

New Construction

1258

W 37TH DRIVE
LOS ANGELES, CA 90007

USC PATROL ZONE

Marcus & Millichap
THE NEEMA GROUP

A Newly Constructed 13-Bed Student Housing Investment Opportunity Located Two Blocks West of The University of Southern California, Located within The USC Department of Public Safety 24 Hour Patrol Zone

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Exclusively Listed By:

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

BEN LEE
Associate of Investments
Tel: (310) 909-2317
ben.lee@marcusmillichap.com
License CA #02123715

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37th Drive



EXECUTIVE SUMMARY

The Neema Group of Marcus & Millichap is pleased to present 1258 W 37th Dr, a newly constructed 13-bed student housing investment opportunity located two blocks west of the University of Southern California, located within the USC Department of Public Safety 24 Hour Patrol Zone.

The subject property was designed and built by Tripalink, a leading student housing operator with a proven track record of delivering best-in-class off-campus housing and providing tenants with an unparalleled housing experience through their tech-driven and data-oriented operation and development model.

The property was built in 2022 and features a three-story duplex in the front and a free-standing ADU in the rear. The duplex consists of a two-bedroom two-bathroom townhouse unit with four single beds in the front and two-bedroom two-bathroom townhouse unit with six single beds in the rear. The ADU is currently under construction and will be delivered as a three-bedroom, three-bathroom leased under double occupancy for the 2023 Fall Semester.

The building was designed with a co-living philosophy and meticulously constructed with operational efficiency and a superior tenant experience in mind. All bedrooms were designed as co-living private suites and feature a private bathroom in addition to being secured by Smart Locks and Virtual Key Cards, powered by Tripalink's propriety mobile app and tenant portal.

All bedrooms and common areas are delivered furnished to residents upon move-in and feature in-unit laundry and expansive kitchens; in addition to tenant-centric amenities such as bi-weekly cleaning of the common areas, WiFi coverage, covered utilities, 24/7 maintenance and community events.

The subject property is a half-mile walk to the main University Park Campus of USC and less than a mile from USC Village. It also down the street from the Expo/Vermont metro rail station, allowing residents an easy commute to Downtown Los Angeles, Mid-City, and the Westside outside of their daily commute to campus.

The offering presents a prime opportunity for an investor to acquire a fully recession-proof and passive student housing investment, directly adjacent to one of the leading private universities in the country. The 2022 construction and best-in-class management also offer no deferred maintenance and strong in-place income, with the property being delivered fully occupied for the 2023-2024 academic year, offering an investor immediate stabilized cash flow at a 6.04% CAP rate and 11.57 GRM on current income.

Property & Location Highlights



Number of Beds

Ten Single Beds
Three Doubles Beds



4,161

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PROPERTY SUMMARY

PROPERTY INFORMATION

ADDRESS:	1258 W 37th Dr. Los Angeles, CA 90007
NUMBER OF BEDS	13
APPROX GROSS SF:	4,161
APPROX LOT SF:	4,319
YEAR BUILT	2022
STORIES	3
PARCEL NUMBER:	5040-013-010
PROPERTY TYPE:	Multifamily/Student Housing
ZONING	RD2-1-CPIO

