

1187 | South Crenshaw Blvd

LOS ANGELES, CA 90019

OFFERING MEMORANDUM



FOR SALE:

8 UNIT MULTI-FAMILY
\$5,500,000



COLDWELL BANKER
COMMERCIAL

EXECUTIVE SUMMARY

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Coldwell Banker Commercial Realty and Steven Ito are pleased to present the opportunity to acquire 1187 Crenshaw Blvd, a sleek and modern 8-unit multi-family building newly constructed in 2020.

The newly constructed apartment building is 100% rented! It embodies a well-thought-out contemporary design. Each unit is light and bright and offers a spacious layout with open-concept living areas, perfect for today's lifestyle.

The penthouse features 2-bedrooms with a spacious loft and a private balcony with city light views! Each of the 8-stunning apartments features 2 bedrooms with a minimum of 2 baths. Each unit comes with 2-secure parking spaces, large walk-in closets, and private balconies. The building's exterior features clean lines and a modern facade, reflecting the latest in contemporary architectural trends. The interiors boast beautiful finishes, including impressive wide plank flooring, quartz countertops in kitchens with tiled backsplash, and stainless-steel appliances, creating an atmosphere of luxury and sophistication.

Residents can enjoy amenities such as secure parking, private balconies or terraces, AC and heat, and a private roof deck with stunning views of the Hollywood sign and city light views! The apartment is situated in a vibrant urban setting and is in close proximity to the 10-freeway system, public transportation, restaurants, and shopping. Minutes to downtown Los Angeles, Santa Monica, Koreatown, and the neighboring communities, which include Hancock Park, Larchmont, Brookside, and Windsor Square. Strong cash flow, low maintenance, and zero to no vacancies make this an amazing investment opportunity for your seasoned investor as well as your first-time investor looking for an investment opportunity. All this and more, along with the ease of operation!



APARTMENT INFORMATION

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PROPERTY DETAILS

Building address:	1187 Crenshaw Blvd Los Angeles, CA 90019
Asking:	\$5,500,000
APN:	5082-025-002
Number of units:	8
Lot Size:	6,917.3 SF
Year built:	2020
Zoned:	R3-1-0
Building square footage :	11,062
Type of ownership:	Fee simple
Current gross monthly income:	\$28,550
Current annual gross income:	\$342,600
Current actual annual net income:	\$256,950
Less expenses/taxes:	estimate less 25%
Cap rate:	4.6%

