

# Miracle Mile | 5 Units | Large Vacant Townhome | ADU Potential

Investment Sale Offering Memorandum



**1201 S Cloverdale Ave**  
Los Angeles, CA 90019

**NAI**Capital  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# Property Information

- › Property Details
- › Complete Highlights
- › Property Description
- › Parcel Map

# Property Details

<b>PROPERTY NAME:</b>	5 Units + ADU Potential
<b>PROPERTY ADDRESS:</b>	1201- 1203 S Cloverdale Ave Los Angeles, CA 90019
<b>APN:</b>	5084-032-018
<b>LOT SIZE:</b>	8,135 SF
<b>BUILDING SIZE:</b>	6,102 SF
<b>UNIT MIX:</b>	(3) 1+1, (1) 3+2 Townhome, (1) 4+3 Townhome
<b>ZONING:</b>	R3-1-0-HPOZ - Historic Preservation Overlay
<b>PARKING SPACES:</b>	2 Garages, 2 Tandem Surface Spaces
<b>YEAR BUILT:</b>	1940
<b>NUMBER OF STORIES:</b>	2
<b>METERING:</b>	Individually Metered for Gas, Electric, Master Metered for Water/Sewer
<b>RENT CONTROL:</b>	Los Angeles City Rent Control
<b>LAUNDRY:</b>	On-Site
<b>BUILDING 1:</b>	2 Units, 3,688 +/- SF, per ZIMAS
<b>BUILDING 2:</b>	3 Units, 2,414 +/- SF, per ZIMAS



# Complete Highlights

## 1201-1203 S Cloverdale, Los Angeles, CA 90019

- Incredible Miracle Mile submarket location in a highly desirable historic neighborhood surrounded by million-dollar homes, new development, and incredible amenities.
- Two Large Townhome Units - The Front Building has (2) Large Townhome Style Units that are estimated at 1,400 to 1,600 +/- square feet. The Back Building has (3) Large one-bedroom, one-bathroom units. Select units have large closets, built-in storage, gated patios, ceiling fans, washer/dryers, hardwood floors, remodeled kitchens and bathrooms.
- Spacious R3 Zoned Corner Lot with Two Separate Structures and mature landscape.
- ADU Potential - The building in the rear of the property on 12th Street has three units over two garages. There is potential to convert the garages to an accessory dwelling unit (ADU). Buyer to verify with the city.
- Gated courtyard patio space with Spanish tile.
- Walk Score of 85, Bike Score of 82. Very walkable, most errands can be accomplished on foot and very convenient for most trips on a bike.
- Approximately 20% Upside in Rents.
- Vacant 4+3 Townhome - Potential Owner/User





### PROPERTY DESCRIPTION

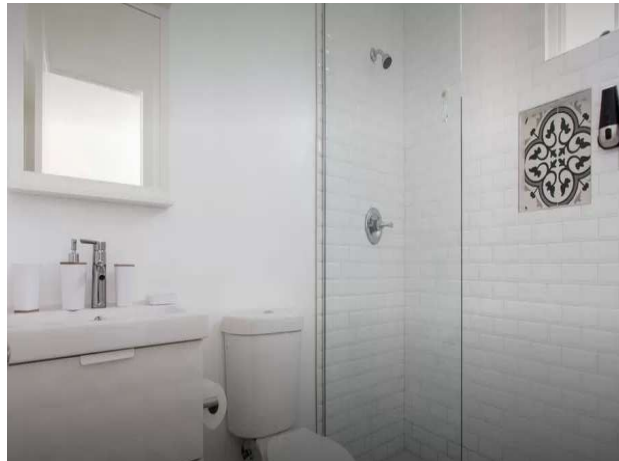
The property consists of five units, built in 1940, situated on an 8,135 square foot lot zoned R3-1HPOZ, with two separate structures totaling 6,102 square feet. Frontage is on Cloverdale Ave and 12th Street, and the property is one block from San Vicente Blvd. The front building is a two-story walk-up style layout with two large (1,400 to 1,600 +/- SF) townhome style units with patios. One unit has four-bedrooms and three-bathrooms, and the other has three-bedrooms and two-bathrooms. The rear building has three one-bedroom, one-bathroom units over two 2-car garages and a large laundry room. The property is individually metered for gas and electric and landlord pays water and sewer.

### LOCATION DESCRIPTION

Once a dirt path for Spanish Rancheros, Wilshire Boulevard has played an important role in LA's History. Developer A. W. Ross pioneered an automobile friendly commercial district that became known as Miracle Mile after its improbable success. Today, the Miracle Mile neighborhood thrives with its diversity, culture, and entertainment. The area is best known for the strip of Wilshire Blvd known as Museum Row, which is full of LA's best museums, restaurants, bars, and shops. It contains attractions such as LACMA, Petersen Automotive Museum, La Brea Tar Pits, and much more. The area is one of the most sought-after rental markets in Los Angeles County, attracting a diverse tenant base looking to live in this well-known and centralized part of town. It is located along four major thoroughfares, including Olympic, Hauser, San Vicente, and Venice Boulevards. The neighborhood is conveniently located close to other major LA communities such as Hollywood, Koreatown, Culver City, and Downtown. As one of LA's most densely populated areas, it is becoming increasingly pedestrian friendly with bike lanes and crosswalks, as well as the Metro expected to reach the area in 2023.



