



1546 S. Hayworth Avenue

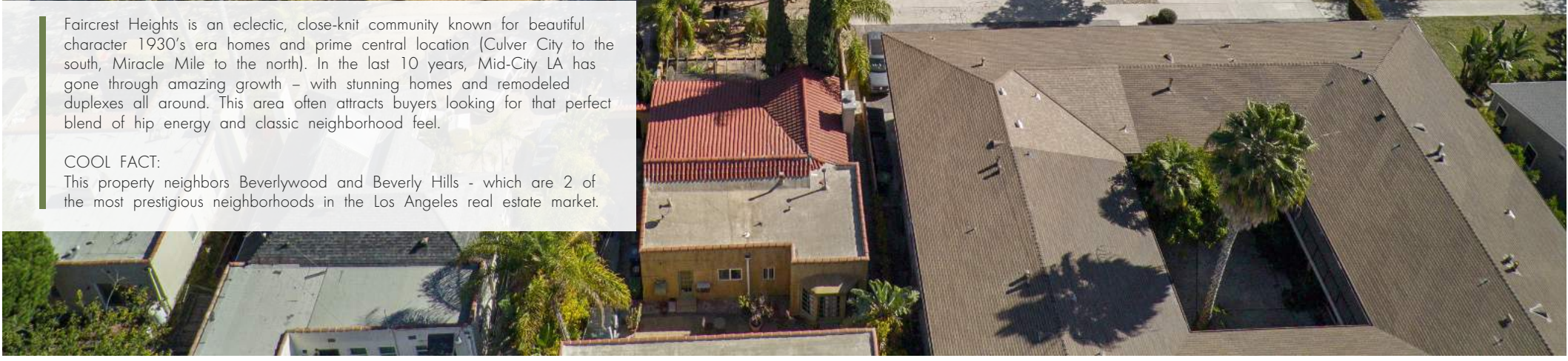
Los Angeles, CA 90035



Faircrest Heights is an eclectic, close-knit community known for beautiful character 1930's era homes and prime central location (Culver City to the south, Miracle Mile to the north). In the last 10 years, Mid-City LA has gone through amazing growth - with stunning homes and remodeled duplexes all around. This area often attracts buyers looking for that perfect blend of hip energy and classic neighborhood feel.

COOL FACT:

This property neighbors Beverlywood and Beverly Hills - which are 2 of the most prestigious neighborhoods in the Los Angeles real estate market.



5 Units | 12 Bedrooms | 10 Bathrooms | 6,280 SF Interior | 6,885 SF Exterior



List Price: \$1,925,000

Directions: In Faircrest Heights. South of Pico Blvd, Just west of Fairfax.