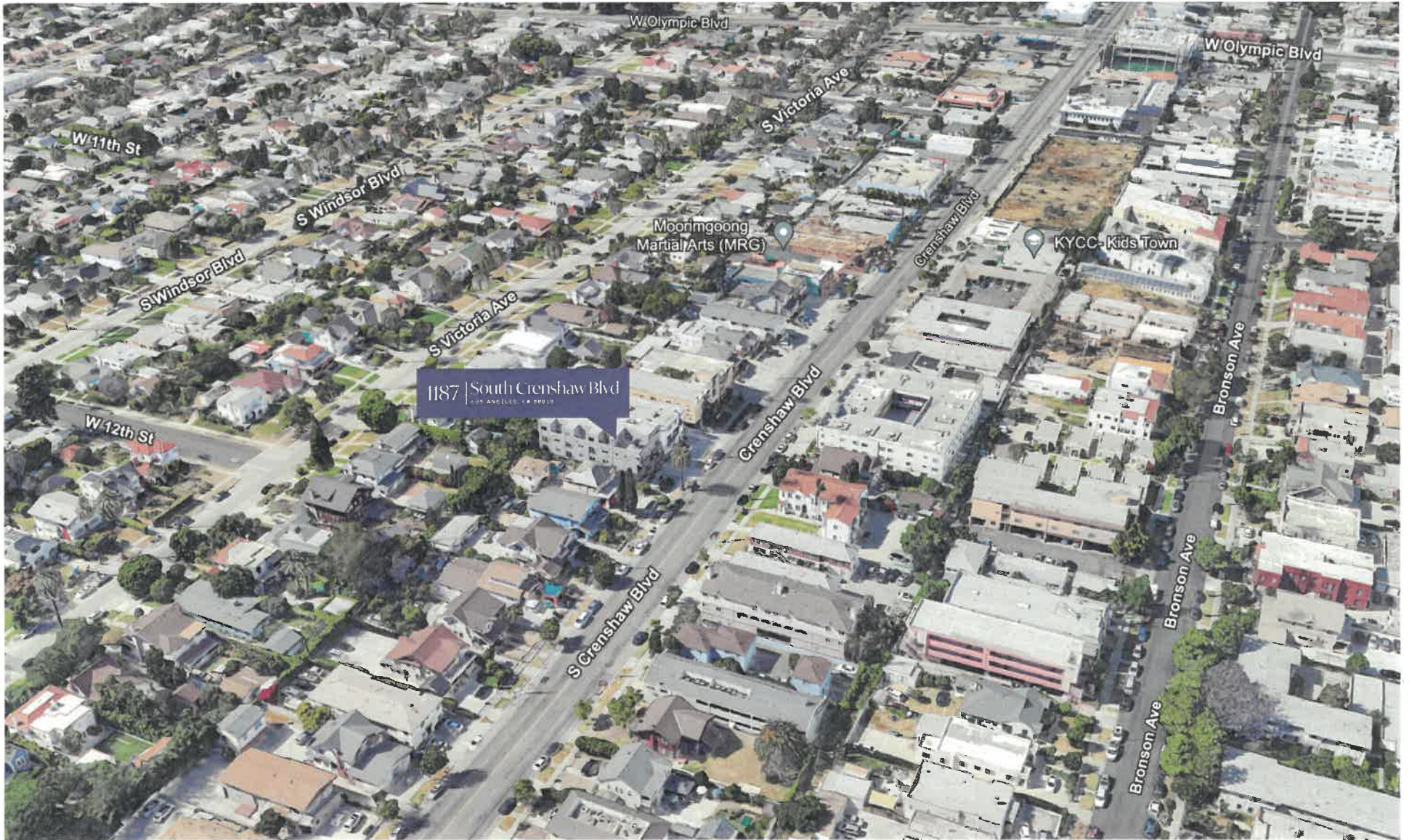


CURRENT RENTS:

Unit 101:	2 bed 2 bath.	Current rent:	\$3,600
Unit 102:	2 bed 2 bath.	Current rent:	\$3,600
Unit 103:	2 bed 2 bath.	Current rent:	\$3,650
Unit 104:	2 bed 2 bath.	Current rent:	\$3,900
Unit 105:	2 bed 2 bath.	Current rent:	\$3,600
Unit 106:	2 bed 2 bath.	Current rent:	\$3,600
Unit 107:	2 bed 2 bath.	Current rent:	\$3,600
Unit 108:	2 bed 2 bath.	Current rent:	\$3,000
Current gross monthly rents.			\$28,550

