



JANCULA GROUP

351 N SPAULDING AVE
LOS ANGELES CA, 90036

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Buyer to independently verify square footage of both the lot and the building(s) as well as building permits to their satisfaction and rely solely on their own investigation.

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requests for financials.



01 INVESTMENT OVERVIEW

INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

A rare opportunity to acquire a four-unit Spanish-style multifamily property offering strong income potential and meaningful upside in one of Los Angeles' most walkable residential neighborhoods. Just a 10-minute walk from The Grove, 351 N Spaulding Avenue combines a highly desirable location with recent renovations, generous parking, and immediate flexibility, with one of the four units currently vacant for an owner-user or investor.

The property features four residential units with a distinctive Spanish-style exterior and thoughtful updates throughout. Three units have been fully renovated, with improvements including engineered hardwood flooring, updated windows, and an updated sewer system. Well-maintained landscaping and mature greenery enhance the property's street presence, while eight parking spaces provide exceptional off-street parking for such a pedestrian-friendly location.

The surrounding neighborhood further elevates the property's appeal. The Grove, Trader Joe's, and an extensive selection of restaurants, shops, coffee shops, and everyday amenities are all within easy walking distance. The area offers a rare combination of convenience and residential character, appealing to both families and younger professionals.

With one vacant unit, the property offers flexibility for a range of strategies. Investors can benefit from strong rental demand and potential for continued rent growth, while owner-users can occupy one unit and generate income from the remaining three. With its Spanish-style character, substantial recent improvements, eight parking spaces, and proximity to The Grove, 351 N Spaulding Avenue presents a compelling multifamily opportunity in the heart of Los Angeles.