# Additional Photos



# Additional Photos





KOREA TOWN

DOWNTOWN  
LOS ANGELES



SITE

W 12TH ST

S CLOVERDALE AVE

S COCHRAN AVE



# Financial Analysis

- › Rent Roll
- › Income & Expense

## Rent Roll

Unit Number	Notes	Unit Bed	Unit Bath	Estimated Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF
1201	Townhome	4	3	1,550	\$5,000	\$3.23	\$5,000	\$3.23
1203	Townhome	3	2	1,450	\$4,391	\$3.03	\$5,000	\$3.45
1		1	1	800	\$1,051	\$1.31	\$2,650	\$3.31
2		1	1	800	\$2,048	\$2.56	\$2,650	\$3.31
3		1	1	800	\$1,500	\$3.26	\$2,650	\$3.31
<b>Totals/Averages</b>				<b>5,400</b>	<b>\$15,094</b>	<b>\$2.80</b>	<b>\$17,950</b>	<b>\$3.32</b>

## Income & Expense

	Actual	Pro Forma
Units	5	
List Price	\$2,650,000	
Down Payment	50%	\$1,325,000
Year Built	1940	
Parking	4 Garage, 4 Tandem	
Building SF	6,102	
Est. Lot SF	8,135	
Zoning	R3-1HPOZ	
Cap Rate	4.67%	5.92%
GRM	14.58	12.30
Cost Per SF	\$434	

### Estimated Annualized Operating Data

	Actual	Pro Forma
Scheduled Gross Income	\$181,128	\$215,400
Additional Income: Garage & Office	\$624	\$624
Less Vacancy	3.0%	3.00%
	\$5,453	\$6,481
Gross Operating Income	\$176,299	\$209,543
Less Expenses	29%	25%
	\$52,619	\$52,619
Net Operating Income	\$123,680	\$156,924
Less Loan Payments	\$100,499	\$100,499
Pre-Tax Cash Flow	\$23,182	\$56,425
Cash on Cash	1.75%	4.26%
Debt Coverage Ratio	1.23	
Rental Upside	19%	

### Proposed Financing

Loan Amount	\$1,325,000		
Terms	5-Year Fixed	30 Year AMM	6.50%

### Rent Roll Summary

Unit #	Unit Type	Estimated Square Feet	Actual Total Income	Pro Forma Total Income
1201*	4+3 TH	1,550	\$5,000	\$5,000
1203	3+2 TH	1,450	\$4,391	\$5,000
1	1+1	800	\$1,051	\$2,650
2	1+1	800	\$2,048	\$2,650
3	1+1	800	\$2,604	\$2,650
Monthly Scheduled Gross Income			\$15,094	\$17,950
Total Yearly Scheduled Income			\$181,128	\$215,400

\*Vacant

### Estimated Annualized Expenses

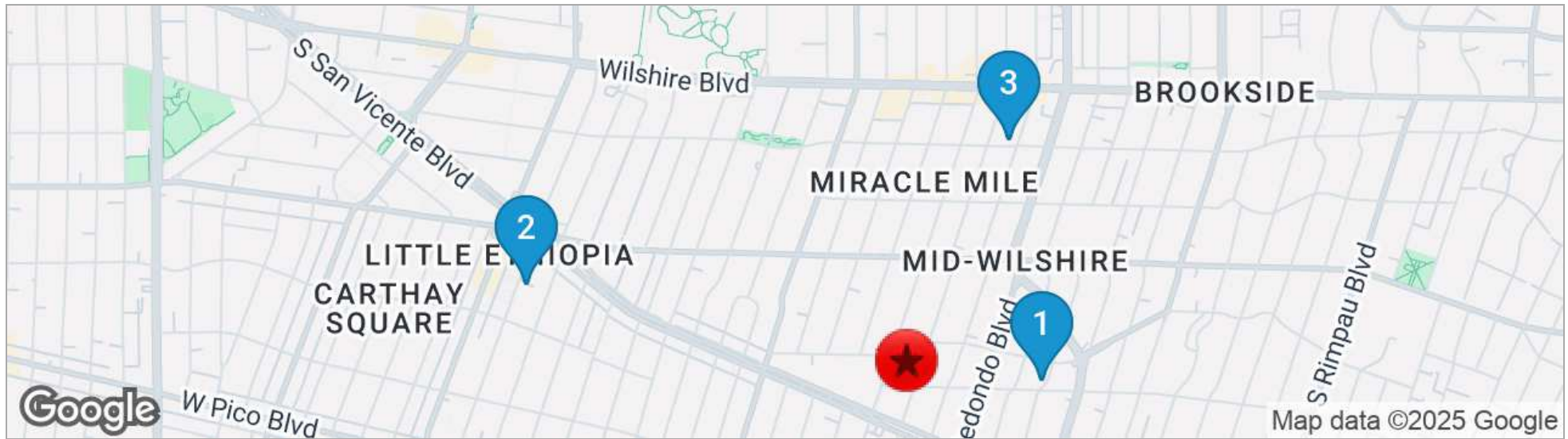
Taxes:	1.17%	\$31,005
Insurance:		\$4,949
Off-Site Management:		\$5,289
Utility: Water/Sewer/Electric/Gas		\$4,903
Maintenance & Repairs:		\$1,750
Miscellaneous & Reserves:		\$1,250
Pest Control:		\$600
City Fees & Rent Registration:		\$533
<b>Total Expenses:</b>	<b>29%</b>	<b>\$52,619</b>
<b>Per SF</b>		<b>\$8.62</b>
<b>Per Unit</b>		<b>\$10,524</b>

