

TRIPLEX IN ONE OF LA'S FASTEST-GROWING NEIGHBORHOODS

Vacant 4-bedroom Unit!



\$1,295,000



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INVESTMENT SUMMARY



- 2839 Hillcrest Dr. Los Angeles, CA 90016
- Asking Price: \$1,295,000
- Price per SF: \$374.06
- Building: 3,462 sf*
- Lot: 6,502 sf*
- Units: Three (4bd/2ba, 3bd/2ba, 1bd/1ba)
- Parking: 3
- Built/Renovated: 1927
- APN: 5057-007-019



*Property/SF, financial information, permits/usage deemed to be reliable but not guaranteed.

Buyer is advised to independently verify the accuracy of all information.

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 \$1,295,000, this turnkey asset offers immediate upside: the main 4BD/2BA unit is currently vacant, giving a new owner the ability to set that unit's rent at market from day one or occupy the unit.

The property features a strong unit mix: a 4BD/2BA main unit (currently vacant), a 3BD/2BA second unit, and a 1BD/1BA rear unit – all with a private yard – maximizing rental income.

Based on pro forma rents for the vacant unit, the property offers a Gross Operating Income of \$106,680 and Net Operating Income of \$80,455, reflecting a 12.14 GRM and a 6.2% cap rate.

Located just 12 minutes from USC, and 15-25 minutes from most of the LA area, the property draws steady rental demand from the university-adjacent community as well as anyone who likes being 20 minutes from everywhere and steps from some of LA's most exciting new restaurants.

PROPERTY HIGHLIGHTS



- Unit Mix: One **vacant** 4BD/2BA · One 3BD/2BA · One 1BD/1BA
- Immediate income with an estimated GOI of \$106,680 NOI of \$80,455
- Pro Forma GRM and cap rate is 12.4 and 6.2% respectively
- 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