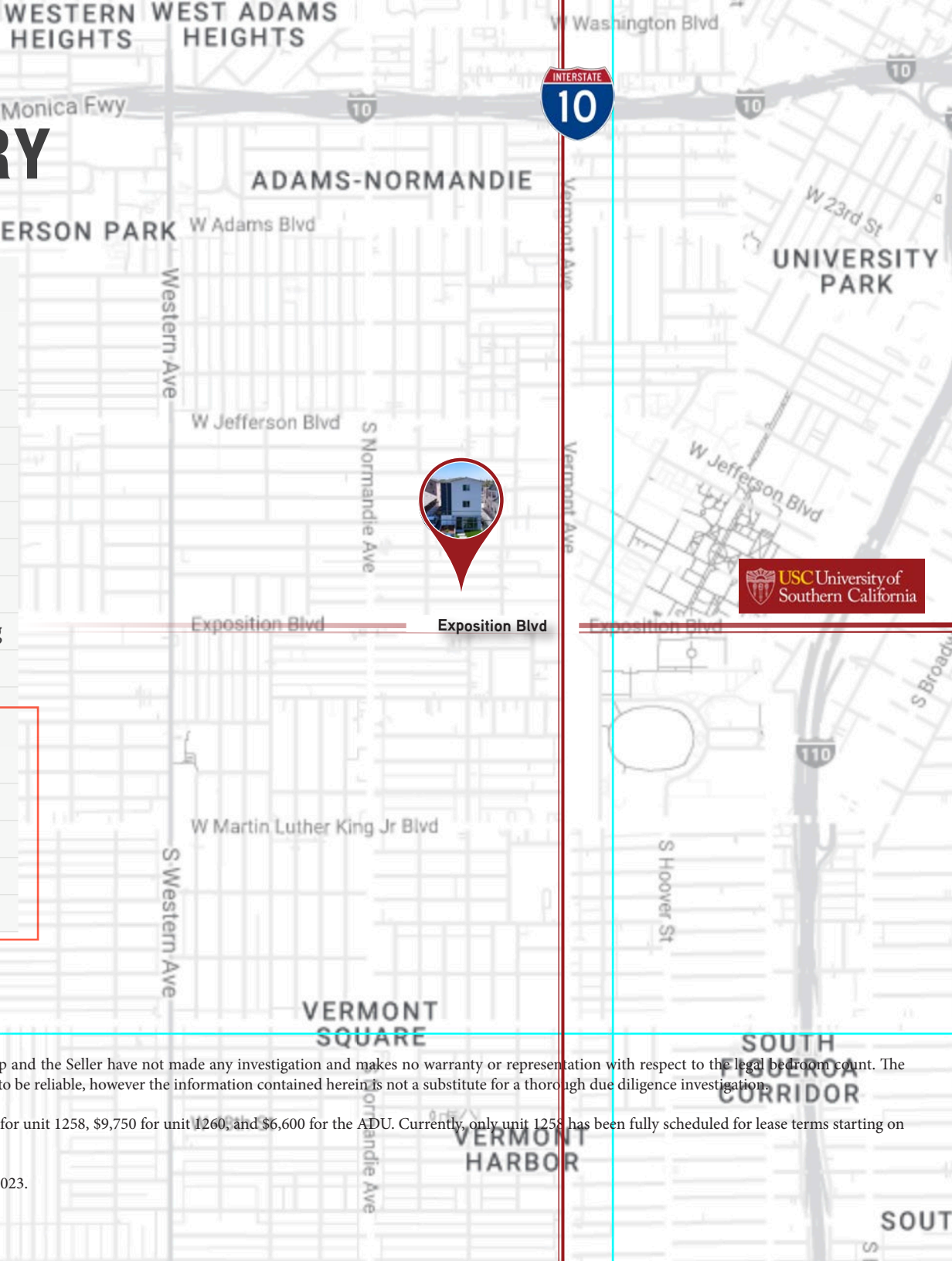
PRICING INFORMATION

OFFERING PRICE:	\$3,200,000
COST PER BED:	\$246,154
COST PER SF:	\$769.11
PROJECTED GIM:	11.57
PROJECTED CAP:	6.04%

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**The rents and return metrics shown reflect the projected rents starting on 8/10/2023: \$6,572 for unit 1258, \$9,750 for unit 1260, and \$6,600 for the ADU. Currently, only unit 1258 has been fully scheduled for lease terms starting on 8/10/2023.