# Sale Comparables

- › Sale Comps Map
- › Sale Comps
- › Sale Comps Summary



# Sale Comps Map



**SUBJECT PROPERTY**

1201 S Cloverdale Ave | Los Angeles, CA 90019

1

**1119 S Orange Dr**

Los Angeles, CA 90019

2

**1044 S Orange Grove Ave**

Los Angeles, CA 90019

3

**5355 W 8th St**

Los Angeles, CA 90036

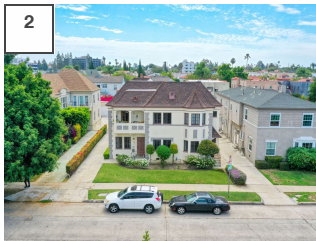
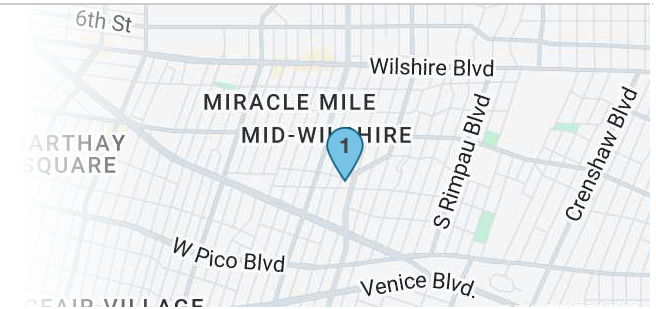
# Sale Comps



## 1119 S ORANGE DR

1119 S Orange Dr | Los Angeles, CA 90019

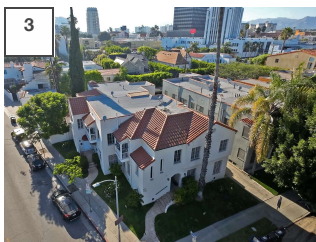
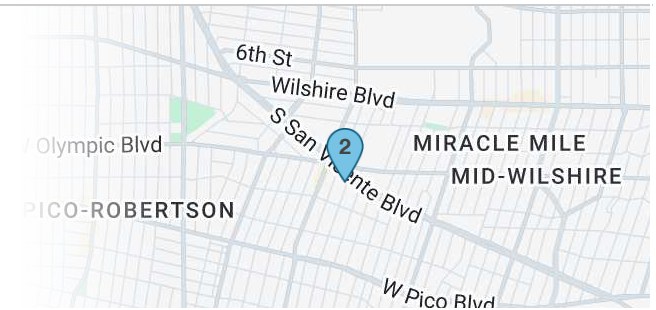
Sale Price:	\$1,275,000	Year Built:	1935
Building SF:	3,743 SF	Price PSF	\$340.64
No. Units	2	Price / Unit	\$637,500
CAP:	2.95%	Closed:	07/25/2023



## 1044 S ORANGE GROVE AVE

1044 S Orange Grove Ave | Los Angeles, CA 90019

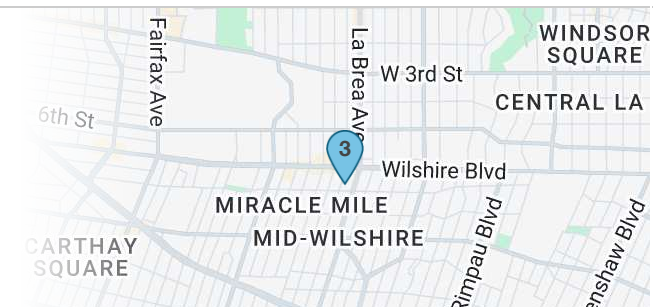
Sale Price:	\$2,475,000	Year Built:	1937
Building SF:	5,322 SF	Price PSF	\$465.05
No. Units	4	Price / Unit	\$618,750
CAP:	4.7%	Closed:	09/12/2023



