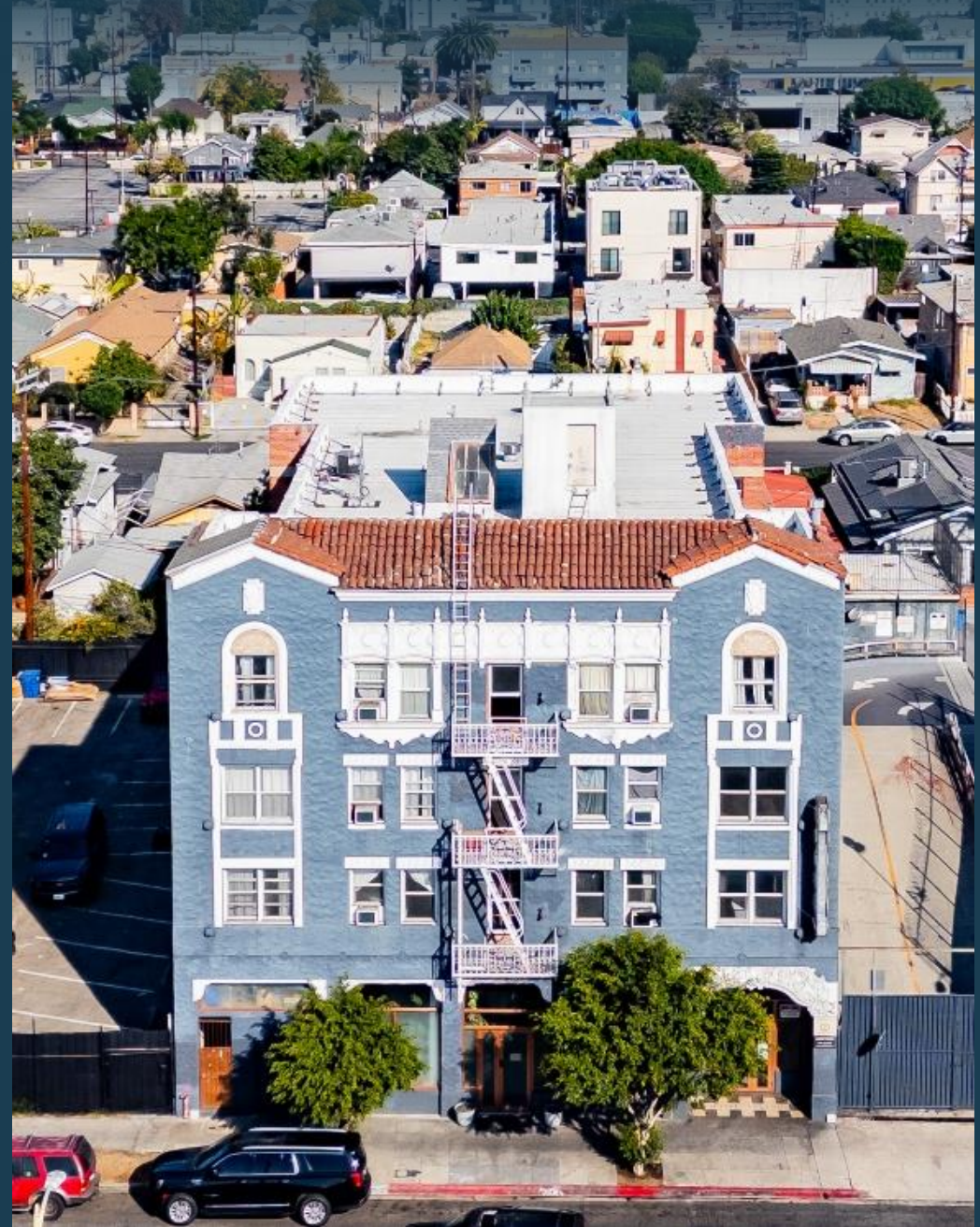
Property Summary

PRICING

OFFERING PRICE		\$10,300,000
PRICE/UNIT		\$156,061
PRICE/SF		\$415.41
GRM	10.45	9.12
CAP RATE	6.0%	7.32%
	Current	Market

