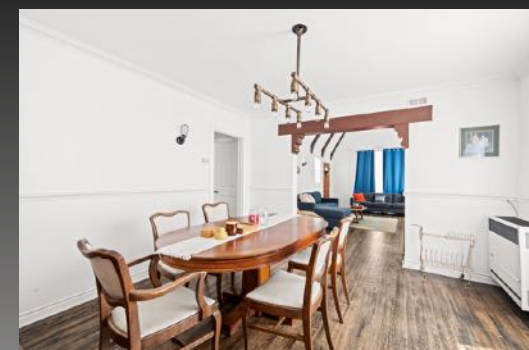


TRIPLEX IN ONE OF LA'S FASTEST-GROWING NEIGHBORHOODS

2839 Hillcrest Dr. Los Angeles, CA 90016

\$1,375,000

Price Improvement!



Exclusively Marketed by: Diana Fang
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DRE: 01918964



- Investment Summary
- Property Features
- Property Highlights
- Property Upgrades
- Neighborhood Overview
- Location Overview
- Property Images
- Comparisons
- Rent Roll
- Financial Summary



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INVESTMENT SUMMARY

• Address	2839 Hillcrest Dr	• Offering Price	\$1,375,000
• City, Zip	Los Angeles, 90016	• Price PSF*	\$397.17
• Building SF	3,462*	• GOI	\$106,689
• Land SF	6,502*	• NOI	\$79,463
• Units	3 (4bd/2ba, 3bd/2ba, 1bd/1ba)	• GRM	12.89
• Parking	3	• Cap Rate	5.8%
• Built	1927	• GRM Pro Forma	11.4
• APN	5057-007-019	• Cap Rate Pro Forma	6.8%

*Property/SF, financial information deemed to be reliable but not guaranteed. Buyer is advised to independently verify the accuracy of all information.



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PROPERTY FEATURES

Seize a rare opportunity to acquire a cash-flowing triplex in West Adams — one of Los Angeles' most dynamic and appreciating neighborhoods.

Offered at \$1,375,000 with a 12.89 GRM and a 5.8% cap rate, this turnkey asset delivers immediate, stable returns from day one. The property features a strong unit mix: a 4BD/2BA main unit, a 3BD/2BA second unit, and a 1BD/1BA rear unit—all with a private yard—maximizing rental income and tenant diversity.

Located just 12 minutes from USC, and 15-25 minutes from most of the LA area, the property draws from a deep and consistent rental pool of students, faculty, and university-area professionals as well as anyone who likes being 20 minutes from everywhere, and steps from some of LA's most exciting new restaurants.



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PROPERTY HIGHLIGHTS

- **Unit Mix:** One 4BD/2BA · One 3BD/2BA · One 1BD/1BA
- **100% Occupied** — Immediate income with an estimated GOI of **\$106,689**
- **Current Financials:** GRM 12.89 · Cap Rate 5.8%
- **Pro Forma (Market Rents):** GRM 11.4 · Cap Rate 6.8%
- **Prime Rental Location** — Approx. 12-minute drive to USC campus
- **Easy Freeway & Transit Access** — I-10 / CA-110 freeways and E Line
- **Rear ADU Exempt** from LA City Rent Control
- **Meticulously Maintained** — Upgrades include mainline/copper plumbing, electrical, windows, new roof to name a few



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PROPERTY UPGRADES

2015

- May: Re-piped with copper pipes; replaced main sewer line
- June: Fumigation & subterranean termite treatment
- August: New hot water heaters installed (front building)
- September: New windows installed throughout
- September: Electrical upgrades — rewired outlets in front building; added 3 circuits to each front unit; added bedroom outlets
- October: Replaced back unit water heater

2016

- November: Replaced 20-amp single pole breaker

2017

- April: Replaced Unit 3 heating & cooling unit
- July: Replaced 20-amp breaker; replaced outlets
- October: Replaced 20-amp breaker; updated outlets

2019

- January: New roof installed
- December: Foundation bolted — includes shear panel installation, support post strapping, and cripple wall repair



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NEIGHBORHOOD ON THE RISE

West Adams is no longer a hidden gem — it's one of Los Angeles' most talked-about neighborhoods. Nestled between Downtown LA and Culver City, this historic district is flourishing with newly renovated properties, a booming culinary scene, and surging developer confidence, all while maintaining its eclectic, authentic character.

*Maydan Market — anchoring the corner of W. Jefferson Blvd. and Hillcrest Drive — brings a Michelin-recognized restaurant alongside several acclaimed LA concepts, signaling the kind of destination appeal that drives long-term neighborhood value.

*CIM Group's recently completed The Read at 5217 W. Adams Blvd. delivered 75 residential units above 9,000 sq. ft. of retail space, with additional projects in the pipeline including a 142-unit development at the former Advance Food Market site and an 8-story, 379-unit project near La Cienega/Jefferson Station.

