



LEARN, PLAN, & INVEST IN REAL ESTATE

1619 S St. Andrews Pl, Los Angeles

\$1,075,000 | Vacant 4-Unit Building | Development Potential

Offering memorandum presented by:
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INVESTMENT HIGHLIGHTS

- Totally vacant 4-unit multi-family property on an 8,920 square foot lot
- Development potential – delivered with plans for 23 or 30 residential units
- Excellent location on a quiet residential street in the high demand Arlington Heights neighborhood of Mid-City Los Angeles
- No parking required
- Totally vacant 4-unit multi-family existing
- Plans are currently in city review under planning designation: PL 90019 - Case(s): PAR-2024-5927-AHRF

PROJECT OVERVIEW

PROPERTY INFORMATION

EXISTING PROPERTY INFORMATION

Use:	4-Unit Multifamily Apartment Building
Structure Size:	3,250 SF
Occupancy:	Vacant
Year Built:	1922

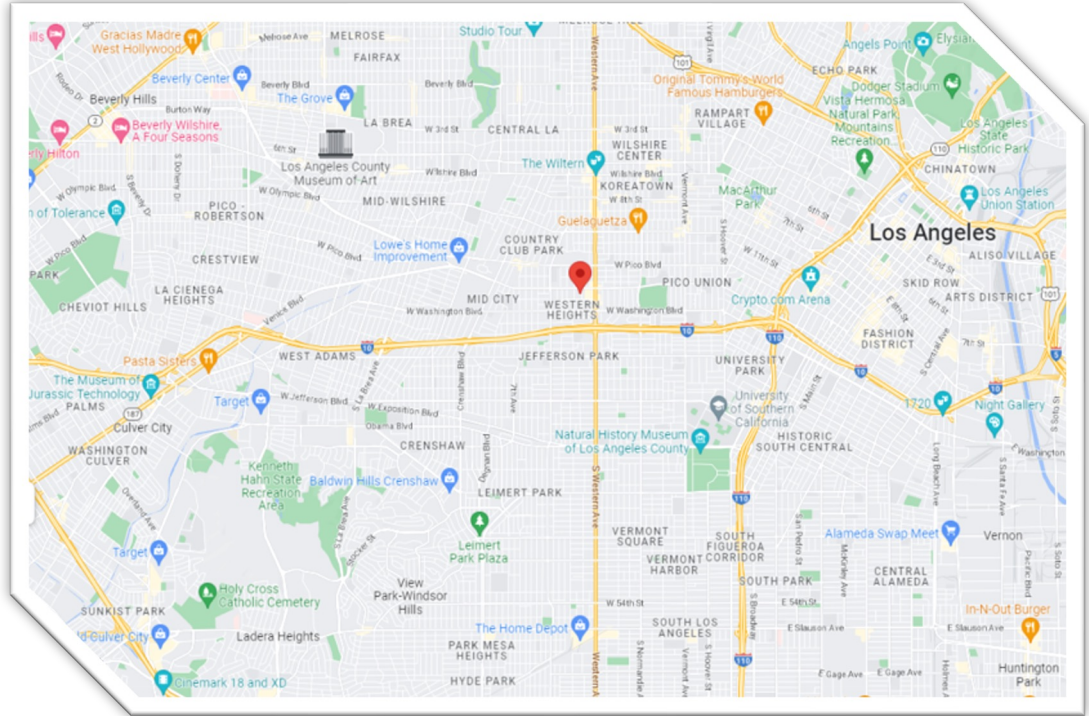
PROJECT INFORMATION

Address:	1619 St Andrews Pl, Los Angeles 90019
APN#:	5073-015-018
Lot Size:	8,920
Zoning:	LA R3-1 CPIO, TOC Tier 3
Walk Score:	84 – Very Walkable



LOCATION SUMMARY

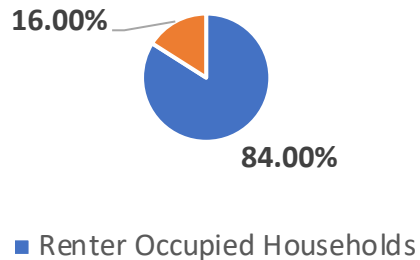
- Prime location in the Arlington Heights neighborhood of Mid-City Los Angeles
- Situated in the heart of LA within minutes of Koreatown, Downtown LA, Larchmont Village, and Miracle Mile
- Close to transit with easy access to the 10 freeway and Metro rail lines
- Extensive retail options within one block of the subject for tenant convenience
- LA R3-1 CPIO TOC Tier 3 Zoning



