



**1408**

**Saint Andrews Place**

Los Angeles, CA 90019

**18-UNIT VALUE-ADD INVESTMENT OPPORTUNITY**  
LOCATED IN MID-CITY'S HARVARD HEIGHTS NEIGHBORHOOD  
CURRENT LOSS TO LEASE OF 30%

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**01** EXECUTIVE SUMMARY

**02** INVESTMENT HIGHLIGHTS

**03** FINANCIALS

**04** SALES COMPARABLES



# EXECUTIVE SUMMARY

The Neema Group of Marcus & Millichap is pleased to present:

**1408 Saint Andrews Place, Los Angeles CA 90019**

Built in 1964, this 18-unit property totals 13,363 SF located in Mid-City's Harvard Heights neighborhood, located between Venice & Pico Blvd. The building features a unit mix that includes 10 one-bedrooms, 4 two-bedrooms, and 4 two-bed two-bath apartments.

This offering presents an investor the opportunity to capture market rents through renovations when the units turn. The property is being offered at a 3.99% CAP rate on current income with substantial rental upside as the current loss to lease is 30%.

The property features 22 parking spaces. The soft-story retrofit work has been completed. The building is separately metered gas & electric. Furthermore, there is a community laundry room for the building with two washers & dryers.

Harvard Heights is a densely populated neighborhood with historical and architectural significance. The demand for apartment units increases year-over-year exemplified with surrounding new residential and office developments as well as major employers established in the submarket. The subject property has a walk score of 88 with easy access to public transportation, nightlife, dining, education and the Santa Monica Freeway.



# INVESTMENT HIGHLIGHTS

- 1408 Saint Andrews Place is a 18-unit true value-add investment opportunity located in Mid-City's Harvard Heights, located between Venice & Pico Boulevard, with easy access to the Santa Monica Freeway.
- This subject property, built in 1964, consists of 10 one-bedroom, 4 two-bedroom, and 4 two-bed two-bath apartments.
- At the asking price, offered at a 3.99% CAP rate on current income with the opportunity to achieve a 6.92% pro forma CAP rate as units turn. Two units are vacant and one unit will be delivered vacant at the close of escrow.
- Ease of management as gas & electric are separately metered.
- Ample parking with a total of 22 spaces. Soft story retrofit work has been completed. Furthermore, there is on-site community laundry with two washers & dryers.
- High walk score of 88, walking distance to public transportation, nightlife, and dining attractions; direct access to the Santa Monica Freeway allowing for a quick commute to Downtown Los Angeles.
- The Mid-City neighborhood continues to develop at a rapid pace, including growing educational opportunities, as well as retail, public transportation, and city-shaping development projects.



**3.99%**  
CURRENT CAP

**6.92%**  
MARKET CAP

Pico Blvd

1408 Saint Andrews Place

W 15th St



SOFT STORY RETROFIT COMPLETED

18 UNITS  
13,363 SF



ST. ANDREWS PLAZA

Soft Story Retrofit by  
**RETRO EXPERTS!**  
818.600.4325  
www.retroexperts.com

1408

SPEED LIMIT 5

DIAMOND



**18**  
UNITS

**10**  
1+1 UNITS

**4**  
2+1 UNITS

**4**  
2+2 UNITS

## PROPERTY OVERVIEW

### PROPERTY INFORMATION

Address:	1408 Saint Andrews Pl. Los Angeles, CA 90019
Number of Units:	18
Approx. Gross SF:	13,363
Approx Lot Size:	13,147
Year Built:	1964
APN:	5073-008-010
Zoning:	R2-1-CPIO

### PRICING INFORMATION

Sales Price:	\$4,000,000
Cost per Unit:	\$222,222
Cost Per SF:	\$299
Current GRM:	13.26
Market GRM:	9.29
Current CAP:	3.99%
Market CAP:	6.92%