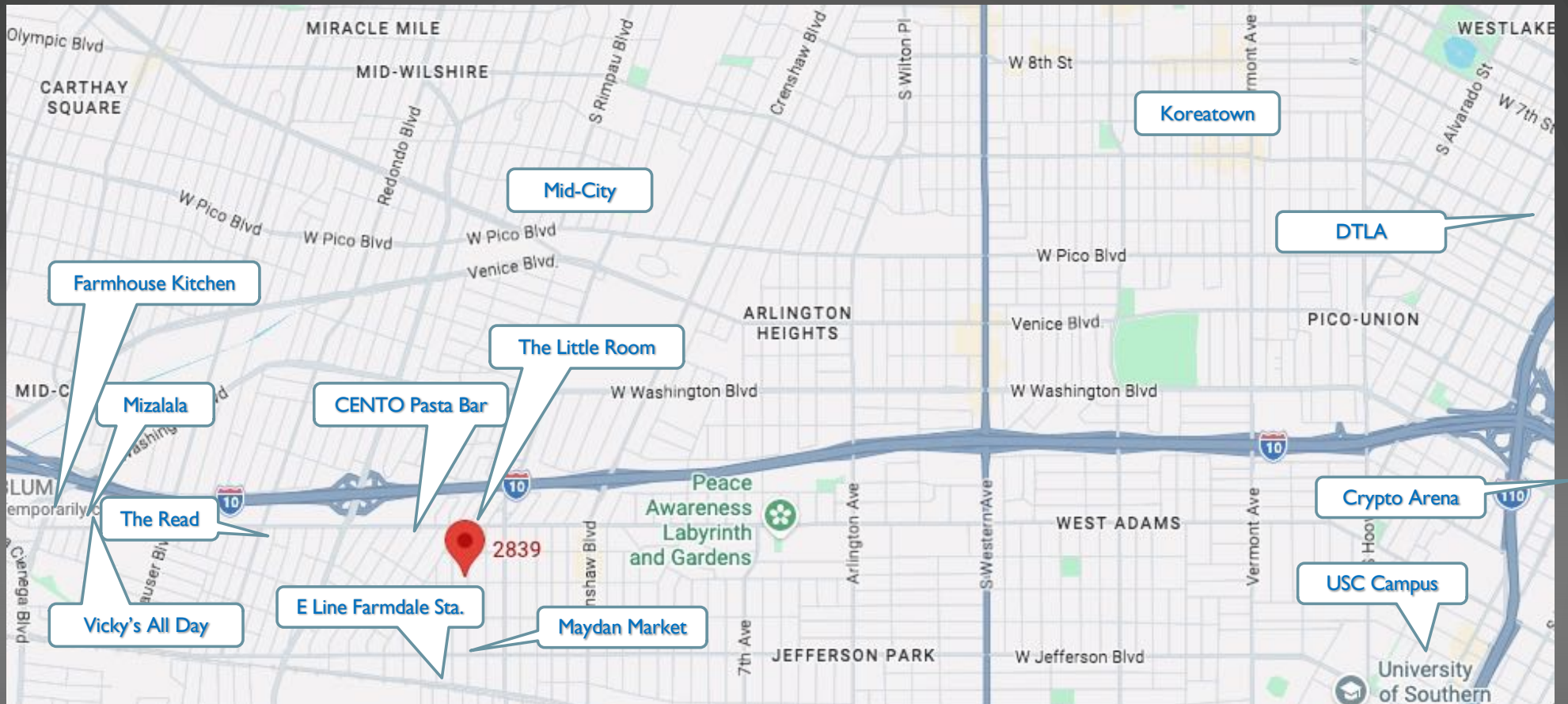
West Adams represents a rare combination: rich architectural heritage, lifestyle desirability, and institutional-scale development — all driving sustained and growing rental demand.



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LOCATION OVERVIEW



Maydan Market	Michelin-recognized culinary compound
The Read	New mixed-use development — 75 units + 9,000 sq ft retail
CENTO Pasta Bar	Highly acclaimed modern Italian
Mizlala West Adams	Popular Mediterranean spot with a loyal local following
Vicky's All Day	Beloved all-day dining destination in W Adams
Farmhouse Kitchen	Acclaimed Thai restaurant drawing diners from across LA

La Brea I-10 on ramp	Approximately 0.7 miles, 3 minute drive
USC Campus	Approximately 3.5 miles, 13 minute drive
Culver City	Approximately 3.8 miles, 20 minute drive
Koreatown	Approximately 4.0 miles, 20 minute drive
DTLA	Approximately 6.5 miles, 15 minute drive
West Hollywood	Approximately 6.5 miles, 23 minute drive



