

# 2816 SAN MARINO ST

LOS ANGELES, CA 90006

OFFERING MEMORANDUM

Marcus & Millichap  
THE NEEMA GROUP

28-Unit Investment Opportunity in Koreatown just East of Vermont Ave  
20 One-Bedrooms and Eight Two Bedrooms | 1991 Construction Not Subject to Los Angeles RSO



## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

## NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

## SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

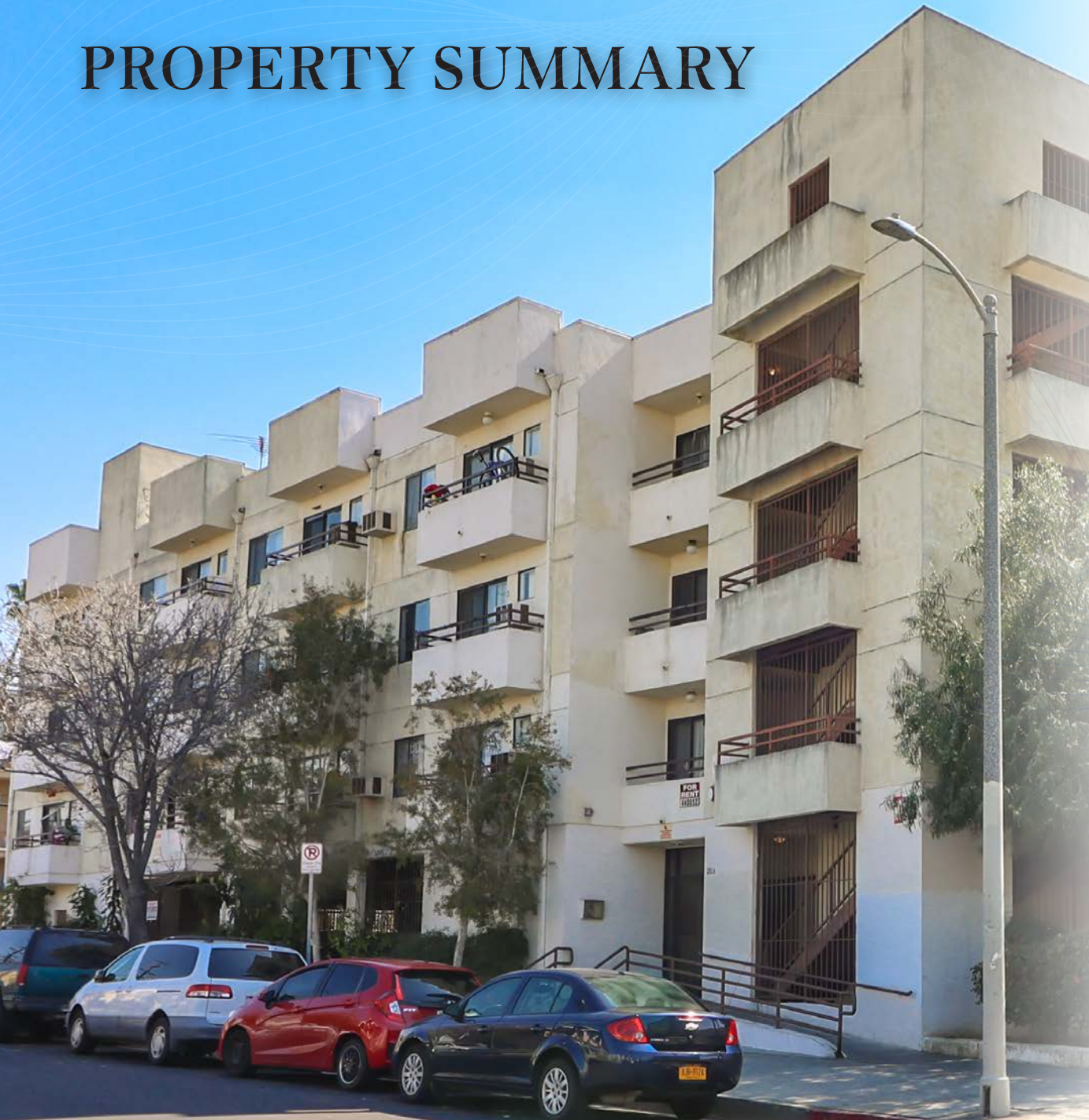
## Exclusively Listed By:

NEEMA AHADIAN  
Senior Managing Director of Investments  
Tel: (310) 909-5444  
neema@marcusmillichap.com  
License: CA 01346750

SEAN NAMI  
First Vice President of Investments  
Tel: (310) 909-2393  
sean.namigohar@marcusmillichap.com  
License: CA 01949705

**Marcus & Millichap**  
**THE NEEMA GROUP**

# PROPERTY SUMMARY



## PROPERTY INFORMATION

**ADDRESS:** 2816 San Marino St  
Los Angeles, CA 90006

**NUMBER OF UNITS:** 28

**APPROX. GROSS SF:** 22,864 SF

**APPROX. LOT SIZE:** 11,151 SF

**YEAR BUILT:** 1991

**PARCEL NUMBER:** 5076-002-029

**PROPERTY TYPE:** Multi-Family

**UNIT MIX:** 20 1+1

Six 2+1

Two 2+2

**ZONING:** R4-1

## PRICING INFORMATION

**SALE PRICE:** \$8,500,000

**CURRENT CAP RATE:** 4.58%

**CURRENT GRM:** 13.41

**MARKET CAP RATE:** 5.42%

**MARKET GRM:** 11.72

\*Buyer to verify legal unit count. Zimas report and property profile currently show 42 units; however, only 37 are currently in operation. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the presented unit count. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.





SUBJECT PROPERTY



# EXECUTIVE SUMMARY

The Neema Group of Marcus and Millichap is proud to present 2816 San Marino St, an apartment investment opportunity located in the highly sought-after Koreatown neighborhood of Los Angeles. Located between W 8th St and W Olympic Blvd. Built in 1991, the property is not subject to the Los Angeles RSO.

High Walk Score of 95, 2816 San Marino St is located one block east of Vermont Ave and Olympic Blvd, making it a walkers paradise with many nearby markets, shops, schools and restaurants. Central location that is beneficial for residents that commute throughout the city with close proximity to Downtown Los Angeles, Westlake, Echo Park, and Silver Lake, walking distance to retail. Located in an ideal rental market that continues to grow, illustrated through the plentiful new developments currently under construction in the area.

## Property & Location Highlights



**95 Walk  
Score**



**1+1 Bedrooms: 20**

**2+2 Bedrooms: 6**

**2+2 Bedrooms: 2**



**21,402 SF**

\*The property is currently in receivership, please contact the Agent for more details.

\*Buyer to conduct own due diligence and verify all information presented in this marketing package. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the financials and/or property conditions. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.

# INVESTMENT HIGHLIGHTS

\*The property is currently in receivership, please contact the Agent for more details.

ooo

The Neema Group of Marcus & Millichap is pleased to present 2816 San Marino St., an investment opportunity of a 28-unit apartment building in Koreatown

ooo

The property features a unit mix made up of 20 one-bedrooms and eight two-bedrooms

