



BUCKINGHAM
INVESTMENTS

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1619 S St. Andrews Pl, Los Angeles

\$999,000 | Vacant 4-Unit Building | Development Potential

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BUCKINGHAM INVESTMENTS
EL SEGUNDO | LONG BEACH | TORRANCE

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INVESTMENT HIGHLIGHTS

- Totally vacant 4-unit multi-family property on an 8,923 square foot lot
- Development potential – delivered with plans for 23 or 30 residential units
- Excellent location on a quiet residential street in the high demand Arlington Heights neighborhood of Mid-City Los Angeles
- No parking required
- Totally vacant 4-unit multi-family existing
- Plans were in city review but have since expired

PROJECT OVERVIEW

PROPERTY INFORMATION

EXISTING PROPERTY INFORMATION

Use:	4-Unit Multifamily Apartment Building
Structure Size:	3,250 SF
Occupancy:	Vacant
Year Built:	1922

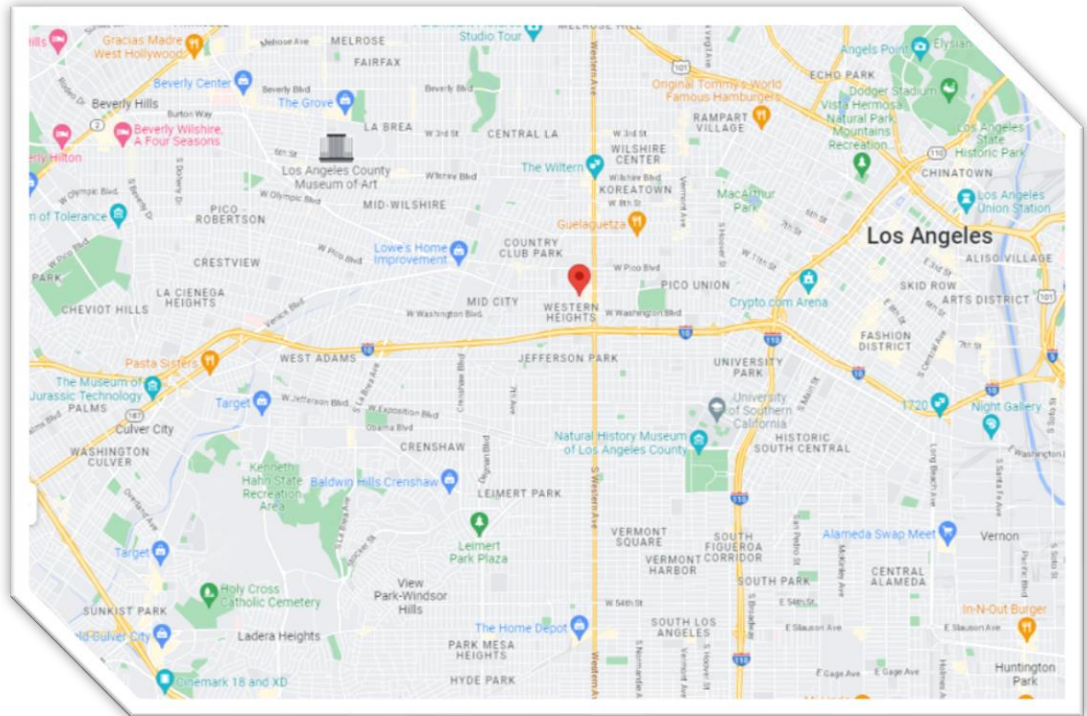
PROJECT INFORMATION

Address:	1619 St Andrews Pl, Los Angeles 90019
APN#:	5073-015-018
Lot Size:	8,920
Zoning:	LA R3-1 CPIO, TOC Tier 3
Walk Score:	84 – Very Walkable



