

WELL MAINTAINED | TRIPLEX

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REAL ESTATE INVESTMENTS

**2725 OBAMA BLVD
LOS ANGELES, CA 90018**

APN: 5044-020-026

Type: Triplex

Total Size: 2,354 SF

Lot Size: 4,480 SF

Year Built: 1958

Zoning: LA-RD2

Occupancy: 67%

RSO: Los Angeles

MLS#: OC26010192

OFFERING PRICE:

\$1,199,000



PROPERTY DESCRIPTION

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2725 Obama is a well maintained triplex providing an amazing opportunity to Live, Work, & Invest in a fantastic location near Jefferson Park, West Adams, & Leimert Park.

Built in 1958, this 2-story property totals 2,354sf in size and offers an impressive unit mix with a front 1 bed/1 bath unit that's bright & airy with real hardwood flooring, dual pane windows, a full kitchen, cute bathroom, and delivered Vacant!

In the rear are upstairs and downstairs 2 bed/2 bath units that have nice layouts with a main living area and full sized kitchen w/ a dining, a primary suite & master bathroom, and a separate hallway bath & bedroom.

The property has undergone tons of improvements over the years including roof replacement, updated copper plumbing, newer sewer lines, some window replacements, & washer/dryer hookups in all units.

On a 4,480sf lot, the front yard offers drought tolerant landscaping, while the extended driveway leads to the fully cemented backyard to provide ample parking for each unit.

* *Subject to City of Los Angeles Rent Stabilization (RSO).*

HIGHLIGHTS

- One Unit Delivered Vacant for Immediate Occupancy!
- Well Maintained w/ Pride of Ownership.
- Located in Jefferson Park near West Adams, Leimert Park, View Park, Windsor Hills, USC, University Park, Downtown LA, 10 fwy, Metro Expo Line, and major new developments.

PROPERTY PHOTOS

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RENT ROLL

UNIT #	TYPE	TENANT	CURRENT RENTS	MARKET RENTS	DEPOSIT	LEASE END
1 - Front	1+1	VACANT	\$2,300	\$2,300	-	-
2 - Downstairs	2+2	Occupied	\$2,500	\$3,000	\$2,000	-
3 - Upstairs	2+2	Section 8	\$1,669	\$3,000	\$0	-
		TOTAL	\$6,469	\$8,300	-	



INVESTMENT SUMMARY

PRICING SUMMARY

Total Purchase Price	\$1,199,000
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FINANCIAL INDICATORS

Current GRM	15.45
Current Cap Rate	4.5%
Market GRM	12.04
Market Cap Rate	6.3%
Price Per Unit	\$399,667
Price Per Sq. Ft.	\$509.35
Occupancy	67%

PROPERTY SUMMARY

APN#	5044-020-026
No. Units	3
Year Built	1958
Building Sq. Ft.	2,354
Lot Size	4,480
Parking	3
Zoning	LA-RD2
Meter (Separate)	Electric & Gas

SCHEDULED INCOME

Unit Type	No. Units	CURRENT	MARKET
Front	1+1	\$2,300	\$2,300
Downstairs	2+2	\$2,500	\$3,000
Upstairs	2+2	\$1,669	\$3,000
Total	3	\$6,469	\$8,300

ANNUAL OPERATING INFORMATION

	CURRENT	MARKET
Gross Scheduled Rent	\$77,628	\$99,600
Estimated Expenses		
Property Taxes (1.20%)	(\$14,388)	(\$14,988)
Insurance	(\$2,720)	(\$2,720)
Utilities (DWP)	(\$2,850)	(\$2,850)
Maintenance & Repairs (\$70/unit)	(\$2,520)	(\$2,520)
Miscellaneous/Reserves (\$50/mo)	(\$600)	(\$600)
Total Expenses	(\$23,078)	(\$23,678)
Expenses Per Unit	\$7,693	\$7,893
Expenses Per SF	\$9.80	\$10.06
% of GSI	30%	24%
Net Operating Income	\$54,550	\$75,922

