

HISTORIC
REAL ESTATE
LOS ANGELES

2111-2113 N. BEACHWOOD DRIVE
& 2110 N. GOWER STREET

LOS ANGELES, CA 90068

CRAFTSMAN STYLE TRIPLEX + DETACHED BUNGALOW
| LIST PRICE \$2,695,000



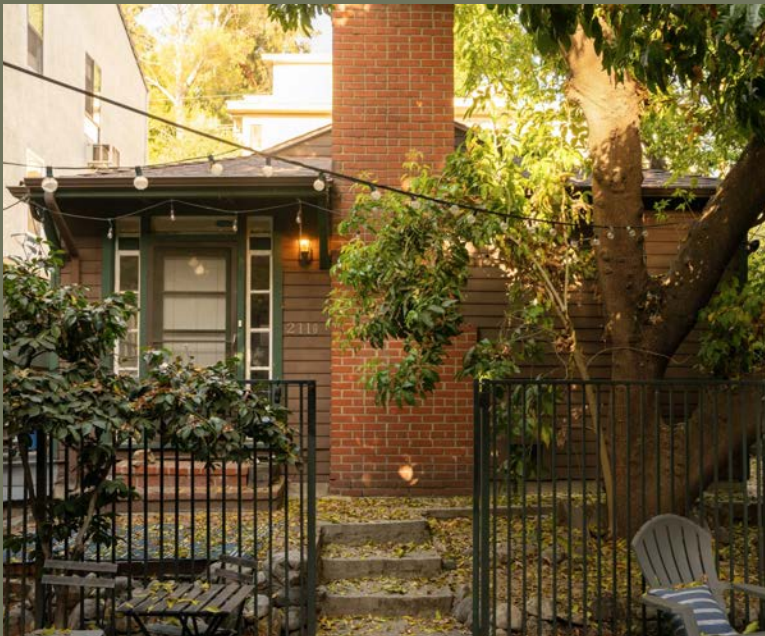
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PROPERTY DESCRIPTION

Tucked away from the street in historic Beachwood Canyon, nestled below the iconic Hollywood sign, lies a 4-unit Craftsman-style compound consisting of a triplex and a detached bungalow. Situated on an expansive private lot, each generously sized unit retains old-world charm while offering the modern amenities of today's living. A commanding front triplex offers alluring curb appeal, while the secluded vacant bungalow offers an investor the opportunity to achieve market rent immediately or a rare opportunity for an owner-user to maintain their own private space while the occupied units help offset a mortgage. Upgrades over the years include renovated kitchens and bathrooms, plus the addition of central HVAC. Tenants of the community enjoy shared and private outdoor spaces, garage parking and W/D hookups. This rare offering is located within close proximity to Franklin Village, offering an array of shops and dining for tenants and owner-users. Fully occupied, the property generates \$180,000/year, offering an excellent investment opportunity in one of Los Angeles' most prized locations.



PROPERTY DETAILS



Property overview

1941
Year built

5586-009-012
Parcel Number

4
Parking Spaces

5,020
Living Sq Ft

10,297
Sq Ft Lot

* Per Tax Records

Unit mix

- (1) 2 Bed | 2 Bath - Detached Cottage
- (1) 1 Bed | 1 Bath
- (1) 2 Bed | 1 Bath
- (1) 3 Bed | 2 Bath

- WalkScore of 77
- Expansive Sized-Units
- Private & Shared Outdoor Spaces
- Original Details
- Approximately 15% Rental Upside

INVESTMENT DETAILS



Financial overview

\$2,695,000

Price

\$673,750

Price Per Unit

\$536.85

Price Per SqFt.