## 5355 W 8TH ST

5355 W 8th St | Los Angeles, CA 90036

Sale Price:	\$2,200,000	Year Built:	1926
Building SF:	6,043 SF	Price PSF	\$364.06
No. Units	4	Price / Unit	\$550,000
CAP:	4.72%	Closed:	11/14/2023



## Sale Comps Summary

Subject Property	Price	Bldg. SF	Price/SF	Price/Unit	CAP	# Of Units	
<b>5 Units</b> 1201 S Cloverdale Ave Los Angeles, CA 90019	\$2,650,000	6,102 SF	\$434.28	\$530,000	4.67%	5	
Sale Comps	Price	Bldg. SF	Price/SF	Price/UNIT	CAP	# Of Units	Close
1 1119 S Orange Dr Los Angeles, CA 90019	\$1,275,000	3,743 SF	\$340.64	\$637,500	2.95%	2	07/25/2023
2 1044 S Orange Grove Ave Los Angeles, CA 90019	\$2,475,000	5,322 SF	\$465.05	\$618,750	4.7%	4	09/12/2023
3 5355 W 8th St Los Angeles, CA 90036	\$2,200,000	6,043 SF	\$364.06	\$550,000	4.72%	4	11/14/2023
Totals/Averages	Price		Price/SF	Price/Unit	CAP	# Of Units	
	\$1,983,333		\$393.83	\$595,595	4.12%	3.33	

# Rent Comparables

- › Rent Comps Map
- › Rent Comps

# Rent Comps Map



**SUBJECT PROPERTY**  
1201 S Cloverdale Ave | Los Angeles, CA 90019

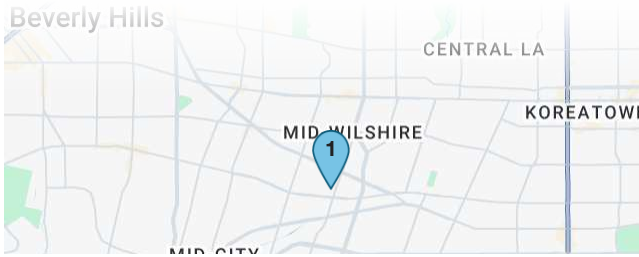
- |  |   |   |
|--|---|---|
| <p><b>1</b> 5394 Edgewood Pl #3<br/>Los Angeles, CA 90019</p>  | <p><b>2</b> 1100 S Cloverdale Ave<br/>Los Angeles, CA 90019</p> | <p><b>3</b> 1321 S Burnside Ave<br/>Los Angeles, CA 90019</p> |
| <p><b>4</b> 1145 Meadowbrook Ave<br/>Los Angeles, CA 90019</p> | <p><b>5</b> 1135 S Redondo Blvd<br/>Los Angeles, CA 90019</p>   | <p><b>6</b> 1221 S Sycamore Ave<br/>Los Angeles, CA 90019</p> |
| <p><b>7</b> 855 S Sycamore Ave<br/>Los Angeles, CA 90036</p>   | <p><b>8</b> 1123 S Tremaine Ave<br/>Los Angeles, CA 90019</p>   | <p><b>9</b> 4827 Saturn St<br/>Los Angeles, CA 90019</p>      |