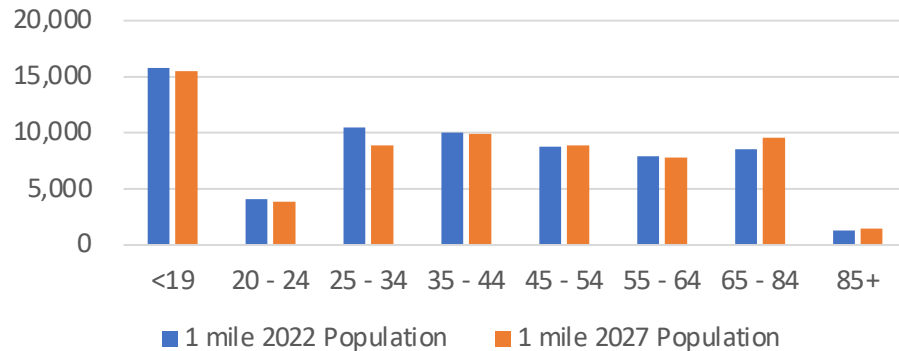
DEMOGRAPHICS

Within a 1 Mile Radius

1 MILE 2022 HOUSING UNITS



POPULATION BY AGE



DAYTIME EMPLOYEMENT			
RADIUS	1 MILE		
	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS
SERVICE PRODUCING INDUSTRIES	16,323	2,138	8
GOODS-PRODUCING INDUSTRIES	718	169	4
TOTAL	17,041	2,307	7

INVESTMENT SUMMARY

GENERAL INFORMATION

Price	\$1,075,000
Year Built	1922
Units	4
Building Sq. Ft	3,250
Lot Sq. Ft	8,923
Price / Sq. Ft	\$331
Price / Lot Sq. Ft	\$120
Price / Unit	\$268,750
Current GRM	10.66
@ Market GRM	10.66
Current Cap Rate	5.6%
@ Market Cap Rate	5.6%

	Actual	Pro Forma
Income		
Gross Scheduled Rents	\$100,800	\$100,800
Other Income	-	-
Less Vacancy @ 5%	(\$5,040)	(\$5,040)
Effective Gross Income	\$95,760	\$95,760
Expenses	Actual	Market
Taxes	\$13,438	\$13,438
Insurance	\$5,688	\$5,688
Repairs and Maintenance	\$4,788	\$4,788
Property Management	\$5,746	\$5,746
Utilities	\$2,880	\$2,880
Pest Control	\$1,200	\$1,200
Gardening & Cleaning	\$1,800	\$1,800
City Licensing and Permits	\$500	\$500
Total Expenses	\$36,039	\$36,039
Net Operating Income	\$59,721	\$59,721

PROPOSED FINANCING

Loan Amount (75%)	\$806,250
Down Pmt (25%)	\$268,750
Rate (%)	6.25%
Amortization (years)	30
Payment (monthly)	(\$4,964)
Debt Cov. Ratio	1.00

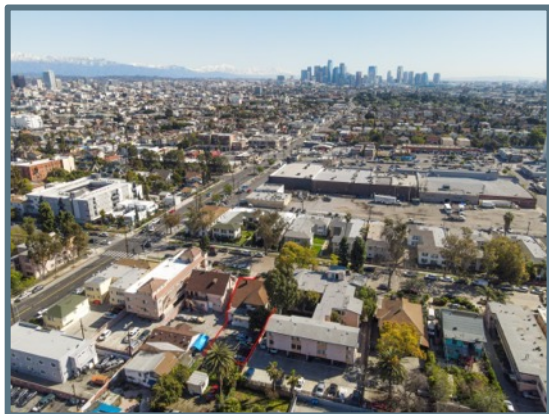


4 UNIT RENT ROLL



# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	2BD/1BA	\$0	\$2,300
1	2BD/1BA	\$0	\$2,300
1	1BD/1BA	\$0	\$1,900
1	1BD/1BA	\$0	\$1,900
TOTAL		\$0	\$8,400