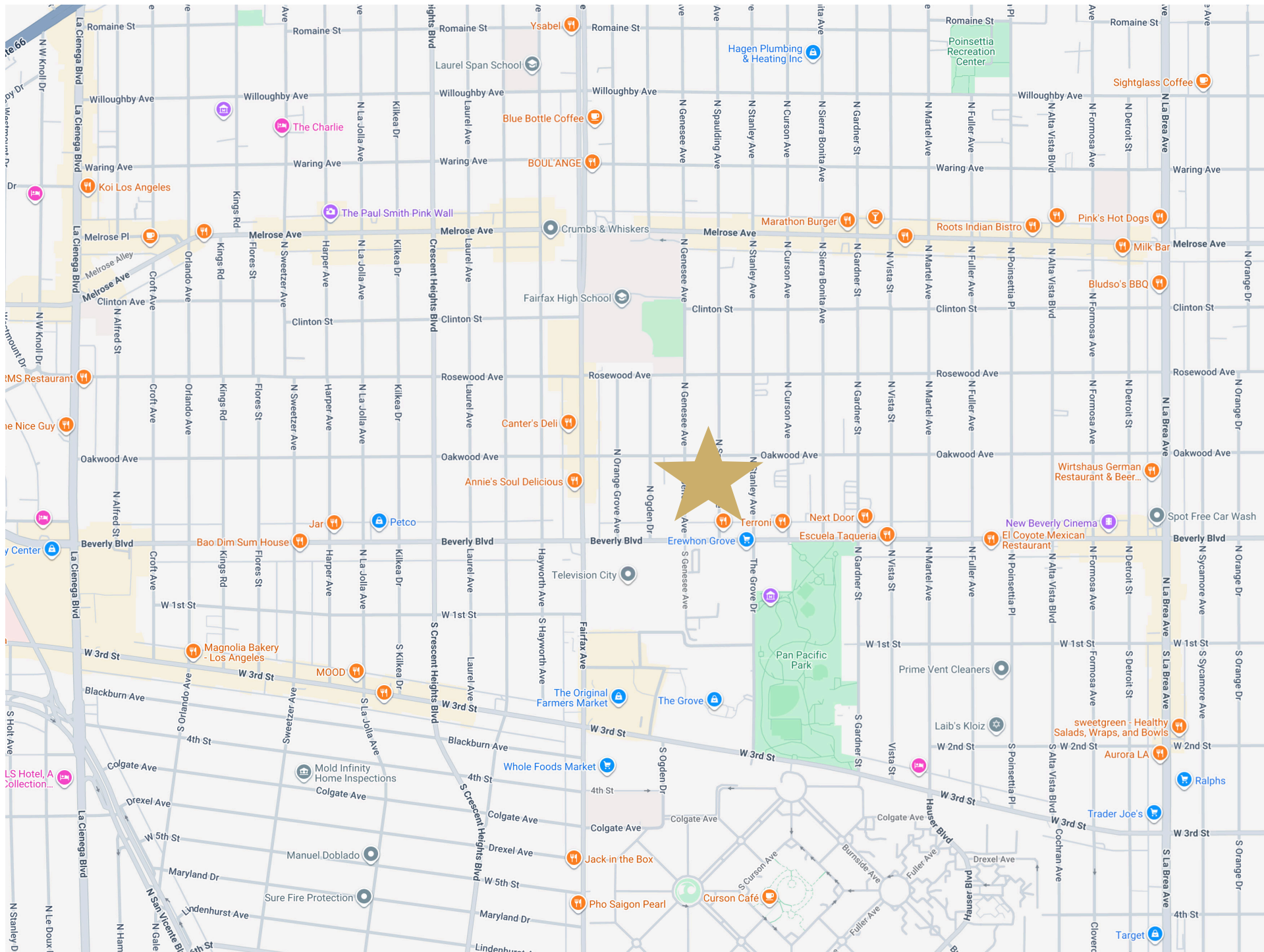


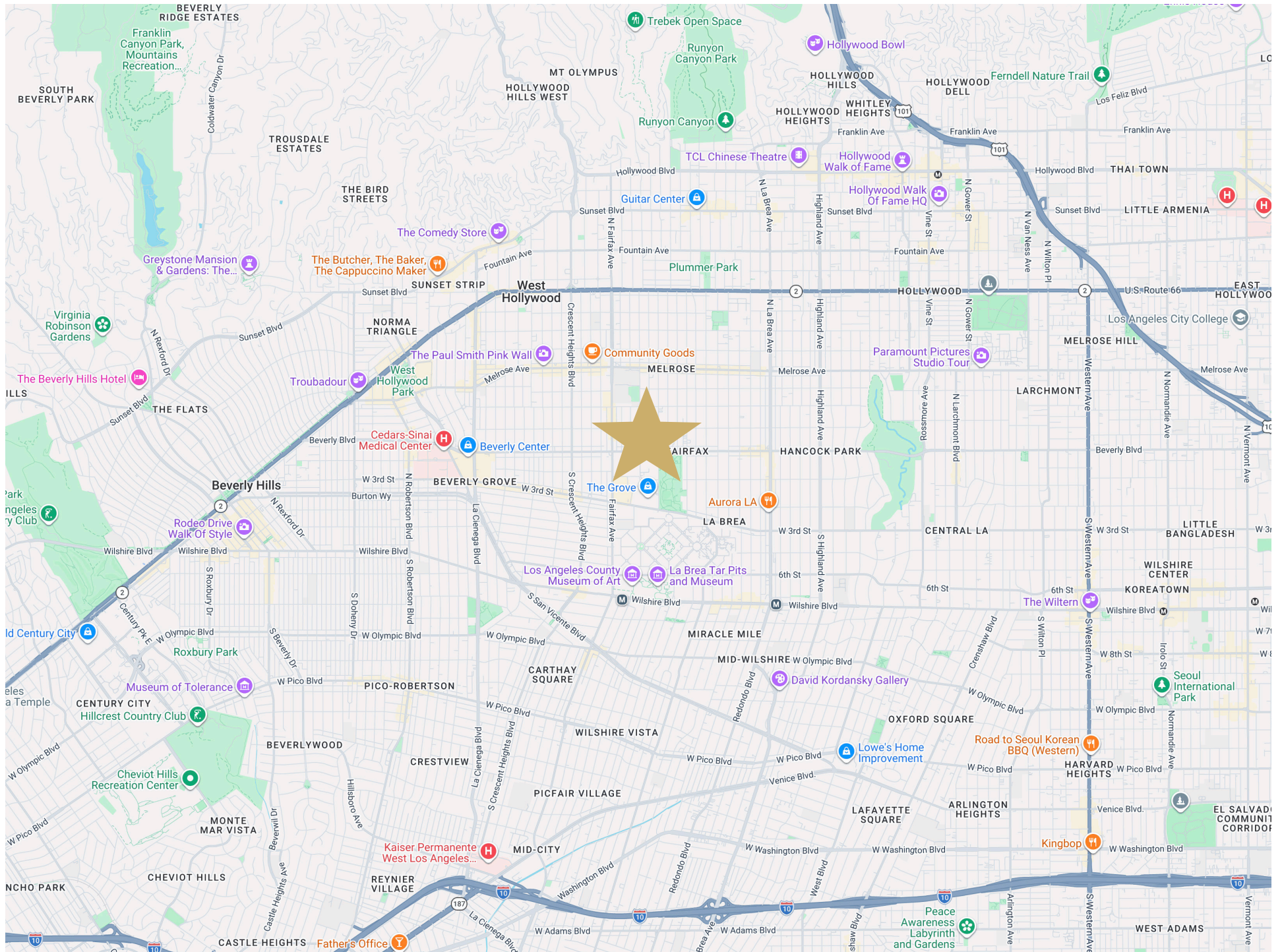


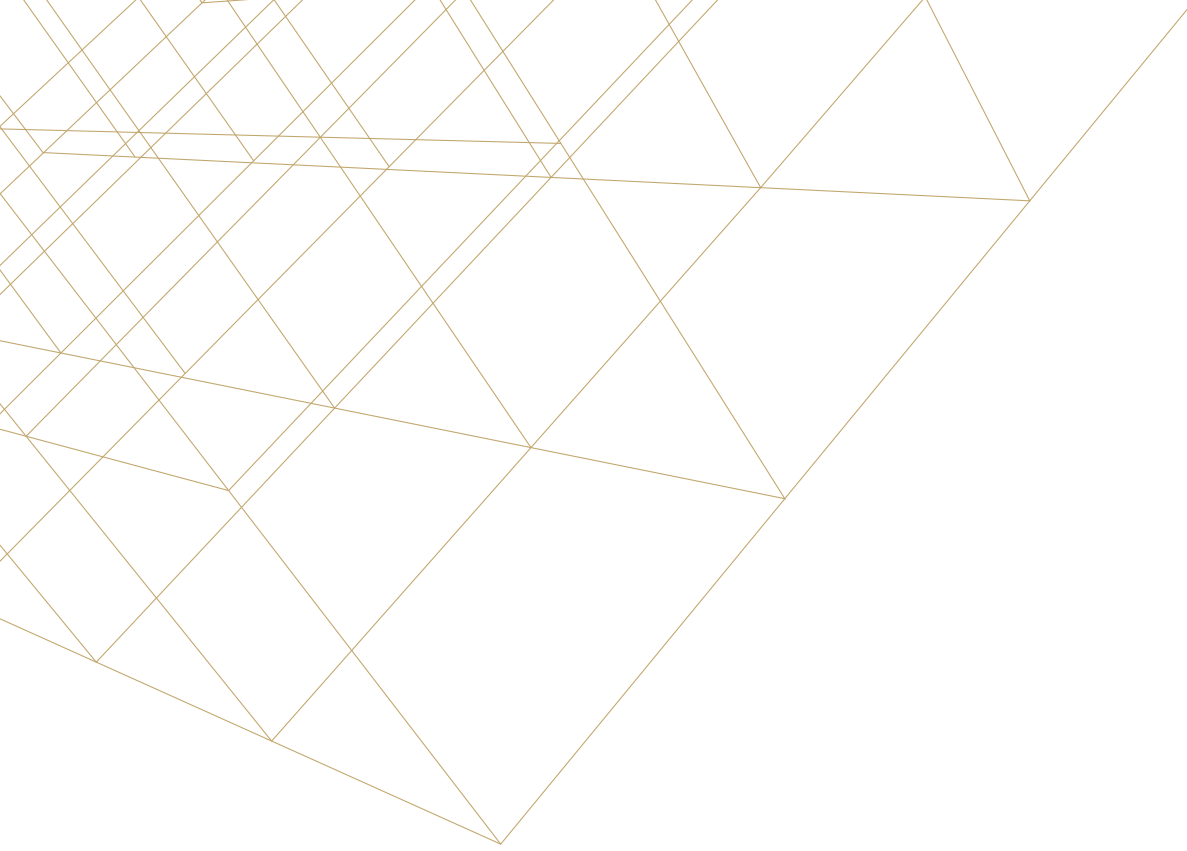












02

FINANCIAL ANALYSIS

FINANCIAL ANALYSIS

SUMMARY			
PRICE	\$2,095,000		
Down Payment	\$2,095,000	100%	
Number of Units	4		
Price Per Unit	\$523,750		
Price Per SqFt	\$433.39		
Gross SF	4,834		
Lot Size	6,417		
Approx. Year Built	1927		
RETURNS SUMMARY	SCHEDULED	PRO FORMA	
CAP	4.16%	5.90%	
GRM	17.15	12.56	
Cash-on-Cash	4.16%	5.90%	
Debt Coverage Ratio	-	-	
# OF UNITS	UNIT TYPE	SCHEDULED RENTS	PRO FORMA RENTS
3	2+2	\$7,198	\$10,798
1	2+1	\$2,981	\$3,100