# Rent Comps



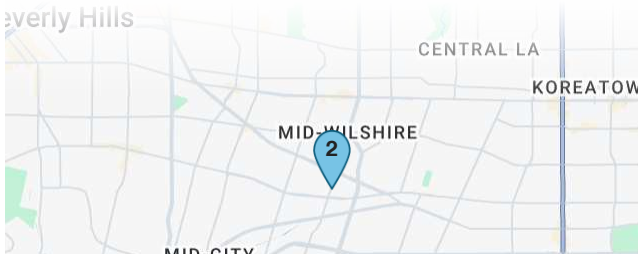
**5394 EDGEWOOD PL #3**

Los Angeles, CA 90019



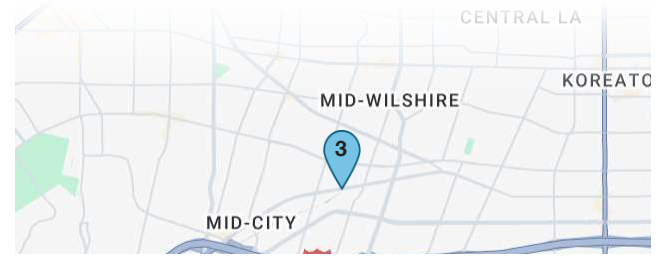
**1100 S CLOVERDALE AVE**

Los Angeles, CA 90019



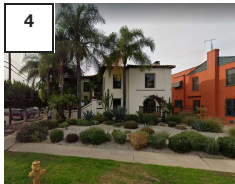
**1321 S BURNSIDE AVE**

Los Angeles, CA 90019



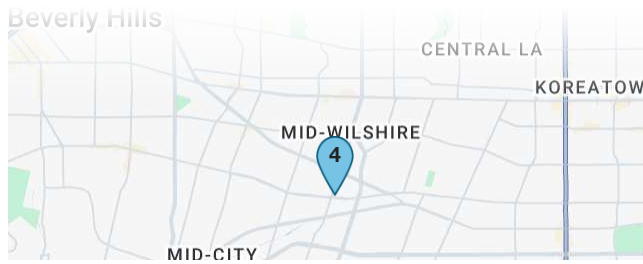
UNIT TYPE	RENT	UNIT TYPE	RENT	UNIT TYPE	SIZE SF	RENT	RENT/SF
1+1	\$2,095	1+1	\$2,495	1+1	750	\$2,595	\$3.46

# Rent Comps



**1145 MEADOWBROOK AVE**

Los Angeles, CA 90019



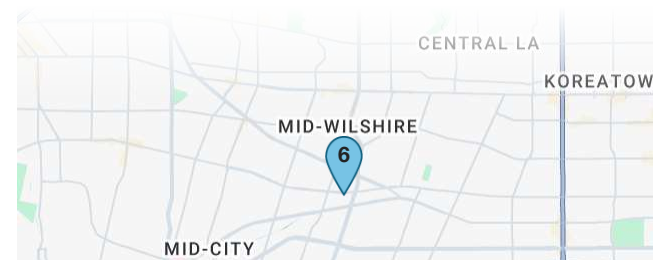
**1135 S REDONDO BLVD**

Los Angeles, CA 90019



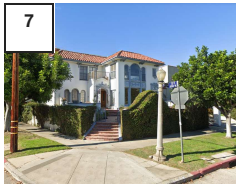
**1221 S SYCAMORE AVE**

Los Angeles, CA 90019



UNIT TYPE	SIZE SF	RENT	RENT/SF	UNIT TYPE	SIZE SF	RENT	RENT/SF	UNIT TYPE	SIZE SF	RENT	RENT/SF
3+3	2,000	\$5,500	\$2.75	3+2	1,875	\$4,000	\$2.13	3+2	1,725	\$4,250	\$2.46