ooo

The property has gated parking with 35 spaces

ooo

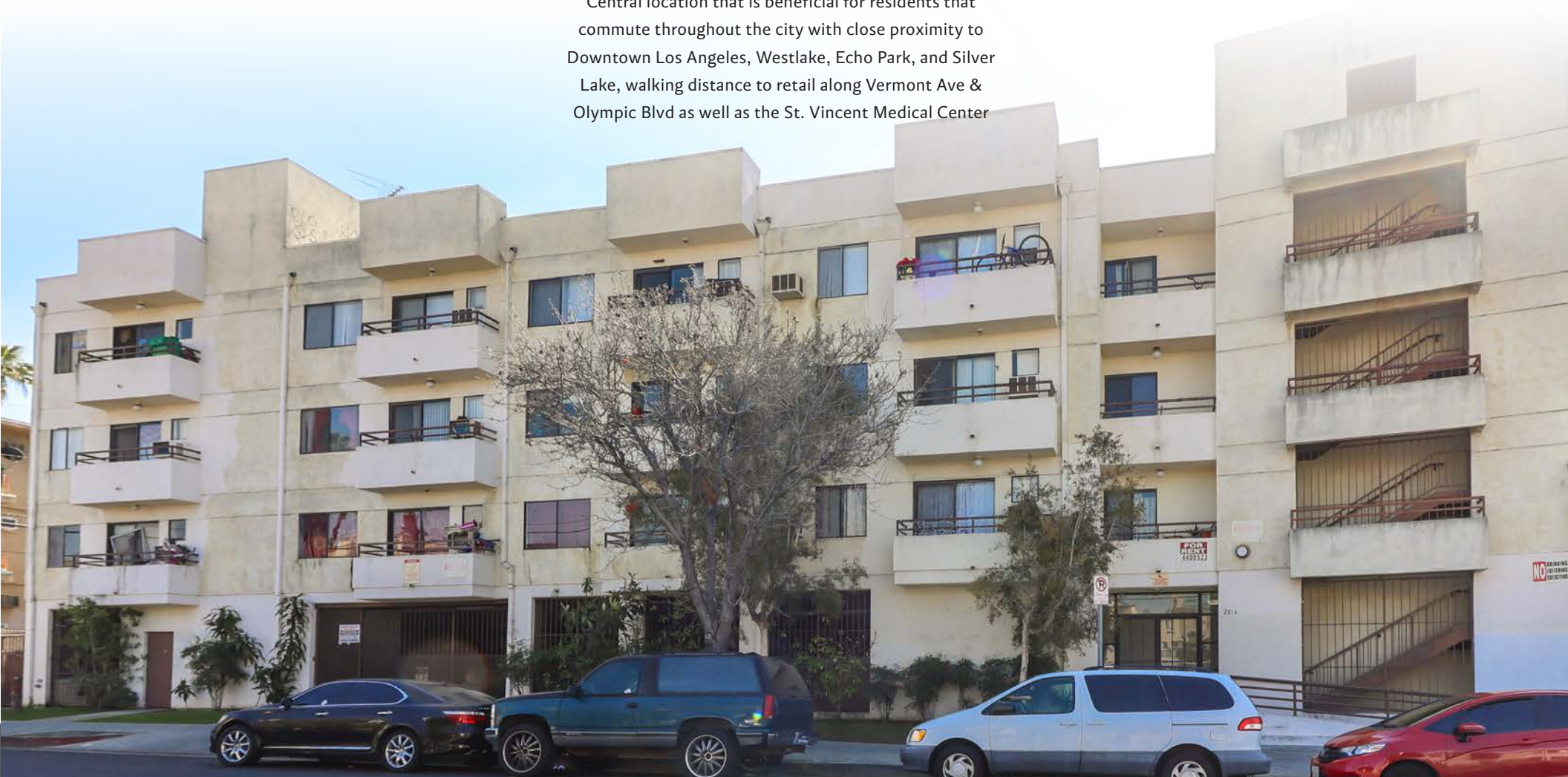
Separately metered for gas and electric and has individual water heaters; 12 units have balconies

ooo

Central location that is beneficial for residents that commute throughout the city with close proximity to Downtown Los Angeles, Westlake, Echo Park, and Silver Lake, walking distance to retail along Vermont Ave & Olympic Blvd as well as the St. Vincent Medical Center

ooo

Ideal rental market that continues to grow, illustrated through the plentiful new developments currently under construction in the area





# 2816 SAN MARINO ST

LOS ANGELES, CA 90006

SAN MARINO ST





# RENT ROLL

	UNIT NO.	UNIT TYPE	ACTUAL RENTS	PRO FORMA RENTS	MOVE IN DATES
1	201	2+1	\$2,500	\$2,700	4/1/22
2	202	1+1	\$1,500	\$1,900	5/5/13
3	203	1+1	\$1,575	\$1,900	10/1/19
4	205	1+1	\$1,600	\$1,900	12/1/19
5	206	2+2	\$2,500	\$3,000	12/1/16
6	207	2+1	\$2,700	\$2,700	Manager
7	208	1+1	\$1,650	\$1,900	10/1/21
8	209	1+1	\$1,650	\$1,900	10/1/20
9	210	1+1	\$1,600	\$1,900	11/1/21
10	301	2+1	\$2,300	\$2,700	1/15/20
11	302	1+1	\$1,500	\$1,900	2/1/17
12	303	1+1	\$1,650	\$1,900	10/1/21
13	305	1+1	\$1,650	\$1,900	11/1/21
14	306	2+2	\$2,700	\$3,000	4/1/22
15	307	2+1	\$2,200	\$2,700	1/1/20
16	308	1+1	\$1,550	\$1,900	3/1/19
17	309	1+1	\$1,650	\$1,900	3/1/21
18	310	1+1	\$1,750	\$1,900	7/1/18
19	501	2+1	\$2,100	\$3,000	1/1/17