***The ADU is currently under construction with an expected completion date of September 2023.



INVESTMENT HIGHLIGHTS

- Newly constructed 13-bed student housing investment opportunity located two blocks west of the University of Southern California, within the USC Department of Public Safety 24 Hour Patrol Zone.
- Designed and developed by Tripalink, a leading student housing operator with a proven track record of delivering best-in-class off-campus housing and providing tenants with an unparalleled housing experience through their tech-driven and data-oriented operation and development model.
- The property was built in 2022 and features a three-story duplex in the front and a free-standing ADU in the rear. The duplex consists of a two-bedroom two-bathroom townhouse unit with four single beds in the front and a two-bedroom two-bathroom townhouse unit with six single beds in the rear.
- The ADU is currently under construction and will be delivered as a three-bedroom, three-bathroom leased under double occupancy for the 2023 Fall Semester.
- Half-mile walk to the main University Park Campus of USC and less than a mile from USC Village.
- Down the street from the Expo/Vermont metro rail station, allowing residents an easy commute to Downtown Los Angeles, Mid-City, and the Westside outside of their daily commute to campus.
- Designed with a co-living philosophy and meticulously constructed with operational efficiency and a superior tenant experience in mind.
- All bedrooms were designed as co-living private suites and feature a private bathroom in addition to being secured by Smart Locks and Virtual Key Cards, powered by Tripalink's propriety mobile app and tenant portal.
- All bedrooms and common areas are delivered furnished to residents upon move-in and feature in-unit laundry and expansive kitchens; in addition to tenant-centric amenities such as bi-weekly cleaning of the common areas, WiFi coverage, covered utilities, 24/7 maintenance and community events.
- Prime opportunity to acquire a newly built, recession-proof passive investment with no deferred maintenance and strong in-place income.

