



[OLSENRE.COM](https://www.olsenre.com)

4 UNITS | PRIME MID-WILHIRE LOCATION

1256 S PLYMOUTH BLVD
LOS ANGELES CA 90019

Offering Price: \$1,400,000

JULIE OLSEN

949.735.7094

julie@olsenre.com

CaIDRE 01435744

PAUL KANG

310.663.7058

paul@olsenre.com

CaIDRE 01931415



1256 S PLYMOUTH BLVD, LOS ANGELES CA 90019

4 UNITS | PRIME MID-WILSHIRE LOCATION

1256 S PLYMOUTH BLVD, LOS ANGELES CA 90019

Olsen Real Estate Services presents an opportunity to acquire a 4 unit building, 1256 S Plymouth Blvd, located in the Mid-Wilshire neighborhood of Los Angeles. This property, built in 1923, includes one building with 4 units totaling 4,920 building square feet. The rental units contain 4 two bedroom units, washer and dryer hookups, and separate water heaters. The property features 4 private garage parking spaces.

Adjacent to Hancock Park, this asset is located just south of Olympic Blvd and west of Crenshaw Blvd. Situated in a very desirable area of Mid-Wilshire, tenants live minutes from multi-level shopping malls, eclectic shops, modern and traditional restaurants, LA Live and Downtown Los Angeles.

INVESTMENT HIGHLIGHTS

- Large Units
- Approximately 25%+ Upside Potential
- 4 Private Garage Parking Spaces

LOCATION HIGHLIGHTS

- Great Koreatown Location
- Minutes from entertainment venues, LA Live and Downtown LA
- Walk Score: 82
- Minutes from LACMA, The Grove & LA Farmers' Market, LA Live and Downtown Los Angeles



