

OFFERING MEMORANDUM

2211 S BRONSON AVE

LOS ANGELES, CA 90018

km Kidder
Mathews

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EXECUTIVE SUMMARY

3-UNIT *MULTI-FAMILY* PROPERTY

We are pleased to present 2211 S Bronson Ave located in the highly coveted West Adams neighborhood. Offered at a 15.32 GRM and a 4.19% CAP on actual rents, with upside potential to achieve an 12.60 GRM and an 4.97% CAP with market rents.

The property consists of two separate structures with a front duplex built in 1922 and a rear, standalone ADU offering a total of 2,752 livable or rentable SF which sits on a 6,502 SF LARD2 zoned midblock lot which offers surface and driveway parking for 3+ vehicles. The unit mix features (2)2BD+1BA units in the front duplex and a 1BD+1BA in the rear, standalone ADU.

Located directly north of the 10 freeway and just minutes away from numerous iconic West Adams restaurants, including Tartine, Alta, Mizlala, Farmhouse Kitchen, Chulita, and Cento, any investor or owner-user will fall in love with the neighborhood that has a demanding presence along a booming corridor that consists restaurants, new hotels, art galleries, and production studios throughout.

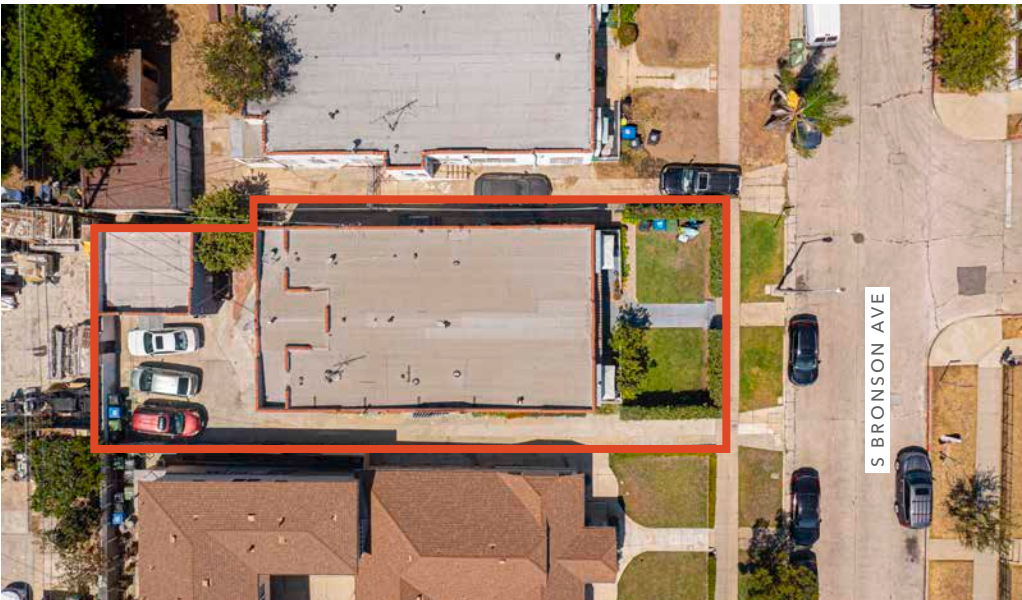
Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional details.