	UNIT NO.	UNIT TYPE	ACTUAL RENTS	PRO FORMA RENTS	MOVE IN DATES
20	502	1+1	\$1,750	\$1,900	3/1/22
21	503	1+1	\$1,700	\$1,900	2/12/12
22	505	1+1	\$1,650	\$1,900	7/1/20
23	506	1+1	\$1,700	\$1,900	6/15/19
24	507	1+1	\$1,600	\$1,900	4/1/16
25	508	2+1	\$2,700	\$2,700	9/16/22
26	509	1+1	\$1,650	\$1,900	12/1/21
27	510	1+1	\$1,750	\$1,900	12/1/20
28	511	1+1	\$1,750	\$1,900	9/1/20
			<b>\$52,575</b>	<b>\$60,200</b>	
			1+1	\$32,875	\$38,000
			2+1	\$14,500	\$16,200
			2+2	\$5,200	\$6,000
			<b>\$52,575</b>	<b>\$60,200</b>	

\*Buyer to verify legal unit count. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the presented unit count. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.



# FINANCIAL ANALYSIS

ANNUALIZED OPERATING DATA		CURRENT RENTS		MARKET RENTS	
<b>Scheduled Gross Income:</b>		<b>\$633,936</b>		<b>\$725,436</b>	
Less Vacancy Rate Reserve:		\$ (19,018)	3.0%	\$ (36,272)	5.0%
Gross Operating Income:		\$614,918		\$689,164	
Less Expenses:		\$ (225,301)	35.5%	\$ (228,271)	31.5%
<b>Net Operating Income:</b>		<b>\$389,617</b>		<b>\$460,893</b>	
Reserves:		\$ (5,600)		\$ (5,600)	
Less Debt Service:		\$ (300,870)		\$ (300,870)	
<b>Pre-Tax Cash Flow:</b>		<b>\$83,147</b>		<b>\$154,423</b>	
Plus Principal Reduction:		\$55,194		\$55,194	
<b>Total Return Before Taxes:</b>		<b>\$138,340</b>		<b>\$209,617</b>	

ESTIMATED ANNUALIZED EXPENSES		CURRENT RENTS		MARKET RENTS	
Taxes Rate: 1.17%		\$99,450		\$99,450	
Insurance		\$16,052		\$16,052	
Utilities		\$33,600		\$33,600	
Waste Removal		\$15,000		\$15,000	
Repairs & Maintenance		\$14,000		\$14,000	
Management: 4%		\$24,597		\$27,567	
On-Site Manager		\$14,400		\$14,400	
Landscaping/Cleaning		\$1,500		\$1,500	
Pest Control		\$1,093		\$1,093	
Elevator		\$1,560		\$1,560	
License and Fees		\$1,400		\$1,400	
Direct Assessment		\$2,650		\$2,650	
<b>Total Expenses:</b>		<b>\$225,301</b>		<b>\$228,271</b>	
Per Net Sq. Ft.:		\$10.53		\$10.67	
Per Unit:		\$8,046		\$8,153	

NO. OF UNITS	UNIT TYPE	UNIT SF	CURRENT RENTS		SCHEDULED RENTS	
			AVG MONTHLY RENT/UNIT	MONTHLY INCOME	MONTHLY RENT/UNIT	MONTHLY INCOME
20	1+1		\$1,644	\$32,875	\$1,900	\$38,000
6	2+1		\$2,417	\$14,500	\$2,700	\$16,200
2	2+2		\$2,600	\$5,200	\$3,000	\$6,000
Total Scheduled Rent:				\$52,575		\$60,200
Laundry				\$253		\$253
<b>Monthly Scheduled Gross Income:</b>				<b>\$52,828</b>		<b>\$60,453</b>
<b>Annual Scheduled Gross Income:</b>				<b>\$633,936</b>		<b>\$725,436</b>

