

OFFERING MEMORANDUM

FOR SALE

1151 N. KINGSLEY DRIVE

LOS ANGELES, CA 90029

FOR MORE INFORMATION, CONTACT:

MOON LIM
EXECUTIVE VICE PRESIDENT
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COMMERCIAL REAL ESTATE SERVICES

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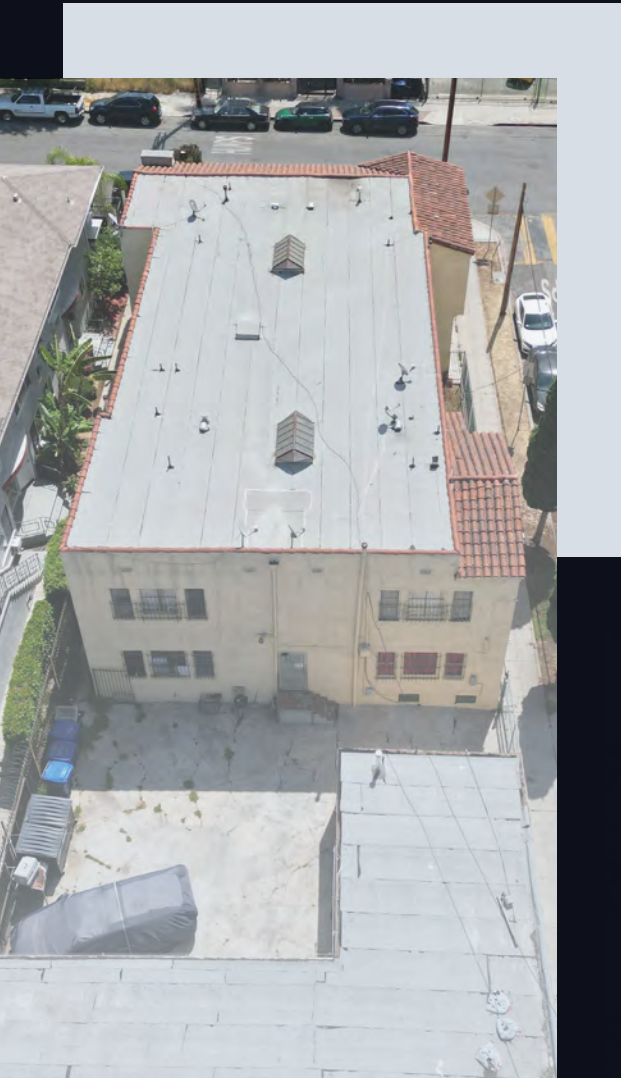
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EXECUTIVE SUMMARY

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OVERVIEW

Daum Commercial, as the Exclusive Listing Agent, proudly presents the opportunity to purchase 1151 North Kingsley Drive, a two-story eight-unit multifamily residence located in the Little Armenia neighborhood of Los Angeles.

The subject property is a 7,358 square foot eight-unit multifamily residential property on a 7,841 square foot site, built in 1931. The subject is located on a corner site of two residential streets, Kingsley Drive, in the East Hollywood Community of the City of Los Angeles, County of Los Angeles. As of the date of today, the subject was fully occupied by eight units. The building is of wood frame/ stucco construction with a flat built-up composition roof. It consists of four one-bed/one-bath units on each floor, respectively. The interior layout of each unit consists of a living room, a kitchen, one bedroom, and one bath. Each unit is finished with interior partitions, wood, carpet, tile and vinyl flooring and a painted smooth plaster ceiling with nine feet long. The units on the second floor are accessible via two interior stairways in a middle portion of the building.

UNIT MIX

FLOOR	UNIT TYPE (1BED / 1BATH)
1st	4
2nd	4
TOTAL	8

SUMMARY

Type	Low-Rise Apartments
Asking Price	\$1,250,000
Units	8
Stories	2
GBA	7,358 SF
Land SF	7,841 SF (0.18 AC)
Parking	8
Year Built	1931
Construction	Wood Frame/Stucco
Zoning	LARD1.5
Parcel	5537-010-001