# Rent Comps



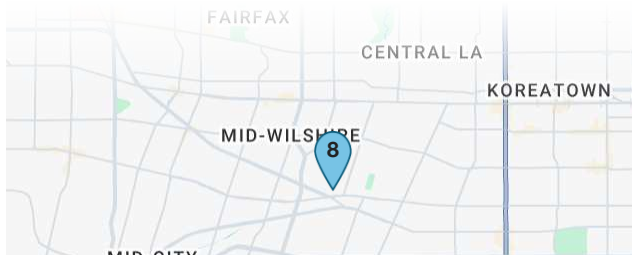
**855 S SYCAMORE AVE**

Los Angeles, CA 90036



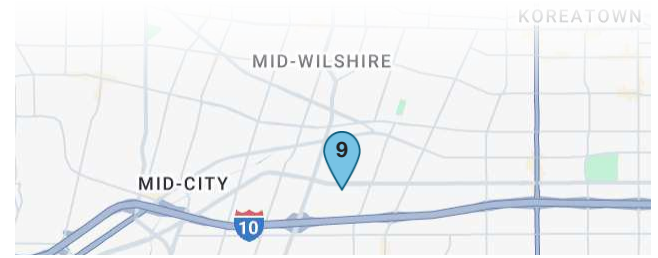
**1123 S TREMAINE AVE**

Los Angeles, CA 90019



**4827 SATURN ST**

Los Angeles, CA 90019



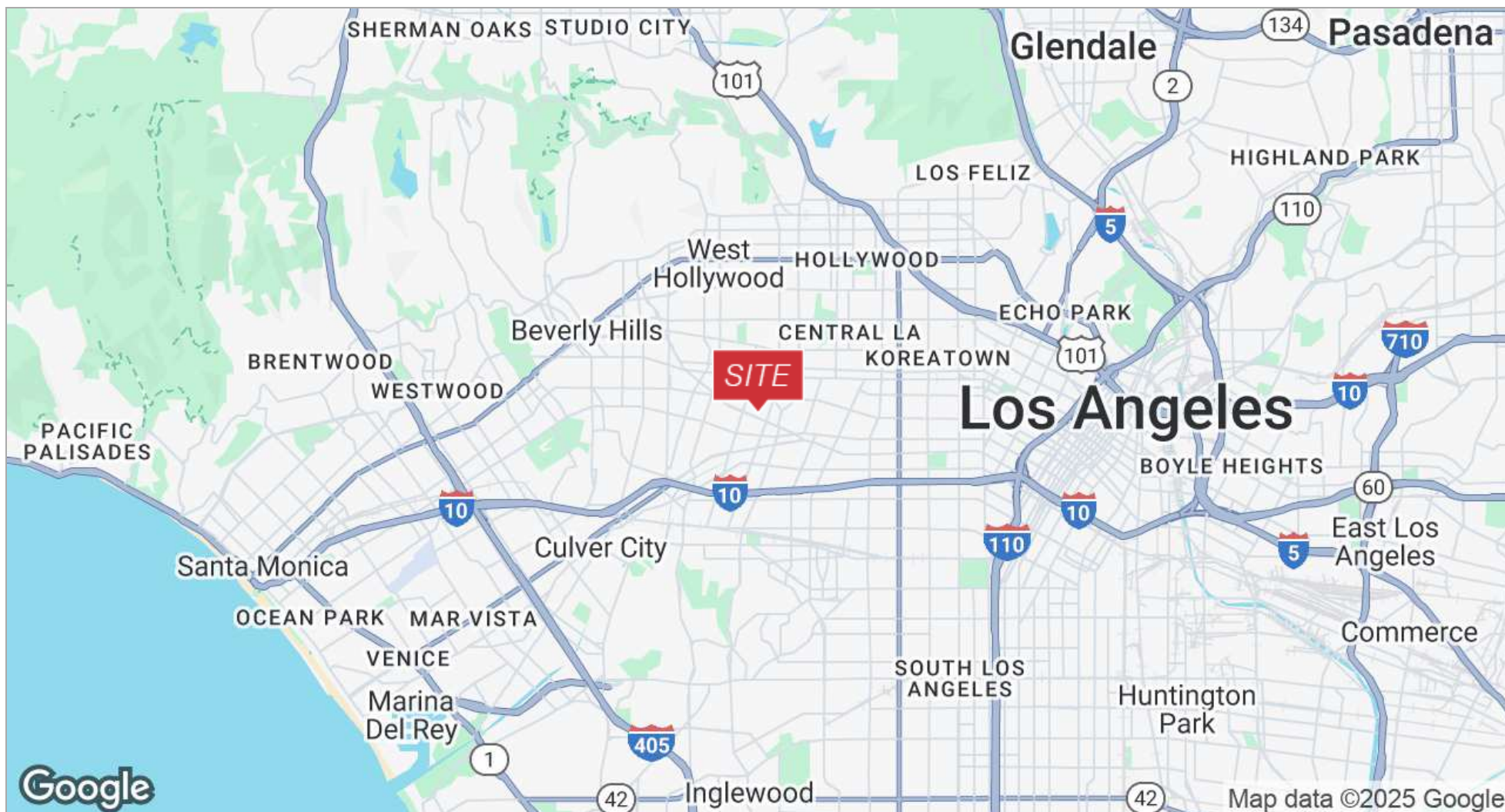
UNIT TYPE	SIZE SF	RENT	RENT/SF	UNIT TYPE	SIZE SF	RENT	RENT/SF	UNIT TYPE	SIZE SF	RENT	RENT/SF
4+4	2,600	\$6,275	\$2.41	4+3	2,182	\$5,995	\$2.75	4+3	1,602	\$4,495	\$2.81