OLSENRE.COM



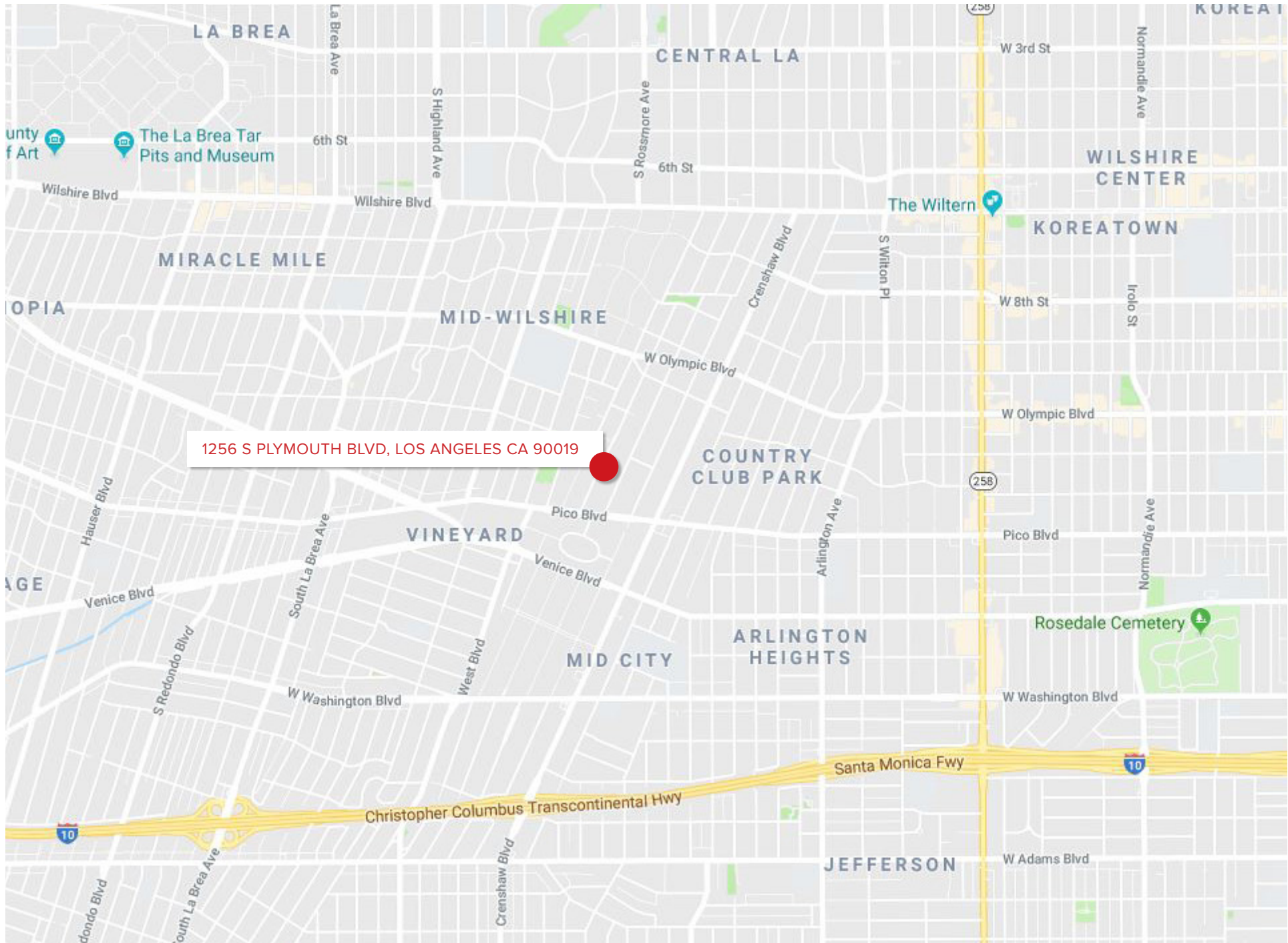


PROPERTY PHOTOS





1256 S PLYMOUTH BLVD , LOS ANGELES CA 90019



FINANCIAL INDICATOR		UNIT MIX		CURRENT			MARKET			
Price	\$1,400,000		# of Units	Rental Range	Avg. Rent	Monthly Income	Rental Range	Avg. Rent	Monthly Income	Loss-to-Lease
Down Payment	\$630,000	Unit Type								
Current CAP	3.83%	2 Bed/1 Bath	4	\$1,612 - \$2,281	\$1,812	\$7,248	\$2,500 - \$2,500	\$2,500	\$10,000	27.5%
Market CAP	6.03%									
Price/Unit	\$350,000									
Price/Gross SF	\$285									
Current GRM	16.59									
Market GRM	12.03									
Totals/Weighted Averages			4		\$1,812	\$7,248		\$2,500	\$10,000	27.5%
				ANNUAL CURRENT		\$86,975	ANNUAL MARKET		\$120,000	

BUILDING DATA		ANNUALIZED OPERATING DATA			CURRENT	MARKET	ANNUALIZED OPERATING EXPENSES		CURRENT	MARKET
No. of Units	4	Market Rent			\$120,000	\$120,000	Fixed Expenses			
Year Built	1923	Gain (Loss)-to-Lease	27.5%		-\$33,025	-	Real Estate Taxes	1.157%	\$16,191	\$16,191
Lot Size SF	7,121	Gross Potential Rental Income			\$86,975	\$120,000	Direct Assessments	Per Assessor		
Zoning	RD1.5	Less: Vacancy	3.0%		-\$2,609	3.0%	Insurance	\$.35/SF	\$1,722	\$1,722
Building SF	4,920	Less: Non-Revenue Units	-		-	-	Reserves	\$217/unit	\$868	\$868
APN's	5082-016-010	Less: Bad Debt	-		-	-	Variable Expenses			
		Less: Concessions	-		-	-	Utilities	\$1800/unit	\$7,200	\$7,200
		Total Rental Income			\$84,366	\$116,400	Gas	-	-	-
		Other Income			-	-	Trash	-	-	-
FINANCING (Proposed)		RUBS Income			-	-	Contract Services (Gardening)	\$120/unit	\$480	\$480
Loan Amount	\$630,000	Parking Income			-	-	Repairs & Maintenance	\$217/unit	\$868	\$868
Loan Constraint	LTV Constrained	Laundry Income			-	-	Turnover	-	-	-
Loan -to-Value	45%	Effective Gross Income			\$84,366	\$116,400	Management Fee	4.0% of EGI	\$3,375	\$4,656
Interest Rate	4.8%	Less: Expenses			-\$30,704	-\$31,985	Total Expenses		\$30,704	\$31,985
Amortization (Years)	30	Net Operating Income			\$53,662	\$84,415	% of EGI		36.39%	27.48%
DSCR Constraint	1.25	NOI Margin			64%	73%	Expenses/Unit		\$7,676	\$7,996
Annual Payment	\$40,053	Less: Debt Service			-\$40,053	-\$40,053	Expenses/Gross SF		\$6.24	\$6.50
Monthly Payment	\$3,305	Pre-Tax Cash Flow			\$13,609	\$44,362				
DSCR (actual)	1.34									



