



# 8804 Orchard Ave Los Angeles, CA 90044

A Three-Unit Investment Opportunity Located In The Vermont Vista  
Neighborhood with Strong In-Place Cash Flow And CAP Rate of 4.19% on Current Income

Located Just Off The 110 Freeway and Manchester Ave. With A Desirable Unit Mix Of Two Bedrooms  
And Three Bedrooms With The Ability To Build An Additional Three Bedroom One Bath ADU



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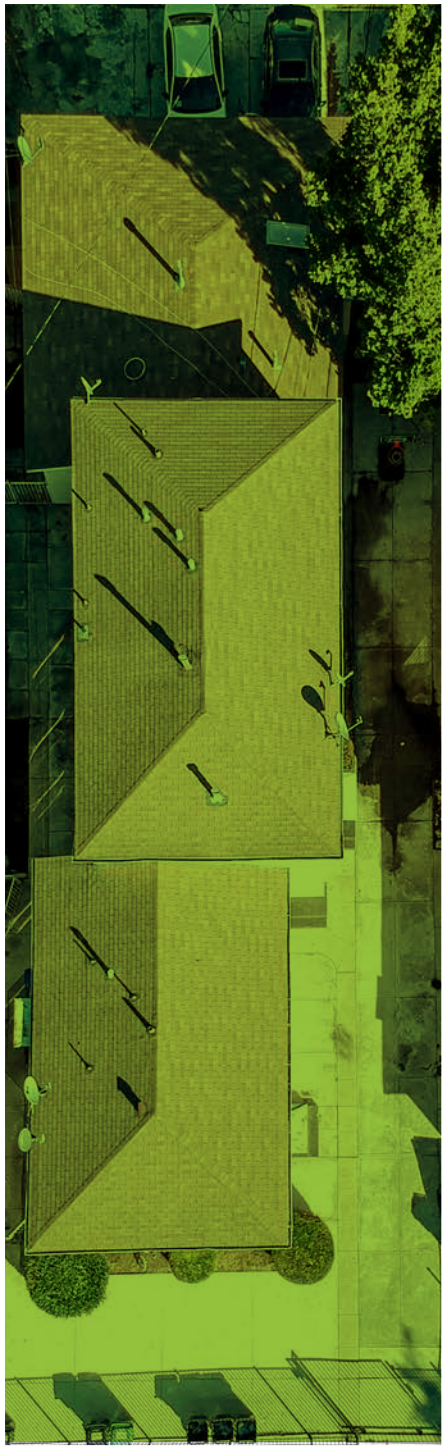
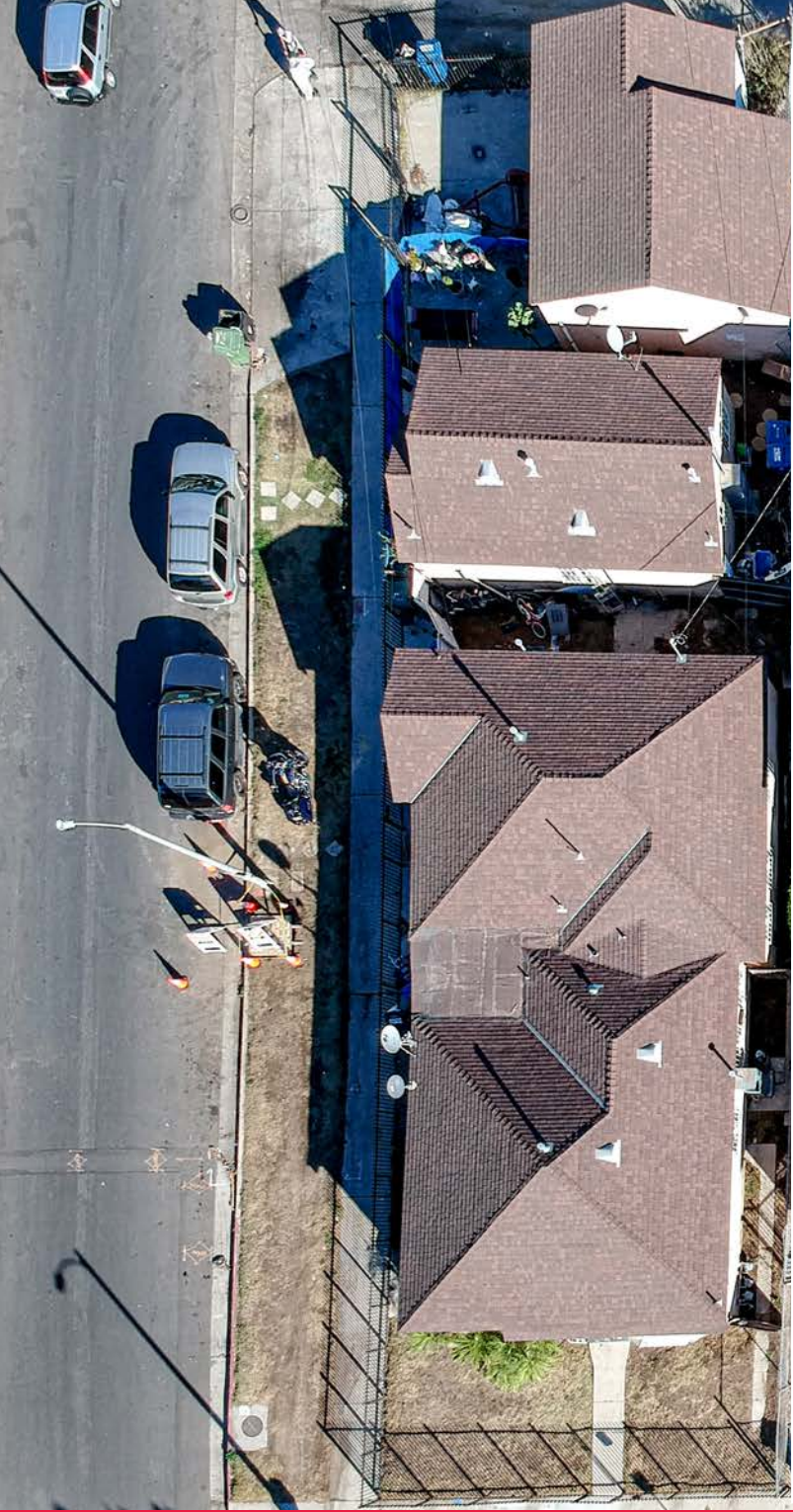
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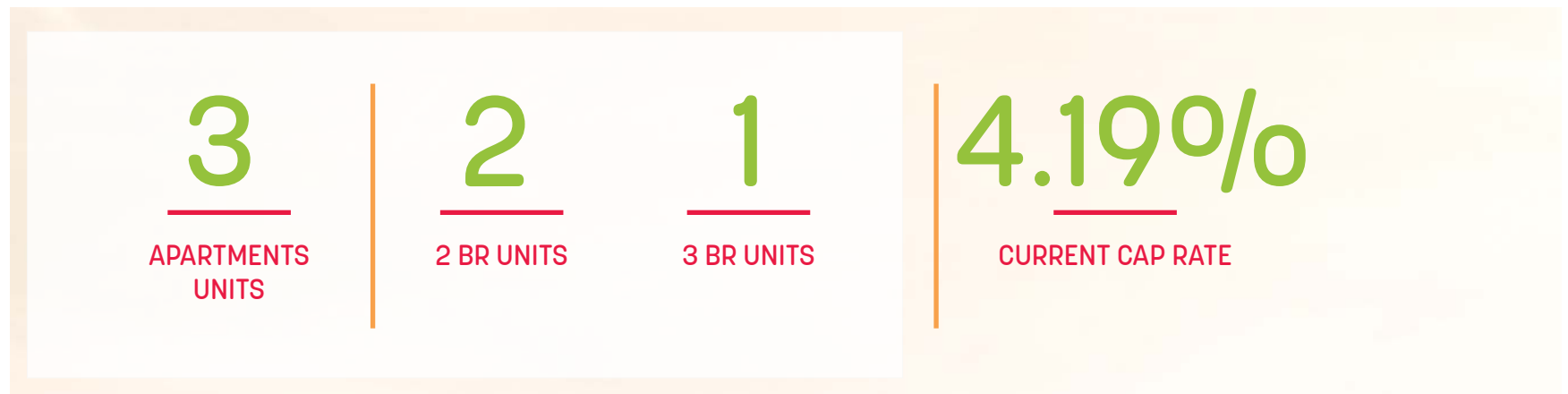






