

OFFERING MEMORANDUM

# 8325 S AVALON BLVD



LOS ANGELES, CA 90003

**km** Kidder  
Mathews



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*Exclusively  
listed by*

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# EXECUTIVE SUMMARY



# MULTIFAMILY PROPERTY WITH 4 *RENOVATED UNITS*

*We are proud to present 8325 S Avalon Blvd, a well-priced 10-unit multifamily property in Los Angeles.*

Offered at an 8.68 GRM and a 4.68% CAP on actual rents, with upside potential to achieve a 5.21 GRM and an 11.50% CAP with market rents.

The property is comprised of one, two-story building consisting of a total of 3,600 rentable square feet. Built in 1923, the property sits on a 6,198 square foot LAR4-zoned corner lot with street access on two sides plus alley access.

The unit mix features four (4) one-bedroom one-bathroom units and six (6) studio units. All four (4) one-bedroom units have been renovated. The property also features additional space in the rear of the property that abuts the alley which can serve as on-site parking for tenants or for future ADUs (buyer to verify).

Located off of Avalon Blvd and E 84th St just north of Manchester Ave, this property offers excellent access with close proximity to the 110 Freeway, multiple Metro stations, and easy access to Downtown Los Angeles, Inglewood, Lennox, Gardena and Crenshaw.

Contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com for additional information.

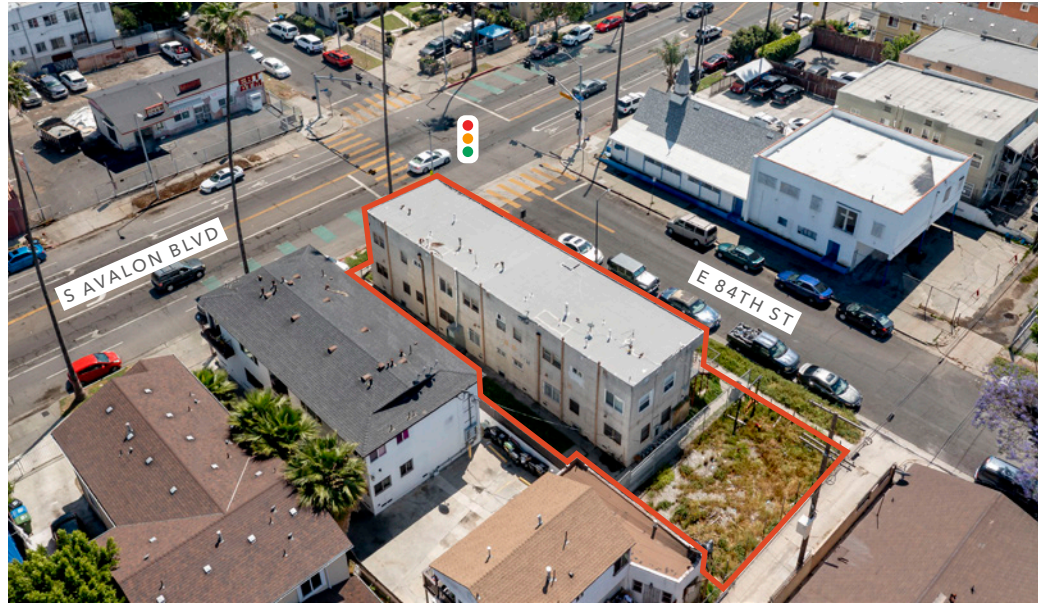


# PROPERTY OVERVIEW

*Section 02*



# PROPERTY OVERVIEW



# PROPERTY OVERVIEW



LA MEMORIAL COLISEUM

UNIVERSITY OF SOUTHERN CALIFORNIA

LOS ANGELES CONVENTION CENTER

DTLA

LOS ANGELES CITY HALL

LOS ANGELES UNION STATION

JOHN C. FREMONT HIGH SCHOOL



MONSTER BURGER #3

CASA VALENTINE INN

8325 S AVALON BLVD

E 84TH ST

# PROPERTY OVERVIEW



# FINANCIALS

*Section 03*

# INVESTMENT SUMMARY

ADDRESS	8325 S Avalon Blvd Los Angeles, CA 90003
LIST PRICE	\$1,025,000
NUMBER OF UNITS	10
COST PER UNIT	\$102,500
CURRENT GRM	8.68
MARKET GRM	5.21
CURRENT CAP	4.68%
MARKET CAP	11.50%
YEAR BUILT	1923
LOT SIZE	6,198 SF
BUILDING SIZE	3,600 SF
PRICE/SF	\$285

*\$1.025M*

LIST PRICE

*4.68%*

CAP RATE



# FINANCIAL SUMMARY

## ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	\$118,031		\$196,800	
Less: Vacancy	-	0%	(\$5,904)	3%
Gross Operating Income	\$118,031		\$190,896	
Less: Expenses	(\$70,088)	59.4%	(\$73,003)	
<b>Net Operating Income</b>	<b>\$47,942</b>		<b>\$117,893</b>	

## ESTIMATED OPERATING EXPENSES

	Current Rents	Market Rents
New Property Taxes - Estimate (1.1874%) + S.A.	\$13,290	\$13,290
Property Management (4% Current Rents GOI)	\$4,721	\$7,636
Insurance - Estimate (\$1,100/Unit)	\$11,000	\$11,000
Maintenance/Repairs - Estimate (\$750/Unit)	\$7,500	\$7,500
Electricity, Sewer, Trash, Gas & Water - Actual	\$30,178	\$30,178
Landscape & Gardening - Estimate (\$75/Month)	\$900	\$900
Reserves/Miscellaneous (\$250/Unit)	\$2,500	\$2,500
<b>Estimated Total Expenses</b>	<b>\$70,088</b>	<b>\$73,003</b>
<b>Per Net SF</b>	<b>\$19.47</b>	<b>\$20.28</b>
<b>Expenses Per Unit</b>	<b>\$7,009</b>	<b>\$7,300</b>

## SCHEDULED INCOME

Unit No.	Beds/Baths	Notes	Current Rents Monthly Rent/Unit	Market Rents Monthly Rent/Unit
1	Studio		\$546	\$1,500
2	Studio		\$1,004	\$1,500
3	1BD + 1BA - Renovated	Voucher/Low Income	\$1,627	\$1,850
4	1BD + 1BA - Renovated	Voucher/Low Income	\$1,720	\$1,850
5	Studio		\$478	\$1,500
6	Studio		\$602	\$1,500
7	1BD + 1BA - Renovated	Voucher/Low Income	\$1,496	\$1,850
8	Studio		\$556	\$1,500
9	Studio		\$602	\$1,500
10	1BD + 1BA - Renovated		\$1,204	\$1,850
<b>Monthly Scheduled Gross Income</b>			<b>\$9,836</b>	<b>\$16,400</b>
<b>Parking Income</b>			-	-
<b>Laundry Income</b>			-	-
<b>Total Monthly Scheduled Gross Income</b>			<b>\$9,836</b>	<b>\$16,400</b>
<b>Annual Scheduled Gross Income</b>			<b>\$118,031</b>	<b>\$196,800</b>

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