THE ASSET

Units	66
Year Built	1927
Gross SF	24,795
Lot SF	6,826
APN	5156-020-018



Investment Overview

Gorgeous architecturally prominent 4 story building in the area referred to as "Rampart Village" that is quickly becoming the new Echo Park and Silverlake and minutes from Downtown LA. This property has undergone major renovations including new roof, new copper plumbing, new waste lines, updated electrical system, restored lobby and all common areas, updated windows, and thoughtfully renovated units. The units are large bachelors with full bathrooms and small kitchenettes. These units are bright with high ceilings and city views. Incredible lobby that welcomes the tenants. The units rent like hotcakes. This is the perfect "CASH FLOW" deal as all the heavy lifting is done. On site and off site management makes this an easy asset to handle.







Financial Overview

2731 BEVERLY BOULEVARD

RENT ROLL

Unit #	Type	Current Rent	Market Rent
100	Retail	\$4,561	\$5,000
101	Bachelor	\$1,225	\$1,350
102	Bachelor	\$1,200	\$1,350
103	Bachelor	\$1,100	\$1,350
104	1+1	\$1,500	\$1,800
105	1+1	\$1,696	\$1,800
201	Bachelor	\$1,200	\$1,350
202	Bachelor	\$1,200	\$1,350
203	Bachelor	\$1,200	\$1,350
204	Bachelor	\$1,200	\$1,350
205	Bachelor	\$760	\$1,350
206	Bachelor	\$1,250	\$1,350
207	Bachelor	\$1,200	\$1,350
208	Bachelor	\$1,100	\$1,350
209	Bachelor	\$1,050	\$1,350
210	Bachelor	\$1,250	\$1,350
211	Bachelor	\$1,250	\$1,350
212	Bachelor	\$1,200	\$1,350
214	Bachelor	\$1,250	\$1,350
215	Bachelor	\$1,248	\$1,350
216	Bachelor	\$1,200	\$1,350
217	Bachelor	\$1,250	\$1,350
218	Bachelor	\$1,225	\$1,350
219	Bachelor	\$1,250	\$1,350
220	Bachelor	\$1,200	\$1,350
221	Bachelor	\$1,200	\$1,350
301	Bachelor	\$1,100	\$1,350
302	Bachelor	\$1,075	\$1,350
303	Bachelor	\$1,200	\$1,350
304	Bachelor	\$1,200	\$1,350
305	Bachelor	\$1,200	\$1,350
306	Bachelor	\$1,248	\$1,350
307	Bachelor	\$1,200	\$1,350

Unit #	Type	Current Rent	Market Rent
308	Bachelor	\$1,166	\$1,350
309	Bachelor	\$1,200	\$1,350
310	Bachelor	\$1,195	\$1,350
311	Bachelor	\$1,250	\$1,350
312	Bachelor	\$1,200	\$1,350
314	Bachelor	\$1,200	\$1,350
315	Bachelor	\$1,200	\$1,350
316	Bachelor	\$1,200	\$1,350
317	Bachelor	\$1,200	\$1,350
318	Bachelor	\$1,200	\$1,350
319	Bachelor	\$1,200	\$1,350
320	Bachelor	\$1,100	\$1,350
321	Bachelor	\$1,200	\$1,350
401	Bachelor	\$1,166	\$1,350
402	Bachelor	\$1,200	\$1,350
403	Bachelor	\$1,200	\$1,350
404	Bachelor	\$1,272	\$1,350
405	Bachelor	\$1,200	\$1,350
406	Bachelor	\$1,250	\$1,350
407	Bachelor	\$1,166	\$1,350
408	Bachelor	\$1,200	\$1,350
409	Bachelor	\$1,169	\$1,350
410	Bachelor	\$1,195	\$1,350
411	Bachelor	\$1,200	\$1,350
412	Bachelor	\$1,100	\$1,350
414	Bachelor	\$1,200	\$1,350
415	Bachelor	\$1,200	\$1,350
416	Bachelor	\$1,200	\$1,350
417	Bachelor	\$1,250	\$1,350
418	Bachelor	\$1,200	\$1,350
419	Bachelor	\$760	\$1,350
420	Bachelor	\$1,250	\$1,350
421	Bachelor	\$1,050	\$1,350
Totals:		\$82,126	\$93,650