1408 St Andrews Pl



Restaurante Conchita

# HARVARD HEIGHTS OVERVIEW

**88**  
**WALK SCORE**

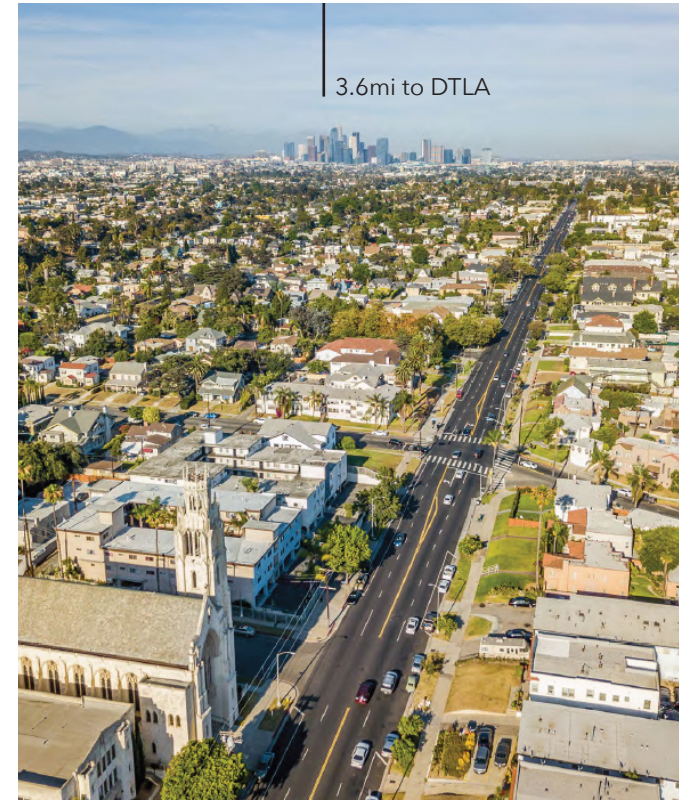
## **STRATEGICALLY LOCATED NEAR LOS ANGELES' MAJOR FREEWAYS**

Harvard Heights is a densely populated neighborhood with historical significance. It sits west of Downtown Los Angeles and near the West Adams neighborhood. The neighborhood is largely protected within a Los Angeles Historic Preservation Overlay Zone, for its architecturally significant real estate. Harvard Heights is about one mile from West Adams, which has seen recent development activity from developers such as CIM Group and Carmel Partners.

Harvard Heights sits above the Santa Monica Freeway, which provides easy access to surrounding neighborhoods like West Adams and job centers in Downtown Los Angeles and Culver City. Koreatown, just north of Harvard Heights, is exploding with mixed-use developments from esteemed developers like Jamison Services, Inc. For example, a mixed-use project underway at the intersection of Olympic and Vermont, less than two miles from the property, will include a seven-story structure featuring 228 condominiums, approximately 53,000 square feet of retail space and a subterranean parking garage for 563 vehicles. The subject property is also less than two miles from the Wilshire/Western Metro Station and are within three miles of the under-construction Crenshaw/LAX Line.

## **CLOSE TO SCHOOLS, RETAIL, AND ENTERTAINMENT HUBS**

Harvard Heights is strategically located near many of Los Angeles' premier educational opportunities, entertainment centers and retail. The subject property sits just west of Downtown Los Angeles, with easy freeway access to the city's numerous entertainment centers. Staples Center, home to the NBA's Los Angeles Lakers and Clippers as well as the NHL's Kings, is within three miles of the building. Other notable entertainment centers within five miles of the property include LA Live!, the Los Angeles Convention Center, the Grammy Museum, the Natural History Museum of Los Angeles and Grand Central Market. Harvard Heights is within one mile of Loyola High School, established in 1865 and the oldest educational institution in Los Angeles. The University of Southern California is within three miles of the property and is rapidly expanding outwards.