PROPERTY PHOTOS



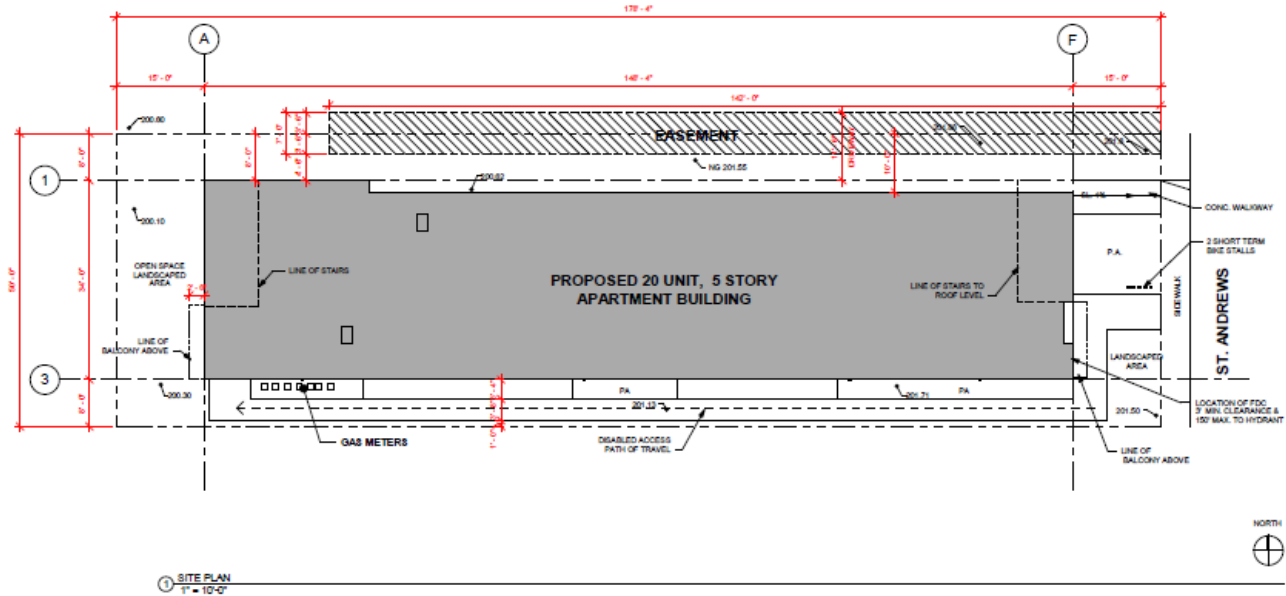
PROPERTY PHOTOS

RENDERINGS



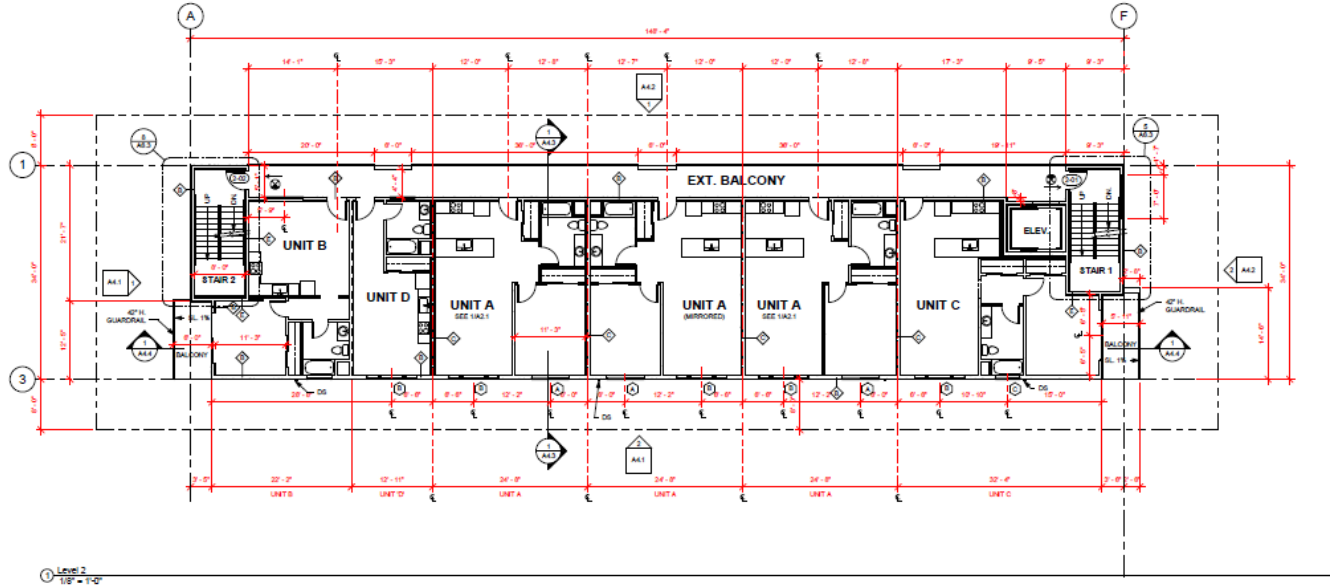
PROPERTY PHOTOS

SITE PLAN



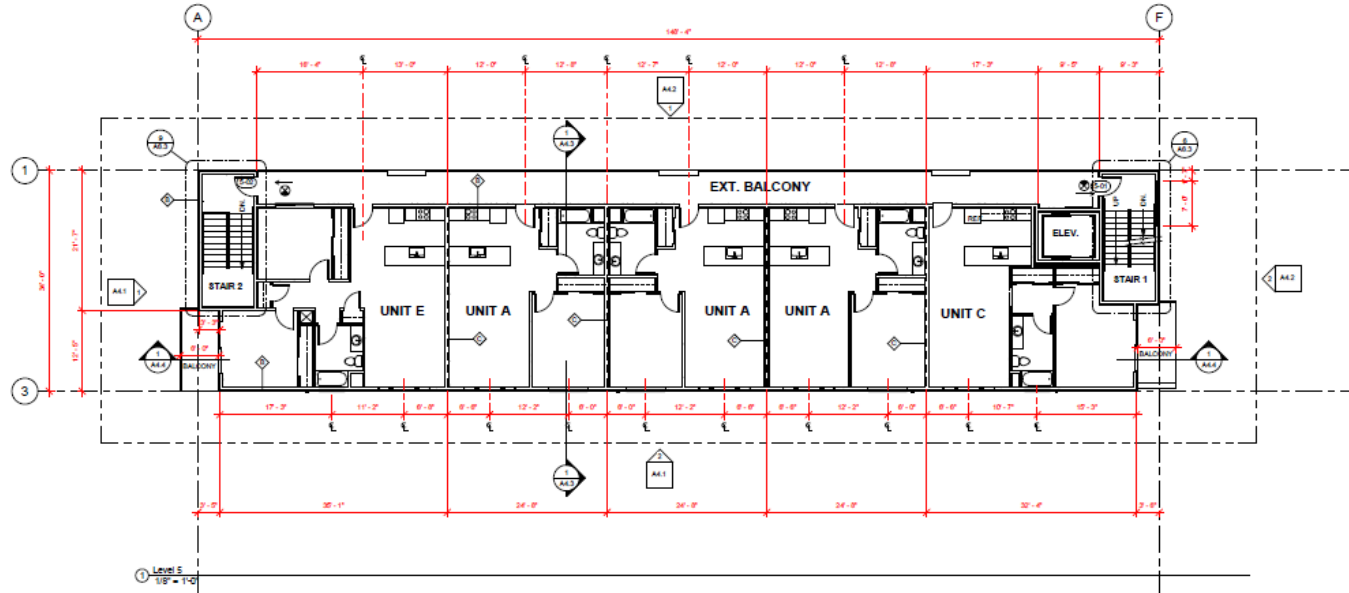
PROPERTY PHOTOS

LEVELS 2-4



PROPERTY PHOTOS

LEVEL 5





Anthony Walker | CEO, Buckingham Investments

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Anthony is the CEO and Managing Broker of Buckingham Investments, a 60 year Southern California investment real estate brokerage. He's presided in over \$1 billion in sales during his tenure and has leveraged his brokerage experience to develop an extensive portfolio of multi-family and commercial properties in one of the most challenging markets in the country. He has also been the sponsor and principal in the acquisition and sale of numerous multi-family and ground up construction syndications.

He teaches frequent seminars on many aspects of investing and has been an invited guest speaker at multiple educational institutions and trade organizations throughout Southern California. He believes that real estate wealth is not created only at the time of purchase, but well before an investment is ever made through education and planning.

Anthony received his Bachelor of Arts from The University of Southern California and his Masters of Business Administration from Loyola Marymount University

Josh Ess | Associate Broker

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Josh Ess brings 18 years of corporate and consulting engineering experience to his investment real estate practice, leveraging his background in managing multi-million-dollar projects to evaluate portfolio performance and potential. Inspired by Rich Dad Poor Dad and the Bigger Pockets Podcast, Josh and his wife purchased their first duplex in 2016, sparking a passion for real estate investing.

He was introduced to Buckingham Investments at a local REIA event and immediately connected with the company's client-focused, wealth-building philosophy. Today, Josh helps others achieve their real estate goals while pursuing his own. He holds a Mechanical Engineering degree from the University of Michigan and a California Professional Engineer license, and lives in Redondo Beach with his wife and two children.



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