

EXCEPTIONAL SPANISH STYLE 4 PLEX



2853 Buckingham Rd

LOS ANGELES, CA



EXCEPTIONAL SPANISH STYLE 4 PLEX IN WEST ADAMS AREA

KW COMMERCIAL
16820 Ventura Blvd
Encino, CA 91436

PRESENTED BY:

ANIE MAYELIAN
Multifamily Investment Specialist
O: 818.915.9118
anie@mayeliangroup.com
CA DRE #00778825

Confidentiality & Disclaimer

LOS ANGELES, CA

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Mayelian Group in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
16820 Ventura Blvd
Encino, CA 91436

ANIE MAYELIAN
Multifamily Investment Specialist
O: 818.915.9118
anie@mayeliangroup.com
CA DRE# #00778825

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



2853 BUCKINGHAM RD

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$1,650,000
NUMBER OF UNITS:	4
PRICE / UNIT	\$412,500
CAP RATE:	4.5%
GSI:	\$104,280
LOT SIZE:	7,000 SF
BUILDING SIZE:	5,207 SF
ZONING:	LARD1.5
PRICE / SF:	\$316.88

PROPERTY OVERVIEW

PRICE REDUCED! Exceptional Spanish style 4 plex located in the West Adams area of Los Angeles. Located in the opportunity zone which can offer powerful tax incentives for investors. 2853 Buckingham is a stunning property located within 3 miles from the USC, 5 miles to LA Live/Staples Center and 4.5 miles from the Grove. For an unbeatable price of \$1,650,000, you'll get 3 remodeled units with actual income of \$104,280 and a current CAP rate of 4.5%. Utilizing rent raises through capital improvements and unit renovations increase CAP to 5.3%. The well-maintained building features four 2 bedrooms/1 bathroom units in the 2-story property with spacious floor plans and 4 car parking garages. The property is approximately 5,207 rentable sq/ft per assessor situated on 7,000 sq/ft lot per assessor. Each apartment has an in-unit washer/dryer room. Actual income of \$104,280. Separately metered for gas/electric and individual water heaters.

