

155 S WESTMORELAND AVE, LOS ANGELES

\$1,700,000 | 4 Units | 13.33 GRM | 4.3% Cap Rate



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INVESTMENT HIGHLIGHTS

- Pride of ownership, turn-key, fully stabilized generational asset in a prime location of Rampart Village, Los Angeles
- Two structures on the lot with a sliding entry gate, privacy hedges, and space for parking 8 cars
- Meticulously maintained property with recently updated landscaping and electrical system, sewer line replacement, and rebuilt showers and plumbing
- All units are side-by-side with 2 beds/1 bath each, all of which have been recently remodeled
- Located on a quiet, dead-end, tree lined street in an excellent pocket of Los Angeles
- Tons of period architecture that has been well kept to add extra character
- Dense rental market with low vacancy and only 2 minutes from the freeway and 5 minutes from downtown





AREA OVERVIEW

- Located in the Rampart Village neighborhood, right on the border of Westlake and Historic Filipinotown.
 - Only 2 minutes from freeway access
- Central Los Angeles location, only 10 minutes from Dodger Stadium, Crypto Arena, Downtown Los Angeles, and Hollywood
- Within walking distance from schools and big-brand retail including supermarkets, restaurants, coffee, and home supplies
- Located in an area with strong rental metrics within 1 mile – 93% of population are renters, and sub 5% vacancy rate
- Considered a “Walker’s Paradise” with a walk score of 91, and close to public transportation

INVESTMENT SUMMARY

ANNUALIZED OPERATING DATA

GENERAL INFORMATION

Price	\$1,700,000
Year Built	1937
Units	4
Building Sq. Ft	3,744
Lot Sq. Ft	6,497
Price / Sq. Ft	\$454
Price / Lot Sq. Ft	\$262
Price / Unit	\$425,000
Current GRM	13.33
@ Market GRM	13.00
Current Cap Rate	4.3%
@ Market Cap Rate	4.5%

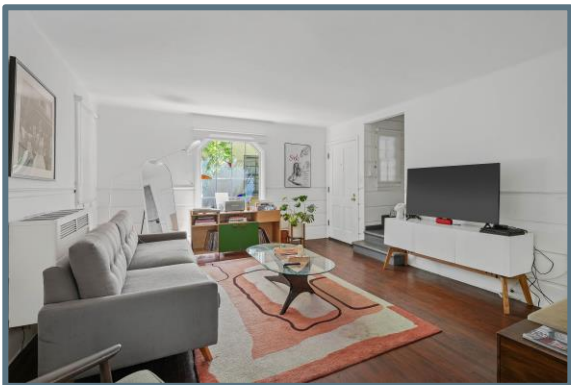
Income	Actual	Pro Forma
Gross Scheduled Rents	\$127,560	\$130,800
Parking Income	-	-
Less Vacancy @ 5%	(\$6,378)	(\$6,540)
Effective Gross Income	\$121,182	\$124,260
Expenses	Actual	Market
Taxes (est.)	\$21,250	\$21,250
Insurance (est.)	\$6,552	\$6,552
Repairs/Maintenance (est.)	\$6,059	\$6,213
Property Management (est.)	\$7,271	\$7,848
Utilities (actual)	\$3,200	\$3,200
Gate Phone Service (actual)	\$960	\$960
Gardening (actual)	\$1,500	\$1,500
City Licensing & Permits	\$500	\$500
Total Expenses	\$47,292	\$48,023
Net Operating Income	\$73,890	\$76,237

PROPOSED FINANCING

Loan Amount (50%)	\$850,000
Down Pmt (50%)	\$850,000
Rate (%)	6.50%
Amortization (years)	30
Payment (monthly)	(\$5,373)
Debt Cov. Ratio	1.15



RENT ROLL



# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	2BD/1BA	\$2,725	\$2,725
1	2BD/1BA	\$2,630	\$2,725
1	2BD/1BA	\$2,600	\$2,725
1	2BD/1BA	\$2,675	\$2,725
TOTAL		\$10,630	\$10,900

PROPERTY PHOTOS



PROPERTY PHOTOS



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