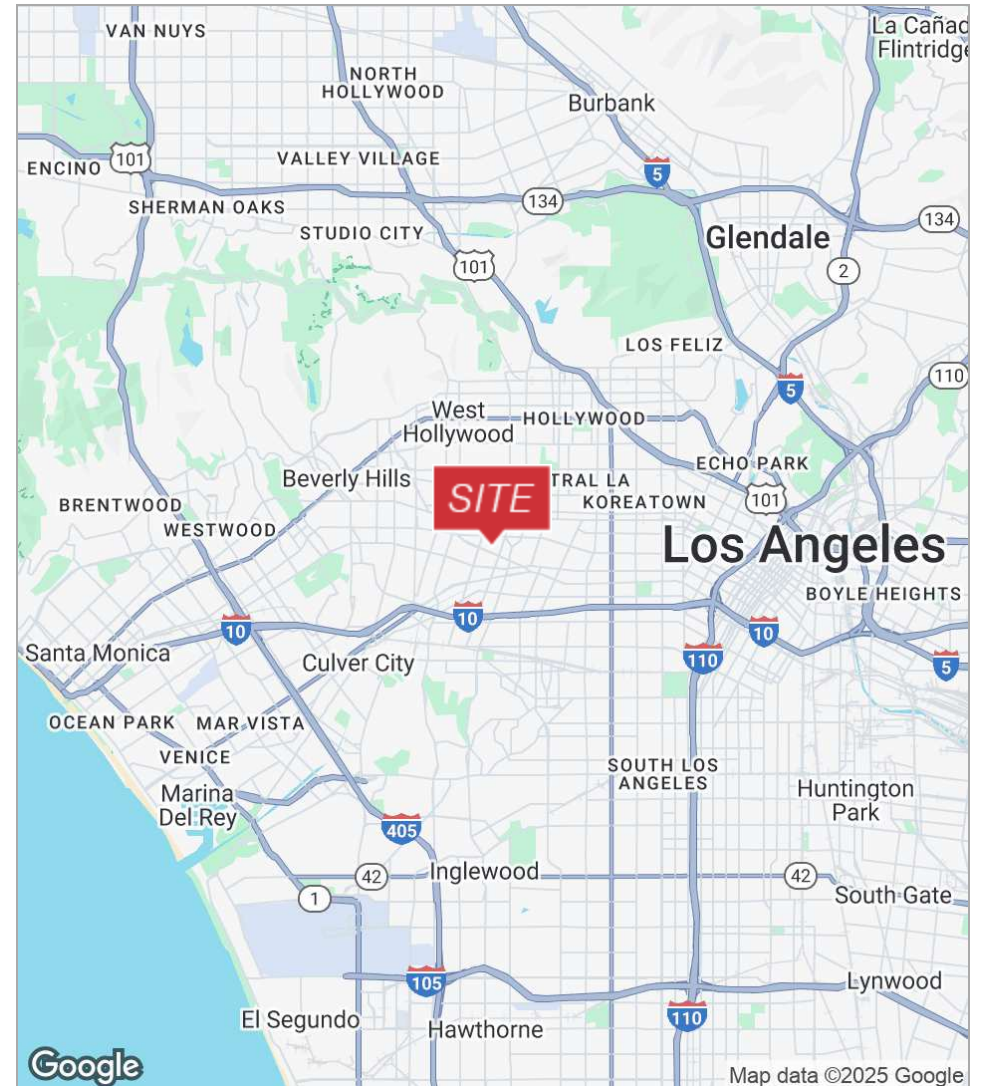
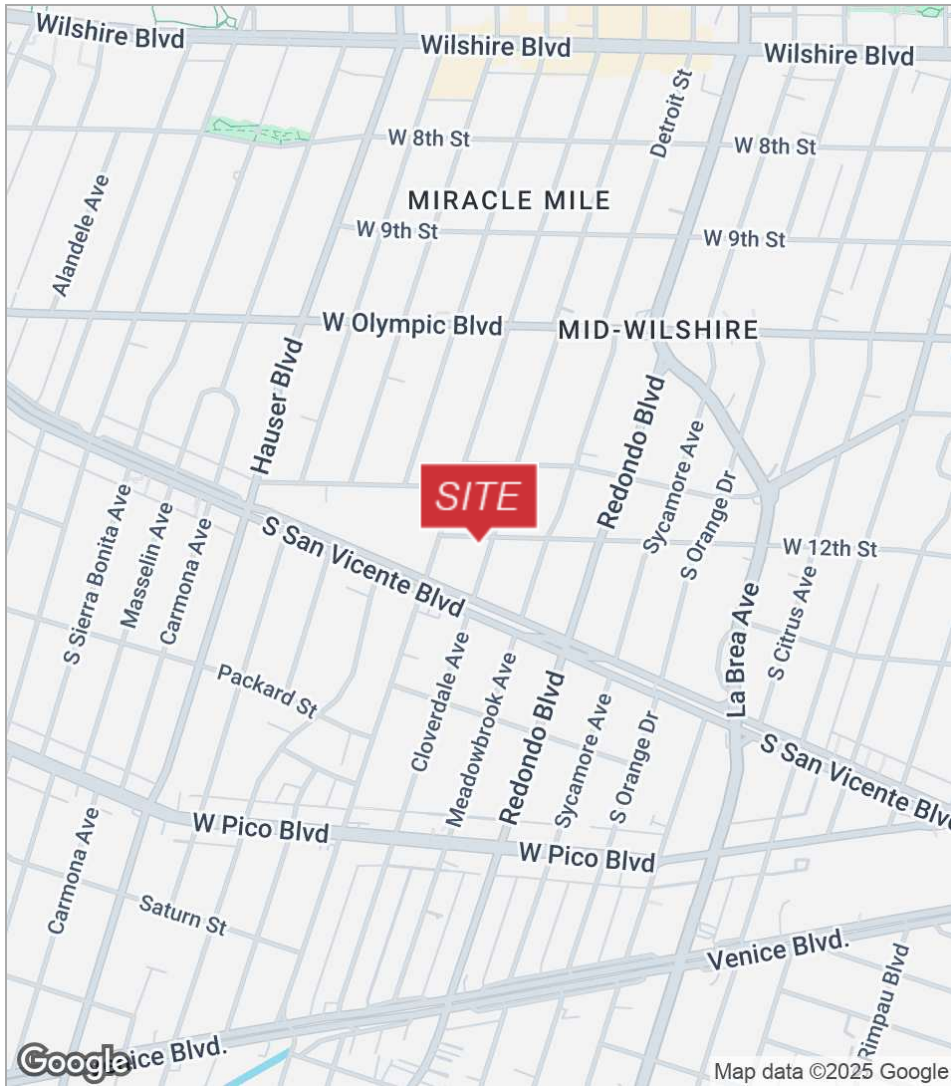
# Location Information

