

# INVESTMENT OPPORTUNITY

250 S CARONDELET ST, LOS ANGELES, CA 90057



DEMIS DOKHANIAN

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[www.jnmrealty.com](http://www.jnmrealty.com)



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# INVESTMENT HIGHLIGHTS

JNM Realty Inc. is proud to present, on an exclusive basis, a passive income opportunity with strong in-place cash flow and additional upside through ADU (Accessory Dwelling Unit) potential.

250 S Carondelet St is a well-maintained triplex located in a private pocket of Westlake. The property sits on an 8,000+ SF lot and features a desirable unit mix—two (2) 2-bed/1-bath units and one (1) 3-bed/2-bath unit—with stable, high rents from long-term tenants (2–5 years).

With approximately 4,000 SF of open parking area, the property offers excellent potential for one or more ADUs. Buyer to verify feasibility. This presents a unique opportunity to further increase rental income and long-term value, stabilizing at an astounding 7.37% cap rate.

As the manager of over 3,000 units across Los Angeles, JNM Realty also offers full-service property management for buyers—allowing you to own and operate this asset seamlessly from acquisition through stabilization.

All offers are encouraged.



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INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

		As-is summary		ADU Summary	
Address	250 S Carondelet St	Purchase Price	\$1,650,000	Purchase Price	\$1,650,000
City, ST Zip	Los Angeles, CA 90057	Purchase Price/Unit	\$550,000	CapEx	\$600,000
APN	5154-015-006	Purchase Price/SF	\$482.46	Cost Basis	\$2,250,000
Lot Size	8,030 SqFt	Cap Rate	4.72%	Price per Unit	\$450,000
Gross SF	3,420 SqFt	GRM	14.36x	Price per Sqft	\$489.13
Units	3 units	Pro Forma Cap Rate	10.05%	Cap Rate on Cost	7.37%
Year Built	1937	Pro Forma GRM	8.14x	GRM on Cost	11.09x

- **GREAT** unit mix in a quiet pocket of Westlake
- **WELL** renovated units, significant upside through additional kitchen and bathroom renovations
- **NO** onsite manager required
- **NEW** water heater (1/3), new gate motor
- **NEW** appliances in two (2) units
- **TWO (2)** garages and 4,000 sqft of land available for ADUs

RENTS								EXPENSES		
Units	Type	Unit SF	Total NRSF	Current Rent/Unit	Annual Income	Pro Forma Rent	Annual Income	Item	Cost/Unit	Cost
2	2+1	1,000 SF	2,000 SF	\$2,973	\$71,340	\$3,100	\$74,400	Onsite Manager/Keyholder		\$0
1	3+2	1,000 SF	1,000 SF	\$3,630	\$43,560	\$3,700	\$44,400	Repairs and Maintenance	\$300	\$1,500
2	ADUs	800 SF	1,600 SF	\$3,500	\$84,000	\$3,500	\$84,000	Contract Services		\$1,320
								Utilities & Trash Expenses		\$8,455
								Insurance	\$1.56/SF	\$5,325
								Licenses & Fees		\$559
5		920 SF	4,600 SF	\$3,315	\$198,900	\$3,380	\$202,800			
								Total Operating Exp	\$5,720	\$17,159
								Property Taxes	1.20%	\$19,795
Gross Potential Income					\$198,900	1.96%	\$202,800	Total Expenses		\$36,953
				Current As-Is		Pro Forma Income				
Gross Income				\$ 114,900		\$ 202,800				
Vacancy & Concessions				\$ -		\$ -				
Effective Income				\$ 114,900		\$ 202,800				
Operating Expenses				14.9%	\$ (17,159)		\$ (17,159)			
Property Taxes					\$ (19,795)		\$ (19,795)			
Management Fees					\$ -		\$ -			
Total Expenses				32.16%	\$ (36,953)		\$ (36,953)			
NOI/Cap Rate					\$ 77,947		\$ 165,847			

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# RENT ROLL ANALYSIS

SUBJECT PROPERTY: 250 S CARONDELET ST, LOS ANGELES, CA 90057

Rent Roll	May 2025	250 S Carondelet St, Los Angeles, CA 90057			
Unit no.	Unit Type	Current	Market	Delta	Status
1	3+2	\$3,630	\$3,700	1.93%	Occupied
2	2+1	\$2,880	\$3,100	7.64%	Occupied
3	2+1	\$3,065	\$3,100	1.14%	Occupied
Totals		\$9,575	\$9,900	3.39%	