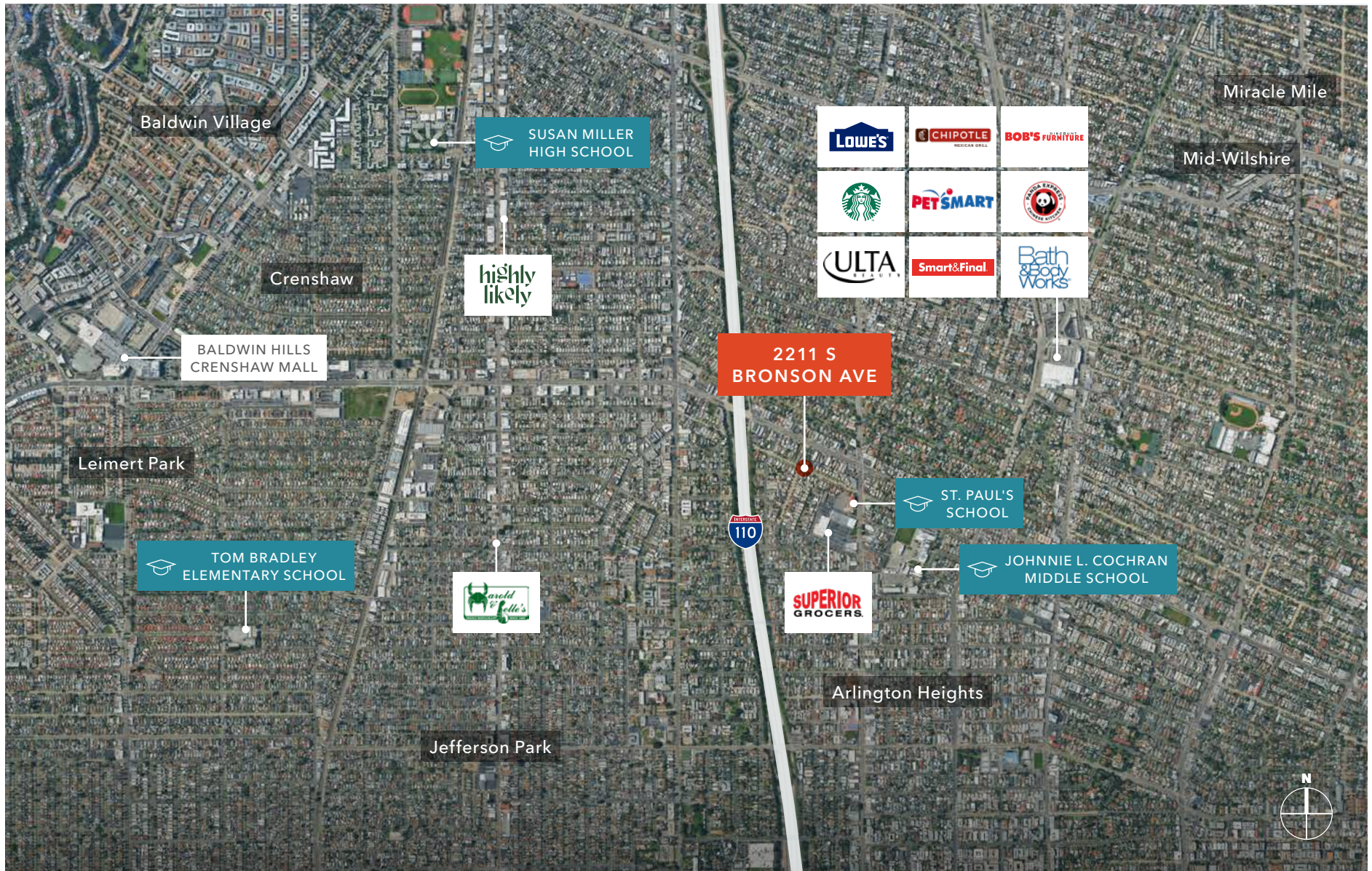
PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW



FINANCIALS

Section 03

INVESTMENT SUMMARY

ADDRESS	2211 S Bronson Ave Los Angeles, CA 90018
LIST PRICE	\$1,149,000
NUMBER OF UNITS	3
COST PER UNIT	\$383,000
CURRENT GRM	15.32
MARKET GRM	12.60
CURRENT CAP	4.19%
MARKET CAP	4.97%
YEAR BUILT	1922
LOT SIZE	6,502 SF
BUILDING SIZE	2,752 SF
PRICE/SF	\$418