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

NEIGHBORHOOD ON THE RISE

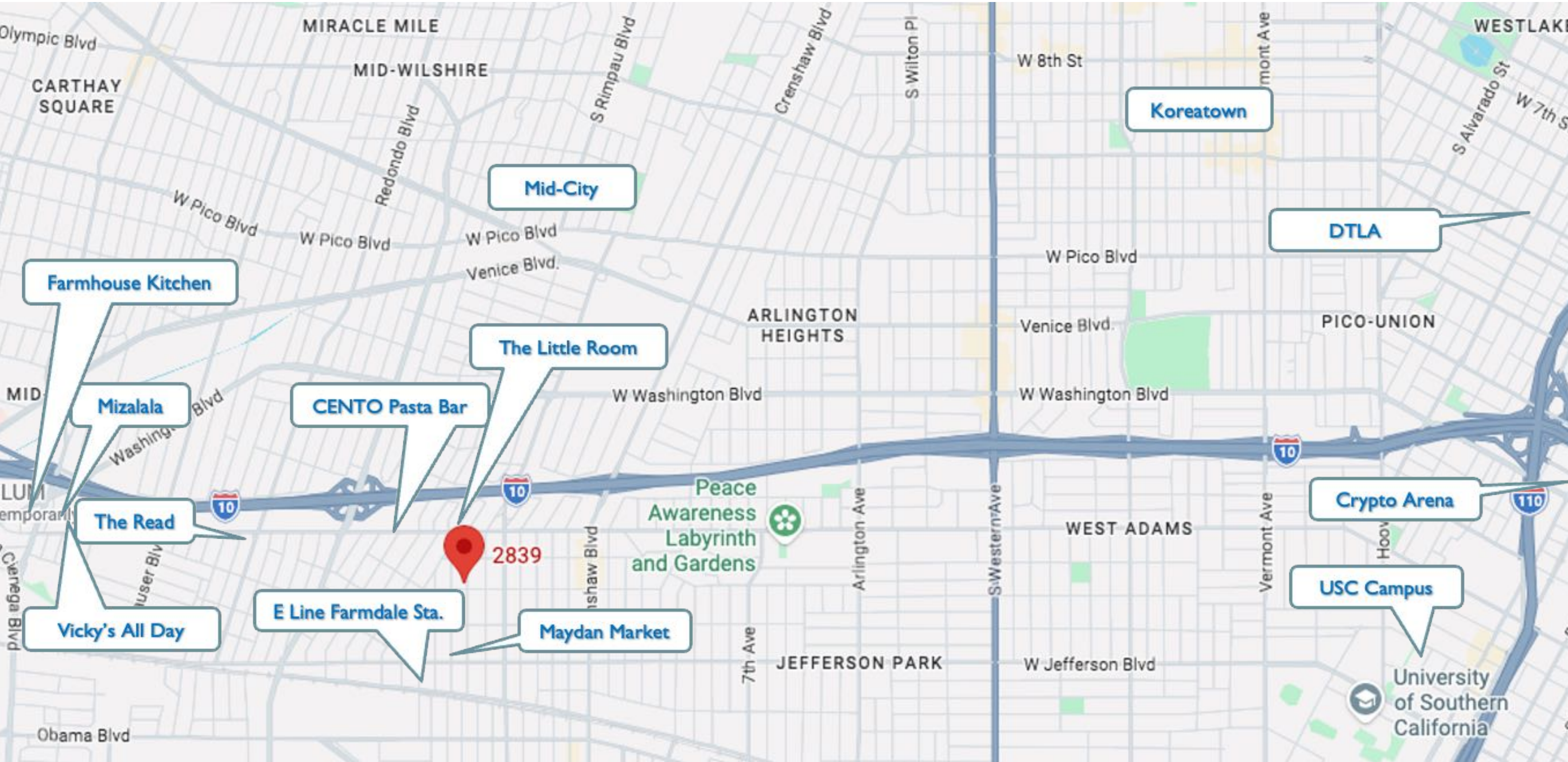


West Adams is no longer a hidden gem — it's one of Los Angeles' most talked-about neighborhoods. Nestled between Downtown LA and Culver City, this historic district is flourishing with newly renovated properties, a booming culinary scene, and surging developer confidence, all while maintaining its eclectic,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

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
Mizalala 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 1-10 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