Unit Type	Unit Count	Avg	Max
2+1	2	\$2,973	\$3,065
3+2	1	\$3,630	\$3,630
Totals	3	\$3,192	

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# MARKET STUDY: SALES

SUBJECT PROPERTY: 250 S CARONDELET ST, LOS ANGELES, CA 90057

## SALES COMPS

Name	Year Built	Date	Price	SqFt	Price/ SqFt	# of Units	Price/ Unit	Cap Rate	GRM	Notes
250 S Carondelet St	1937	SUBJECT	\$1,650,000	3,420 sqft	\$467.84	3	\$533,333	4.85%	14.36x	Strong rents, onsite parking, ADU opportunity Unit Mix: (2) 2+1s, (1) 3+2
2211 W 2nd S	1940	3/3/2025	\$1,117,000	3,762 sqft	\$296.92	4	\$279,250	4.52%	14.38x	Two duplexes, 1 unit vacant Unit Mix: (2) 1+1s, (2) 2+1s
145 S Reno St	1906	5/14/2024	\$1,175,000	2,695 sqft	\$435.99	2	\$587,500	6.31%	10.31x	Fully vacant, pro forma cap rate and GRM Unit Mix: (1) 3+2, (1) 4+2
2555 W 5th St	1936	4/15/2024	\$1,220,000	2,968 sqft	\$411.05	3	\$406,667	-	-	Fully vacant, Probate sale Unit Mix: (2) Studios, (1) 2+2
2001 Valley St	1930	1/2/2024	\$1,530,000	2,425 sqft	\$630.93	4	\$382,500	5.42%	11.99x	1 unit renovated Unit Mix: (4) 1+1s
Averages					\$443.72		\$413,979	5.42%	12.22x	

*\*Averages do not include subject property.*

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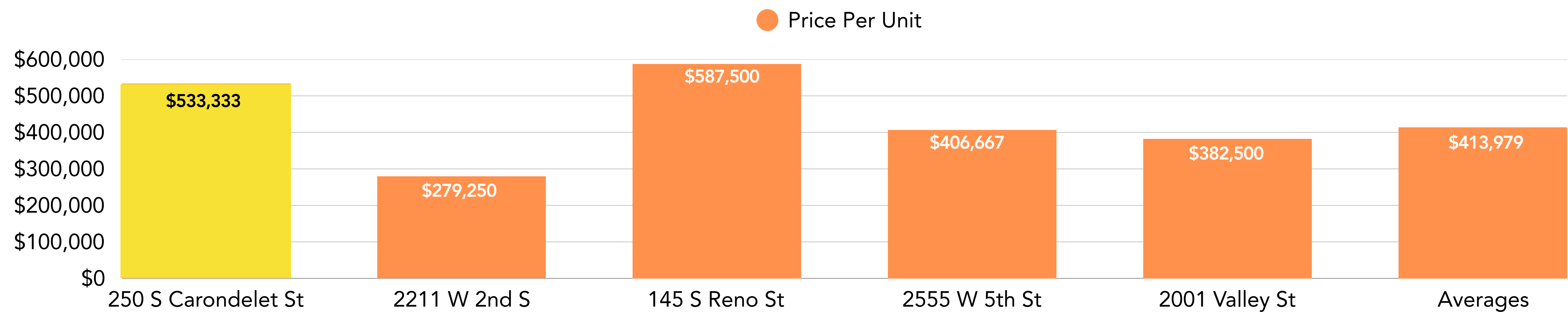
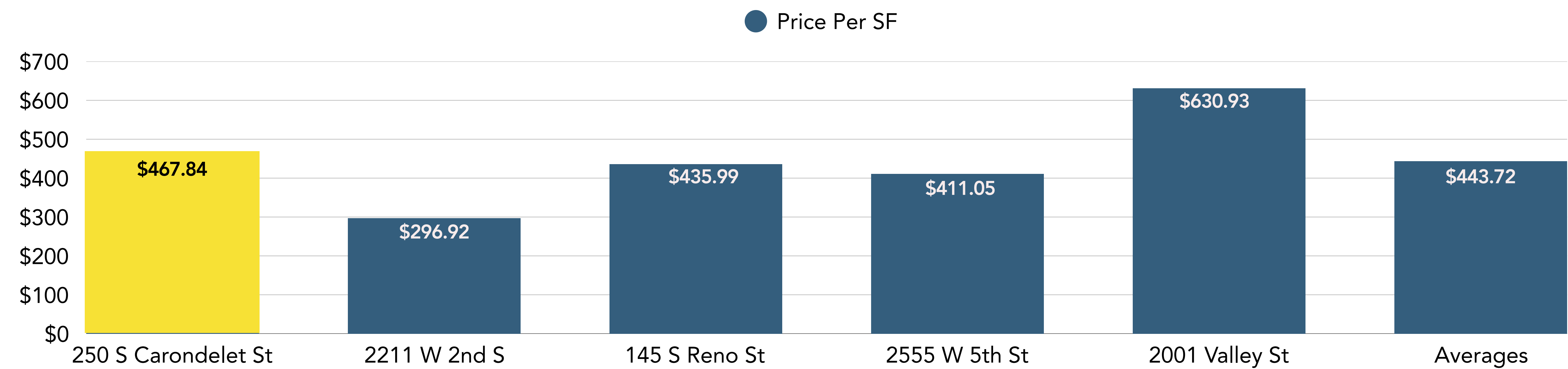
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# SALE CHARTS



