

NEW CUSTOM TOWNHOMES STYLE APARTMENTS

1271 W 39TH PL LOS ANGELES, CA 90037 | OFFERING MEMORANDUM



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COMMERCIAL**

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PREPARED BY

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660 W. Huntington Drive,

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EXECUTIVE SUMMARY

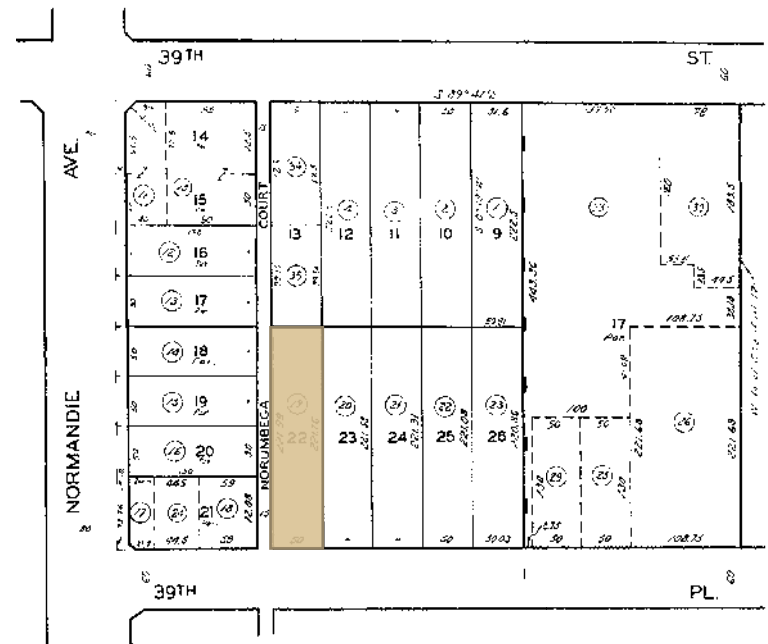


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EXECUTIVE SUMMARY

ADDRESS	1271 W 39TH PL
CITY	LOS ANGELES, CA 90037-4413
APN	5037-007-019
UNITS	8
GROSS SF	10261
LOT SF	11100
YEAR BUILT	2019
ZONING	LAR3



PROPERTY OVERVIEW

1271 W 39TH PL
LOS ANGELES, CA 90037

Located just a few blocks from USC, Natural History Museum, LaA Memorial Coliseum and a short commute to DTLA. Did you just graduate from USC or currently a student? This location is so close to USC and just a short commute into DTLA.

WATER/TRASH/INTERNET/CABLE INCLUDED IN RENT.

Brand new custom townhomes style apartments with so many upgrades. Drive up and be taken in by the modern chic building. Enjoy the modern amenities with spacious with spacious so much to offer.

- Two story units.
- Central AC/Heat.
- Balcony.
- Water resistant vinyl wood floors.
- Gray Shaker wood kitchen and bathroom cabinets.
- LED energy efficient recessed lighting.
- In unit stackable washer and dryer.
- Stainless steel appliances included (refrigerator, stove & dishwasher)
- Two gated/secure parking spaces.
- Gated secure building with cameras.
- Pet friendly.
- Common dog friendly play area's around the property.



ACCESSIBILITY



Food 4 Less
redbox.
CHURCH'S
TEXAS CHICKEN
Starbucks

USC University of Southern California

POPEYES
SUBWAY
metro
by T-Mobile
SOUTH LA
CAFE

SUBJECT PROPERTY

T-Mobile
COVER EARTH
McDonald's
SHERWIN WILLIAMS.
Carl's Jr.

EXPOSITION PARK
CALIFORNIA

CVS
BURGER KING
H&R BLOCK
AutoZone
BANK OF AMERICA

AIRPORTS:

- Los Angeles International (Drive: 19 min | Distance: 9.9 mi)
- Bob Hope (Drive: 27 min | Distance: 15.5 mi)

SHOPPING CENTERS:

- Exposition Marketplace (Walk: 12 min | Distance: 0.6 mi)
- King & Western Shopping Center (Walk: 15 min | Distance: 0.8 mi)
- S. Western Ave Shopping Center (Walk: 16 min | Distance: 0.8 mi)

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FINANCIAL ANALYSIS



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RENT ROLL

UNIT #	UNIT MIX		RENT	PROFORMA	MOVE IN	LEASE TERM
1	2 Bed 2.5 Bath	2 Carports	\$2,700	\$2,808.00	6/1/2023	12 Months
2	3 Bed 2.5 Bath	2 Carports	\$3,400	\$3,536	1/1/2023	Month To Month
3	3 Bed 2.5 Bath	2 Carports	\$3,400	\$3,536	3/1/2023	Month To Month
4	3 Bed 2.5 Bath	2 Carports	\$3,200	\$3,328	2/1/2021	Month To Month
5	3 Bed 2.5 Bath	2 Carports	\$3,200	\$3,328	4/1/2021	Month To Month
6	3 Bed 2.5 Bath	2 Carports	\$3,200	\$3,328	10/1/2020	Month To Month
7	3 Bed 2.5 Bath	2 Carports	\$3,500	\$3,640	Vacant	Vacant
8	1 Bed 1.5 Bath	1 Carport	\$2,200	\$2,288	9/15/2020	Month To Month
TOTAL			\$24,800.00	\$25,792.00		

EACH UNIT OWN

- 15 Carports
- 8 Tankless Water Heaters
- Washer Dryer Hook Ups
- Owner Storage Room 300 SF
- 9 Electric Meters
- 1 Water Meter
- 8 Gas Meters

INCOME & EXPENSES

PRO FORMA 2025

Scheduled Gross Income	\$297,600	\$309,504.00
Gross Operating Income	\$297,600	\$309,504.00
Estimated Annual Expenses		
New Tax	\$54,000	\$54,000.00
Property Insurance	\$2,773	\$2,773.00
Internet/Telephone	\$6,719	\$6,719.00
Security Monitoring	\$1,020	\$1,020.00
Utilities	\$5,964	\$5,964.00
Trash	\$1,848	\$1,848.00
Gardener	\$1,500	\$1,500.00
Repairs and Materials	\$1,998	\$1,998.00
Business License & RSO	\$853	\$853.00
Total Expenses	\$76,675	\$76,675.00
Net Operating Income	\$220,925	\$232,829.00
Cap Rate	4.90%	5.17%
GRM	15.12	14.53



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EXCLUSIVELY LISTED BY:



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