DOWNTOWN LA



SUBJECT PROPERTY

37th Drive

Exposition Blvd





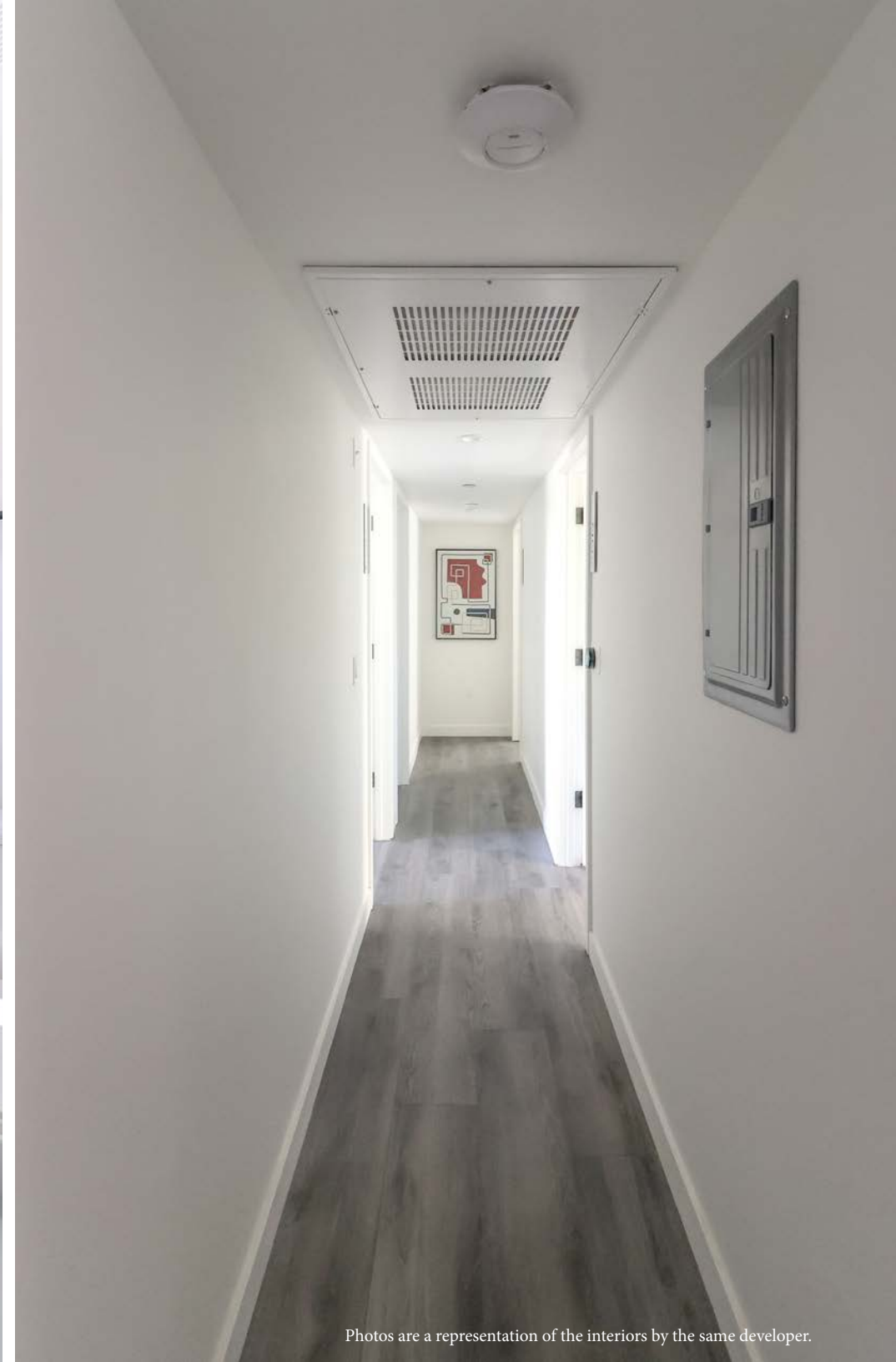


Photos are a representation of the interiors by the same developer.





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SUBJECT PROPERTY

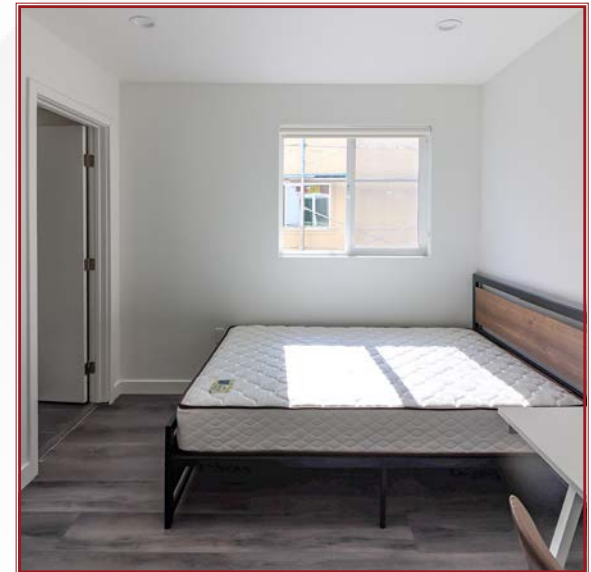
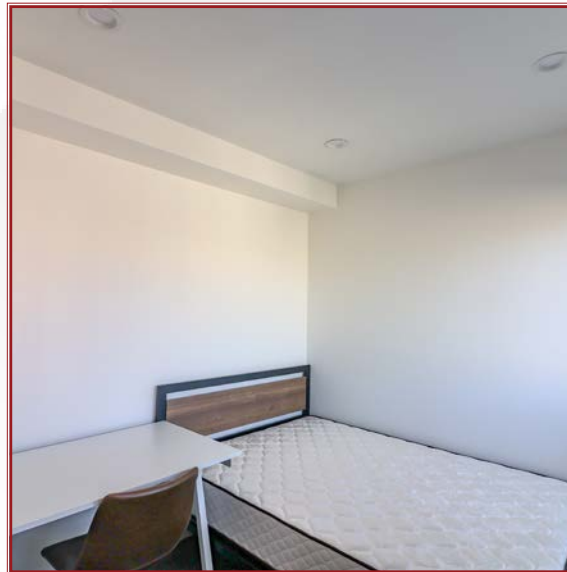
0.5 Miles





RENT ROLL

	UNIT #	UNIT TYPE	UNIT SF	PROJECTED RENT - 8/10/2023	PROJECTED RENT PER BEDROOM	NOTES
1	1258	2+2 TH	1,500	\$6,500	\$1,625	*Four Single Beds
2	1260	2+2 TH	1,750	\$9,750	\$1,625	*Six Single Beds
3	ADU	3+3 TH ADU	1,073	\$6,600	\$2,200	*Three Double Beds
				\$22,850		



Photos are a representation of the interiors by the same developer.