## SUMMARY

<b>Price:</b>	<b>\$8,500,000</b>
<b>Down Payment: 50%</b>	<b>\$4,250,000</b>
<b>Number of Units:</b>	<b>28</b>
Cost per Legal Unit:	\$303,571
Current GRM:	13.41
Market GRM:	11.72
Current CAP:	4.58%
Market CAP:	5.42%
Approx. Age:	1991
Approx. Lot Size:	11,151
Approx. Gross SF:	21,402
Cost per Net GSF:	\$397.16

## NEW POTENTIAL FINANCING

<b>New First Loan:</b>	<b>\$4,250,000</b>
<b>Interest Rate:</b>	<b>5.85%</b>
<b>Amortization:</b>	<b>30</b>
<b>Monthly Payment:</b>	<b>\$25,072.49</b>
<b>DCR:</b>	<b>1.29</b>


\* As a percent of the down payment

\*Buyer to verify legal unit count. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the presented unit count. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.



# SALES COMPARABLES



 **2816 SAN MARINO ST**  
LOS ANGELES, CA 90006

SALE PRICE	\$8,500,000
BUILDING SF	21,402 SF
LOT SIZE	11,151 SF
PRICE/SF	\$397
PRICE/UNIT	\$303,571
YEAR BUILT	1991
NO. OF UNITS	28
CAP RATE	4.58%
GRM	13.41



**1** **528 N BENTON WAY,**  
LOS ANGELES, CA 90026

SALE PRICE	\$10,700,000
PRICE/SF	\$266
PRICE/UNIT	\$281,579
DATE SOLD	8/12/22
YEAR BUILT	2000
NO. OF UNITS	38
CAP RATE	3.68%
GRM	14.99



**2** **350 S RENO ST,**  
LOS ANGELES, CA 90057

SALE PRICE	\$17,230,000
PRICE/SF	\$446
PRICE/UNIT	\$478,611
DATE SOLD	8/1/22
YEAR BUILT	1990
NO. OF UNITS	36
CAP RATE	4.71%
GRM	15.13



**3** **686 S ARDMORE AVE,**  
LOS ANGELES, CA 90005

SALE PRICE	\$6,300,000
PRICE/SF	\$399
PRICE/UNIT	\$393,750
DATE SOLD	8/1/22
YEAR BUILT	1990
NO. OF UNITS	16
CAP RATE	5.02%
GRM	16.36



**4** **3104-3120 W TEMPLE ST,**  
LOS ANGELES, CA 90026

SALE PRICE	\$7,700,000
PRICE/SF	\$372
PRICE/UNIT	\$256,667
DATE SOLD	7/7/22
YEAR BUILT	1991
NO. OF UNITS	30
CAP RATE	3.31
GRM	N/A





5

1340 W 4TH ST,  
LOS ANGELES, CA 90017

SALE PRICE	\$4,400,000
PRICE/SF	\$383
PRICE/UNIT	\$440,000
DATE SOLD	4/29/22
YEAR BUILT	2005
NO. OF UNITS	16
CAP RATE	3.86%
GRM	15.44



6

229 S NORMANDIE AVE,  
LOS ANGELES, CA 90004

SALE PRICE	\$7,375,000
PRICE/SF	\$474
PRICE/UNIT	\$368,750
DATE SOLD	4/22/22
YEAR BUILT	1988
NO. OF UNITS	20
CAP RATE	3.97%
GRM	12.97



7

301 N ALVARADO ST,  
LOS ANGELES, CA 90026

SALE PRICE	\$13,895,000
PRICE/SF	\$390
PRICE/UNIT	\$330,833
DATE SOLD	1/28/22
YEAR BUILT	1989
NO. OF UNITS	42
CAP RATE	4.00%
GRM	N/A



8

223 N ALVARADO ST,  
LOS ANGELES, CA 90026

SALE PRICE	\$7,000,000
PRICE/SF	\$543
PRICE/UNIT	\$304,348
DATE SOLD	1/28/22
YEAR BUILT	1989
NO. OF UNITS	23
CAP RATE	4.00%
GRM	N/A



# SALES COMPARABLES MAP









# AREA OVERVIEW

## WESTLAKE

### BRIDGING THE GAP BETWEEN

Westlake is adjacent to other notable neighborhoods, including Echo Park, Pico Union, Downtown and Koreatown. The neighborhood is extremely dense, with endless streets lined with small businesses. MacArthur Park, designated as the City of Los Angeles Cultural Monument #100, is located in Westlake and is adjacent to the Metro's Westlake/MacArthur Park Station, which affords access to the Red and Purple lines. Those lines provide public transportation toward Downtown, North Hollywood and toward Koreatown, with West Side extensions projected to be completed in 2027.