INCOME		SCHEDULED		PRO FORMA
GROSS SCHEDULED RENT		\$122,148		\$166,776
Less: Vacancy Deductions	0%	\$0	5%	-\$8,339
Total Effective Rental Income		\$122,148		\$158,437
Other Income		\$1,800		\$1,800
Effective Gross Income		\$123,948		\$160,237
Less: Expenses	30%	-\$36,728	23%	-\$36,728
NET OPERATING INCOME		\$87,220		\$123,509
EXPENSES		SCHEDULED		PRO FORMA
New Property Tax		\$24,721		\$24,721
Insurance		\$4,400		\$4,400
Water		\$3,000		\$3,000
Gardening		\$1,440		\$1,440
Maintenance		\$3,167		\$3,167
TOTAL EXPENSES		\$36,728		\$36,728
Expenses/Unit		\$9,182		\$9,182
Expenses/SF		\$7.60		\$7.60

RENT ROLL DETAIL

UNIT	TYPE	NOTES	SQUARE FEET	SCHEDULED RENT / MONTH	SCHEDULED RENT / SF / MONTH	PRO FORMA RENT / MONTH	PRO FORMA RENT / SF / MONTH
1	2 Bed + 2 Bath			\$3,599		\$3,599	
2	2 Bed + 2 Bath			\$3,599		\$3,599	
3	2 Bed + 1 Bath			\$2,981		\$3,100	
4	2 Bed + 2 Bath	Vacant		\$0		\$3,600	
TOTAL RENT			SQUARE FEET: 4,834	\$10,179	\$2.11	\$13,898	\$2.88
	Parking			\$150*			

NOTES							
The pro forma rents listed above, as well as those listed for the vacant units, are estimated projected rents by the broker. Buyer shall verify and conduct buyers own rent survey to verify. Furthermore, the pro forma rent takes into consideration that the buyer will renovate the unrenovated units at the expense of the buyer.							
*The property produces ~\$1,800/year in parking income.							

CAPITAL IMPROVEMENTS

SUBSTANTIAL INVESTMENT ACROSS UNITS & BUILDING SYSTEMS

351 N Spaulding Avenue has benefited from meaningful capital investment during current ownership, including comprehensive interior renovations, electrical and plumbing upgrades, sewer improvements, and exterior maintenance.

UNIT RENOVATIONS

- Three of the four residences have undergone comprehensive renovations
- Renovated kitchens with updated cabinetry, countertops, sinks, appliances, and finishes
- Renovated and/or added bathrooms
- New wood flooring and tile
- Updated windows and lighting
- New electrical wiring within renovated units
- New plumbing systems within renovated units
- New washer/dryers and kitchen appliances
- Unit 351½ received a partial renovation

SEWER & PLUMBING IMPROVEMENTS

- Multiple sections of the property's sewer infrastructure have been replaced and upgraded
- Sewer piping beneath the building upgraded with newer PVC and ABS piping
- Main sewer connection toward the street improved with PVC piping
- Additional sewer-line upgrades completed between 2020 and 2024 to improve flow and replace older piping

ROOF & EXTERIOR

- Entire roof received a silicone coating treatment in 2019
- Parking-area patching and improvements completed during ownership
- Property landscaping and exterior areas have been maintained throughout ownership

SELECT IMPROVEMENT TIMELINE

2024: Additional sewer and under-building piping upgraded with PVC/ABS.

2023: Additional sewer piping replaced with PVC.