FINANCIAL ANALYSIS

PRICING

OFFERING PRICE	\$10,300,000	
PRICE/UNIT	\$156,061	
PRICE/SF	\$415.41	
GRM	10.45	9.12
CAP RATE	6.0%	7.32%
	Current	Market

FINANCING

Down	45.0%	\$4,635,000
Loan	55.0%	\$5,665,000
Ammort Years		30
Interest Rate		6.50%
Payments		(\$35,807)

THE ASSET

Units	66
Year Built	1927
Gross SF	24,795
Lot SF	6,826
APN	5156-020-018

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
63	Bach	\$1,180	\$74,369	\$1,350	\$85,050
2	1+1	\$1,598	\$3,196	\$1,800	\$3,600
1	Retail	\$4,561	\$4,561	\$5,000	\$5,000
Total Scheduled Rent			\$82,126		\$93,650
Laundry			-		\$500
Monthly Scheduled Gross Income			\$82,126		\$94,150

ANNUALIZED INCOME

		Current		Market
Scheduled Gross Income		\$985,511		\$1,129,800
Less: Vacancy/Deductions	3%	(\$29,565)	3%	(\$33,894)
Gross Operating Income		\$955,945		\$1,095,906

ANNUALIZED EXPENSES

	Current	Market
Taxes:	\$128,322	\$128,322
Insurance:	\$48,000	\$48,000
Utilities:	\$65,000	\$65,000
Maintenance & Repair's:	\$25,000	\$25,000
Trash:	\$10,000	\$10,000
Pest:	\$3,000	\$3,000
Misc/Reserves:	\$7,000	\$7,000
Off site Management	\$29,668	\$29,668
On site Management	\$24,000	\$24,000
Elevator	\$1,500	\$1,500
Total Expenses	\$341,490	\$341,490
Expenses/Unit	\$5,174	\$5,174
Expenses/SF	\$13.77	\$13.77
% of GOI	35.7%	31.2%

RETURN

		Current		Market
NOI		\$614,455		\$754,416
Less Debt		(\$429,680)		(\$429,680)
Cashflow	3.99%	\$184,775	7.01%	\$324,736
Principal Paydown		\$65,586		\$65,586
Total Return Before Taxes	5.40%	\$250,361	8.42%	\$390,322



Location Overview

2731 BEVERLY BOULEVARD

Westlake

Westlake's central location near Downtown Los Angeles results in excellent walkability and accessibility for its residents. The subject is within walking distance of stops on the Metro Red and Purple lines, one stop away from the Metro Blue and Expo lines, within a block of stops for five bus lines, and at the heart of the Los Angeles freeway system.



7% Growth
POPULATION



\$74,214
AVG HH INCOME



\$669,700
PROPERTY VALUE



Westlake is adjacent to other notable neighborhoods, including Echo Park, Pico Union, Downtown and Koreatown. The neighborhood is extremely dense, with endless streets lined with small businesses. MacArthur Park, designated as the City of Los Angeles Cultural Monument #100, is located in Westlake and is adjacent to the Metro's Westlake/MacArthur Park Station, which affords access to the Red and Purple lines. Those lines provide public transportation toward Downtown, North Hollywood and toward Koreatown, with West Side extensions projected to be completed in 2027.