LOCATION SUMMARY

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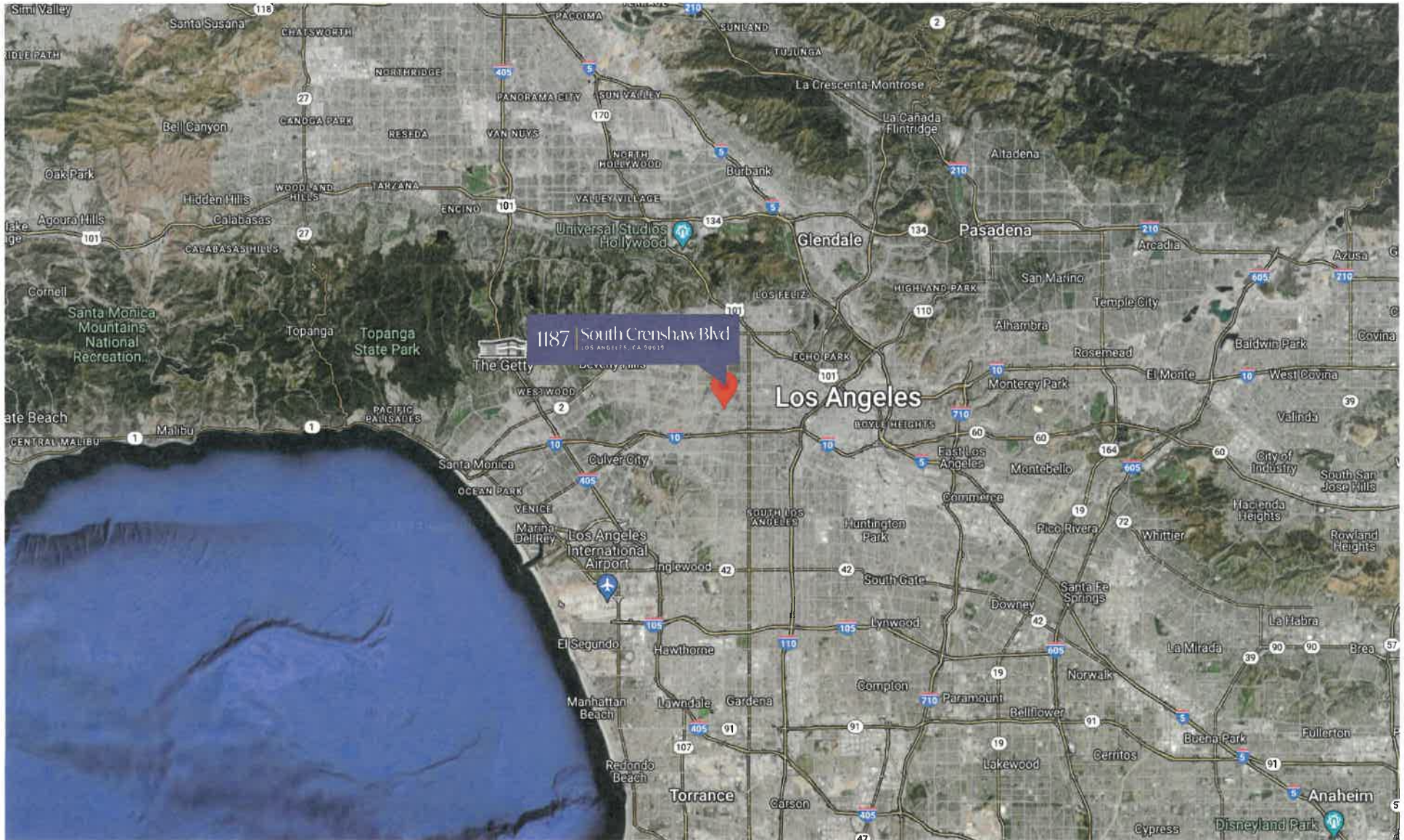


Buyer is advised to read the full disclaimer at the end of this offering memorandum. All information is deemed reliable but buyer is strongly urged to conduct their own investigation prior to making an offer to purchase. Coldwell Banker and its agent make no guarantee or warranties whatsoever on enclosed content. Information is for marketing purposes only.

STEVEN ITO | 310-890-2586 | STEVEN@ITOREALTY.COM

AERIAL VIEW

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Disclaimer: Coldwell Banker its agent make no warranty or guarantees whatsoever as to the accuracy of information contained in the offering memorandum. The information contained in this information package has been obtained from sources deemed reliable however, Coldwell Banker, its agent make no claim as to the accuracy of the enclosed information. Seller, Coldwell Banker its agent recommend that the buyer perform their own investigations prior to submitting an offer to purchase or invest. It should be noted that all information provided is for general reference purposes only. This information package has been prepared to provide summary information to prospective purchasers and investors and to establish a preliminary level of interest in the property described here in. It does not, however claim to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In addition, Coldwell Banker its agent has not made any investigations of the actual property, square footages, age, development potential or any other aspect of the property. This property is suitable for professional builders only and we also recommend that buyers and investors enlist the services of building professionals, financial, tax and legal advisors prior to making an offer to purchase and or invest. Any proformas, projections, opinions, assumptions, or estimates used are for examples only and do not necessarily represent the current or future performance of the property. Additional information for registered and pre-qualified buyers and investors only. Coldwell Banker its agent do not claim ownership of any of the enclosed information images, documentation, all information contained in this marketing proposal Have been sourced from the public domain, including various online sources that are available to the general public. Calculations and financial projections are for marketing purposes only and buyer or investor should consult with their own financial consultants before making an offer to purchase. Coldwell Banker its agent do not guarantee or warranty any information contained in this brochure. All information contained in this brochure have been provided by seller, its agent or have been sourced from public records all information is deemed reliable. Buyer and investor is to perform its own due diligence with regard to the development potential of this project. Buyer and investor is strongly urged prior to making an investment to purchase consult with their financial and development professionals and should consult with city planning and building officials prior to making an offer to purchase or invest.

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For more information please contact:

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