Westlake has recently seen a flurry of development and public safety initiatives, from mixed-use projects to new crosswalks. M2A Architects was contracted to construct a mixed-use project at the intersection of Olympic and Hoover that will feature 173 dwelling units, nearly 37,000 square feet of ground-floor commercial space and parking for 262 vehicles. Amidi Group, a San Francisco based developer, is 50% complete with their \$180 million 1027 Wilshire development. The project will span nine stories and feature 376 residential units, approximately 5,000 square feet of ground floor retail space, and subterranean parking for more than 800 vehicles.

**93** Walk Score  
WALKER'S PARADISE

**83** Transit score  
RIDER'S PARADISE







93

Westlake's central location near Downtown Los Angeles results in excellent walkability and accessibility for its residents. The Olympic is walking distance to the MacArthur/Westlake station, with access to the Metro Red and Purple lines





# Nearby Retail & Amenities

## TRANSPORTATION

- 1 Westlake/ MacArthur Park Subway Station
- 2 7th St/ Metro Center Light Rail Station
- 3 3rd/ Carondelet

## SCHOOLS

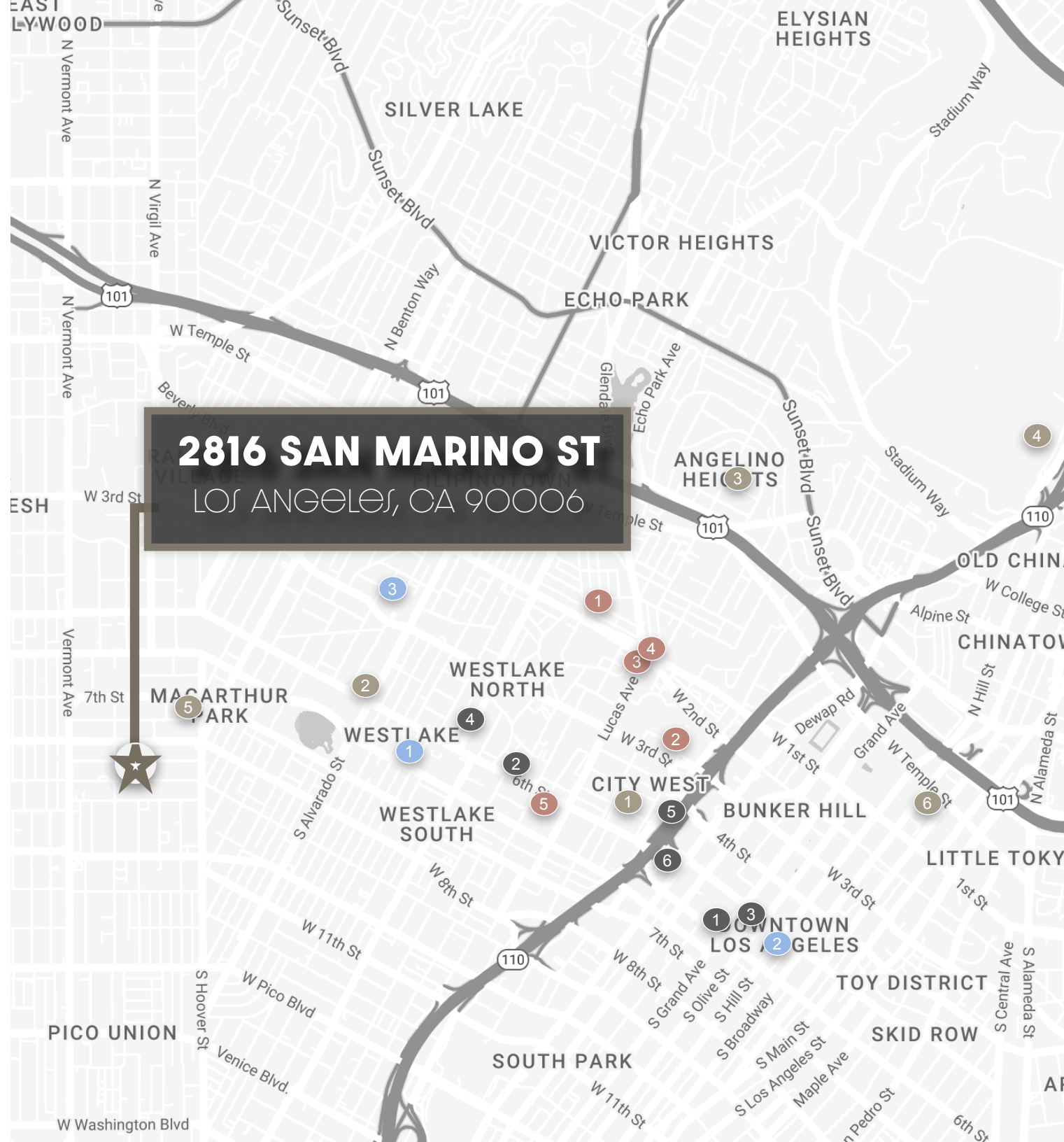
- 1 Union Avenue Elementary School
- 2 Gratts Elementary School
- 3 Belmont High School
- 4 Harris Newmark High School
- 5 Hoover St Elementary School