PROPERTY IMAGES-EXTERIOR



PROPERTY IMAGES-EXTERIOR



PROPERTY IMAGES-INTERIOR



PROPERTY IMAGES-INTERIOR



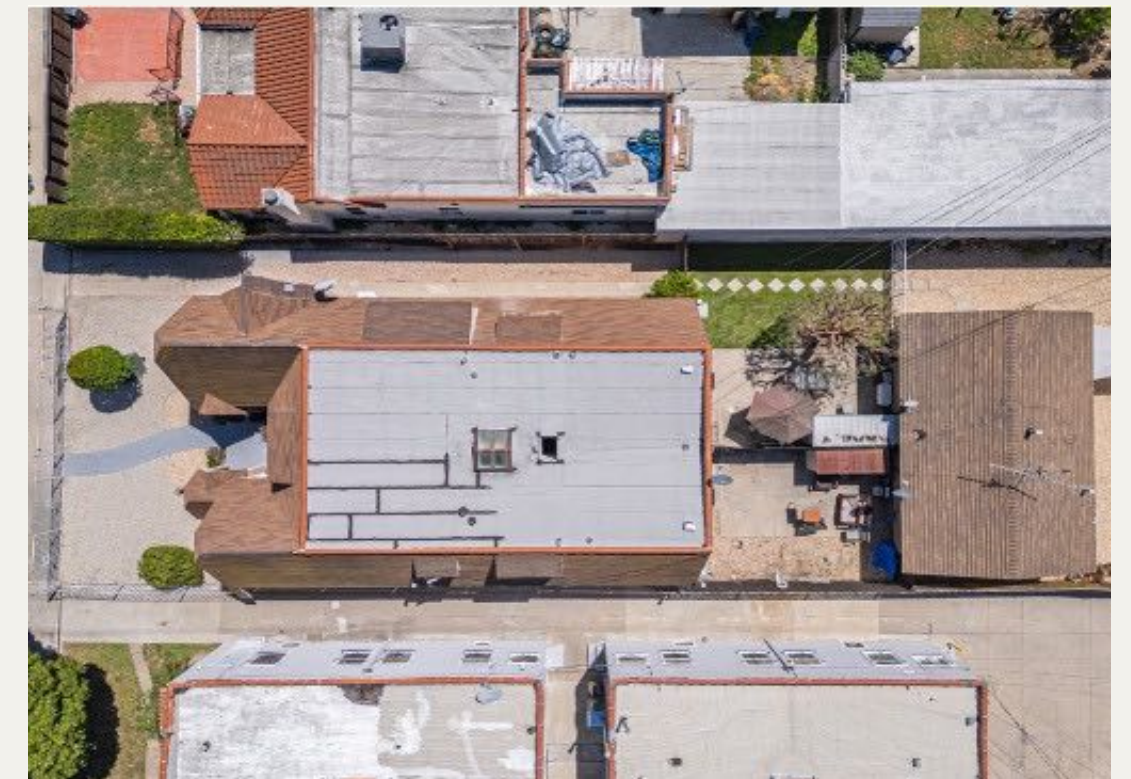
PROPERTY IMAGES-INTERIOR



PROPERTY IMAGES-INTERIOR



PROPERTY IMAGES-AERIAL



FLOOR PLANS: VACANT 4BD UNIT

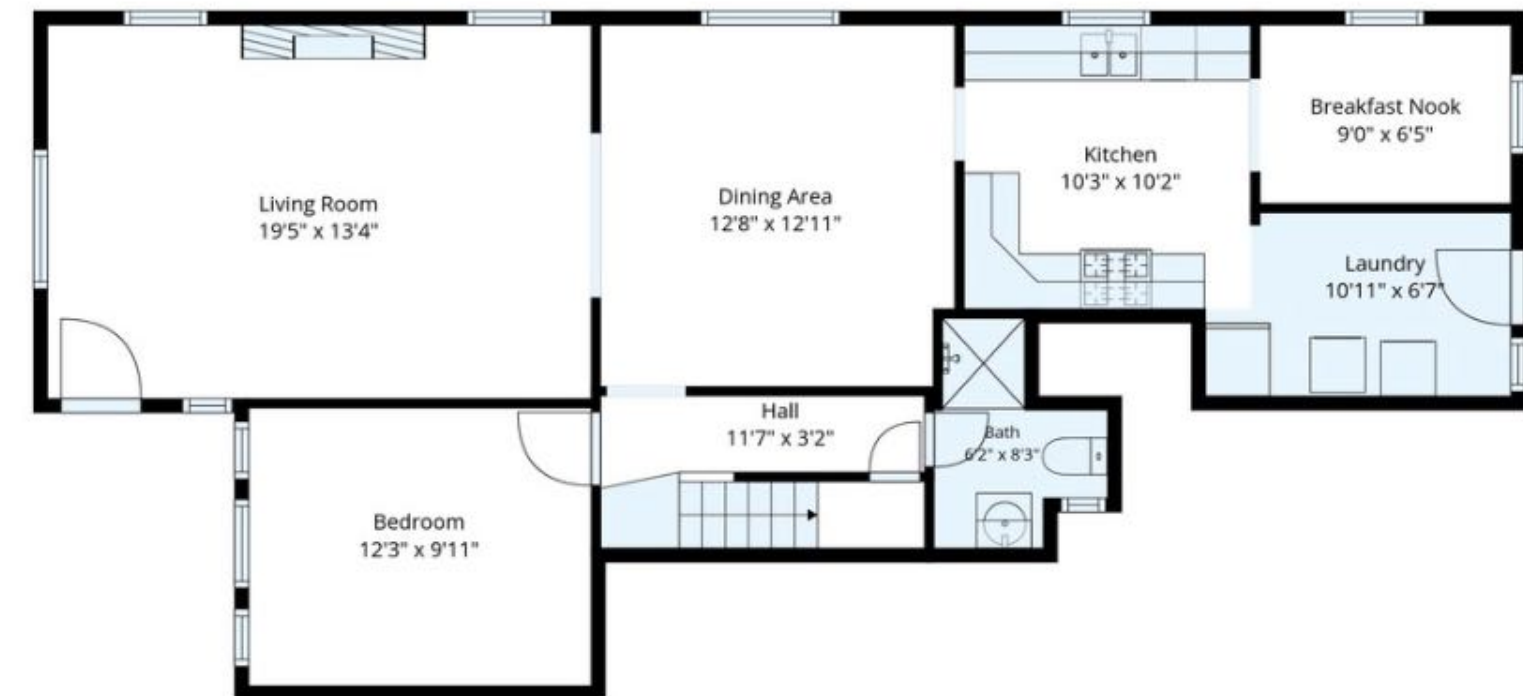


TOTAL: 1671 sq. ft
1st floor: 977 sq. ft, 2nd floor: 694 sq. ft
EXCLUDED AREAS: LOW CEILING: 3 sq. ft

Floor Plan Created By Virtual View Tours. Measurements Deemed Highly Reliable But Not Guaranteed.



2nd Floor



1st Floor

RENT ROLL



<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	VACANT	\$4,445.00	\$4,445



Financial summary



- Price: \$1,295,000
- Projected Rent: \$8,890/month
- Pro Forma GOI: \$106,680
- Estimated Expenses: \$26,225
- Pro Forma NOI: \$ 80,455
- Pro Forma GRM: 12.14
- Pro Forma Cap Rate: 6.2%
- Expenses per SF: \$7.58
- Percent of GOI: 24.6%



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We Look Forward To Working With You!

Listing Agent/Broker

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