\$1.149M
LIST PRICE

\$418
PRICE/SF



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$75,013		\$91,200	
Less: Vacancy	-	0%	\$(2,736)	3%
Gross Operating Income	\$75,013		\$88,464	
Less: Expenses	\$(26,904)	35.9%	\$(31,327)	35.4%
Net Operating Income	\$48,109		\$57,137	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1873% + S.A.)	\$14,154	\$14,154
Property Management - (5% Current Rents GOI)	-	\$4,423
Insurance - Estimate (\$1,400/Unit)	\$4,200	\$4,200
Maintenance/Repairs - Estimate (\$1,000/Unit)	\$3,000	\$3,000
Utilities - Estimate (\$1,200/Unit)	\$3,600	\$3,600
Grounds & Gardening Estimate (\$100/Month)	\$1,200	\$1,200
Reserves/Miscellaneous (\$250/Unit)	\$750	\$750
Estimated Total Expenses	\$26,904	\$31,327
Per Net SF	\$8.85	\$10.30
Expenses Per Unit	\$8,968	\$10,442

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SCHEDULED INCOME

Unit No.	Beds/Baths	Notes	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
2211	2BD + 1BA		\$2,729	\$2,700
2213	2BD + 1BA		\$1,522	\$2,700
2213.5U	1BD + 1BA		\$2,000	\$2,200
Monthly Scheduled Gross Income			\$6,251	\$7,600
Utility Reimbursements			-	-
Laundry Income			-	-
Total Monthly Scheduled Gross Income			\$6,251	\$7,600
Annual Scheduled Gross Income			\$75,013	\$91,200