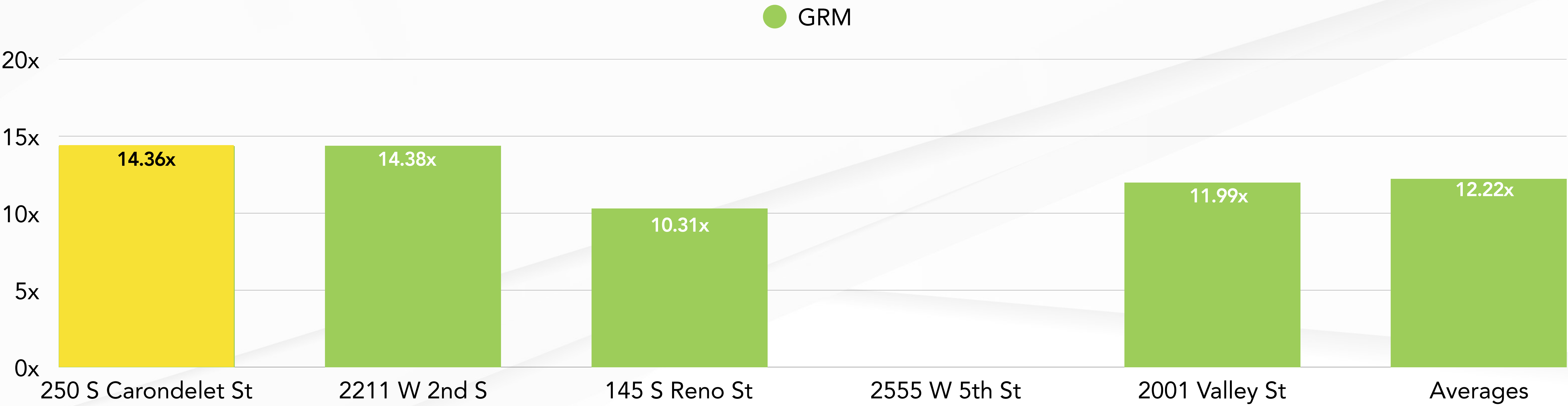
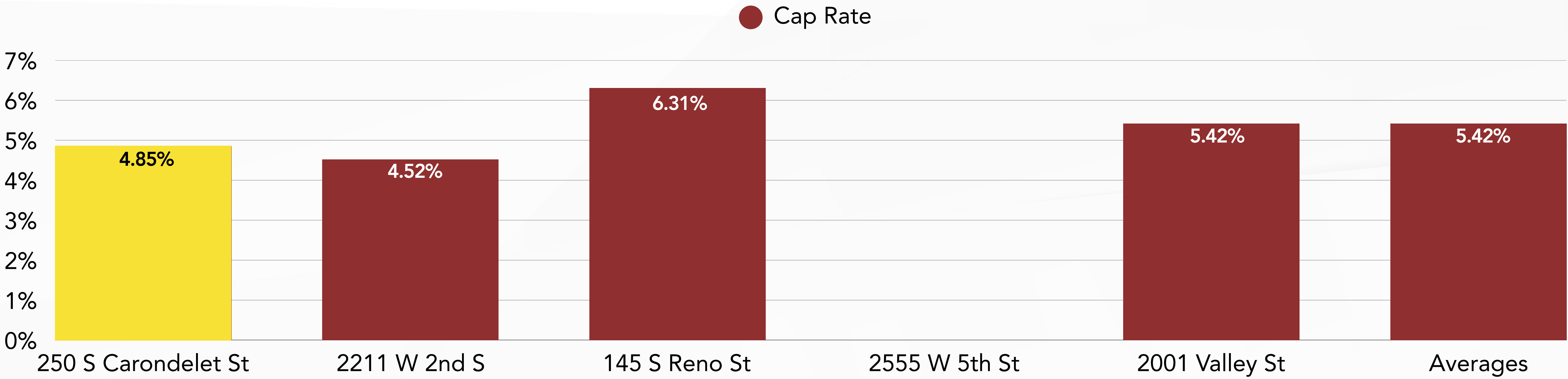
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