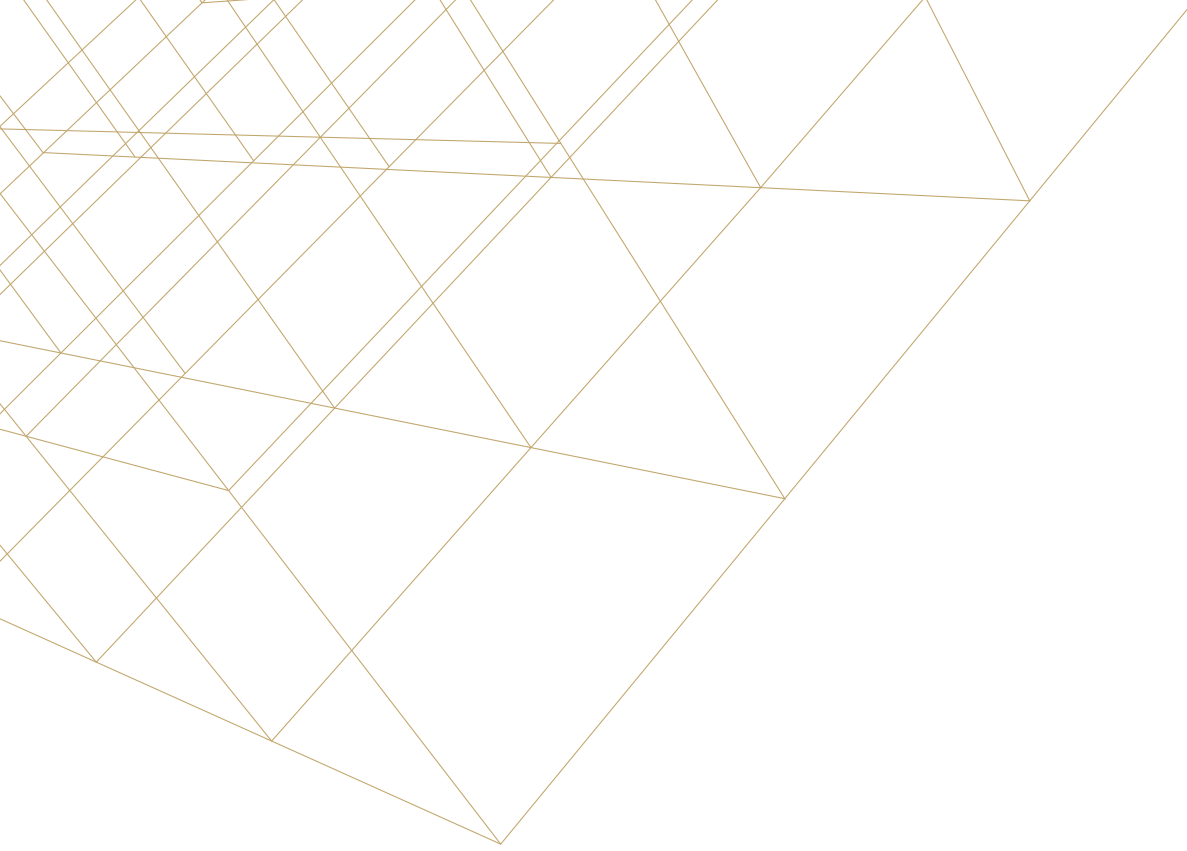
2020: Main sewer drain toward the street replaced with PVC. Comprehensive renovation of Unit 353.

2019: Partial renovation of Unit 351½. Silicone coating applied across the entire roof

2018: Comprehensive renovation of Unit 351. Parking-area improvements.

2016: Comprehensive renovation of Unit 353½.

Capital improvement information has been provided by ownership. Dates and scope are approximate and should be independently verified by Buyer as part of Buyer's due diligence.



03 OPERATING STATEMENT

OPERATING STATEMENT

INCOME	SCHEDULED	PRO FORMA	NOTES	PER UNIT	PER SF
GROSS SCHEDULED RENT	\$122,148	\$166,776		\$41,694	\$34.50
Less: Vacancy Deductions	\$0	-\$8,339	5%	\$2,085	\$1.73
TOTAL EFFECTIVE RENTAL INCOME	\$122,148	\$158,437		\$39,609	\$32.78
Parking	\$1,800	\$1,800		\$450	\$0.37
EFFECTIVE GROSS INCOME	\$123,948	\$160,237		\$40,059	\$33.15

EXPENSES	SCHEDULED	PRO FORMA	NOTES	PER UNIT	PER SF
New Property Tax	\$24,721	\$24,721	1	\$6,180	\$5.11
Insurance	\$4,400	\$4,400	2	\$1,100	\$0.91
Water	\$3,000	\$3,000	3	\$750	\$0.62
Gardening	\$1,440	\$1,440	4	\$360	\$0.30
Maintenance	\$3,167	\$3,167	5	\$792	\$0.66
TOTAL EXPENSES	\$36,728	\$36,728		\$9,182	\$7.60
Expenses as % of EGI	29.63%	22.92%			
NET OPERATING INCOME	\$87,220	\$123,509		\$30,877	\$25.55

NOTES	
1	New Property Tax - Estimated 1.18% of Purchase Price
2	Insurance - Estimated \$0.91/SF
3	Water - Actual \$3,000/Year
4	Gardening - Actual \$1,440/Year
5	Maintenance - Actual \$3,167/Year



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