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EXTERIOR



EXTERIOR



INTERIOR



INTERIOR



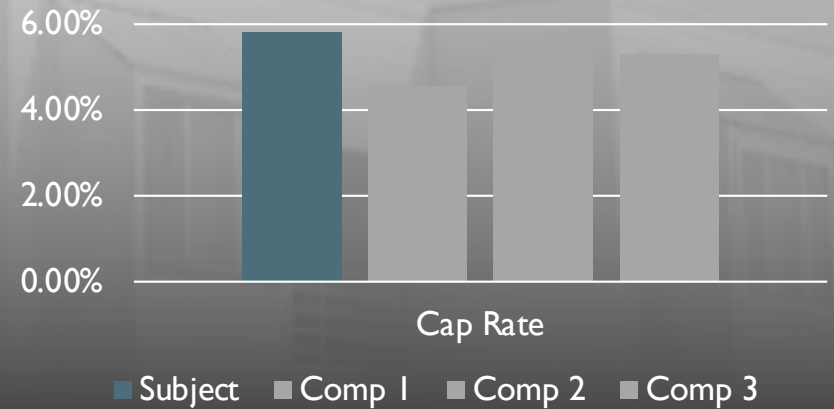
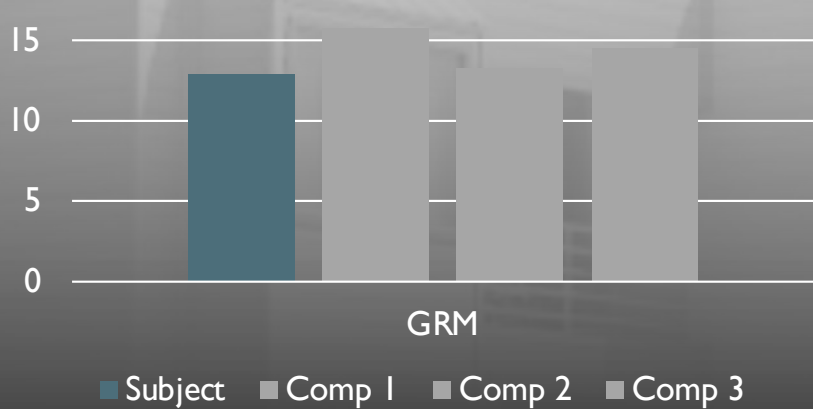
AERIAL



COMPARISONS

*GRM estimated using market rents 4/26.

Sold				
Address	2839 Hillcrest Dr.	2902 West Blvd.	3031 Vineyard Ave #2	3015 Edgehill Dr.
SF	3,462	2,498	2,200	2,960
Price	\$1,375,000	\$1,325,000	\$1,330,000	\$1,219,250
GRM	12.89	15.77	13.3*	14.51
Cap Rate	5.8%	4.56%	5.6%	5.3%
Distance (mi)	0	0.12	0.34	0.76



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RENT ROLL

2839 Hillcrest Drive

<u>Unit</u>	<u>BD/BA</u>	<u>Approx. SF*</u>	<u>Status</u>	<u>Current</u>	<u>Pro Forma</u>
2839	3bd/2ba	1,200	Leased	\$2,781.26	\$3,300
2839 1/2**	1bd/1ba	570	Leased	\$1,664.00	\$2,300
2841	4bd/2ba	1,600	Leased	\$4,445.48	\$4,445
			Total	\$8,890.74	\$10,045
			GOI	\$106,688.88	\$120,540

*Property/SF, financial information deemed to be reliable but not guaranteed.
Buyer is advised to independently verify the accuracy of all information. Market rents on 4/26 used for Pro Forma

**Unit 2839 is not subject to LA City RSO.



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FINANCIAL SUMMARY

<u>Current Income</u>	
Rental Income	\$106,688
Effective Gross Income	\$106,688
Net Operating Income	\$78,026
<u>Pro Forma Income</u>	
Rental Income	\$120,540
Effective Gross Income	\$120,540
Net Operating Income	\$93,315

**Real estate taxes reflect current list price, expenses are estimated reoccurring operating expenses.

<u>Expenses**</u>	
Real Estate Taxes	\$17,187
Insurance	\$3,890
Water/Sewer	\$2,781
Repairs & Maint.	\$1,146
Pest Control	\$1,500
Landscaping	\$720
Total	\$27,225
Expense/SF	\$7.86
% of EGI	25.5%

<u>Investment Summary</u>	
Price	\$1,375,000
GOI	\$106,688
NOI	\$79,463
GRM	12.89
Cap Rate	5.8%
GOI Pro Forma	\$120,540
NOI Pro Forma	\$93,315
GRM Pro Forma	11.4
Cap Rate Pro Forma	6.8%

*Landon Realty and the listing agent do not make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. Buyer is advised to independently verify the accuracy of all information.



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Listing Agent/Broker

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I look forward to working with you!