COMPARABLES

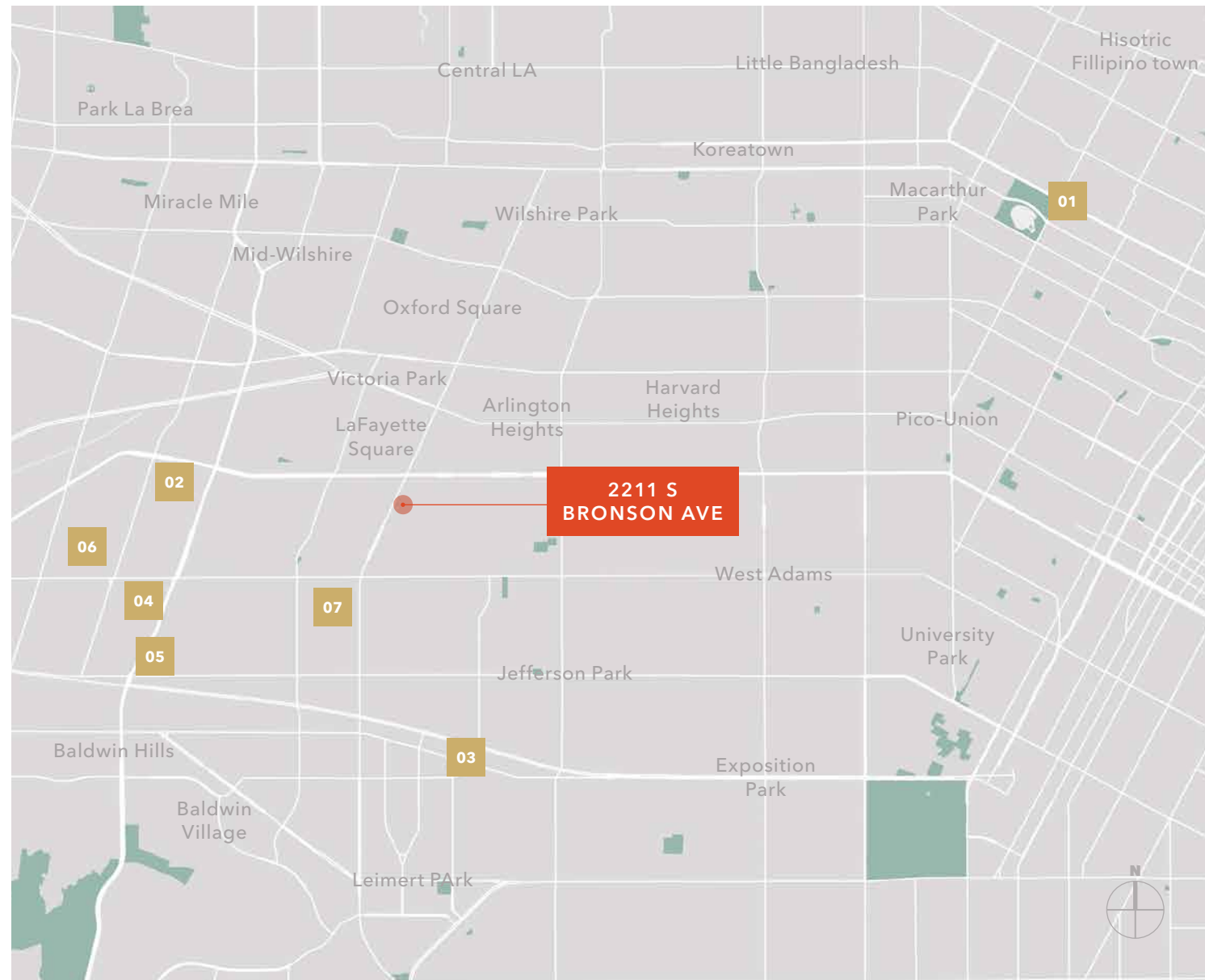
Section 04

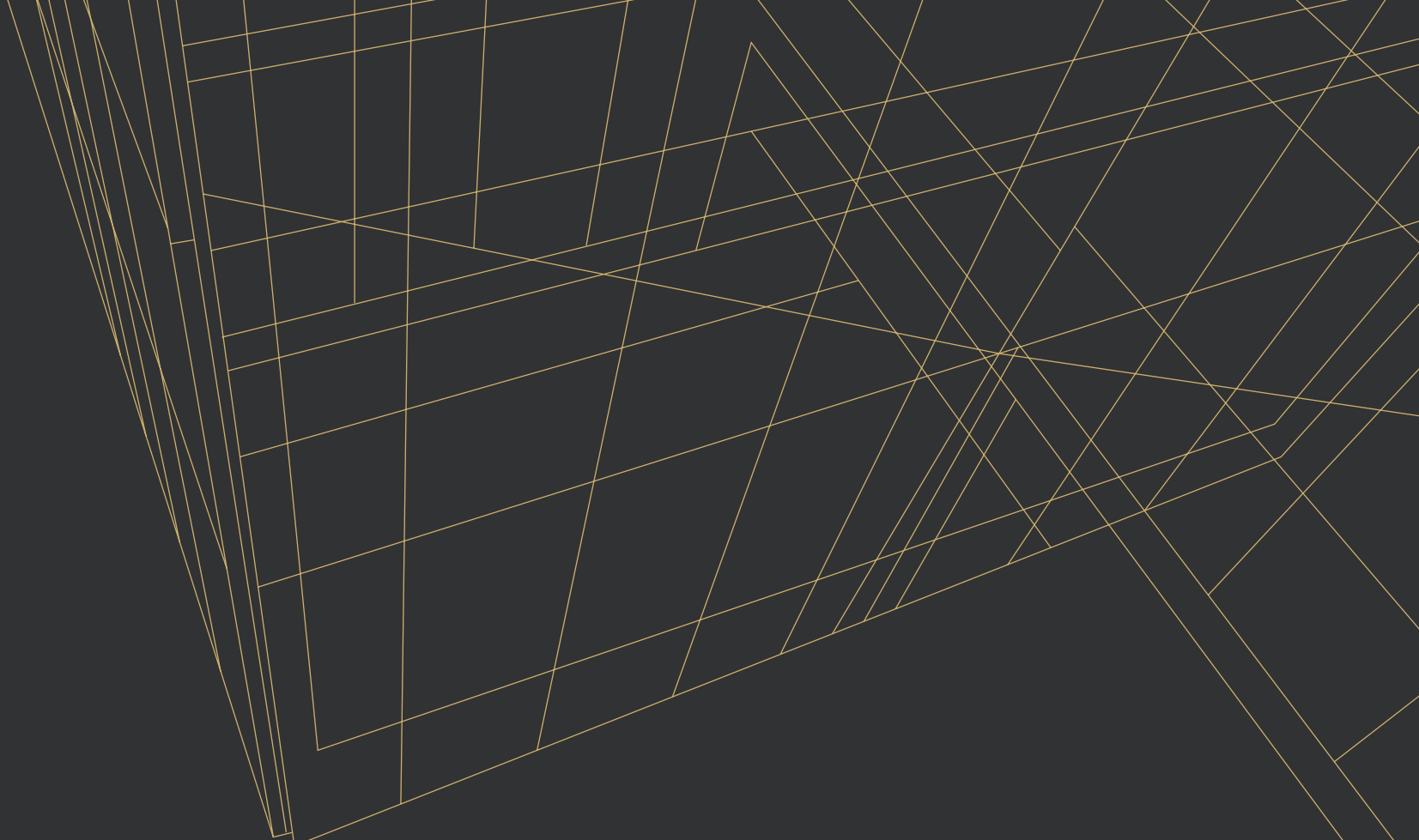
5+ UNIT SALE COMPARABLES

	Property Address	Year Built	No. Units	Bldg SF	Lot SF	Gross Income	Price Per SF	Price Per Unit	GRM	Cap Rate	Sale Price	Sold Date	Notes
	2211 S Bronson Ave Los Angeles, CA 90018	1922	3	2,752	6,502	\$75,013	\$418	\$383,000	15.32	4.19%	\$1,149,000	-	Duplex + ADU. (2)2BD+1BA & (1)1BD+1BA. (2)Uncovered spaces + tandem driveway parking.
01	2011 6th Ave Los Angeles, CA 90018	1910	3	2,763	7,498	\$99,540	\$425	\$391,667	11.80	5.51%	\$1,175,000	7/21/2026	(1)3BD+2BA & (2)2BD+1BA. Total Parking: 6.
02	5073 W 21st St Los Angeles, CA 90016	1942	3	2,064	8,402	\$71,532	\$562	\$386,667	16.22	4.01%	\$1,160,000	4/30/2026	(1)2BD+1BA & (2)1BD+1BA. Total Parking: 3.2BD vacant - \$2,600 used for market rent.
03	2725 Obama Los Angeles, CA 90018	1958	3	2,354	4,481	\$78,228	\$489	\$383,333	14.70	4.42%	\$1,150,000	5/15/2026	(1)1BD+1BA & (2)2BD+2BA. Total Parking: 3. (1)1BD vacant - \$2,000 used for market rent.