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FINANCIAL ANALYSIS

Annualized Operating Data

ANNUALIZED OPERATING DATA	PROJECTED RENTS		NEW POTENTIAL FINANCING	
Scheduled Gross Income:	\$276,600		New First Loan:	\$2,080,000
Less Vacancy Rate Reserve:	(\$5,532)	2.0%	Interest Rate:	6.25%
Gross Operating Income:	\$271,068		Amortization:	30
Less Expenses:	(\$77,783)	28.1%	Monthly Payment:	\$12,806.92
Net Operating Income:	\$193,285		DCR:	1.26
Reserves:	(\$2,600)			
Less Debt Service:	(\$153,683)			
Pre-Tax Cash Flow:	\$37,002	3.3%		
Plus Principal Reduction:	\$25,174			
Total Return Before Taxes:	\$62,175	5.6%		

Scheduled Income

NO. OF BEDS	UNIT TYPE	PROJECTED RENTS AVG. MONTHLY RENT/BED	PROJECTED MONTHLY INCOME
4	2+2 TH	\$1,625	\$6,500
6	2+2 TH	\$1,625	\$9,750
6	3+3 ADU	\$1,100	\$6,600
Total Projected Rent:			\$22,850
Parking			\$200
Monthly Projected Gross Income:			\$23,050
Annual Projected Gross Income:			\$276,600

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FINANCIAL ANALYSIS

Estimated Annualized Expenses

ESTIMATED ANNUALIZED EXPENSES

PROJECTED EXPENSES

Taxes: Rate 1.17%	\$37,440
Insurance:	\$1,274
Utilities & Cleaning:	\$15,600
Repairs & Maintenance:	\$1,300
Management: 8%	\$21,685
License & Fees:	\$200
Direct Assessment:	\$284
Total Expenses:	\$77,783
Per Net Sq. Ft.:	\$18.69
Per Unit:	\$5,983.34

PRICING SUMMARY

Price:	\$3,200,000
Down Payment:35%	\$1,120,000
Number of Beds:	13
Cost per Bed:	\$246,154
Projected GIM:	11.57
Projected CAP:	6.04%
Approx. Age:	2022
Approx. Lot Size:	4,319
Approx. Gross SF:	4,161
Cost per Net GSF:	\$769.11







**★ 1258 W 37TH DR,
LOS ANGELES, CA 90007**

Sales Price	\$3,200,000
Building Sf	4,161
Year Built	2022
Price / Unit	\$246,154
No Beds	13
Price / Sf	\$769
Projected CAP Rate	6.04%



**1 1205 W 37TH DR,
LOS ANGELES, CA 90007**

Sales Price	\$3,220,000
Building Sf	4,954
Year Built	2022
Price / Bed	\$230,000
No Beds	14
Price / Sf	\$650
CAP Rate	5.30%
Date Sold	2/9/23



**2 1219 W 25TH ST,
LOS ANGELES, CA 90007**

Sales Price	\$2,950,000
Building Sf	4,246
Year Built	2022
Price / Bed	\$245,833
No Beds	12
Price / Sf	\$695
CAP Rate	6.00%
Date Sold	8/19/22



**3 1282-1290 1/2 W 37TH ST,
LOS ANGELES, CA 90007**

Sales Price	\$7,500,000
Building Sf	14,492
Year Built	2021
Price / Bed	\$250,000
No Beds	30
Price / Sf	\$518
CAP Rate	5.27%
Date Sold	1/31/22