Vicinity Map

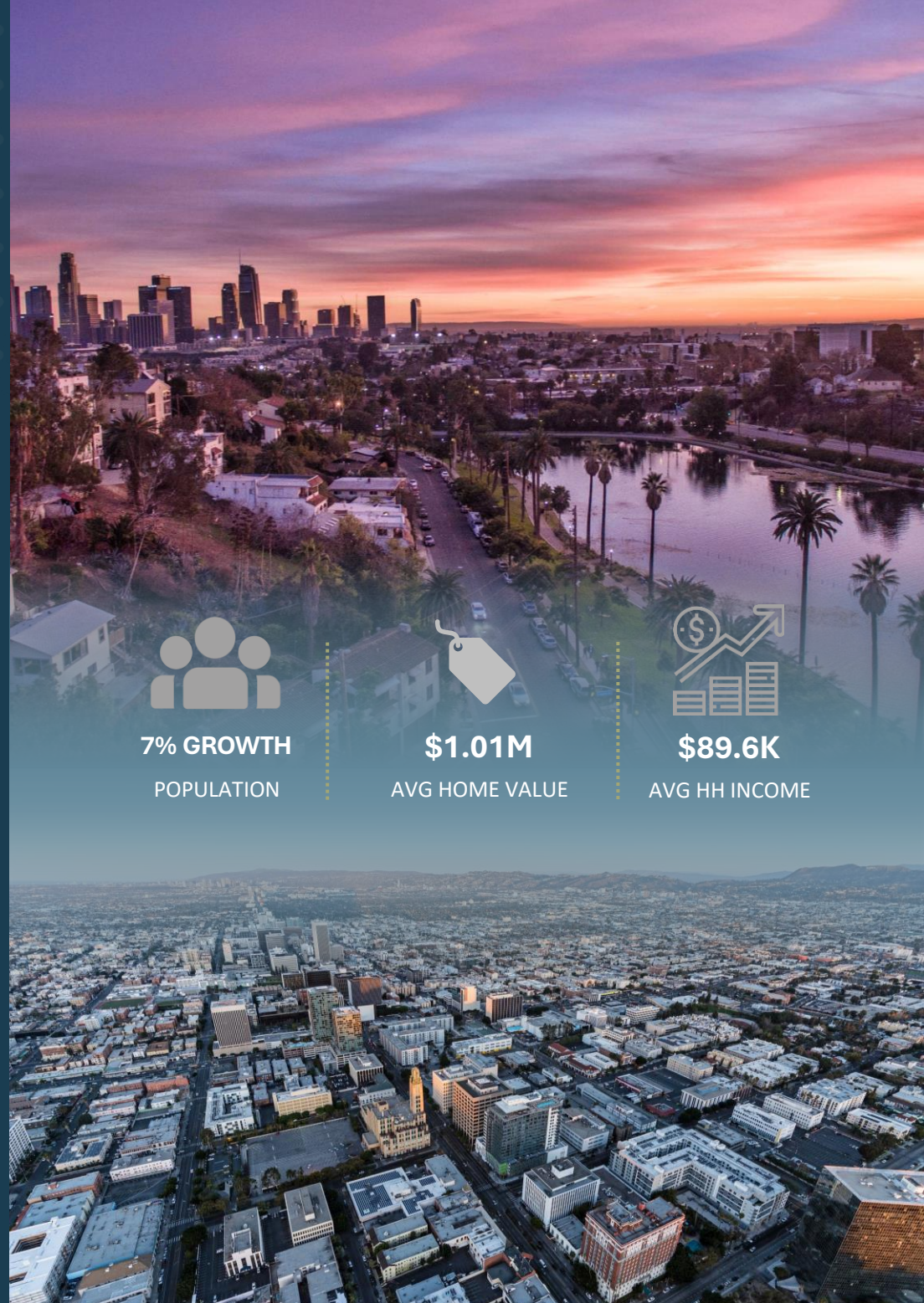


ECHO PARK

Echo Park was rated the “Greatest Neighborhood in Los Angeles.” It’s a stone’s throw from Chinatown, a short bike ride from downtown L.A., Silver Lake and Los Feliz. It’s also surrounded by four major freeways: The 5, The 2, The 110 and the 101. That makes for a quick jaunt to the Arclight in Hollywood, The Americana in Glendale, or even USC. It is also home to one of the largest public parks in the city — Elysian Park — the beautifully restored Echo Park lake. Millennials have ditched the suburbs for a more active and dynamic urban lifestyle. Many don’t own or want to own cars, so they rely on walking, biking, Metro or Uber. There is a limited supply of housing in Los Angeles, and especially in Echo Park, which is causing upward pressure on rents. Research firm Axiometrics projects rental rates are to increase by 25% over the next five years.

KOREATOWN

Koreatown is a gorgeous and densely packed three-quarter mile community offering a delightful fusion of history and hipsters. With its labyrinth of bistros, coffee shops, boutique hotels and endless shopping in readapted art deco structures with terra cotta facades, it has an approachable urban aesthetic that both charms and infuses this historic neighborhood with a life that is excitingly new. Local values and luxe style blend with ease and have transformed this area just west of downtown into one of the hippest neighborhoods around. Koreatown is in full bloom.