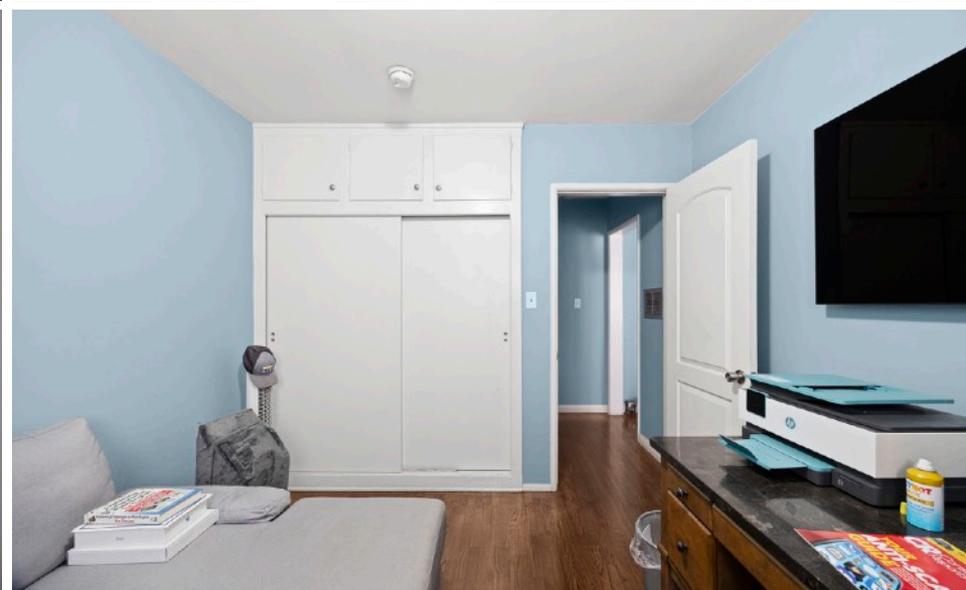
1- FRONT UNIT PHOTOS

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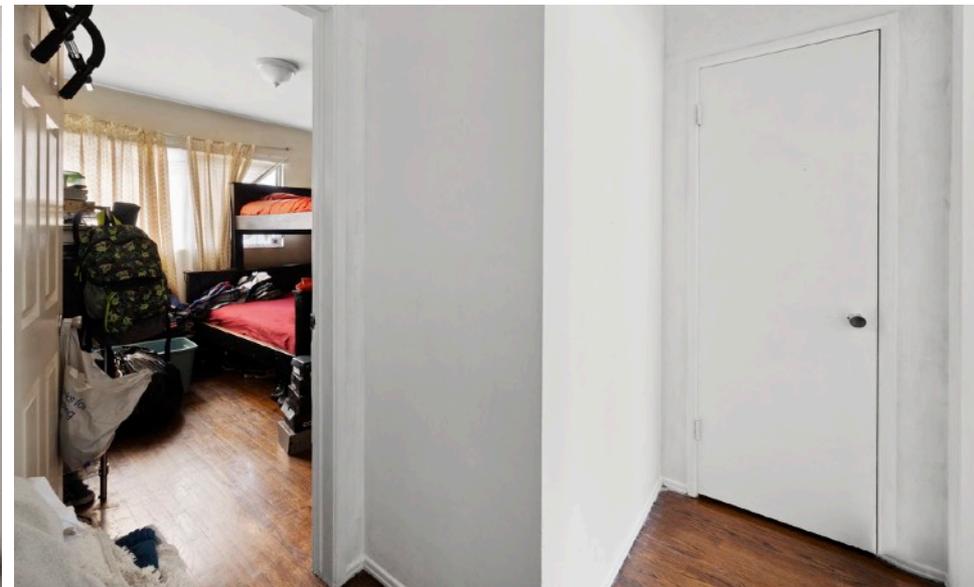
2- DOWNSTAIRS UNIT PHOTOS