# RENT ROLL

UNIT #	UNIT TYPE	CURRENT RENTS	PRO-FORMA RENTS	NOTES
1	2+1	\$1,136	\$2,300	
2	1+1	\$1,055	\$1,685	
3	1+1	\$1,054	\$1,685	
4	2+1	\$1,607	\$2,300	
5	1+1	\$1,044	\$1,685	Balcony
6	2+1	\$1,048	\$2,300	
7	1+1	\$1,273	\$1,685	Section 8
8	1+1	\$1,090	\$1,685	
9	1+1	\$1,273	\$1,685	Section 8
10	2+2	\$1,326	\$2,400	
11	2+2	\$1,405	\$2,400	
12	1+1	\$1,650	\$1,685	
13	2+1	\$2,300	\$2,300	Vacant
14	1+1	\$1,650	\$1,685	Section 8
15	1+1	\$1,129	\$1,685	
16	1+1	\$948	\$1,685	
17	2+2	\$1,529	\$2,400	Section 8
18	2+2	\$2,400	\$2,400	*On-Site Manager

TOTAL INCOME	CURRENT	MARKET
Total Scheduled Rent	\$24,917	\$35,650
Laundry	\$169	\$169
SCEP	\$54	\$61
Monthly Scheduled Gross Income:	\$25,140	\$35,880
Annual Scheduled Gross Income:	\$301,677	\$430,560





# FINANCIALS

	CURRENT RENTS		MARKET RENTS	
Scheduled Gross Income:	\$301,677		\$430,560	
Less Vacancy Rate Reserve:	\$(15,084)	5.0%	\$(21,528)	5.0%
Gross Operating Income:	\$286,593		\$409,032	
Less Expenses:	\$(127,142)	42.1%	\$(132,039)	30.7%
Net Operating Income:	\$159,451		\$276,992	
Reserves:	\$(3,600)		\$(3,600)	
Less Debt Service:	\$(129,325)		\$(129,325)	
Pre-Tax Cash Flow:	\$26,527	1.7%	\$144,068	9.0%
Plus Principal Reduction:	\$46,491		\$46,491	
Total Return Before Taxes:	\$73,018	4.6%	\$190,559	11.9%



<b>EXPENSES</b>	<b>%</b>	<b>CURRENT</b>	<b>PROFORMA</b>
Taxes	1.17%	\$46,800	\$46,800
Insurance		\$10,425	\$10,425
Utilities		\$23,001	\$23,001
Landscaping		\$3,600	\$3,600
Repairs & Maintenance		\$9,000	\$9,000
Management	4%	\$11,464	\$16,361
On-Site Manager		\$12,000	\$12,000
Waste Removal		\$6,000	\$6,000
Pest Control		\$900	\$900
License & Fees		\$2,017	\$2,017
Direct Assessment		\$1,935	\$1,935
<b>Total Expenses:</b>		<b>\$127,142</b>	<b>\$132,039</b>
Per Net Sq. Ft.:		\$9.51	\$9.88
Per Unit:		\$7,063	\$7,336

**PRICING**

Price:		\$4,000,000
Down Payment:	30%	\$1,600,000
Number of Units:		18
Cost per Legal Unit:		\$222,222
Current GRM:		13.22
Market GRM:		9.29
Current CAP:		4.15%
Market CAP:		6.92%
Approx. Age:		1964
Approx. Lot Size:		13,147
Approx. Gross SF:		13,363
Cost per Net GSF:		\$299

**NEW POTENTIAL FINANCING**

New First Loan:		\$2,400,000
Interest Rate:		3.50%
Amortization:		30
Monthly Payment:		\$10,777
DCR:		1.23

# SALES COMPARABLES

## Subject Property



<b>ADDRESS</b>	1408 St Andrews Pl Los Angeles, CA 90019
<b>SALES PRICE</b>	\$4,000,000
<b>BLDG SF</b>	13,363
<b>LOT SIZE</b>	13,147
<b>PRICE/SF</b>	\$299
<b>PRICE/UNIT</b>	\$222,222
<b>DATE SOLD</b>	On-Market
<b>YEAR BUILT</b>	1964

## 01



<b>ADDRESS</b>	1841 S Manhattan Pl Los Angeles, CA 90019
<b>SALES PRICE</b>	\$6,300,000
<b>BLDG SF</b>	22,017
<b>LOT SIZE</b>	17,825
<b>PRICE/SF</b>	\$286
<b>PRICE/UNIT</b>	\$225,000
<b>DATE SOLD</b>	12/20/2019
<b>YEAR BUILT</b>	1965