LOCATION SUMMARY

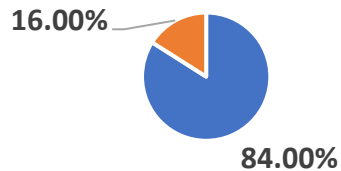
- Prime location in the Arlington Heights neighborhood of Mid-City Los Angeles
- Situated in the heart of LA within minutes of Koreatown, Downtown LA, Larchmont Village, and Miracle Mile
- Close to transit with easy access to the 10 freeway and Metro rail lines
- Extensive retail options within one block of the subject for tenant convenience
- LA R3-1 CPIO TOC Tier 3 Zoning



DEMOGRAPHICS

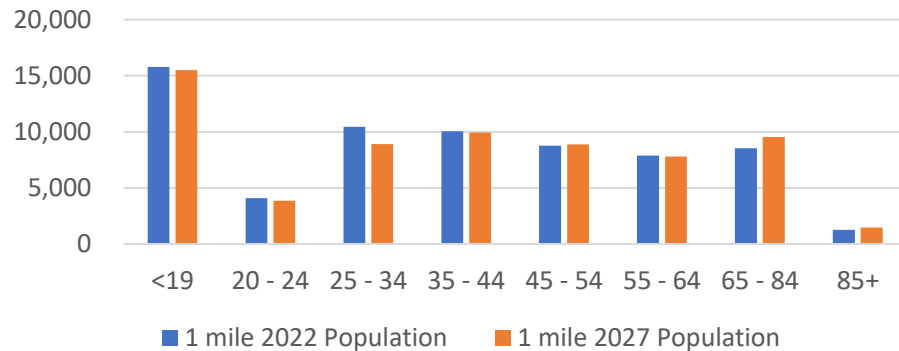
Within a 1 Mile Radius

1 MILE 2022 HOUSING UNITS



■ Renter Occupied Households

POPULATION BY AGE



■ 1 mile 2022 Population

■ 1 mile 2027 Population

DAYTIME EMPLOYEMENT			
RADIUS	1 MILE		
	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS
SERVICE PRODUCING INDUSTRIES	16,323	2,138	8
GOODS-PRODUCING INDUSTRIES	718	169	4
TOTAL	17,041	2,307	7

INVESTMENT SUMMARY

FULLY OCCUPIED 4 UNIT

GENERAL INFORMATION

Price	\$999,000
Year Built	1922
Units	4
Building Sq. Ft	3,250
Lot Sq. Ft	8,923
Price / Sq. Ft	\$307
Price / Lot Sq. Ft	\$112
Price / Unit	\$249,750
Current GRM	9.91
@ Market GRM	9.91
Current Cap Rate	6.1%
@ Market Cap Rate	6.1%

Income	Actual	Pro Forma
Gross Scheduled Rents	\$100,800	\$100,800
Other Income	-	-
Less Vacancy @ 5%	(\$5,040)	(\$5,040)
Effective Gross Income	\$95,760	\$95,760
Expenses	Actual	Market
Taxes	\$12,488	\$12,488
Insurance	\$5,688	\$5,688
Repairs and Maintenance	\$4,788	\$4,788
Property Management	\$5,746	\$5,746
Utilities	\$2,880	\$2,880
Pest Control	\$1,200	\$1,200
Gardening & Cleaning	\$1,800	\$1,800
City Licensing and Permits	\$500	\$500
Total Expenses	\$35,089	\$35,089
Net Operating Income	\$60,671	\$60,671

PROPOSED FINANCING

Loan Amount (75%)	\$749,000
Down Pmt (25%)	\$250,000
Rate (%)	6.88%
Amortization (years)	30
Payment (monthly)	(\$4,920)
Debt Cov. Ratio	1.03