# INVESTMENT HIGHLIGHTS

- A 2,990 Square Foot three-unit apartment building located at 8804 Orchard Avenue Los Angeles, CA 90044 with a strong in-place cash flow and cap rate of 4.19% on current income
- The building sits on a 5,727 sf lot with three parking spaces in the rear of property
- Ability to build an additional 3-bedroom one bath ADU\*
- Additional upside in rents when units turn; over 32% rental upside with pro forma CAP rate of 6.32%
- The subject property has a desirable unit mix of two-bedrooms and three-bedrooms
- Walking distance to multiple metro stops on W Manchester Ave and S Vermont Ave
- Located in the Vermont Vista area just off 110 FWY and Manchester Ave in Los Angeles with many nearby parks
- Located one block from Manchester Ave Elementary School



# PROPERTY SUMMARY

## PROPERTY INFORMATION

<b>Address</b>	8804 Orchard Ave Los Angeles, CA 90044
<b>Number of Units</b>	3 apartment units
<b>Approx. Gross SF</b>	2,990 SF
<b>Approx. Lot Size</b>	5,727 SF
<b>Year Built</b>	1947
<b>APN</b>	6038-015-002
<b>Zoning</b>	RD3-1

## PRICING INFORMATION

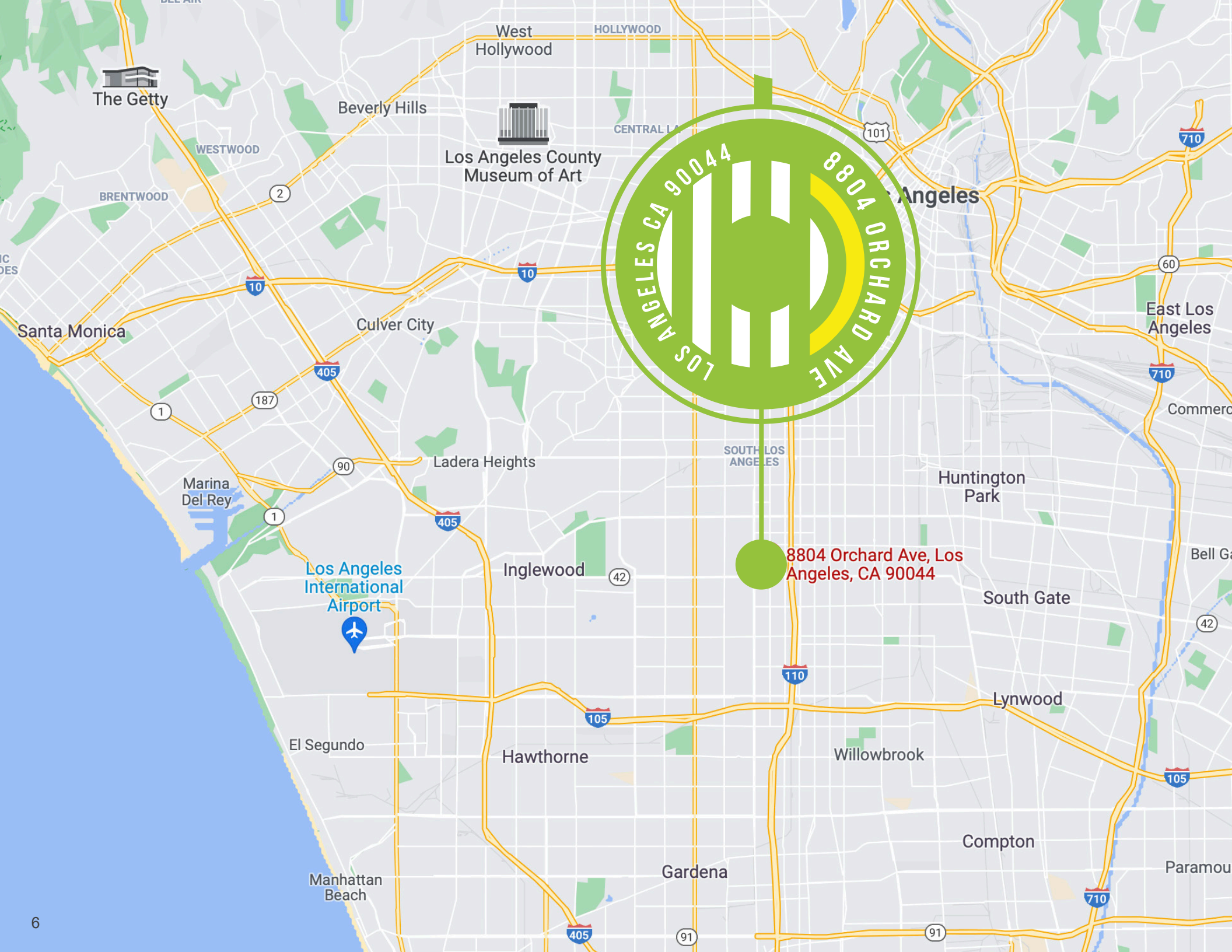
<b>Sales Price</b>	\$750,000
<b>Cost per Legal Unit</b>	\$250,000
<b>Cost per Bldg SF</b>	\$251
<b>Current CAP Rate</b>	4.19%
<b>Market CAP Rate</b>	6.32%
<b>Current GRM</b>	13.65
<b>Market GRM</b>	10.33