Additional Photos



2853 BUCKINGHAM RD

LOCATION INFORMATION

2

PDF RETAILER MAP

REGIONAL MAP

LOCATION MAPS

AERIAL MAP



Banc of California Stadium



USC

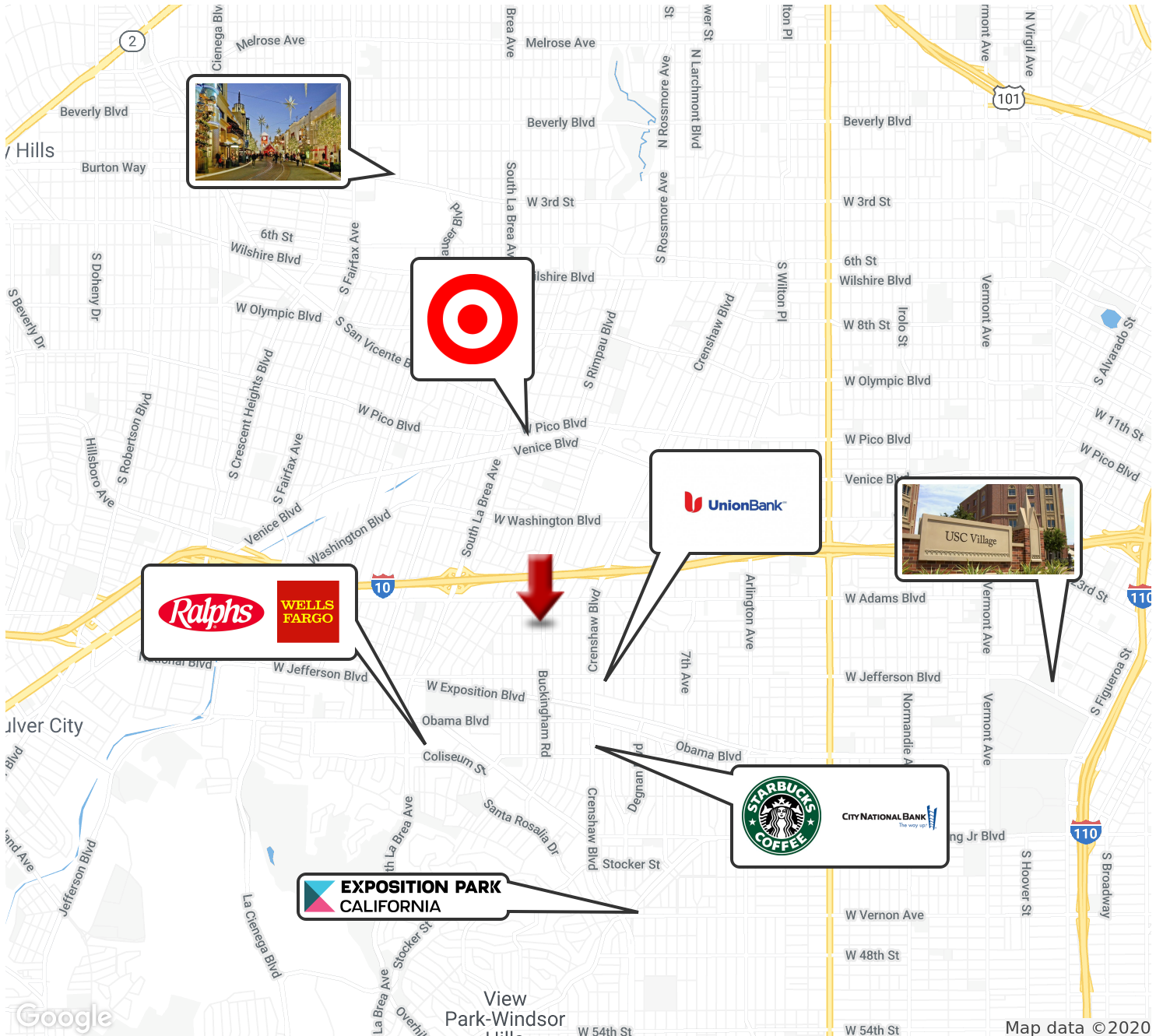


USC Village

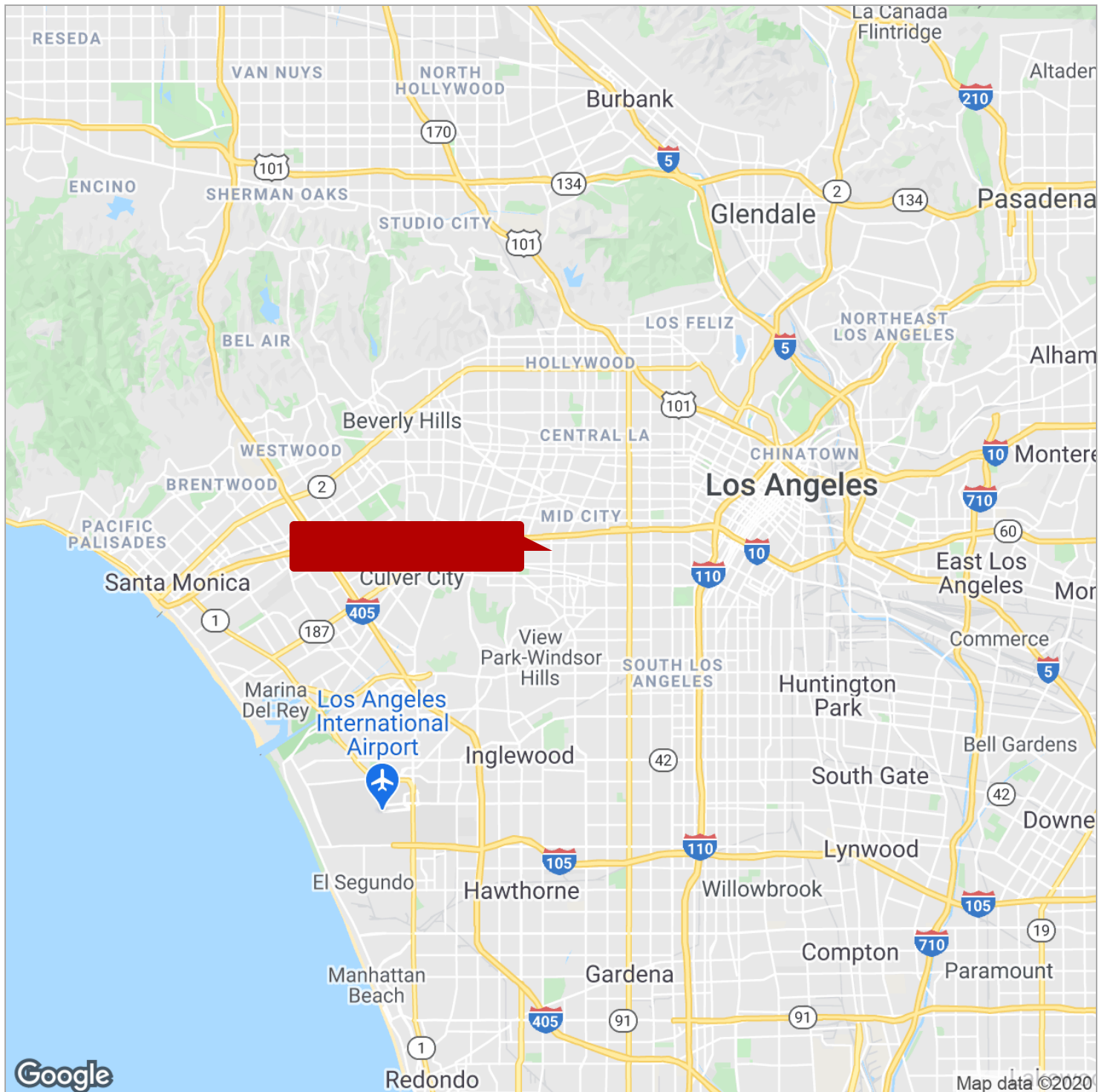


Natural History Museum of LA County

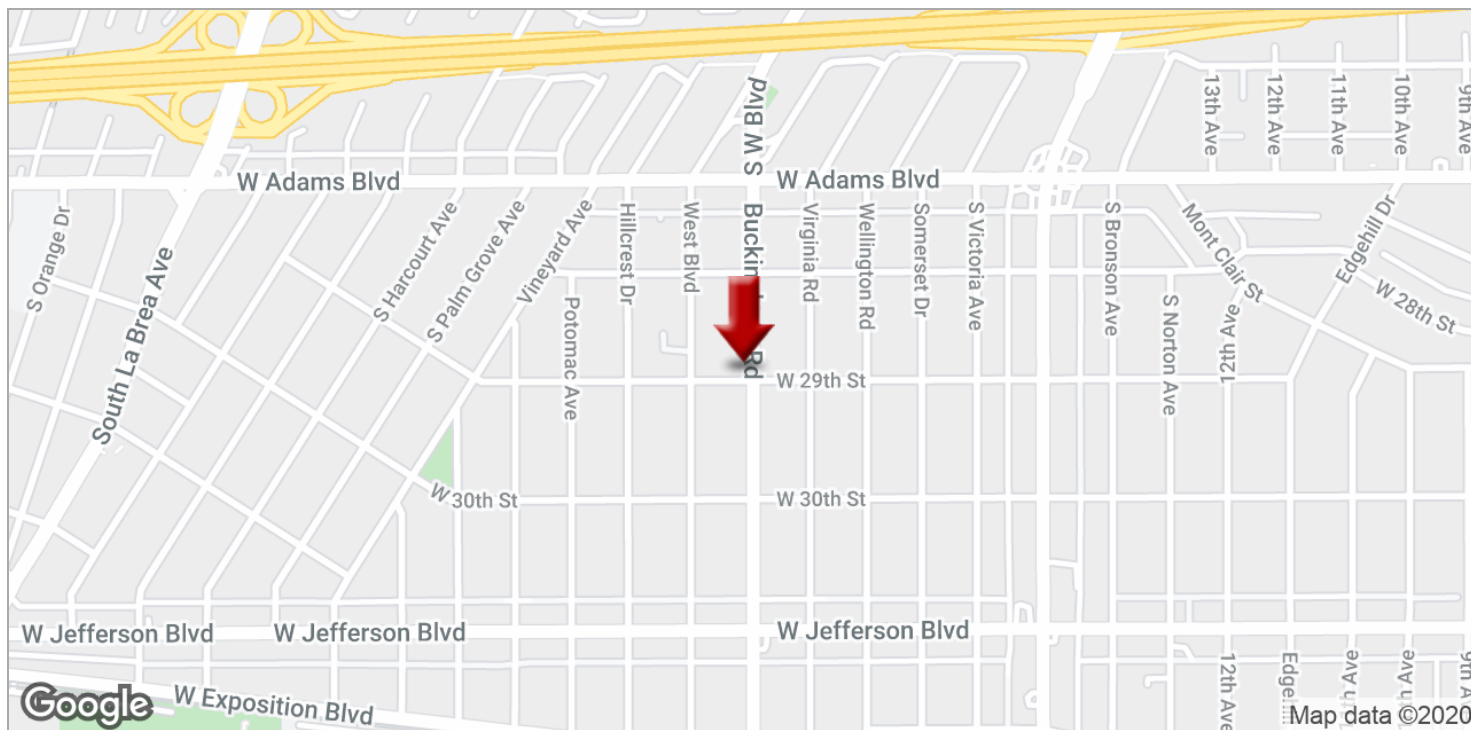
Retailer Map



Regional Map



Location Maps



Aerial Map



2853 BUCKINGHAM RD

FINANCIAL ANALYSIS

3

RENT ROLL

OPERATING INCOME EXPENSE BUYER'S

FINANCIAL SUMMARY

Rent Roll as of : August 2020

PROPERTY ADDRESS: 2853 Buckingham Road					CITY: Los Angeles		STATE: CA	ZIP CODE: 90016	
APT. #	TENANTS NAME	CURRENT BDR/BTR	CURRENT RENT IN PLACE	PRO FORMA RENT	CURRENT LEASE EXPIRATION or MTM	RENT INCREASE DATE	FURNISHED UNIT (Y/N)	SEC 8 (Y/N)	Occupancy Date
1	2853 Buckingham	2 / 1	\$1,520.00	\$2,400	MTM	10/1/2019	N	Y	10/20/2010
2	2855 Buckingham	2 / 1	\$2,400.00	\$2,400	MTM		N	N	9/7/2018
3	4407 W 29th	2 / 1	\$2,400.00	\$2,500	MTM		N	N	7/1/2020
4	4409 W 29th	2 / 1	\$2,095.00	\$2,500	MTM	8/1/2019	N	N	7/1/2015
5		/							
6		/							