## 02



<b>ADDRESS</b>	3807-3815 W Adams Blvd Los Angeles, CA 90018
<b>SALES PRICE</b>	\$2,925,000
<b>BLDG SF</b>	9,778
<b>LOT SIZE</b>	12,981
<b>PRICE/SF</b>	\$299
<b>PRICE/UNIT</b>	\$243,750
<b>DATE SOLD</b>	10/29/2019
<b>YEAR BUILT</b>	1948



03



04



05



06

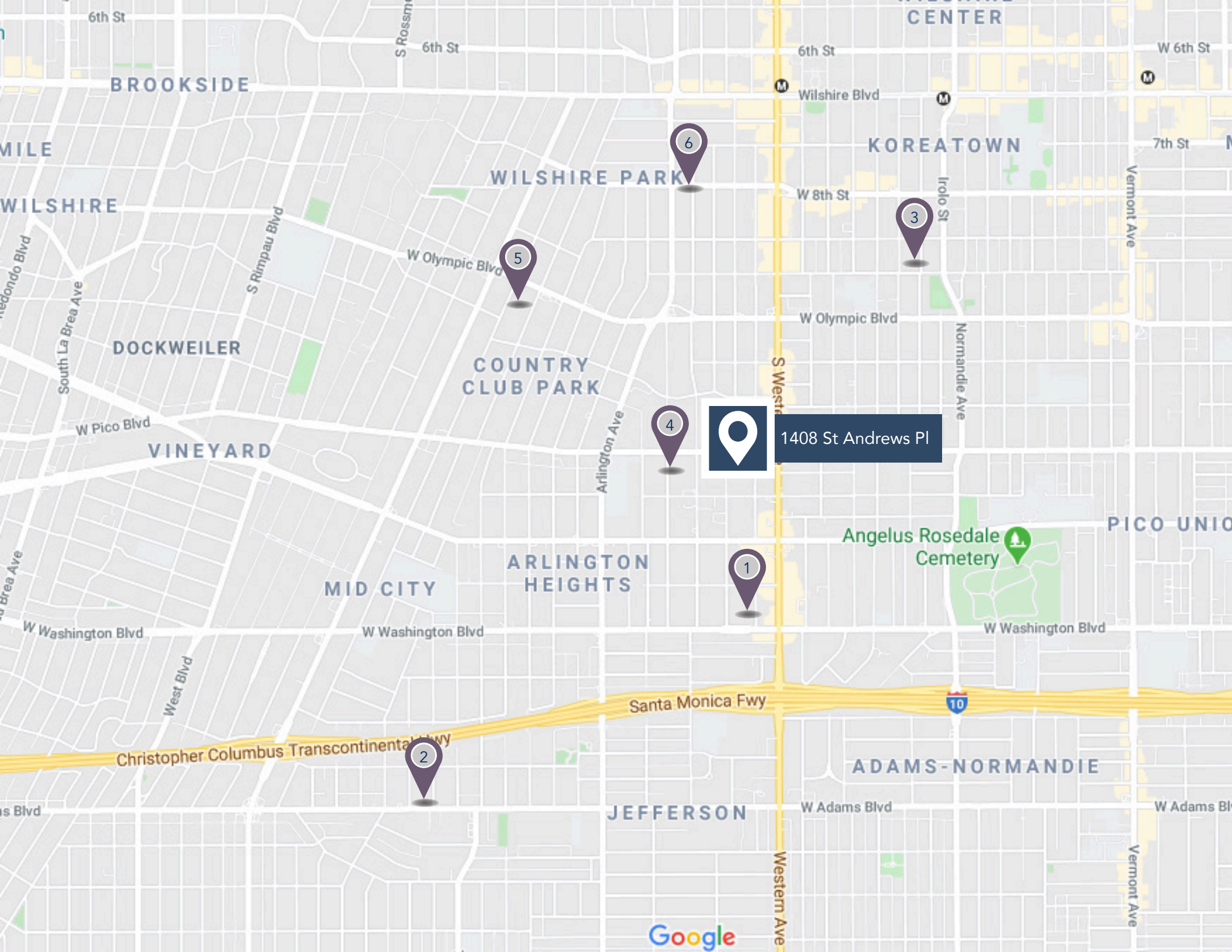


<b>ADDRESS</b>	933 S Ardmore Ave Los Angeles, CA 90006
<b>SALES PRICE</b>	\$1,800,000
<b>BLDG SF</b>	6,192
<b>LOT SIZE</b>	6,752
<b>PRICE/SF</b>	\$291
<b>PRICE/UNIT</b>	\$225,000
<b>DATE SOLD</b>	6/28/2019
<b>YEAR BUILT</b>	1964

<b>ADDRESS</b>	1330 S Wilton Pl Los Angeles, CA 90019
<b>SALES PRICE</b>	\$2,950,000
<b>BLDG SF</b>	8,204
<b>LOT SIZE</b>	13,159
<b>PRICE/SF</b>	\$360
<b>PRICE/UNIT</b>	\$268,182
<b>DATE SOLD</b>	6/25/2019
<b>YEAR BUILT</b>	1960

<b>ADDRESS</b>	1026 S Norton Ave Los Angeles, CA 90019
<b>SALES PRICE</b>	\$2,075,000
<b>BLDG SF</b>	8,591
<b>LOT SIZE</b>	9,148
<b>PRICE/SF</b>	\$241
<b>PRICE/UNIT</b>	\$207,500
<b>DATE SOLD</b>	5/29/2019
<b>YEAR BUILT</b>	1957

<b>ADDRESS</b>	3960 W 8th St Los Angeles, CA 90005
<b>SALES PRICE</b>	\$2,580,000
<b>BLDG SF</b>	7,728
<b>LOT SIZE</b>	7,405
<b>PRICE/SF</b>	\$334
<b>PRICE/UNIT</b>	\$258,000
<b>DATE SOLD</b>	4/23/2019
<b>YEAR BUILT</b>	1956



1408 St Andrews Pl

6

3

5

4

1