Address: 1546 S. Hayworth Avenue, Los Angeles, CA 90035

Website: www.1546Hayworth.com

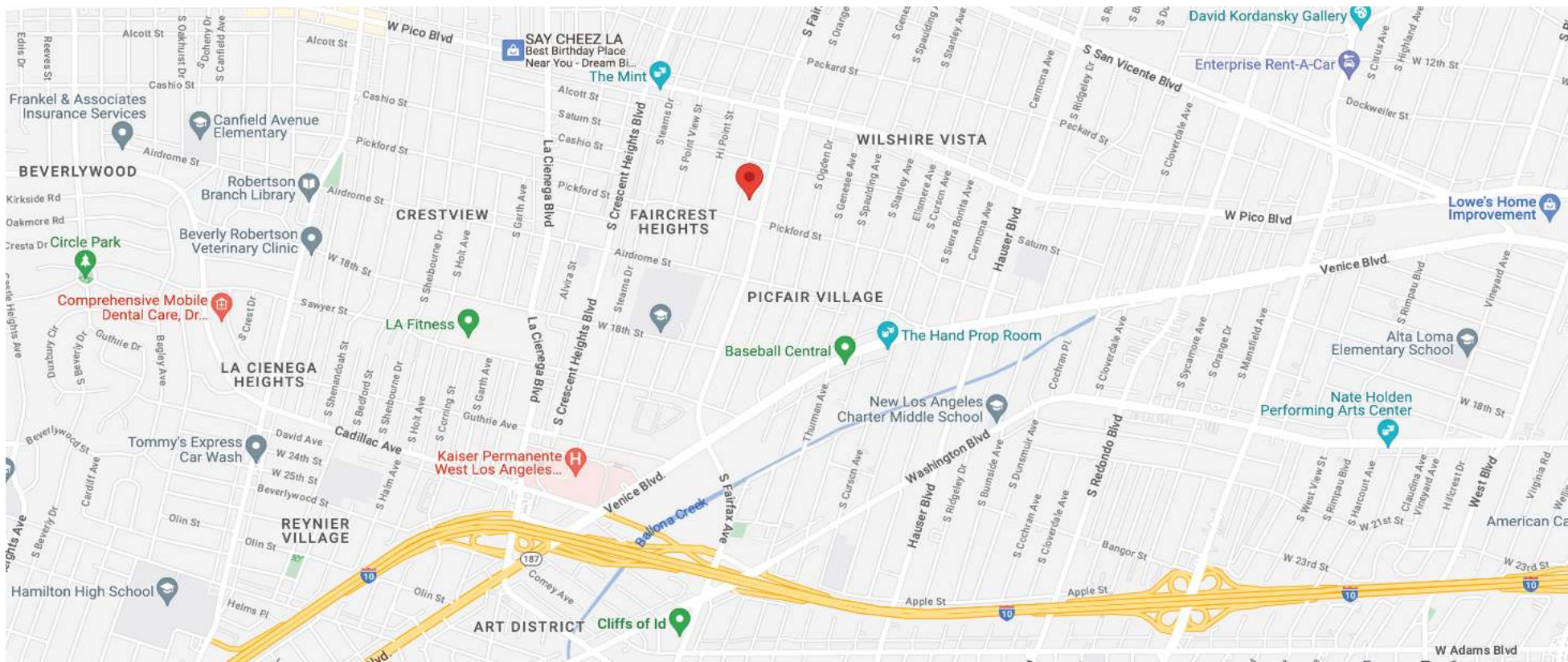
YOUR CHANCE TO ADD A CLASSIC MID-CENTURY 5-PLEX APARTMENT BUILDING TO YOUR L.A. REAL ESTATE PORTFOLIO.

A classic bread-and-butter rental building, with great bones and authentic mid-century character throughout. 3 of 5 units will be DELIVERED VACANT! 12 Bedrooms and 10 Bathrooms total (with a mix of 3BR units and 2BR units).

This building is solid, with the following highlights: Soft-Story Retrofit Complete + 10 Car Parking + Coin-Operated Laundry Room Onsite. Lovingly Cared for by long-term on-site owner. One kitchen has been updated, the others are original. There is new flooring in several units. Interior pictures and general inspection condition report are available upon request! Originally constructed in 1959, and quintessentially authentic for its era. Many similar buildings have been revamped with a "Palm Springs" vibe, where those remodeled units rent for \$4500+ /month (for 3 BR). See private remarks for pro-forma analysis. Shared or private garden with 2 bountiful lemon tree in the rear.

Highly-sought PRIME A+ Faircrest Heights neighborhood (right next to Beverlywood, Beverly Hills, & Cedar Sinai Hospital). Lots of great shopping and dining nearby, and centrally located in the HEART of the City!

Map of Subject Property





Rent Roll & Expenses

1546 S. Hayworth Avenue

Rents

Unit #	Actual Monthly Rent	Pro-forma Monthly Rent	Security Deposit	Unit Type
1	1,607.00	3,500.00	ask	2BD / 2BA
2	931.00	3,500.00	ask	2 BD / 2BA
3	0.00	3,500.00	0	2BD / 2BA
4	0.00	4500	0	3BD / 2BA
5	0	4,500.00	0	3BD / 2BA
Total	\$2,538.00	19,500.00	ask	12BR+ 10BA

Current Expenses (paid by owner)

Item	Cost (annual)
Trash	2700
Water	2400
Gas	tenant
Electricity	tenant
Property Tax (at sales price)	\$24,063
Gardener	\$1,200
Insurance	\$3,500
Total (current expenses)	33862.5



Valuation

List Price	\$1,925,000
Down Payment (50%)	962,500
Number of Units	5.00
Price per Unit	385,000.00
Price per Gross Sq. Ft.	306.60
Pro-forma Expenses	33,862.00
Gross Income (Annual)	234,000

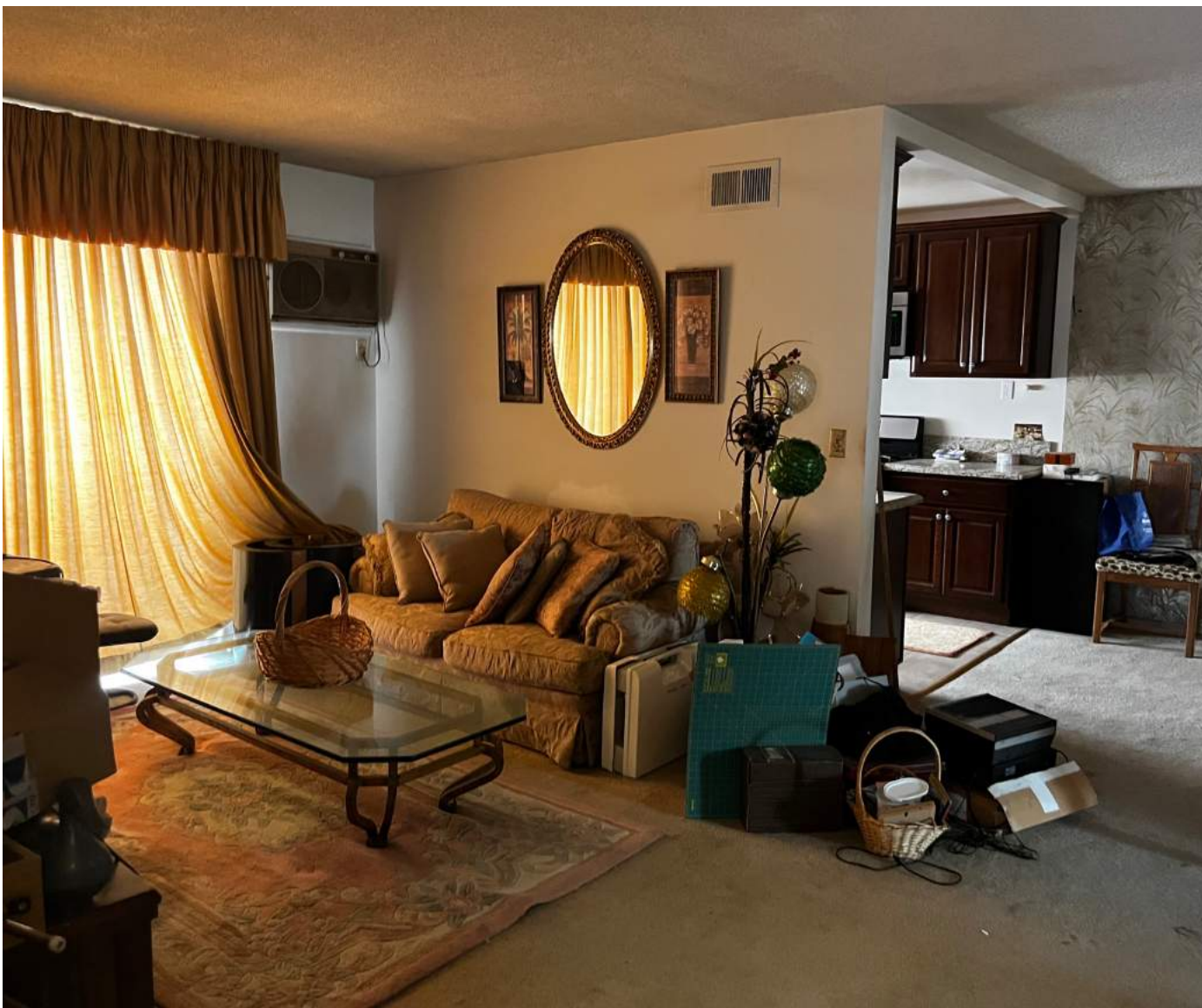
Vacancy	3%
GOI (Annual)	\$226,980
NOI (Annual)	\$193,118.00
Pro-forma Cap Rate	7.64
Pro-forma GRM	10.79

Disclaimer: Please note that pro-forma GRM and Cap Rate assumes:
 1) New owner fully vacates building
 2) \$600k estimated budget for improvements. This \$600k has been added to the overall cost basis (\$1,925,000 + \$600,000 = \$2,525,000)



Property Highlights

- 5 Units Total
- 3 Units Vacant
- 4 Private Garages
- 6,280 Sq. Ft. Interior
- Coin-Operated Laundry Room on Site
- Rear Garden Area with Lemon Trees
- Mid-Century Aesthetic and Character
- Some Upgrades and Remodeled Elements
- Prime A+ Location. Near Beverly Hills and Cedar Sinai Hospital



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All information deemed reliable but not guaranteed.
Buyer is advised to conduct their own investigation and satisfy themselves.