LOCATION HIGHLIGHTS



Located in Qualified Opportunity Zone



Add Value Opportunity



Fully Occupied Property



On-Site Parking



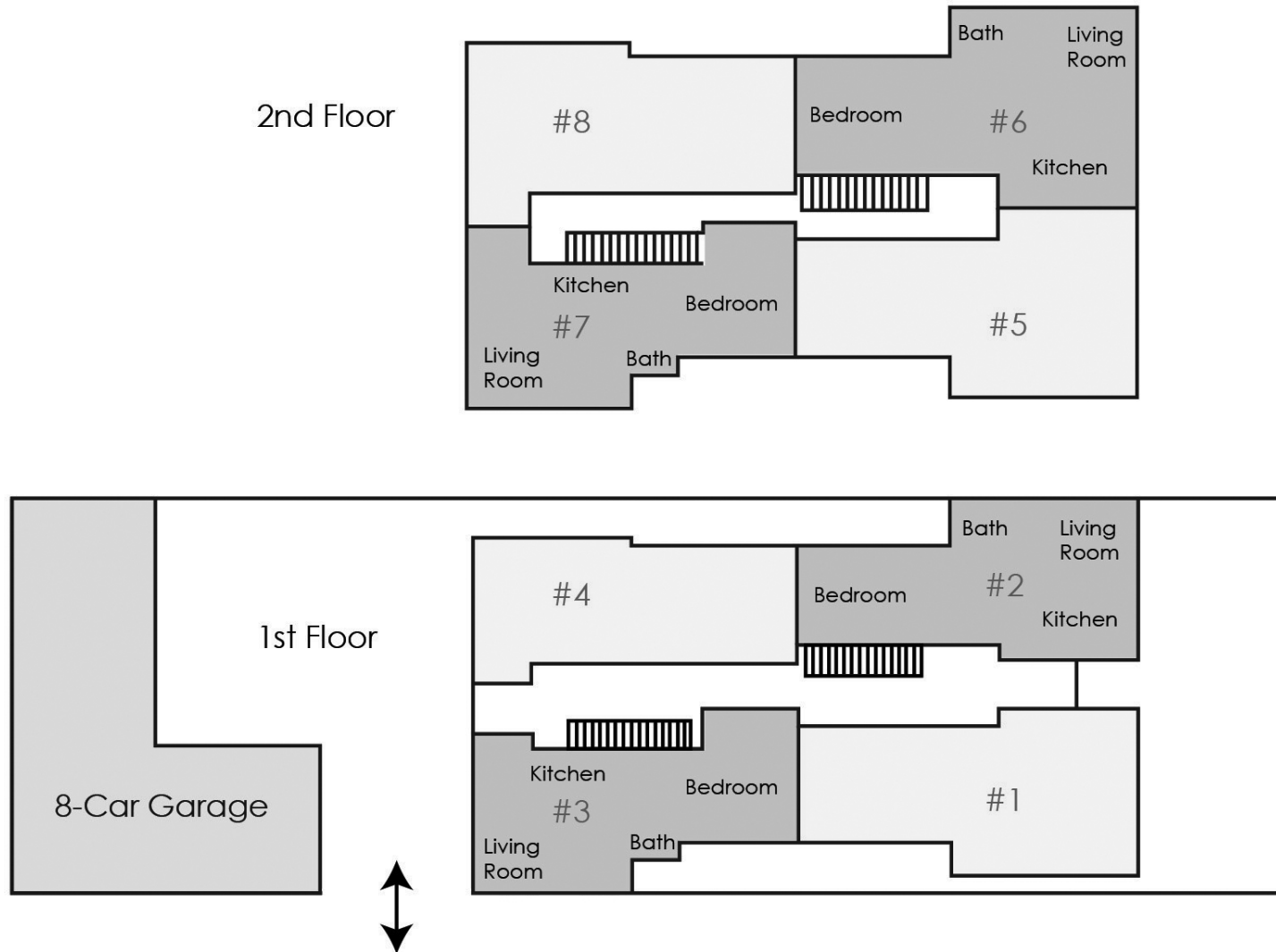
Walking Distance to Dining, Entertainment, Public Transportation