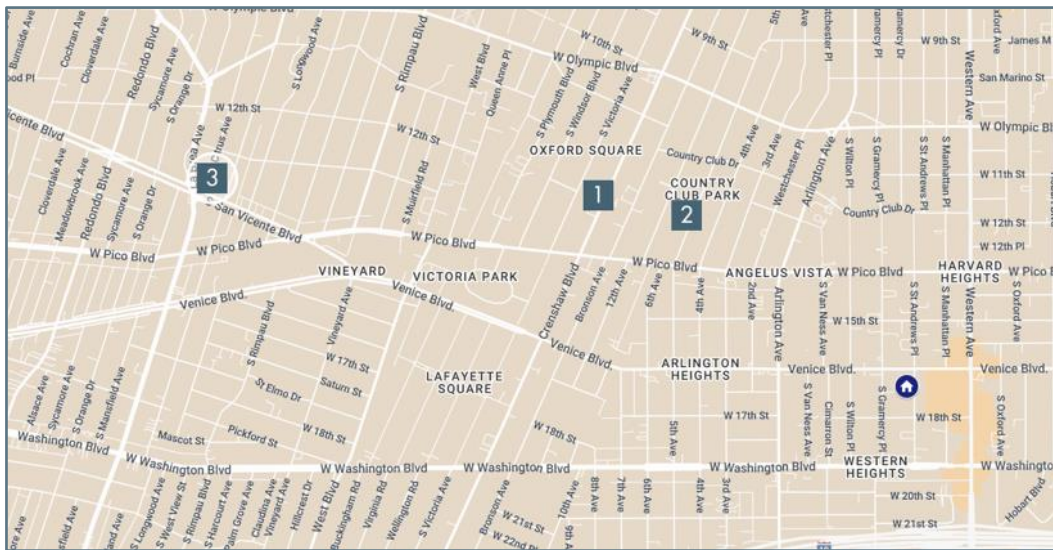
4 UNIT RENT ROLL



# of Units	TYPE	ACTUAL RENT	MARKET RENT
1	2BD/1BA	\$0	\$2,300
1	2BD/1BA	\$0	\$2,300
1	1BD/1BA	\$0	\$1,900
1	1BD/1BA	\$0	\$1,900
TOTAL		\$0	\$8,400

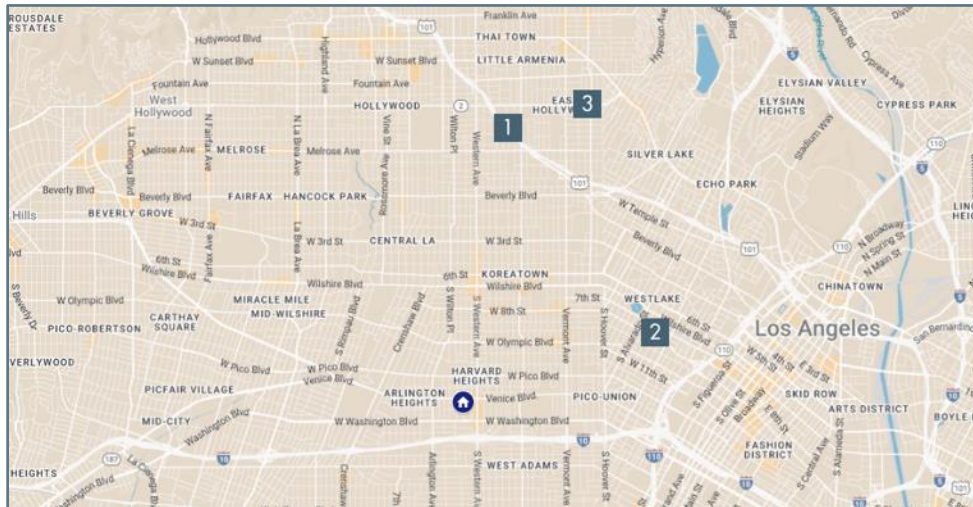
4 UNIT SALE COMPARABLES

ADDRESS	PRICE	# OF UNITS	BLDG. SIZE	LOT SQ. FT.	PRICE/SQ FT	PRICE/UNIT	YEAR BUILT	GRM	CAP RATE
SUBJECT	\$999,000	4	3,250	8,923	\$307	\$249,750	1922	9.91	6.1%
1. 1189 Crenshaw Blvd	\$1,200,000	3	2,929	6,934	\$410	\$400,000	1922	13.5	4.8%
2. 1221 5th Ave	\$1,240,000	4	4,004	7,802	\$310	\$310,000	1921	17.5	3.7%
3. 1284 S Citrus Ave	\$1,110,000	4	4,237	6,001	\$262	\$277,500	1937	15.5	4.2%
AVERAGES (EXCLUDING SUBJECT)					\$327	\$329,167		15.5	4.2%