04	2708 S Orange Dr Los Angeles, CA 90016	1923	2	2,228	4,810	\$60,528	\$505	\$562,500	18.59	3.50%	\$1,125,000	4/6/2026	(2)2BD+1BA. Total Parking: 4. (1)2BD occupied at \$2,444. (1)2BD vacant - \$2,600 used for market rent.
05	2962 S West View Los Angeles, CA 90016	1924	3	1,512	5,200	\$54,764	\$728	\$366,667	20.09	3.24%	\$1,100,000	4/15/2026	(3)1BD+1BA. Tandem driveway parking.
06	2428 S Dunsmuir Los Angeles, CA 90016	1924	2	1,600	6,494	\$60,300	\$672	\$537,500	17.83	3.65%	\$1,075,000	4/16/2026	(2)2BD+1BA. Total Parking: 2.
07	2826 Somerset Dr Los Angeles, CA 90016	1924	2	2,083	6,291	\$78,588	\$506	\$527,500	13.42	4.84%	\$1,055,000	6/25/2026	(1)1BD+1BA & (1)2BD+2BA. Total Parking: 2.
Averages							\$555	\$450,833	16.09	4.17%			

Sale Comparables

- 01** **2011 6th Ave**
Los Angeles, CA 90018
- 02** **5073 W 21st St**
Los Angeles, CA 90016
- 03** **2725 Obama**
Los Angeles, CA 90018
- 04** **2708 S Orange Dr**
Los Angeles, CA 90016
- 05** **2962 S West View**
Los Angeles, CA 90016
- 06** **2428 S Dunsmuir**
Los Angeles, CA 90016
- 07** **2826 Somerset Dr**
Los Angeles, CA 90016





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