Surrounded by Nearby Development Projects

FLOOR PLAN

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*NOT TO SCALE

P&L

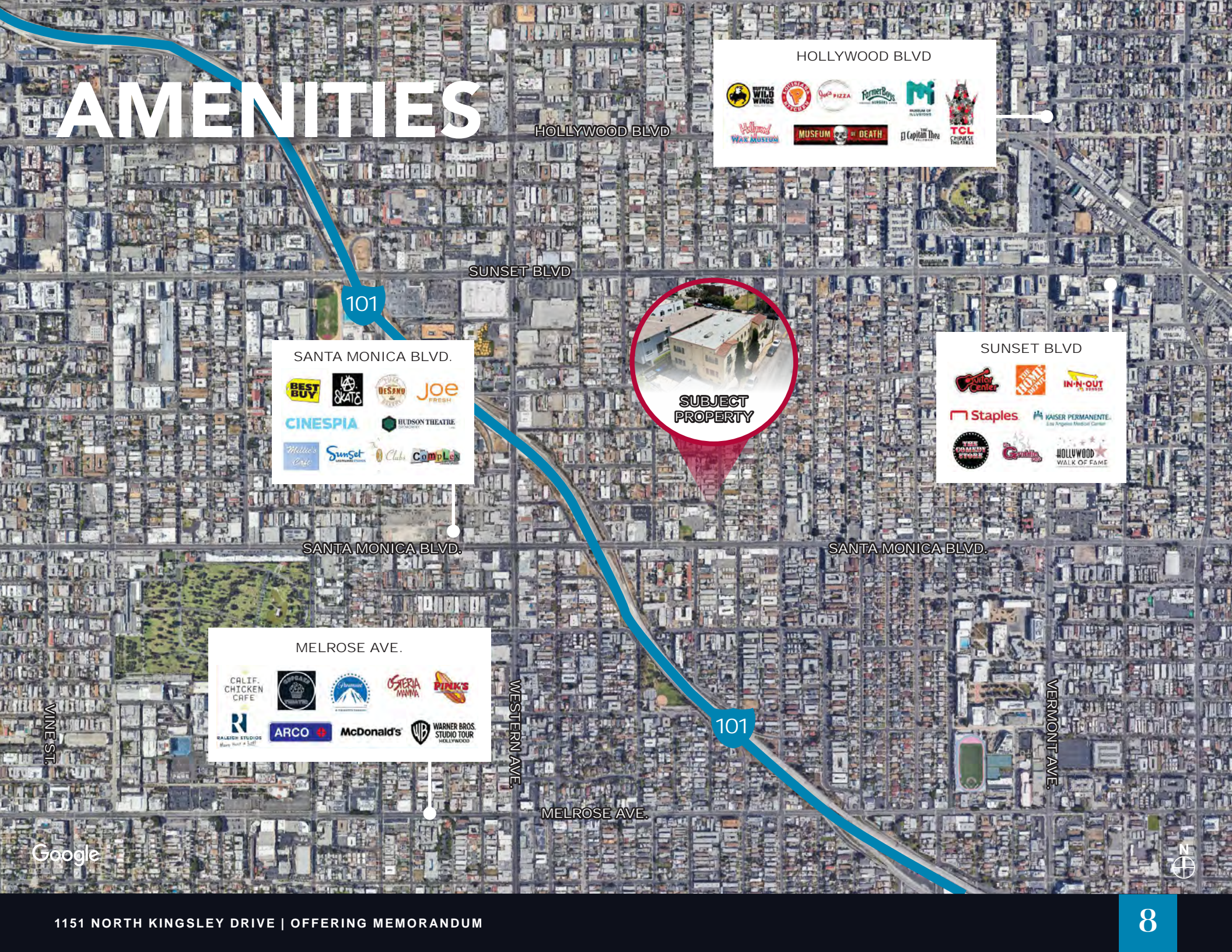
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INCOME	CURRENT
Gross Current Rent	\$106,263
Effective Rental Income	\$106,263

EXPENSE	CURRENT
Monthly Cleaning	\$1,650
Plumbing	\$2,080
Management Fee	\$2,359
Repair & Maintenance	\$150
Pest Control	\$250
Property Tax / Other Tax	\$20,386
Insurance	\$4,372
Professional Fees	\$854
Utilities	\$13,548
Total Operating Exp	\$45,648
NOI	\$60,615

AMENITIES



HOLLYWOOD BLVD

SANTA MONICA BLVD.