6.32%

PROFORMA CAP RATE







8804 Orchard Ave, Los Angeles, CA 90044

The Getty

Beverly Hills

Los Angeles County Museum of Art

Los Angeles

Santa Monica

Culver City

East Los Angeles

Marina Del Rey

Ladera Heights

Huntington Park

Los Angeles International Airport

Inglewood

South Gate

El Segundo

Hawthorne

Willowbrook

Lynwood

Manhattan Beach

Gardena

Compton

Paramount



LOS ANGELES  
INTERNATIONAL  
AIRPORT

SoFi  
Stadium

INGLEWOOD

VERMONT AVE

MANCHESTER AVE

ORCHARD AVE

N 88th ST









# RENT ROLL

UNIT NO.	UNIT TYPE	ACTUAL RENTS	PRO FORMA RENTS
8804	2+1	\$1,372	\$1,900
8806	3+1	\$1,579	\$2,250
8806.5	2+1	\$1,627	\$1,900
<b>Total</b>		<b>\$4,578</b>	<b>\$6,050</b>

# FINANCIALS

ANNUALIZED OPERATING DATA	CURRENT RENTS	MARKET RENTS		
Scheduled Gross Income:	\$54,936		\$72,600	
Less Vacancy Rate Reserve:	\$2,747	5.0%	\$3,630	5.0%
Gross Operating Income:	\$52,189		\$68,970	
Less Expenses:	\$20,766	37.8%	\$21,606	29.8%
<b>Net Operating Income:</b>	<b>\$31,423</b>		<b>\$47,365</b>	
Reserves:	\$600)		\$600	
Less Debt Service:	\$27,418		\$27,418	
<b>Pre-Tax Cash Flow:</b>	<b>\$3,405</b>	<b>1.5%</b>	<b>\$19,347</b>	<b>8.6%</b>
Plus Principal Reduction:	\$10,595		\$10,595	
<b>Total Return Before Taxes:</b>	<b>\$14,000</b>	<b>6.2%</b>	<b>\$29,942</b>	<b>13.3%</b>

# OF UNITS	UNIT TYPE	AVG. MO. RENT/UNIT	MONTHLY INCOME	MARKET MONTHLY RENT/UNIT	MONTHLY INCOME
2	2+1	\$1,500	\$2,999	\$1,900	\$3,800
1	3+1	\$1,579	\$1,579	\$2,250	\$2,250
<b>Total Scheduled Rent:</b>			<b>\$4,578</b>		<b>\$6,050</b>

<b>Monthly Scheduled Gross Income:</b>	\$4,578	\$6,050
<b>Annual Scheduled Gross Income:</b>	\$54,936	\$72,600



EXPENSES	%	CURRENT	PROFORMA
Taxes: Rate	1.18%	\$8,850	\$8,850
Insurance		\$2,000	\$2,000
Utilities		\$4,991	\$4,991
Waste Removal		\$246	\$246
Repairs & Maintenance		\$1,500	\$1,500
Management	5%	\$2,609	\$3,449
Pest Control		\$420	\$420
License & Fees		\$150	\$150
Direct Assessment		\$500	\$500
<b>Total Expenses:</b>		<b>\$20,766</b>	<b>\$21,606</b>
Per Net Sq. Ft.:		\$6.95	\$7.23
Per Unit:		\$6,922.15	\$7,201.83