**4 1130-1138 1/2 W 36TH PLACE,
LOS ANGELES, CA 90007**

Sales Price	\$8,900,000
Building Sf	14,417
Year Built	2019
Price / Bed	\$329,630
No Beds	27
Price / Sf	\$617
CAP Rate	5.00%
Date Sold	10/8/21



**5 2831 UNIVERSITY AVE,
LOS ANGELES, CA 90007**

Sales Price	\$7,500,000
Building Sf	8,646
Year Built	1947
Price / Bed	\$300,000
No Beds	25
Price / Sf	\$867
CAP Rate	3.00%
Date Sold	7/30/21



**6 2824 MENLO AVE,
LOS ANGELES, CA 90007**

Sales Price	\$2,500,000
Building Sf	3,640
Year Built	1907
Price / Bed	\$227,273
No Beds	11
Price / Sf	\$687
CAP Rate	N/A
Date Sold	3/30/21

SALES COMPARABLES

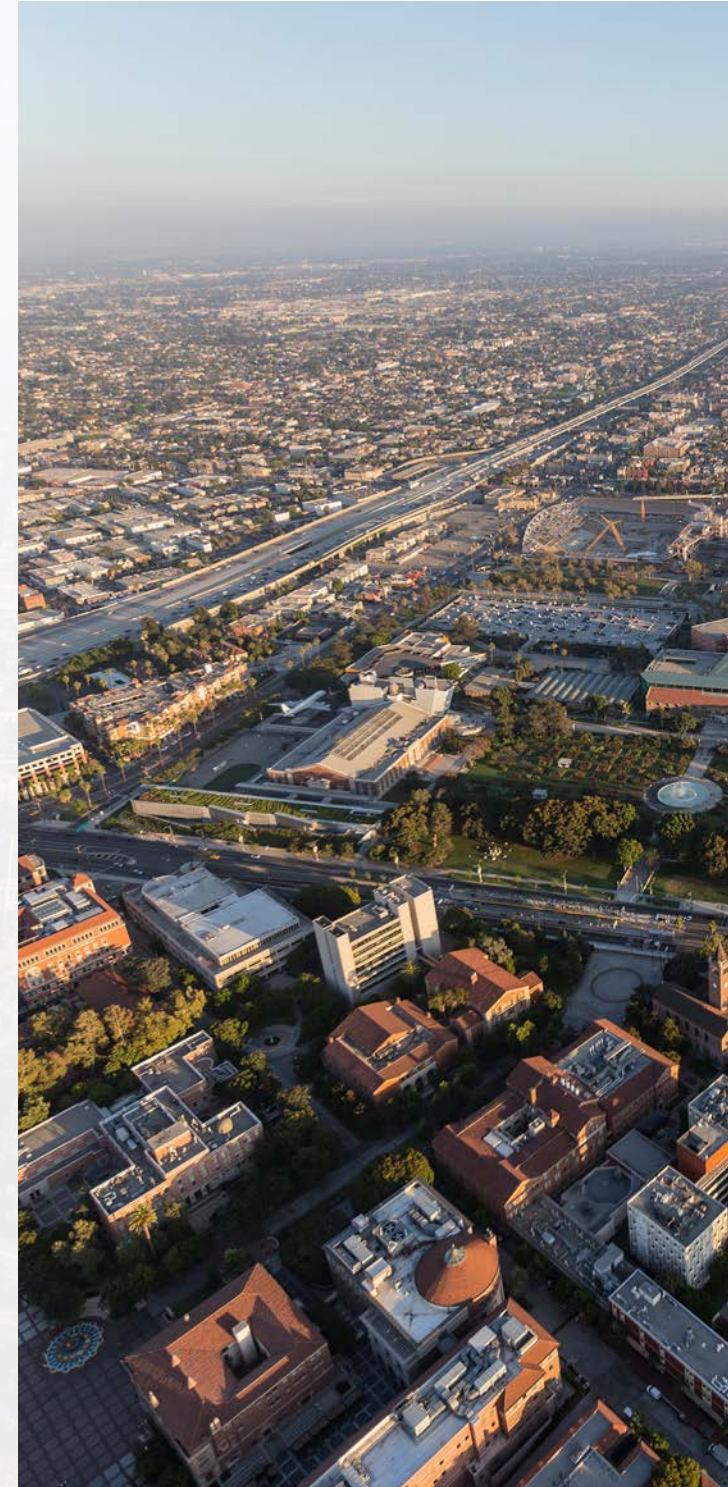


AREA OVERVIEW

DOWNTOWN LOS ANGELES & USC PATROL ZONE

The vibrant downtown area of Los Angeles, located just three miles minutes away from the Keck School of Medicine and the LAC+USC Medical Center, is home to several diverse, ethnic and cultural communities. One can experience the cafes and restaurants of Chinatown or Little Tokyo, explore the streets of Little Armenia or India Town, or feel the energy of the Mexican marketplace at the city's birthplace, Olvera Street. The nightlife in Los Angeles offers something for any age or any mood. The Music Center is home to numerous plays, musicals and related events, while hot spots like the rooftop bar at the Standard Hotel and Club Soho guarantee a full night of entertainment. For those who are simply looking for a pleasant dining experience, downtown boasts a cuisine that spans from the elegance of the Water Grill, known for its first-rate seafood, to the Latin-jazz inspired energy of Ciudad. The ongoing renovation and innovation of downtown Los Angeles has resulted in a flood of residential development. Bunker Hill and the Wilshire Center (located near the heart of Downtown) offers a truly urban mix of retail, dining and entertainment, as well as plenty of residential opportunities.

The USC Department of Public Safety (DPS) is the extended 2.5 mile radius of area around the off-campus properties where DPS, CSOs and PSOs will respond to calls for assistance 24/7 for the campus community. The DPS monitors this larger geographic area to ensure community safety and also provides additions services within the Patrol Zone that include Bluelight Phones, Campus Cruisers and USC Trams.





85
BIKE SCORE

Half-mile walk to the main University Park Campus of USC and less than a mile from USC Village.