7		/							
8		/							
9		/							
10		/							
11		/							
12		/							
13		/							
14		/							
15		/							
16		/							
17		/							
18		/							
19		/							
20		/							
21		/							

Rent Schedule:	\$8,415
Laundry Income:	\$0
Garage Income:	\$275
Other Income:	\$0
Total Monthly Income:	\$8,690
Annual Income:	\$104,280
Proforma Annual Income:	\$120,900

Buyer's OPERATING EXPENSES

Address:

2853 Buckingham Rd

August 2019 - August 2020

INCOME

Buyer's Expense

Base Rents	\$ 100,980.00
Laundry	
Parking	\$ 3,300.00
Other	
Total Potential Income	\$ 104,280.00
Less Vacancy & Collection Loss	\$ 3,128.40
Vacancy & Collection Loss Percentage	3%
Effective Gross Income	\$ 101,151.60

OPERATING EXPENSES

Real Estate Taxes	\$ 20,988.00
Other Taxes & Assessments	
Licenses	
Insurance	\$ 2,258.00
Gas	
Trash	
Combined Water, Power, and Sewer	\$ 2,886.78
Pest Control	
Building Maintenance & Repairs	
Maintenance Reserves	
Cleaning Expense	
Supplies	
Elevator Maintenance	
Pool Maintenance	
Gardening / Landscaping	\$ 900.00
plumbing	
Security	
Non Resident Manager (Off Site)	