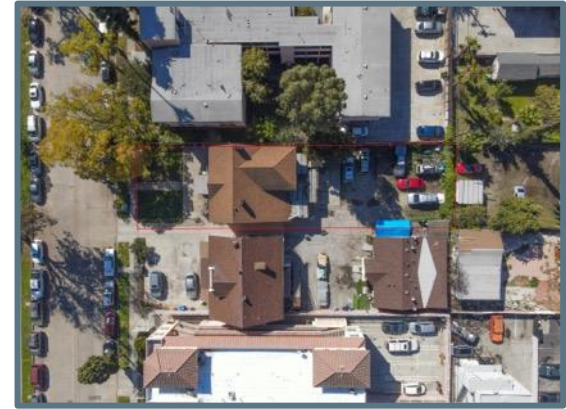


LAND SALE COMPARABLES

ADDRESS	PRICE	ZONE	ACRES	LOT SQ. FT.	PRICE/LOT SQ. FT.
SUBJECT	\$999,000	4	0.21	8,923	\$112
1. 932 N Kingsley Dr	\$1,100,000	LAR3	0.21	9,035	\$122
2. 733 S Burlington Ave	\$1,530,000	R4-1	0.17	7,500	\$204
3. 4545-4537 Santa Monica Blvd	\$1,900,000	LAC2	0.23	9,986	\$190
AVERAGES (EXCLUDING SUBJECT)					\$172