PRICING		
<b>Price:</b>		<b>\$750,000</b>
Down Payment:	30%	\$225,000
Number of Units:		3
Cost per Legal Unit:		\$250,000
Current GRM:		13.65
Market GRM:		10.33
Current CAP:		4.19%
Market CAP:		6.32%
Approx. Age:		1947
Approx. Lot Size:		5,727
Approx. Gross SF:		2,990
Cost per Net GSF:		\$251

#### NEW POTENTIAL FINANCING

New First Loan:	\$525,000
Interest Rate:	3.25%
Amortization:	30
Monthly Payment:	\$2,284.83
DCR:	1.15



# SALES COMPARABLES



SUBJECT PROPERTY

ADDRESS	8804 Orchard Ave Los Angeles, CA 90044	PRICE/UNIT	\$250,000
SALES PRICE	\$750,000	DATE SOLD	On Market
BLDG SF	2,990 SF	YEAR BUILT	1947
LOT SIZE	5,727 SF	NO. OF UNITS	3
PRICE/SF	\$251	CAP RATE	4.19%

1



ADDRESS	317 W 77th St Los Angeles CA 90003
SALES PRICE	\$979,000
BLDG SF	2,928
LOT SIZE	5,880
PRICE/SF	\$334
PRICE/UNIT	\$326,333
YEAR BUILT	1957
NO. OF UNITS	3
DATE SOLD	7/30/21

2



SALES PRICE	214 E 87th St Los Angeles CA 90003
SALES PRICE	\$715,000
BLDG SF	2,310
LOT SIZE	6,260
PRICE/SF	\$309
PRICE/UNIT	\$238,333
YEAR BUILT	1965
NO. OF UNITS	3
DATE SOLD	7/30/21

3



ADDRESS	8811 Baring Cross St Los Angeles CA 90044
SALES PRICE	\$670,000
BLDG SF	1,480
LOT SIZE	5,128
PRICE/SF	\$452
PRICE/UNIT	\$223,333
YEAR BUILT	1949
NO. OF UNITS	3
DATE SOLD	7/16/21



# SALES COMPARABLES



**ADDRESS** 1105 W 93rd St  
Los Angeles CA 90044

**SALES PRICE** \$939,000

**BLDG SF** 2,587

**LOT SIZE** 9,413

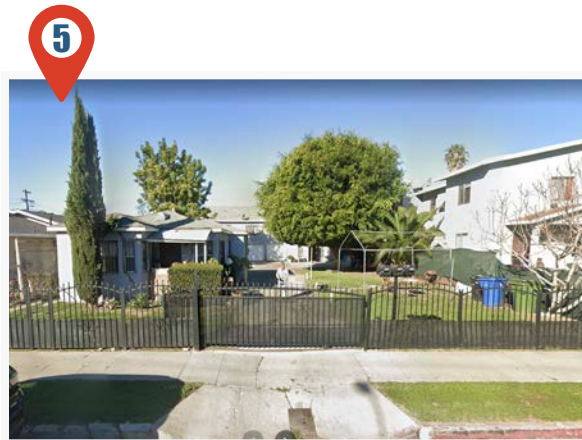
**PRICE/SF** \$362

**PRICE/UNIT** \$313,000

**YEAR BUILT** 1921

**NO. OF UNITS** 3

**DATE SOLD** 7/12/21



**ADDRESS** 8905 S Hoover St Los  
Angeles CA 90044

**SALES PRICE** \$798,000

**BLDG SF** 3,415

**LOT SIZE** 9,225

**PRICE/SF** \$234

**PRICE/UNIT** \$266,000

**YEAR BUILT** 1926

**NO. OF UNITS** 3

**DATE SOLD** 6/30/21



**ADDRESS** 635 W 82nd St  
Los Angeles CA 90044

**SALES PRICE** \$740,000

**BLDG SF** 3,116

**LOT SIZE** 9,301

**PRICE/SF** \$237

**PRICE/UNIT** \$246,666

**YEAR BUILT** 1926

**NO. OF UNITS** 3

**DATE SOLD** 2/26/21







# AREA OVERVIEW

## VERMONT VISTA

### Strategically Located Near 110 Freeway

Located about 12 miles south of downtown Los Angeles, Vermont Vista has an urban atmosphere and a tight-knit community. Most of the neighborhood features apartment buildings and single-story houses. When residents want to get active, they go to Algin Sutton Recreation Center, Little Green Acres Park. Those interested in taking a class or watching college sports can check out Los Angeles Southwest College. Located near the newly built SOFI stadium in Inglewood Ca.