Resident Mgr Apt Allowance	
Resident Mgr Salary*	
Advertising	
Marketing	
Miscellaneous expenses	
Other	
Total Operating Expenses	\$ 27,032.78

Net Operating Income

\$ 74,118.82

Capital Improvements

Exterior Painting	
New Plumbing	
New Electrical	
New Windows	
New Roof	
Other remodelling	
Total Capital Improvements	

Financial Summary

INVESTMENT OVERVIEW

Price	\$1,650,000
Price per Unit	\$412,500
GRM	15.8
CAP Rate	4.5%
Cash-on-Cash Return (yr 1)	2.4 %
Total Return (yr 1)	\$34,047
Debt Coverage Ratio	1.19

OPERATING DATA

Gross Scheduled Income	\$104,280
Other Income	-
Total Scheduled Income	\$104,280
Vacancy Cost	\$3,128
Gross Income	\$101,151
Operating Expenses	\$27,032
Net Operating Income	\$74,118
Pre-Tax Cash Flow	\$11,880

FINANCING DATA

Down Payment	\$495,000
Loan Amount	\$1,155,000
Debt Service	\$62,238
Debt Service Monthly	\$5,186
Principal Reduction (yr 1)	\$22,166

PRESENTED BY

ANIE MAYELIAN

DRE: 00778825

Multifamily Investment Specialist

D: 818.915.9118

anie@mayeliangroup.com

www.mayeliangroup.com

16820 Ventura Blvd. Encino, CA 91436