An aerial photograph of the University of Southern California (USC) campus during sunset. The sun is low on the horizon, casting a warm, golden glow over the city and the university's buildings. The campus is densely packed with various structures, including large lecture halls, smaller administrative buildings, and green spaces with trees. The surrounding city of Los Angeles is visible in the background, with mountains in the distance.

USC

Snapshot

46,000

Total Students

15,717

Faculty Members



FACULTY	4,674
STAFF	16,581
STUDENT WORKERS	6,864
UNDERGRADUATE TUITION	\$63,468
FINANCIAL AID AWARDED	\$570 million
ENDOWMENT	\$8 billion
ECONOMIC IMPACT	\$8 billion
SPONSORED RESEARCH	\$955 million

The University of Southern California is a private research university in Los Angeles, California. Founded in 1880, it is the oldest private research university in the state. For the 2022–23 academic year, there were 20,000 students enrolled in four-year undergraduate programs. USC also has 27,500 graduate and professional students in a number of different programs, including business, law, engineering, social work, occupational therapy, pharmacy, and medicine. It is the largest private employer in the city of Los Angeles and generates \$8 billion in economic impact on Los Angeles and California.



METRO K-LINE

The Metro Crenshaw/LAX Line extends from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line travels 8.5 miles to the Metro Green Line and serves the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles County. The new Metro Rail extension offers an alternative transportation option to congested roadways and provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County. Riders are able to make easy connections within the entire Metro Rail system, municipal bus lines and other regional transportation services.

The Crenshaw/LAX Transit Project serves the Crenshaw District, Inglewood, Westchester, and the surrounding area with eight stations, at:

- Expo/Crenshaw
- Martin Luther King Jr.
- Leimert Park – Subject Property located 0.1 miles from this stop
- Hyde Park
- Fairview Heights
- Downtown Inglewood
- Westchester/Veterans
- Aviation/Century

In addition to the alternative transportation option to congested roadways, the project also provides significant environmental benefits, economic development, and employment opportunities throughout Los Angeles County.