PROPERTY PHOTOS

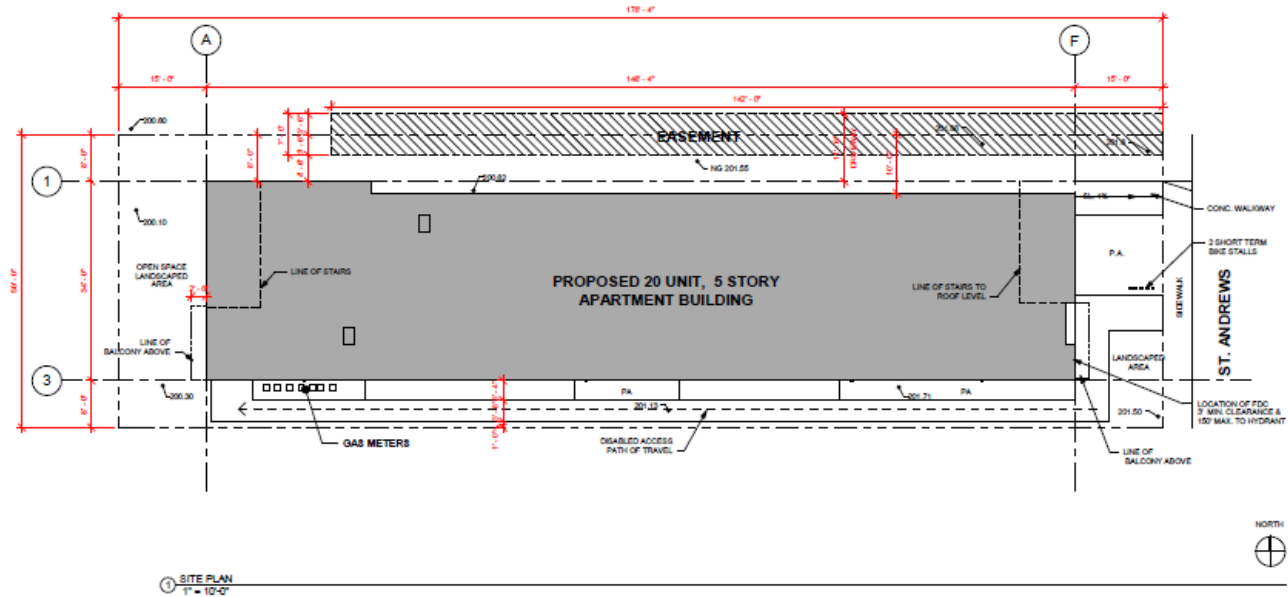


PROPERTY PHOTOS

RENDERINGS

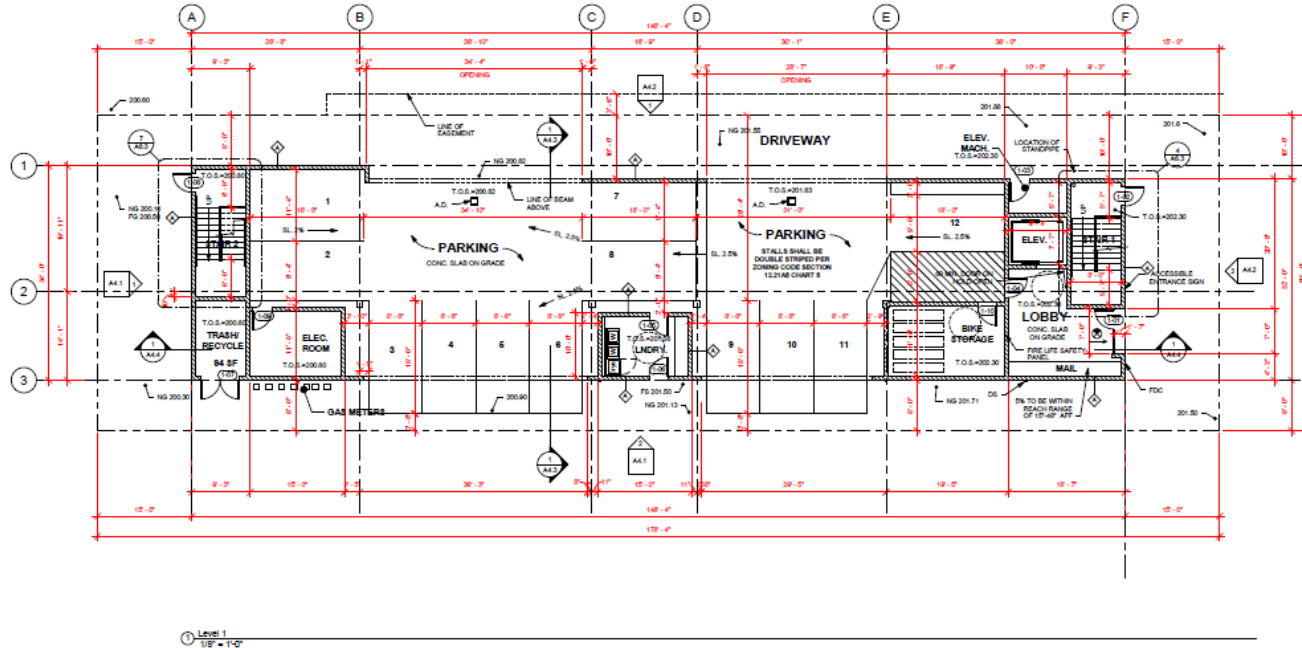


SITE PLAN

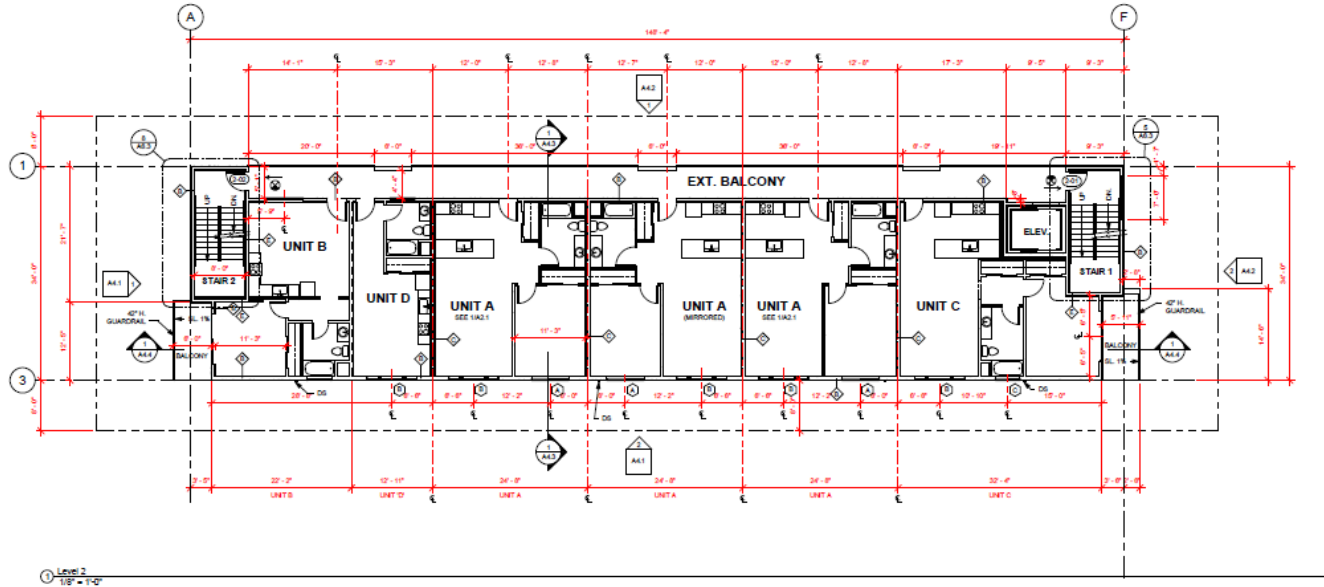


