

14 Units | Value-Add | Los Angeles

820-824 W. 95th St.



Sam Shakerchi
Senior Vice President
Compass Commercial - Beverly Hills
M. 310.525.0872
sam.shakerchi@compass.com

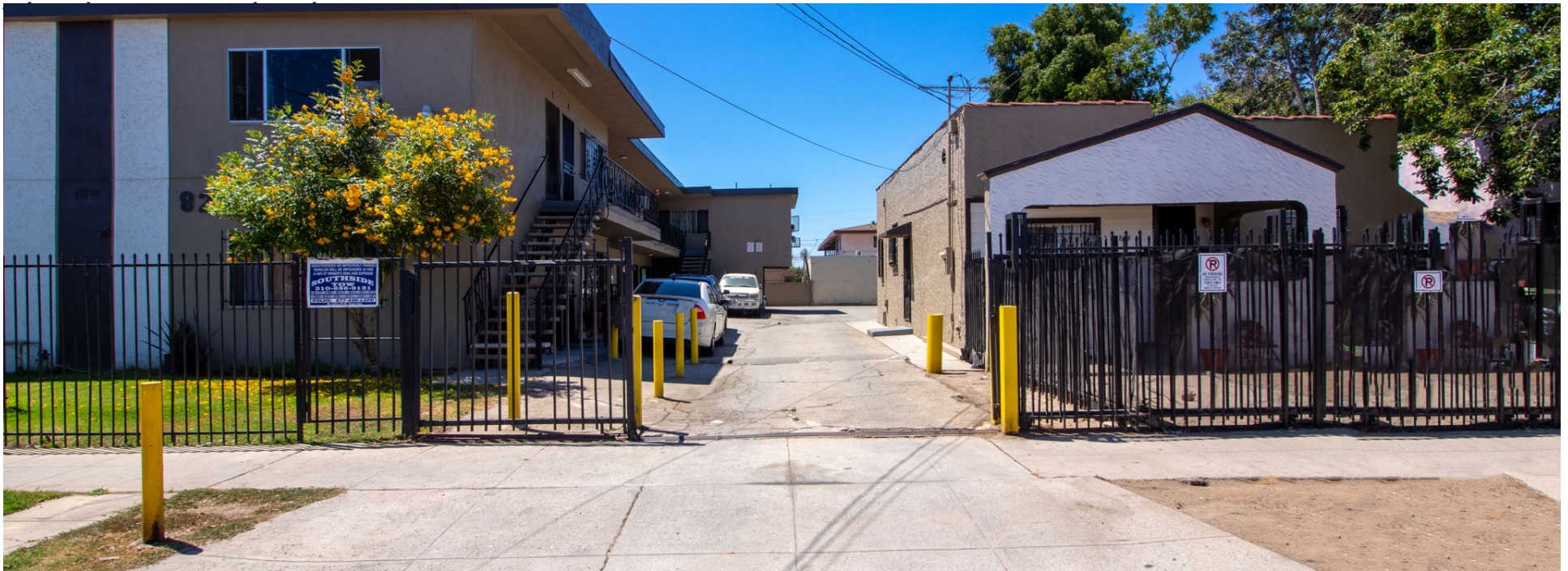
COMPASS
COMMERCIAL

Offering Summary

VALUE-ADD 14-UNIT DEAL | \$178K/DOOR | SOUTH LA |

Rare opportunity to acquire 820 and 824 W. 95th Street, a 14-unit property spanning two contiguous parcels. The offering includes a 2-story 13-unit apartment building (built 1965) and a detached single-family residence (built 1927), totaling approx. 7,547 SF of rentable space. Priced at \$2,495,000 — \$178K per unit. 60% -70% in upside potential would the property at an approximate 9.2 GRM and/or a CAP Rate of 8.28%....Zoned LAR3 with long-term development potential. Located near the 110, SoFi Stadium, and USC. Perfect for value-add investors seeking scale in South LA.

UNIT MIX:



Sam Shakerchi
Vice President Compass Commercial
M: 310.525.0872
sam.shakerchi@compass.com

COMPASS
COMMERCIAL

FOR SALE

820 - 824 W 95th St. Los Angeles, CA 90044

HIGHLIGHTS

- 7,547 SF Building
- 12,959 SF Lot
- 15.0 GRM
- 14 Units 13 apartment + a SFR
- 15 Parking Spaces
- 60% +/- Upside Potential
- LAR3 Zoning
- Development Potential
- Central Location



Sam Shakerchi
Senior Vice President
Compass Commercial - Beverly Hills
M. 310.525.0872
sam.shakerchi@compass.com

COMPASS
COMMERCIAL

FINANCIALS | 820 W 95th St.