7% GROWTH
POPULATION



\$1.01M
AVG HOME VALUE



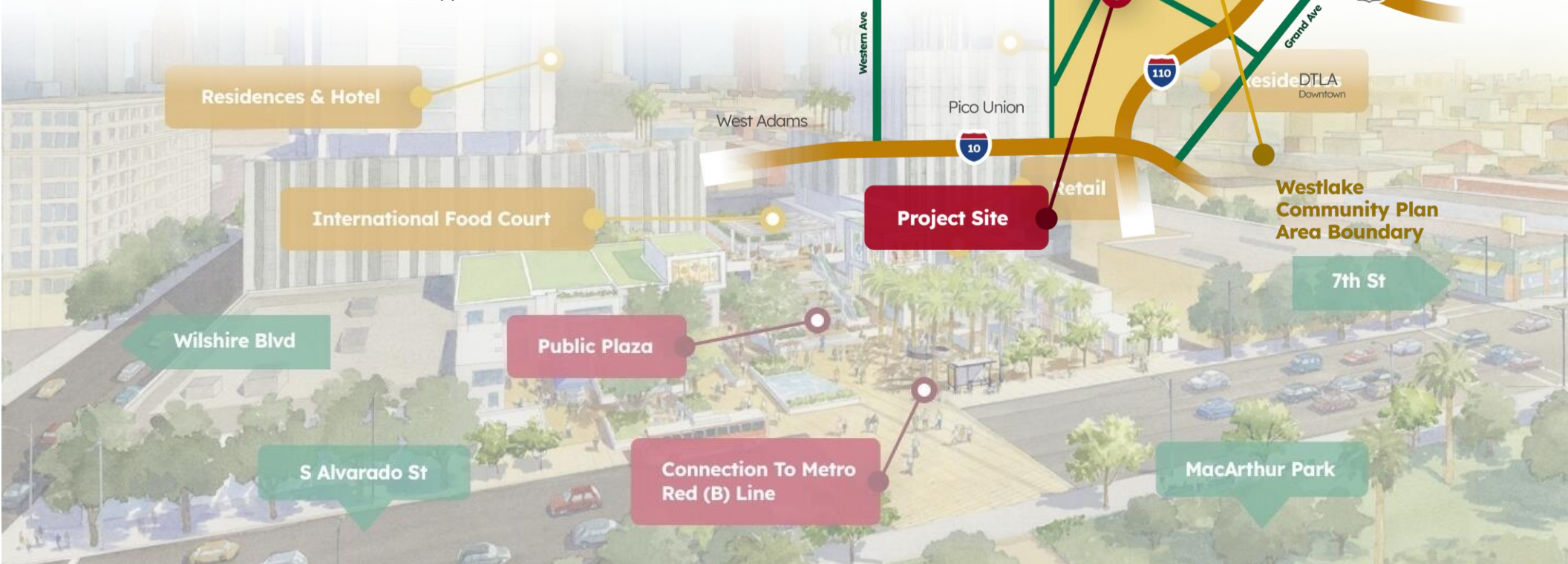
