

OFFERING MEMORANDUM

8800 COMPTON AVE

LOS ANGELES, CA 90002

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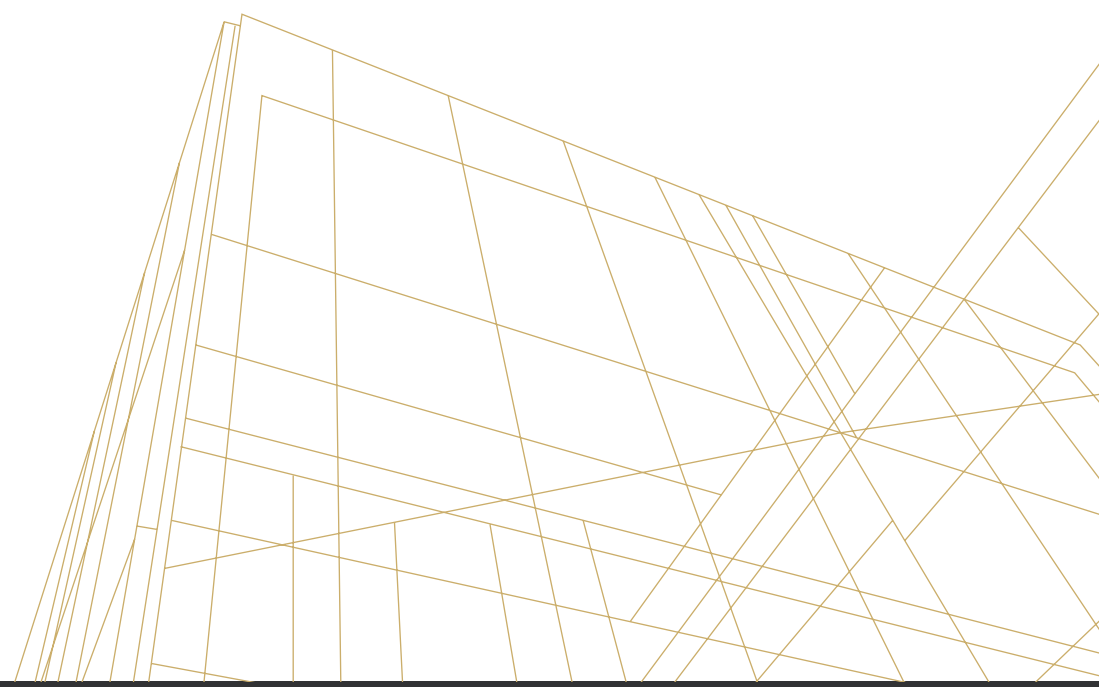
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Exclusively listed by

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EXECUTIVE SUMMARY

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We are pleased to present 8800 Compton Ave, a rare FULLY VACANT property in Los Angeles consisting of 2 one-bedroom units + 1 commercial structure that is primed for an ADU conversion into 2 additional units with the potential to operate at a 12%+ CAP rate.

Built in 1926, this opportunity consists of two separate structures totaling 1,864 rentable square feet that is situated on a 6,047 square foot, LCC3 zoned corner lot, with street frontage off of Compton Ave & E 88th St as well as with alley access. The unit mix consists of 2 one-bedroom units located in front duplex with a rear commercial building that was previously used as a church.

Being delivered 100% vacant presents the next investor a unique opportunity to immediately reposition the property, and either re-rent the commercial unit to a new user or add density by converting the structure to 2 ADUs with 2 one-bedroom units, while ultimately providing flexibility for determining unit rehab finishes and new tenant selection to stabilize the property at market rents.

8800 Compton Ave is situated in a transit-oriented location near numerous bus stops and the Firestone Light Rail Station, as well as a number of community establishments such as Raul's Market, Mercado Don Juan, Rudy's Baker, Nadeau Café, Playa Azul Tortilleria and Market, Birrieria Jalisco and Norteno Bar and Grill.

Contact Vince Cook at 310-405-3654 or Vincent.Cook@kidder.com for additional information.

\$695,000

LIST PRICE

1,864 SF

BUILDING SIZE

PROPERTY OVERVIEW



PROPERTY OVERVIEW



SUBJECT
PROPERTY

E 88TH ST

COMPTON AVE

PROPERTY OVERVIEW



FINANCIALS



INVESTMENT SUMMARY

ADDRESS	8800 Compton Ave Los Angeles, CA 90002
PRICE	\$695,000
NO. UNITS	4
COST PER UNIT	\$173,750
CURRENT GRM	6.30
MARKET GRM	6.30
CURRENT CAP	12.17%
MARKET CAP	12.17%
YEAR BUILT	1926
LOT SF	6,047
BUILDING SF	1,864
PRICE/SF	\$373

\$695,000
PRICE

12.17%
CAP RATE



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
SCHEDULED GROSS INCOME	\$110,400		\$110,400	
LESS: VACANCY	\$(3,312)	3%	\$(3,312)	3%
GROSS OPERATING INCOME	\$107,088		\$107,088	
LESS: EXPENSES	\$(22,488)	21.0%	\$(22,488)	
Net Operating Income	\$84,601		\$84,601	

ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
NEW PROPERTY TAXES (1.25%)	\$8,688	\$8,688
INSURANCE - ESTIMATE (\$1,200/UNIT)	\$4,800	\$4,800
MAINTENANCE/REPAIRS - ESTIMATE - (\$850/UNIT)	\$3,400	\$3,400
UTILITIES - ESTIMATE - (\$850/UNIT)	\$3,400	\$3,400
GARDENING - ESTIMATE - (\$100/MONTH)	\$1,200	\$1,200
RESERVES - ESTIMATE - (\$250/UNIT)	\$1,000	\$1,000
Estimated Total Expenses	\$22,488	\$22,488
Per Net Sq. Ft.	\$12.06	\$12.06
Expenses Per Unit	\$5,622	\$5,622

SCHEDULED INCOME

		CURRENT RENTS	MARKET RENTS
Unit	Beds/Baths	Monthly Rent/Unit	Monthly Rent/Unit
-	1BD + 1BA	\$2,300	\$2,300
-	1BD + 1BA	\$2,300	\$2,300
COMM to ADU conversion	1BD + 1BA	\$2,300	\$2,300
COMM to ADU conversion	1BD + 1BA	\$2,300	\$2,300
Monthly Scheduled Gross Income		\$9,200	\$9,200
Parking Income		-	-
Laundry Income		-	-
Total Monthly Scheduled Gross Income		\$9,200	\$9,200
Annual Scheduled Gross Income		\$110,400	\$110,400

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