#	STATUS	UNIT TYPE	CURRENT RENT	NOTES	MARKET RENT	LOSS-TO-LEASE
1256	Occupied	2 Bed/1 Bath	\$1,612		\$2,500	-\$888
1256 1/2	Occupied	2 Bed/1 Bath	\$2,281		\$2,500	-\$219
1258	Occupied	2 Bed/1 Bath	\$1,660		\$2,500	-\$840
1258 1/2	Occupied	2 Bed/1 Bath	\$1,695		\$2,500	-\$805
UNITS	OCC.%	OCCUPIED UNITS	RENT		RENT	LOSS-TO-LEASE
4	100%	4	\$7,248		\$10,000	-\$2,752



CONFIDENTIAL DISCLAIMER



This Confidential Memorandum has been prepared by Olsen Real Estate Services (“ORE”) and is being furnished to you solely for the purpose of your review of the multi-family property located at 1256 S Plymouth Blvd, Los Angeles CA 90019 (the “Property”). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of Olsen Real Estate Services (“Broker”).

By accepting the Confidential Memorandum, you acknowledge and agree that: (1) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the “Materials”), is confidential; (2) you will not reproduce the Confidential Memorandum in whole or in part; (3) if you do not wish to pursue this matter, you will return this Confidential Memorandum to ORE as soon as practicable together with all other materials relating to the Property which you may have received from ORE; and (4) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of ORE.

This Confidential Memorandum has been prepared by ORE, based upon certain information pertaining to the Property and any information obtained from ORE to assist interested parties in making their own evaluation of the Property is offered on a no representation or warranty provision other than customary warranties of title and is sold on an “as-is, where-is” basis and with all faults. The material and transaction does not purport to be all inclusive. This Confidential Memorandum contains descriptive materials, financial information and other data compiled for the convenience of parties interested in the Property. The Materials are being delivered by ORE to prospective investors with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon ORE, the Broker or any of their respective affiliates or any of the information set out in the Materials. Neither ORE, the Broker, nor any of their respective affiliates have independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any other kind whatsoever are made or intended and none should be inferred. ORE, for itself and its affiliates of the Property, expressly disclaim any and all liability for statements or representations, express or implied, contained herein or for omissions from the Materials or for any other written, oral or other format of communication transmitted to a prospective investor in the course of its evaluation of the proposed transaction. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. The terms and conditions described herein are subject to change without notice.

This Confidential Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. The Confidential Memorandum does not constitute an offer of security. The investment described herein may be financed or withdrawn from the market, without prior notice. By accepting this Confidential Memorandum, you agree to release ORE and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or purchase of the Property. ORE reserves the right to request the return of the Materials at any time. Ownership of the Property reserves the right to negotiate with one or more prospective investors at any time.



JULIE OLSEN

949.735.7094

julie@olsenre.com

CaIDRE 01435744

PAUL KANG

310.663.7058

paul@olsenre.com

CaIDRE 01931415

3580 Wilshire Blvd, Ste 900, Los Angeles CA 90010

1410 S 4th Ave, Los Angeles CA 90019

132 W 59th St, Los Angeles CA 90003 (South LA Office / Model Home)

300 Spectrum Ste 400, Irvine CA 92618