

OPUS TERRA PROPERTIES™

$725,000

ADU DEVELOPMENT OPPORTUNITY

2111 E 118th Street

Los Angeles, CA 90059

Two Development Concepts • Up to 5 Units

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OPTION 1

Simple ADU Option

1 Existing Unit 1
2 Bed / 1 Bath + Laundry
703 SF — **$1,872/mo**

2 Existing Unit 2
2 Bed / 1 Bath + Laundry
832 SF — **$2,450/mo**

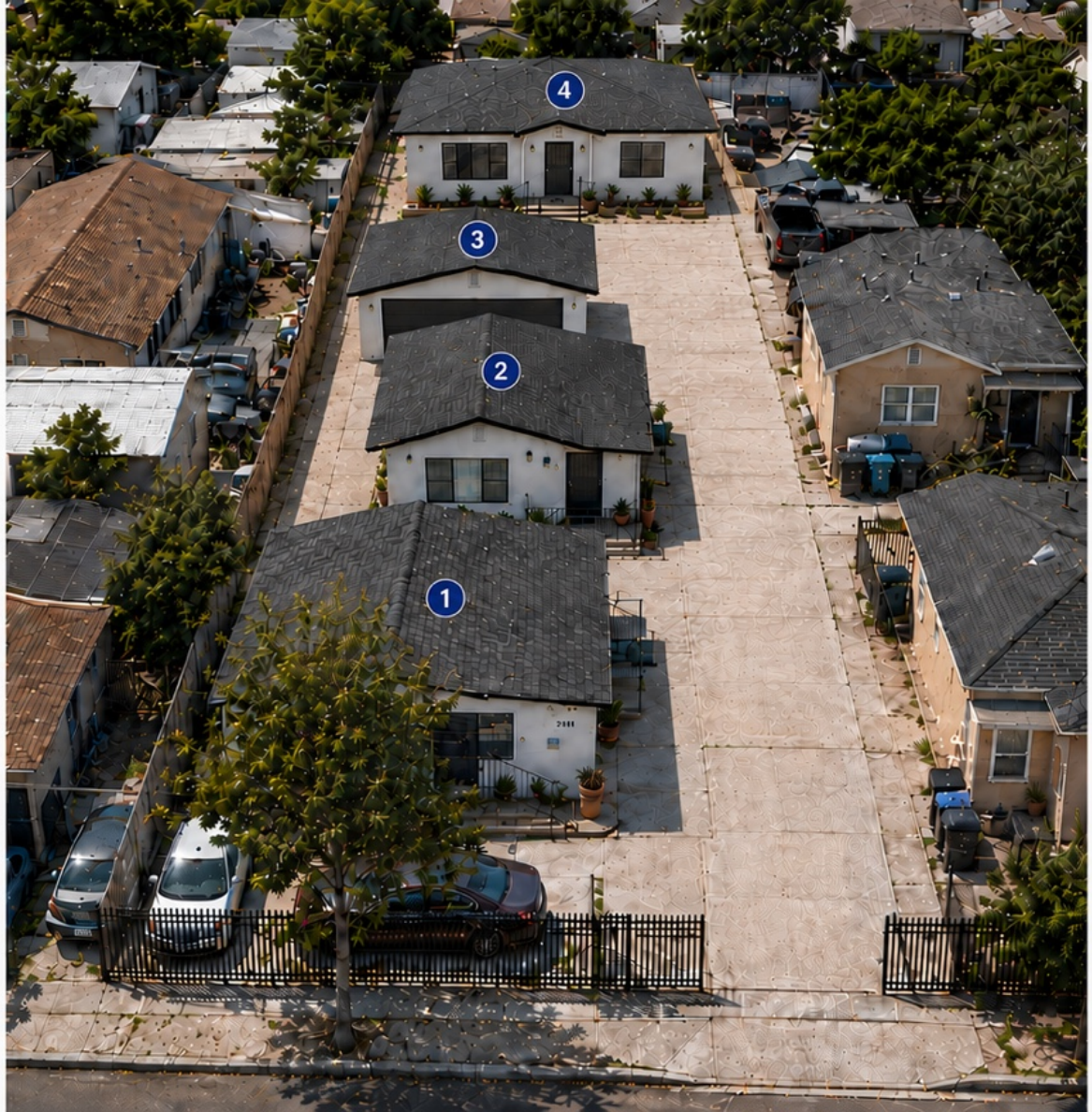
3 Existing Garage
366 SF

4 Proposed UNIT 3 ADU
2 Bed / 1.5 Bath + Laundry
900 SF — **$2,600–$2,700/mo**

Projected Rent Roll

Projected Monthly Income
$6,922–$7,022
Projected Annual Income
$83,664–$84,264

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SITE DIAGRAM (Not to Scale)



E 118th St

Total Living Area (After ADU)	**2,435 SF**
Existing Two-Car Garage	**366 SF**
Total Building Area (Including Garage)	**2,801 SF**
Lot Size	**8,899 SF**
Projected Property Value	**$950,000 – $1,000,000**

Conceptual rendering — proposed improvements subject to approval.

OPTION 2

Five-Unit Value-Add Concept

1. Existing Unit 1 —
   2 Bed / 1 Bath + Laundry —
   703 SF — **$1,872/mo**
2. Existing Unit 2 —
   2 Bed / 1 Bath + Laundry —
   832 SF — **$2,450/mo**
3. New Unit 3 —
   2 Bed / 1.5 Bath + Laundry —
   Approx. 850–900 SF —
   $2,600–$2,700/mo
4. New Unit 4 —
   2 Bed / 1.5 Bath + Laundry —
   Approx. 850–900 SF —
   $2,600–$2,700/mo
5. New Unit 5 —
   2 Bed / 1.5 Bath + Laundry —
   Approx. 850–900 SF —
   $2,600–$2,700/mo

Projected Rent Roll

Projected Monthly Income — **$12,122–$12,422**
Projected Annual Income — **$145,464–$149,064**

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SITE DIAGRAM (Not to Scale)

5 — NEW UNIT 5
Approx. 850–900 SF

4 — NEW UNIT 4
Approx. 850–900 SF

3 — NEW UNIT 3
Approx. 850–900 SF

2 — EXISTING UNIT 2
832 SF

1 — EXISTING UNIT 1
703 SF

E 118th St

Total Living Area (After 3 New Units) ..... 4,235 SF
Lot Size ..... 8,899 SF

Projected Property Value ..... $1,525,000 – $1,600,000

Conceptual rendering — proposed improvements subject to approval.