Nearby Retail & Amenities

RESTAURANTS

- 1 Starbucks
- 2 Yoshinoya
- 3 Tacos Gavilan
- 4 Tam's Burger
- 5 Olympian Burgers
- 6 Popeyes Chicken
- 7 Chick-Fil-A
- 8 Mc Donalds
- 9 Carl's Jr
- 10 Chipotle
- 11 McKays
- 12 Thai By Trio
- 13 KFC
- 14 Wingstop
- 15 Jack In The Box
- 16 Subway
- 17 Rosso Oros Pizzeria
- 18 The Lab Gastropub
- 19 It's Boba Time
- 20 Dirt Dog
- 21 Ono Hawaiian BBQ
- 22 Master Burder
- 23 Manas Indian Cuisine
- 24 Gus Jr #1
- 25 Taco Bell

SERVICES & ENTERTAINMENT

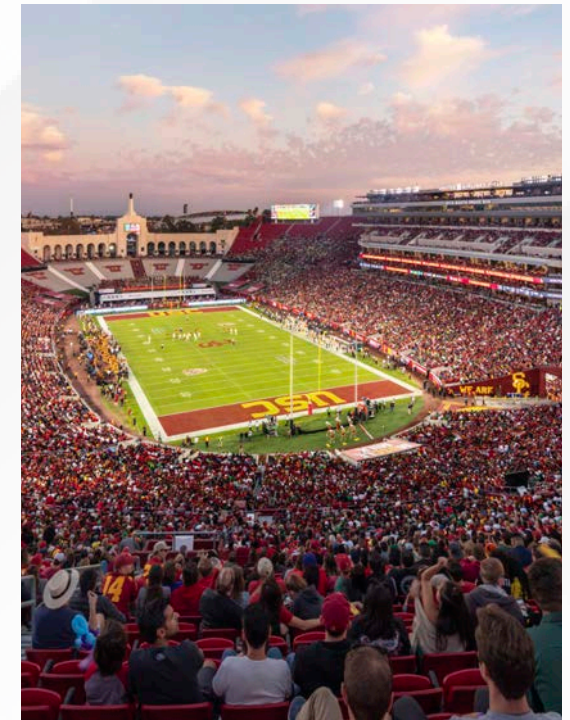
- 1 Coliseum
- 2 Bank Of California Stadium
- 3 Natural History Museum
- 4 California Science Center
- 5 Lucus Museum
- 6 Shrine
- 7 Mals Bar
- 8 Bank Of America
- 9 Citi Bank
- 10 Chase Bank
- 11 USC Credit Union
- 12 Arco
- 13 Chevron

SCHOOLS

- 1 USC
- 2 Los Angeles Trade Tech
- 3 USC Hybrid High School
- 4 Lenicia B. Weemes Elementary
- 5 STEM Prep Elementary
- 6 SEA Charter School

SHOPPING

- 1 Smart & Final
 - 2 Ralphps
 - 3 Ross Dress For Less
 - 4 USC Village
- Target
- Trader Joes
- Amazon
- Corepower Yoga
- CVS
- Greenleaf Kitchen
- Honey Bird
- Dulce
- Ramen Kenjio
- City Tacos





USC University of Southern California

EXPOSITION PARK CALIFORNIA

BMO STADIUM

INTERSTATE 110

W Jefferson Blvd

W Adams Blvd

Exposition Blvd

Martin Luther King Jr Blvd

W Vernon Ave

S Western Ave

S Normandie Ave

Vermont Ave

Hoover St

Figueras St

Flower St

Hill St

Broadway

Maple Ave

San Pedro St

Main St

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NEEMA AHADIAN

Senior Managing Director of Investments

Tel: (310) 909-5444

neema@marcusmillichap.com

License: CA #01346750

BEN LEE

Associate of Investments

Tel: (310) 909-2317

ben.lee@marcusmillichap.com

License CA #02123715

Marcus & Millichap

THE NEEMA GROUP

TheNeemaGroup.com

1900 Avenue of the Stars #2000,

Los Angeles, CA 90067