2





1408 Saint Andrews Place



# RENTAL COMPARABLES

	PROPERTY NAME	UNIT TYPE	UNIT SF	PRICE/SF	RENT
S	1408 Saint Andrews Plaza, Los Angeles, CA 90019	1+1	500-675 SF	\$2.03	\$1,217
1	1400 S Gramercy Pl, Los Angeles, CA 90019	1+1	575	\$2.87	\$1,650
2	3214 W 18th St, Los Angeles, CA 90019	1+1	450	\$3.67	\$1,650
3	3414 W 17th St, Los Angeles, CA 90019	1+1	750	\$2.26	\$1,695
S	1408 Saint Andrews Plaza, Los Angeles, CA 90019	2+1	870 SF	\$1.75	\$1,523
1	2056-2058 S Harvard Blvd, Los Angeles, CA 90018	2+1	723	\$3.04	\$2,200
2	3759 W 27th St, Los Angeles, CA 90018	2+1	N/A	N/A	\$2,220
3	2249 W 24th St, Los Angeles, CA 90018	2+1	N/A	N/A	\$2,295
S	1408 Saint Andrews Plaza, Los Angeles, CA 90019	2+2	930 SF	\$1.79	\$1,665
1	1400 1/2 3rd Ave, Los Angeles, CA 90019	2+2	1,029	\$2.32	\$2,390
2	820 S St Andrews Pl, Los Angeles, CA 90019	2+2	900	\$2.44	\$2,200
3	821 S Gramercy Dr, Los Angeles, CA 90019	2+2	1,200	\$2.00	\$2,400
4	1650 1/2 3rd Ave, Los Angeles, CA 90005	2+2	N/A	N/A	\$2,390

1+1



2+1



2+2



**SUBJECT**



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## EXCLUSIVELY LISTED BY

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# 1408

## Saint Andrews Place

Los Angeles, CA 90019

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