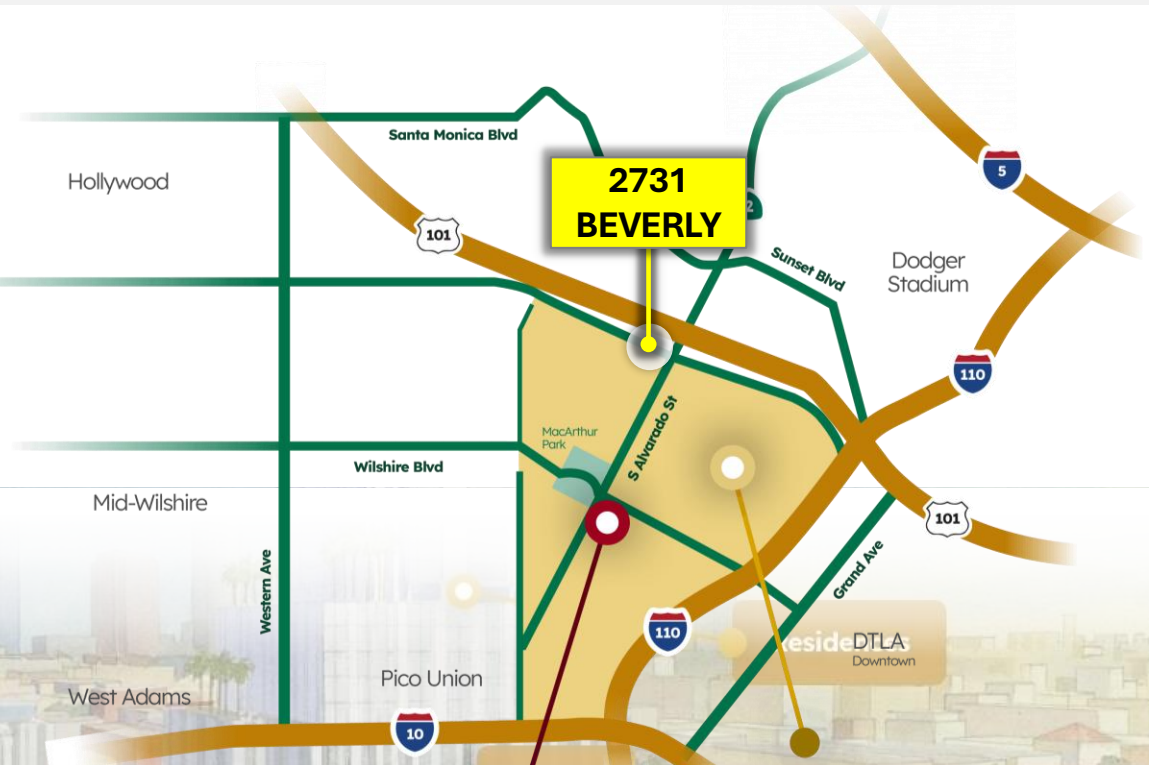
\$89.6K
AVG HH INCOME