Approximate Year Built	1965
Approximate Lot Size:	12,959 SF
Approximate Gross RSF:	7,547 SF

Price Per SF:	\$330.00
Current CAP	6.6%
Market CAP:	6.5% - 8.0%

INVESTMENT SUMMARY	
Price:	\$2,495,000
Down Payment:	\$2,495,000.00 100%
Number of Units:	14
Price per Unit:	\$178,200
Current GRM:	15.06
Potential GRM:	9.2

ANNUALIZED OPERATING DATA		
	CURRENT RENTS	PROJECTED VALU-ADD DETAILS
Scheduled Gross Income:	\$165,634	\$268,620
Gross Operating Income	\$165,634	\$268,620
Gross Rent Multiplier	15.0	9.2
Less Expenses:	\$41,083	\$62,958
Net Operating Income:	\$124,551	\$205,662
Less Loan Payment:	\$0	
Pre-Tax Cash Flow:	\$133,863	\$236,849
Plus Principal Reduction:	\$0	\$0
Total Return Before Taxes:	\$133,863 6.66% CAP	\$237,433 8.24% CAP

INCOME					
		CURRENT RENTS		VALUE ADD POTENTIAL INCOME	
# of Units	Unit Mix	Avg. Rent/Unit	Monthly Income	Projected Numbers	Monthly Income
14	10 Studio+1bth & 3 1+1's & 1 3+1		\$13,803		\$22,385
				GRM	9.2
Total Scheduled Rent:		\$281,968		\$268,620	
Laundry Income:		\$0		\$0	
Monthly Gross Income:		\$9,830		\$22,385	
Annual Gross Income:		\$117,960		\$268,620	

820 - 824 W. 95th St. 14 Value-Add Units



Sam Shakerchi
Senior Vice President
Compass Commercial - Beverly Hills
M. 310.525.0872
sam.shakerchi@compass.com

COMPASS
COMMERCIAL

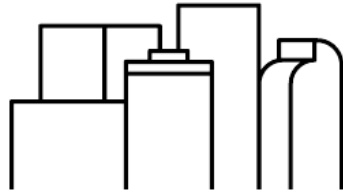
820 - 824 W. 95th St. Los Angeles -14 Units



Sam Shakerchi
Senior Vice President
Compass Commercial - Beverly Hills
M. 310.525.0872
sam.shakerchi@compass.com



COMPASS
COMMERCIAL



SHAKERCHI REAL ESTATE GROUP

SAM SHAKERCHI



As Senior Vice President of Compass Commercial in Beverly Hills, Sam has been involved in the sales, purchases, and leasing, of commercial properties in Beverly Hills and the greater Los Angeles area for over 20 years. He started his career at Coldwell Banker in Beverly Hills and then went on to found the Teles Properties commercial division in 2013. Teles then grew their footprint to 22 offices and was later acquired by Douglas Elliman in 2017. Sam was then recruited by Compass where he has successfully grown and expand their commercial division in Beverly Hills and Los Angeles.

Having skin in the game - As a Commercial Property owner, landlord, and former tenant, as well, Sam understands the entire cycle and all sides of a deal. From your very first meeting with him, throughout the entire process, and well after closing, he maintains the highest level of integrity, reliability, professionalism, and loyalty. Sam is also a specialist in keeping his finger on the pulse of the highly desired off-market community as well. "In this age of technology, where everyone can go online and find properties at their fingertips, you must be able to provide your clients with off-market opportunities. "Knowledge and access is the greatest commodity in this business." With a keen sense of local and commercial trends and developments, Sam provides his clients with expert market knowledge and hands-on service that is second to none.

Prior to becoming a real estate agent, Sam owned and operated Sammy's Sports in the Golden Triangle of Beverly Hills. He loves spending time with his wife and two kids, mentoring new agents, is an avid ice hockey player, and a decent guitarist.

SHAKERCHI REAL ESTATE GROUP
Powered by **COMPASS** COMMERCIAL

DRE# 01868195
Senior Vice President
M: 310.525.0872
sam.shakerchi@compass.com