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3- UPSTAIRS UNIT PHOTOS

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DRONE PHOTO

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MLS #OC26010192

AERIAL PHOTO

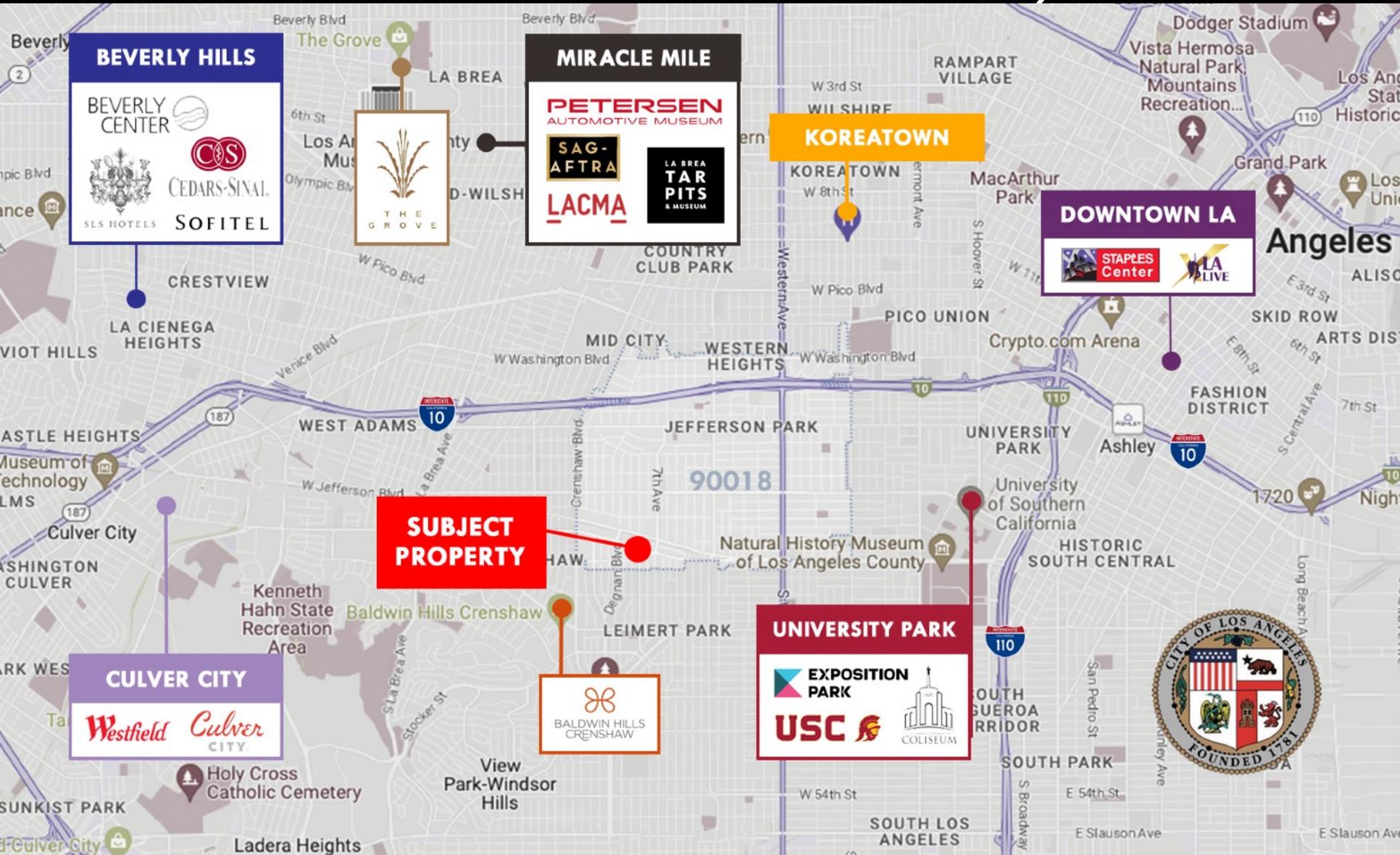
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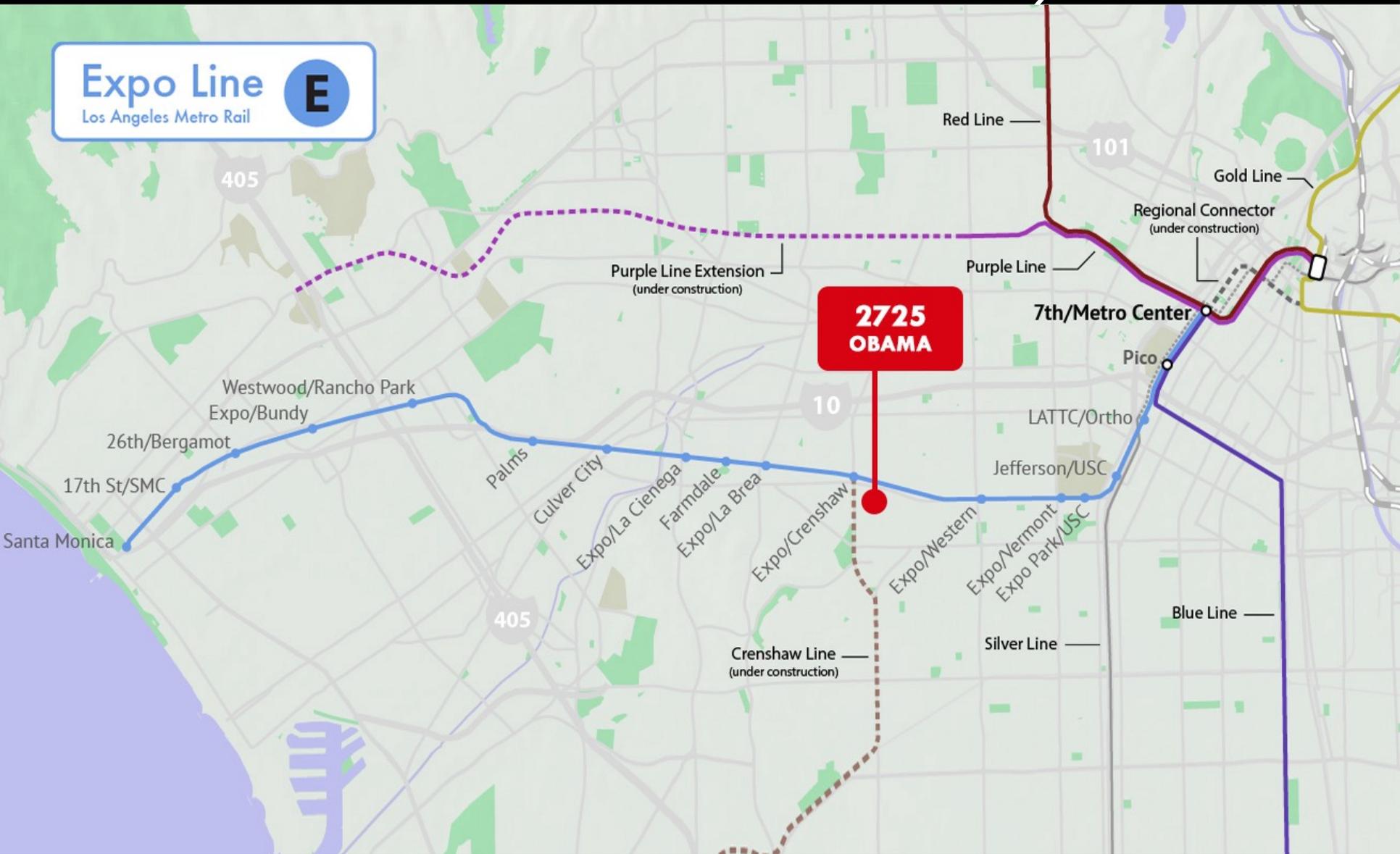
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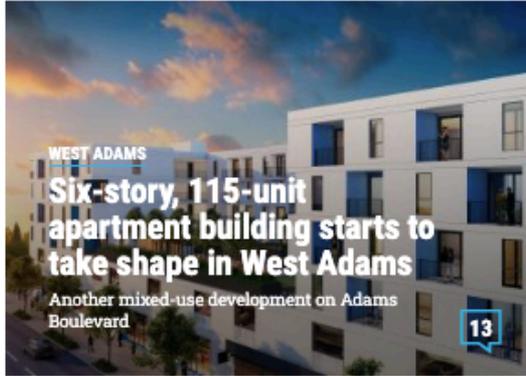
LOCATION MAP