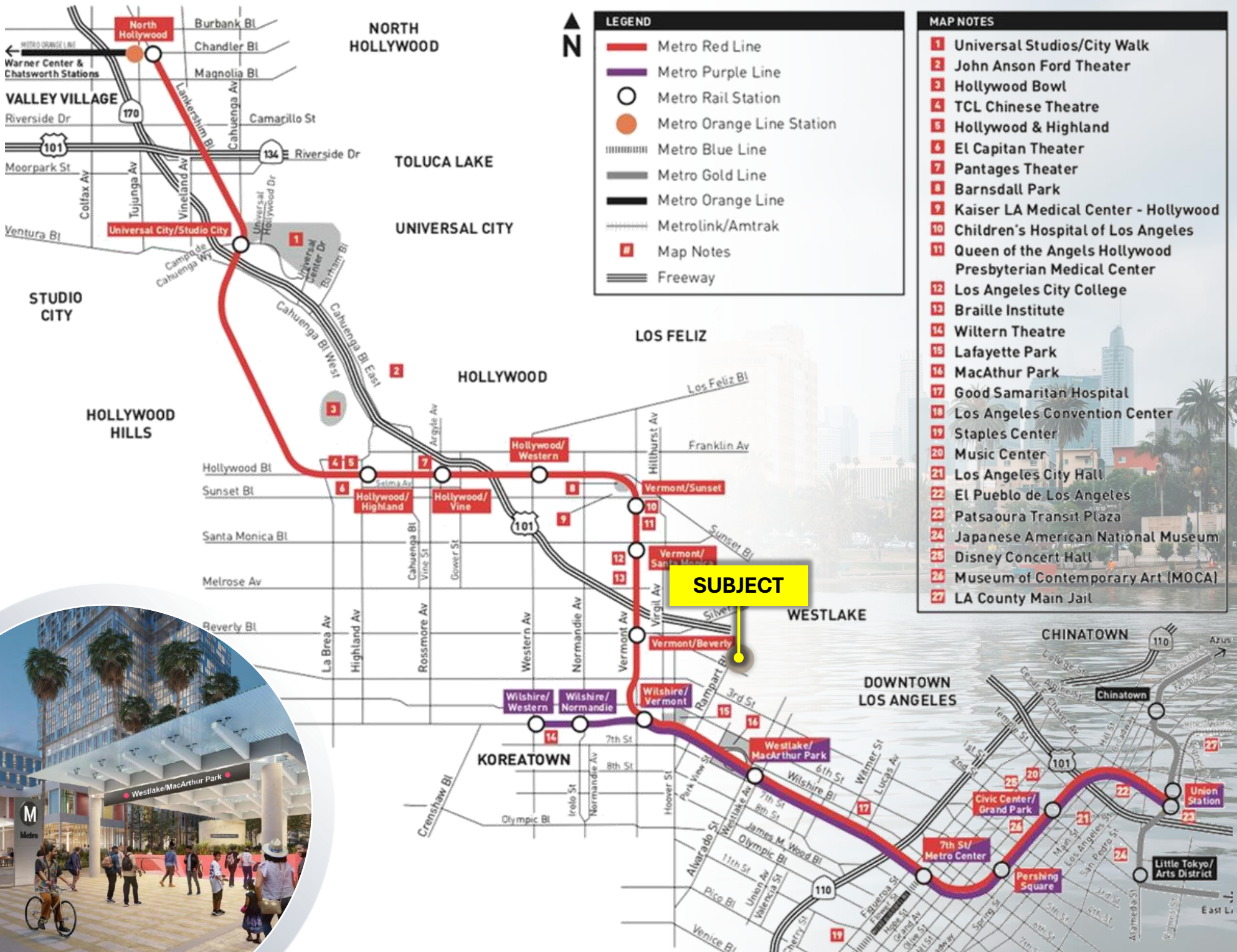
Centro Westlake

The Walter J Company is proposing Centro Westlake to the Westlake neighborhood—one of Los Angeles' most diverse and entrepreneurial communities.

The proposed Project is a Joint Development project with LA Metro and is situated along Westlake Avenue between Wilshire Boulevard and 7th Street, located above the Westlake/MacArthur Park Metro Station.

Centro Westlake will reflect the Westlake neighborhood—rich with culture, community, and history. Located above the Metro B (Red) Line, the location is already a natural gathering point in the community. Centro Westlake will encourage such gatherings and enhance community connections by creating access to housing, transportation, health and wellness services, and economic opportunities.





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