- › Regional Map - Red Ribbon Templ
- › Location Maps - Red Ribbon Temp

# Regional Map



# Location Maps

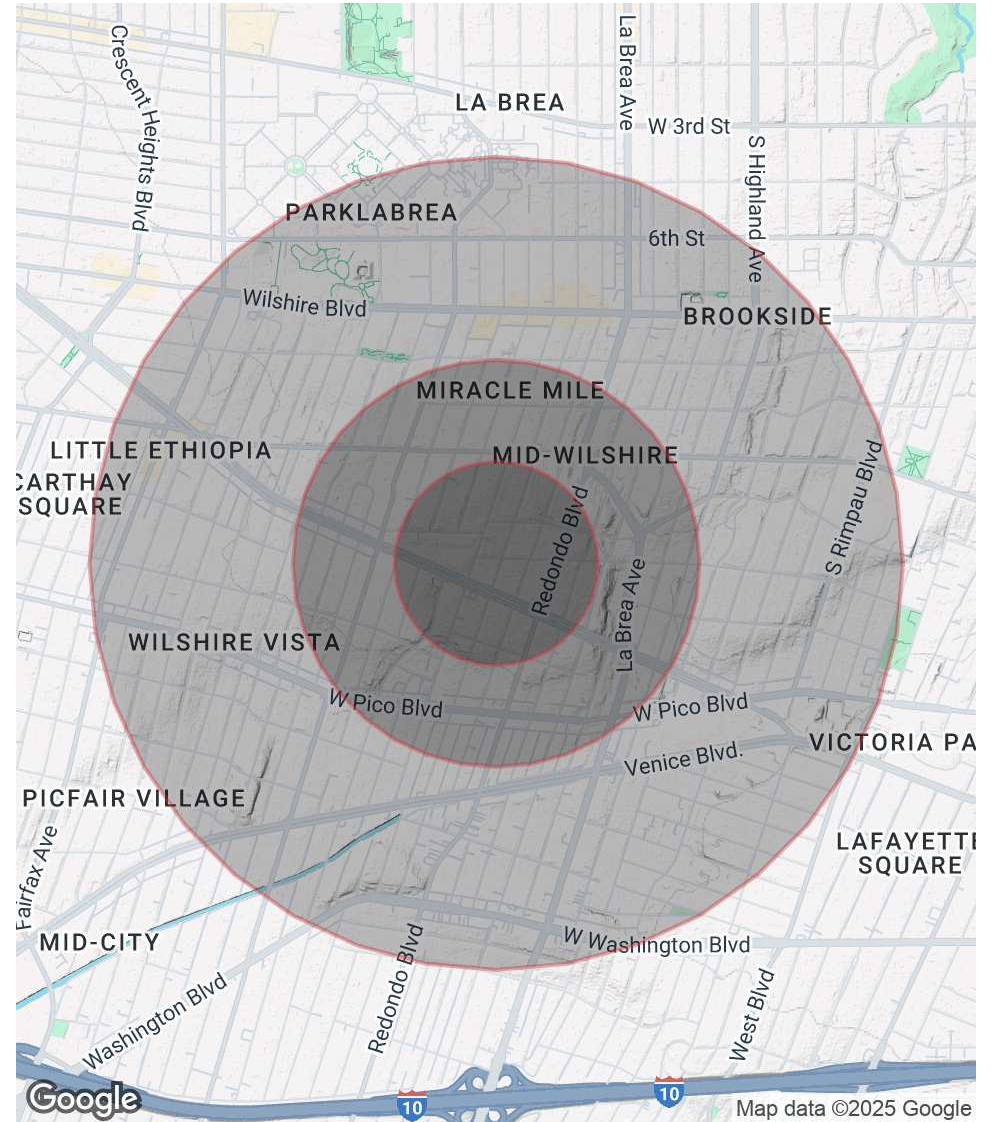


# Demographics

› Demographics Map & Report

	0.25 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	2,681	11,193	43,834
Average Age	35.6	36.8	39.3
Average Age (Male)	36.8	37.7	39.3
Average Age (Female)	34.9	36.0	39.7
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	1,514	6,243	22,422
# of Persons per HH	1.8	1.8	2.0
Average HH Income	\$101,519	\$95,112	\$100,139
Average House Value	\$1,095,183	\$920,502	\$880,325

\* Demographic data derived from 2020 ACS - US Census



# 5 Units

1201 S Cloverdale Ave  
Los Angeles, CA

# NAI Capital

Commercial Real Estate Services, Worldwide.

Confidential Offering Memorandum presented by:

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