## RETAIL

- 1 Figat7th
- 2 The Home Depot
- 3 Chick-fil-A
- 4 Jack in the Box
- 5 Chipotle
- 6 Starbucks

## MISCELLANEOUS

- 1 Good Samaritan Hospital
- 2 MacArthur Park
- 3 Echo Park
- 4 Dodger Stadium
- 5 Elysian Park
- 6 The Broad





Hollywood affords a vibrant mix of activities and entertainment for all types of residents. Highly rated restaurants include Katsuya, Cleo, and Musso & Frank Grill (opened in 1919). For the younger cohort, Hollywood also offers an endless amount of bars, chic lounges, and exclusive dance clubs to enjoy. National retailers and original boutiques that line Hollywood Boulevard offer the latest fashions. On Sundays, The Hollywood Farmers Market provides fresh produce and prepared foods. Runyon Canyon Park offers some of Los Angeles' best views and hikes. Residents have affordable public transportation options provided by the Metro Red Line and several bus lines.

## HOLLYWOOD



Voted Forbes' Hippest Neighborhood and built around a city reservoir, Silver Lake is well known for its trendy restaurants, nightlife, and avant garde Modernist architecture. Since the end of 1990's the area has also been the center of LA's indie and alternative music scene. Silver Lake has long been a preferred community, but approximately 15 years ago when gentrification began in earnest, home values and rents have sharply increased.

## SILVER LAKE



## 2816 SAN MARINO ST APARTMENTS



## Westlake



## KOREATOWN

Long celebrated for its art deco architectural heritage and immigrant community, today Koreatown has emerged as one of Los Angeles' most fashionable areas. As the densest part of Los Angeles, new residents flock to this neighborhood just west of Downtown to enjoy walkable amenities, fabulous restaurants, and recently opened boutique hotels like the Line and Normandie. The Metro Purple Line traversing Wilshire Boulevard in the heart of Koreatown will further attract new residents. Thanks to Korean and Latino immigrants, the area is dotted with highly rated ethnic eateries.

The Downtown submarket of Los Angeles includes its central business district, which contains the nation's third largest employment pool. Additionally, this submarket features many major sports facilities, sightseeing opportunities, skyscrapers, and large multinational corporations. Downtown is also the hub of the city's freeway network and Metro rapid-transit system. LA Live is one of downtown's most innovative developments featuring sports and music venues, nightclubs, restaurants, a bowling alley, a museum, and movie theaters.

## DTLA





# 2816 SAN MARINO ST

LOS ANGELES, CA 90006



NEEMA AHADIAN  
Senior Managing Director of Investments  
Tel: (310) 909-5444  
[neema@marcusmillichap.com](mailto:neema@marcusmillichap.com)  
License: CA 01346750

SEAN NAMI  
First Vice President of Investments  
Tel: (310) 909-2393  
[sean.namigohar@marcusmillichap.com](mailto:sean.namigohar@marcusmillichap.com)  
License: CA 01949705

**Marcus & Millichap**  
THE NEEMA GROUP

Exclusively Listed By: