

OFFERING MEMORANDUM



# 100% VACANT MIXED-USE BUILDING

2707 W JEFFERSON BLVD, LOS ANGELES, CA 90018

**km** Kidder  
Mathews

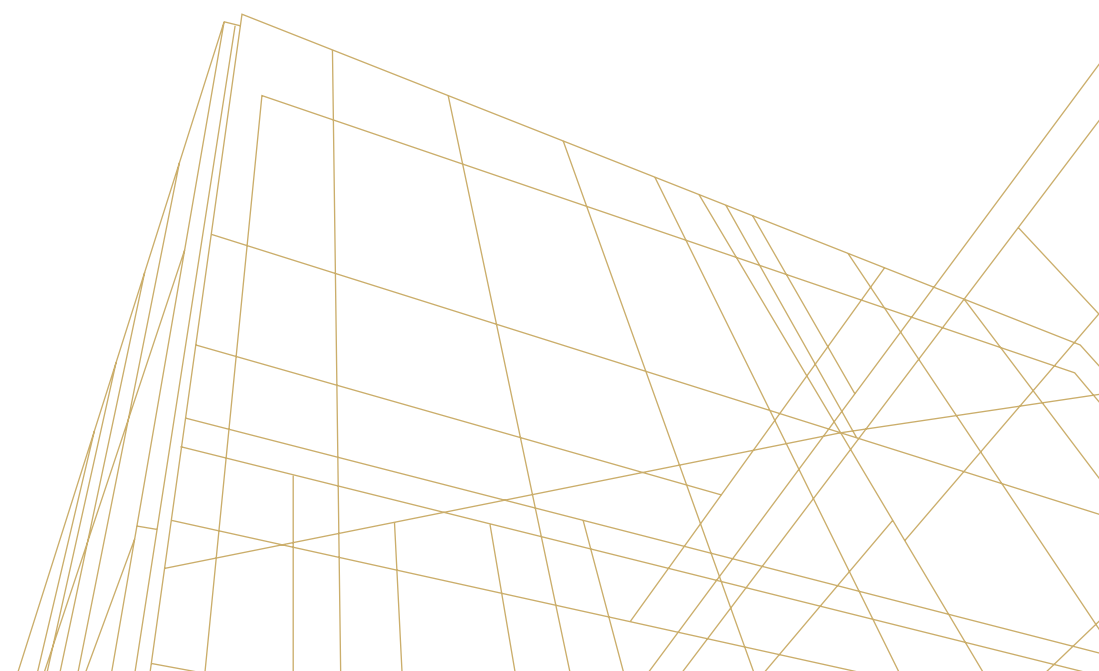
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*Exclusively listed by*

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# EXECUTIVE SUMMARY

*Section 01*



ADDRESS	2707 W Jefferson Blvd Los Angeles, CA 90018
UNITS	6 units (2 commercial + 4 residential including a non-conforming unit)
PROFORMA CAP	7.19%
PROFORMA GRM	9.59
PROFORMA PRICE/UNIT	\$247,500
PRICE/SF	\$414
LIST PRICE	\$1,485,000

\*Commercial units are occupied by a Month-to-Month tenant with the ability to deliver vacant.  
 \*\*Unit 2707 1/2 is currently occupied, however, an executed buyout agreement is in place and can be delivered vacant.

# UNIQUE FULLY VACANT VALUE-ADD OPPORTUNITY

*We are pleased to present 2707 W Jefferson Blvd, a rare FULLY VACANT 6-unit mixed-use property located in the Jefferson Park neighborhood of Los Angeles with a pro forma 7.19% cap rate.*

Built in 1912/1950, this opportunity is comprised of two separate structures totaling 3,586 rentable square feet that is situated on a 5,001 square foot LAC2 zoned lot with alley access. The unit mix consists of (2) two front commercial units (1st floor), (1) one-bedroom unit (2nd floor), (1) two-bedroom unit (2nd floor), a nonconforming studio (2nd floor), plus a three-bedroom single family freestanding home located in the rear of the property.

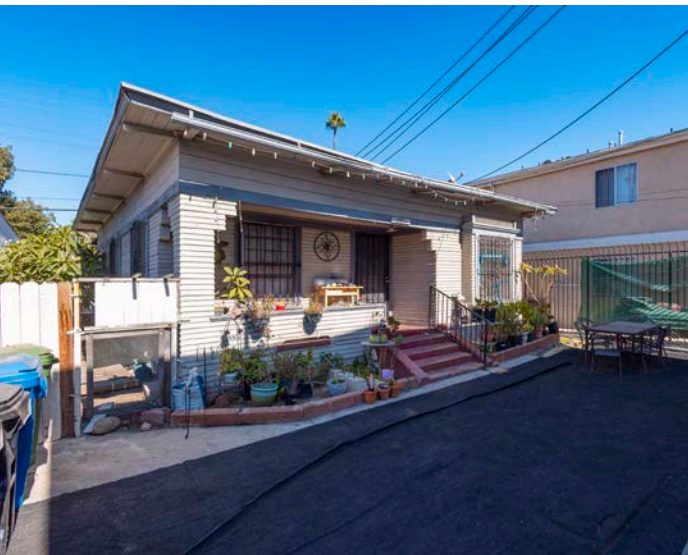
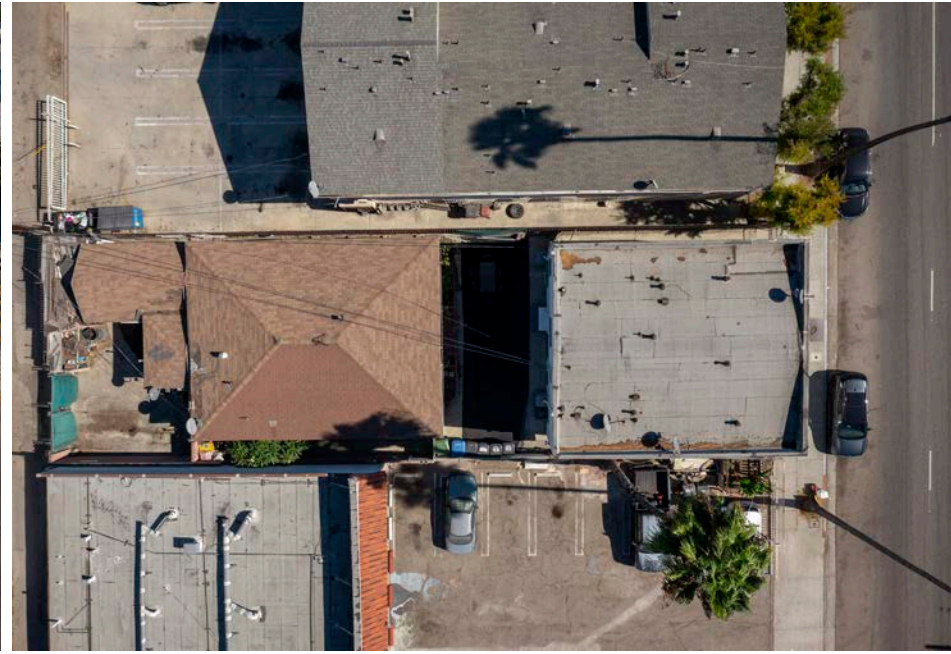
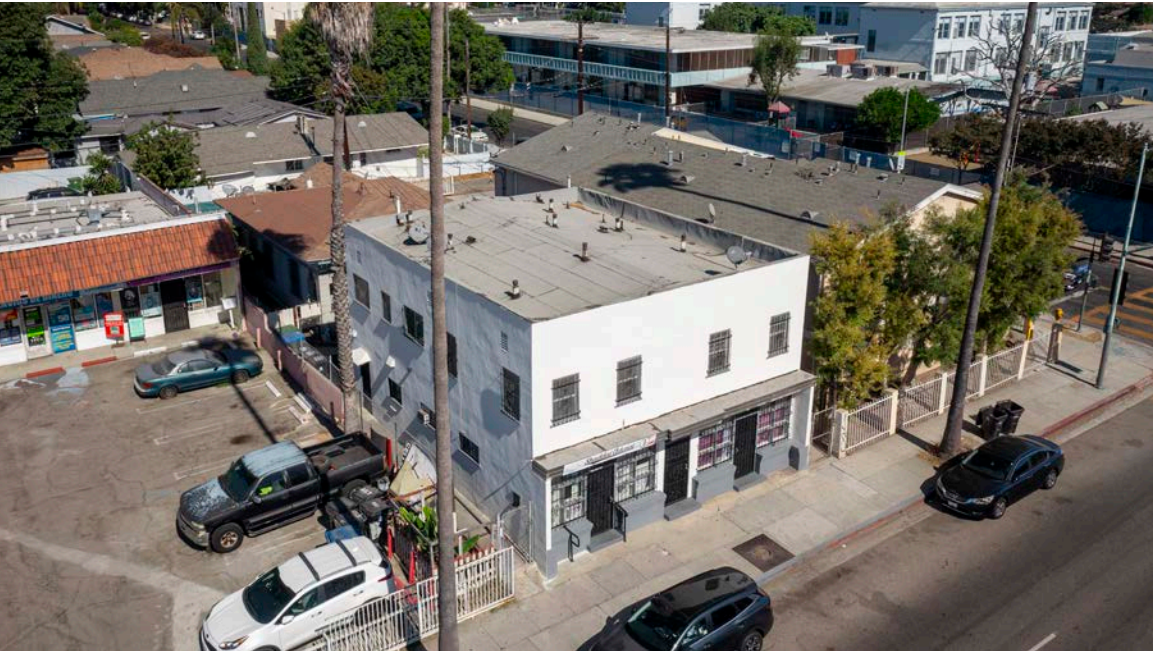
Being delivered 100% vacant presents the next investor a unique opportunity to immediately reposition the property into a 7.19% pro forma and ultimately provides flexibility for determining unit rehab finishes and new tenant

selection to stabilize the property at market rents along with an additional value add component with legalizing the studio unit.

2707 W Jefferson Blvd is situated in a transit-oriented location near numerous bus stops that is realizing tremendous growth and transition due to its proximity to West Adams, Koreatown, USC and Downtown Los Angeles. Local favorite community establishments consist of Harold & Belle's, CAFE5, Highly Likely, and much more throughout this Jefferson Blvd corridor.

Contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com for additional information.

# EXECUTIVE SUMMARY



EXECUTIVE SUMMARY



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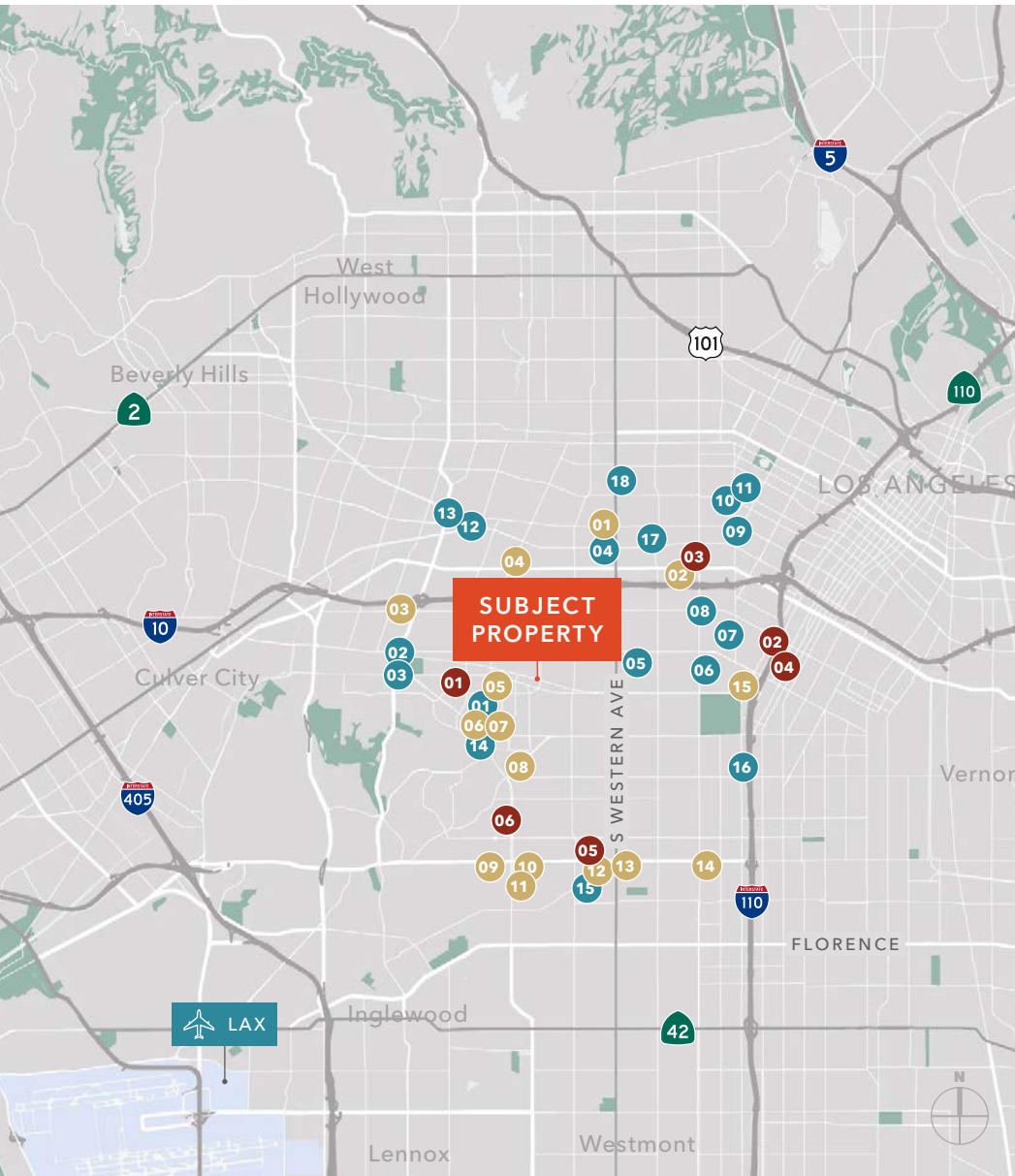
W JEFFERSON BLVD

7TH AVE

SUBJECT  
PROPERTY

W JEFFERSON BLVD

7TH AVE



**EAT + DRINK**

- 01 El Pollo Loco
- 02 Schwartz Bakery
- 03 Chulita
- 04 Jack in the Box
- 05 Denny's
- 06 Chipotle
- 07 Krispy Kreme
- 08 Pizza Hut
- 09 Woody's Bar-B-Q
- 10 The Original Taco Pete
- 11 Burger King
- 12 IHOP
- 13 Little Caesars Pizza
- 14 McDonald's
- 15 Starbucks

**SERVICES + MISC.**

- 01 Pep Boys
- 02 Midas
- 03 Primary Care Health Clinic
- 04 Medical Clinic
- 05 LA Fire Dept. Station 66
- 06 Crenshaw Medical Center

**GROCERY + SHOPPING**

- 01 Albertsons
- 02 Superior Grocers
- 03 Ralphs
- 04 Food 4 Less
- 05 Food 4 Less
- 06 Smart & Final
- 07 Trader Joe's
- 08 Ralphs
- 09 Superior Grocers
- 10 Food 4 Less
- 11 Northgate Market
- 12 Ralphs
- 13 Sprouts
- 14 TJ Maxx
- 15 The Home Depot
- 16 Ross
- 17 Dollar Tree
- 18 Koreatown Plaza



# FINANCIALS

*Section 02*



# INVESTMENT SUMMARY

## INVESTMENT SUMMARY

PRICE	\$1,485,000
NUMBER OF UNITS	6
COST PER UNIT	\$247,500
CURRENT GRM	9.59
CURRENT CAP	7.19%
YEAR BUILT	1912 / 1950
LOT SIZE	5,001 SF
BUILDING SIZE	3,586 SF
PRICE/SF	\$414
ZONING	LAC2
TOC	N/A

## ANNUALIZED OPERATING DATA

		Market Rents
SCHEDULED GROSS INCOME	\$154,800	
LESS: VACANCY	\$(4,644)	3%
GROSS OPERATING INCOME	\$150,156	
LESS: EXPENSES	\$(43,326)	28.9%
NET OPERATING INCOME	\$106,830	

## ESTIMATED OPERATING EXPENSES - CURRENT RENTS

NEW PROPERTY TAXES (1.2%)	\$17,820
PROPERTY MANAGEMENT (4% CURRENT RENTS GOI)	\$6,006
INSURANCE (ESTIMATE @ \$1,200/UNIT)	\$7,200
MAINTENANCE/REPAIRS (\$750/UNIT)	\$4,500
UTILITIES (\$850/UNIT)	\$5,100
LANDSCAPE & GARDENING (\$100/MONTH)	\$1,200
RESERVES (\$250/UNIT)	\$1,500
<b>Estimated Total Expenses</b>	<b>\$43,326</b>
<b>Per Net Sq. Ft.</b>	<b>\$8.66</b>
<b>Expenses Per Unit</b>	<b>\$7,221</b>

## SCHEDULED INCOME

Unit Number	Beds/Baths	Notes	Market Rents Monthly Rent/Unit
2705	Commercial	Month-to-Month	\$1,800
2707	Commercial	Month-to-Month	\$1,800
2705.5 #1	1 bed + 1 bath	Vacant	\$2,000
2705.5 #2	2 bed + 2 bath	Vacant	\$2,600
2705 3/4	Single	Non-conforming Vacant	\$1,400
2707 1/2	House	Vacating	\$3,300
<b>Monthly Scheduled Gross Income</b>			<b>\$12,900</b>
<b>Parking Income</b>			-
<b>Laundry Income</b>			-
<b>Total Monthly Scheduled Gross Income</b>			<b>\$12,900</b>
<b>Annual Scheduled Gross Income</b>			<b>\$154,800</b>

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