Vermont Vista delivers a casual dining scene of small local eateries, including Dulan's Soul Food Kitchen and Roscoe's Chicken and Waffles, neighborhood staples that has been around for decades. The nightlife consists of friendly, laid-back bars, such as Lucky Ducks Bar, where you can also shoot some pool. The area sits right along the 110 Freeway, keeping you connected to the rest of the city.

## GARDENA

### The neighboring city of Gardena

The City of Gardena an "All-America City" is a small, highly urbanized community of 5.9 square miles (15 km<sup>2</sup>) within the South Bay Basin of Los Angeles County, 13 miles (21 km) from Downtown Los Angeles. Gardena, California is a city of 61,000 inhabitants. Nearly 40% of adults age 25 and older have four years or more of college, including men and women with a wide variety of job capabilities, from entry level to the specialized technical, supervisory and management level.



Watts Tower



Crenshaw Green Line Station



# AREA OVERVIEW

## NEARBY RETAIL

- Ralphs
- Smart & Final
- Food For Less
- Numero Uno Market
- Slauson Super Mall
- Costco
- 24 Hour Fitness

## RESTAURANTS

- Dulan's Soul Food Kitchen
- Roscoe's Chicken and Waffles
- Louisiana Fried Chicken
- Popeyes Chicken
- M'Dears
- Wingstop

## SCHOOLS

- Bret Harte Preparatory Middle School
- Manchester Avenue Elementary School
- Charles W. Barrett Elementary School
- St Michael's Catholic School
- Fremont High School

## PARKS AND RECREATION

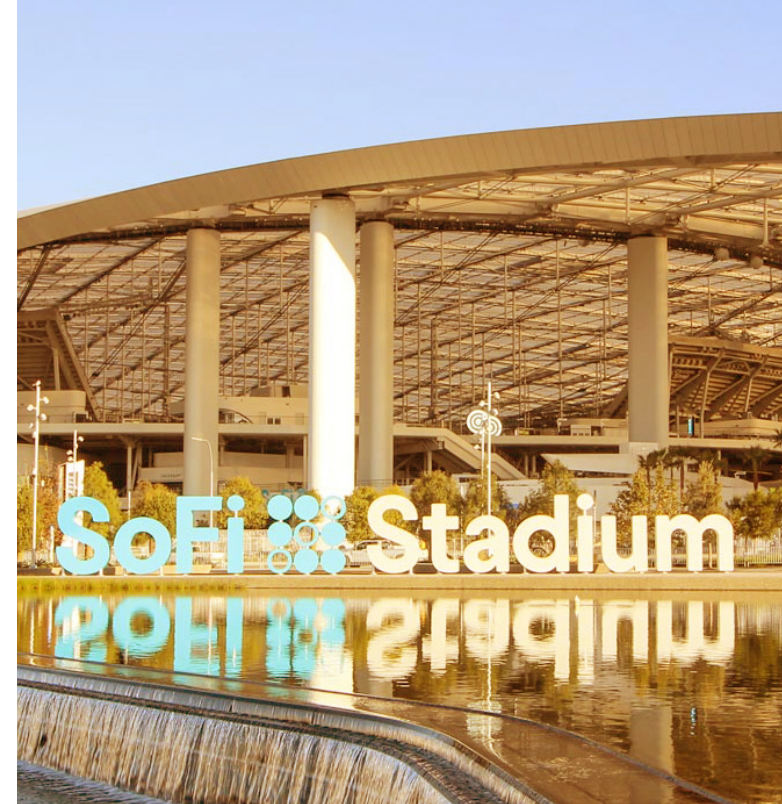
- Algin Sutton Recreation Center
- Little Green Acres Park

## BANKS AND HOSPITALS

- Bank of America
- Wells Fargo
- Chase Bank
- PNC Bank

## PUBLIC TRANSPORTATION

- Crenshaw Blvd/ I-105 (Green Line)







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