NEAR METRO EXPO LINE



NEARBY DEVELOPMENT



WEST ADAMS
Six-story, 115-unit apartment building starts to take shape in West Adams
Another mixed-use development on Adams Boulevard

13



WEST ADAMS
Six-story, 74-unit development with retail planned for West Adams
CIM Group proposes another mixed-use building in the neighborhood

4



WEST ADAMS
Bike lanes, pedestrian safety infrastructure coming to Adams Boulevard
Planned for a two-mile stretch between Fairfax and Crenshaw

45



WEST ADAMS
Exterior finishes take shape at new offices near Adams & Fairfax
The 38,000-square-foot building also includes ground-floor commercial space

12

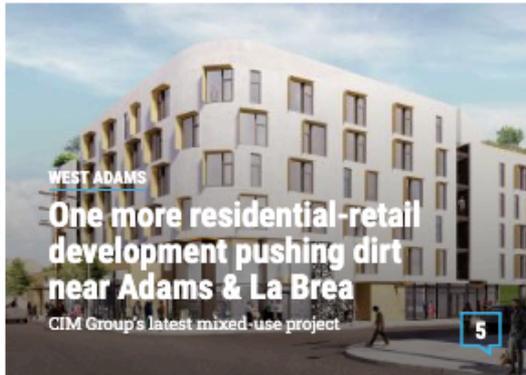
URBANIZE LOS ANGELES

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WEST ADAMS
Modular apartment building planned for West Adams
At the intersection of 29th Street and West Boulevard

1



WEST ADAMS
One more residential-retail development pushing dirt near Adams & La Brea
CIM Group's latest mixed-use project

5



WEST ADAMS
The curtain starts to lift at the Cumulus District's VOX apartments
A series of interconnected seven-story buildings

18



WEST ADAMS
Trio of supportive housing projects rise in West Adams
A total of 132 apartments

4



JEFFERSON PARK | WEST ADAMS (LOS ANGELES, CA)

Jefferson Park is located just South of the Santa Monica freeway between Crenshaw and Western Avenue. It's a small neighborhood in South LA of only 1.28 square miles, but it is dubbed as the “soul of the city” because of its strong sense of community among its residents. The neighborhood began as one of the wealthiest areas of Los Angeles, which is why there are so many architectural wonders to be found lining the streets. Through the last century, Jefferson Park has continued to attract an eclectic mix of residents who have brought unique businesses, great food, and a mix of cultures. It's the perfect community for people looking for a great centralized location with a unique history.

Jefferson Park is a neighborhood in Los Angeles, California with a population of 28,948. Jefferson Park is in Los Angeles County. Living in Jefferson Park offers residents an urban suburban mix feel and most residents rent their homes. In Jefferson Park there are a lot of parks.

Public transit in Jefferson Park, Los Angeles is provided by Metro - Los Angeles (bus) and LADOT (bus). There are 29 Metro - Los Angeles bus stops and 15 LADOT bus stops in Jefferson Park, Los Angeles. The nearest airport is Los Angeles International Airport. The freeway nearest to Jefferson Park, Los Angeles is I-10.

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Sold \$750M in Transactions



Residential/Residential Income
Apartments/Multi-Family
Retail/Shopping Centers
Owner-User/SBA Financing
Office/Industrial
1031 Exchange/NNN