4.60 %

Cap Rate

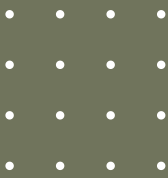
14.97

Gross Rent Multiplier



**Analysis based off of fully-occupied vs owner-user*

FINANCIAL OVERVIEW (CURRENT RENTS)



Annual Income

Total Scheduled Annual Gross Income	\$180,000
Less Vacancy (Estimated at 3%)	\$5,400
Adjusted Annual Gross Income	\$174,600

Annual Operating Expenses

Property Taxes (Estimated at 1.1994% + \$841 Assessments)	\$32,324
Insurance (Projected - 2023 P&L - \$3,090)	\$3,200
Utilities (Projected - 2023 P&L - \$4,837)	\$5,000
On-Site Management	Optional
Off-Site Management	Optional
Maintenance & Repairs (Projected at 3.5% of SGI)	\$6,300
Administrative/Miscellaneous (Projected)	\$2,500
Estimated Annual Operating Expenses (27.9%)	\$50,165
Estimated Net Operating Income	\$124,435

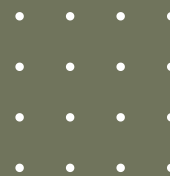
Analysis Figures:

Cap Rate: 4.6%
GRM: 14.97

Note: The above information was provided by the management company and some expenses are projections.



FINANCIAL OVERVIEW (MARKET RENTS)



Annual Income

Total Scheduled Annual Gross Income	\$184,200
Less Vacancy (Estimated at 3%)	\$5,526
Adjusted Annual Gross Income	\$178,674

Annual Operating Expenses

Property Taxes (Estimated at 1.1994% + \$841 Assessments)	\$32,324
Insurance (Projected - 2023 P&L - \$3,090)	\$3,200
Utilities (Projected - 2023 P&L - \$4,837)	\$5,000
On-Site Management	Optional
Off-Site Management	Optional
Maintenance & Repairs (Projected at 3.5% of SGI)	\$6,447
Administrative/Miscellaneous (Projected)	\$2,500
Estimated Annual Operating Expenses (27.2%)	\$50,312
Estimated Net Operating Income	\$128,362

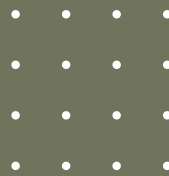
Analysis Figures:

Cap Rate: 4.8%
GRM: 14.63

Note: The above information was provided by the management company and some expenses are projections.



FINANCIAL OVERVIEW (OWNER-OCCUPY)



Annual Income

Total Scheduled Annual Gross Income	\$126,000
Less Vacancy (Estimated at 3%)	\$3,780
Adjusted Annual Gross Income	\$122,220

Annual Operating Expenses

Property Taxes (Estimated at 1.1994% + \$841 Assessments)	\$32,324
Insurance (Projected - 2023 P&L - \$3,090)	\$3,200
Utilities (Projected - 2023 P&L - \$4,837)	\$5,000
On-Site Management	Optional
Off-Site Management	Optional
Maintenance & Repairs (Projected at 3.5% of SGI)	\$4,410
Administrative/Miscellaneous (Projected)	\$2,500
Estimated Annual Operating Expenses (27.9%)	\$48,275
Estimated Net Operating Income	\$73,945

Mortgage Offset Example:

Purchase Price: \$2,695,000
Down Payment (20%): \$539,000
Interest Rate: 6.5%
Monthly Payment: \$13,627
Occupied Units Income: \$10,500

Offset Monthly Payment: \$3,127

Note: The above information was provided by the management company and some expenses are projections.

*Mortgage off-set figures are strictly informative figures only. Not all buyers will qualify.



RENT ROLL



Unit	Type	Rent	Market Rent
2110 Gower St.	2 BR/ 2 BA - SFH	Delivered Vacant	\$4,500
2111 N. Beachwood Dr.	2 BR/ 1 BA	\$3,500	\$3,600
2111 1/2 N. Beachwood Dr.	1 BR/ 1 BA	\$2,500	\$2,750
2113 N. Beachwood Dr	3 BR/ 2 BA	\$4,500	\$4,500

Monthly Rental Income

Monthly Rental Income	\$15,000
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PHOTOS



HISTORIC REAL ESTATE LOS ANGELES



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You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass.

No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass.



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