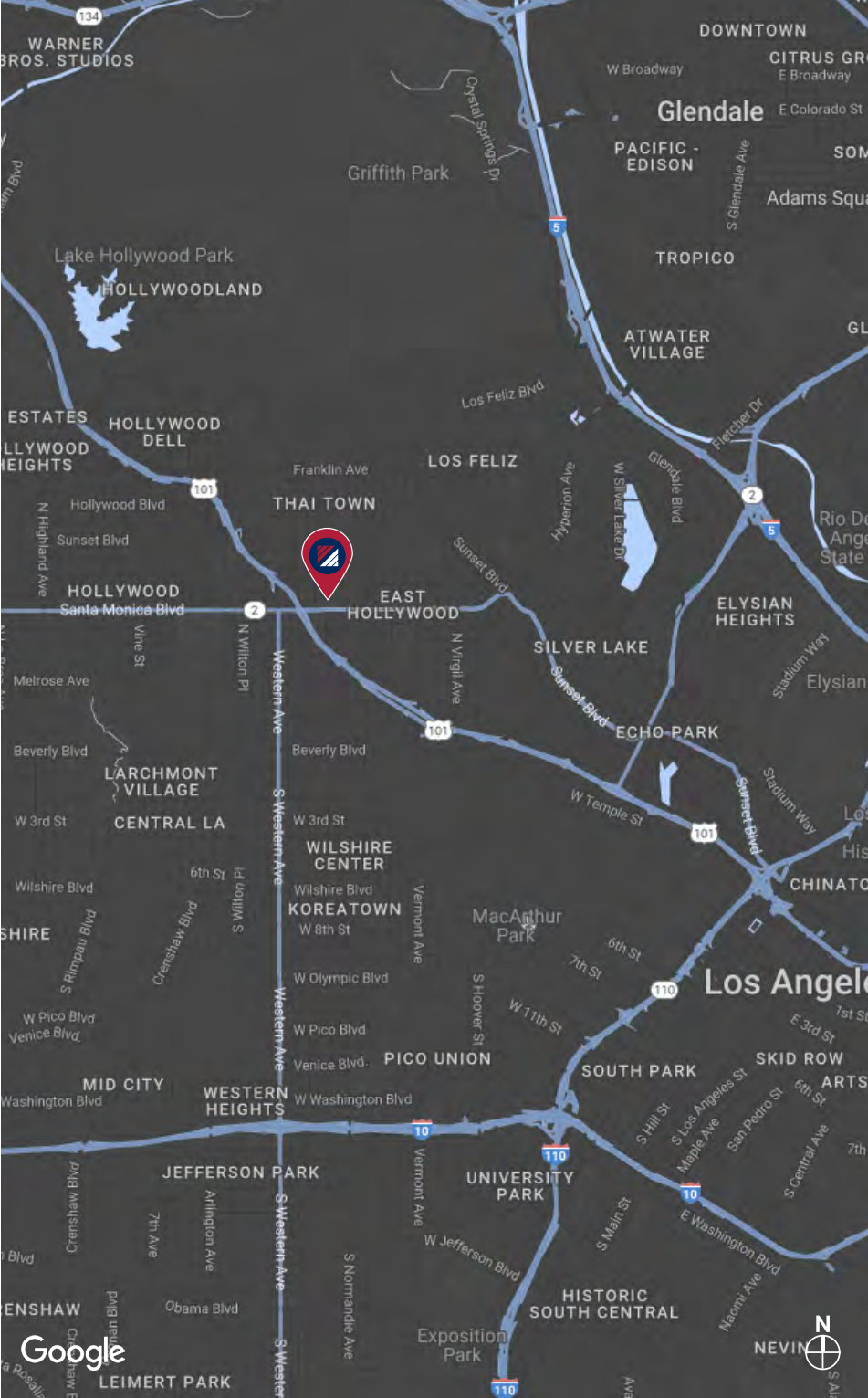
SUNSET BLVD



MELROSE AVE.

Google





DEMOGRAPHICS

Radius	3 Mile	5 Mile	10 Mile
Population:			
2020 Population	466,722	1,033,772	3,179,971
2024 Population	477,211	1,039,786	3,115,950
2029 Population Projection	479,196	1,040,214	3,098,200
Avg Household Income	\$97,897	\$102,359	\$111,596
Median Household Income	\$67,594	\$70,695	\$79,915
Total Specified Consumer Spending (\$)	\$5.7B	\$12.5B	\$36.9B
Employment:			
Total Businesses	26,523	75,250	188,352
Employees	206,172	666,380	1,705,918

Traffic Count				
Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subect
N Kingsley Dr	Santa Monica Blvd S	2,755	2025	0.06 mi
Santa Monica Blvd	N Kingsley Dr E	26,051	2025	0.09 mi
Santa Monica Blvd	N Ardmore Ave E	26,364	2025	0.10 mi
2	N Hobart Blvd W	40,587	2025	0.10 mi
Santa Monica Blvd	N Hobart Blvd W	23,842	2025	0.13 mi
Santa Monica Blvd	N Ardmore Ave W	28,222	2025	0.14 mi
N Normandie Ave	Fountain Ave N	13,844	2025	0.15 mi
Santa Monica Blvd	N Serrano Ave W	25,273	2025	0.19 mi
Santa Monica Blvd	N Mariposa Ave E	24,936	2025	0.19 mi
N Mariposa Ave	Santa Monica Blvd S	1,784	2025	0.20 mi

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