PROPERTY PHOTOS

LEVEL 1

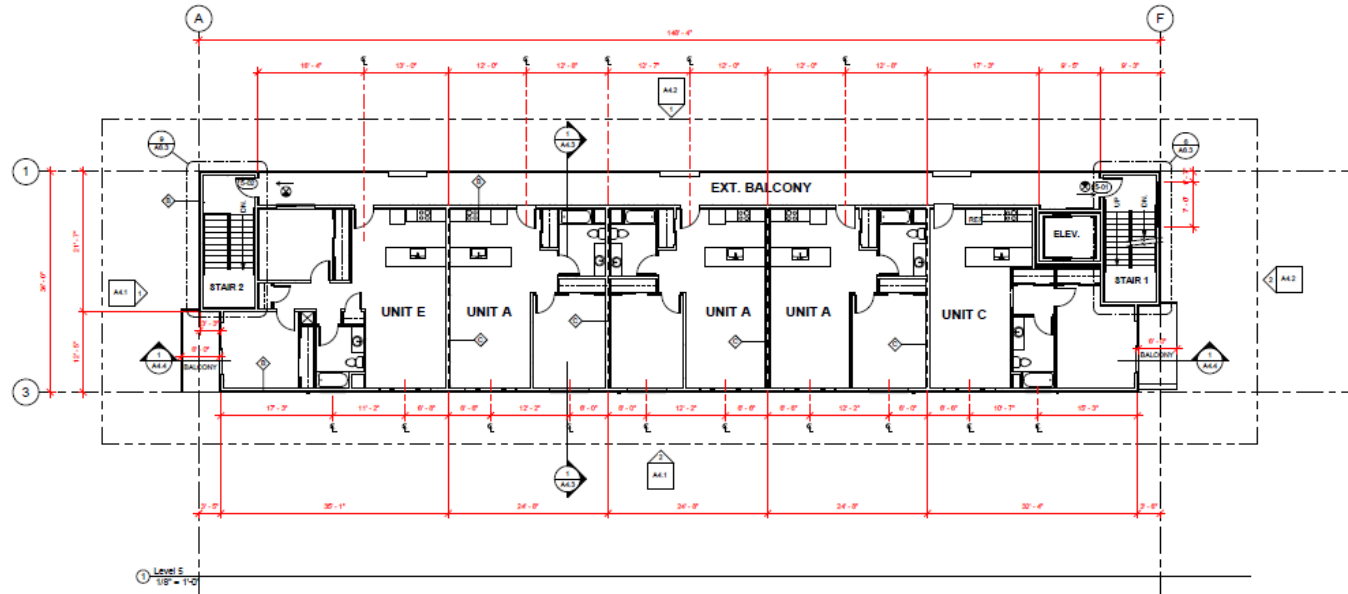


LEVELS 2-4



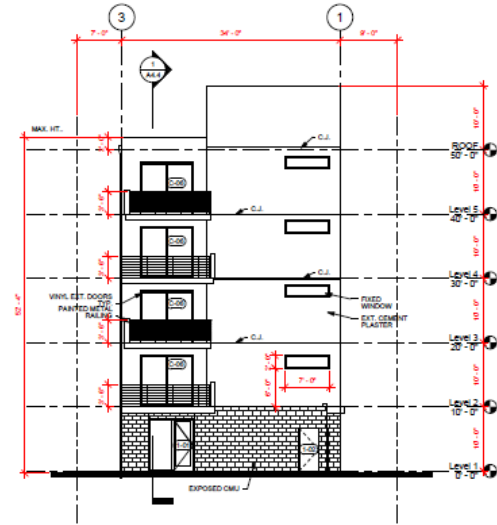
PROPERTY PHOTOS

LEVEL 5

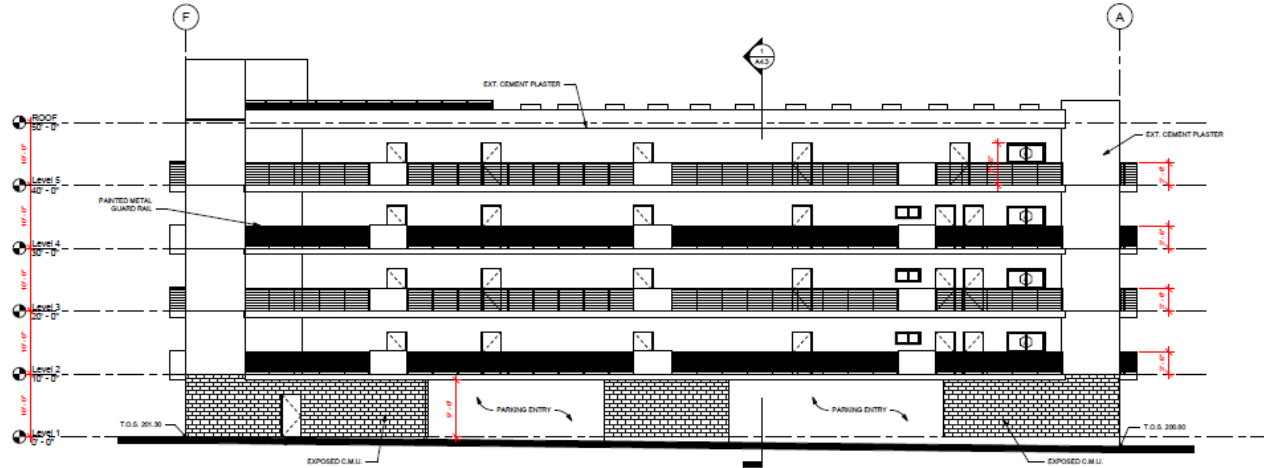


PROPERTY PHOTOS

EXTERIOR ELEVATION SAMPLES



③ WEST ELEVATION
1/8" = 1'-0"



① SOUTH ELEVATION
1/8" = 1'-0"

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