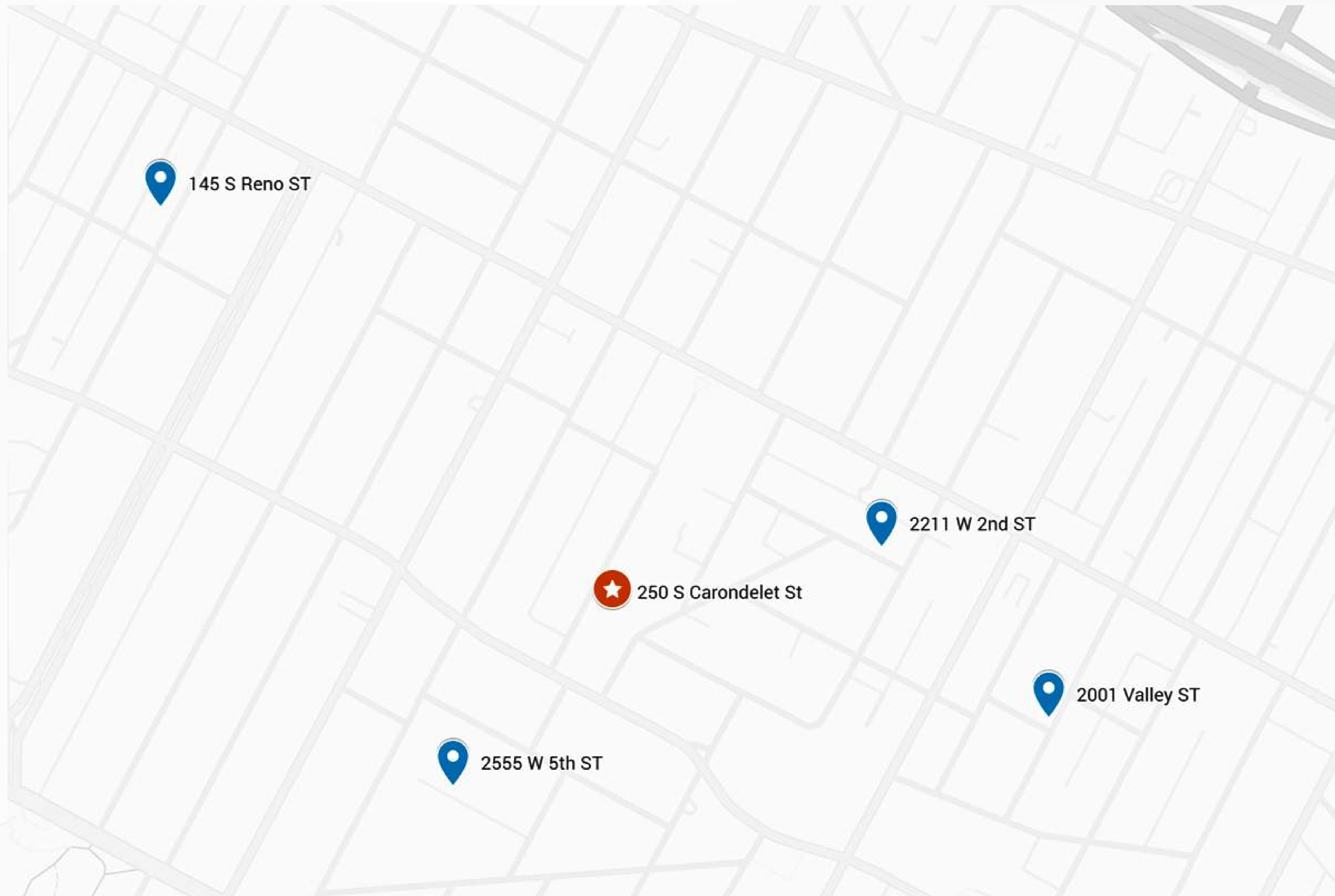
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# MAP



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